

GREENWICH VILLAGE-LITTLE ITALY

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

Ist Quarter 2019



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Residential Market Report, 1st Quarter 2019

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.36M

-28% YoY

NO. OF TRANSACTIONS

224

-13% YoY

MEDIAN PRICE/SQ.FT.

\$1,633

-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

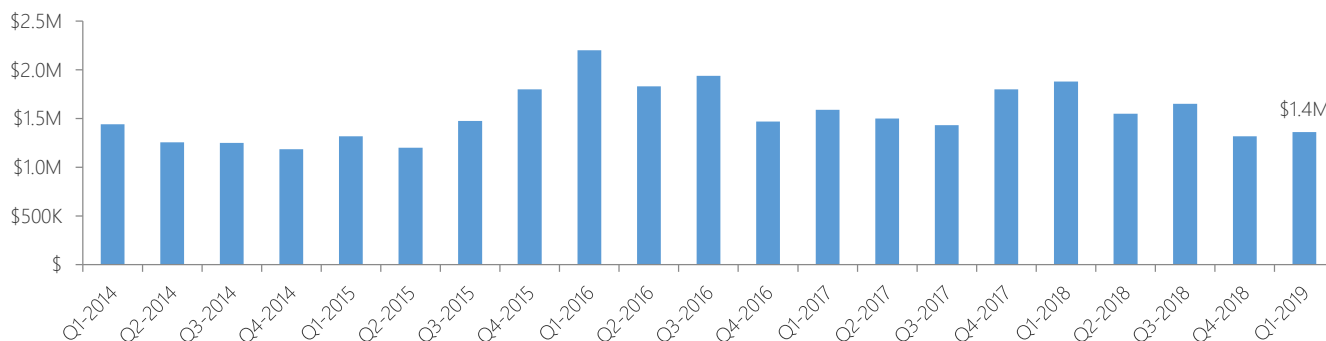


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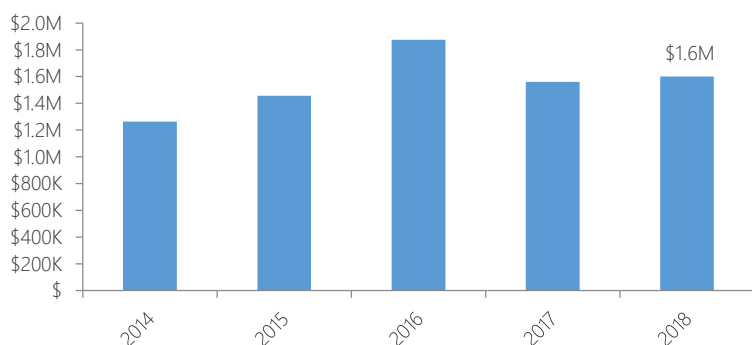


