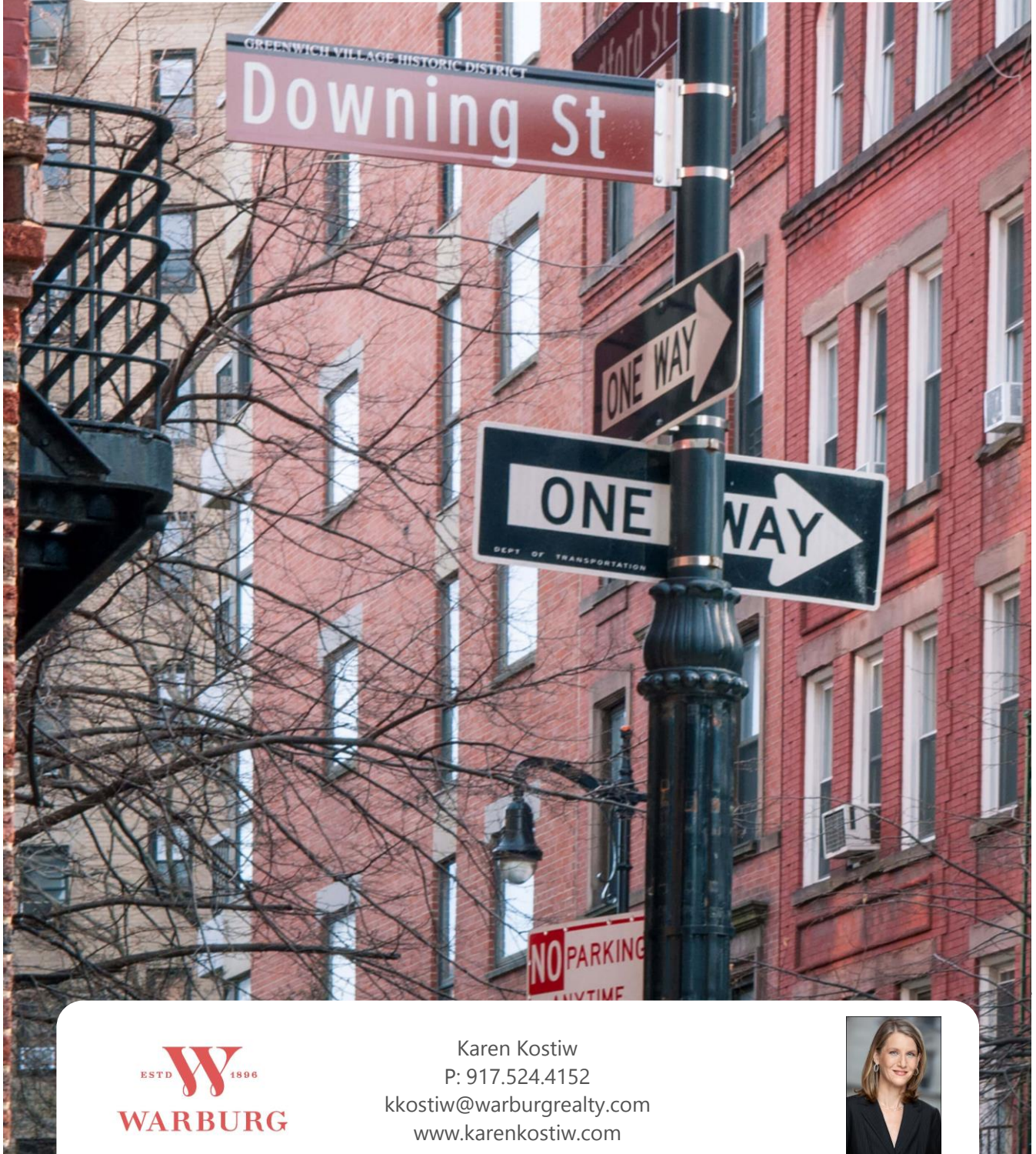


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.01M

-53% YoY

NO. OF TRANSACTIONS

64

-31% YoY

MEDIAN PRICE/SQ.FT.

