

GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Greenwich Village, Manhattan

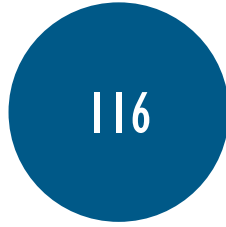
SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



9% YoY

MEDIAN PRICE/SQ.FT.



1% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

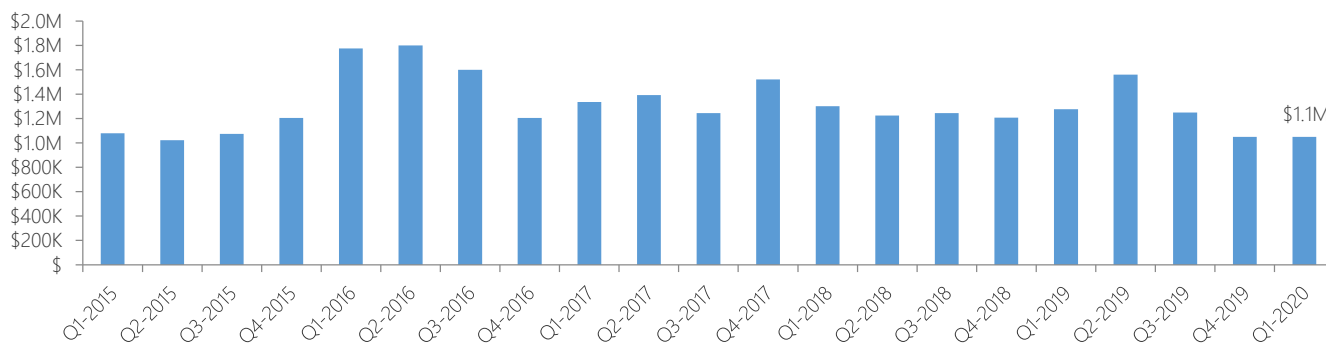


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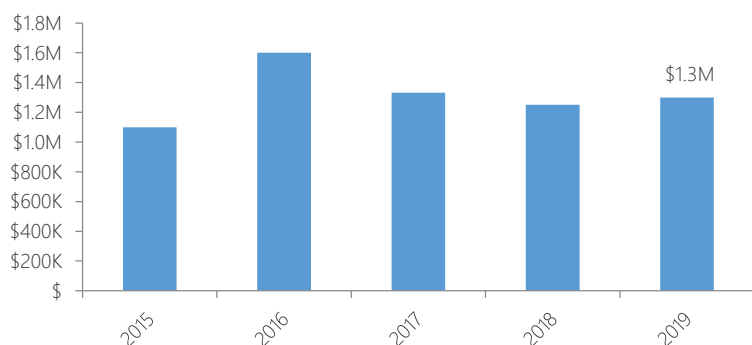


