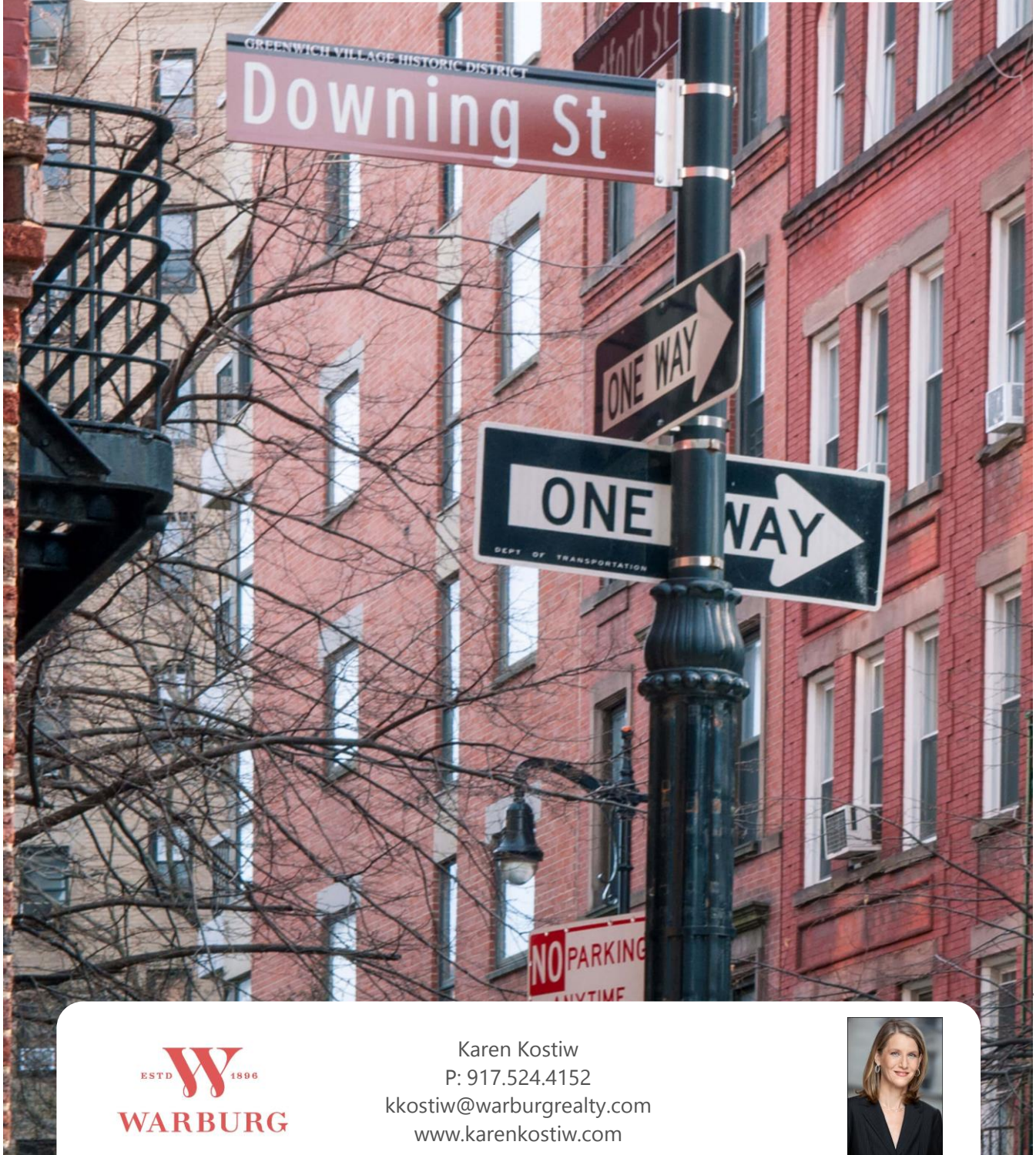


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.44M

29% YoY

NO. OF TRANSACTIONS

68

-8% YoY

MEDIAN PRICE/SQ.FT.

