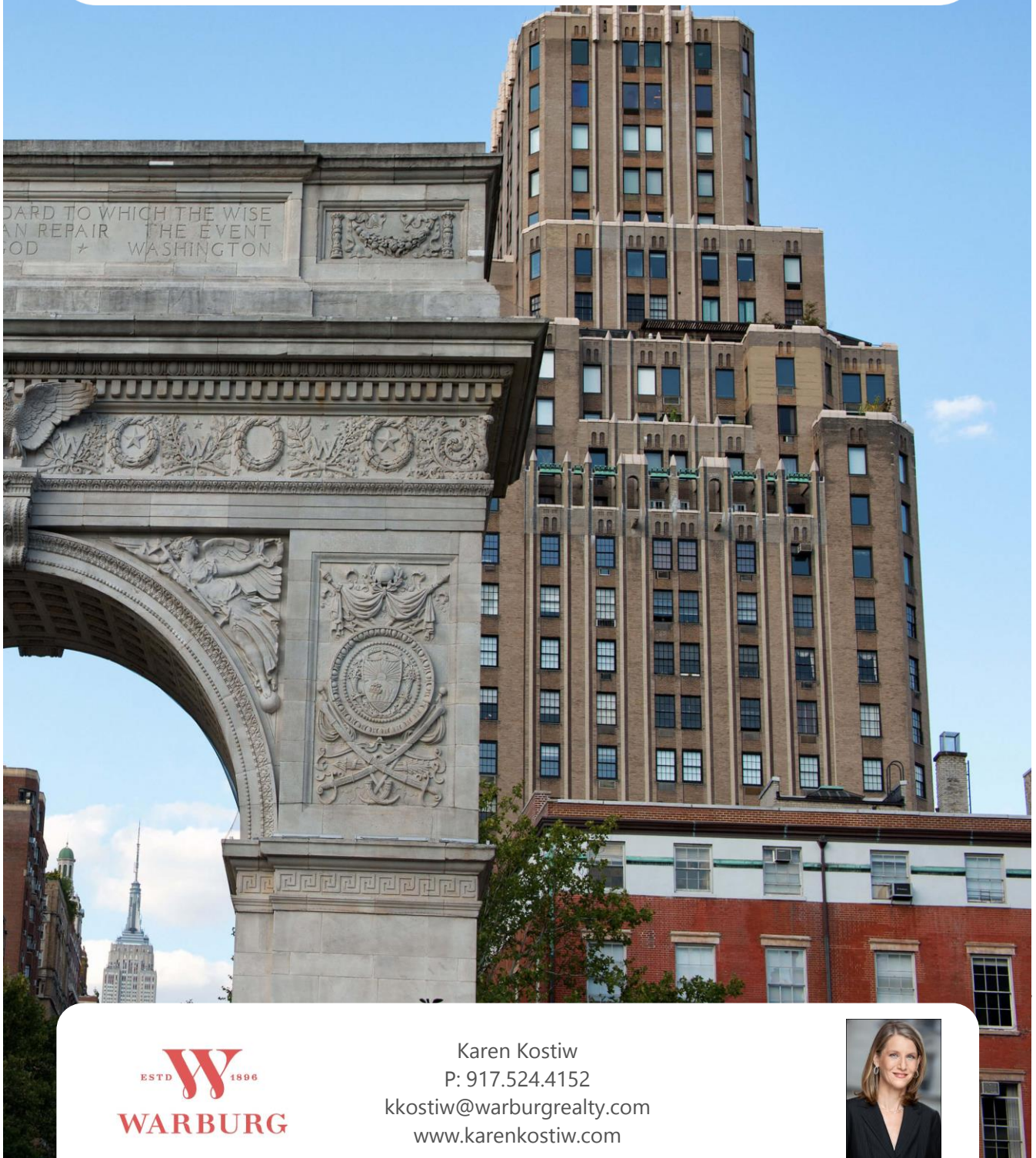


GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

1st Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 1st Quarter 2019

Greenwich Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.26M

-3% YoY

NO. OF TRANSACTIONS

110

15% YoY

MEDIAN PRICE/SQ.FT.