RESIDENTIAL STATS

Median Sale Price by Quarter

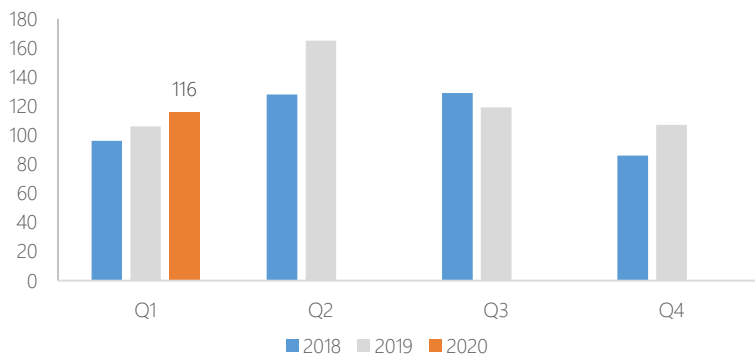


Median Sale Price by Year



Number of Transactions

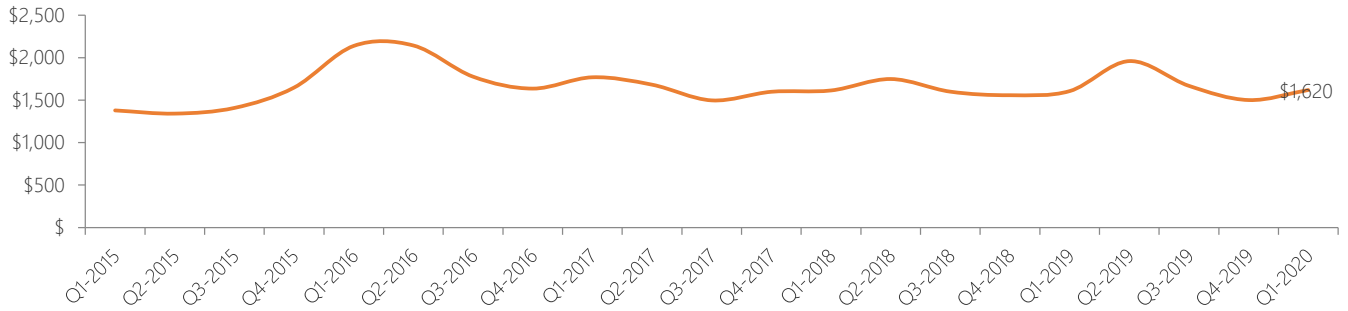
Quarter	2015	2016	2017	2018	2019	2020
Q1	121	176	113	96	106	116
Q2	134	191	150	128	165	
Q3	147	177	130	129	119	
Q4	153	139	92	86	107	



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Median Sale Price per Square Foot

