

# GREENWICH VILLAGE

A monthly analysis of residential sales  
in Greenwich Village, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Greenwich Village, Manhattan

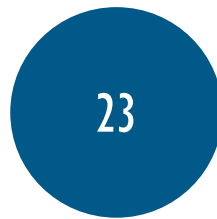
### SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



-32% YoY

MEDIAN PRICE/SQ.FT.



-2% YoY

MANHATTAN  
MEDIAN SALE PRICE



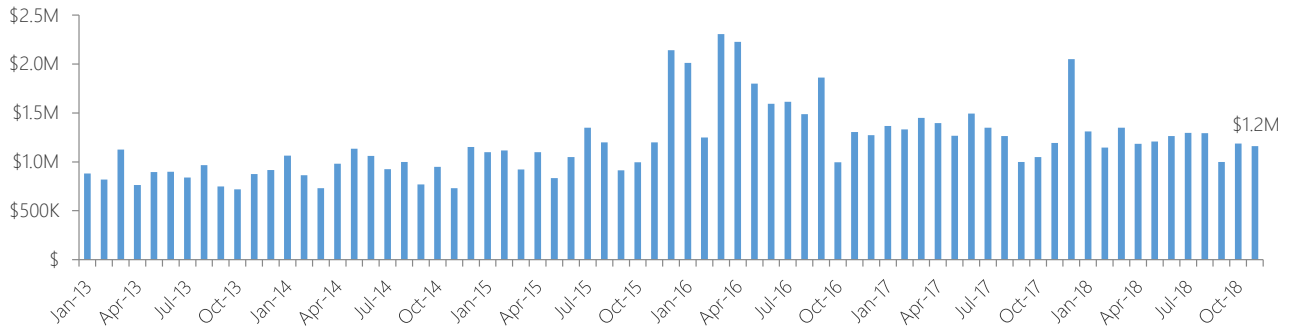
-6% YoY

### NEIGHBORHOOD BOUNDARIES

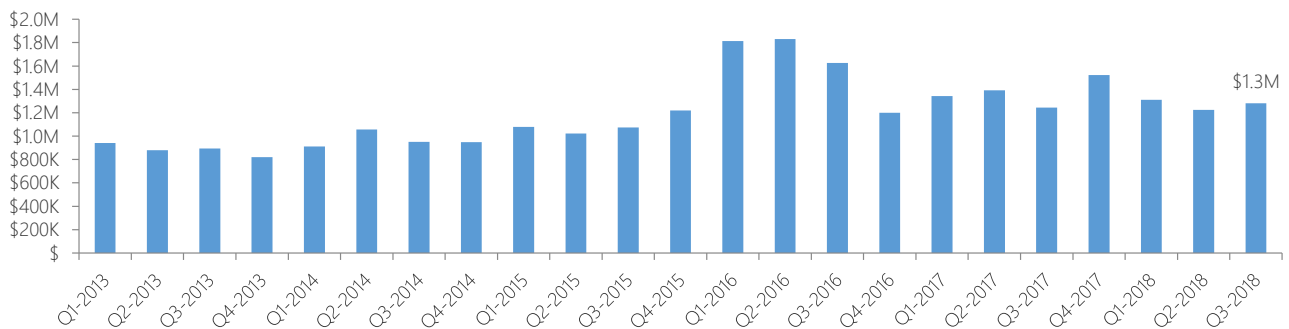


RESIDENTIAL STATS

Median Sale Price by Month

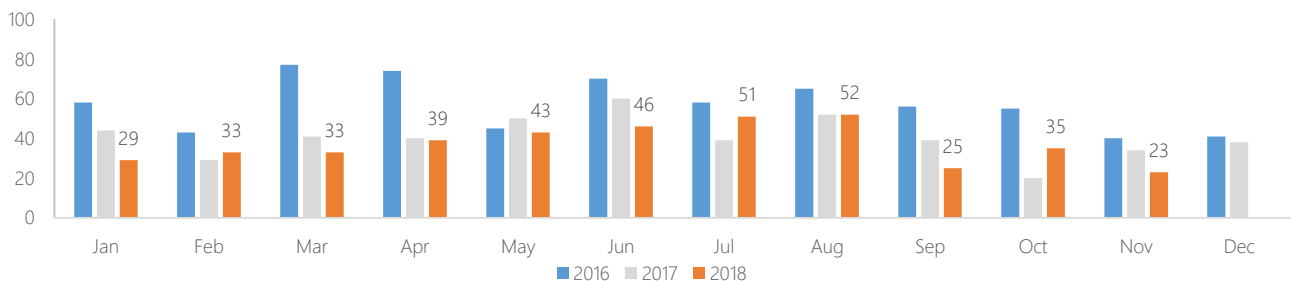


Median Sale Price by Quarter

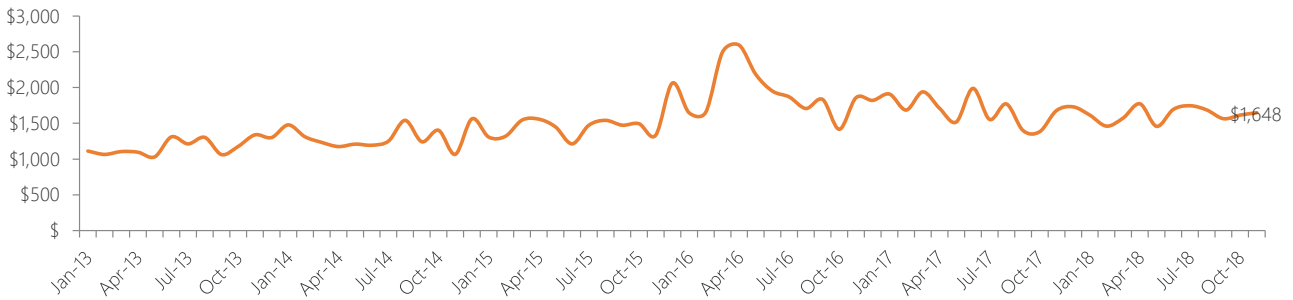


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	35	41	48	57	64	77	62	49	62	40	51
2014	38	34	36	37	41	66	65	49	41	55	27	40
2015	34	51	36	45	46	43	56	47	44	47	49	56
2016	58	43	77	74	45	70	58	65	56	55	40	41
2017	44	29	41	40	50	60	39	52	39	20	34	38
2018	29	33	33	39	43	46	51	52	25	35	23	



Median Sale Price per Square Foot

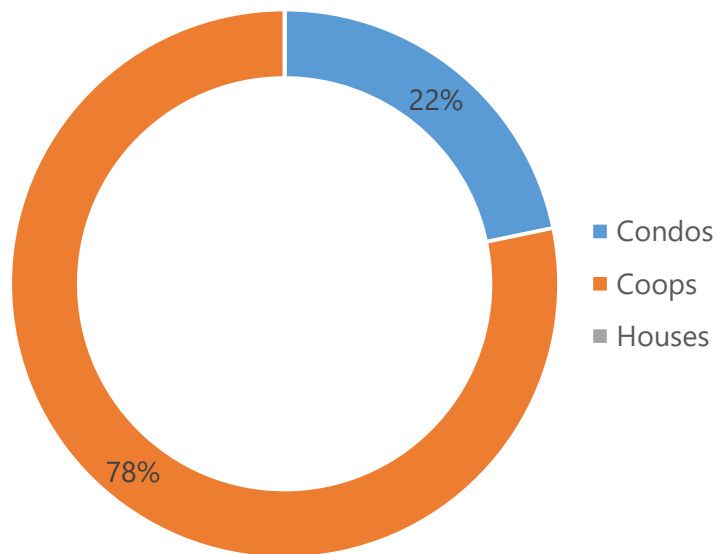


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,600,000	22%	\$2,246	-9%	5
Coops	\$905,000	-14%	\$1,253	-22%	18
Houses	-	-	-	-	0

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
28 E Tenth St #10H	1-00561-1187	1-Nov-18	\$4,500,000	Condo	2,004
2 Cornelia St #1003	1-00589-1021	6-Nov-18	\$4,350,000	Condo	1,135
45 Christopher St #2E	1-00610-1017	21-Nov-18	\$3,600,000	Condo	1,200
