

GREENWICH VILLAGE-LITTLE ITALY

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

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.3M

-21% YoY

NO. OF TRANSACTIONS

235

-27% YoY

MEDIAN PRICE/SQ.FT.

\$1,628

-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

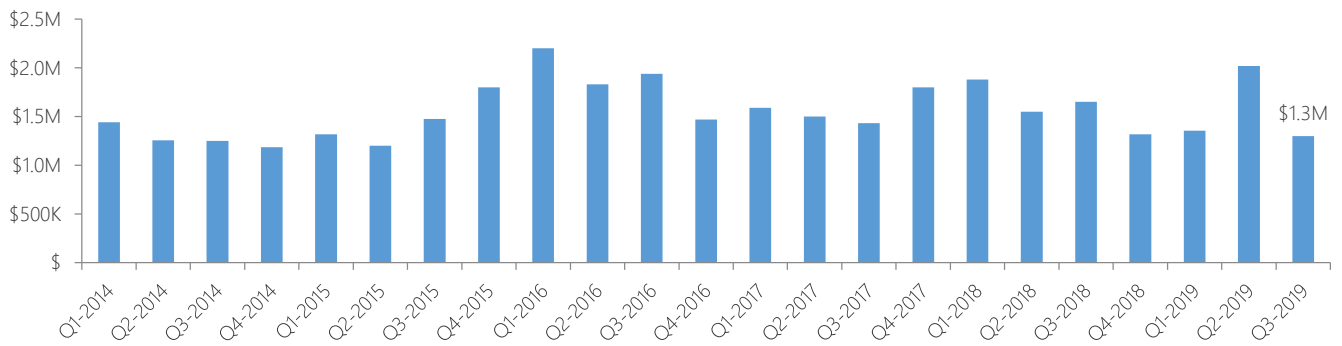


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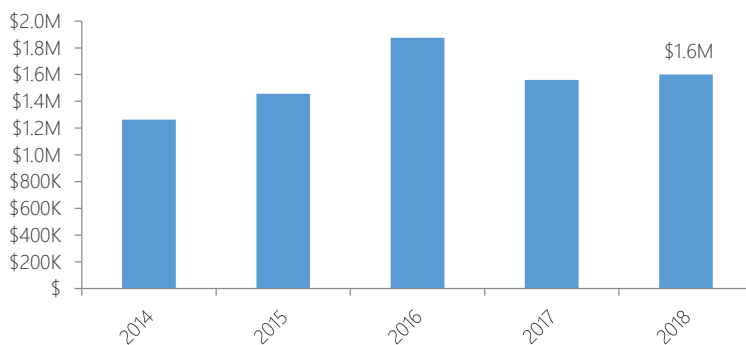