RESIDENTIAL STATS

Median Sale Price by Quarter

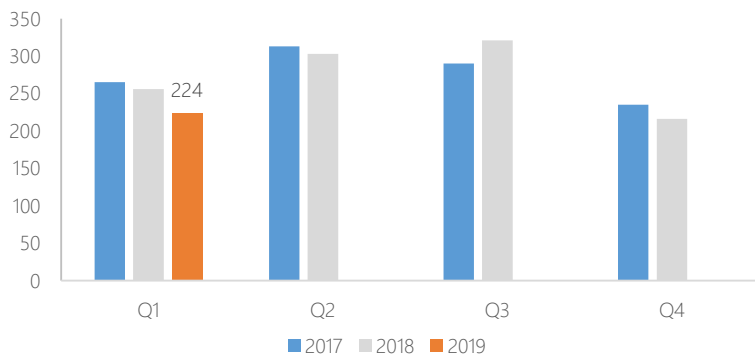


Median Sale Price by Year



Number of Transactions

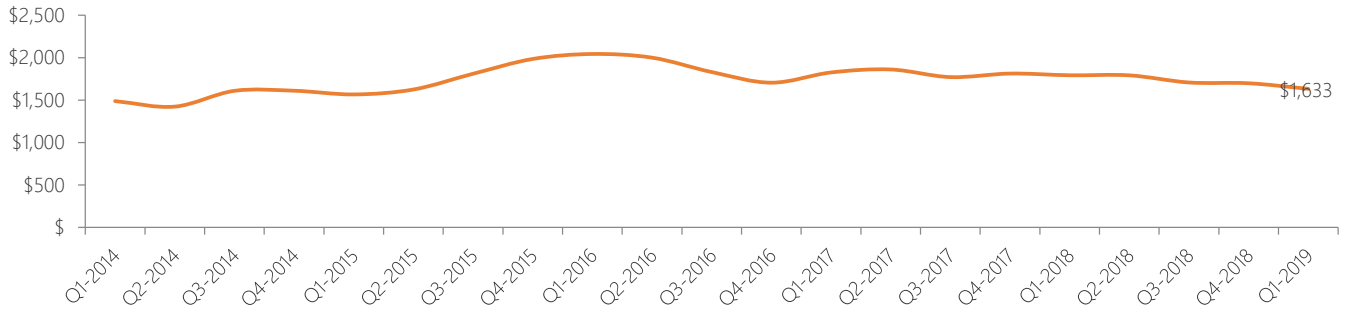
Quarter	2014	2015	2016	2017	2018	2019
Q1	258	252	367	265	256	224
Q2	303	284	349	313	303	
Q3	343	337	342	290	321	
Q4	265	321	260	235	216	



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Median Sale Price per Square Foot

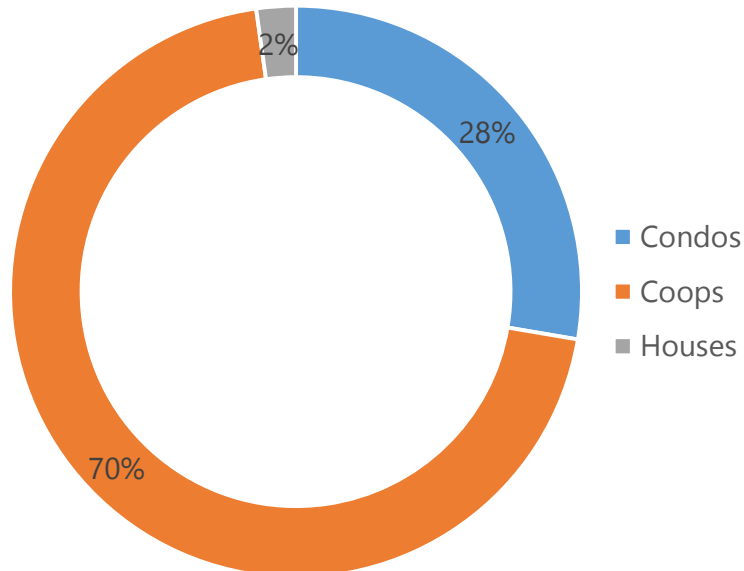


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,458,210	-30%	\$1,777	-18%	62
Coops	\$1,125,000	-15%	\$1,509	5%	157
Houses	\$6,600,000	-27%	\$3,426	21%	5

