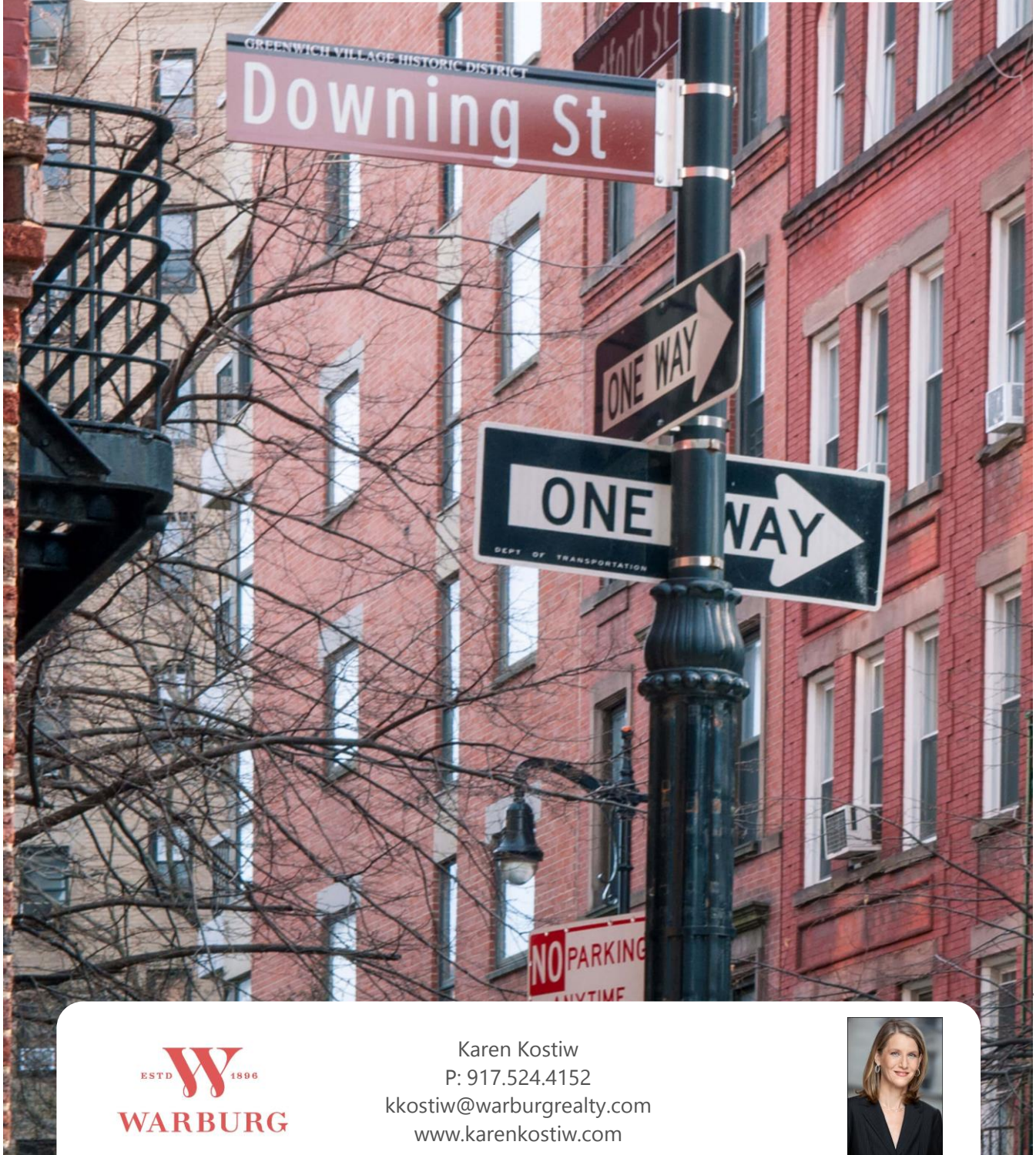


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.27M

-5% YoY

NO. OF TRANSACTIONS

94

32% YoY

MEDIAN PRICE/SQ.FT.

