

# GREENWICH VILLAGE-LITTLE ITALY

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

2nd Quarter 2019



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# Residential Market Report, 2nd Quarter 2019

## Greenwich Village/Little Italy, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.98M**

28% YoY

NO. OF TRANSACTIONS

**355**

17% YoY

MEDIAN PRICE/SQ.FT.

**\$1,749**

-2% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.34M**

26% YoY

### NEIGHBORHOOD BOUNDARIES

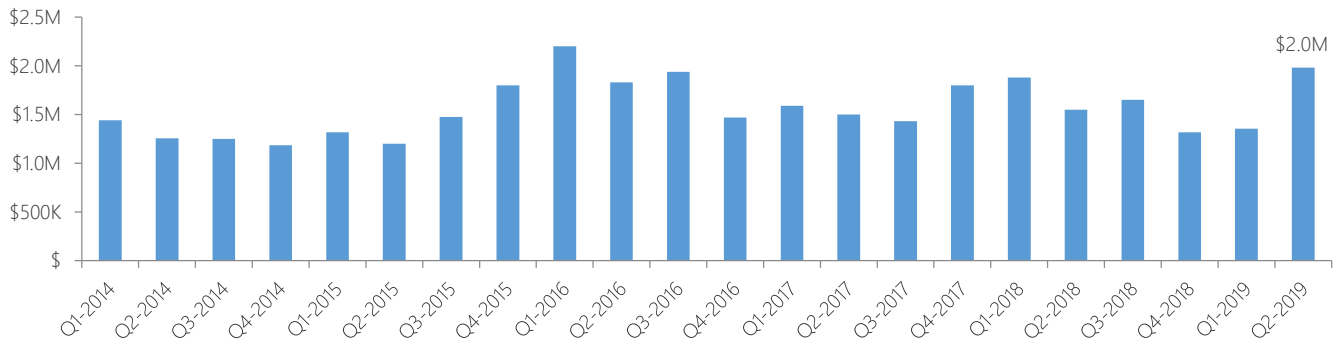


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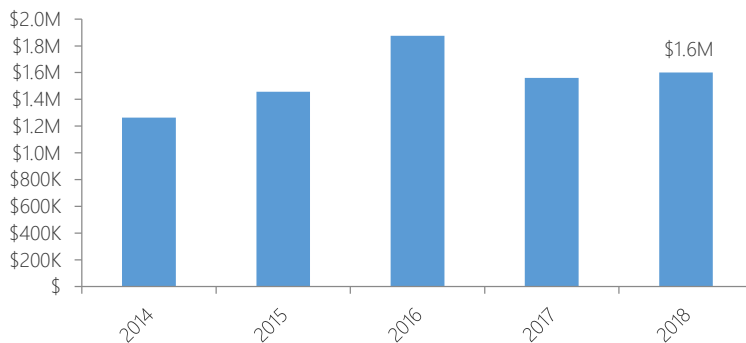


