

GREENWICH VILLAGE-LITTLE ITALY

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

December 2018



The RATNER Team Market Report

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

Residential Market Report, December 2018

Greenwich Village/Little Italy, Manhattan

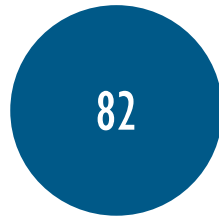
SUMMARY

MEDIAN SALE PRICE



-31% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



-7% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

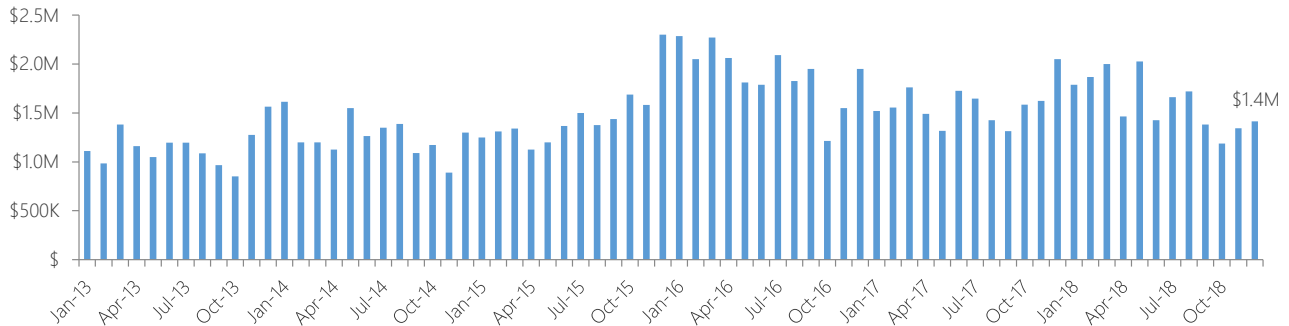


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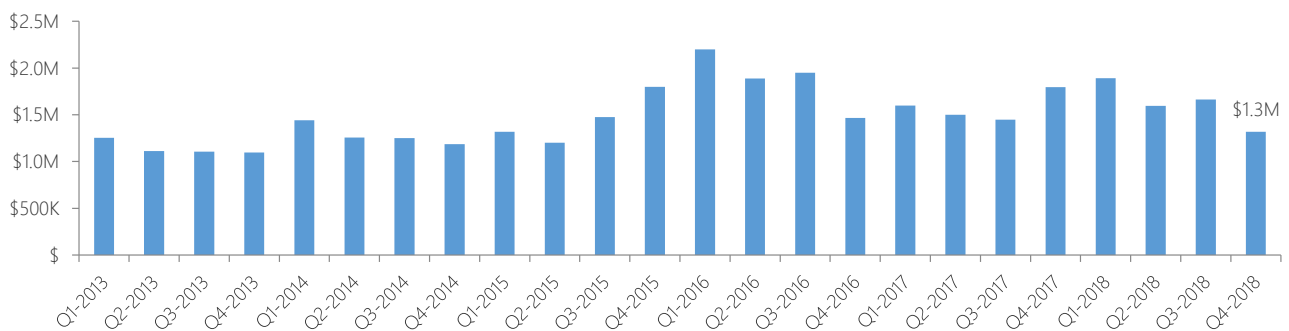
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RESIDENTIAL STATS

