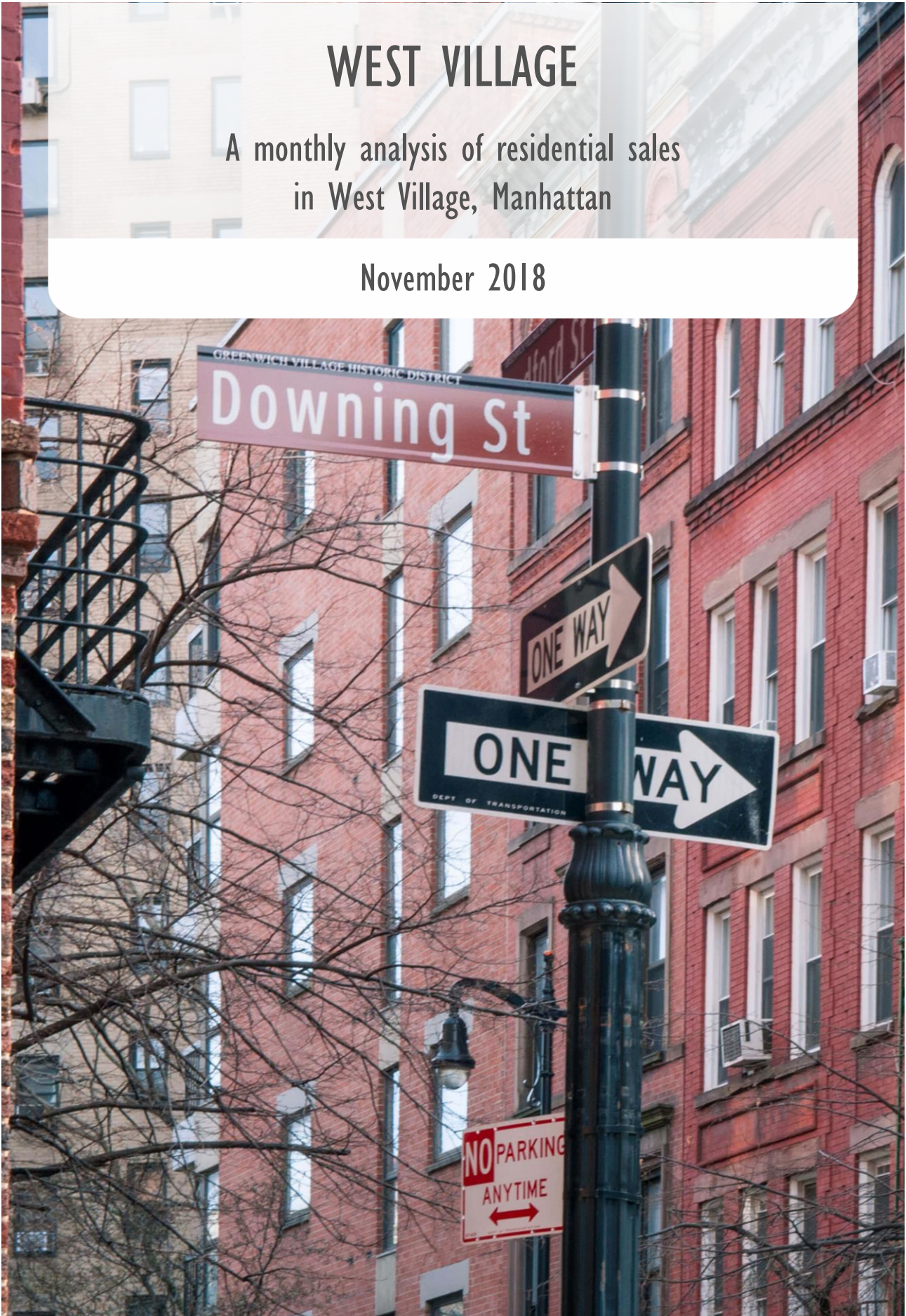


WEST VILLAGE

A monthly analysis of residential sales
in West Village, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



35% YoY

MEDIAN PRICE/SQ.FT.



