

RESIDENTIAL

BOARD TO WHICH THE WISE
CAN REPAIR THE EVENT
OF GOD ★ WASHINGTON

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

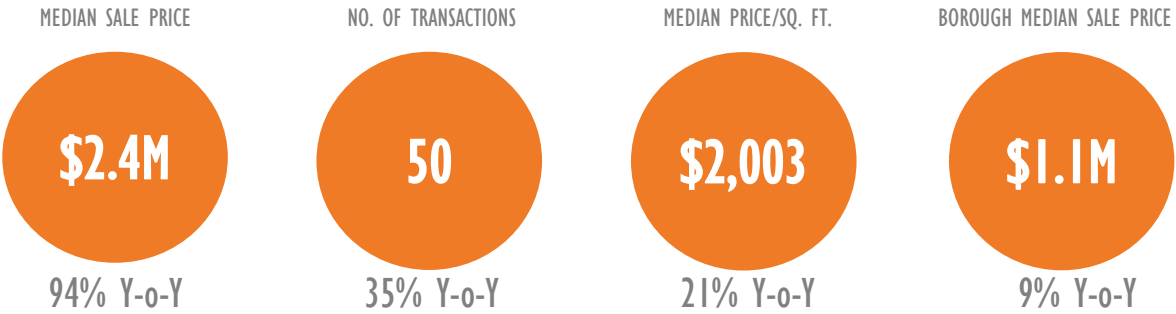
Greenwich Village Report

A monthly analysis of residential sales
in Greenwich Village, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Greenwich Village, Manhattan