## RESIDENTIAL STATS

### Median Sale Price by Quarter

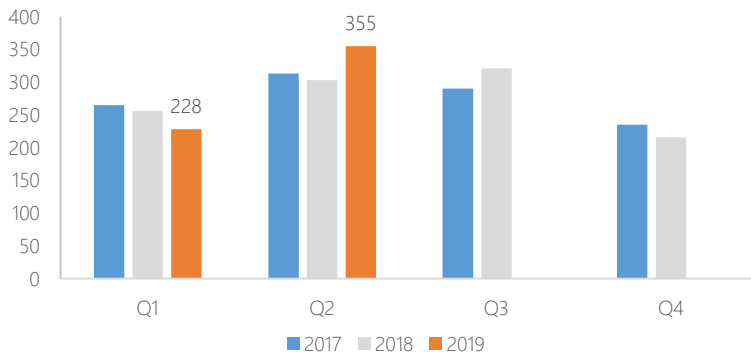


### Median Sale Price by Year



### Number of Transactions

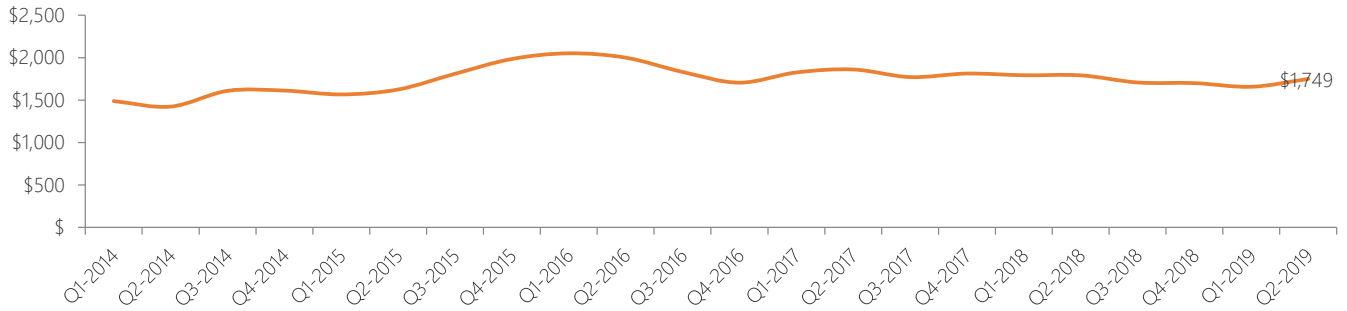
Quarter	2014	2015	2016	2017	2018	2019
Q1	258	252	367	265	256	228
Q2	303	284	349	313	303	355
Q3	343	337	342	290	321	
Q4	265	321	260	235	216	



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## Median Sale Price per Square Foot

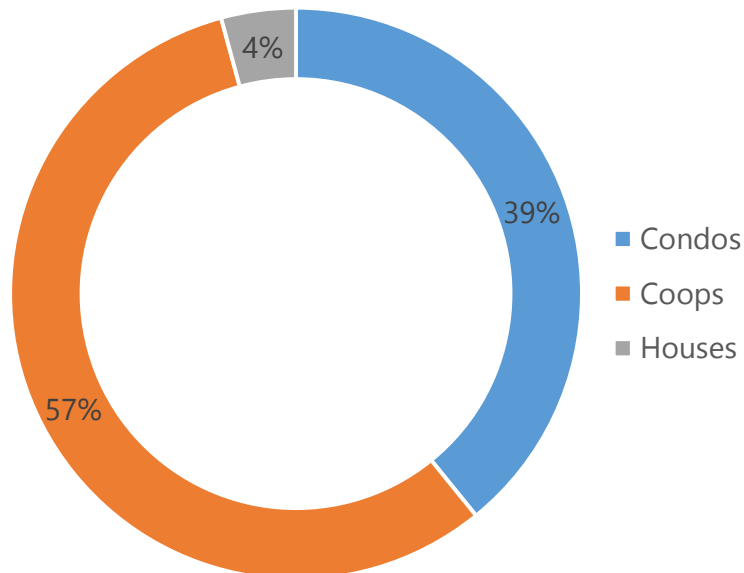


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,173,771	23%	\$2,030	-1%	139
Coops	\$1,150,000	24%	\$1,323	-5%	201
Houses	\$9,800,000	35%	\$2,759	-12%	15