40-50 E Tenth St #8B	1-00561-0014	1-Nov-18	\$2,425,000	Coop	
14 W Fourth St #B1304	1-00535-1002	8-Nov-18	\$2,055,000	Coop	1,150
42 W 13th St #3AFG	1-00576-0016	5-Nov-18	\$2,000,000	Coop	1,500
20 E Ninth St #11H	1-00566-0018	1-Nov-18	\$1,700,000	Coop	1,000
40-50 E Tenth St #4A	1-00561-0014	8-Nov-18	\$1,455,000	Coop	
2 Cornelia St #601	1-00589-1004	21-Nov-18	\$1,350,000	Condo	819
14 W Fourth St #C204	1-00535-1002	5-Nov-18	\$1,335,000	Coop	1,100
40 E Ninth St #10E	1-00560-1103	12-Nov-18	\$1,237,500	Coop	
14 W Fourth St #D303	1-00535-1002	14-Nov-18	\$1,085,000	Coop	
59 W Twelfth St #6F	1-00576-1547	27-Nov-18	\$940,000	Condo	530
9 Barrow St #5A	1-00590-1102	14-Nov-18	\$905,000	Coop	710
88 Bleecker St #2M	1-00523-0038	15-Nov-18	\$801,000	Coop	650
88 Bleecker St #2J	1-00523-0038	6-Nov-18	\$785,000	Coop	650
24 Fifth Ave #612A	1-00573-0043	5-Nov-18	\$760,000	Coop	
156-168 Bleecker St #7GW	1-00525-1002	6-Nov-18	\$731,000	Coop	
1 Minetta St #5B	1-00542-1002	30-Nov-18	\$669,000	Coop	
63 E Ninth St #5D	1-00561-1003	1-Nov-18	\$596,000	Coop	
13 W 13th St #7ES	1-00577-0030	30-Nov-18	\$535,000	Coop	
24 Fifth Ave #217	1-00573-0043	29-Nov-18	\$395,000	Coop	400



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# THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	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
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