\$1,607

-18% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

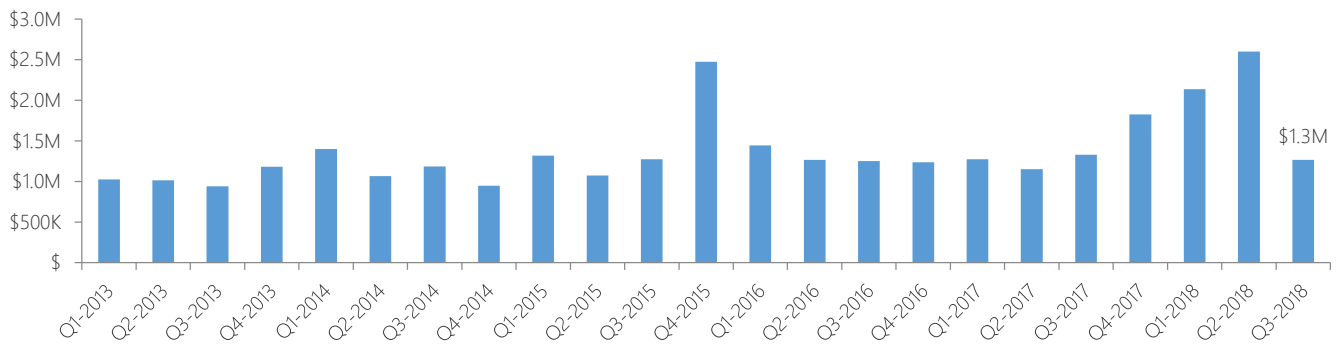
-4% YoY

NEIGHBORHOOD BOUNDARIES

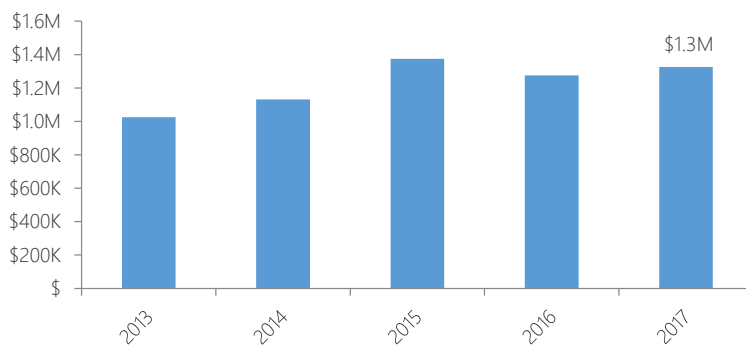


RESIDENTIAL STATS

Median Sale Price by Quarter

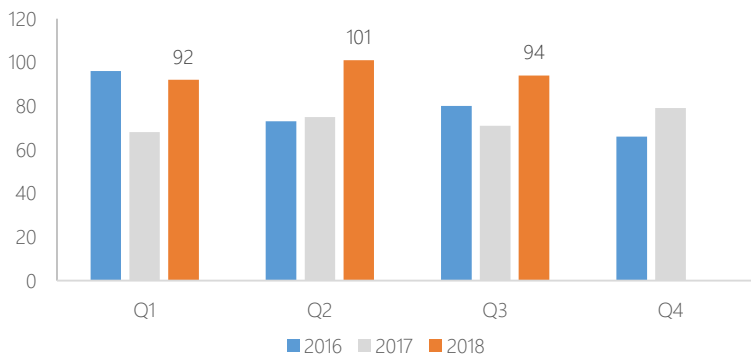


Median Sale Price by Year



Number of Transactions

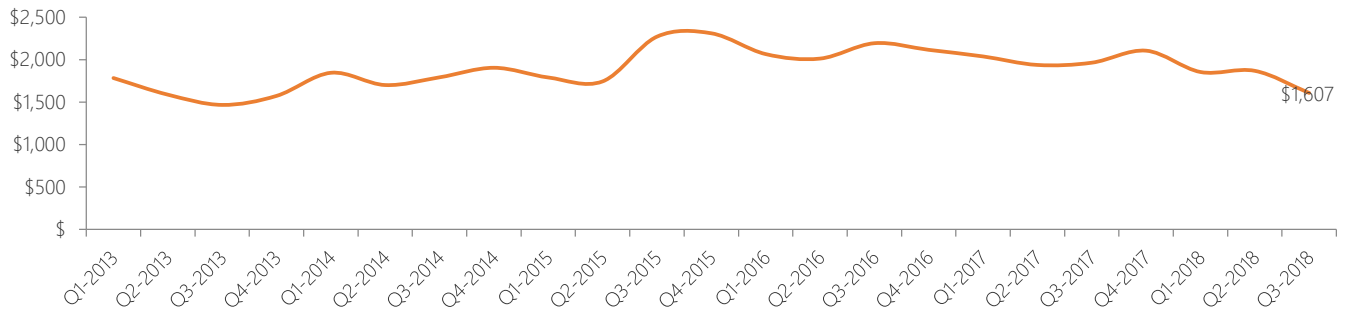
Quarter	2013	2014	2015	2016	2017	2018
Q1	49	77	70	96	68	92
Q2	86	88	84	73	75	101
Q3	125	91	101	80	71	94
Q4	97	74	94	66	79	



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Median Sale Price per Square Foot