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #PHB	1-00636-1292	20-Jun-19	\$31,858,200	Condo	4,976
607 Hudson St #2	1-00624-1402	13-May-19	\$30,000,000	Condo	9,615
21 E Twelfth St #3A	1-00570-1104	8-Apr-19	\$23,278,631	Condo	
11 W Twelfth St	1-00576-0048	14-Jun-19	\$19,900,000	House	8,125
42 Crosby St #PH	1-00483-1112	18-Jun-19	\$19,102,750	Condo	
130 W Twelfth St #PH	1-00607-1242	12-Jun-19	\$18,500,000	Condo	3,875
295-309 Lafayette St #9A	1-00510-1105	29-May-19	\$18,000,000	Condo	4,575
295-309 Lafayette St #8B	1-00510-1103	2-Apr-19	\$18,000,000	Condo	5,391
146 Waverly Pl	1-00592-0060	28-Jun-19	\$17,400,000	House	6,118
150 Wooster St #6	1-00514-1507	28-Jun-19	\$16,325,000	Condo	
145 W Eleventh St #4	1-00607-1309	26-Jun-19	\$15,750,000	Condo	4,529
122 Greenwich Ave #PHA	1-00618-1430	24-May-19	\$15,500,000	Condo	5,695
36 Bleecker St #PHA	1-00521-1518	26-Jun-19	\$14,800,000	Condo	4,480
215 Sullivan St #THA	1-00539-1101	4-Jun-19	\$14,650,000	Condo	7,436
180 Avenue Of The Americas #PHA	1-00504-1025	9-May-19	\$13,500,000	Condo	5,286
186 Sullivan St	1-00526-0066	28-Jun-19	\$13,125,000	House	3,960
65 W 13th St #6B	1-00577-1138	28-Jun-19	\$13,050,000	Condo	2,836
150 Charles St #10B	1-00636-1281	5-Jun-19	\$12,992,500	Condo	3,396
30 Sullivan St	1-00490-0029	5-Apr-19	\$12,296,500	House	
37 W Eleventh St	1-00575-0068	27-Jun-19	\$11,800,000	House	3,696
121 Leroy St	1-00602-0077	27-Jun-19	\$11,291,873	House	
109 W Eleventh St	1-00607-0050	22-May-19	\$11,200,000	House	4,060
275 W Tenth St #11D	1-00631-1249	12-Jun-19	\$11,000,000	Condo	
17 E Twelfth St #6	1-00570-1305	13-Jun-19	\$10,500,000	Condo	4,514
17 E Twelfth St #5	1-00570-1304	24-Jun-19	\$10,025,000	Condo	4,514
275 W Tenth St #12A	1-00631-1252	14-May-19	\$9,877,025	Condo	
60 W Ninth St	1-00572-0012	27-Jun-19	\$9,800,000	House	5,065
62 Cooper Sq #11A	1-00544-1024	16-Apr-19	\$9,750,000	Condo	6,344
66 Charles St	1-00620-0064	8-Apr-19	\$9,750,000	House	2,880
54 Mac Dougal St #D	1-00518-1504	28-Jun-19	\$9,050,000	Condo	
18 W Eleventh St	1-00574-0035	21-Jun-19	\$9,000,000	House	5,040
208 W Eleventh St	1-00613-0049	4-Apr-19	\$8,900,000	House	3,040
160 W Twelfth St #64	1-00607-1428	14-May-19	\$8,300,000	Condo	2,818
243 Waverly Pl	1-00614-0047	19-Jun-19	\$8,000,000	House	3,068
132 Perry St #8	1-00632-1113	7-May-19	\$8,000,000	Condo	3,058
150 Charles St #4DS	1-00636-1246	28-Jun-19	\$7,840,525	Condo	2,618
148 Greene St #4E	1-00513-0010	28-Jun-19	\$7,500,000	Coop	
40 Bond St #5A	1-00530-1510	22-May-19	\$7,400,000	Condo	2,617
21 Mercer St #5	1-00230-1005	3-May-19	\$7,100,000	Condo	3,096
285 Lafayette St #5E	1-00510-1019	21-Jun-19	\$7,070,000	Condo	2,660
110 W Washington Pl	1-00592-0014	15-Apr-19	\$6,800,000	House	2,646
150 Charles St #3AN	1-00636-1223	24-May-19	\$6,700,000	Condo	2,414
284 Lafayette St #5C	1-00510-0006	27-Jun-19	\$6,665,000	Coop	2,720
42 Crosby St #2N	1-00483-1104	26-Jun-19	\$6,600,000	Condo	
34 Prince St #2B	1-00494-1204	25-Apr-19	\$6,559,313	Condo	2,615
451 Broome St #10W	1-00474-0029	16-May-19	\$6,500,000	Coop	
54 Bond St #UNIT2	1-00530-1604	20-Jun-19	\$6,400,000	Condo	2,274
21 E Twelfth St #16C	1-00570-1142	31-May-19	\$6,078,963	Condo	
15 Commerce St	1-00587-0065	26-Jun-19	\$6,000,000	House	1,638
21 E Twelfth St #17C	1-00570-1145	18-Jun-19	\$5,948,994	Condo	2,028