SUMMARY

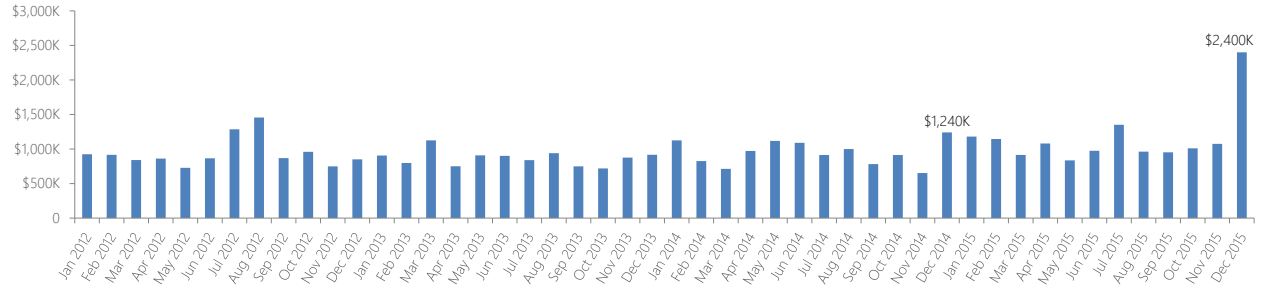


NEIGHBORHOOD BOUNDARIES

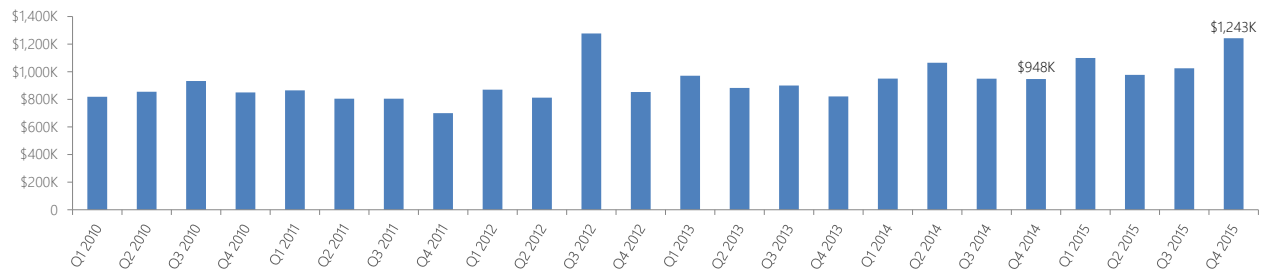


RESIDENTIAL STATS

Median Sale Price by Month

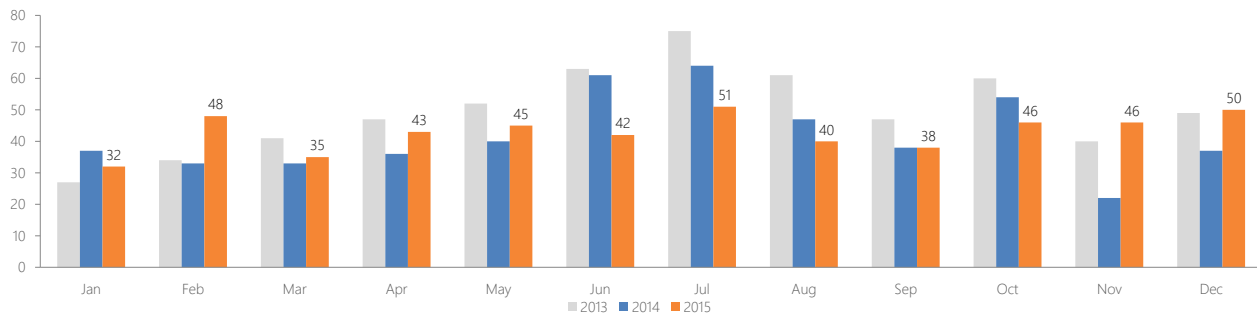


Median Sale Price by Quarter

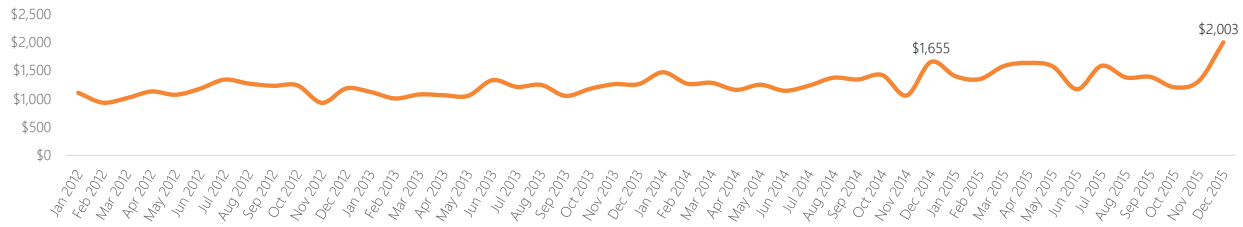


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	36	33	22	27	37	32
Feb	30	33	29	34	33	48
Mar	48	45	31	41	33	35
Apr	54	36	39	47	36	43
May	38	46	52	52	40	45
Jun	64	43	61	63	61	42
Jul	54	39	51	75	64	51
Aug	60	45	75	61	47	40
Sep	52	41	48	47	38	38
Oct	46	43	53	60	54	46
Nov	41	27	39	40	22	46
Dec	35	35	75	49	37	50



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$4,565,428	210%	\$2,011	15%	22
Co-ops	\$1,142,500	-1%	\$1,803	41%	28
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
56.0%