\$1,562

-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

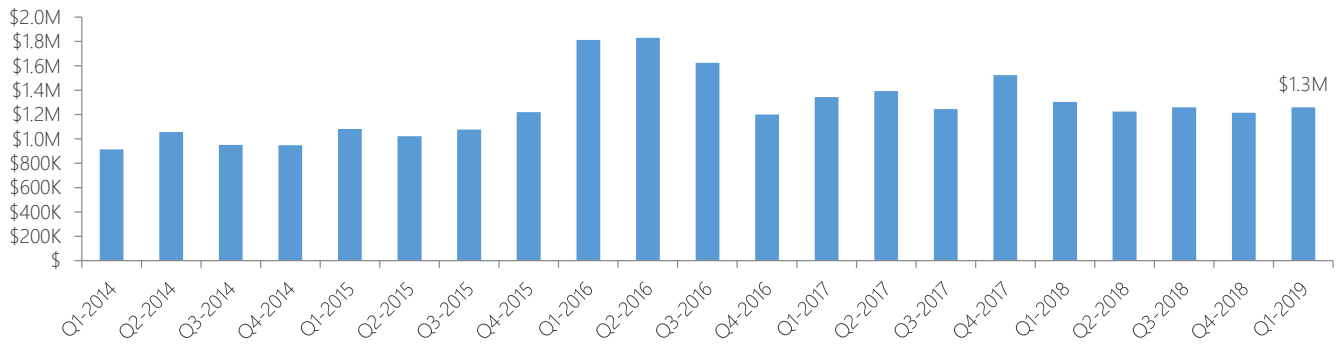


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

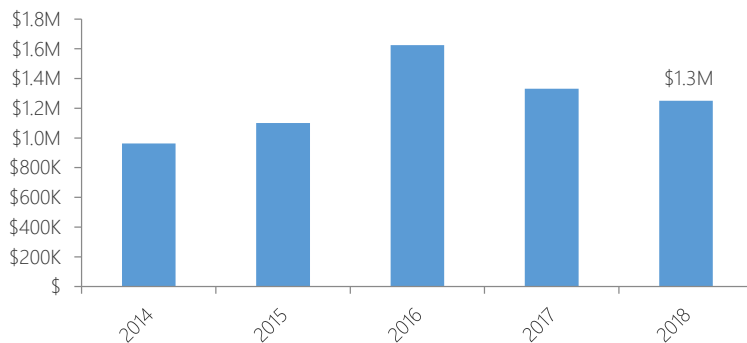


RESIDENTIAL STATS

Median Sale Price by Quarter

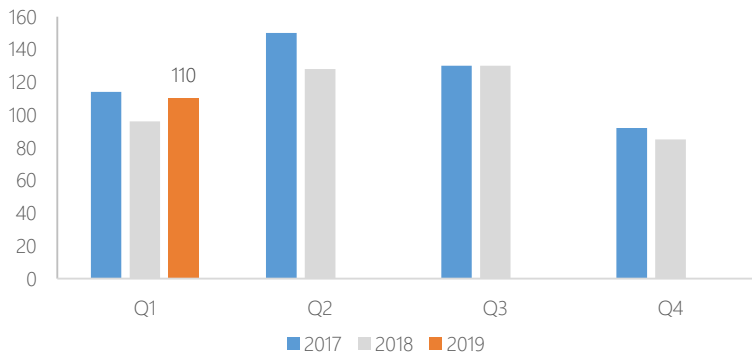


Median Sale Price by Year



Number of Transactions

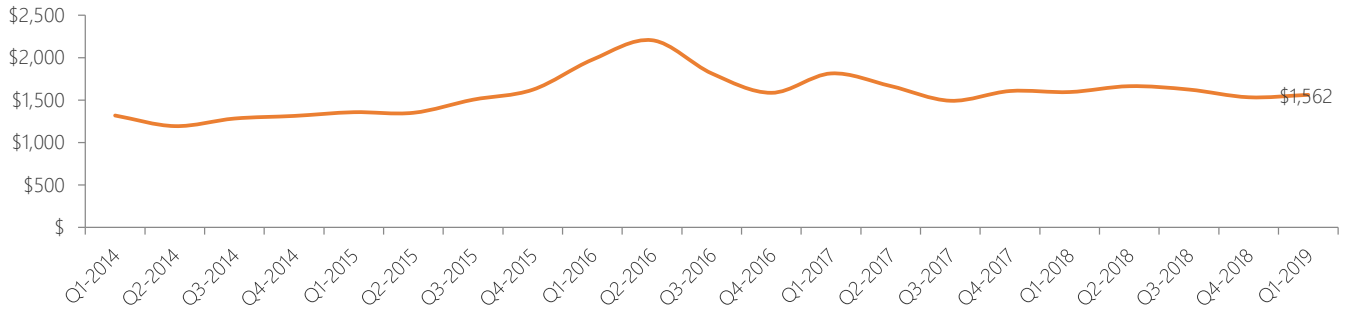
Quarter	2014	2015	2016	2017	2018	2019
