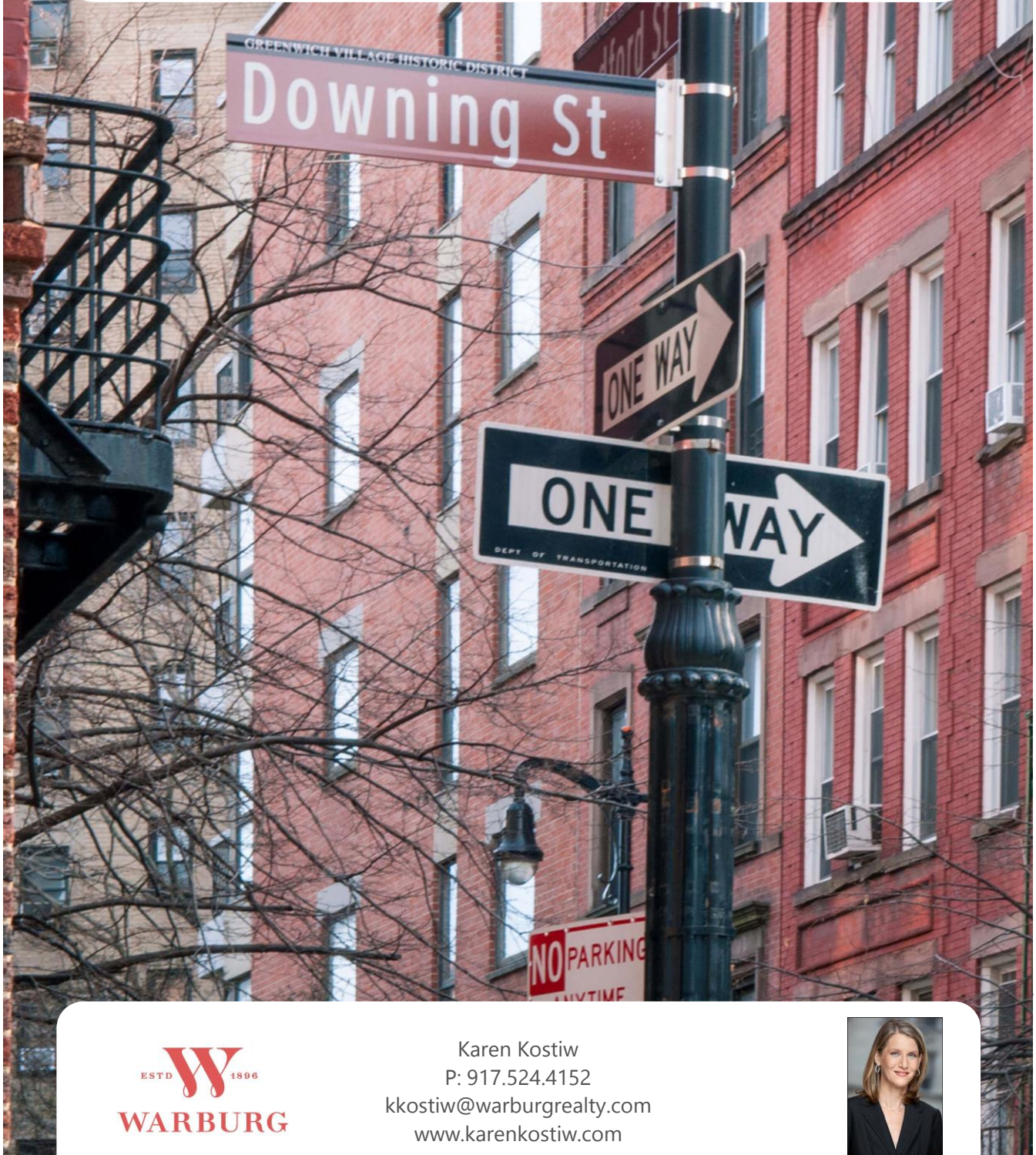


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

2nd Quarter 2019



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



Residential Market Report, 2nd Quarter 2019

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.75M

-33% YoY

NO. OF TRANSACTIONS

95

-6% YoY

MEDIAN PRICE/SQ.FT.