Number of Sales by Building Type



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TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
135 W Eleventh St #135	1-00607-1302	8-Mar-19	\$21,894,506	Condo	6,998
150 Charles St #6BS	1-00636-1260	12-Mar-19	\$16,200,000	Condo	3,463
160 Leroy St #11AS	1-00601-1347	6-Feb-19	\$13,500,000	Condo	
23 Cornelia St	1-00590-0042	5-Feb-19	\$11,500,000	House	3,357
34 Prince St #1B	1-00494-1203	29-Jan-19	\$10,393,988	Condo	4,788
10 Sullivan St #6A	1-00490-1114	9-Jan-19	\$10,250,000	Condo	3,122
34 E 13th St #E	1-00570-1406	18-Jan-19	\$9,700,000	Condo	
311 W Broadway #PHE	1-00228-1238	5-Feb-19	\$8,437,000	Condo	3,478
500 Greenwich St #601	1-00595-1017	19-Feb-19	\$8,387,500	Condo	4,476
165 Charles St #RU11	1-00637-1475	27-Feb-19	\$8,350,000	Condo	2,487
275 W Tenth St #5B	1-00631-1220	28-Feb-19	\$7,325,000	Condo	
34 E 13th St #D	1-00570-1405	14-Jan-19	\$7,295,000	Condo	
275 W Tenth St #4B	1-00631-1217	26-Feb-19	\$7,265,700	Condo	
128 Bank St	1-00634-0011	20-Mar-19	\$7,050,000	House	1,836
42 Crosby St #5N	1-00483-1110	14-Mar-19	\$6,750,000	Condo	
45 W Twelfth St	1-00576-0064	1-Feb-19	\$6,600,000	House	1,656
11 Fifth Ave #19N	1-00566-0001	7-Feb-19	\$6,600,000	Coop	900
407 Bleecker St #RES	1-00623-1102	4-Mar-19	\$6,250,000	Condo	1,680
130 W Twelfth St #7B	1-00607-1223	28-Mar-19	\$5,725,000	Condo	1,961
386 W Broadway #B	1-00488-1103	13-Mar-19	\$5,500,000	Condo	2,948
70 Charlton St #14E	1-00580-0011	13-Mar-19	\$5,349,813	Coop	
613 Hudson St	1-00625-0014	17-Jan-19	\$5,100,000	House	2,080
37 Greene St #2	1-00475-1404	22-Jan-19	\$4,750,000	Condo	3,082
684 Broadway #11E	1-00531-0001	8-Feb-19	\$4,700,000	Coop	3,100
250 W Eleventh St	1-00613-0010	4-Jan-19	\$4,700,000	House	2,568
738 Broadway #4	1-00545-1404	31-Jan-19	\$4,683,950	Condo	3,188
21 E Twelfth St #5B	1-00570-1107	25-Mar-19	\$4,429,042	Condo	
2 Fifth Ave #16AB	1-00551-0001	28-Mar-19	\$4,250,000	Coop	2,200
40-50 E Tenth St #6	1-00561-0014	7-Feb-19	\$4,250,000	Coop	
28-30 E Fourth St #8E	1-00531-0027	4-Jan-19	\$4,200,000	Coop	
72 Mercer St #2E	1-00484-1003	8-Jan-19	\$4,000,000	Condo	2,133
1-7 Fifth Ave #16F	1-00550-0022	8-Jan-19	\$4,000,000	Coop	
43 Fifth Ave #10NW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	1,800
43 Fifth Ave #10SW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	
45 Crosby St #5N	1-00482-0003	17-Jan-19	\$3,940,000	Coop	2,350
21 E Twelfth St #5A	1-00570-1106	26-Mar-19	\$3,886,358	Condo	
40 Fifth Ave #8E	1-00574-0039	1-Mar-19	\$3,875,000	Coop	
454 Broome St #2	1-00485-0034	21-Mar-19	\$3,700,000	Coop	2,250
140-144 Thompson St #2G	1-00516-0007	1-Mar-19	\$3,600,000	Coop	2,400
40 Fifth Ave #8C	1-00574-0039	7-Mar-19	\$3,575,000	Coop	1,300
138 Grand St #2EF	1-00473-0051	19-Feb-19	\$3,530,000	Coop	2,600
40 Fifth Ave #7C	1-00574-0039	5-Feb-19	\$3,420,000	Coop	1,200
374 Broome St #4B	1-00480-1107	21-Mar-19	\$3,350,000	Condo	1,970
1-7 Fifth Ave #1112C	1-00550-0022	25-Jan-19	\$3,300,000	Coop	
45 W Eleventh St #6CD	1-00575-0072	28-Feb-19	\$3,300,000	Coop	
54 Mac Dougal St #C	1-00518-1503	4-Jan-19	\$3,279,656	Condo	
106 Spring St #2S	1-00485-0021	10-Jan-19	\$3,275,000	Coop	2,200
70 Charlton St #3D	1-00580-0011	13-Mar-19	\$3,203,858	Coop	1,631
2 Horatio St #RES1	1-00616-1002	28-Feb-19	\$3,150,000	Coop	1,250
