

GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Greenwich Village, Manhattan

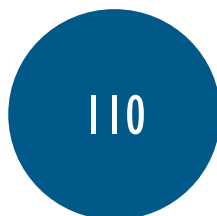
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



15% YoY

MEDIAN PRICE/SQ.FT.



-2% YoY

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MEDIAN SALE PRICE



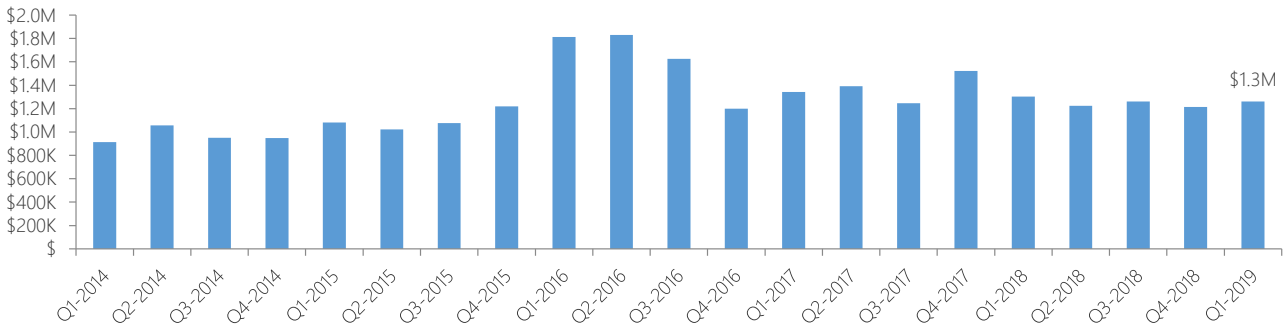
3% YoY

NEIGHBORHOOD BOUNDARIES

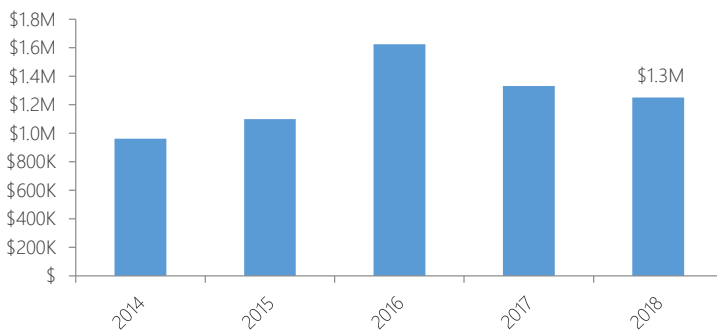


RESIDENTIAL STATS

Median Sale Price by Quarter

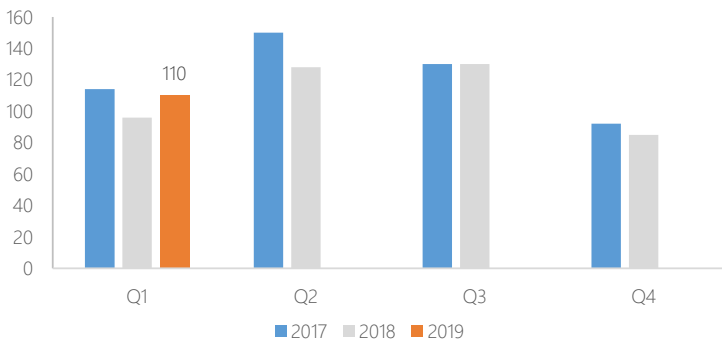


Median Sale Price by Year

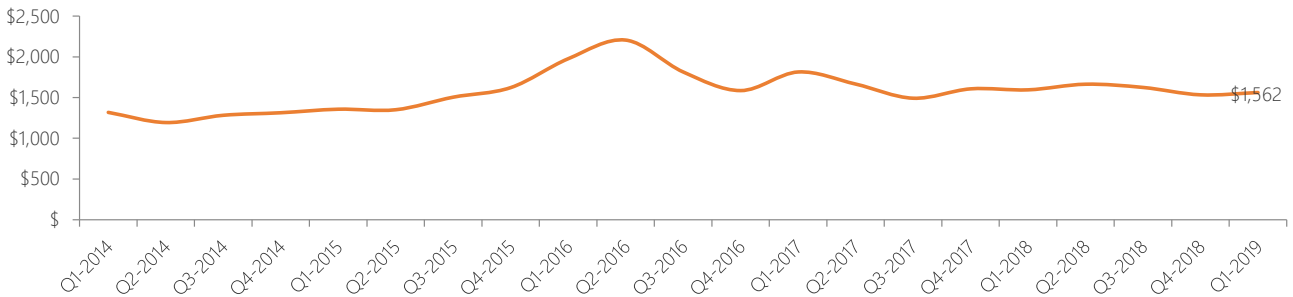


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	108	121	178	114	96	110
Q2	144	134	189	150	128	
Q3	155	147	179	130	130	
Q4	122	152	136	92	85	



