

GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Greenwich Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.21M

-21% YoY

NO. OF TRANSACTIONS

89

-3% YoY

MEDIAN PRICE/SQ.FT.

\$1,558

-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

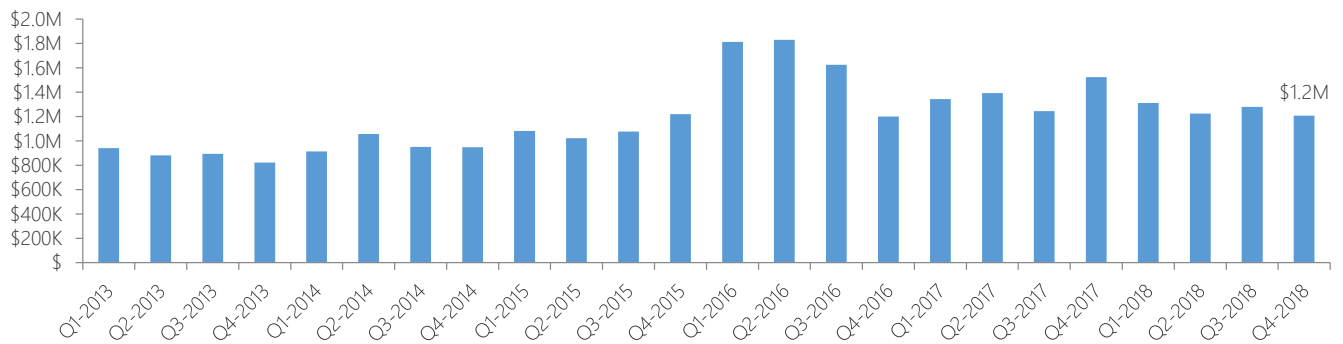


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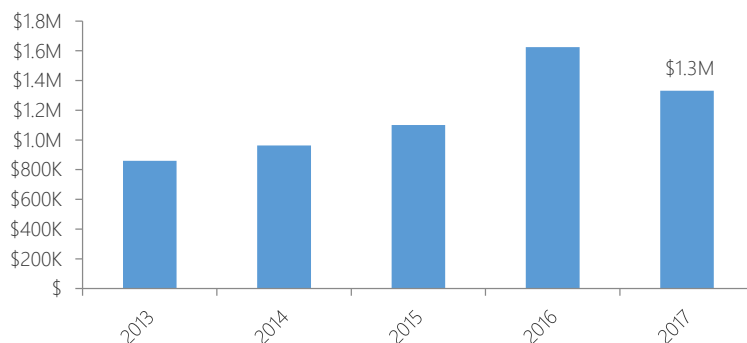


RESIDENTIAL STATS

Median Sale Price by Quarter

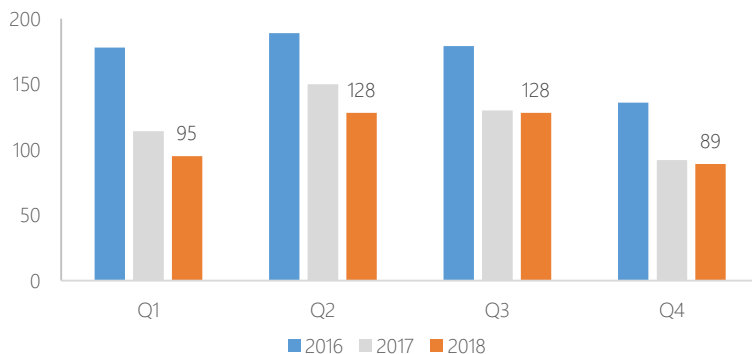


Median Sale Price by Year



Number of Transactions

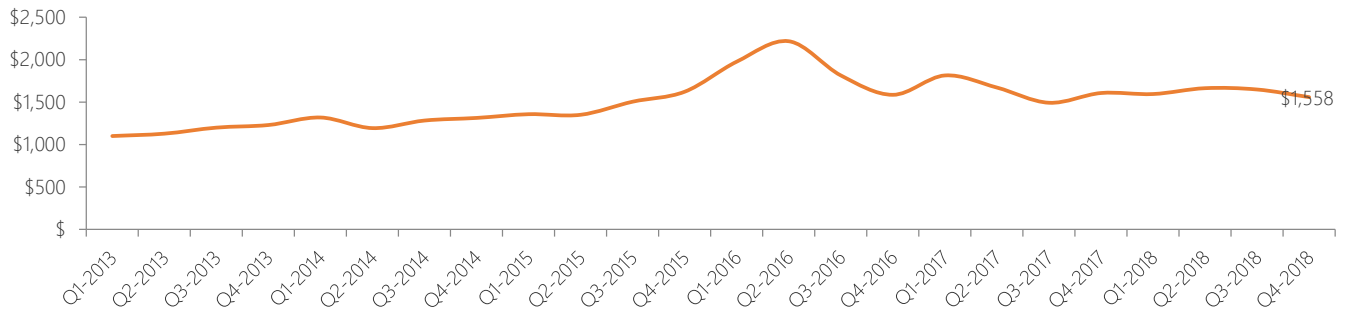
Quarter	2013	2014	2015	2016	2017	2018
Q1	105	108	121	178	114	95
Q2	169	144	134	189	150	128
Q3	188	155	147	179	130	128
Q4	153	122	152	136	92	89



