

GREENWICH VILLAGE-LITTLE ITALY

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

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.42M

7% YoY

NO. OF TRANSACTIONS

221

2% YoY

MEDIAN PRICE/SQ.FT.

\$1,631

-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

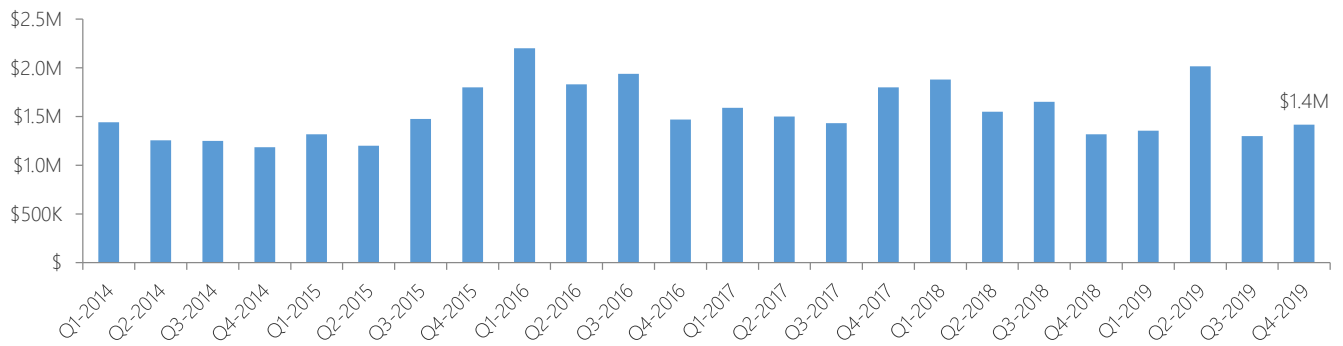


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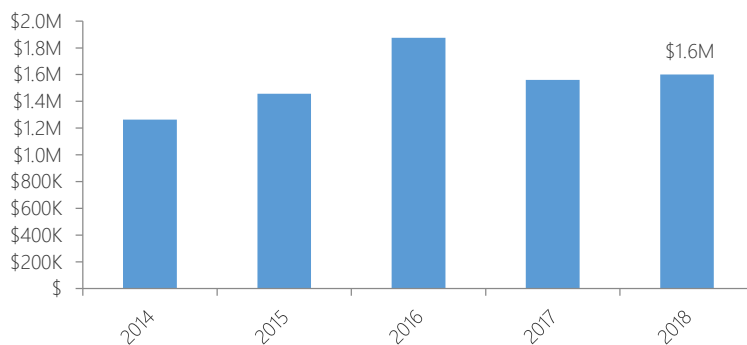


