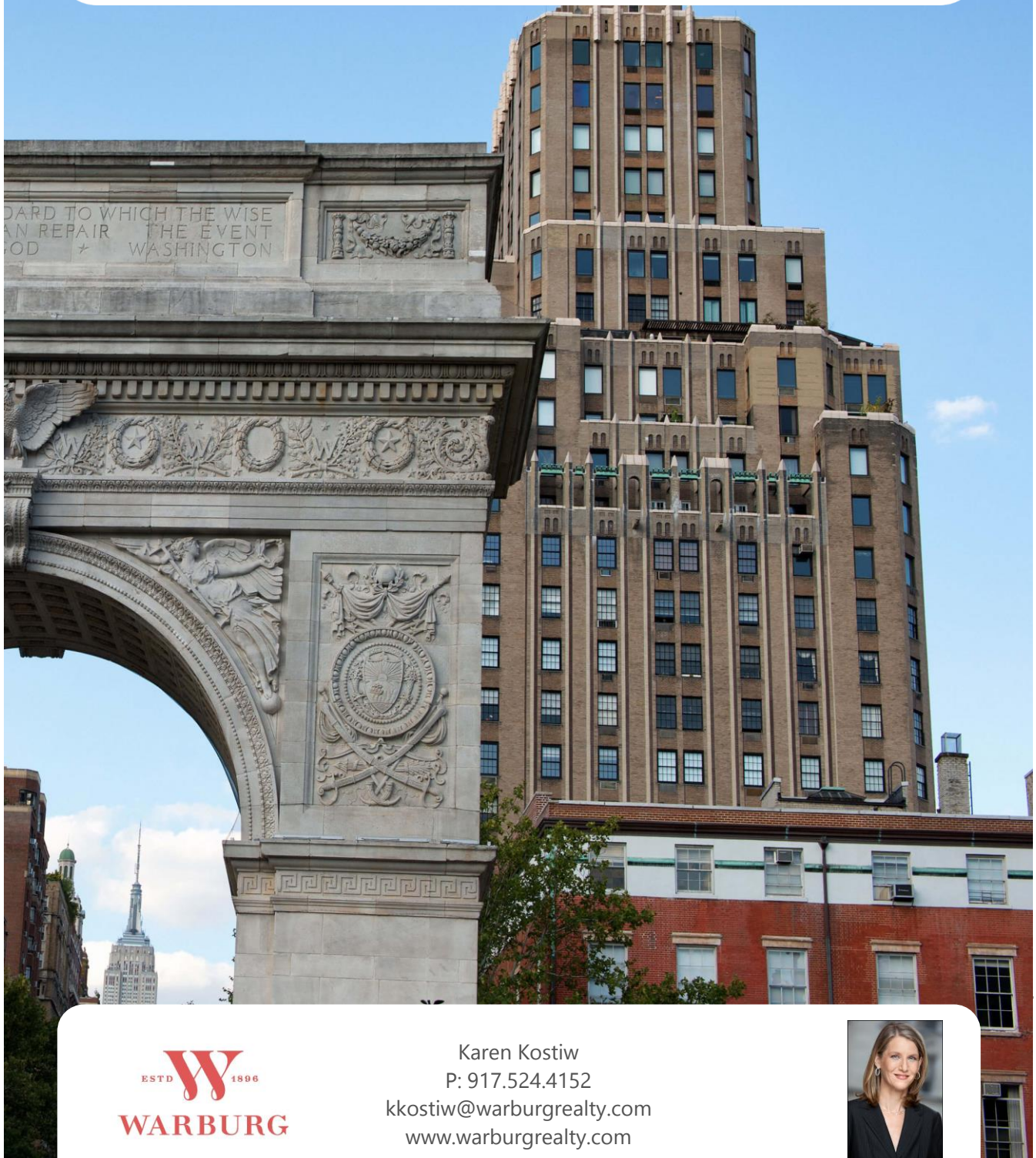


GREENWICH VILLAGE-LITTLE ITALY

A quarterly analysis of residential sales
in Greenwich Village-Little Italy, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.32M

-27% YoY

NO. OF TRANSACTIONS

214

-8% YoY

MEDIAN PRICE/SQ.FT.