\$1,727

-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

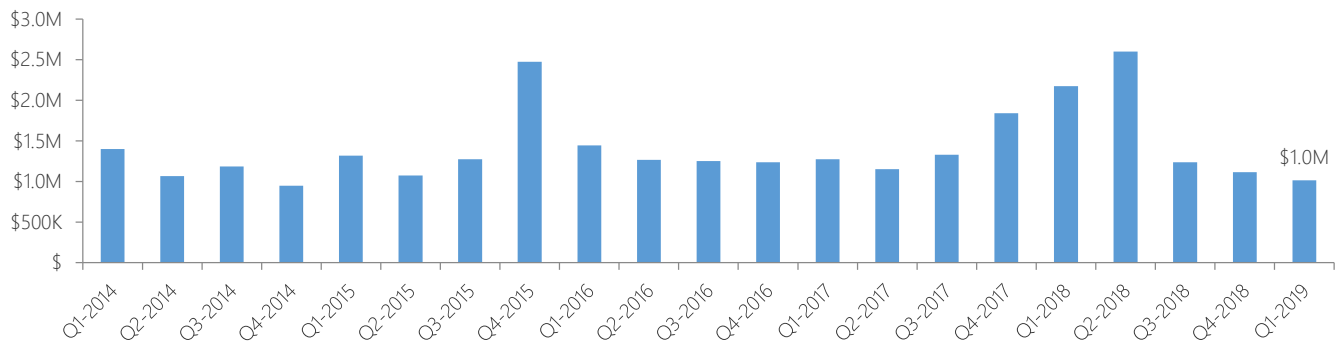
3% YoY

NEIGHBORHOOD BOUNDARIES

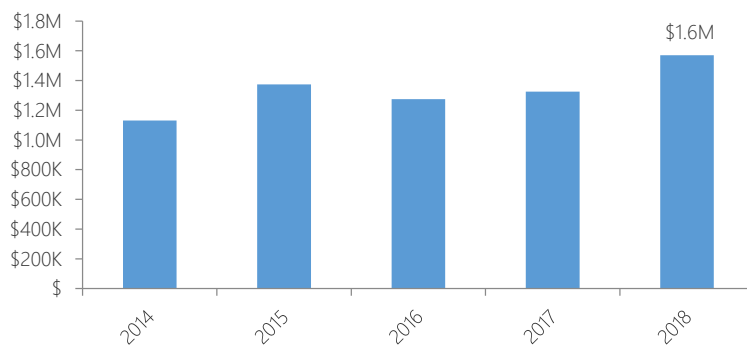


RESIDENTIAL STATS

Median Sale Price by Quarter

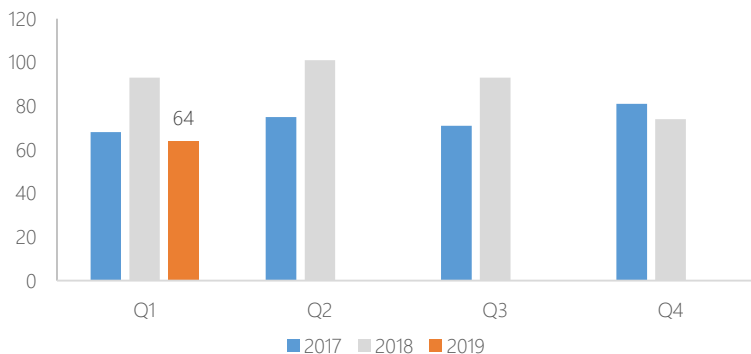


Median Sale Price by Year



Number of Transactions

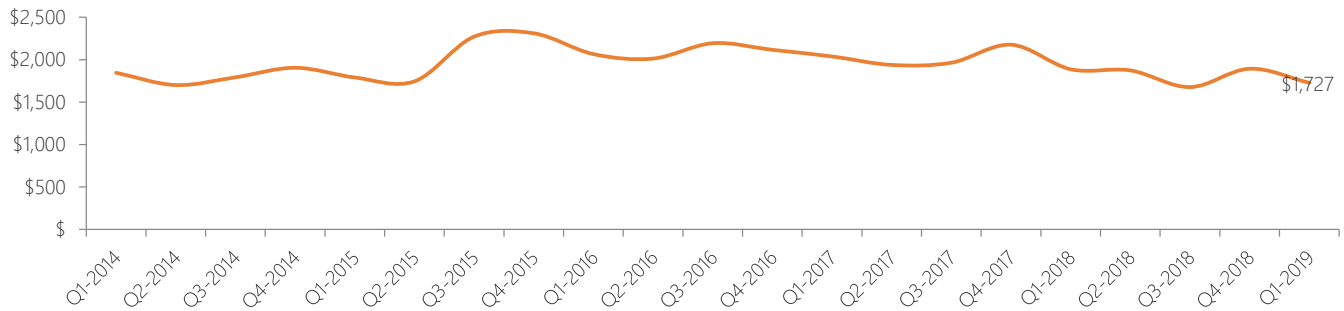
Quarter	2014	2015	2016	2017	2018	2019
Q1	77	70	96	68	93	64
Q2	88	84	73	75	101	
Q3	91	101	80	71	93	
Q4	74	94	66	81	74	



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Median Sale Price per Square Foot