14% YoY

MANHATTAN
MEDIAN SALE PRICE



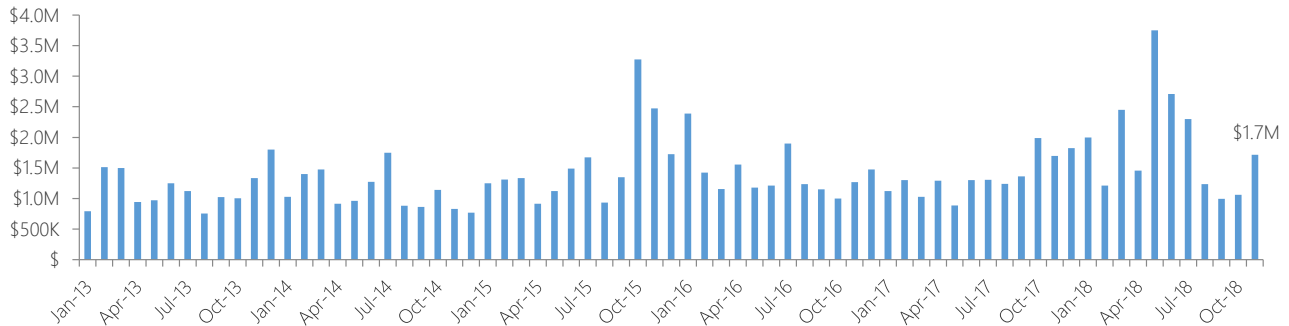
-6% YoY

NEIGHBORHOOD BOUNDARIES

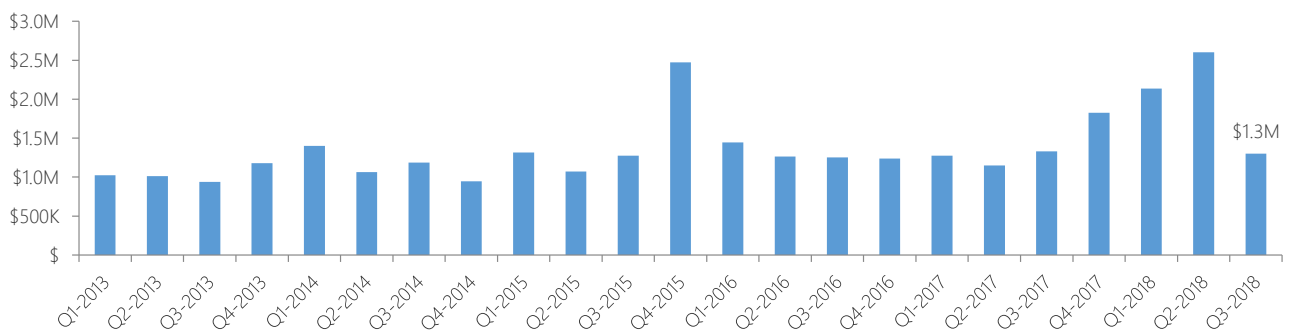


RESIDENTIAL STATS

Median Sale Price by Month

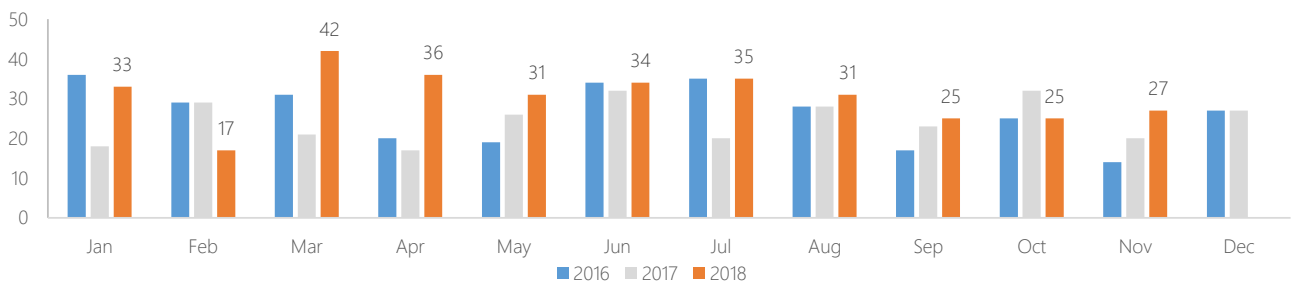


Median Sale Price by Quarter

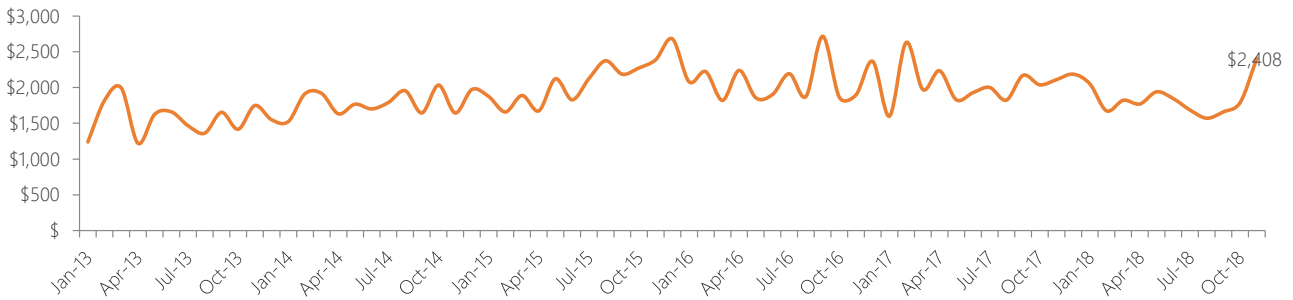


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	16	18	15	25	33	28	46	40	39	38	26	33
2014	27	23	27	29	24	35	35	23	33	26	19	29
2015	20	27	23	31	24	29	33	35	33	29	32	33
2016	36	29	31	20	19	34	35	28	17	25	14	27
2017	18	29	21	17	26	32	20	28	23	32	20	27
2018	33	17	42	36	31	34	35	31	25	25	27	



Median Sale Price per Square Foot

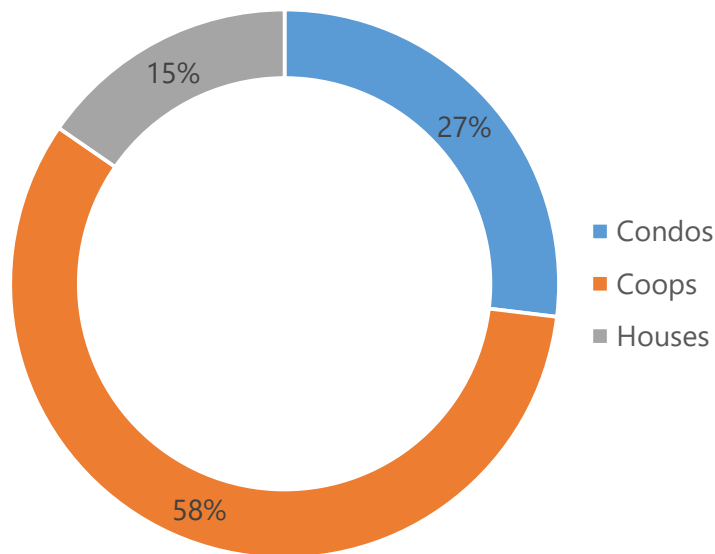


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,634,000	210%	\$1,635	-23%	7
Coops	\$711,250	-21%	\$1,369	15%	15
Houses	\$7,012,500	-44%	\$2,847	-27%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #11A	1-00636-1282	29-Nov-18	\$13,700,000	Condo	3,008
275 W Tenth St #3C	1-00631-1214	16-Nov-18	\$8,150,000	Condo	
234 W Tenth St	1-00619-0018	20-Nov-18	\$7,225,000	House	3,000