\$1,696

-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

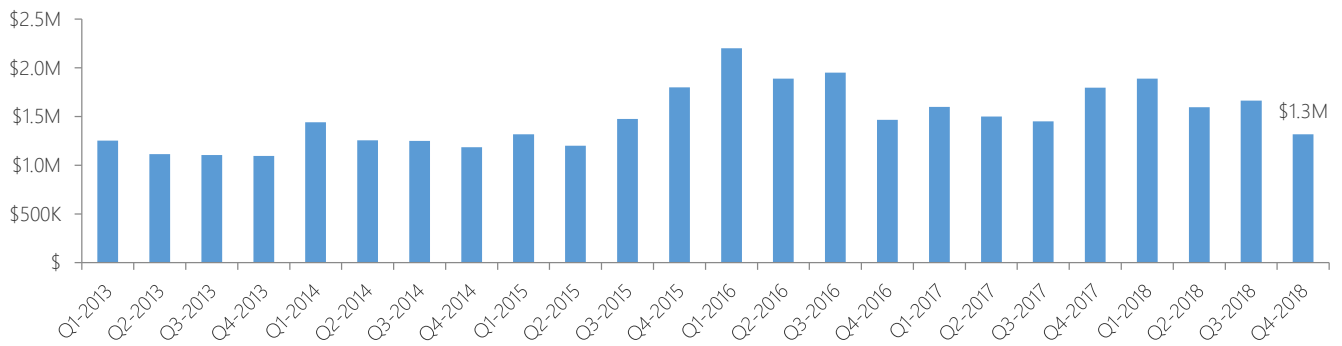


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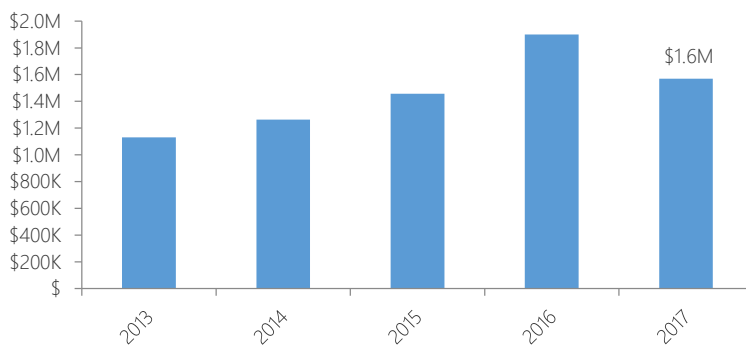


RESIDENTIAL STATS

Median Sale Price by Quarter

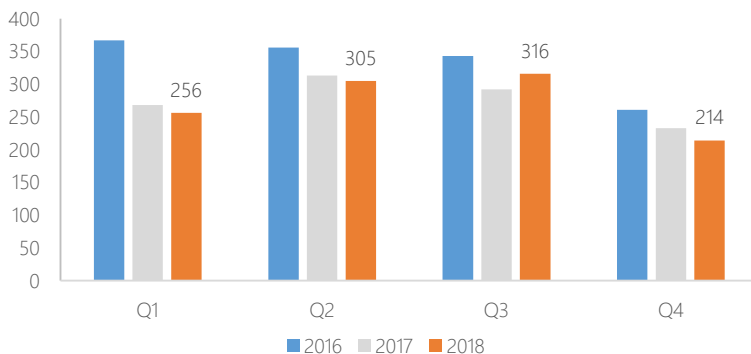


Median Sale Price by Year



Number of Transactions

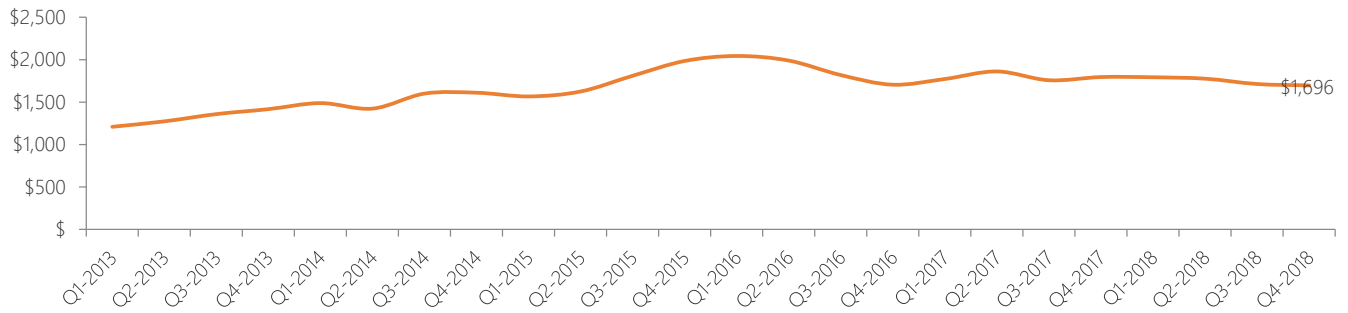
Quarter	2013	2014	2015	2016	2017	2018
Q1	221	258	252	367	268	256
Q2	346	303	284	356	313	305
Q3	423	343	337	343	292	316
Q4	331	265	321	261	233	214



