

GREENWICH VILLAGE-LITTLE ITALY

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

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.95M

43% YoY

NO. OF TRANSACTIONS

140

52% YoY

MEDIAN PRICE/SQ.FT.

\$1,955

26% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



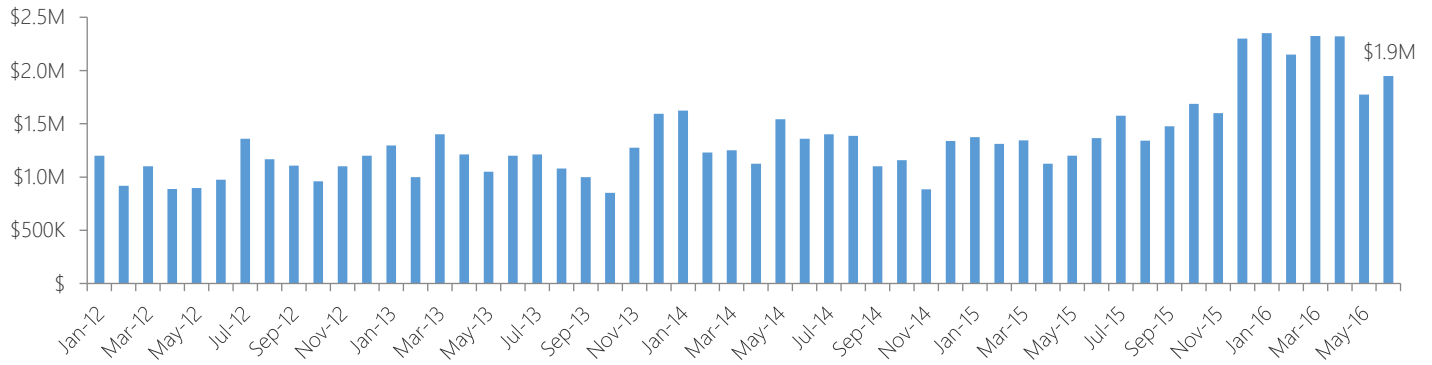
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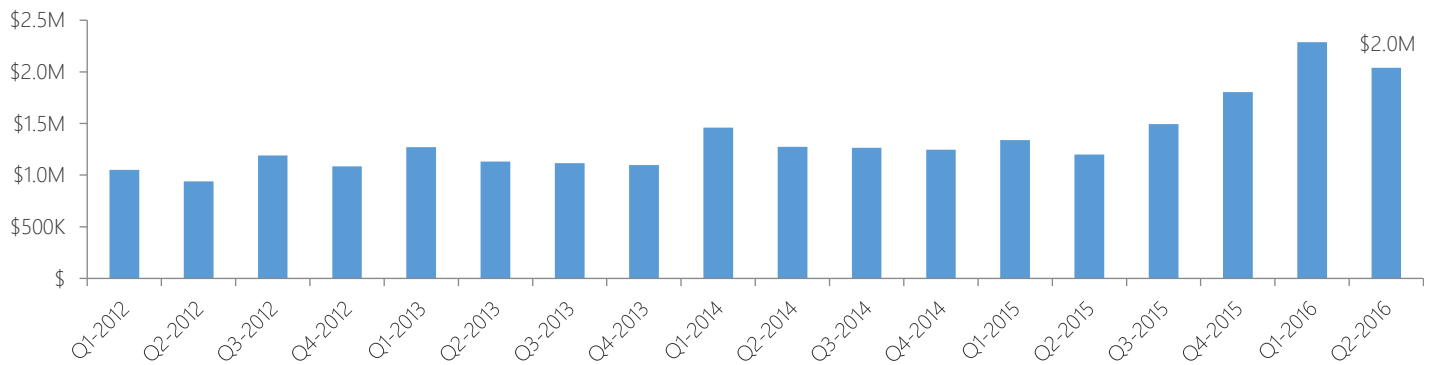
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RESIDENTIAL STATS

