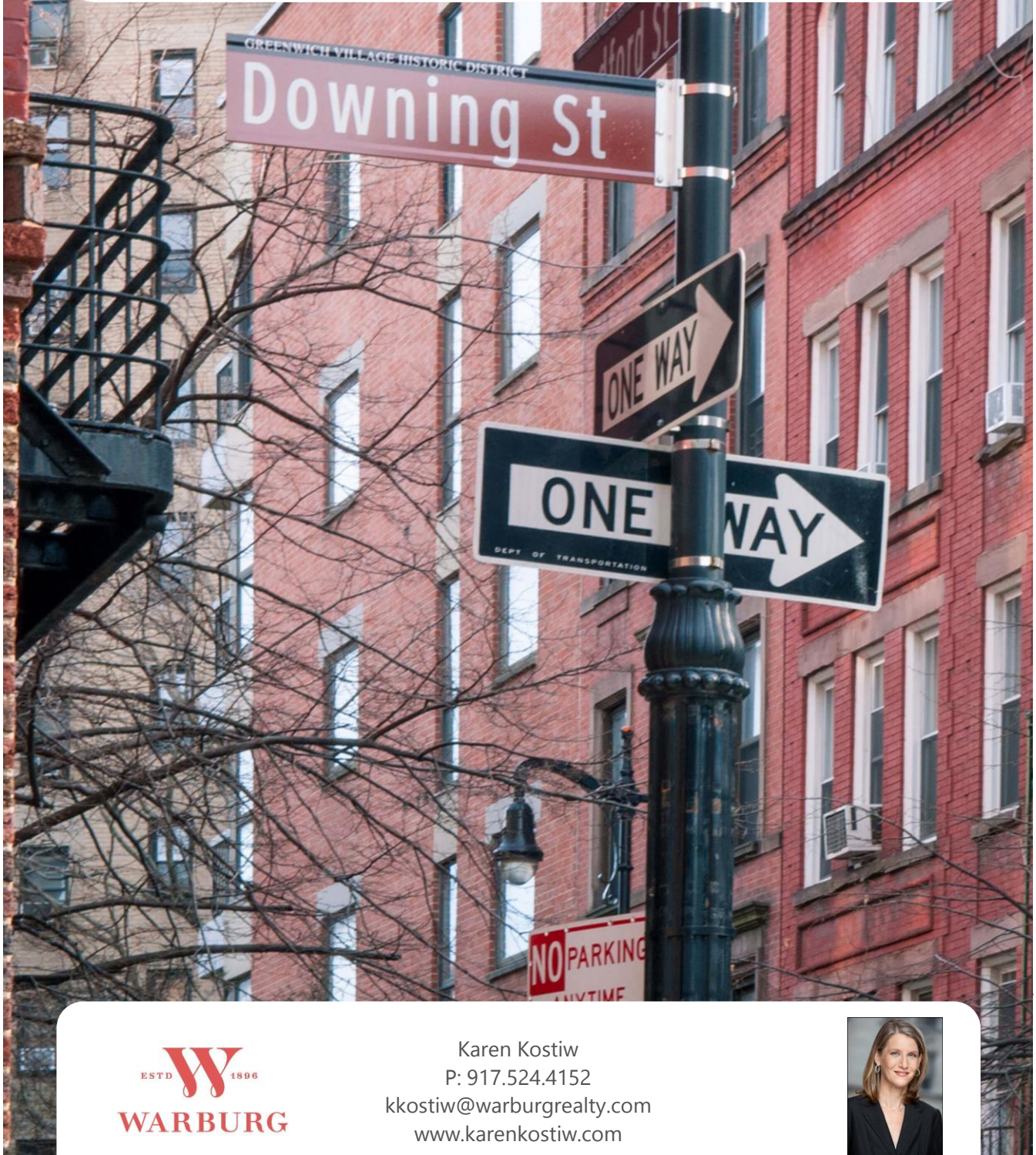


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

-39% YoY

NO. OF TRANSACTIONS

78

-1% YoY

MEDIAN PRICE/SQ.FT.