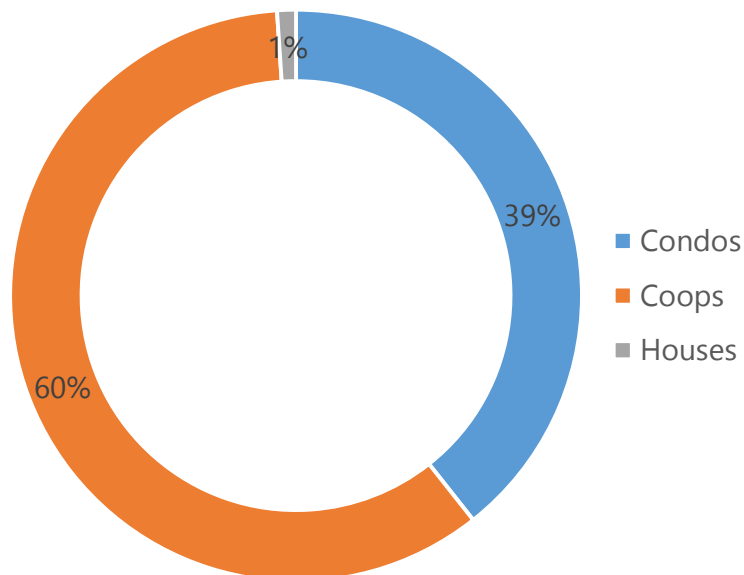


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,197,706	32%	\$2,014	-12%	37
Coops	\$905,000	-9%	\$1,510	-7%	56
Houses	\$24,500,000	115%	\$6,380	72%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
160 Leroy St #PHN	1-00601-1355	23-Jul-18	\$43,503,250	Condo	
160 Leroy St #PHS	1-00601-1356	24-Aug-18	\$28,000,000	Condo	
18 Grove St	1-00585-0023	17-Jul-18	\$24,500,000	House	3,840
160 Leroy St #14BN	1-00601-1352	10-Aug-18	\$20,120,000	Condo	
160 Leroy St #14AS	1-00601-1354	27-Aug-18	\$16,804,375	Condo	
160 Leroy St #12AS	1-00601-1353	28-Aug-18	\$15,500,000	Condo	
160 Leroy St #12AN	1-00601-1349	9-Aug-18	\$12,900,000	Condo	
100 Barrow St #7B	1-00605-0001	28-Sep-18	\$10,750,000	Coop	4,447
160 Leroy St #11BN	1-00601-1345	17-Jul-18	\$10,750,000	Condo	
160 Leroy St #10BN	1-00601-1339	10-Jul-18	\$10,500,000	Condo	
160 Leroy St #10BS	1-00601-1342	3-Jul-18	\$8,098,338	Condo	
275 W Tenth St #3B	1-00631-1213	26-Jul-18	\$7,229,575	Condo	
160 Leroy St #11AN	1-00601-1344	11-Jul-18	\$7,168,038	Condo	
160 Leroy St #10AN	1-00601-1338	19-Jul-18	\$7,067,125	Condo	
160 Leroy St #7AN	1-00601-1320	9-Aug-18	\$6,400,000	Condo	
160 Leroy St #4AN	1-00601-1301	16-Aug-18	\$6,400,000	Condo	
99 Jane St #2H	1-00642-1117	9-Jul-18	\$6,200,000	Condo	1,790
160 Leroy St #11CS	1-00601-1348	26-Jul-18	\$5,629,081	Condo	
160 Leroy St #10CS	1-00601-1343	9-Jul-18	\$5,450,000	Condo	
160 Leroy St #6BN	1-00601-1314	7-Sep-18	\$5,250,000	Condo	
160 Leroy St #11CN	1-00601-1346	20-Jul-18	\$5,145,413	Condo	
160 Leroy St #10CN	1-00601-1340	12-Jul-18	\$4,868,400	Condo	
111 Barrow St #7C	1-00603-0037	20-Sep-18	\$4,200,000	Coop	
100 Barrow St #10A	1-00605-0001	31-Jul-18	\$4,150,000	Coop	1,779
43 Clarkson St #3B	1-00601-1208	14-Sep-18	\$4,150,000	Condo	2,582
59 Barrow St #3	1-00587-0044	27-Jul-18	\$4,012,500	Coop	2,350
1 Morton Sq #11AW	1-00602-1059	11-Jul-18	\$3,300,000	Condo	1,693
160 Leroy St #10AS	1-00601-1341	19-Jul-18	\$3,131,538	Condo	