\$1,699

-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

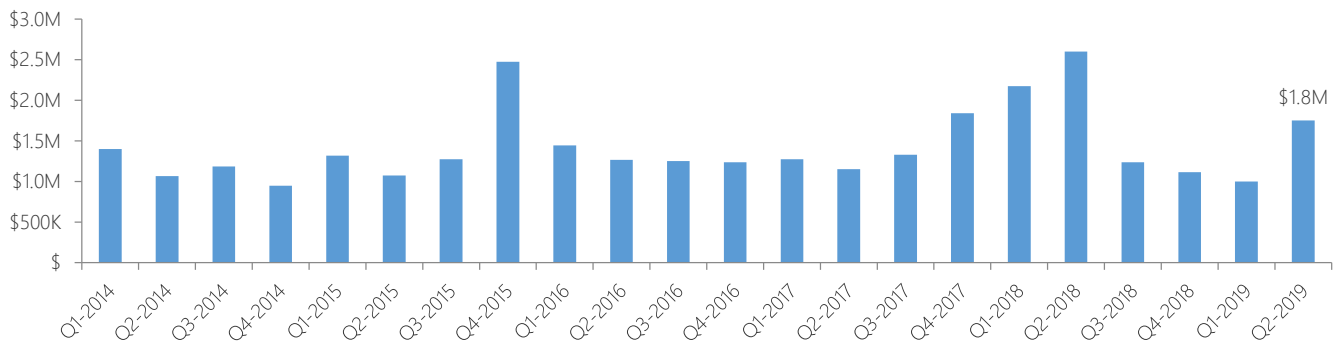
26% YoY

NEIGHBORHOOD BOUNDARIES

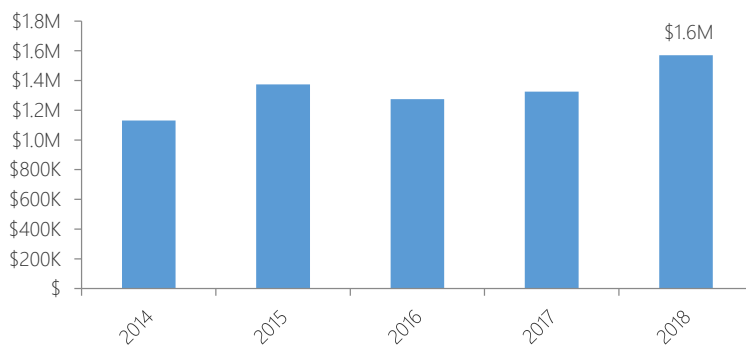


RESIDENTIAL STATS

Median Sale Price by Quarter

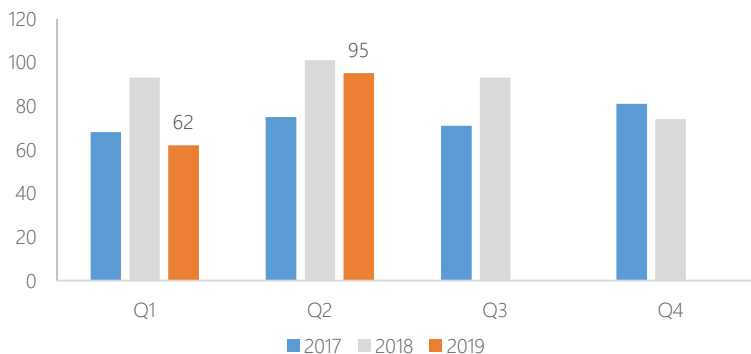


Median Sale Price by Year



Number of Transactions

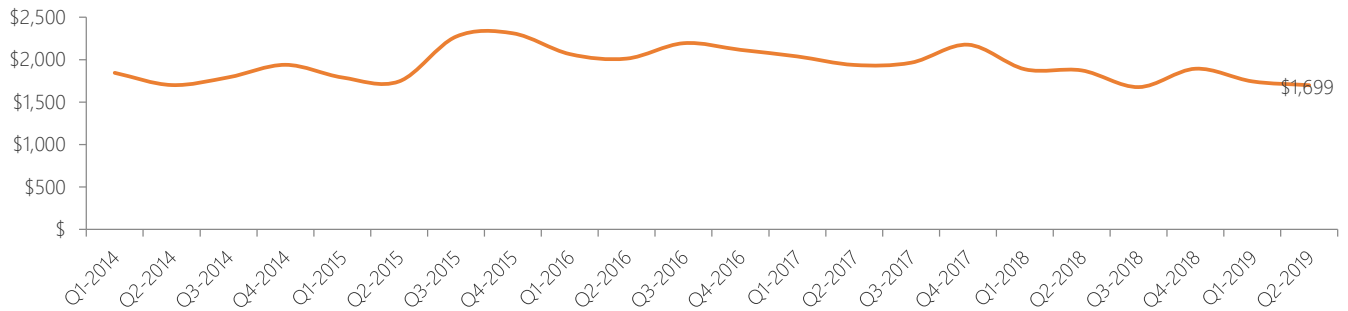
Quarter	2014	2015	2016	2017	2018	2019
Q1	77	70	96	68	93	62
Q2	88	84	73	75	101	95
Q3	91	101	80	71	93	
Q4	74	94	66	81	74	



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Median Sale Price per Square Foot

