

GREENWICH VILLAGE-LITTLE ITALY

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

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Greenwich Village/Little Italy, Manhattan

SUMMARY

MEDIAN SALE PRICE



-21% YoY

NO. OF TRANSACTIONS



-27% YoY

MEDIAN PRICE/SQ.FT.



-5% YoY

MANHATTAN
MEDIAN SALE PRICE



-9% YoY

NEIGHBORHOOD BOUNDARIES

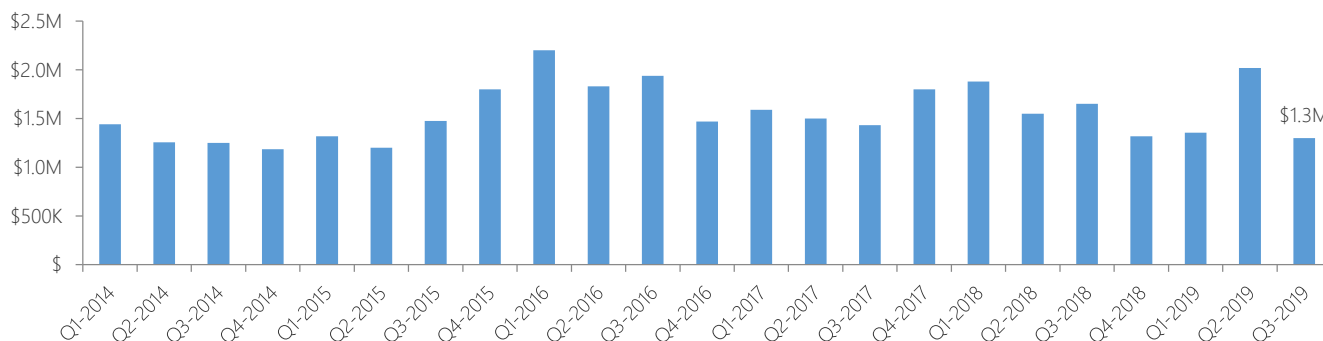


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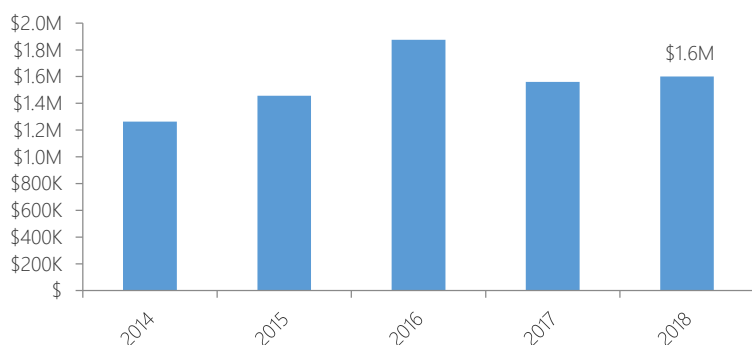
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RESIDENTIAL STATS

