

GREENWICH VILLAGE-LITTLE ITALY

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

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Greenwich Village/Little Italy, Manhattan

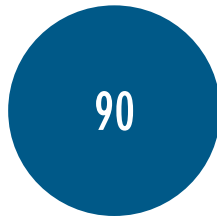
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-8% YoY

MEDIAN PRICE/SQ.FT.



-10% YoY

MANHATTAN
MEDIAN SALE PRICE



18% YoY

NEIGHBORHOOD BOUNDARIES

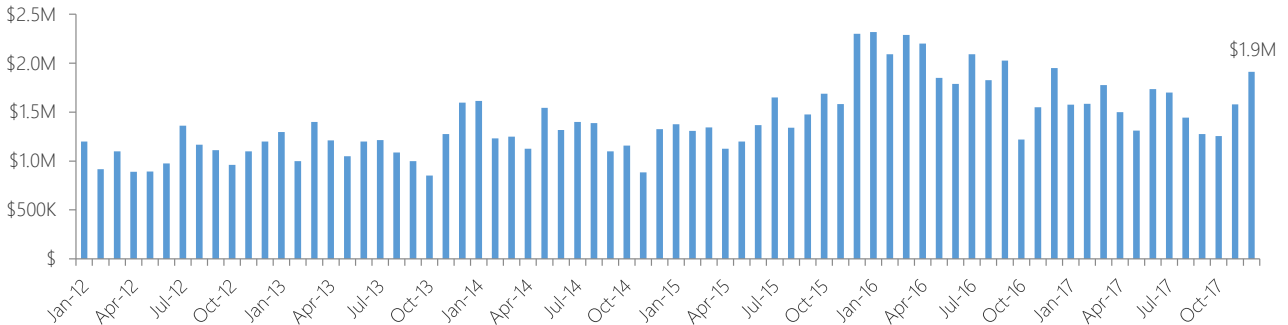


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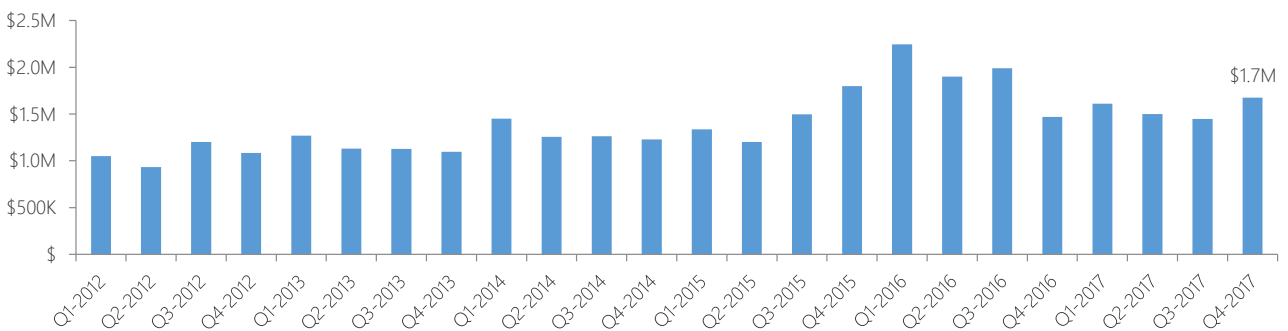
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RESIDENTIAL STATS