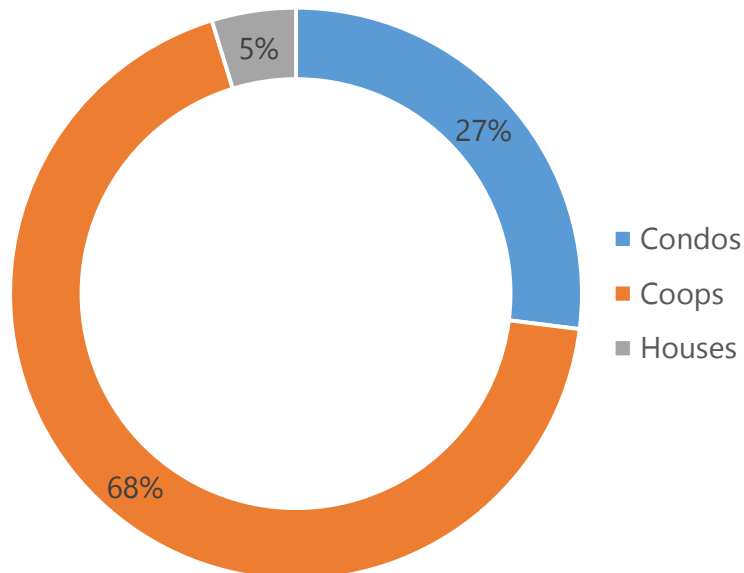


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,337,500	-45%	\$1,917	-31%	17
Coops	\$880,000	-19%	\$1,500	1%	43
Houses	\$5,100,000	-44%	\$2,452	30%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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	
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	
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
407 Bleecker St #RES	1-00623-1102	4-Mar-19	\$6,250,000	Condo	1,680
613 Hudson St	1-00625-0014	17-Jan-19	\$5,100,000	House	2,080
250 W Eleventh St	1-00613-0010	4-Jan-19	\$4,700,000	House	2,568
2 Horatio St #RES1	1-00616-1002	28-Feb-19	\$3,150,000	Coop	1,250
400 W Twelfth St #3A	1-00640-1002	18-Mar-19	\$2,495,000	Condo	1,246
421 Hudson St #320	1-00601-1046	11-Feb-19	\$2,400,000	Condo	1,530
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
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	
321 W 13th St #7B	1-00629-1020	29-Jan-19	\$2,025,000	Condo	1,220
371-375 West St #4B	1-00603-0001	7-Feb-19	\$1,680,000	Coop	
61 Jane St #18B	1-00626-0012	1-Mar-19	\$1,595,000	Coop	
61 Jane St #14C	1-00626-0012	27-Feb-19	\$1,595,000	Coop	
140 Charles St #11C	1-00631-1137	11-Jan-19	\$1,485,000	Condo	783
111 Barrow St #4F	1-00603-0037	7-Feb-19	\$1,350,000	Coop	1,350
130 Barrow St #406	1-00604-1051	27-Feb-19	\$1,300,000	Condo	637
79 Barrow St #4C	1-00584-0018	4-Feb-19	\$1,230,000	Coop	
130 Barrow St #310	1-00604-1036	8-Mar-19	\$1,206,775	Condo	679
1 Morton Sq #14AE	1-00602-1122	4-Mar-19	\$1,200,000	Condo	813
167 Perry St #3L	1-00637-0081	13-Feb-19	\$1,160,000	Coop	700
299 W Twelfth St #1E	1-00625-1006	22-Jan-19	\$1,150,000	Condo	585
371-375 West St #4B	1-00603-0001	17-Jan-19	\$1,025,000	Coop	
51 Charles St #4	1-00621-0061	31-Jan-19	\$1,000,000	Coop	900
