

GREENWICH VILLAGE

A monthly analysis of residential sales
in Greenwich Village, Manhattan

December 2017

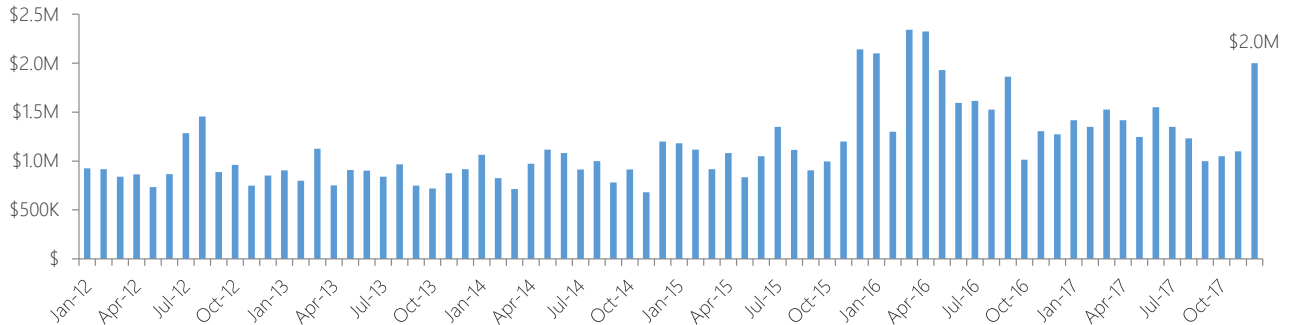


The RATNER Team Market Report

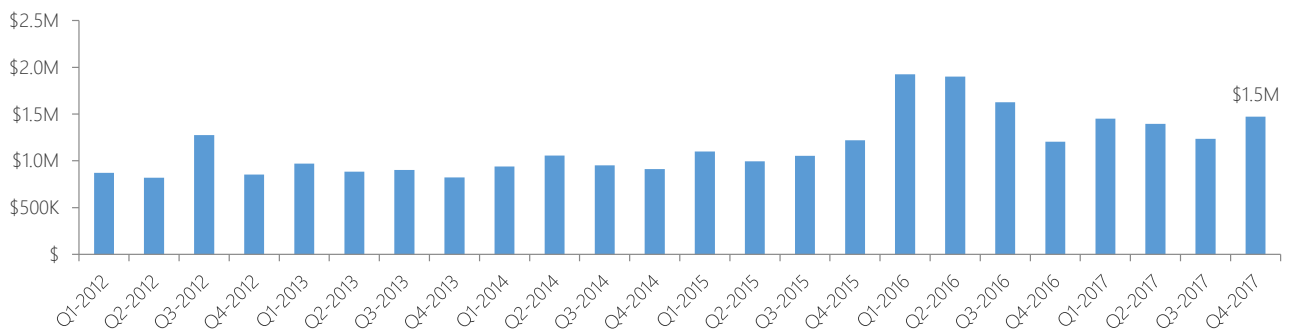
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RESIDENTIAL STATS