\$1,882

-13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

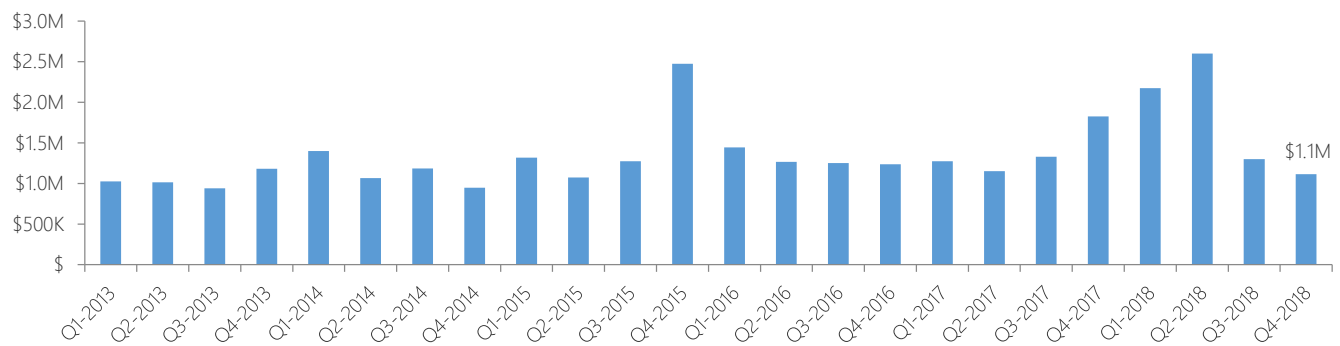
-7% YoY

NEIGHBORHOOD BOUNDARIES

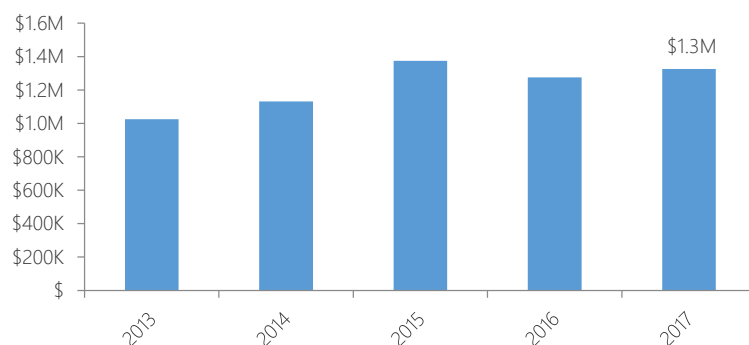


RESIDENTIAL STATS

Median Sale Price by Quarter

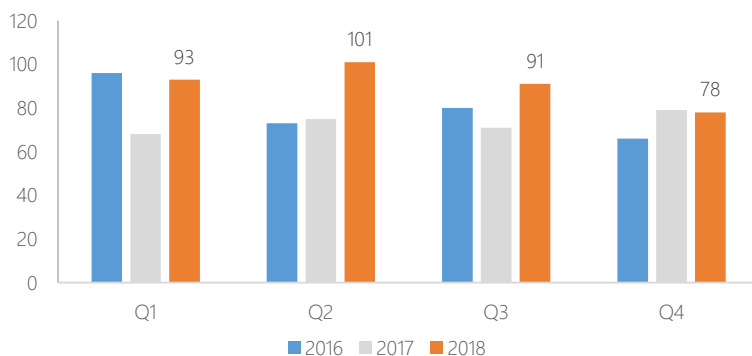


Median Sale Price by Year



Number of Transactions

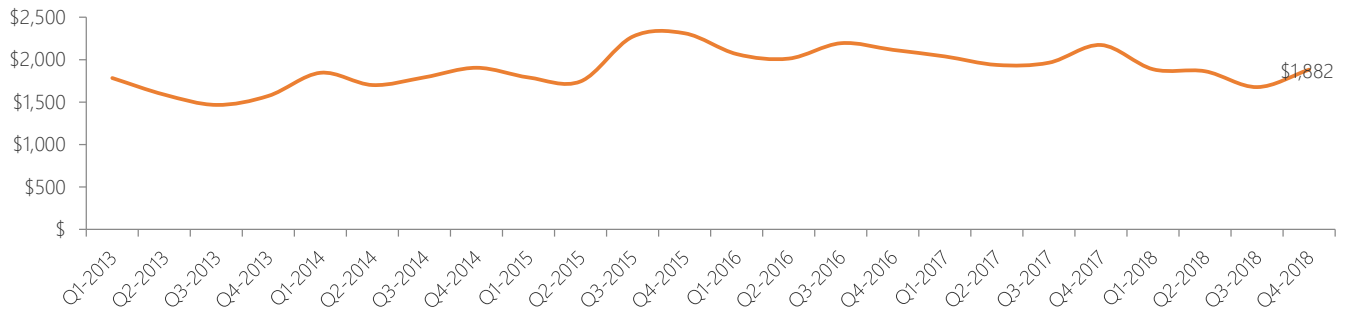
Quarter	2013	2014	2015	2016	2017	2018