Median Sale Price by Month

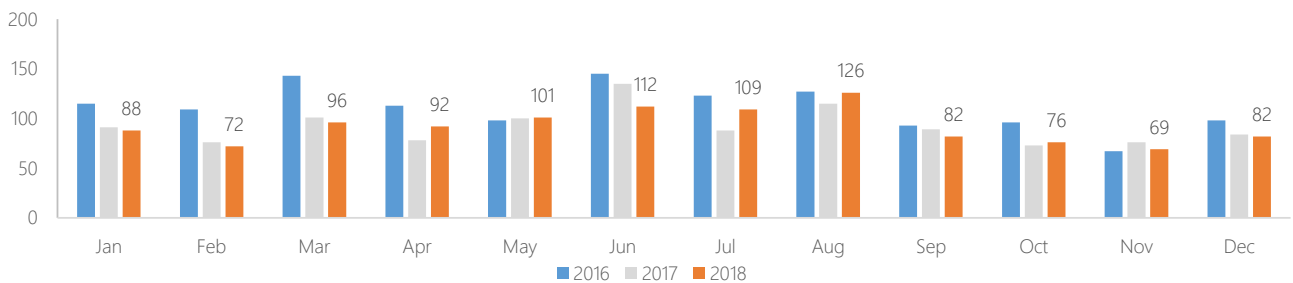


Median Sale Price by Quarter

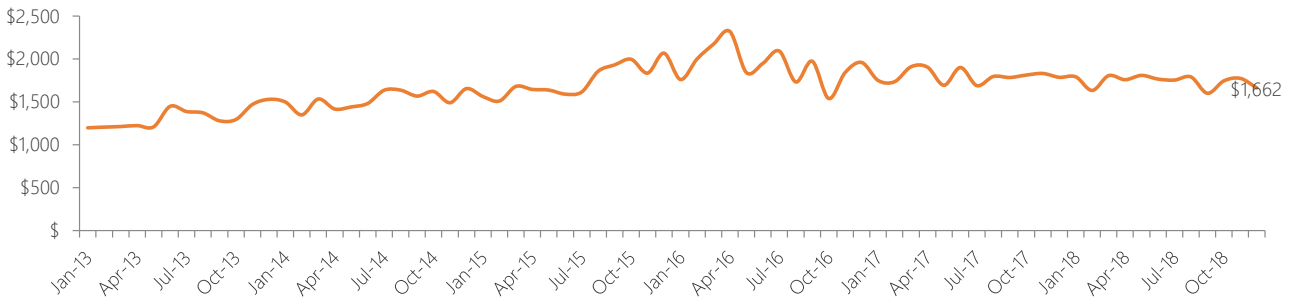


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	69	66	86	103	117	126	170	137	116	128	89	114
2014	108	71	79	84	95	124	131	104	108	106	61	98
2015	77	93	82	96	96	92	110	111	116	104	102	115
2016	115	109	143	113	98	145	123	127	93	96	67	98
2017	91	76	101	78	100	135	88	115	89	73	76	84
2018	88	72	96	92	101	112	109	126	82	76	69	82