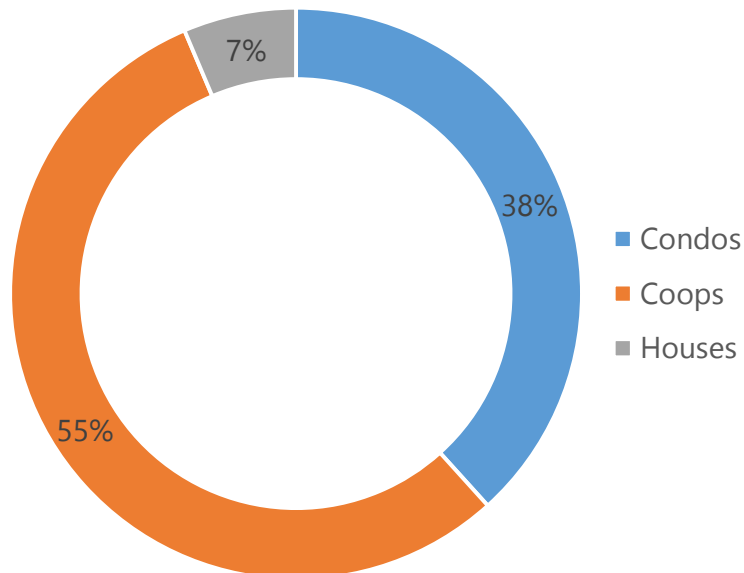


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,150,000	2%	\$2,056	-2%	36
Coops	\$861,440	-7%	\$1,447	-8%	52
Houses	\$8,450,000	27%	\$2,928	-25%	6

Number of Sales by Building Type



LIST OF 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
122 Greenwich Ave #PHA	1-00618-1430	24-May-19	\$15,500,000	Condo	5,695
150 Charles St #10B	1-00636-1281	5-Jun-19	\$12,992,500	Condo	3,396
121 Leroy St	1-00602-0077	27-Jun-19	\$11,291,873	House	
275 W Tenth St #11D	1-00631-1249	12-Jun-19	\$11,000,000	Condo	
275 W Tenth St #12A	1-00631-1252	14-May-19	\$9,877,025	Condo	
66 Charles St	1-00620-0064	8-Apr-19	\$9,750,000	House	2,880
208 W Eleventh St	1-00613-0049	4-Apr-19	\$8,900,000	House	3,040
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
150 Charles St #3AN	1-00636-1223	24-May-19	\$6,700,000	Condo	2,414
15 Commerce St	1-00587-0065	26-Jun-19	\$6,000,000	House	1,638
70 Charles St	1-00620-0062	26-Jun-19	\$4,950,000	House	2,984
122 Greenwich Ave #5	1-00618-1405	25-Jun-19	\$4,950,000	Condo	2,016
175 W Tenth St #2	1-00611-1003	27-Jun-19	\$4,887,600	Condo	
345 W 13th St #3E	1-00629-1224	27-Jun-19	\$4,150,000	Condo	2,358
345 W 13th St #5A	1-00629-1235	11-Apr-19	\$4,150,000	Condo	2,373
345 W 13th St #2F	1-00629-1217	25-Jun-19	\$4,050,000	Condo	2,581
652 Hudson St #3S	1-00628-0017	18-Jun-19	\$4,050,000	Coop	
400 W Twelfth St #3F	1-00640-1007	30-May-19	\$3,466,798	Condo	1,607
350 W 14th St #PHE	1-00629-1148	23-Apr-19	\$3,275,000	Condo	657
380 W Twelfth St #5A	1-00640-0012	25-Apr-19	\$3,075,000	Coop	2,000
622 Greenwich St #5C	1-00602-0030	18-Jun-19	\$3,075,000	Coop	2,300
1 Morton Sq #2EW	1-00602-1007	23-Apr-19	\$2,885,000	Condo	1,476
61 Jane St #9D	1-00626-0012	12-Apr-19	\$2,700,000	Coop	1,300
359 W Eleventh St #1B	1-00638-1102	10-Jun-19	\$2,475,000	Condo	2,044
1 Morton Sq #8CE	1-00602-1105	22-May-19	\$2,395,000	Condo	1,410
165 Charles St #RU6	1-00637-1470	2-Apr-19	\$2,335,000	Condo	1,060
708 Greenwich St #4D	1-00631-1002	7-May-19	\$2,200,000	Coop	1,250
14 Horatio St #14BC	1-00616-0011	20-May-19	\$2,150,000	Coop	1,300
300 W 14th St #201	1-00629-1303	11-Apr-19	\$2,150,000	Condo	1,830
702-718 Washington St #GA	1-00637-0066	12-Jun-19	\$2,040,000	Coop	
130 Barrow St #105	1-00604-1005	22-Apr-19	\$1,940,000	Condo	1,446
130 Barrow St #PH14	1-00604-1078	10-May-19	\$1,830,000	Condo	1,084
692 Greenwich St #3	1-00630-1003	12-Apr-19	\$1,825,000	Condo	1,563
22 Grove St #6BC	1-00588-0007	4-Apr-19	\$1,812,500	Coop	1,100
371-375 West St #4B	1-00603-0001	26-Apr-19	\$1,800,000	Coop	
421 Hudson St #220	1-00601-1021	2-Apr-19	\$1,750,000	Condo	1,290
688 Washington St #4C	1-00637-0030	21-May-19	\$1,700,000	Coop	
61 Jane St #18E	1-00626-0012	11-Jun-19	\$1,430,000	Coop	
111 Barrow St #5B	1-00603-0037	17-Jun-19	\$1,412,500	Coop	1,100
79 Perry St #2R	1-00622-0066	21-Jun-19	\$1,300,000	Coop	
78 Bedford St #2B	1-00587-1007	9-Apr-19	\$1,299,000	Condo	513
61 Jane St #18A	1-00626-0012	30-May-19	\$1,260,000	Coop	
61 Jane St #19J	1-00626-0012	2-May-19	\$1,257,000	Coop	
720 Greenwich St #4D	1-00632-0017	29-Apr-19	\$1,187,000	Coop	
150 Charles St #2CN	1-00636-1218	20-Jun-19	\$1,141,800	Condo	618
223 W Tenth St #B	1-00620-1124	24-Jun-19	\$1,043,706	Condo	426