Median Sale Price by Month

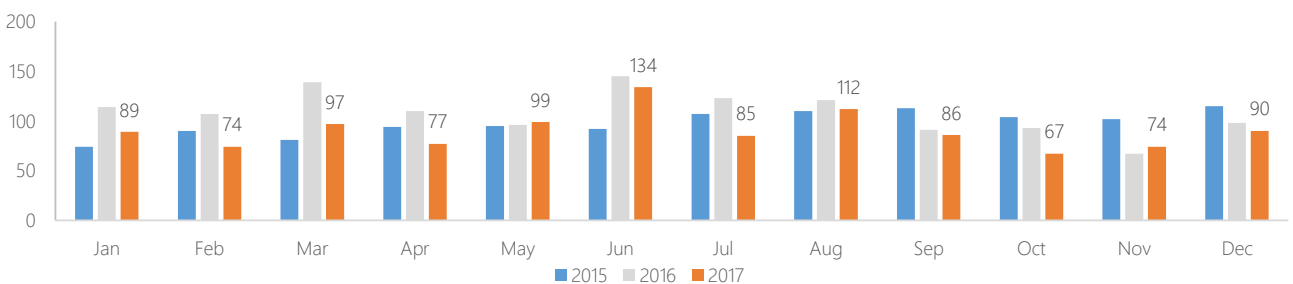


Median Sale Price by Quarter

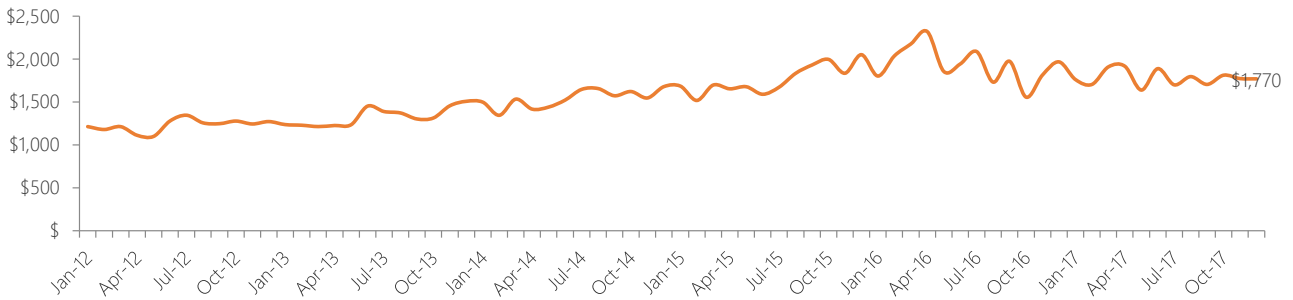


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	72	66	82	86	108	125	108	136	98	97	95	157
2013	67	65	85	102	112	125	167	137	114	126	89	111
2014	108	70	75	83	94	120	130	100	105	105	57	95
2015	74	90	81	94	95	92	107	110	113	104	102	115
2016	114	107	139	110	96	145	123	121	91	93	67	98
2017	89	74	97	77	99	134	85	112	86	67	74	90