Median Sale Price by Month

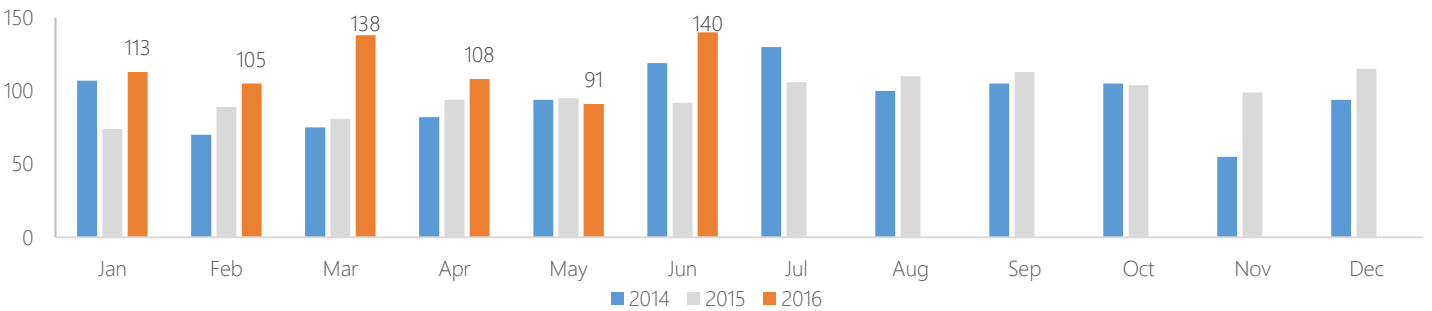


Median Sale Price by Quarter



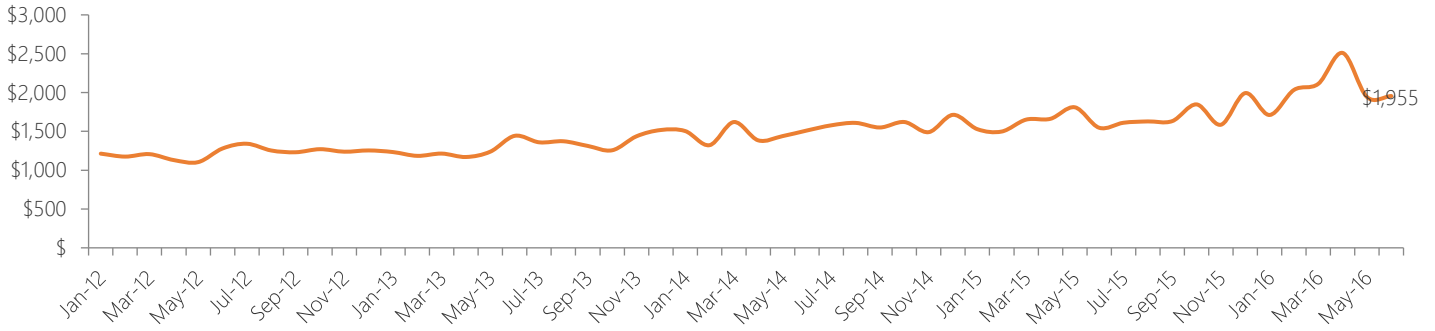
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	70	75	100	103	92	113	94	104	84	75	60	80
2012	72	66	82	86	107	125	108	136	97	97	95	157
2013	67	65	85	102	112	125	167	136	114	126	89	111
2014	107	70	75	82	94	119	130	100	105	105	55	94
2015	74	89	81	94	95	92	106	110	113	104	99	115
2016	113	105	138	108	91	140						



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Median Sale Price per Square Foot

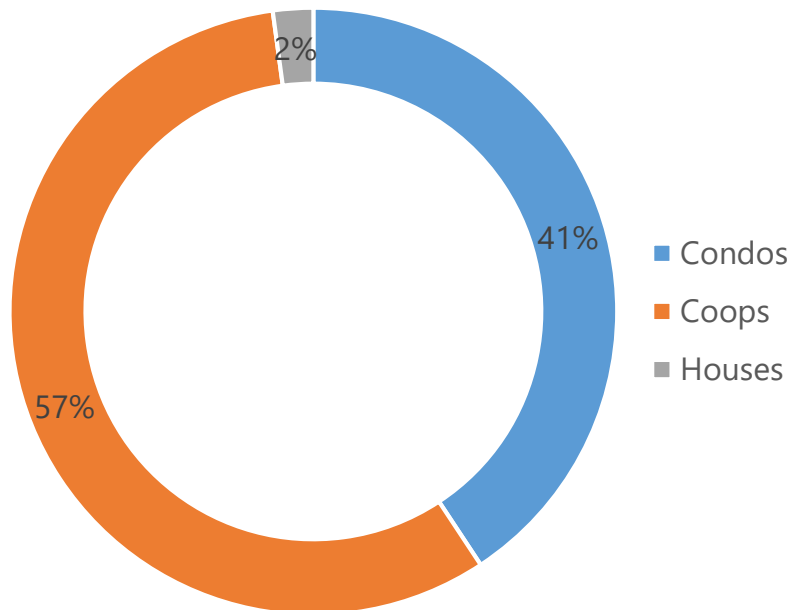


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,650,000	68%	\$2,542	22%	57
Coops	\$1,162,500	16%	\$1,451	20%	80
Houses	\$14,500,000	-4%	\$2,869	-18%	3