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Address	BBL	Sale date	Sale price	Property type	Sqft
14 Horatio St #8D	1-00616-0011	24-Jun-19	\$1,040,000	Coop	
371-375 West St #2B	1-00603-0001	21-Jun-19	\$999,999	Coop	900
720-732 W Eleventh St #GB	1-00638-0019	31-May-19	\$999,000	Coop	
634-648 Washington St #2A	1-00604-0014	14-May-19	\$975,000	Coop	800
634-648 Washington St #3A	1-00604-0014	22-May-19	\$960,000	Coop	
822 Greenwich St #2A	1-00642-0057	29-May-19	\$950,000	Coop	
371-375 West St #5B	1-00603-0001	17-Jun-19	\$865,000	Coop	
167 Perry St #4A	1-00637-0081	28-May-19	\$865,000	Coop	598
71 Barrow St #2	1-00584-0059	11-Apr-19	\$861,440	Coop	
244 W Fourth St #3B	1-00620-0066	9-Apr-19	\$860,000	Coop	
84 Charles St #4	1-00620-0054	7-May-19	\$857,500	Coop	
822 Greenwich St #2D	1-00642-0057	3-Apr-19	\$851,000	Coop	
350 Bleecker St #LJ	1-00620-0019	11-Apr-19	\$825,000	Coop	650
225 W Tenth St #2B	1-00620-1110	17-Apr-19	\$820,000	Condo	500
442-462 Hudson St #B3	1-00584-1002	26-Jun-19	\$800,000	Coop	
12 Bank St #4	1-00614-0051	13-Jun-19	\$790,000	Coop	
442-462 Hudson St #M4	1-00584-1002	7-May-19	\$789,000	Coop	
45 Perry St #3	1-00613-0042	21-Jun-19	\$760,000	Coop	
242 W Fourth St #5B	1-00620-0067	17-May-19	\$750,000	Coop	
77 Perry St #3B	1-00622-0065	19-Jun-19	\$742,000	Coop	
167 Perry St #5A	1-00637-0081	1-Apr-19	\$737,000	Coop	
77 Perry St #5C	1-00622-0065	20-Jun-19	\$735,000	Coop	
350 Bleecker St #4C	1-00620-0019	28-Jun-19	\$730,000	Coop	
270 W Eleventh St #5E	1-00622-0041	17-Jun-19	\$725,000	Coop	650
344 W Twelfth St #4B	1-00640-0047	12-Jun-19	\$720,000	Coop	550
442-462 Hudson St #M6	1-00584-1002	10-Jun-19	\$715,000	Coop	
99 Bank St #4B	1-00624-0001	28-Jun-19	\$692,500	Coop	
77 Perry St #2D	1-00622-0065	7-May-19	\$645,000	Coop	400
92 Horatio St #5H	1-00642-0042	6-May-19	\$645,000	Coop	
82 Horatio St #4A	1-00642-0048	1-Apr-19	\$635,000	Coop	
14 Horatio St #9A	1-00616-0011	10-Jun-19	\$615,000	Coop	425
350 Bleecker St #1W	1-00620-0019	30-May-19	\$570,000	Coop	
12 Bank St #1	1-00614-0051	10-Jun-19	\$570,000	Coop	
20 Jane St #3D	1-00615-0067	26-Apr-19	\$440,000	Coop	280



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