Q1	108	121	178	114	96	110
Q2	144	134	189	150	128	
Q3	155	147	179	130	130	
Q4	122	152	136	92	85	



Karen Kostiw
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Median Sale Price per Square Foot

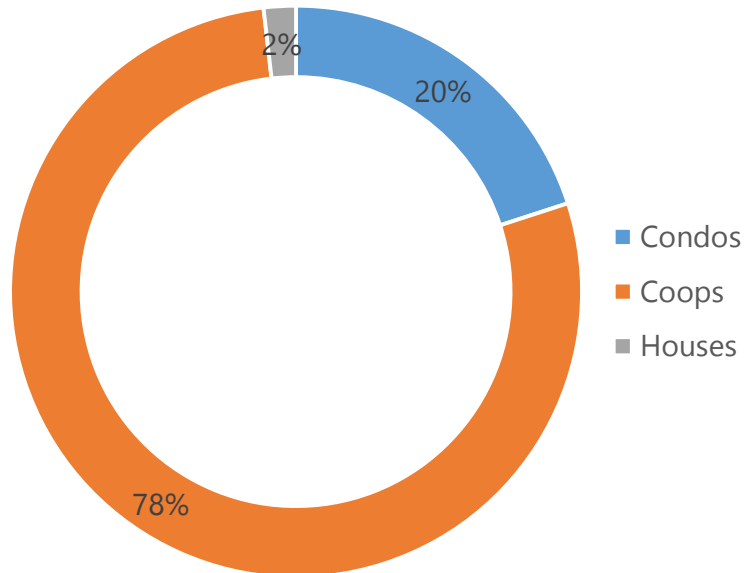


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,460,710	31%	\$1,761	-18%	22
Coops	\$1,125,000	-2%	\$1,504	13%	86
Houses	\$9,050,000	19%	\$3,706	17%	2