Median Sale Price by Quarter

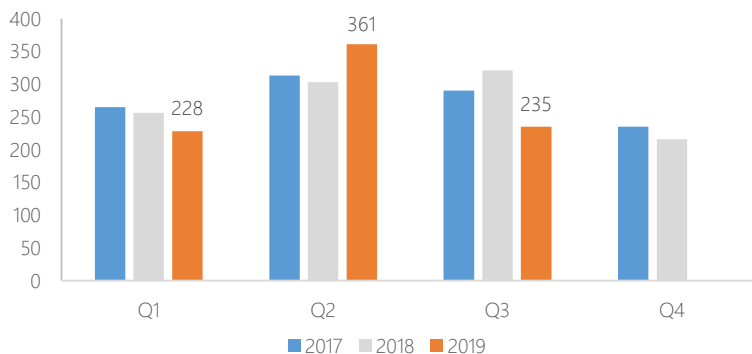


Median Sale Price by Year

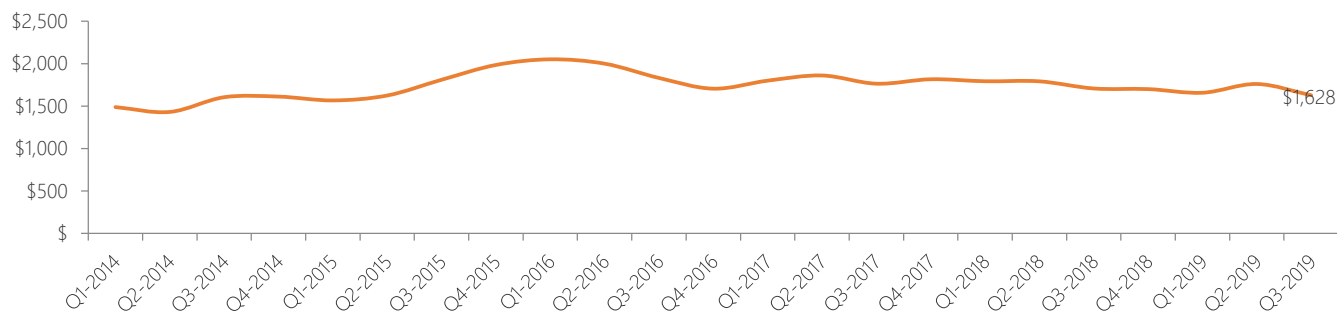


Number of Transactions

| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1 | 258 | 252 | 367 | 265 | 256 | 228 |
| Q2 | 303 | 284 | 349 | 313 | 303 | 361 |
| Q3 | 343 | 337 | 342 | 290 | 321 | 235 |
| Q4 | 265 | 321 | 260 | 235 | 216 | |