160 Leroy St #9AS	1-00601-1335	10-Aug-18	\$3,018,000	Condo	
160 Leroy St #6DN	1-00601-1316	3-Aug-18	\$2,600,000	Condo	
130 Barrow St #PH20	1-00604-1084	16-Aug-18	\$2,500,000	Condo	1,406
371-375 West St #GB	1-00603-0001	24-Aug-18	\$2,430,000	Coop	1,324
421 Hudson St #523	1-00601-1098	30-Aug-18	\$2,400,000	Condo	1,080
1 Morton Sq #5AW	1-00602-1024	2-Jul-18	\$2,300,000	Condo	1,187
256 W Tenth St #2N	1-00630-0043	13-Sep-18	\$2,000,000	Coop	900
815 Greenwich St #1B	1-00626-0004	6-Sep-18	\$1,862,500	Coop	
380 W Twelfth St #3D	1-00640-0012	25-Jul-18	\$1,855,000	Coop	1,100
165 Christopher St #3KL	1-00636-0022	14-Aug-18	\$1,725,000	Coop	1,100
84 Bedford St #2S	1-00588-1107	6-Sep-18	\$1,667,500	Condo	696
421 Hudson St #801	1-00601-1151	18-Jul-18	\$1,660,000	Condo	1,037
111 Barrow St #6B	1-00603-0037	21-Aug-18	\$1,650,000	Coop	1,250
622 Greenwich St #5E	1-00602-0030	2-Jul-18	\$1,570,000	Coop	1,220
61 Jane St #17M	1-00626-0012	29-Aug-18	\$1,445,000	Coop	
92 Perry St #14	1-00621-1114	26-Jul-18	\$1,365,000	Condo	656
14 Horatio St #4D	1-00616-0011	13-Sep-18	\$1,300,000	Coop	
299 W Twelfth St #16B	1-00625-1157	20-Aug-18	\$1,235,000	Condo	520
61 Jane St #17J	1-00626-0012	1-Aug-18	\$1,200,000	Coop	600
61 Jane St #11G	1-00626-0012	12-Sep-18	\$1,185,000	Coop	750
720-732 W Eleventh St #1B	1-00638-0019	13-Aug-18	\$1,100,000	Coop	700
720-732 W Eleventh St #3A	1-00638-0019	4-Sep-18	\$1,100,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
720-732 W Eleventh St #3B	1-00638-0019	10-Jul-18	\$1,100,000	Coop	800
227 W Eleventh St #22	1-00614-0032	21-Aug-18	\$1,099,000	Coop	
299 W Twelfth St #11B	1-00625-1113	27-Sep-18	\$1,081,000	Condo	520
81 Bedford St #6F	1-00584-0061	12-Jul-18	\$1,055,000	Coop	600
78 Charles St #4R	1-00620-0058	14-Aug-18	\$1,050,000	Coop	
27 Commerce St #272B	1-00587-1022	9-Jul-18	\$1,049,000	Condo	334
371-375 West St #3A	1-00603-0001	2-Jul-18	\$1,025,000	Coop	845
84 Charles St #14	1-00620-0054	9-Jul-18	\$999,889	Coop	600