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Median Sale Price per Square Foot

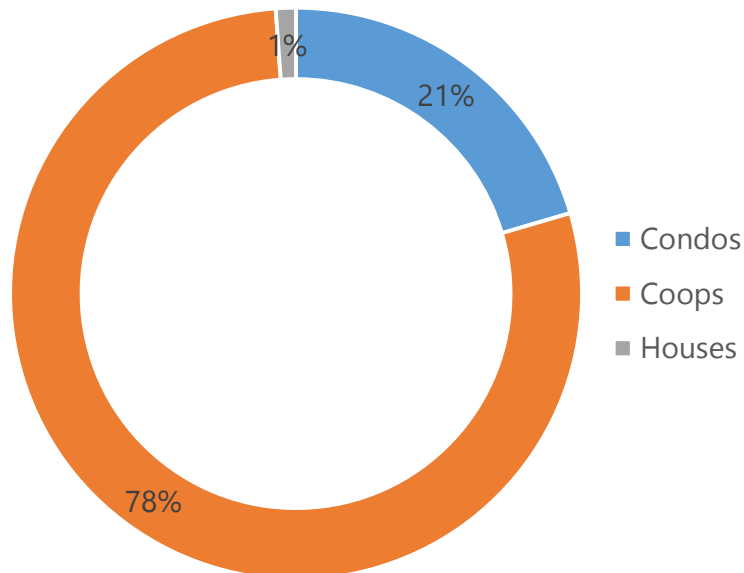


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,042,919	-48%	\$1,863	-26%	18
Coops	\$1,085,000	-12%	\$1,333	-7%	69
Houses	\$2,250,000	-	\$1,197	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
209 Sullivan St #THA	1-00539-1101	6-Dec-18	\$14,625,000	Condo	
15 W Eleventh St #7E	1-00575-0057	12-Oct-18	\$9,995,000	Coop	
1 Leroy St #5C	1-00586-1005	18-Dec-18	\$6,300,000	Condo	2,732
28 E Tenth St #10H	1-00561-1187	1-Nov-18	\$4,500,000	Condo	2,004
2 Cornelia St #1003	1-00589-1021	6-Nov-18	\$4,350,000	Condo	1,135
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	
12 E Twelfth St #8N	1-00569-1014	15-Oct-18	\$3,250,000	Condo	1,754
200 Mercer St #4E	1-00523-0032	18-Dec-18	\$2,995,000	Coop	2,246
11 Fifth Ave #20L	1-00566-0001	26-Oct-18	\$2,800,000	Coop	1,450
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
40-50 E Tenth St #8B	1-00561-0014	1-Nov-18	\$2,425,000	Coop	
204 W Houston St #4A	1-00528-0008	15-Oct-18	\$2,270,000	Coop	
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
175 W Twelfth St #2D	1-00608-1014	17-Oct-18	\$2,120,615	Condo	1,313
14 W Fourth St #B1304	1-00535-1002	8-Nov-18	\$2,055,000	Coop	1,150
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	
175 W Twelfth St #11J	1-00608-1135	16-Oct-18	\$1,774,938	Condo	782
20 E Ninth St #11H	1-00566-0018	1-Nov-18	\$1,700,000	Coop	1,000
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
141 Mac Dougal St #10	1-00543-0052	19-Nov-18	\$1,625,000	Coop	
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	
37 W Twelfth St #4K	1-00576-0025	19-Dec-18	\$1,600,000	Coop	
59 W Twelfth St #7D	1-00576-1553	17-Oct-18	\$1,483,000	Condo	850
40-50 E Tenth St #4A	1-00561-0014	8-Nov-18	\$1,455,000	Coop	
39 Fifth Ave #2C	1-00568-0004	28-Dec-18	\$1,425,000	Coop	900
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
14 W Fourth St #C204	1-00535-1002	5-Nov-18	\$1,335,000	Coop	1,100
14 W Fourth St #B1401	1-00535-1002	11-Dec-18	\$1,325,000	Coop	
63 E Ninth St #9G	1-00561-1003	10-Oct-18	\$1,300,000	Coop	800
40 E Ninth St #10E	1-00560-1103	12-Nov-18	\$1,237,500	Coop	
60 E Eighth St #16A	1-00548-1003	1-Oct-18	\$1,225,000	Coop	875
63 E Ninth St #10P	1-00561-1003	29-Oct-18	\$1,215,000	Coop	850
136 W 13th St #C	1-00608-0021	1-Oct-18	\$1,200,250	Coop	500
60 E Eighth St #8P	1-00548-1003	6-Dec-18	\$1,187,500	Coop	
13 W 13th St #5FS	1-00577-0030	16-Oct-18	\$1,175,000	Coop	
13 W 13th St #6CS	1-00577-0030	29-Oct-18	\$1,125,000	Coop	875
14 W Fourth St #D303	1-00535-1002	14-Nov-18	\$1,085,000	Coop	
60 W 13th St #10E	1-00576-1005	26-Oct-18	\$945,000	Condo	380
59 W Twelfth St #6F	1-00576-1547	27-Nov-18	\$940,000	Condo	530
20 E Ninth St #6S	1-00566-0018	8-Oct-18	\$920,000	Coop	600