Median Sale Price per Square Foot

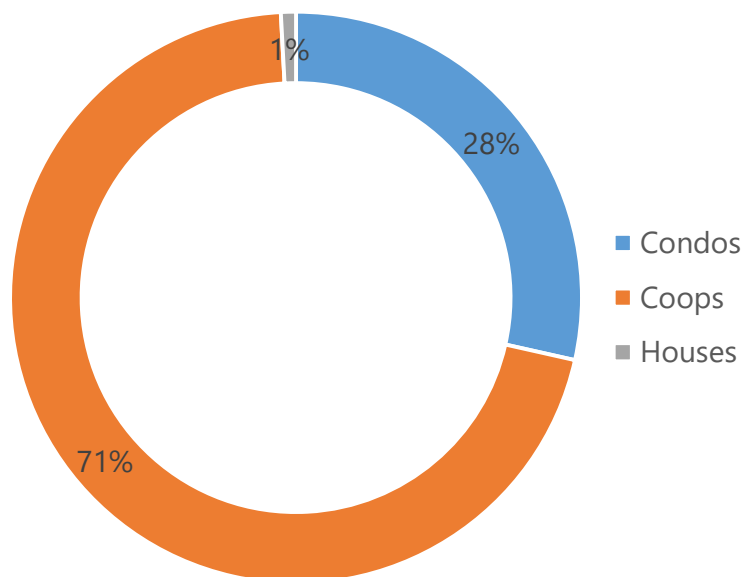


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$2,500,000 | -36% | \$1,979 | -1% | 67 |
| Coops | \$1,050,000 | -5% | \$1,394 | -2% | 166 |
| Houses | \$7,575,000 | -63% | \$1,659 | -55% | 2 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|--------------|---------------|-------|
| 141 W Eleventh St #141 | 1-00607-1305 | 5-Sep-19 | \$19,995,000 | Condo | 7,357 |
| 21 E Twelfth St #PHA | 1-00570-1153 | 27-Sep-19 | \$15,001,496 | Condo | |
| 50-140 Sullivan St | 1-00490-0027 | 13-Sep-19 | \$12,250,000 | House | 4,607 |
| 240 Centre St #5H | 1-00472-1002 | 1-Jul-19 | \$10,500,000 | Coop | 6,600 |
| 150 Charles St #M8 | 1-00636-1209 | 13-Aug-19 | \$10,300,000 | Condo | 3,959 |
| 29 E Tenth St #8 | 1-00562-1008 | 12-Sep-19 | \$9,999,999 | Condo | 1,845 |
| 21 E Twelfth St #20A | 1-00570-1150 | 21-Aug-19 | \$8,721,028 | Condo | 2,679 |
| 21 E Twelfth St #19A | 1-00570-1148 | 9-Jul-19 | \$8,691,498 | Condo | 2,679 |
| 21 E Twelfth St #18A | 1-00570-1146 | 24-Jul-19 | \$8,589,329 | Condo | |
| 21 E Twelfth St #20B | 1-00570-1151 | 29-Aug-19 | \$8,284,412 | Condo | |
| 21 E Twelfth St #19B | 1-00570-1149 | 11-Jul-19 | \$8,083,945 | Condo | 2,496 |
| 21 E Twelfth St #18B | 1-00570-1147 | 16-Jul-19 | \$7,882,120 | Condo | |
| 211 Elizabeth St #2S | 1-00493-1102 | 31-Jul-19 | \$6,600,000 | Condo | 1,784 |
| 155 Perry St #7C | 1-00637-1027 | 6-Aug-19 | \$5,900,000 | Condo | 1,179 |
| 482 Greenwich St #6 | 1-00595-1306 | 8-Aug-19 | \$5,500,000 | Condo | 2,488 |
| 21 E Twelfth St #17B | 1-00570-1144 | 17-Jul-19 | \$5,207,692 | Condo | 1,629 |
| 21 E Twelfth St #17A | 1-00570-1143 | 17-Jul-19 | \$4,796,677 | Condo | 1,478 |
| 31 W Twelfth St #7W | 1-00576-0056 | 17-Jul-19 | \$4,480,000 | Coop | 2,000 |
| 37 W Twelfth St #9J | 1-00576-0025 | 20-Aug-19 | \$4,460,000 | Coop | 2,400 |
| 21 E Twelfth St #6B | 1-00570-1111 | 15-Jul-19 | \$4,396,073 | Condo | 1,629 |
| 42-50 Wooster St #2NORE | 1-00475-1324 | 26-Sep-19 | \$4,300,000 | Condo | 2,614 |
| 38 Crosby St #5R | 1-00473-1009 | 3-Sep-19 | \$4,000,000 | Condo | 2,215 |
| 130 W Twelfth St #7C | 1-00607-1224 | 25-Jul-19 | \$4,000,000 | Condo | 1,437 |
| 115 Mercer St #3A | 1-00499-1405 | 29-Aug-19 | \$3,800,000 | Condo | 2,170 |
| 247 W Twelfth St #4B | 1-00615-0086 | 31-Jul-19 | \$3,800,000 | Coop | 2,024 |
| 303 Mercer St #B102 | 1-00548-0024 | 15-Jul-19 | \$3,699,000 | Coop | 2,287 |
| 2 Horatio St #8HJ | 1-00616-1002 | 23-Sep-19 | \$3,678,000 | Coop | |
| 40 Fifth Ave #2B | 1-00574-0039 | 27-Aug-19 | \$3,525,000 | Coop | |
| 42 E Twelfth St #7 | 1-00563-1106 | 18-Sep-19 | \$3,290,000 | Condo | 1,680 |
| 652 Broadway #3 | 1-00529-0005 | 30-Jul-19 | \$3,275,000 | Coop | 3,500 |
| 51 Fifth Ave #12B | 1-00569-0005 | 10-Sep-19 | \$3,250,000 | Coop | 1,700 |
| 210 Bowery #3RDF | 1-00492-1403 | 23-Sep-19 | \$3,200,000 | Condo | |
| 1 Fifth Ave #1617H | 1-00550-0022 | 19-Sep-19 | \$3,200,000 | Coop | |