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Median Sale Price per Square Foot

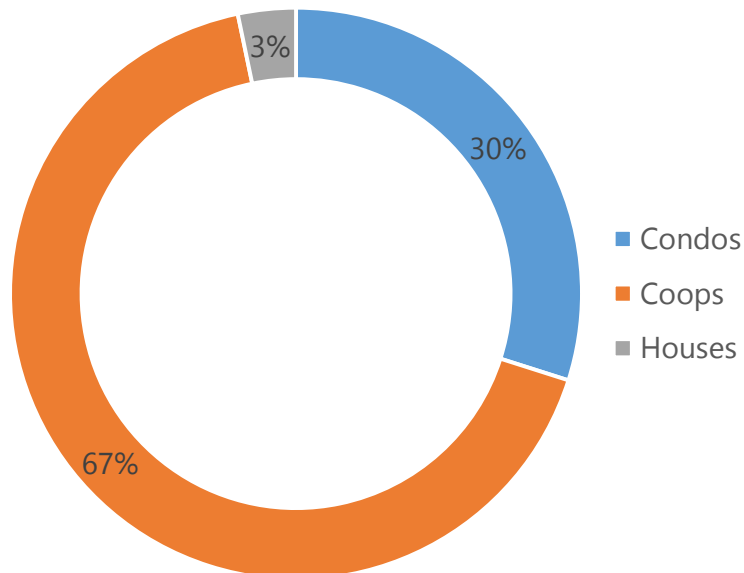


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,720,000	-9%	\$1,887	-13%	64
Coops	\$900,000	-23%	\$1,426	-2%	143
Houses	\$6,995,000	-44%	\$2,408	-39%	7