\$1,728

-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

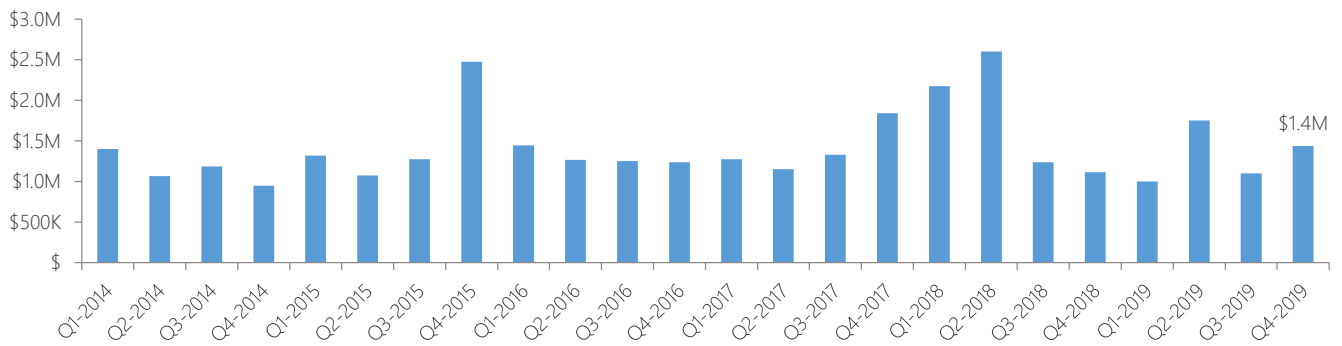
-1% YoY

NEIGHBORHOOD BOUNDARIES

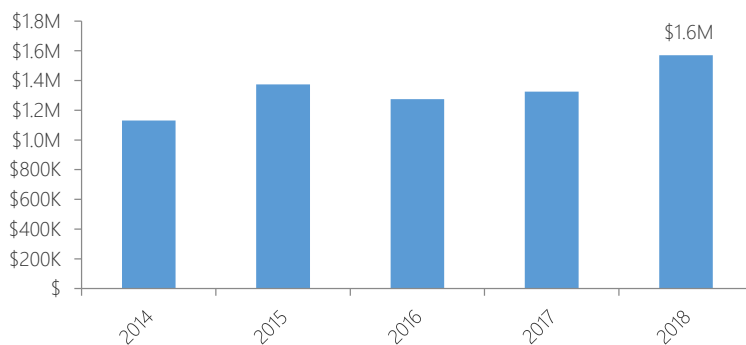


RESIDENTIAL STATS

Median Sale Price by Quarter

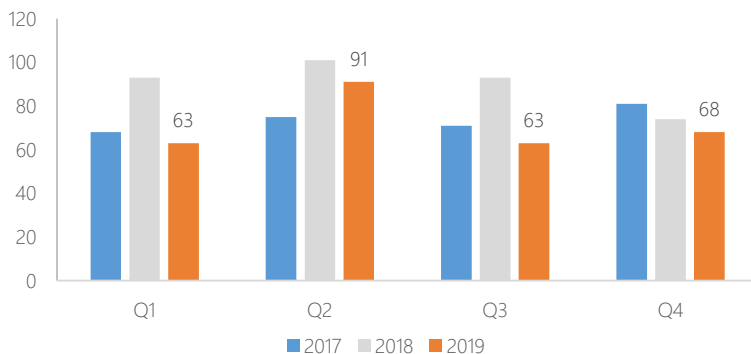


Median Sale Price by Year



Number of Transactions

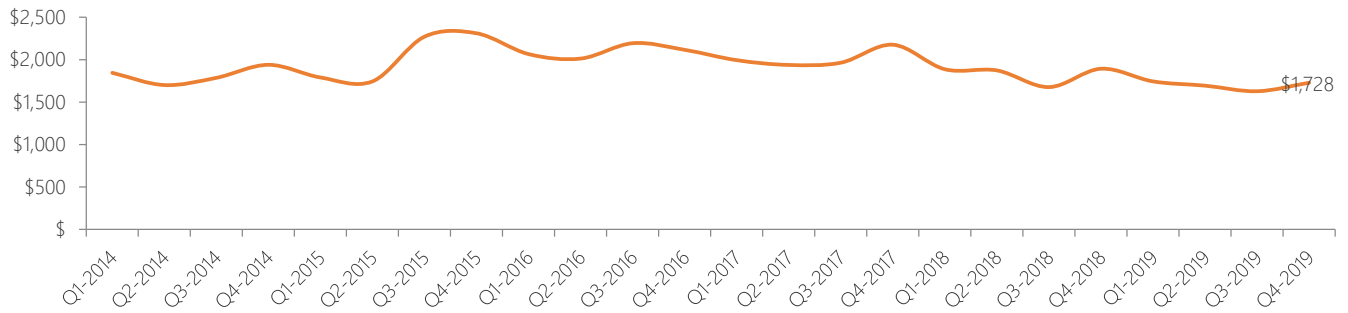
Quarter	2014	2015	2016	2017	2018	2019
Q1	77	70	96	68	93	63
Q2	88	84	73	75	101	91
Q3	91	101	80	71	93	63
Q4	74	94	66	81	74	68



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Median Sale Price per Square Foot