286 Spring St #4	1-00579-1004	4-Mar-19	\$3,000,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
200 Mercer St #3F	1-00523-0032	19-Mar-19	\$2,900,000	Coop	2,400
54 Mac Dougal St #B	1-00518-1502	25-Feb-19	\$2,900,000	Condo	
451 W Broadway #2N	1-00515-0001	20-Feb-19	\$2,850,000	Coop	1,660
60 E Eighth St #25K	1-00548-1003	24-Jan-19	\$2,811,000	Coop	
25 E Fourth St #FLR2	1-00544-0073	27-Mar-19	\$2,800,000	Coop	
70 Charlton St #7F	1-00580-0011	25-Jan-19	\$2,788,914	Coop	
140-144 Thompson St #4D	1-00516-0007	18-Jan-19	\$2,725,000	Coop	1,571
21 E Twelfth St #5C	1-00570-1108	26-Mar-19	\$2,638,241	Condo	
21 E Twelfth St #6C	1-00570-1112	20-Mar-19	\$2,608,771	Condo	
330 Spring St #8D	1-00595-1429	10-Jan-19	\$2,600,000	Condo	1,489
21 E Twelfth St #5D	1-00570-1109	19-Mar-19	\$2,507,195	Condo	
8 Union Sq S #7B	1-00571-1613	6-Feb-19	\$2,500,000	Condo	1,414
400 W Twelfth St #3A	1-00640-1002	18-Mar-19	\$2,495,000	Condo	1,246
21 E Twelfth St #6D	1-00570-1113	20-Mar-19	\$2,421,419	Condo	
421 Hudson St #320	1-00601-1046	11-Feb-19	\$2,400,000	Condo	1,530
60 E Eighth St #26K	1-00548-1003	26-Feb-19	\$2,325,000	Coop	1,300
482-486 Hudson St #6AB	1-00585-0012	22-Feb-19	\$2,323,000	Coop	
111 Barrow St #5D	1-00603-0037	10-Jan-19	\$2,285,000	Coop	1,500
1 Morton Sq #4AW	1-00602-1017	18-Jan-19	\$2,275,000	Condo	1,187
35 E Twelfth St #8B	1-00564-0031	21-Feb-19	\$2,250,000	Coop	
542 Broadway #4R	1-00497-1202	31-Jan-19	\$2,250,000	Coop	
3 Sheridan Sq #5H	1-00591-0026	18-Mar-19	\$2,250,000	Coop	1,179
70 Charlton St #12E	1-00580-0011	25-Jan-19	\$2,233,968	Coop	
210 Lafayette St #9C	1-00482-1143	18-Mar-19	\$2,200,000	Condo	1,129
113-115 Prince St #5ER	1-00514-0037	11-Jan-19	\$2,185,000	Coop	
150 Waverly Pl #E	1-00592-1205	15-Mar-19	\$2,163,150	Condo	931
718 Broadway #8B	1-00545-0011	28-Mar-19	\$2,147,500	Coop	1,325
111 Barrow St #4D	1-00603-0037	8-Feb-19	\$2,080,000	Coop	1,500
130 Jane St #2A	1-00641-0010	5-Mar-19	\$2,050,000	Coop	
40-50 E Tenth St #3B	1-00561-0014	13-Feb-19	\$2,047,500	Coop	
250 Mercer St #B306	1-00535-1002	19-Feb-19	\$2,025,000	Coop	1,200
321 W 13th St #7B	1-00629-1020	29-Jan-19	\$2,025,000	Condo	1,220
70 E Tenth St #6R	1-00555-0001	7-Feb-19	\$2,005,000	Coop	
2 Charlton St #11C	1-00506-0027	27-Mar-19	\$2,000,000	Coop	
70 Charlton St #3E	1-00580-0011	7-Feb-19	\$1,989,588	Coop	
141-145 W 13th St #102	1-00609-0065	16-Jan-19	\$1,905,500	Coop	
70 E Tenth St #14H	1-00555-0001	31-Jan-19	\$1,880,000	Coop	
1-7 Fifth Ave #2D	1-00550-0022	18-Jan-19	\$1,850,000	Coop	
29 King St #3H	1-00520-1025	25-Feb-19	\$1,825,000	Condo	715
111 W Twelfth St #9N	1-00608-0039	15-Jan-19	\$1,775,000	Coop	1,100
77 E Twelfth St #10JH	1-00564-0054	28-Jan-19	\$1,750,000	Coop	
23 W Ninth St #1	1-00573-0054	28-Jan-19	\$1,700,000	Coop	1,000
371-375 West St #4B	1-00603-0001	7-Feb-19	\$1,680,000	Coop	
171 W Twelfth St #3A	1-00608-0074	28-Mar-19	\$1,650,000	Coop	
718 Broadway #8A	1-00545-0011	28-Mar-19	\$1,647,500	Coop	
63 E Ninth St #8O	1-00561-1003	14-Feb-19	\$1,640,000	Coop	
59 W Twelfth St #6G	1-00576-1548	18-Jan-19	\$1,610,000	Condo	750
426 W Broadway #3A	1-00502-1011	8-Feb-19	\$1,608,000	Condo	985
25 Fifth Ave #12H	1-00567-1087	23-Jan-19	\$1,600,000	Condo	724
108 Wooster St #4D	1-00500-0005	28-Jan-19	\$1,600,000	Coop	



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