354 W Twelfth St #4B	1-00640-0044	21-Feb-19	\$999,000	Coop	475
167 Perry St #1K	1-00637-0081	13-Feb-19	\$992,794	Coop	
61 Jane St #9P	1-00626-0012	31-Jan-19	\$975,000	Coop	580
71 Barrow St #14	1-00584-0059	10-Jan-19	\$950,000	Coop	550
81 Bedford St #4B	1-00584-0061	14-Feb-19	\$905,000	Coop	
717 Washington St #3	1-00633-0006	14-Feb-19	\$895,000	Coop	
306 W Fourth St #A3	1-00624-0052	10-Jan-19	\$890,000	Coop	
61 Jane St #9N	1-00626-0012	28-Mar-19	\$880,000	Coop	500
815 Greenwich St #2D	1-00626-0004	3-Jan-19	\$815,000	Coop	400
165 Christopher St #5AA	1-00636-0022	16-Jan-19	\$795,000	Coop	
717 Washington St #7	1-00633-0006	11-Jan-19	\$775,000	Coop	
350 Bleecker St #1C	1-00620-0019	11-Jan-19	\$760,000	Coop	
244 W Fourth St #1A	1-00620-0066	7-Feb-19	\$750,000	Coop	575
165 Christopher St #3A	1-00636-0022	14-Mar-19	\$742,500	Coop	
344 W Twelfth St #3C	1-00640-0047	29-Jan-19	\$724,500	Coop	
442-462 Hudson St #B5	1-00584-1002	28-Mar-19	\$720,000	Coop	
270 W Eleventh St #4F	1-00622-0041	1-Feb-19	\$710,000	Coop	
31 Jane St #5A	1-00616-0001	25-Jan-19	\$700,000	Coop	
104 Bedford St #4D	1-00588-0043	11-Mar-19	\$675,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
86 Horatio St #4A	1-00642-0046	14-Feb-19	\$630,000	Coop	500
92 Horatio St #3N	1-00642-0042	12-Mar-19	\$620,000	Coop	
22 Grove St #1E	1-00588-0007	27-Mar-19	\$620,000	Coop	425
22 Grove St #1F	1-00588-0007	7-Feb-19	\$525,000	Coop	350
115 Christopher St #5	1-00619-1005	7-Mar-19	\$481,000	Condo	1,650
88 Horatio St #5B	1-00642-0045	9-Jan-19	\$434,500	Coop	300
82 Horatio St #2B	1-00642-0048	20-Feb-19	\$430,000	Coop	
92 Horatio St #3D	1-00642-0042	7-Jan-19	\$430,000	Coop	330
88 Horatio St #3B	1-00642-0045	9-Jan-19	\$430,000	Coop	
815 Greenwich St #3A	1-00626-0004	19-Mar-19	\$275,000	Coop	



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