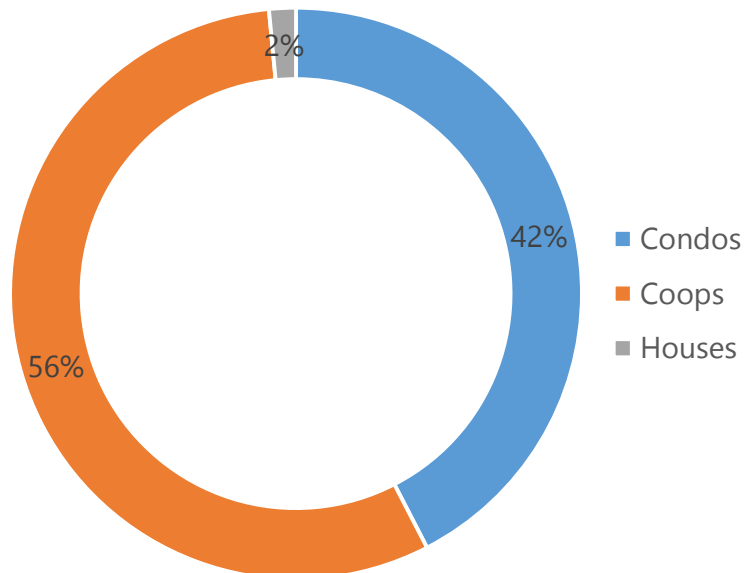


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,100,000	-44%	\$2,111	1%	28
Coops	\$1,049,995	33%	\$1,313	-16%	37
Houses	\$6,750,000	-4%	\$2,604	0%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #M5	1-00636-1206	4-Dec-19	\$11,500,000	Condo	4,903
345 W 13th St #6D	1-00629-1245	4-Dec-19	\$8,500,000	Condo	3,599
160 Leroy St #11AN	1-00601-1344	10-Oct-19	\$7,150,000	Condo	
150 Charles St #5CN	1-00636-1255	1-Nov-19	\$6,750,000	Condo	2,241
95 Barrow St	1-00603-0061	15-Oct-19	\$6,750,000	House	2,592
99 Jane St #7C	1-00642-1167	16-Dec-19	\$6,210,000	Condo	2,114
719 Greenwich St #4S	1-00632-0039	19-Nov-19	\$5,498,000	Coop	2,500
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
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
37 Clarkson St #609	1-00601-1109	3-Dec-19	\$2,900,000	Condo	1,290
31 Jane St #15GH	1-00616-0001	7-Oct-19	\$2,665,000	Coop	
32 Morton St #5A	1-00583-0029	20-Nov-19	\$2,600,000	Coop	
668 Washington St #2A	1-00636-0060	26-Dec-19	\$2,363,000	Coop	1,800
75 Bank St #1CDE	1-00624-1302	30-Oct-19	\$2,300,000	Coop	1,700
35 Bethune St #1D	1-00635-1004	20-Dec-19	\$2,200,000	Condo	1,856
300 W 14th St #303	1-00629-1309	6-Dec-19	\$2,100,000	Condo	1,948
37 Clarkson St #710	1-00601-1135	3-Oct-19	\$1,950,000	Condo	912
130 Barrow St #PH7	1-00604-1071	27-Nov-19	\$1,937,500	Condo	1,034
708 Greenwich St #6A	1-00631-1002	5-Dec-19	\$1,850,000	Coop	
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	
299 W Twelfth St #3G	1-00625-1030	19-Dec-19	\$1,775,000	Condo	852
111 Barrow St #6B	1-00603-0037	6-Nov-19	\$1,600,000	Coop	1,250
366 W Eleventh St #10A	1-00637-1162	4-Oct-19	\$1,565,000	Condo	569
61 Jane St #10L	1-00626-0012	23-Oct-19	\$1,538,916	Coop	
2 Horatio St #RES1	1-00616-1002	3-Oct-19	\$1,460,000	Coop	1,250
140 Charles St #9E	1-00631-1131	6-Nov-19	\$1,416,000	Condo	718
27 Commerce St #784C	1-00587-1014	23-Oct-19	\$1,350,000	Condo	521