RESIDENTIAL STATS

Median Sale Price by Quarter

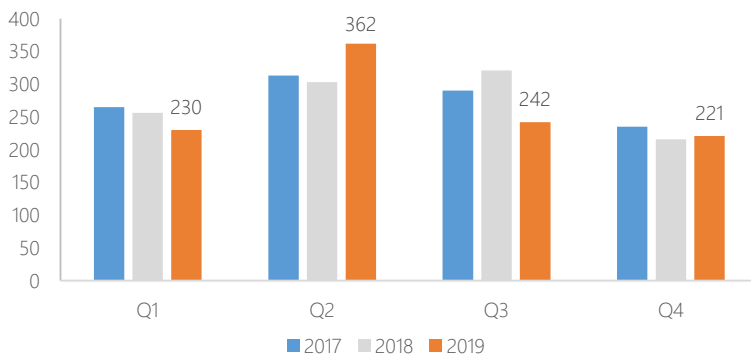


Median Sale Price by Year



Number of Transactions

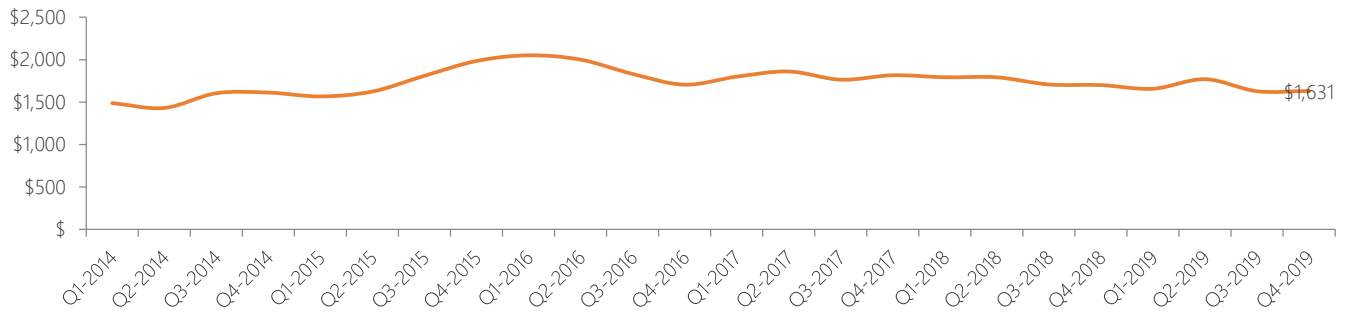
Quarter	2014	2015	2016	2017	2018	2019
Q1	258	252	367	265	256	230
Q2	303	284	349	313	303	362
Q3	343	337	342	290	321	242
Q4	265	321	260	235	216	221



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Median Sale Price per Square Foot