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
209 Sullivan St #THA	1-00539-1101	6-Dec-18	\$14,625,000	Condo	
150 Charles St #11A	1-00636-1282	29-Nov-18	\$13,700,000	Condo	3,008
21 Astor Pl #7D	1-00545-1329	3-Oct-18	\$12,500,000	Condo	4,275
15 W Eleventh St #7E	1-00575-0057	12-Oct-18	\$9,995,000	Coop	
42-50 Wooster St #5SO	1-00475-1331	1-Nov-18	\$9,000,000	Condo	4,497
246 W Twelfth St	1-00615-0024	10-Oct-18	\$8,450,000	House	4,104
275 W Tenth St #2B	1-00631-1208	26-Oct-18	\$8,200,000	Condo	2,861
275 W Tenth St #3C	1-00631-1214	16-Nov-18	\$8,150,000	Condo	
48 Bond St #5A	1-00530-0044	23-Oct-18	\$7,500,000	Coop	
234 W Tenth St	1-00619-0018	20-Nov-18	\$7,225,000	House	3,000
70 Charlton St #S8	1-00580-0011	15-Oct-18	\$7,208,119	Coop	
51 Horatio St	1-00627-0020	29-Nov-18	\$7,030,000	House	2,710
39 Barrow St	1-00587-0055	15-Nov-18	\$6,995,000	House	2,256
311 W Broadway #PHA	1-00228-1268	17-Dec-18	\$6,350,000	Condo	2,607
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
1 Leroy St #5C	1-00586-1005	18-Dec-18	\$6,300,000	Condo	2,732
479-489 Greenwich St #5B	1-00594-1011	28-Dec-18	\$6,125,000	Condo	3,284
1 Morton Sq #5CE	1-00602-1093	6-Nov-18	\$6,100,000	Condo	1,581
345 W 13th St #4F	1-00629-1233	27-Dec-18	\$5,875,000	Condo	2,888
14-16 Wooster St #4	1-00229-0013	27-Nov-18	\$5,800,000	Coop	
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
10 Bond St #TOWNH	1-00530-0062	28-Dec-18	\$5,725,000	Coop	
175 W Tenth St #4	1-00611-1005	16-Nov-18	\$5,634,000	Condo	
10 Bleecker St #4A	1-00521-0071	17-Dec-18	\$5,430,000	Coop	
101 Wooster St #2F	1-00501-0028	27-Nov-18	\$5,362,500	Coop	
688 Broadway #5A	1-00531-1408	19-Oct-18	\$4,811,231	Condo	
1 Centre Market Pl	1-00471-0001	3-Dec-18	\$4,607,000	House	3,700
22 Mercer St #4D	1-00231-1013	26-Dec-18	\$4,500,000	Condo	2,506
28 E Tenth St #10H	1-00561-1187	1-Nov-18	\$4,500,000	Condo	2,004
70 E Tenth St #15EF	1-00555-0001	16-Oct-18	\$4,385,000	Coop	
2 Cornelia St #1003	1-00589-1021	6-Nov-18	\$4,350,000	Condo	1,135
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
284 Lafayette St #5B	1-00510-0006	14-Dec-18	\$4,200,000	Coop	2,500
100 Barrow St #9A	1-00605-0001	30-Oct-18	\$4,100,000	Coop	1,788
24 Commerce St	1-00587-0011	8-Nov-18	\$4,000,000	House	1,160
65 W 13th St #3H	1-00577-1117	20-Dec-18	\$3,850,000	Condo	2,341
45 Christopher St #2E	1-00610-1017	21-Nov-18	\$3,600,000	Condo	1,200
55 E Eleventh St #3	1-00563-0048	14-Nov-18	\$3,450,000	Coop	
2 Bleecker St #3	1-00521-1403	9-Nov-18	\$3,400,000	Condo	1,862
256 W Tenth St #3D	1-00630-0043	1-Oct-18	\$3,300,000	Coop	1,400
12 E Twelfth St #8N	1-00569-1014	15-Oct-18	\$3,250,000	Condo	1,754
495 West St #1	1-00641-1101	7-Nov-18	\$3,250,000	Condo	1,988
211 Elizabeth St #3S	1-00493-1104	12-Dec-18	\$3,150,000	Condo	1,114
100 Barrow St #4A	1-00605-0001	20-Dec-18	\$3,100,000	Coop	
35 Bethune St #1C	1-00635-1003	16-Nov-18	\$2,999,999	Condo	2,110
200 Mercer St #4E	1-00523-0032	18-Dec-18	\$2,995,000	Coop	2,246
359 W Eleventh St #5AB	1-00638-1109	16-Nov-18	\$2,900,000	Condo	2,138
61 Jane St #16D	1-00626-0012	16-Nov-18	\$2,852,118	Coop	
19 Bond St #2A	1-00529-1202	10-Oct-18	\$2,840,000	Condo	1,367