222 W 14th St #8F	1-00618-1085	5-Dec-19	\$1,350,000	Condo	743
222 W 14th St #7B	1-00618-1072	30-Oct-19	\$1,275,000	Condo	872
130 Barrow St #404	1-00604-1049	18-Nov-19	\$1,250,000	Condo	763
75 Bank St #RESD	1-00624-1302	19-Dec-19	\$1,235,000	Coop	
2 Horatio St #15P	1-00616-1002	4-Oct-19	\$1,160,494	Coop	
85 Bedford St #5	1-00585-0029	14-Nov-19	\$1,150,000	Coop	
260 W Tenth St #5W	1-00630-0038	4-Oct-19	\$1,115,000	Coop	
275 W Tenth St #MD	1-00631-1207	20-Nov-19	\$1,100,000	Condo	
130 Jane St #4K	1-00641-0010	8-Oct-19	\$1,100,000	Coop	800
225 W Tenth St #2A	1-00620-1109	8-Nov-19	\$1,050,000	Condo	473
720-732 W Eleventh St #5A	1-00638-0019	14-Nov-19	\$999,990	Coop	
84 Charles St #6	1-00620-0054	2-Dec-19	\$975,000	Coop	600
371-375 West St #3B	1-00603-0001	9-Dec-19	\$955,000	Coop	800
720 Greenwich St #1R	1-00632-0017	8-Oct-19	\$920,000	Coop	725
442-462 Hudson St #2B	1-00584-1002	17-Oct-19	\$765,000	Coop	650
61 Horatio St #2C	1-00643-0059	4-Nov-19	\$740,000	Coop	
222 W 14th St #10D	1-00618-1099	13-Dec-19	\$707,500	Condo	432
270 W Eleventh St #3G	1-00622-0041	19-Nov-19	\$700,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
270 W Eleventh St #2H	1-00622-0041	4-Dec-19	\$700,000	Coop	
31 Jane St #4A	1-00616-0001	12-Nov-19	\$679,000	Coop	
14 Horatio St #8A	1-00616-0011	5-Dec-19	\$640,000	Coop	425
41 Perry St #3A	1-00613-0040	25-Nov-19	\$620,000	Coop	
5 Weehawken St #1A	1-00636-1111	18-Oct-19	\$611,500	Condo	404
442-462 Hudson St #1MK	1-00584-1002	7-Oct-19	\$599,000	Coop	
135 Perry St #3	1-00633-0030	26-Nov-19	\$580,000	Coop	
92 Horatio St #2N	1-00642-0042	24-Oct-19	\$580,000	Coop	
350 Bleecker St #2A	1-00620-0019	20-Dec-19	\$560,000	Coop	
731 Greenwich St #J38	1-00632-0045	18-Dec-19	\$510,000	Coop	
56 Jane St #4G	1-00625-0026	31-Oct-19	\$479,241	Coop	
354 W Twelfth St #3D	1-00640-0044	3-Oct-19	\$470,000	Coop	



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