Median Sale Price by Month

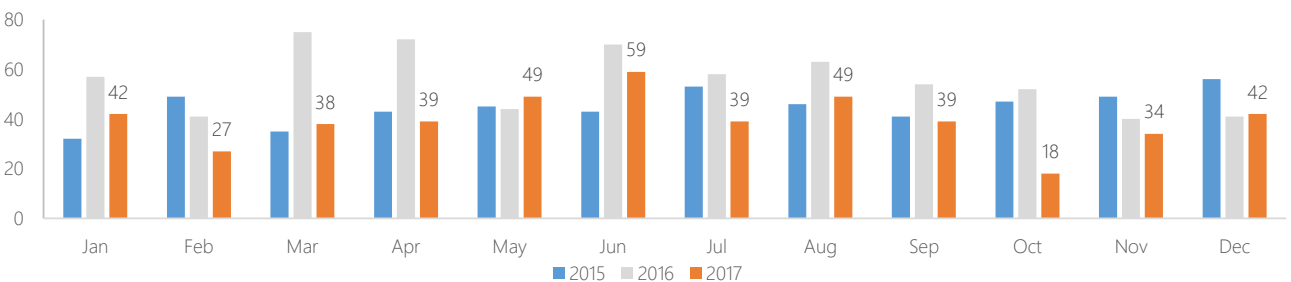


Median Sale Price by Quarter

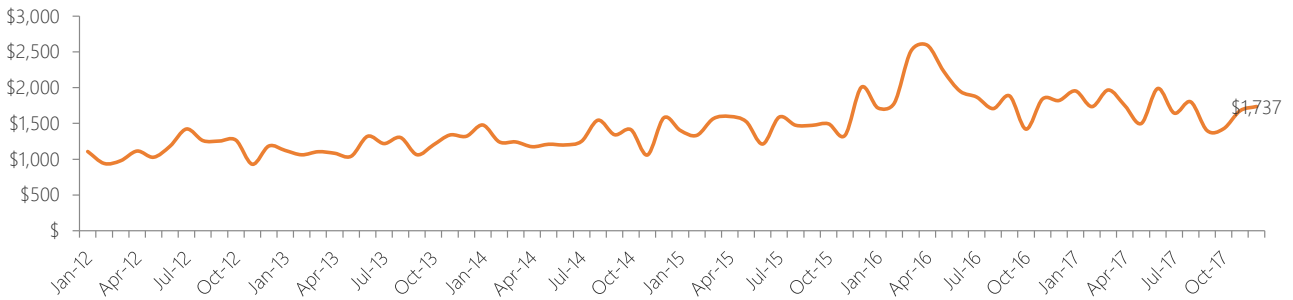


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	22	29	31	39	53	61	51	75	49	53	39	75
2013	27	34	41	47	52	63	75	62	47	60	40	49
2014	38	33	33	36	40	62	64	47	38	54	23	38
2015	32	49	35	43	45	43	53	46	41	47	49	56
2016	57	41	75	72	44	70	58	63	54	52	40	41
2017	42	27	38	39	49	59	39	49	39	18	34	42



Median Sale Price per Square Foot

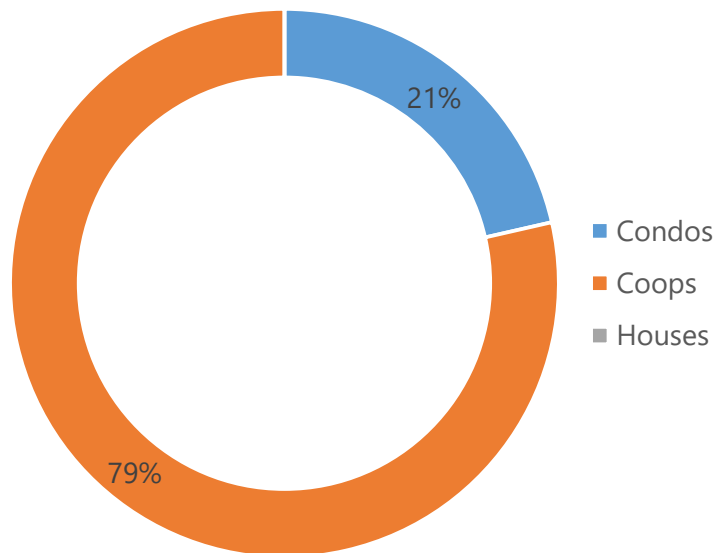


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,422,500	18%	\$2,557	-3%	9
Coops	\$1,700,000	56%	\$1,438	-3%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
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
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
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
16-20 E 12 St #7D	1-00569-1136	22-Dec-17	\$3,250,000	Condo	1,277
37 W 12 St #5E	1-00576-0025	28-Dec-17	\$3,000,000	Coop	
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
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
486-494 Avenue Of The Americas #11D	1-00576-0001	28-Dec-17	\$1,850,000	Coop	
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	
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
60 E 8 St #9C	1-00548-1003	12-Dec-17	\$1,325,000	Coop	760
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	
801-807 Broadway #309	1-00563-0037	14-Dec-17	\$1,100,000	Coop	
20-34 University Pl #4S	1-00566-0018	4-Dec-17	\$975,000	Coop	600
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	
60 E 9 St #405	1-00560-1203	12-Dec-17	\$750,000	Coop	700
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	
20-34 University Pl #7T	1-00566-0018	27-Dec-17	\$450,000	Coop	



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THE RATNER TEAM



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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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