Median Sale Price per Square Foot

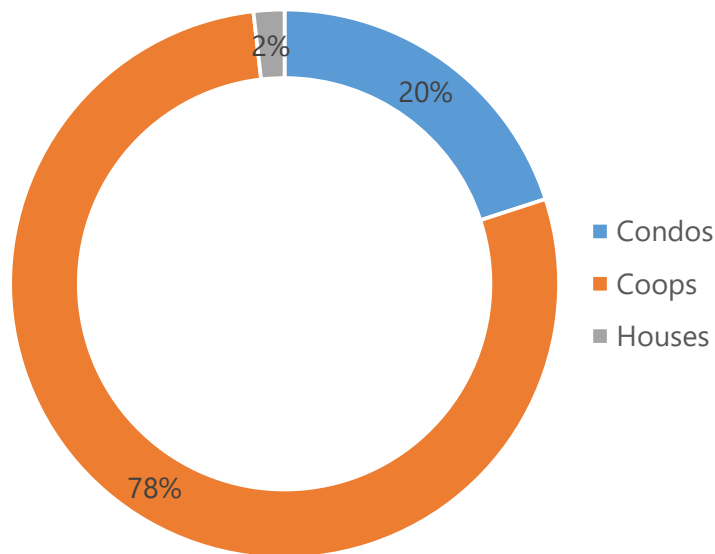


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,460,710	31%	\$1,761	-18%	22
Coops	\$1,125,000	-2%	\$1,504	13%	86
Houses	\$9,050,000	19%	\$3,706	17%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
135 W Eleventh St #135	1-00607-1302	8-Mar-19	\$21,894,506	Condo	6,998
23 Cornelia St	1-00590-0042	5-Feb-19	\$11,500,000	House	3,357
34 E 13th St #E	1-00570-1406	18-Jan-19	\$9,700,000	Condo	
34 E 13th St #D	1-00570-1405	14-Jan-19	\$7,295,000	Condo	
11 Fifth Ave #19N	1-00566-0001	7-Feb-19	\$6,600,000	Coop	900
45 W Twelfth St	1-00576-0064	1-Feb-19	\$6,600,000	House	1,656
130 W Twelfth St #7B	1-00607-1223	28-Mar-19	\$5,725,000	Condo	1,961
21 E Twelfth St #5B	1-00570-1107	25-Mar-19	\$4,429,042	Condo	
40-50 E Tenth St #6	1-00561-0014	7-Feb-19	\$4,250,000	Coop	
2 Fifth Ave #16AB	1-00551-0001	28-Mar-19	\$4,250,000	Coop	2,200
1-7 Fifth Ave #16F	1-00550-0022	8-Jan-19	\$4,000,000	Coop	
43 Fifth Ave #10NW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	1,800
43 Fifth Ave #10SW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	
21 E Twelfth St #5A	1-00570-1106	26-Mar-19	\$3,886,358	Condo	
40 Fifth Ave #8E	1-00574-0039	1-Mar-19	\$3,875,000	Coop	
40 Fifth Ave #8C	1-00574-0039	7-Mar-19	\$3,575,000	Coop	1,300
40 Fifth Ave #7C	1-00574-0039	5-Feb-19	\$3,420,000	Coop	1,200
1-7 Fifth Ave #1112C	1-00550-0022	25-Jan-19	\$3,300,000	Coop	
45 W Eleventh St #6CD	1-00575-0072	28-Feb-19	\$3,300,000	Coop	
200 Mercer St #3F	1-00523-0032	19-Mar-19	\$2,900,000	Coop	2,400
60 E Eighth St #25K	1-00548-1003	24-Jan-19	\$2,811,000	Coop	
21 E Twelfth St #5C	1-00570-1108	26-Mar-19	\$2,638,241	Condo	
21 E Twelfth St #6C	1-00570-1112	20-Mar-19	\$2,608,771	Condo	