Median Sale Price per Square Foot

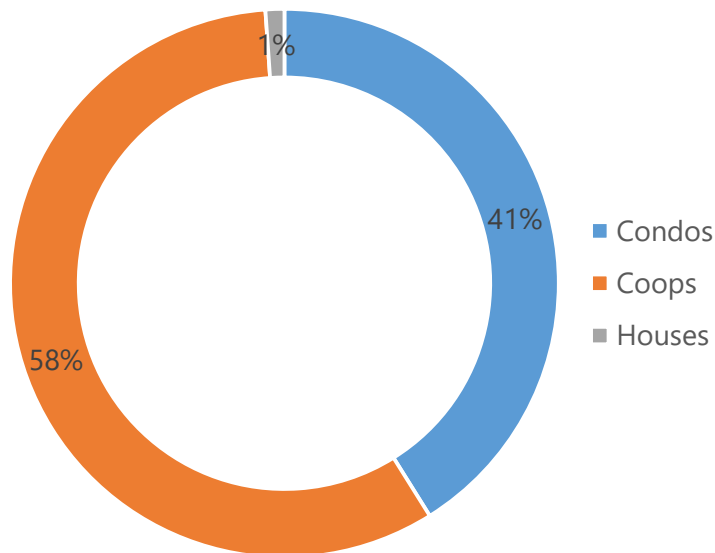


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,500,000	13%	\$2,226	-4%	37
Coops	\$1,321,250	23%	\$1,489	-3%	52
Houses	\$10,500,000	-	\$3,285	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
275 W 10 St #PHC	1-00631-1254	14-Dec-17	\$34,620,500	Condo	
42-50 Wooster St #7NO	1-00475-1335	29-Dec-17	\$15,700,000	Condo	3,209
33 Charles St	1-00612-0036	8-Dec-17	\$10,500,000	House	3,196
17 E 12 St #9	1-00570-1308	1-Dec-17	\$9,571,550	Condo	
66 E 11 St #TH	1-00562-1202	18-Dec-17	\$9,000,000	Condo	6,667
43 Clarkson St #2A	1-00601-1204	4-Dec-17	\$8,400,000	Condo	6,471
130 W 12 St #7A	1-00607-1222	15-Dec-17	\$7,500,000	Condo	2,816
25 5 Ave #10A	1-00567-1068	15-Dec-17	\$6,850,000	Condo	2,679
57 Greene St #PHC	1-00486-1224	5-Dec-17	\$5,850,000	Condo	2,178
2 Horatio St #12ABC	1-00616-1002	5-Dec-17	\$5,310,000	Coop	
52 Wooster St #2	1-00475-1702	11-Dec-17	\$4,875,000	Condo	2,076
35 E 12 St #6AB	1-00564-0031	15-Dec-17	\$4,750,000	Coop	
2-8 5 Ave #45	1-00551-0001	19-Dec-17	\$4,200,000	Coop	2,200
542 La Guardia Pl #5B	1-00537-1109	6-Dec-17	\$3,995,000	Condo	1,400
122 Greenwich Ave #26	1-00618-1423	8-Dec-17	\$3,925,000	Condo	1,392
28 E 10 St #6D	1-00561-1146	29-Dec-17	\$3,900,000	Condo	1,590
45 Christopher St #PHA	1-00610-1117	14-Dec-17	\$3,800,000	Condo	933
136 Baxter St #4A	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
136 Baxter St #4B	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
99 Jane St #5K	1-00642-1152	5-Dec-17	\$3,475,000	Condo	1,548
16-20 E 12 St #7D	1-00569-1136	22-Dec-17	\$3,250,000	Condo	1,277
692-694 Broadway #1113	1-00531-1075	19-Dec-17	\$3,200,000	Condo	1,526
37 W 12 St #5E	1-00576-0025	28-Dec-17	\$3,000,000	Coop	
90 Greene St #4	1-00499-1304	12-Dec-17	\$3,000,000	Condo	2,000
299 W 12 St #15E	1-00625-1149	11-Dec-17	\$2,950,000	Condo	821
40 Bond St #6D	1-00530-1517	19-Dec-17	\$2,800,000	Condo	1,269
30-34 W 13 St #14	1-00576-0022	11-Dec-17	\$2,660,000	Coop	
38-50 W 9 St #21	1-00572-0017	20-Dec-17	\$2,400,000	Coop	
60 E 8 St #7K	1-00548-1003	12-Dec-17	\$2,350,000	Coop	1,252
60-62 University Pl #6D	1-00568-0024	20-Dec-17	\$2,325,000	Coop	
39-45 E 12 St #103	1-00564-0026	14-Dec-17	\$2,300,000	Coop	1,600
45 5 Ave #2AB	1-00569-0003	20-Dec-17	\$2,250,000	Coop	1,300
30 E 10 St #8N	1-00561-0009	13-Dec-17	\$2,200,000	Coop	1,600
511 Hudson St #5C	1-00630-0043	8-Dec-17	\$2,140,000	Coop	1,200
200 Mercer St #1H	1-00523-0032	28-Dec-17	\$2,100,000	Coop	
303 Mercer St #A203	1-00548-0024	19-Dec-17	\$2,000,000	Coop	1,450
256 Bowery #6A	1-00507-1118	28-Dec-17	\$1,975,000	Condo	935
486-494 Avenue Of The Americas #11D	1-00576-0001	28-Dec-17	\$1,850,000	Coop	
302 W 12 St #7A	1-00624-1147	1-Dec-17	\$1,850,000	Condo	840
302 W 12 St #6A	1-00624-1139	11-Dec-17	\$1,825,000	Condo	840
101-115 W 12 St #5LM	1-00608-0039	11-Dec-17	\$1,800,000	Coop	
40-56 University Pl #7G	1-00567-0019	22-Dec-17	\$1,800,000	Coop	
476 Broadway #8F	1-00473-1006	5-Dec-17	\$1,700,000	Coop	2,350
20-34 University Pl #12U	1-00566-0018	13-Dec-17	\$1,700,000	Coop	950
28-32 5 Ave #12G	1-00573-0039	6-Dec-17	\$1,675,000	Coop	850
9-21 5 Ave #17O	1-00566-0001	8-Dec-17	\$1,550,000	Coop	1,100
371-375 West St #3A	1-00603-0001	27-Dec-17	\$1,400,000	Coop	845
302 W 12 St #1C	1-00624-1106	11-Dec-17	\$1,350,000	Condo	444
60 E 8 St #9C	1-00548-1003	12-Dec-17	\$1,325,000	Coop	760
47-49 King St #5	1-00520-0056	21-Dec-17	\$1,317,500	Coop	750