Q1	49	77	70	96	68	93
Q2	86	88	84	73	75	101
Q3	125	91	101	80	71	91
Q4	97	74	94	66	79	78



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Median Sale Price per Square Foot

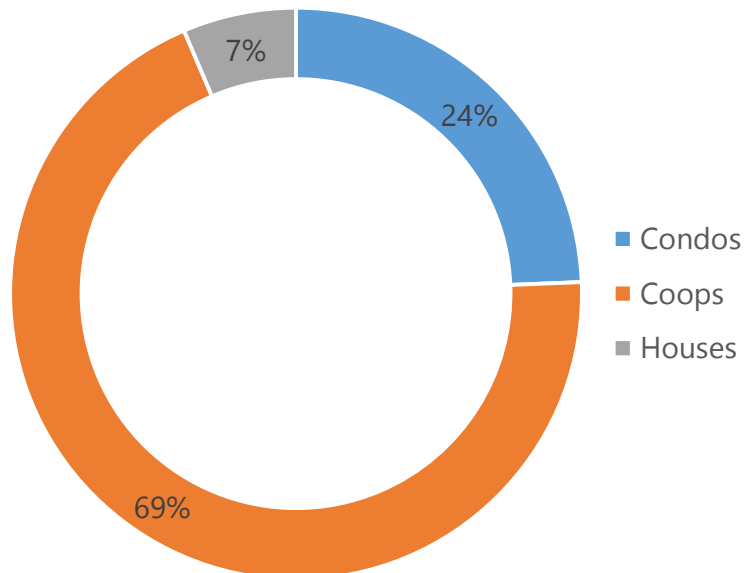


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,725,000	94%	\$2,094	-5%	19
Coops	\$792,000	-26%	\$1,571	-2%	54
Houses	\$7,030,000	-44%	\$2,594	-34%	5