RESIDENTIAL STATS

Median Sale Price by Quarter

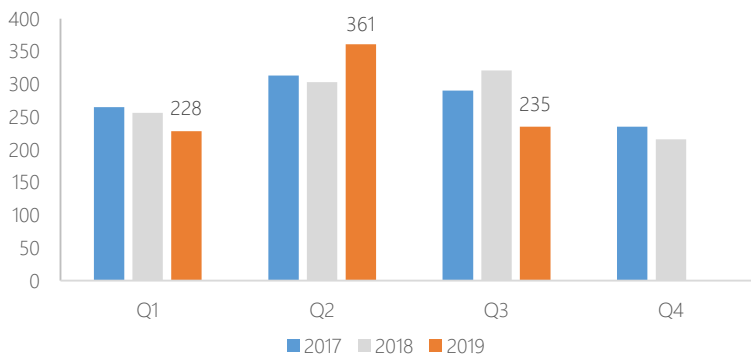


Median Sale Price by Year



Number of Transactions

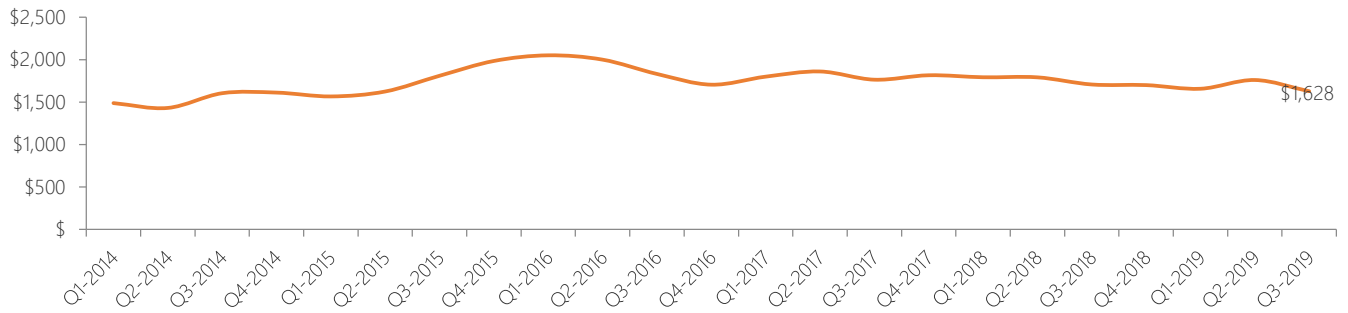
Quarter	2014	2015	2016	2017	2018	2019
Q1	258	252	367	265	256	228
Q2	303	284	349	313	303	361
Q3	343	337	342	290	321	235
Q4	265	321	260	235	216	



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Median Sale Price per Square Foot