21 E Twelfth St #5D	1-00570-1109	19-Mar-19	\$2,507,195	Condo	
8 Union Sq S #7B	1-00571-1613	6-Feb-19	\$2,500,000	Condo	1,414
21 E Twelfth St #6D	1-00570-1113	20-Mar-19	\$2,421,419	Condo	
60 E Eighth St #26K	1-00548-1003	26-Feb-19	\$2,325,000	Coop	1,300
3 Sheridan Sq #5H	1-00591-0026	18-Mar-19	\$2,250,000	Coop	1,179
150 Waverly Pl #E	1-00592-1205	15-Mar-19	\$2,163,150	Condo	931
40-50 E Tenth St #3B	1-00561-0014	13-Feb-19	\$2,047,500	Coop	
250 Mercer St #B306	1-00535-1002	19-Feb-19	\$2,025,000	Coop	1,200
141-145 W 13th St #102	1-00609-0065	16-Jan-19	\$1,905,500	Coop	
1-7 Fifth Ave #2D	1-00550-0022	18-Jan-19	\$1,850,000	Coop	
111 W Twelfth St #9N	1-00608-0039	15-Jan-19	\$1,775,000	Coop	1,100
23 W Ninth St #1	1-00573-0054	28-Jan-19	\$1,700,000	Coop	1,000
171 W Twelfth St #3A	1-00608-0074	28-Mar-19	\$1,650,000	Coop	
63 E Ninth St #8O	1-00561-1003	14-Feb-19	\$1,640,000	Coop	
59 W Twelfth St #6G	1-00576-1548	18-Jan-19	\$1,610,000	Condo	750
77 Bleecker St #113	1-00532-0020	19-Mar-19	\$1,600,000	Coop	1,350
25 Fifth Ave #12H	1-00567-1087	23-Jan-19	\$1,600,000	Condo	724
2 Fifth Ave #3R	1-00551-0001	20-Feb-19	\$1,591,351	Coop	
43 E Tenth St #1K	1-00562-0036	15-Feb-19	\$1,500,000	Coop	
250 Mercer St #C205	1-00535-1002	25-Jan-19	\$1,480,000	Coop	900
2 Fifth Ave #20L	1-00551-0001	18-Mar-19	\$1,460,000	Coop	850
60 E Eighth St #23D	1-00548-1003	29-Jan-19	\$1,360,000	Coop	833
60 E Eighth St #7M	1-00548-1003	7-Feb-19	\$1,360,000	Coop	900
60 E Eighth St #27M	1-00548-1003	14-Mar-19	\$1,360,000	Coop	850
23 W Ninth St #1FR	1-00573-0054	29-Jan-19	\$1,358,000	Coop	900
45 Christopher St #4F	1-00610-1032	15-Mar-19	\$1,350,000	Condo	770
60 E Eighth St #22D	1-00548-1003	17-Jan-19	\$1,345,000	Coop	900