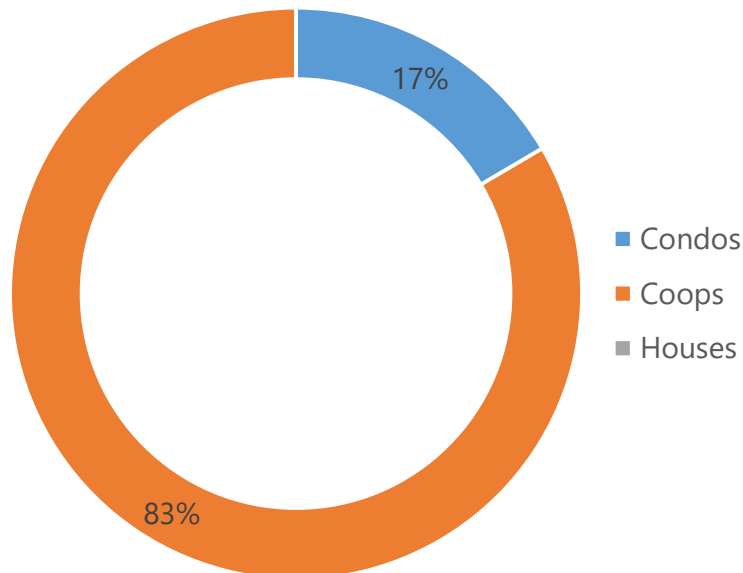


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,350,000	36%	\$2,018	-14%	19
Coops	\$949,000	-18%	\$1,300	-13%	96
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #9A	1-00607-1374	12-Feb-20	\$16,300,000	Condo	3,951
160 W Twelfth St #78	1-00607-1437	9-Jan-20	\$7,295,000	Condo	2,448
552 Laguardia Pl #PH	1-00537-1002	19-Feb-20	\$6,900,000	Coop	
175 Sullivan St #3A	1-00525-1502	19-Feb-20	\$6,250,000	Condo	3,145
32 Washington Sq W #14E	1-00552-0062	11-Mar-20	\$5,200,000	Coop	
21 E Twelfth St #11C	1-00570-1130	15-Jan-20	\$4,217,808	Condo	2,031
21 E Twelfth St #10C	1-00570-1127	5-Feb-20	\$4,050,011	Condo	2,031
59 W Twelfth St #4E	1-00576-1530	6-Feb-20	\$4,000,000	Condo	1,330
45 Christopher St #17E	1-00610-1114	30-Jan-20	\$3,937,050	Condo	1,200
61 E Eleventh St #10	1-00563-0045	14-Feb-20	\$3,800,000	Coop	2,200
49 W Ninth St #4A, B	1-00573-0069	14-Feb-20	\$3,750,000	Coop	2,000
30-32 W Ninth St #3	1-00572-1103	30-Jan-20	\$3,500,000	Condo	1,734
215 Sullivan St #4B	1-00539-1108	3-Mar-20	\$3,475,000	Condo	1,459
215 Sullivan St #4C	1-00539-1110	29-Jan-20	\$3,350,000	Condo	1,429
30 Fifth Ave #12A, B	1-00573-0039	30-Jan-20	\$3,258,500	Coop	1,700
55 E Eleventh St #10	1-00563-0048	26-Feb-20	\$3,250,920	Coop	
116 W 14th St #10F	1-00609-1014	12-Feb-20	\$2,950,000	Condo	1,763
45 Christopher St #6B	1-00610-1042	21-Jan-20	\$2,945,000	Condo	1,210
303 Mercer St #A607	1-00548-0024	24-Jan-20	\$2,802,000	Coop	
136 Waverly Pl #16C, D	1-00592-0066	28-Jan-20	\$2,800,000	Coop	
158 Waverly Pl #3	1-00592-0054	20-Feb-20	\$2,600,000	Coop	
175 W Twelfth St #7D	1-00608-1078	4-Mar-20	\$2,350,000	Condo	1,313
38-50 W Ninth St #1	1-00572-0017	4-Feb-20	\$2,175,000	Coop	
30 Fifth Ave #10D	1-00573-0039	8-Jan-20	\$2,150,000	Coop	1,100
35 W Ninth St #3A	1-00573-0062	17-Jan-20	\$2,075,000	Coop	1,450
30 Fifth Ave #4E	1-00573-0039	10-Jan-20	\$1,967,500	Coop	
45 Christopher St #PH E	1-00610-1120	30-Jan-20	\$1,912,950	Condo	704
30 E Ninth St #2	1-00560-1003	11-Feb-20	\$1,840,000	Coop	
175 W 13th St #17B	1-00609-0001	13-Feb-20	\$1,750,000	Coop	
40-50 E Tenth St #6F	1-00561-0014	17-Jan-20	\$1,725,000	Coop	
33 Fifth Ave #7C	1-00567-0007	10-Feb-20	\$1,695,000	Coop	
2 Fifth Ave #6R	1-00551-0001	17-Jan-20	\$1,625,170	Coop	
35 W Ninth St #3B	1-00573-0062	7-Jan-20	\$1,600,000	Coop	
30 Fifth Ave #16G	1-00573-0039	13-Jan-20	\$1,550,000	Coop	800
2 Fifth Ave #2S	1-00551-0001	11-Mar-20	\$1,550,000	Coop	
20 E Ninth St #14H	1-00566-0018	13-Jan-20	\$1,500,000	Coop	
20 E Ninth St #4P	1-00566-0018	3-Feb-20	\$1,485,000	Coop	1,000
49 E Twelfth St #1D	1-00564-0020	27-Feb-20	\$1,410,000	Coop	1,300
13 W 13th St #B 4A, N	1-00577-0030	4-Mar-20	\$1,365,000	Coop	
30 E Ninth St #3MM	1-00560-1003	7-Feb-20	\$1,350,000	Coop	
126 W Eleventh St #2	1-00606-0047	7-Feb-20	\$1,340,000	Coop	
25 Fifth Ave #3G	1-00567-1022	21-Jan-20	\$1,299,869	Condo	703
111 W Twelfth St #9V	1-00608-0039	31-Jan-20	\$1,260,000	Coop	
125 W Twelfth St #6D	1-00608-0053	2-Jan-20	\$1,200,000	Coop	
250 Mercer St #D 304	1-00535-1002	19-Jan-20	\$1,200,000	Coop	1,100
15 W Twelfth St #1E	1-00576-0049	18-Feb-20	\$1,192,500	Coop	875
11 Fifth Ave #14K	1-00566-0001	25-Feb-20	\$1,170,000	Coop	
88 Bleecker St #4D	1-00523-0038	16-Mar-20	\$1,170,000	Coop	900
11 Fifth Ave #9S	1-00566-0001	11-Feb-20	\$1,162,500	Coop	750
45 Fifth Ave #4A	1-00569-0003	10-Feb-20	\$1,150,000	Coop	650