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Address	BBL	Sale date	Sale price	Property type	Sqft
9 Barrow St #5A	1-00590-1102	14-Nov-18	\$905,000	Coop	710
60 E Ninth St #328	1-00560-1203	11-Dec-18	\$900,000	Coop	800
45 W Tenth St #7E	1-00574-0067	5-Dec-18	\$900,000	Coop	
77 Bleecker St #624	1-00532-0020	18-Oct-18	\$885,000	Coop	
1 Sheridan Sq #5D	1-00592-1025	11-Oct-18	\$885,000	Condo	440
1-7 Fifth Ave #3K	1-00550-0022	30-Oct-18	\$880,000	Coop	
118 Waverly Pl #2B	1-00552-0148	21-Dec-18	\$850,000	Coop	
105 W 13th St #16F	1-00609-0047	11-Oct-18	\$820,000	Coop	
88 Bleecker St #2M	1-00523-0038	15-Nov-18	\$801,000	Coop	650
77 Bleecker St #1111	1-00532-0020	11-Oct-18	\$800,000	Coop	700
290 Sixth Ave #2A	1-00542-0025	13-Dec-18	\$790,000	Coop	
1 Sheridan Sq #3C	1-00592-1017	6-Dec-18	\$790,000	Condo	466
88 Bleecker St #2J	1-00523-0038	6-Nov-18	\$785,000	Coop	650
42 W 13th St #3E	1-00576-0016	10-Dec-18	\$767,250	Coop	600
24 Fifth Ave #612A	1-00573-0043	5-Nov-18	\$760,000	Coop	
111 W Twelfth St #9X	1-00608-0039	22-Oct-18	\$755,000	Coop	525
20 E Ninth St #7N	1-00566-0018	30-Oct-18	\$750,000	Coop	667
156-168 Bleecker St #7GW	1-00525-1002	6-Nov-18	\$731,000	Coop	
211 Thompson St #GLD	1-00539-0031	5-Dec-18	\$730,000	Coop	
1 Minetta St #5B	1-00542-1002	30-Nov-18	\$669,000	Coop	
77 Bleecker St #1215	1-00532-0020	30-Oct-18	\$665,000	Coop	550
9 Barrow St #6L	1-00590-1102	5-Dec-18	\$650,000	Coop	
67 E Eleventh St #612	1-00563-0037	11-Dec-18	\$645,000	Coop	
100 W Twelfth St #6T	1-00607-0038	18-Dec-18	\$630,000	Coop	480
54 E Eighth St #2I	1-00548-0028	11-Oct-18	\$620,000	Coop	
63 E Ninth St #5D	1-00561-1003	1-Nov-18	\$596,000	Coop	
60 E Ninth St #417	1-00560-1203	30-Oct-18	\$595,000	Coop	650
13 E Eleventh St #6L	1-00569-1282	19-Oct-18	\$585,500	Condo	432
60 E Ninth St #607	1-00560-1203	6-Dec-18	\$575,000	Coop	650
100 W Twelfth St #3F	1-00607-0038	26-Oct-18	\$550,000	Coop	
13 W 13th St #7ES	1-00577-0030	30-Nov-18	\$535,000	Coop	
26 Cornelia St #8	1-00589-0014	2-Oct-18	\$437,000	Coop	
24 Fifth Ave #718	1-00573-0043	27-Dec-18	\$404,000	Coop	
24 Fifth Ave #217	1-00573-0043	29-Nov-18	\$395,000	Coop	400



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