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Address	BBL	Sale date	Sale price	Property type	Sqft
60 E 8 St #6C	1-00548-1003	6-Dec-17	\$1,285,000	Coop	
63 E 9 St #5R	1-00561-1003	27-Dec-17	\$1,250,000	Coop	900
40 E 9 St #12L	1-00560-1103	13-Dec-17	\$1,175,000	Coop	
79 Perry St #4R	1-00622-0066	19-Dec-17	\$1,150,000	Coop	
677 Washington St #4E	1-00631-1111	15-Dec-17	\$1,150,000	Condo	718
772-786 Broadway #10T	1-00555-0001	20-Dec-17	\$1,105,000	Coop	900
801-807 Broadway #309	1-00563-0037	14-Dec-17	\$1,100,000	Coop	
631-635 Hudson St #8R	1-00626-0012	14-Dec-17	\$1,050,000	Coop	600
299 W 12 St #6B	1-00625-1058	28-Dec-17	\$1,020,000	Condo	520
299 W 12 St #12L	1-00625-1133	14-Dec-17	\$1,017,232	Condo	386
195 Prince St #5F	1-00518-1314	22-Dec-17	\$995,000	Condo	487
179 Grand St #2F	1-00236-1007	20-Dec-17	\$990,000	Condo	837
20-34 University Pl #4S	1-00566-0018	4-Dec-17	\$975,000	Coop	600
71-73 Barrow St #15	1-00584-0059	21-Dec-17	\$970,000	Coop	
77 Bleecker St #724	1-00532-0020	5-Dec-17	\$865,000	Coop	775
60 E 8 St #4G	1-00548-1003	12-Dec-17	\$840,000	Coop	
54-60 8 Ave #16E	1-00616-0011	7-Dec-17	\$820,000	Coop	525
344-348 W 12 St #4G	1-00640-0047	14-Dec-17	\$760,000	Coop	
60 E 9 St #405	1-00560-1203	12-Dec-17	\$750,000	Coop	700
631-635 Hudson St #6N	1-00626-0012	19-Dec-17	\$735,000	Coop	500
42-46 8 Ave #7E	1-00616-0001	11-Dec-17	\$670,000	Coop	450
45 Spring St #RES1	1-00494-1102	1-Dec-17	\$662,000	Coop	800
13 Jones St #4A	1-00590-0079	22-Dec-17	\$639,000	Coop	500
9 Barrow St #5G	1-00590-1102	11-Dec-17	\$560,000	Coop	
308-312 Mott St #3D	1-00521-0030	20-Dec-17	\$530,300	Coop	
350 Bleecker St #3J	1-00620-0019	7-Dec-17	\$479,754	Coop	
20-34 University Pl #7T	1-00566-0018	27-Dec-17	\$450,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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- Active Listings
- Pending
- Purchased (Represented a Buyer)
- Rented
- Sold



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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