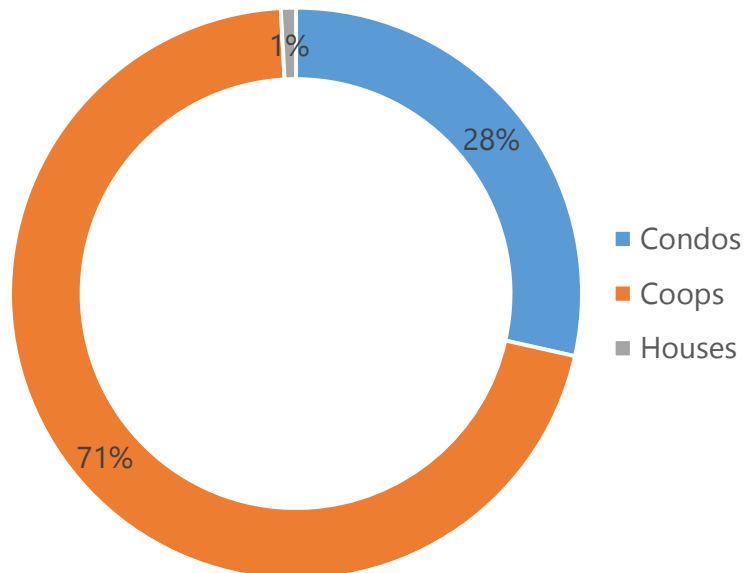


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,500,000	-36%	\$1,979	-1%	67
Coops	\$1,050,000	-5%	\$1,394	-2%	166
Houses	\$7,575,000	-63%	\$1,659	-55%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
141 W Eleventh St #141	1-00607-1305	5-Sep-19	\$19,995,000	Condo	7,357
21 E Twelfth St #PHA	1-00570-1153	27-Sep-19	\$15,001,496	Condo	
50-140 Sullivan St	1-00490-0027	13-Sep-19	\$12,250,000	House	4,607
240 Centre St #5H	1-00472-1002	1-Jul-19	\$10,500,000	Coop	6,600
150 Charles St #M8	1-00636-1209	13-Aug-19	\$10,300,000	Condo	3,959
29 E Tenth St #8	1-00562-1008	12-Sep-19	\$9,999,999	Condo	1,845
21 E Twelfth St #20A	1-00570-1150	21-Aug-19	\$8,721,028	Condo	2,679
21 E Twelfth St #19A	1-00570-1148	9-Jul-19	\$8,691,498	Condo	2,679
21 E Twelfth St #18A	1-00570-1146	24-Jul-19	\$8,589,329	Condo	
21 E Twelfth St #20B	1-00570-1151	29-Aug-19	\$8,284,412	Condo	
21 E Twelfth St #19B	1-00570-1149	11-Jul-19	\$8,083,945	Condo	2,496
21 E Twelfth St #18B	1-00570-1147	16-Jul-19	\$7,882,120	Condo	
211 Elizabeth St #2S	1-00493-1102	31-Jul-19	\$6,600,000	Condo	1,784
155 Perry St #7C	1-00637-1027	6-Aug-19	\$5,900,000	Condo	1,179
482 Greenwich St #6	1-00595-1306	8-Aug-19	\$5,500,000	Condo	2,488
21 E Twelfth St #17B	1-00570-1144	17-Jul-19	\$5,207,692	Condo	1,629
21 E Twelfth St #17A	1-00570-1143	17-Jul-19	\$4,796,677	Condo	1,478
31 W Twelfth St #7W	1-00576-0056	17-Jul-19	\$4,480,000	Coop	2,000
37 W Twelfth St #9J	1-00576-0025	20-Aug-19	\$4,460,000	Coop	2,400
21 E Twelfth St #6B	1-00570-1111	15-Jul-19	\$4,396,073	Condo	1,629
42-50 Wooster St #2NORE	1-00475-1324	26-Sep-19	\$4,300,000	Condo	2,614
38 Crosby St #5R	1-00473-1009	3-Sep-19	\$4,000,000	Condo	2,215
130 W Twelfth St #7C	1-00607-1224	25-Jul-19	\$4,000,000	Condo	1,437
115 Mercer St #3A	1-00499-1405	29-Aug-19	\$3,800,000	Condo	2,170
247 W Twelfth St #4B	1-00615-0086	31-Jul-19	\$3,800,000	Coop	2,024
303 Mercer St #B102	1-00548-0024	15-Jul-19	\$3,699,000	Coop	2,287
2 Horatio St #8HJ	1-00616-1002	23-Sep-19	\$3,678,000	Coop	
40 Fifth Ave #2B	1-00574-0039	27-Aug-19	\$3,525,000	Coop	
42 E Twelfth St #7	1-00563-1106	18-Sep-19	\$3,290,000	Condo	1,680
652 Broadway #3	1-00529-0005	30-Jul-19	\$3,275,000	Coop	3,500
51 Fifth Ave #12B	1-00569-0005	10-Sep-19	\$3,250,000	Coop	1,700
210 Bowery #3RDF	1-00492-1403	23-Sep-19	\$3,200,000	Condo	
1 Fifth Ave #1617H	1-00550-0022	19-Sep-19	\$3,200,000	Coop	
39 E Twelfth St #PH805	1-00564-0026	12-Aug-19	\$3,180,000	Coop	
30 Crosby St #M2	1-00473-1102	17-Jul-19	\$3,000,000	Condo	3,009
31 E Twelfth St #6D	1-00564-0001	29-Aug-19	\$2,985,000	Coop	1,772
88 Prince St #9CD	1-00498-0007	26-Jul-19	\$2,951,500	Coop	
45 Crosby St #2N	1-00482-0003	10-Sep-19	\$2,925,000	Coop	2,100
370 W Eleventh St	1-00637-0055	24-Jul-19	\$2,900,000	House	4,400
160 Leroy St #7AS	1-00601-1323	16-Aug-19	\$2,800,000	Condo	
129 Lafayette St #2C	1-00208-1004	15-Aug-19	\$2,750,000	Condo	2,017
12 Wooster St #2	1-00229-0012	12-Jul-19	\$2,750,000	Coop	2,400
311 W Broadway #3G	1-00228-1211	9-Sep-19	\$2,635,000	Condo	1,221
255 Hudson St #10E	1-00594-1759	17-Sep-19	\$2,615,000	Condo	1,874
304 Spring St #4E	1-00594-1607	16-Sep-19	\$2,600,000	Condo	1,460
1 Sheridan Sq #PHN	1-00592-1043	26-Aug-19	\$2,569,000	Condo	800
160 W Twelfth St #25	1-00607-1401	19-Sep-19	\$2,500,000	Condo	910
141 Wooster St #6C	1-00515-0031	9-Aug-19	\$2,500,000	Coop	
130 Jane St #3J	1-00641-0010	1-Aug-19	\$2,445,000	Coop	1,300
140-144 Thompson St #2E	1-00516-0007	18-Jul-19	\$2,400,000	Coop	