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
74 W Washington Plce	1-00552-0016	21-Jun-16	\$21,650,000	House	7,546
150 West 12 Street #PH1	1-00607-1477	2-Jun-16	\$19,123,685	Condo	4,617
295 Lafayette Street #8A	1-00510-1102	21-Jun-16	\$17,821,375	Condo	4,483
180 Avenue Of The Amer #PHB	1-00504-1026	14-Jun-16	\$14,634,838	Condo	3,400
41 Charles St	1-00612-0040	30-Jun-16	\$14,500,000	House	3,474
10 Sullivan St #9A	1-00490-1117	14-Jun-16	\$9,927,938	Condo	
39 5 Ave #PHB	1-00568-0004	9-Jun-16	\$9,800,000	Coop	
160 West 12 Street #74	1-00607-1434	10-Jun-16	\$9,367,266	Condo	2,944
12 East 13 Street #5	1-00570-1204	27-Jun-16	\$9,167,000	Condo	4,816
155 West 11 Street #4G	1-00607-1333	22-Jun-16	\$8,879,336	Condo	3,251
10 Sullivan St #5B	1-00490-1113	23-Jun-16	\$8,728,931	Condo	
160 West 12 Street #96	1-00607-1445	16-Jun-16	\$8,572,105	Condo	2,862
15 Renwick Street #PH2	1-00594-2030	9-Jun-16	\$7,639,930	Condo	
150 Charles Street #6DN	1-00636-1263	7-Jun-16	\$7,500,000	Condo	2,268
10 Sullivan St #5A	1-00490-1112	3-Jun-16	\$7,499,411	Condo	
36 Commerce St	1-00584-0028	2-Jun-16	\$7,400,000	House	6,804
160 West 12 Street #76	1-00607-1436	17-Jun-16	\$7,368,217	Condo	2,537
10 Sullivan St #3B	1-00490-1106	23-Jun-16	\$7,287,000	Condo	
10 Sullivan St #4A	1-00490-1108	30-Jun-16	\$7,177,644	Condo	
10 Sullivan St #3A	1-00490-1105	3-Jun-16	\$7,076,838	Condo	
160 West 12 Street #58	1-00607-1425	14-Jun-16	\$7,041,416	Condo	2,450
155 West 11 Street #4K	1-00607-1336	23-Jun-16	\$7,014,700	Condo	2,262
150 Charles Street #3AN	1-00636-1223	7-Jun-16	\$6,136,728	Condo	2,414
155 West 11 Street #4C	1-00607-1352	16-Jun-16	\$5,734,732	Condo	1,934
39 5 Ave #10AB	1-00568-0004	7-Jun-16	\$5,650,000	Coop	
505 Greenwich Street #3H	1-00594-1391	15-Jun-16	\$5,650,000	Condo	2,039
155 West 11 Street #4D	1-00607-1353	23-Jun-16	\$5,520,544	Condo	1,871
1 Morton Square #L6	1-00602-1144	1-Jun-16	\$5,375,000	Condo	2,185
719-723 Greenwich St #3S	1-00632-0039	14-Jun-16	\$4,970,000	Coop	
490 Greenwich Street #402	1-00595-1014	14-Jun-16	\$4,950,000	Condo	3,963
345 West 13 Street #4A	1-00629-1228	17-Jun-16	\$4,720,000	Condo	2,373
10 Sullivan St #4B	1-00490-1109	29-Jun-16	\$4,650,000	Condo	
155 West 11 Street #2H	1-00607-1322	8-Jun-16	\$4,643,440	Condo	1,670
20 Greene Street #4B	1-00230-1208	29-Jun-16	\$4,500,000	Condo	2,625
400 West 12 Street #8B	1-00640-1031	15-Jun-16	\$4,500,000	Condo	2,169
245-251 W 12 St #4D	1-00615-0086	15-Jun-16	\$3,995,000	Coop	2,300
45 Wooster Street #3E	1-00475-1504	24-Jun-16	\$3,975,000	Condo	1,948
155 West 11 Street #5J	1-00607-1341	30-Jun-16	\$3,775,074	Condo	1,194
160 West 12 Street #75	1-00607-1435	10-Jun-16	\$3,571,791	Condo	1,158
139 Wooster Street #4C	1-00515-1015	10-Jun-16	\$3,500,000	Condo	1,447
88 West Washington Plce #3C	1-00552-1305	17-Jun-16	\$3,495,000	Condo	1,800
147 Waverly Place #2W	1-00593-1104	16-Jun-16	\$3,495,000	Condo	1,456
10 Sullivan St #4C	1-00490-1110	14-Jun-16	\$3,421,320	Condo	
161 Grand Street #5B	1-00234-1010	15-Jun-16	\$3,410,000	Condo	1,831
45 Christopher Street #6E	1-00610-1045	24-Jun-16	\$3,250,000	Condo	1,200
118 West 14 Street #7R	1-00609-1009	29-Jun-16	\$3,210,000	Condo	1,868
133 Mulberry St #2B	1-00236-1203	9-Jun-16	\$3,200,000	Condo	
461 Broome St #2	1-00474-0010	3-Jun-16	\$3,200,000	Coop	
208-210 Spring St #2	1-00490-0021	27-Jun-16	\$2,700,000	Coop	
38-58 E 10 St #6B	1-00561-0014	30-Jun-16	\$2,550,000	Coop	1,300