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Address	BBL	Sale date	Sale price	Property type	Sqft
20 Greene St #5B	1-00230-1210	18-Jun-19	\$5,739,500	Condo	2,625
25 W Houston St #7C	1-00513-1227	16-May-19	\$5,700,000	Condo	1,589
33 Fifth Ave #7AB	1-00567-0007	11-Jun-19	\$5,650,000	Coop	2,000
53 Greene St #3	1-00475-1803	25-Apr-19	\$5,600,000	Condo	2,771
497 Greenwich St #PHA	1-00594-1224	6-Jun-19	\$5,600,000	Condo	3,560
21 Astor Pl #6E	1-00545-1336	28-Jun-19	\$5,600,000	Condo	1,738
23 Wooster St #3	1-00228-1423	19-Jun-19	\$5,537,500	Condo	
70 Charlton St #PHA	1-00580-0011	12-Jun-19	\$5,502,550	Coop	
133 Wooster St #6F	1-00515-0037	30-May-19	\$5,450,000	Coop	
284 Lafayette St #3D	1-00510-0006	28-Jun-19	\$5,350,000	Coop	2,921
21 E Twelfth St #12C	1-00570-1133	28-May-19	\$5,273,613	Condo	2,028
21 E Twelfth St #16B	1-00570-1141	31-May-19	\$5,105,867	Condo	
459 W Broadway #2N	1-00515-0004	17-Apr-19	\$5,100,000	Coop	3,000
21 E Twelfth St #14B	1-00570-1135	3-Jun-19	\$5,058,923	Condo	1,629
21 E Twelfth St #15B	1-00570-1138	28-Jun-19	\$4,953,938	Condo	
122 Greenwich Ave #5	1-00618-1405	25-Jun-19	\$4,950,000	Condo	2,016
70 Charles St	1-00620-0062	26-Jun-19	\$4,950,000	House	2,984
175 W Tenth St #2	1-00611-1003	27-Jun-19	\$4,887,600	Condo	
111 W Twelfth St #20L	1-00608-0039	30-May-19	\$4,876,000	Coop	
21 E Twelfth St #10B	1-00570-1126	8-May-19	\$4,843,800	Condo	1,629
70 Charlton St #15E	1-00580-0011	3-Jun-19	\$4,840,688	Coop	
21 E Twelfth St #16A	1-00570-1140	29-May-19	\$4,829,702	Condo	
21 E Twelfth St #11B	1-00570-1129	24-Apr-19	\$4,825,848	Condo	1,629
21 E Twelfth St #12B	1-00570-1132	22-May-19	\$4,804,210	Condo	1,629
173 Macdougall St #3W	1-00553-1104	26-Jun-19	\$4,800,000	Condo	2,322
136 Baxter St #1A	1-00235-1001	27-Jun-19	\$4,800,000	Condo	3,437
136 Baxter St #2A	1-00235-1001	27-Jun-19	\$4,800,000	Condo	3,437
21 E Twelfth St #9B	1-00570-1123	22-Apr-19	\$4,782,960	Condo	1,629
20 Greene St #4A	1-00230-1207	18-Jun-19	\$4,750,000	Condo	2,827
1 Great Jones Aly #6B	1-00531-1411	25-Jun-19	\$4,675,000	Condo	
21 E Twelfth St #15A	1-00570-1137	17-May-19	\$4,618,483	Condo	
21 E Twelfth St #7B	1-00570-1115	12-Apr-19	\$4,581,135	Condo	
21 E Twelfth St #8B	1-00570-1119	17-Apr-19	\$4,516,285	Condo	1,629
28 E Tenth St #5K	1-00561-1144	3-Jun-19	\$4,450,000	Condo	2,227
21 E Twelfth St #12A	1-00570-1131	15-May-19	\$4,432,521	Condo	
21 E Twelfth St #11A	1-00570-1128	15-May-19	\$4,381,008	Condo	
40 Fifth Ave #14E	1-00574-0039	5-Apr-19	\$4,350,000	Coop	
21 E Twelfth St #10A	1-00570-1125	15-May-19	\$4,329,496	Condo	
21 E Twelfth St #9A	1-00570-1122	18-Apr-19	\$4,323,858	Condo	1,478
22 Wooster St #5C	1-00229-0020	20-Jun-19	\$4,300,000	Coop	
12 E Twelfth St #4S	1-00569-1007	20-Jun-19	\$4,200,000	Condo	2,750
21 E Twelfth St #8A	1-00570-1118	17-Apr-19	\$4,173,771	Condo	
345 W 13th St #5A	1-00629-1235	11-Apr-19	\$4,150,000	Condo	2,373
345 W 13th St #3E	1-00629-1224	27-Jun-19	\$4,150,000	Condo	2,358
150 W Twelfth St #4WES	1-00607-1460	19-Jun-19	\$4,125,000	Condo	1,465
21 E Twelfth St #7A	1-00570-1114	14-Jun-19	\$4,067,813	Condo	
652 Hudson St #3S	1-00628-0017	18-Jun-19	\$4,050,000	Coop	
108 Wooster St #6D	1-00500-0005	25-Jun-19	\$4,050,000	Coop	
345 W 13th St #2F	1-00629-1217	25-Jun-19	\$4,050,000	Condo	2,581
445 Lafayette St #8A	1-00544-1102	3-Apr-19	\$4,047,500	Coop	2,248



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