| 39 E Twelfth St #PH805 | 1-00564-0026 | 12-Aug-19 | \$3,180,000 | Coop | |
| 30 Crosby St #M2 | 1-00473-1102 | 17-Jul-19 | \$3,000,000 | Condo | 3,009 |
| 31 E Twelfth St #6D | 1-00564-0001 | 29-Aug-19 | \$2,985,000 | Coop | 1,772 |
| 88 Prince St #9CD | 1-00498-0007 | 26-Jul-19 | \$2,951,500 | Coop | |
| 45 Crosby St #2N | 1-00482-0003 | 10-Sep-19 | \$2,925,000 | Coop | 2,100 |
| 370 W Eleventh St | 1-00637-0055 | 24-Jul-19 | \$2,900,000 | House | 4,400 |
| 160 Leroy St #7AS | 1-00601-1323 | 16-Aug-19 | \$2,800,000 | Condo | |
| 129 Lafayette St #2C | 1-00208-1004 | 15-Aug-19 | \$2,750,000 | Condo | 2,017 |
| 12 Wooster St #2 | 1-00229-0012 | 12-Jul-19 | \$2,750,000 | Coop | 2,400 |
| 311 W Broadway #3G | 1-00228-1211 | 9-Sep-19 | \$2,635,000 | Condo | 1,221 |
| 255 Hudson St #10E | 1-00594-1759 | 17-Sep-19 | \$2,615,000 | Condo | 1,874 |
| 304 Spring St #4E | 1-00594-1607 | 16-Sep-19 | \$2,600,000 | Condo | 1,460 |
| 1 Sheridan Sq #PHN | 1-00592-1043 | 26-Aug-19 | \$2,569,000 | Condo | 800 |
| 160 W Twelfth St #25 | 1-00607-1401 | 19-Sep-19 | \$2,500,000 | Condo | 910 |
| 141 Wooster St #6C | 1-00515-0031 | 9-Aug-19 | \$2,500,000 | Coop | |
| 130 Jane St #3J | 1-00641-0010 | 1-Aug-19 | \$2,445,000 | Coop | 1,300 |
| 140-144 Thompson St #2E | 1-00516-0007 | 18-Jul-19 | \$2,400,000 | Coop | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-----------------------|--------------|-----------|-------------|---------------|-------|
| 40 Fifth Ave #10D | 1-00574-0039 | 26-Sep-19 | \$2,360,000 | Coop | |
| 111 W Twelfth St #5R | 1-00608-0039 | 19-Aug-19 | \$2,325,000 | Coop | 1,450 |
| 330 Spring St #2A | 1-00595-1403 | 15-Aug-19 | \$2,300,000 | Condo | 1,721 |
| 1 Morton Sq #14AE | 1-00602-1122 | 23-Jul-19 | \$2,150,000 | Condo | 813 |
| 44 E Twelfth St #10C | 1-00563-1035 | 1-Aug-19 | \$2,150,000 | Condo | 1,103 |
| 25 Minetta Ln #3AB | 1-00542-0011 | 23-Aug-19 | \$2,100,000 | Coop | 1,300 |
| 211 Elizabeth St #5E | 1-00493-1111 | 27-Aug-19 | \$2,100,000 | Condo | 751 |
| 130 Jane St #6B | 1-00641-0010 | 12-Sep-19 | \$2,100,000 | Coop | |
| 93 Greene St #5E | 1-00500-1124 | 12-Sep-19 | \$2,090,000 | Condo | 1,201 |
| 210 Lafayette St #3D | 1-00482-1111 | 5-Aug-19 | \$2,067,500 | Condo | 1,215 |
| 30 Fifth Ave #14F | 1-00573-0039 | 24-Jul-19 | \$2,025,000 | Coop | 1,150 |
| 25 Fifth Ave #2F | 1-00567-1014 | 29-Jul-19 | \$2,019,850 | Condo | 988 |
| 118 Mercer St #4M | 1-00498-0015 | 12-Sep-19 | \$2,000,000 | Coop | |
| 477 Broome St #44 | 1-00475-1202 | 5-Aug-19 | \$1,995,000 | Coop | 1,165 |
| 38-50 W Ninth St #6 | 1-00572-0017 | 25-Sep-19 | \$1,995,000 | Coop | |
| 302 W Twelfth St #3B | 1-00624-1116 | 8-Aug-19 | \$1,975,000 | Condo | 715 |
| 100 W Twelfth St #4K | 1-00607-0038 | 6-Sep-19 | \$1,950,000 | Coop | 1,150 |
| 37 B Crosby St #5 | 1-00473-0130 | 24-Sep-19 | \$1,925,000 | Coop | 1,200 |
| 11 Fifth Ave #15H | 1-00566-0001 | 10-Jul-19 | \$1,900,000 | Coop | 1,000 |