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40 Fifth Ave #10D	1-00574-0039	26-Sep-19	\$2,360,000	Coop	
111 W Twelfth St #5R	1-00608-0039	19-Aug-19	\$2,325,000	Coop	1,450
330 Spring St #2A	1-00595-1403	15-Aug-19	\$2,300,000	Condo	1,721
1 Morton Sq #14AE	1-00602-1122	23-Jul-19	\$2,150,000	Condo	813
44 E Twelfth St #10C	1-00563-1035	1-Aug-19	\$2,150,000	Condo	1,103
25 Minetta Ln #3AB	1-00542-0011	23-Aug-19	\$2,100,000	Coop	1,300
211 Elizabeth St #5E	1-00493-1111	27-Aug-19	\$2,100,000	Condo	751
130 Jane St #6B	1-00641-0010	12-Sep-19	\$2,100,000	Coop	
93 Greene St #5E	1-00500-1124	12-Sep-19	\$2,090,000	Condo	1,201
210 Lafayette St #3D	1-00482-1111	5-Aug-19	\$2,067,500	Condo	1,215
30 Fifth Ave #14F	1-00573-0039	24-Jul-19	\$2,025,000	Coop	1,150
25 Fifth Ave #2F	1-00567-1014	29-Jul-19	\$2,019,850	Condo	988
118 Mercer St #4M	1-00498-0015	12-Sep-19	\$2,000,000	Coop	
477 Broome St #44	1-00475-1202	5-Aug-19	\$1,995,000	Coop	1,165
38-50 W Ninth St #6	1-00572-0017	25-Sep-19	\$1,995,000	Coop	
302 W Twelfth St #3B	1-00624-1116	8-Aug-19	\$1,975,000	Condo	715
100 W Twelfth St #4K	1-00607-0038	6-Sep-19	\$1,950,000	Coop	1,150
37 B Crosby St #5	1-00473-0130	24-Sep-19	\$1,925,000	Coop	1,200
11 Fifth Ave #15H	1-00566-0001	10-Jul-19	\$1,900,000	Coop	1,000
255 Hudson St #4B	1-00594-1716	27-Sep-19	\$1,875,000	Condo	1,407
175 W 13th St #20A	1-00609-0001	13-Sep-19	\$1,850,000	Coop	
708 Greenwich St #NO2	1-00631-1002	14-Aug-19	\$1,850,000	Coop	
67 E Eleventh St #305	1-00563-0037	30-Aug-19	\$1,800,000	Coop	1,000
15 Charles St #7C	1-00612-1347	12-Sep-19	\$1,750,000	Condo	819
299 W Twelfth St #4J	1-00625-1043	27-Aug-19	\$1,700,000	Condo	825
40 E Ninth St #12A	1-00560-1103	20-Aug-19	\$1,650,000	Coop	
66 Crosby St #6C	1-00483-0013	24-Sep-19	\$1,625,000	Coop	
175 W Twelfth St #19B	1-00608-1212	18-Sep-19	\$1,610,000	Condo	989
21 Bleecker St #3W	1-00529-0052	1-Jul-19	\$1,600,000	Coop	
41 Fifth Ave #16A	1-00568-0006	8-Aug-19	\$1,600,000	Coop	
30 E Ninth St #3	1-00560-1003	30-Jul-19	\$1,600,000	Coop	
140 Charles St #10D	1-00631-1134	4-Sep-19	\$1,590,000	Condo	713
11 Fifth Ave #3E	1-00566-0001	30-Jul-19	\$1,585,000	Coop	950
256 W Tenth St #1B	1-00630-0043	19-Aug-19	\$1,585,000	Coop	1,100
185 W Houston St #4AB	1-00520-0029	24-Jul-19	\$1,575,000	Coop	
60 Greene St #2B	1-00485-1104	30-Jul-19	\$1,568,000	Condo	1,010
39 Fifth Ave #6C	1-00568-0004	10-Jul-19	\$1,565,000	Coop	
373 Bleecker St #4B	1-00621-0035	27-Sep-19	\$1,540,000	Coop	
175 W Twelfth St #16G	1-00608-1185	8-Jul-19	\$1,510,000	Condo	877
204 W Houston St #1C	1-00528-0008	15-Jul-19	\$1,500,000	Coop	1,500
42 King St #PARLO	1-00519-0018	17-Jul-19	\$1,500,000	Coop	
2 Fifth Ave #4O	1-00551-0001	27-Aug-19	\$1,500,000	Coop	1,000
130 Barrow St #311	1-00604-1037	26-Sep-19	\$1,500,000	Condo	840
67 E Eleventh St #706	1-00563-0037	11-Sep-19	\$1,490,000	Coop	700
164 Bank St #4B	1-00638-1010	18-Jul-19	\$1,487,400	Condo	683
70 E Tenth St #10G	1-00555-0001	18-Jul-19	\$1,485,000	Coop	1,100
2 Horatio St #RES1	1-00616-1002	17-Sep-19	\$1,465,000	Coop	1,250
37 Clarkson St #711	1-00601-1136	15-Jul-19	\$1,455,000	Condo	890
11 Fifth Ave #10E	1-00566-0001	31-Jul-19	\$1,450,000	Coop	
100 Bank St #4D	1-00634-0023	17-Sep-19	\$1,450,000	Coop	



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