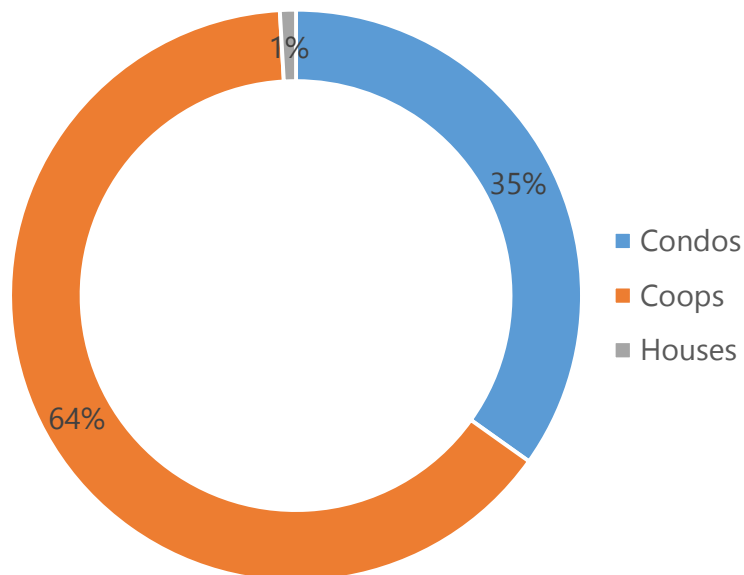


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,265,606	-20%	\$1,874	-5%	77
Coops	\$999,495	11%	\$1,269	-10%	142
Houses	\$9,675,000	38%	\$2,797	16%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #8A	1-00607-1370	18-Dec-19	\$18,800,000	Condo	3,965
21 E Twelfth St #PHC	1-00570-1152	7-Oct-19	\$17,281,288	Condo	
21 E Twelfth St #PHB	1-00570-1154	11-Oct-19	\$16,842,943	Condo	
8 Perry St	1-00612-0053	18-Oct-19	\$12,600,000	House	4,214
150 Charles St #M5	1-00636-1206	4-Dec-19	\$11,500,000	Condo	4,903
63 Greene St #PHA	1-00486-1222	19-Dec-19	\$9,450,000	Condo	3,597
345 W 13th St #6D	1-00629-1245	4-Dec-19	\$8,500,000	Condo	3,599
30 Crosby St #M1	1-00473-1101	17-Oct-19	\$7,750,000	Condo	3,523
160 Leroy St #11AN	1-00601-1344	10-Oct-19	\$7,150,000	Condo	
95 Barrow St	1-00603-0061	15-Oct-19	\$6,750,000	House	2,592
150 Charles St #5CN	1-00636-1255	1-Nov-19	\$6,750,000	Condo	2,241
99 Jane St #7C	1-00642-1167	16-Dec-19	\$6,210,000	Condo	2,114
63 Greene St #PHC	1-00486-1224	20-Nov-19	\$6,100,000	Condo	2,178
115 Spring St #2	1-00499-1102	23-Dec-19	\$6,000,000	Coop	3,000
21 Astor Pl #10C	1-00545-1323	21-Nov-19	\$5,500,000	Condo	2,914
719 Greenwich St #4S	1-00632-0039	19-Nov-19	\$5,498,000	Coop	2,500
554 Broome St #R6	1-00491-1006	29-Oct-19	\$4,999,900	Condo	2,870
28 E Tenth St #9A	1-00561-1172	2-Dec-19	\$4,950,000	Condo	2,272
112 Greene St #3	1-00499-0011	31-Oct-19	\$4,750,000	Coop	2,700
1 Great Jones Aly #2B	1-00531-1403	16-Oct-19	\$4,700,000	Condo	
173 Perry St #11N	1-00637-1322	11-Oct-19	\$4,600,000	Condo	1,853
2 Horatio St #3LMN	1-00616-1002	4-Oct-19	\$4,550,000	Coop	
166 Perry St #1D	1-00637-1704	24-Dec-19	\$4,460,000	Condo	2,989
34 Greene St #3N	1-00230-1504	5-Dec-19	\$4,400,000	Condo	2,051
1 Leroy St #2B	1-00586-1001	5-Dec-19	\$4,300,000	Condo	1,966
11 Fifth Ave #9DC	1-00566-0001	23-Dec-19	\$3,900,000	Coop	
51 Fifth Ave #11C	1-00569-0005	3-Dec-19	\$3,900,000	Coop	1,200
133 Wooster St #4F	1-00515-0037	12-Nov-19	\$3,825,000	Coop	
30-34 W 13th St #2C	1-00576-0022	11-Oct-19	\$3,750,000	Coop	
75 Kenmare St #5F	1-00480-1333	26-Nov-19	\$3,452,022	Condo	
75 Kenmare St #3F	1-00480-1318	27-Dec-19	\$3,414,839	Condo	
275 W Tenth St #7D	1-00631-1230	20-Nov-19	\$3,400,000	Condo	
166 Perry St #5C	1-00637-1716	30-Dec-19	\$3,335,000	Condo	1,504
210 Bowery #2NDF	1-00492-1402	7-Nov-19	\$3,200,000	Condo	
152 Wooster St #3A	1-00514-0010	30-Dec-19	\$3,200,000	Coop	
225 Lafayette St #5D	1-00481-1111	26-Nov-19	\$3,050,000	Condo	2,032
178 Prince St #2	1-00503-0020	10-Oct-19	\$2,950,000	Coop	
84 Mercer St #5A	1-00484-0001	23-Oct-19	\$2,930,000	Coop	
445 Lafayette St #11C	1-00544-1102	10-Oct-19	\$2,911,000	Coop	
135 W Fourth St #1W	1-00552-1201	3-Oct-19	\$2,900,000	Condo	1,878
37 Clarkson St #609	1-00601-1109	3-Dec-19	\$2,900,000	Condo	1,290
88 Prince St #4C	1-00498-0007	6-Dec-19	\$2,900,000	Coop	
199 Mott St #3A	1-00480-1204	10-Oct-19	\$2,825,000	Condo	1,229
70 E Tenth St #14L	1-00555-0001	15-Oct-19	\$2,800,000	Coop	1,500
77 Bleecker St #1007	1-00532-0020	16-Oct-19	\$2,800,000	Coop	
28 E Tenth St #11D	1-00561-1192	13-Dec-19	\$2,740,000	Condo	1,093
345 W Broadway #2	1-00475-0005	10-Oct-19	\$2,730,000	Coop	
105-113 Wooster St #4D	1-00501-1005	5-Nov-19	\$2,688,000	Condo	2,107
31 Jane St #15GH	1-00616-0001	7-Oct-19	\$2,665,000	Coop	
199 Mott St #5B	1-00480-1209	30-Oct-19	\$2,600,000	Condo	1,225