350 Bleecker St #4K	1-00620-0019	24-Aug-18	\$997,885	Coop	
702-718 Washington St #5B	1-00637-0066	28-Sep-18	\$995,000	Coop	
677 Washington St #12E	1-00631-1144	14-Sep-18	\$985,000	Condo	575
459 Hudson St #3A	1-00603-0063	18-Sep-18	\$938,000	Coop	
354 W Twelfth St #4A	1-00640-0044	13-Aug-18	\$905,000	Coop	
442-462 Hudson St #M4	1-00584-1002	17-Jul-18	\$875,000	Coop	
25-27 Charles St #6E	1-00612-1102	28-Sep-18	\$875,000	Coop	
130 Jane St #4A	1-00641-0010	19-Jul-18	\$845,000	Coop	800
222 W 14th St #7A	1-00618-1071	5-Sep-18	\$800,000	Condo	636
815 Greenwich St #4C	1-00626-0004	12-Sep-18	\$800,000	Coop	500
82 Charles St #5W	1-00620-0056	23-Jul-18	\$765,000	Coop	575
720 Greenwich St #3E	1-00632-0017	23-Aug-18	\$725,000	Coop	700
41 Jane St #1C	1-00626-0050	27-Aug-18	\$715,000	Coop	600
720 Greenwich St #2E	1-00632-0017	10-Sep-18	\$715,000	Coop	588
14 Horatio St #14A	1-00616-0011	2-Jul-18	\$690,000	Coop	
100 Bank St #6F	1-00634-0023	11-Sep-18	\$675,000	Coop	
270 W Eleventh St #1F	1-00622-0041	18-Sep-18	\$650,000	Coop	
86 Horatio St #2D	1-00642-0046	1-Aug-18	\$649,000	Coop	
14 Horatio St #12K	1-00616-0011	31-Jul-18	\$625,000	Coop	425
2 Horatio St #8D	1-00616-1002	18-Sep-18	\$625,000	Coop	
344 W Twelfth St #4D	1-00640-0047	20-Jul-18	\$620,000	Coop	475
482-486 Hudson St #3B	1-00585-0012	2-Aug-18	\$590,000	Coop	
419-425 Bleecker St #3C	1-00624-1302	29-Aug-18	\$525,000	Coop	
51 Jane St #10	1-00626-0054	7-Sep-18	\$525,000	Coop	
731 Greenwich St #J54	1-00632-0045	13-Sep-18	\$510,000	Coop	440
396 Bleecker St #F	1-00622-0017	24-Jul-18	\$465,000	Coop	300
84 Horatio St #1D	1-00642-0047	21-Aug-18	\$463,000	Coop	325
84 Horatio St #1B	1-00642-0047	30-Aug-18	\$400,000	Coop	
731 Greenwich St #J8	1-00632-0045	14-Sep-18	\$390,000	Coop	500
100 Barrow St #2C	1-00605-0001	16-Aug-18	\$170,000	Coop	
14 Horatio St #16A	1-00616-0011	23-Aug-18	\$150,000	Coop	
100 Barrow St #1A	1-00605-0001	27-Jul-18	\$145,000	Coop	



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