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Address	BBL	Sale date	Sale price	Property type	Sqft
41 Fifth Ave #14B	1-00568-0006	21-Mar-19	\$1,313,000	Coop	900
175 W 13th St #15B	1-00609-0001	10-Jan-19	\$1,260,000	Coop	
63 E Ninth St #10L	1-00561-1003	12-Mar-19	\$1,250,000	Coop	
49 W Twelfth St #7F	1-00576-0066	15-Mar-19	\$1,200,000	Coop	
250 Mercer St #D804	1-00535-1002	22-Jan-19	\$1,200,000	Coop	800
23 W Ninth St #1FR	1-00573-0054	10-Jan-19	\$1,200,000	Coop	900
60 E Eighth St #15A	1-00548-1003	26-Feb-19	\$1,190,000	Coop	876
67 E Eleventh St #417	1-00563-0037	5-Mar-19	\$1,125,000	Coop	900
175 W Twelfth St #5J	1-00608-1058	30-Jan-19	\$1,100,000	Condo	782
303 Mercer St #A306	1-00548-0024	19-Feb-19	\$1,097,500	Coop	775
23 E Tenth St #310	1-00562-0001	21-Feb-19	\$1,065,000	Coop	675
41 Fifth Ave #4C	1-00568-0006	4-Feb-19	\$1,050,000	Coop	
77 Bleecker St #213W	1-00532-0020	27-Mar-19	\$1,030,000	Coop	
13 W 13th St #2CS	1-00577-0030	28-Jan-19	\$996,000	Coop	875
1-7 Fifth Ave #4A	1-00550-0022	28-Jan-19	\$995,000	Coop	750
64 W Eleventh St #2R	1-00574-0011	29-Mar-19	\$995,000	Coop	
175 W 13th St #9B	1-00609-0001	16-Jan-19	\$972,000	Coop	
2 Fifth Ave #6L	1-00551-0001	30-Jan-19	\$955,000	Coop	600
60 E Ninth St #428	1-00560-1203	30-Jan-19	\$940,000	Coop	850
2 Fifth Ave #5E	1-00551-0001	23-Jan-19	\$848,336	Coop	
55 E Ninth St #11A	1-00561-0037	28-Jan-19	\$840,000	Coop	
39 E Twelfth St #208	1-00564-0026	5-Feb-19	\$820,000	Coop	
45 Fifth Ave #3C	1-00569-0003	27-Feb-19	\$817,500	Coop	575
77 Bleecker St #917N	1-00532-0020	5-Feb-19	\$775,000	Coop	
88 Bleecker St #3L	1-00523-0038	10-Jan-19	\$750,000	Coop	
10 Christopher St #7C	1-00593-1002	28-Jan-19	\$749,000	Coop	
49 E Twelfth St #3C	1-00564-0020	4-Jan-19	\$735,000	Coop	
15 W Twelfth St #12A	1-00576-0049	13-Feb-19	\$715,000	Coop	
15 Charles St #3G	1-00612-1319	22-Jan-19	\$712,500	Condo	461
210 Thompson St #3DN	1-00537-0001	13-Mar-19	\$680,000	Coop	
77 Bleecker St #915	1-00532-0020	26-Feb-19	\$675,000	Coop	
118 Waverly Pl #1B	1-00552-0148	6-Feb-19	\$675,000	Coop	525
20 E Ninth St #3G	1-00566-0018	26-Mar-19	\$625,000	Coop	780
49 W Twelfth St #3H	1-00576-0066	21-Feb-19	\$610,000	Coop	
32 Jones St #2A	1-00590-0011	30-Jan-19	\$610,000	Coop	
40-56 University Pl #7D	1-00567-0019	7-Mar-19	\$585,000	Coop	
54 E Eighth St #5S	1-00548-0028	21-Feb-19	\$562,000	Coop	
55 E Ninth St #8B	1-00561-0037	6-Feb-19	\$550,000	Coop	
60 E Ninth St #315	1-00560-1203	7-Jan-19	\$535,000	Coop	
15 W Twelfth St #9B	1-00576-0049	7-Jan-19	\$535,000	Coop	550
100 W Twelfth St #3H	1-00607-0038	18-Mar-19	\$515,000	Coop	
3 Sheridan Sq #6K	1-00591-0026	6-Mar-19	\$495,000	Coop	
30 E Ninth St #324	1-00560-1003	14-Mar-19	\$475,000	Coop	
211 Thompson St #5K	1-00539-0031	25-Mar-19	\$460,000	Coop	430
15 W Twelfth St #12E	1-00576-0049	13-Feb-19	\$450,000	Coop	525
30 E Ninth St #3GG	1-00560-1003	22-Feb-19	\$442,500	Coop	
137-149 W Twelfth St #64	1-00608-0060	30-Jan-19	\$400,000	Coop	
54 E Eighth St #3I	1-00548-0028	21-Feb-19	\$375,000	Coop	
55 E Ninth St #7B	1-00561-0037	10-Jan-19	\$350,000	Coop	
39 E Twelfth St #202	1-00564-0026	26-Mar-19	\$67,705	Coop	