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77 Bleecker St #320	1-00532-0020	31-Jan-20	\$1,127,000	Coop	
45 W Eleventh St #1C	1-00575-0072	2-Jan-20	\$1,125,000	Coop	
23 E Tenth St #407	1-00562-0001	17-Jan-20	\$1,100,000	Coop	750
40 E Ninth St #6K	1-00560-1103	13-Jan-20	\$1,100,000	Coop	900
3 Sheridan Sq #2D	1-00591-0026	23-Jan-20	\$1,095,000	Coop	
28 E Tenth St #9K	1-00561-1179	4-Mar-20	\$1,050,000	Condo	779
250 Mercer St #C 215	1-00535-1002	8-Jan-20	\$998,500	Coop	675
100 W Twelfth St #4C	1-00607-0038	11-Feb-20	\$995,000	Coop	850
1 Minetta St #8	1-00542-1002	3-Jan-20	\$995,000	Coop	
25 W 13th St #4DS	1-00577-0024	6-Feb-20	\$985,000	Coop	608
3 Sheridan Sq #8L	1-00591-0026	4-Mar-20	\$975,000	Coop	
30 E Ninth St #4J	1-00560-1003	19-Feb-20	\$958,000	Coop	
13 W 13th St #S 6F	1-00577-0030	3-Mar-20	\$940,000	Coop	875
125 W Twelfth St #1F	1-00608-0053	28-Feb-20	\$940,000	Coop	900
77 Bleecker St #825	1-00532-0020	9-Jan-20	\$938,000	Coop	800
175 W Twelfth St #8K	1-00608-1097	24-Feb-20	\$925,000	Condo	544
60 E Ninth St #306	1-00560-1203	25-Feb-20	\$908,213	Coop	
60 E Ninth St #406	1-00560-1203	2-Mar-20	\$900,000	Coop	
250 Mercer St #C 310	1-00535-1002	17-Mar-20	\$870,000	Coop	
15 W Eleventh St #3C	1-00575-0057	10-Jan-20	\$870,000	Coop	
20 E Ninth St #12A	1-00566-0018	30-Jan-20	\$850,000	Coop	525
175 Bleecker St #R	1-00540-1006	10-Feb-20	\$845,000	Coop	15,744
55 E Ninth St #5M	1-00561-0037	21-Feb-20	\$837,300	Coop	
13 E Eleventh St #5L	1-00569-1268	31-Jan-20	\$829,495	Condo	432
182-192 W Houston St #4E	1-00528-0001	23-Jan-20	\$795,000	Coop	
88 Bleecker St #5J	1-00523-0038	24-Jan-20	\$785,000	Coop	680
15 Jones St #1G	1-00590-0079	13-Mar-20	\$764,000	Coop	
11 Fifth Ave #9M	1-00566-0001	14-Feb-20	\$760,000	Coop	
100 W Twelfth St #6J	1-00607-0038	6-Feb-20	\$755,000	Coop	
39 E Twelfth St #203	1-00564-0026	13-Feb-20	\$725,000	Coop	700
49 W Twelfth St #5H	1-00576-0066	28-Jan-20	\$725,000	Coop	
77 Bleecker St #821	1-00532-0020	6-Mar-20	\$705,000	Coop	650
5 Charles St #4F	1-00612-0066	6-Jan-20	\$695,000	Coop	352
182-192 W Houston St #11G	1-00528-0001	23-Jan-20	\$690,000	Coop	
7-11 E 13th St #4H	1-00571-1002	6-Mar-20	\$680,000	Coop	
60 E Ninth St #507	1-00560-1203	13-Jan-20	\$676,000	Coop	
211 Thompson St #GL K	1-00539-0031	6-Jan-20	\$665,000	Coop	
100 W Twelfth St #2G	1-00607-0038	27-Jan-20	\$665,000	Coop	
211 Thompson St #LD	1-00539-0031	26-Feb-20	\$655,000	Coop	644
39 E Twelfth St #310	1-00564-0026	27-Feb-20	\$654,000	Coop	
111 W Twelfth St #14X	1-00608-0039	9-Mar-20	\$640,000	Coop	
211 Thompson St #LJ	1-00539-0031	26-Feb-20	\$610,000	Coop	
3 Sheridan Sq #11N	1-00591-0026	21-Jan-20	\$607,500	Coop	
194 Bleecker St #3B	1-00526-0022	25-Feb-20	\$600,000	Coop	
26 Cornelia St #12	1-00589-0014	27-Feb-20	\$575,000	Coop	330
13 W 13th St #S 2D	1-00577-0030	18-Feb-20	\$570,000	Coop	540
43 E Tenth St #5H	1-00562-0036	10-Feb-20	\$550,000	Coop	
111 W Twelfth St #8B	1-00608-0039	4-Mar-20	\$515,000	Coop	425
211 Thompson St #3G	1-00539-0031	8-Jan-20	\$512,000	Coop	
8 W 13th St #6RE	1-00576-1702	10-Jan-20	\$510,000	Coop	



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