Condos
44.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West 12 Street #PH8	1-00607-1499	15-Dec-15	\$26,030,476	Condo	n/a
140 West 12 Street #PH6B	1-00607-1496	01-Dec-15	\$21,162,385	Condo	n/a
209 Sullivan St #THD	1-00539-1104	22-Dec-15	\$13,598,695	Condo	n/a
209 Sullivan St #THB	1-00539-1102	31-Dec-15	\$10,182,500	Condo	n/a
140 West 12 Street #502	1-00607-1491	08-Dec-15	\$9,168,499	Condo	n/a
140 West 12 Street #402	1-00607-1487	04-Dec-15	\$8,939,297	Condo	n/a
35-45 E 9 St #48	1-00561-0045	03-Dec-15	\$7,000,000	Coop	n/a
140 West 12 Street #500	1-00607-1493	15-Dec-15	\$6,908,810	Condo	n/a
32 Washington Sq W #12W	1-00552-0062	08-Dec-15	\$6,900,000	Coop	n/a
130 West 12 Street #5B	1-00607-1215	09-Dec-15	\$6,200,000	Condo	1,970
12 West 10 Street #2	1-00573-1102	02-Dec-15	\$5,450,000	Condo	2,200
140 West 12 Street #303	1-00607-1486	03-Dec-15	\$4,745,211	Condo	n/a
140 West 12 Street #501	1-00607-1492	18-Dec-15	\$4,628,328	Condo	1,671
140 West 12 Street #401	1-00607-1488	01-Dec-15	\$4,502,527	Condo	n/a
49-51 5 Ave #15BF	1-00569-0005	10-Dec-15	\$4,500,000	Coop	n/a
140 West 12 Street #301	1-00607-1484	01-Dec-15	\$4,348,206	Condo	n/a
209 Sullivan St #3E	1-00539-1113	23-Dec-15	\$4,327,563	Condo	n/a
130 West 12 Street #7C	1-00607-1224	07-Dec-15	\$3,950,000	Condo	1,437
209 Sullivan St #5C	1-00539-1116	22-Dec-15	\$3,742,069	Condo	n/a
209 Sullivan St #4C	1-00539-1110	29-Dec-15	\$3,641,138	Condo	n/a
40-56 University Pl #9CD	1-00567-0019	18-Dec-15	\$3,350,000	Coop	n/a
40-46 5 Ave #8C	1-00574-0039	08-Dec-15	\$2,750,000	Coop	n/a
61-67 W 9 St #5A	1-00573-0075	17-Dec-15	\$2,500,000	Coop	n/a
63 East 9 Street #14R	1-00561-1003	15-Dec-15	\$2,450,000	Coop	n/a
30 East 9 Street #4JJ	1-00560-1003	22-Dec-15	\$2,450,000	Coop	n/a
8 East 12 Street #2	1-00569-1031	07-Dec-15	\$2,350,354	Condo	2,330
28-32 5 Ave #14E	1-00573-0039	23-Dec-15	\$2,300,000	Coop	n/a
140 W 10 St #3RE	1-00610-0048	29-Dec-15	\$1,980,000	Coop	n/a
45 Christopher Street #6C	1-00610-1043	30-Dec-15	\$1,807,000	Condo	902
375-379 Avenue Of The Americas #10D	1-00592-0066	15-Dec-15	\$1,760,000	Coop	n/a
24-26 5 Ave #1501	1-00573-0043	22-Dec-15	\$1,700,000	Coop	n/a
60 East 8 Street #23P	1-00548-1003	17-Dec-15	\$1,400,000	Coop	n/a
41 5 Ave #3F	1-00568-0006	02-Dec-15	\$1,235,000	Coop	n/a
9-21 5 Ave #7S	1-00566-0001	16-Dec-15	\$1,050,000	Coop	n/a
28 East 10 Street #11C	1-00561-1191	14-Dec-15	\$1,000,000	Condo	840
175 West 12 Street #8K	1-00608-1097	03-Dec-15	\$915,000	Condo	544
211 Thompson St #6F	1-00539-0031	03-Dec-15	\$825,000	Coop	n/a
101-115 W 12 St #11T	1-00608-0039	28-Dec-15	\$761,000	Coop	n/a
1 Sheridan Square #3E	1-00592-1029	16-Dec-15	\$758,000	Condo	377
101-115 W 12 St #3U	1-00608-0039	01-Dec-15	\$630,000	Coop	n/a
20 E 9 St #3	1-00560-1003	07-Dec-15	\$585,000	Coop	n/a
63 East 9 Street #4Y	1-00561-1003	04-Dec-15	\$585,000	Coop	n/a
1-7 5 Ave #2HH	1-00550-0022	15-Dec-15	\$525,000	Coop	n/a
180 Thompson St #2A	1-00525-0040	16-Dec-15	\$490,000	Coop	n/a
88 Bleecker St #3A	1-00523-0038	10-Dec-15	\$485,000	Coop	n/a
15-23 Waverly Pl #6S	1-00548-0045	17-Dec-15	\$445,000	Coop	n/a
60 East 9 Street #514	1-00560-1203	02-Dec-15	\$407,500	Coop	n/a
50-58 E 8 St #5D	1-00548-0028	02-Dec-15	\$390,000	Coop	n/a
50-58 E 8 St #2I	1-00548-0028	22-Dec-15	\$380,000	Coop	n/a
88 Bleecker St #3B	1-00523-0038	10-Dec-15	\$300,000	Coop	n/a