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #11A	1-00636-1282	29-Nov-18	\$13,700,000	Condo	3,008
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	
234 W Tenth St	1-00619-0018	20-Nov-18	\$7,225,000	House	3,000
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
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
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
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
175 W Tenth St #4	1-00611-1005	16-Nov-18	\$5,634,000	Condo	
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
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
256 W Tenth St #3D	1-00630-0043	1-Oct-18	\$3,300,000	Coop	1,400
495 West St #1	1-00641-1101	7-Nov-18	\$3,250,000	Condo	1,988
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
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	
77 Eighth Ave #502	1-00629-1312	30-Oct-18	\$2,260,000	Condo	1,629
296-298 W Tenth St #6S	1-00636-1013	16-Oct-18	\$2,210,000	Condo	940
130 Barrow St #419	1-00604-1064	12-Oct-18	\$1,850,000	Condo	1,031
350 Bleecker St #1HJ	1-00620-0019	1-Nov-18	\$1,717,500	Coop	
371-375 West St #4A	1-00603-0001	13-Dec-18	\$1,600,000	Coop	850
164 Bank St #3A	1-00638-1007	28-Dec-18	\$1,430,000	Condo	683
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	
167 Perry St #6D	1-00637-0081	5-Dec-18	\$1,310,000	Coop	
61 Jane St #15E	1-00626-0012	20-Dec-18	\$1,250,000	Coop	
350 Bleecker St #4M	1-00620-0019	18-Oct-18	\$1,237,500	Coop	650
167 Perry St #6H	1-00637-0081	9-Oct-18	\$1,200,000	Coop	672
167 Perry St #3L	1-00637-0081	10-Oct-18	\$1,160,000	Coop	700
92 Horatio St #5A	1-00642-0042	30-Oct-18	\$1,150,000	Coop	650
419-425 Bleecker St #3A	1-00624-1302	19-Nov-18	\$1,150,000	Coop	
2 Jane St #6B	1-00615-0076	15-Oct-18	\$1,125,000	Coop	800
61 Jane St #8G	1-00626-0012	5-Dec-18	\$1,100,000	Coop	700
100 Bank St #3A	1-00634-0023	12-Oct-18	\$995,000	Coop	
165 Christopher St #LI	1-00636-0022	19-Oct-18	\$972,500	Coop	1,000
96 Perry St #B24	1-00621-0013	11-Dec-18	\$950,000	Coop	
419-425 Bleecker St #6F	1-00624-1302	1-Oct-18	\$938,875	Coop	
225 W Tenth St #4A	1-00620-1117	4-Oct-18	\$920,000	Condo	480
165 Christopher St #4Y	1-00636-0022	21-Dec-18	\$860,000	Coop	750
419-425 Bleecker St #6P	1-00624-1302	1-Nov-18	\$852,500	Coop	
815 Greenwich St #2C	1-00626-0004	7-Nov-18	\$820,000	Coop	
371-375 West St #1B	1-00603-0001	8-Nov-18	\$810,000	Coop	
442-462 Hudson St #3D	1-00584-1002	4-Dec-18	\$799,000	Coop	
41 Jane St #2A	1-00626-0050	18-Oct-18	\$792,000	Coop	
165 Christopher St #6N	1-00636-0022	26-Dec-18	\$785,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
442-462 Hudson St #B4	1-00584-1002	17-Dec-18	\$775,000	Coop	
25-27 Charles St #5D	1-00612-1102	17-Dec-18	\$731,616	Coop	
720 Greenwich St #3M	1-00632-0017	11-Dec-18	\$726,000	Coop	500
442-462 Hudson St #5F	1-00584-1002	19-Nov-18	\$725,000	Coop	475
82 Horatio St #4B	1-00642-0048	24-Oct-18	\$716,000	Coop	1,014
731 Greenwich St #J13	1-00632-0045	30-Oct-18	\$714,285	Coop	
731 Greenwich St #J17	1-00632-0045	30-Oct-18	\$714,285	Coop	
204-206 W Tenth St #14	1-00619-1103	13-Dec-18	\$700,000	Coop	
419-425 Bleecker St #6Q	1-00624-1302	1-Nov-18	\$697,500	Coop	
41 Perry St #5D	1-00613-0040	11-Dec-18	\$688,888	Coop	400
165 Christopher St #3U	1-00636-0022	1-Nov-18	\$680,000	Coop	
31 Jane St #10E	1-00616-0001	1-Nov-18	\$675,000	Coop	
56 Jane St #2C	1-00625-0026	11-Oct-18	\$652,463	Coop	
731 Greenwich St #J16	1-00632-0045	30-Oct-18	\$595,240	Coop	
14 Horatio St #9K	1-00616-0011	19-Nov-18	\$585,000	Coop	
290 W Eleventh St #2C	1-00622-0014	24-Oct-18	\$580,000	Coop	
31 Jane St #8G	1-00616-0001	19-Nov-18	\$575,000	Coop	
21 Bethune St #4F	1-00635-0022	18-Dec-18	\$525,000	Coop	
717 Washington St #3RE	1-00633-0006	4-Dec-18	\$525,000	Coop	
14 Horatio St #2A	1-00616-0011	13-Nov-18	\$515,000	Coop	425
165 Christopher St #LL	1-00636-0022	15-Oct-18	\$505,000	Coop	560
731 Greenwich St #J12	1-00632-0045	30-Oct-18	\$476,190	Coop	
96 Perry St #B9	1-00621-0013	27-Dec-18	\$288,000	Coop	
100 Barrow St #1D	1-00605-0001	13-Nov-18	\$170,000	Coop	



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