Median Sale Price per Square Foot

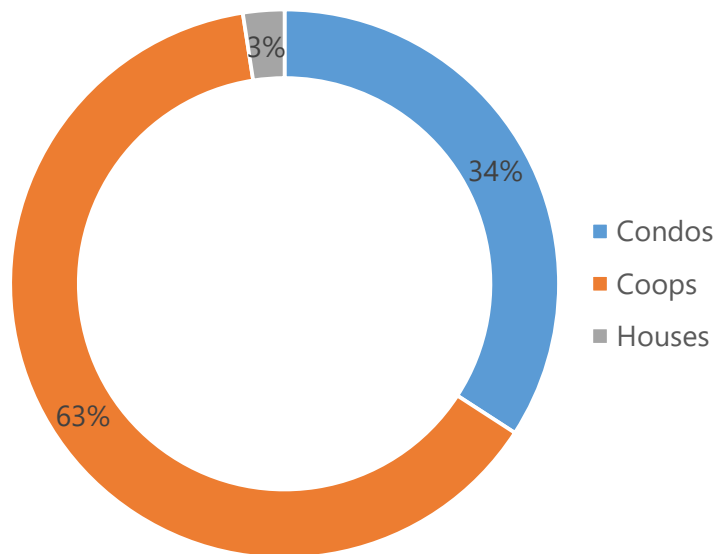


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,150,000	-18%	\$1,887	-20%	28
Coops	\$950,000	-28%	\$1,422	-4%	52
Houses	\$3,428,500	-67%	\$1,221	-63%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
209 Sullivan St #THA	1-00539-1101	6-Dec-18	\$14,625,000	Condo	
311 W Broadway #PHA	1-00228-1268	17-Dec-18	\$6,350,000	Condo	2,607
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
1 Leroy St #5C	1-00586-1005	18-Dec-18	\$6,300,000	Condo	2,732
479-489 Greenwich St #5B	1-00594-1011	28-Dec-18	\$6,125,000	Condo	3,284
345 W 13th St #4F	1-00629-1233	27-Dec-18	\$5,875,000	Condo	2,888
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
10 Bond St #TOWNH	1-00530-0062	28-Dec-18	\$5,725,000	Coop	
10 Bleecker St #4A	1-00521-0071	17-Dec-18	\$5,430,000	Coop	
1 Centre Market Pl	1-00471-0001	3-Dec-18	\$4,607,000	House	3,700
22 Mercer St #4D	1-00231-1013	26-Dec-18	\$4,500,000	Condo	2,506
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
284 Lafayette St #5B	1-00510-0006	14-Dec-18	\$4,200,000	Coop	2,500
65 W 13th St #3H	1-00577-1117	20-Dec-18	\$3,850,000	Condo	2,341
211 Elizabeth St #3S	1-00493-1104	12-Dec-18	\$3,150,000	Condo	1,114
100 Barrow St #4A	1-00605-0001	20-Dec-18	\$3,100,000	Coop	
200 Mercer St #4E	1-00523-0032	18-Dec-18	\$2,995,000	Coop	2,246
7 E Ninth St #4	1-00567-0031	27-Dec-18	\$2,575,000	Coop	1,100
9-11 Mercer St #5B	1-00230-1058	21-Dec-18	\$2,500,000	Condo	1,452
22 Renwick St #1A	1-00594-1902	18-Dec-18	\$2,355,000	Condo	1,388
152 W Eleventh St	1-00606-0035	6-Dec-18	\$2,250,000	House	1,880
70 E Tenth St #5E	1-00555-0001	4-Dec-18	\$2,200,000	Coop	1,500
118 Sullivan St #4R	1-00504-0028	7-Dec-18	\$2,200,000	Coop	
354 Broome St #6F	1-00478-1043	3-Dec-18	\$2,100,000	Condo	1,834
21 E Tenth St #7D	1-00568-0024	12-Dec-18	\$2,025,000	Coop	
116-118 Wooster St #5B	1-00500-1012	21-Dec-18	\$1,725,000	Condo	1,268
67 E Eleventh St #302	1-00563-0037	3-Dec-18	\$1,650,000	Coop	1,200
69 W Ninth St #12B	1-00573-1006	3-Dec-18	\$1,600,000	Coop	1,125
371-375 West St #4A	1-00603-0001	13-Dec-18	\$1,600,000	Coop	850
37 W Twelfth St #4K	1-00576-0025	19-Dec-18	\$1,600,000	Coop	
164 Bank St #3A	1-00638-1007	28-Dec-18	\$1,430,000	Condo	683
39 Fifth Ave #2C	1-00568-0004	28-Dec-18	\$1,425,000	Coop	900
255 Hudson St #2E	1-00594-1705	28-Dec-18	\$1,400,000	Condo	1,145
92 Perry St #16	1-00621-1116	11-Dec-18	\$1,350,000	Condo	546
30 Fifth Ave #4H	1-00573-0039	3-Dec-18	\$1,350,000	Coop	775
2 Horatio St #10M	1-00616-1002	5-Dec-18	\$1,337,091	Coop	
14 W Fourth St #B1401	1-00535-1002	11-Dec-18	\$1,325,000	Coop	
167 Perry St #6D	1-00637-0081	5-Dec-18	\$1,310,000	Coop	
61 Jane St #15E	1-00626-0012	20-Dec-18	\$1,250,000	Coop	
806-808 Broadway #5K	1-00557-1002	3-Dec-18	\$1,200,000	Coop	900
60 E Eighth St #8P	1-00548-1003	6-Dec-18	\$1,187,500	Coop	
61 Jane St #8G	1-00626-0012	5-Dec-18	\$1,100,000	Coop	700
306 Mott St #5A	1-00521-1011	14-Dec-18	\$1,030,000	Condo	528
96 Perry St #B24	1-00621-0013	11-Dec-18	\$950,000	Coop	
60 E Ninth St #328	1-00560-1203	11-Dec-18	\$900,000	Coop	800
45 W Tenth St #7E	1-00574-0067	5-Dec-18	\$900,000	Coop	
165 Christopher St #4Y	1-00636-0022	21-Dec-18	\$860,000	Coop	750
118 Waverly Pl #2B	1-00552-0148	21-Dec-18	\$850,000	Coop	
442-462 Hudson St #3D	1-00584-1002	4-Dec-18	\$799,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1 Sheridan Sq #3C	1-00592-1017	6-Dec-18	\$790,000	Condo	466
290 Sixth Ave #2A	1-00542-0025	13-Dec-18	\$790,000	Coop	
165 Christopher St #6N	1-00636-0022	26-Dec-18	\$785,000	Coop	
442-462 Hudson St #B4	1-00584-1002	17-Dec-18	\$775,000	Coop	
42 W 13th St #3E	1-00576-0016	10-Dec-18	\$767,250	Coop	600
25-27 Charles St #5D	1-00612-1102	17-Dec-18	\$731,616	Coop	
211 Thompson St #GLD	1-00539-0031	5-Dec-18	\$730,000	Coop	
720 Greenwich St #3M	1-00632-0017	11-Dec-18	\$726,000	Coop	500
204-206 W Tenth St #14	1-00619-1103	13-Dec-18	\$700,000	Coop	
124 Thompson St #15	1-00516-0001	21-Dec-18	\$690,000	Coop	500
41 Perry St #5D	1-00613-0040	11-Dec-18	\$688,888	Coop	400
9 Barrow St #6L	1-00590-1102	5-Dec-18	\$650,000	Coop	
67 E Eleventh St #612	1-00563-0037	11-Dec-18	\$645,000	Coop	
100 W Twelfth St #6T	1-00607-0038	18-Dec-18	\$630,000	Coop	480
199-201 Prince St #26	1-00518-1026	4-Dec-18	\$585,000	Condo	310
60 E Ninth St #607	1-00560-1203	6-Dec-18	\$575,000	Coop	650
21 Bethune St #4F	1-00635-0022	18-Dec-18	\$525,000	Coop	
717 Washington St #3RE	1-00633-0006	4-Dec-18	\$525,000	Coop	
24 Fifth Ave #718	1-00573-0043	27-Dec-18	\$404,000	Coop	
96 Perry St #B9	1-00621-0013	27-Dec-18	\$288,000	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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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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