Number of Sales by Building Type



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
23 Cornelia St	1-00590-0042	5-Feb-19	\$11,500,000	House	3,357
34 E 13th St #E	1-00570-1406	18-Jan-19	\$9,700,000	Condo	
34 E 13th St #D	1-00570-1405	14-Jan-19	\$7,295,000	Condo	
11 Fifth Ave #19N	1-00566-0001	7-Feb-19	\$6,600,000	Coop	900
45 W Twelfth St	1-00576-0064	1-Feb-19	\$6,600,000	House	1,656
130 W Twelfth St #7B	1-00607-1223	28-Mar-19	\$5,725,000	Condo	1,961
21 E Twelfth St #5B	1-00570-1107	25-Mar-19	\$4,429,042	Condo	
40-50 E Tenth St #6	1-00561-0014	7-Feb-19	\$4,250,000	Coop	
2 Fifth Ave #16AB	1-00551-0001	28-Mar-19	\$4,250,000	Coop	2,200
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	
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	
40 Fifth Ave #8C	1-00574-0039	7-Mar-19	\$3,575,000	Coop	1,300
40 Fifth Ave #7C	1-00574-0039	5-Feb-19	\$3,420,000	Coop	1,200
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	
200 Mercer St #3F	1-00523-0032	19-Mar-19	\$2,900,000	Coop	2,400
60 E Eighth St #25K	1-00548-1003	24-Jan-19	\$2,811,000	Coop	
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	
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
21 E Twelfth St #6D	1-00570-1113	20-Mar-19	\$2,421,419	Condo	
60 E Eighth St #26K	1-00548-1003	26-Feb-19	\$2,325,000	Coop	1,300
3 Sheridan Sq #5H	1-00591-0026	18-Mar-19	\$2,250,000	Coop	1,179
150 Waverly Pl #E	1-00592-1205	15-Mar-19	\$2,163,150	Condo	931
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
141-145 W 13th St #102	1-00609-0065	16-Jan-19	\$1,905,500	Coop	
1-7 Fifth Ave #2D	1-00550-0022	18-Jan-19	\$1,850,000	Coop	
111 W Twelfth St #9N	1-00608-0039	15-Jan-19	\$1,775,000	Coop	1,100
23 W Ninth St #1	1-00573-0054	28-Jan-19	\$1,700,000	Coop	1,000
171 W Twelfth St #3A	1-00608-0074	28-Mar-19	\$1,650,000	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
77 Bleecker St #113	1-00532-0020	19-Mar-19	\$1,600,000	Coop	1,350
25 Fifth Ave #12H	1-00567-1087	23-Jan-19	\$1,600,000	Condo	724
2 Fifth Ave #3R	1-00551-0001	20-Feb-19	\$1,591,351	Coop	
43 E Tenth St #1K	1-00562-0036	15-Feb-19	\$1,500,000	Coop	
250 Mercer St #C205	1-00535-1002	25-Jan-19	\$1,480,000	Coop	900
2 Fifth Ave #20L	1-00551-0001	18-Mar-19	\$1,460,000	Coop	850
60 E Eighth St #23D	1-00548-1003	29-Jan-19	\$1,360,000	Coop	833
60 E Eighth St #7M	1-00548-1003	7-Feb-19	\$1,360,000	Coop	900
60 E Eighth St #27M	1-00548-1003	14-Mar-19	\$1,360,000	Coop	850
23 W Ninth St #1FR	1-00573-0054	29-Jan-19	\$1,358,000	Coop	900
45 Christopher St #4F	1-00610-1032	15-Mar-19	\$1,350,000	Condo	770
60 E Eighth St #22D	1-00548-1003	17-Jan-19	\$1,345,000	Coop	900