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133 Mulberry St #3A	1-00236-1204	17-Jun-16	\$2,545,625	Condo	
303 Mercer St #A304	1-00548-0024	21-Jun-16	\$2,517,115	Coop	1,400
375-379 Avenue Of The Americas #3B	1-00592-0066	16-Jun-16	\$2,450,000	Coop	1,250
35-37 E 10 St #7AB	1-00562-0040	7-Jun-16	\$2,400,000	Coop	1,200
210 Lafayette Street #2E	1-00482-1107	24-Jun-16	\$2,350,000	Condo	2,122
240 Centre Street #4K	1-00472-1002	21-Jun-16	\$2,320,000	Coop	950
121 Mercer St #4THFL	1-00499-0027	1-Jun-16	\$2,300,000	Coop	
311 West Broadway #2C	1-00228-1242	17-Jun-16	\$2,156,000	Condo	1,244
92 Horatio St #4GF	1-00642-0042	29-Jun-16	\$2,150,000	Coop	
23-33 Greenwich Ave #14G	1-00611-0065	8-Jun-16	\$2,150,000	Coop	
63 Downing Street #3B	1-00528-1008	20-Jun-16	\$2,100,000	Condo	1,134
155 West 11 Street #2L	1-00607-1325	6-Jun-16	\$2,000,489	Condo	758
133 Mulberry St #3B	1-00236-1205	8-Jun-16	\$1,998,316	Condo	
83-85 Wooster St #2F	1-00487-0030	10-Jun-16	\$1,900,000	Coop	
2-18 Charlton St #5C	1-00506-0027	14-Jun-16	\$1,850,000	Coop	1,208
60 East 8 Street #34N	1-00548-1003	6-Jun-16	\$1,800,000	Coop	923
39 5 Ave #9C	1-00568-0004	15-Jun-16	\$1,750,000	Coop	900
39 5 Ave #9D	1-00568-0004	15-Jun-16	\$1,750,000	Coop	
561-563 Broadway #4B	1-00498-0007	14-Jun-16	\$1,650,000	Coop	
9-21 5 Ave #6E	1-00566-0001	21-Jun-16	\$1,630,000	Coop	
375-379 Avenue Of The Americas #11D	1-00592-0066	21-Jun-16	\$1,554,000	Coop	725
2-8 5 Ave #3Q	1-00551-0001	23-Jun-16	\$1,432,916	Coop	
155 West 11 Street #55	1-00607-1319	30-Jun-16	\$1,428,997	Condo	556
101-115 W 12 St #9W	1-00608-0039	27-Jun-16	\$1,375,000	Coop	
366 West 11 Street #3B	1-00637-1114	2-Jun-16	\$1,360,000	Condo	581
130 Barrow Street #406	1-00604-1051	2-Jun-16	\$1,342,500	Condo	900
60 East 9 Street #626	1-00560-1203	30-Jun-16	\$1,325,000	Coop	
2-18 Charlton St #6J	1-00506-0027	6-Jun-16	\$1,320,000	Coop	
28-32 5 Ave #4B	1-00573-0039	21-Jun-16	\$1,305,000	Coop	
175 West 12 Street #9G	1-00608-1107	10-Jun-16	\$1,300,000	Condo	877
39-45 E 12 St #306	1-00564-0026	16-Jun-16	\$1,285,000	Coop	900
30 East 9 Street #5A	1-00560-1003	10-Jun-16	\$1,280,000	Coop	
211 W 10 St #4C	1-00620-0082	16-Jun-16	\$1,275,000	Coop	800
63 East 9 Street #RES	1-00561-1003	30-Jun-16	\$1,267,000	Coop	
838-840 Greenwich St #PHE	1-00643-0057	22-Jun-16	\$1,265,000	Coop	
71 Bank Street #101	1-00624-1010	13-Jun-16	\$1,247,000	Coop	1,684
77 Bleecker St #826	1-00532-0020	24-Jun-16	\$1,200,000	Coop	860
100-102 W Houston St #5E	1-00525-0061	24-Jun-16	\$1,200,000	Coop	
167 Perry St #6L	1-00637-0081	2-Jun-16	\$1,175,000	Coop	
350 Bleecker St #4M	1-00620-0019	28-Jun-16	\$1,150,000	Coop	650
211 W 10 St #2B	1-00620-0082	8-Jun-16	\$1,055,500	Coop	
101-115 W 12 St #7H	1-00608-0039	13-Jun-16	\$995,000	Coop	800
462 Hudson Street #B3	1-00584-1002	7-Jun-16	\$975,000	Coop	
2-18 Charlton St #11B	1-00506-0027	6-Jun-16	\$960,000	Coop	
80 Elizabeth Street #8G	1-00239-1081	16-Jun-16	\$920,000	Condo	636
2 King St #3B	1-00519-0036	2-Jun-16	\$900,000	Coop	725
163-165 Prince St #26	1-00516-0001	23-Jun-16	\$897,000	Coop	
462 Hudson Street #B5	1-00584-1002	15-Jun-16	\$850,000	Coop	
47-61 E 9 St #14D	1-00561-0037	16-Jun-16	\$775,000	Coop	
717 Washington St #1	1-00633-0006	21-Jun-16	\$750,000	Coop	