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Address	BBL	Sale date	Sale price	Property type	Sqft
32 Morton St #5A	1-00583-0029	20-Nov-19	\$2,600,000	Coop	
66 Crosby St #6G	1-00483-0013	12-Nov-19	\$2,600,000	Coop	1,200
161 Grand St #3B	1-00234-1006	1-Oct-19	\$2,575,000	Condo	1,831
160 W Eleventh St #PH	1-00606-1002	21-Oct-19	\$2,525,000	Condo	3,785
14 W 14th St #10B	1-00577-1331	23-Dec-19	\$2,400,000	Condo	1,382
82 University Pl #6A	1-00569-1406	22-Nov-19	\$2,385,000	Condo	1,265
668 Washington St #2A	1-00636-0060	26-Dec-19	\$2,363,000	Coop	1,800
129 Lafayette St #3B	1-00208-1006	2-Dec-19	\$2,350,000	Condo	1,212
75 Bank St #1CDE	1-00624-1302	30-Oct-19	\$2,300,000	Coop	1,700
21 E Twelfth St #4C	1-00570-1105	11-Oct-19	\$2,265,606	Condo	
90 Prince St #8A	1-00498-1014	25-Oct-19	\$2,250,000	Condo	1,213
505 Greenwich St #7B	1-00594-1329	14-Nov-19	\$2,238,888	Condo	1,279
35 Bethune St #1D	1-00635-1004	20-Dec-19	\$2,200,000	Condo	1,856
28 E Tenth St #6F	1-00561-1148	18-Nov-19	\$2,121,913	Condo	1,138
300 W 14th St #303	1-00629-1309	6-Dec-19	\$2,100,000	Condo	1,948
37 W Twelfth St #7G	1-00576-0025	18-Dec-19	\$2,000,000	Coop	
45 W Tenth St #8EF	1-00574-0067	16-Oct-19	\$1,999,000	Coop	
79 W Twelfth St #9D	1-00576-0001	2-Oct-19	\$1,995,000	Coop	
40-50 E Tenth St #3K	1-00561-0014	24-Oct-19	\$1,995,000	Coop	1,250
61 W Ninth St #4A	1-00573-0075	11-Dec-19	\$1,995,000	Coop	
15 W Eleventh St #9B	1-00575-0057	11-Dec-19	\$1,950,000	Coop	
37 Clarkson St #710	1-00601-1135	3-Oct-19	\$1,950,000	Condo	912
240 Centre St #2N	1-00472-1002	19-Nov-19	\$1,940,000	Coop	1,000
130 Barrow St #PH7	1-00604-1071	27-Nov-19	\$1,937,500	Condo	1,034
30 Fifth Ave #12D	1-00573-0039	7-Nov-19	\$1,931,500	Coop	1,150
505 Greenwich St #1D	1-00594-1305	18-Oct-19	\$1,910,000	Condo	1,240
70 E Tenth St #18V	1-00555-0001	4-Oct-19	\$1,890,900	Coop	1,600
708 Greenwich St #6A	1-00631-1002	5-Dec-19	\$1,850,000	Coop	
25 Fifth Ave #3E	1-00567-1020	19-Dec-19	\$1,850,000	Condo	790
720-732 W Eleventh St #4A	1-00638-0019	23-Dec-19	\$1,810,000	Coop	
92 Horatio St #2CDE	1-00642-0042	5-Dec-19	\$1,800,000	Coop	
111 Barrow St #7E	1-00603-0037	11-Oct-19	\$1,800,000	Coop	
45 Christopher St #6A	1-00610-1041	21-Oct-19	\$1,800,000	Condo	926
79-81 W Washington Plce #2R	1-00552-0068	21-Nov-19	\$1,795,000	Coop	
21 Astor Pl #2H	1-00545-1347	23-Oct-19	\$1,790,000	Condo	1,307
299 W Twelfth St #3G	1-00625-1030	19-Dec-19	\$1,775,000	Condo	852
28 E Tenth St #PHG	1-00561-1208	5-Dec-19	\$1,768,719	Condo	639
2 Fifth Ave #10C	1-00551-0001	13-Nov-19	\$1,755,038	Coop	
126 W Eleventh St #64	1-00606-0047	31-Oct-19	\$1,750,000	Coop	1,000
75 Kenmare St #3B	1-00480-1314	20-Dec-19	\$1,740,741	Condo	
61 W Ninth St #7C	1-00573-0075	5-Dec-19	\$1,730,000	Coop	
35 E Tenth St #4BC	1-00562-0040	11-Oct-19	\$1,712,500	Coop	
55 E Ninth St #1HJ	1-00561-0037	4-Oct-19	\$1,700,000	Coop	1,225
9 Jones St #5	1-00590-0077	16-Oct-19	\$1,700,000	Coop	
70 E Tenth St #7M	1-00555-0001	6-Nov-19	\$1,640,000	Coop	
10 E 14th St #1	1-00571-1502	24-Oct-19	\$1,635,040	Condo	2,131
199 Prince St #15	1-00518-1015	3-Dec-19	\$1,600,000	Condo	640
111 Barrow St #6B	1-00603-0037	6-Nov-19	\$1,600,000	Coop	1,250
75 Kenmare St #3C	1-00480-1315	6-Dec-19	\$1,600,000	Condo	
692-694 Broadway #824	1-00531-1058	26-Nov-19	\$1,575,000	Condo	1,101



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