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
41 Fifth Ave #14B	1-00568-0006	21-Mar-19	\$1,313,000	Coop	900
175 W 13th St #15B	1-00609-0001	10-Jan-19	\$1,260,000	Coop	
63 E Ninth St #10L	1-00561-1003	12-Mar-19	\$1,250,000	Coop	
49 W Twelfth St #7F	1-00576-0066	15-Mar-19	\$1,200,000	Coop	
250 Mercer St #D804	1-00535-1002	22-Jan-19	\$1,200,000	Coop	800
23 W Ninth St #1FR	1-00573-0054	10-Jan-19	\$1,200,000	Coop	900
60 E Eighth St #15A	1-00548-1003	26-Feb-19	\$1,190,000	Coop	876
67 E Eleventh St #417	1-00563-0037	5-Mar-19	\$1,125,000	Coop	900
175 W Twelfth St #5J	1-00608-1058	30-Jan-19	\$1,100,000	Condo	782
303 Mercer St #A306	1-00548-0024	19-Feb-19	\$1,097,500	Coop	775
23 E Tenth St #310	1-00562-0001	21-Feb-19	\$1,065,000	Coop	675
41 Fifth Ave #4C	1-00568-0006	4-Feb-19	\$1,050,000	Coop	
77 Bleecker St #213W	1-00532-0020	27-Mar-19	\$1,030,000	Coop	
13 W 13th St #2CS	1-00577-0030	28-Jan-19	\$996,000	Coop	875
1-7 Fifth Ave #4A	1-00550-0022	28-Jan-19	\$995,000	Coop	750
64 W Eleventh St #2R	1-00574-0011	29-Mar-19	\$995,000	Coop	
175 W 13th St #9B	1-00609-0001	16-Jan-19	\$972,000	Coop	
2 Fifth Ave #6L	1-00551-0001	30-Jan-19	\$955,000	Coop	600
60 E Ninth St #428	1-00560-1203	30-Jan-19	\$940,000	Coop	850
2 Fifth Ave #5E	1-00551-0001	23-Jan-19	\$848,336	Coop	
55 E Ninth St #11A	1-00561-0037	28-Jan-19	\$840,000	Coop	
39 E Twelfth St #208	1-00564-0026	5-Feb-19	\$820,000	Coop	
45 Fifth Ave #3C	1-00569-0003	27-Feb-19	\$817,500	Coop	575
77 Bleecker St #917N	1-00532-0020	5-Feb-19	\$775,000	Coop	
88 Bleecker St #3L	1-00523-0038	10-Jan-19	\$750,000	Coop	
10 Christopher St #7C	1-00593-1002	28-Jan-19	\$749,000	Coop	
49 E Twelfth St #3C	1-00564-0020	4-Jan-19	\$735,000	Coop	
15 W Twelfth St #12A	1-00576-0049	13-Feb-19	\$715,000	Coop	
15 Charles St #3G	1-00612-1319	22-Jan-19	\$712,500	Condo	461
210 Thompson St #3DN	1-00537-0001	13-Mar-19	\$680,000	Coop	
77 Bleecker St #915	1-00532-0020	26-Feb-19	\$675,000	Coop	
118 Waverly Pl #1B	1-00552-0148	6-Feb-19	\$675,000	Coop	525
20 E Ninth St #3G	1-00566-0018	26-Mar-19	\$625,000	Coop	780
49 W Twelfth St #3H	1-00576-0066	21-Feb-19	\$610,000	Coop	
32 Jones St #2A	1-00590-0011	30-Jan-19	\$610,000	Coop	
40-56 University Pl #7D	1-00567-0019	7-Mar-19	\$585,000	Coop	
54 E Eighth St #5S	1-00548-0028	21-Feb-19	\$562,000	Coop	
55 E Ninth St #8B	1-00561-0037	6-Feb-19	\$550,000	Coop	
60 E Ninth St #315	1-00560-1203	7-Jan-19	\$535,000	Coop	
15 W Twelfth St #9B	1-00576-0049	7-Jan-19	\$535,000	Coop	550
100 W Twelfth St #3H	1-00607-0038	18-Mar-19	\$515,000	Coop	
3 Sheridan Sq #6K	1-00591-0026	6-Mar-19	\$495,000	Coop	
30 E Ninth St #324	1-00560-1003	14-Mar-19	\$475,000	Coop	
211 Thompson St #5K	1-00539-0031	25-Mar-19	\$460,000	Coop	430
15 W Twelfth St #12E	1-00576-0049	13-Feb-19	\$450,000	Coop	525
30 E Ninth St #3GG	1-00560-1003	22-Feb-19	\$442,500	Coop	
137-149 W Twelfth St #64	1-00608-0060	30-Jan-19	\$400,000	Coop	
54 E Eighth St #3I	1-00548-0028	21-Feb-19	\$375,000	Coop	
55 E Ninth St #7B	1-00561-0037	10-Jan-19	\$350,000	Coop	
39 E Twelfth St #202	1-00564-0026	26-Mar-19	\$67,705	Coop	



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