| 255 Hudson St #4B | 1-00594-1716 | 27-Sep-19 | \$1,875,000 | Condo | 1,407 |
| 175 W 13th St #20A | 1-00609-0001 | 13-Sep-19 | \$1,850,000 | Coop | |
| 708 Greenwich St #NO2 | 1-00631-1002 | 14-Aug-19 | \$1,850,000 | Coop | |
| 67 E Eleventh St #305 | 1-00563-0037 | 30-Aug-19 | \$1,800,000 | Coop | 1,000 |
| 15 Charles St #7C | 1-00612-1347 | 12-Sep-19 | \$1,750,000 | Condo | 819 |
| 299 W Twelfth St #4J | 1-00625-1043 | 27-Aug-19 | \$1,700,000 | Condo | 825 |
| 40 E Ninth St #12A | 1-00560-1103 | 20-Aug-19 | \$1,650,000 | Coop | |
| 66 Crosby St #6C | 1-00483-0013 | 24-Sep-19 | \$1,625,000 | Coop | |
| 175 W Twelfth St #19B | 1-00608-1212 | 18-Sep-19 | \$1,610,000 | Condo | 989 |
| 21 Bleecker St #3W | 1-00529-0052 | 1-Jul-19 | \$1,600,000 | Coop | |
| 41 Fifth Ave #16A | 1-00568-0006 | 8-Aug-19 | \$1,600,000 | Coop | |
| 30 E Ninth St #3 | 1-00560-1003 | 30-Jul-19 | \$1,600,000 | Coop | |
| 140 Charles St #10D | 1-00631-1134 | 4-Sep-19 | \$1,590,000 | Condo | 713 |
| 11 Fifth Ave #3E | 1-00566-0001 | 30-Jul-19 | \$1,585,000 | Coop | 950 |
| 256 W Tenth St #1B | 1-00630-0043 | 19-Aug-19 | \$1,585,000 | Coop | 1,100 |
| 185 W Houston St #4AB | 1-00520-0029 | 24-Jul-19 | \$1,575,000 | Coop | |
| 60 Greene St #2B | 1-00485-1104 | 30-Jul-19 | \$1,568,000 | Condo | 1,010 |
| 39 Fifth Ave #6C | 1-00568-0004 | 10-Jul-19 | \$1,565,000 | Coop | |
| 373 Bleecker St #4B | 1-00621-0035 | 27-Sep-19 | \$1,540,000 | Coop | |
| 175 W Twelfth St #16G | 1-00608-1185 | 8-Jul-19 | \$1,510,000 | Condo | 877 |
| 204 W Houston St #1C | 1-00528-0008 | 15-Jul-19 | \$1,500,000 | Coop | 1,500 |
| 42 King St #PARLO | 1-00519-0018 | 17-Jul-19 | \$1,500,000 | Coop | |
| 2 Fifth Ave #4O | 1-00551-0001 | 27-Aug-19 | \$1,500,000 | Coop | 1,000 |
| 130 Barrow St #311 | 1-00604-1037 | 26-Sep-19 | \$1,500,000 | Condo | 840 |
| 67 E Eleventh St #706 | 1-00563-0037 | 11-Sep-19 | \$1,490,000 | Coop | 700 |
| 164 Bank St #4B | 1-00638-1010 | 18-Jul-19 | \$1,487,400 | Condo | 683 |
| 70 E Tenth St #10G | 1-00555-0001 | 18-Jul-19 | \$1,485,000 | Coop | 1,100 |
| 2 Horatio St #RES1 | 1-00616-1002 | 17-Sep-19 | \$1,465,000 | Coop | 1,250 |
| 37 Clarkson St #711 | 1-00601-1136 | 15-Jul-19 | \$1,455,000 | Condo | 890 |
| 11 Fifth Ave #10E | 1-00566-0001 | 31-Jul-19 | \$1,450,000 | Coop | |
| 100 Bank St #4D | 1-00634-0023 | 17-Sep-19 | \$1,450,000 | Coop | |



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THE RATNER TEAM



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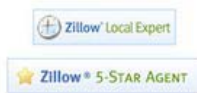
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CLIENT REVIEWS

"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

[READ MORE REVIEWS](#)



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| Attorneys | Fireplaces | Landscape Design | School Consultants |
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| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
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