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THE RATNER TEAM



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New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals 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

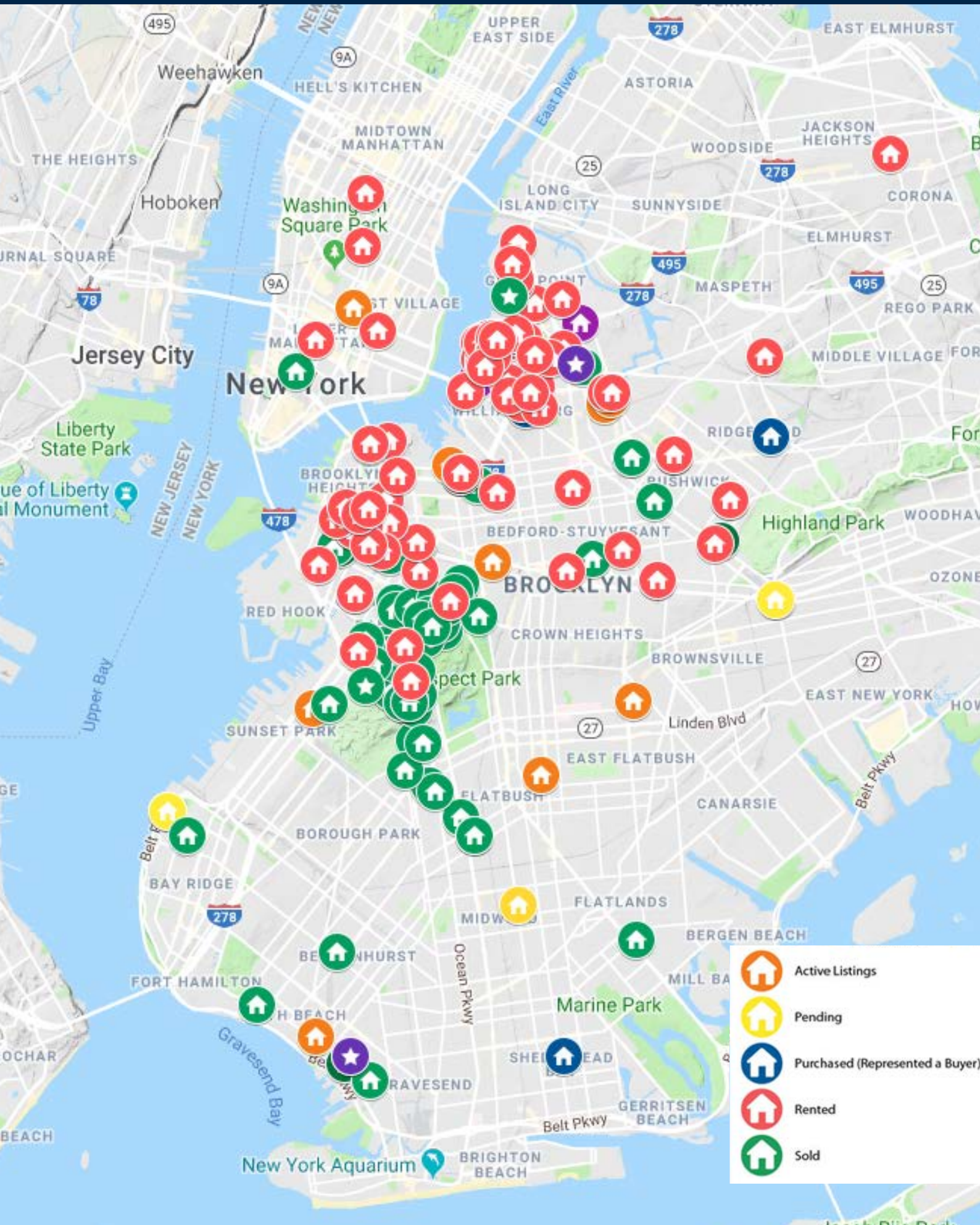
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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
Electricians		Renewable Energy Specialists	

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