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815-817 Greenwich St #1D	1-00626-0004	16-Jun-16	\$725,000	Coop	
54-60 8 Ave #2J	1-00616-0011	28-Jun-16	\$710,000	Coop	
194-198 W 4 St #15A	1-00591-0026	13-Jun-16	\$705,000	Coop	
2 Horatio Street #5E	1-00616-1002	6-Jun-16	\$680,000	Coop	500
88 Bleecker St #1H	1-00523-0038	20-Jun-16	\$652,000	Coop	
57 Thompson St #2B	1-00489-0037	30-Jun-16	\$610,000	Coop	450
63 East 9 Street #RES	1-00561-1003	6-Jun-16	\$600,000	Coop	
801-807 Broadway #725	1-00563-0037	13-Jun-16	\$590,000	Coop	400
23 W 9 St #3R	1-00573-0054	15-Jun-16	\$589,000	Coop	
482-486 Hudson St #5B	1-00585-0012	16-Jun-16	\$580,000	Coop	
101-115 W 12 St #4P	1-00608-0039	23-Jun-16	\$555,000	Coop	450
120-130 4 Ave #13A	1-00564-0054	23-Jun-16	\$550,000	Coop	
77 Perry St #1C	1-00622-0065	27-Jun-16	\$540,000	Coop	
622 Hudson St #3C	1-00625-0026	17-Jun-16	\$505,000	Coop	
143 Sullivan St #14	1-00517-0006	23-Jun-16	\$485,000	Coop	
622 Hudson St #1C	1-00625-0026	16-Jun-16	\$480,000	Coop	
88 Bleecker St #6B	1-00523-0038	10-Jun-16	\$475,000	Coop	400
88 Bleecker St #5B	1-00523-0038	13-Jun-16	\$469,000	Coop	450
24-26 5 Ave #311	1-00573-0043	13-Jun-16	\$420,000	Coop	371
24-26 5 Ave #1217	1-00573-0043	6-Jun-16	\$407,500	Coop	400
51 Jane St #5	1-00626-0054	2-Jun-16	\$399,000	Coop	
375-379 Avenue Of The Americas #15D	1-00592-0066	15-Jun-16	\$395,000	Coop	
24-26 5 Ave #1520	1-00573-0043	9-Jun-16	\$380,000	Coop	380
26 Cornelia St #3	1-00589-0014	29-Jun-16	\$375,000	Coop	
50-58 E 8 St #20	1-00548-0028	21-Jun-16	\$375,000	Coop	
104-106 Bedford St #6E	1-00588-0043	20-Jun-16	\$223,500	Coop	

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