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Address	BBL	Sale date	Sale price	Property type	Sqft
11 Fifth Ave #20L	1-00566-0001	26-Oct-18	\$2,800,000	Coop	1,450
93 Greene St #2E	1-00500-1106	1-Nov-18	\$2,600,000	Condo	1,201
7 E Ninth St #4	1-00567-0031	27-Dec-18	\$2,575,000	Coop	1,100
28 E Tenth St #2H	1-00561-1118	31-Oct-18	\$2,500,000	Condo	1,334
9-11 Mercer St #5B	1-00230-1058	21-Dec-18	\$2,500,000	Condo	1,452
40-50 E Tenth St #8B	1-00561-0014	1-Nov-18	\$2,425,000	Coop	
133 Mulberry St #6D	1-00236-1219	26-Nov-18	\$2,392,888	Condo	1,820
255 Hudson St #7A	1-00594-1736	30-Oct-18	\$2,367,500	Condo	1,684
22 Renwick St #1A	1-00594-1902	18-Dec-18	\$2,355,000	Condo	1,388
204 W Houston St #4A	1-00528-0008	15-Oct-18	\$2,270,000	Coop	
77 Eighth Ave #502	1-00629-1312	30-Oct-18	\$2,260,000	Condo	1,629
152 W Eleventh St	1-00606-0035	6-Dec-18	\$2,250,000	House	1,880
14 W Fourth St #B806	1-00535-1002	22-Oct-18	\$2,240,000	Coop	1,200
296-298 W Tenth St #6S	1-00636-1013	16-Oct-18	\$2,210,000	Condo	940
70 E Tenth St #5E	1-00555-0001	4-Dec-18	\$2,200,000	Coop	1,500
118 Sullivan St #4R	1-00504-0028	7-Dec-18	\$2,200,000	Coop	
10 Bleecker St #3C	1-00521-0071	6-Nov-18	\$2,150,000	Coop	
175 W Twelfth St #2D	1-00608-1014	17-Oct-18	\$2,120,615	Condo	1,313
354 Broome St #6F	1-00478-1043	3-Dec-18	\$2,100,000	Condo	1,834
14 W Fourth St #B1304	1-00535-1002	8-Nov-18	\$2,055,000	Coop	1,150
70 Charlton St #10E	1-00580-0011	30-Oct-18	\$2,040,500	Coop	1,071
21 E Tenth St #7D	1-00568-0024	12-Dec-18	\$2,025,000	Coop	
42 W 13th St #3AFG	1-00576-0016	5-Nov-18	\$2,000,000	Coop	1,500
178 Bleecker St #4F	1-00526-1205	5-Oct-18	\$1,965,223	Condo	
130 Barrow St #419	1-00604-1064	12-Oct-18	\$1,850,000	Condo	1,031
175 W Twelfth St #11J	1-00608-1135	16-Oct-18	\$1,774,938	Condo	782
116-118 Wooster St #5B	1-00500-1012	21-Dec-18	\$1,725,000	Condo	1,268
350 Bleecker St #1HJ	1-00620-0019	1-Nov-18	\$1,717,500	Coop	
20 E Ninth St #11H	1-00566-0018	1-Nov-18	\$1,700,000	Coop	1,000
211 Elizabeth St #3E	1-00493-1105	23-Oct-18	\$1,650,000	Condo	751
38-50 W Ninth St #3D	1-00572-0017	15-Oct-18	\$1,650,000	Coop	
67 E Eleventh St #302	1-00563-0037	3-Dec-18	\$1,650,000	Coop	1,200
210 Lafayette St #5B	1-00482-1121	13-Nov-18	\$1,650,000	Condo	772
70 Charlton St #16D	1-00580-0011	10-Oct-18	\$1,629,200	Coop	831
141 Mac Dougal St #10	1-00543-0052	19-Nov-18	\$1,625,000	Coop	
37 W Twelfth St #4K	1-00576-0025	19-Dec-18	\$1,600,000	Coop	
371-375 West St #4A	1-00603-0001	13-Dec-18	\$1,600,000	Coop	850
69 W Ninth St #12B	1-00573-1006	3-Dec-18	\$1,600,000	Coop	1,125
39 Fifth Ave #6A	1-00568-0004	26-Oct-18	\$1,600,000	Coop	
59 W Twelfth St #7D	1-00576-1553	17-Oct-18	\$1,483,000	Condo	850
14 Prince St #3B	1-00492-1017	10-Oct-18	\$1,475,000	Condo	879
40-50 E Tenth St #4A	1-00561-0014	8-Nov-18	\$1,455,000	Coop	
164 Bank St #3A	1-00638-1007	28-Dec-18	\$1,430,000	Condo	683
39 Fifth Ave #2C	1-00568-0004	28-Dec-18	\$1,425,000	Coop	900
255 Hudson St #2E	1-00594-1705	28-Dec-18	\$1,400,000	Condo	1,145
30 E Ninth St #5M	1-00560-1003	12-Oct-18	\$1,370,000	Coop	
2 Cornelia St #601	1-00589-1004	21-Nov-18	\$1,350,000	Condo	819
30 Fifth Ave #4H	1-00573-0039	3-Dec-18	\$1,350,000	Coop	775
92 Perry St #16	1-00621-1116	11-Dec-18	\$1,350,000	Condo	546
2 Horatio St #10M	1-00616-1002	5-Dec-18	\$1,337,091	Coop	



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