51 Horatio St	1-00627-0020	29-Nov-18	\$7,030,000	House	2,710
39 Barrow St	1-00587-0055	15-Nov-18	\$6,995,000	House	2,256
1 Morton Sq #5CE	1-00602-1093	6-Nov-18	\$6,100,000	Condo	1,581
175 W Tenth St #4	1-00611-1005	16-Nov-18	\$5,634,000	Condo	
24 Commerce St	1-00587-0011	8-Nov-18	\$4,000,000	House	1,160
495 West St #1	1-00641-1101	7-Nov-18	\$3,250,000	Condo	1,988
35 Bethune St #1C	1-00635-1003	16-Nov-18	\$2,999,999	Condo	2,110
359 W Eleventh St #5AB	1-00638-1109	16-Nov-18	\$2,900,000	Condo	2,138
61 Jane St #16D	1-00626-0012	16-Nov-18	\$2,852,118	Coop	
350 Bleecker St #1HJ	1-00620-0019	1-Nov-18	\$1,717,500	Coop	
419-425 Bleecker St #3A	1-00624-1302	19-Nov-18	\$1,150,000	Coop	
419-425 Bleecker St #6P	1-00624-1302	1-Nov-18	\$852,500	Coop	
815 Greenwich St #2C	1-00626-0004	7-Nov-18	\$820,000	Coop	
371-375 West St #1B	1-00603-0001	8-Nov-18	\$810,000	Coop	
442-462 Hudson St #5F	1-00584-1002	19-Nov-18	\$725,000	Coop	475
419-425 Bleecker St #6Q	1-00624-1302	1-Nov-18	\$697,500	Coop	
165 Christopher St #3U	1-00636-0022	1-Nov-18	\$680,000	Coop	
31 Jane St #10E	1-00616-0001	1-Nov-18	\$675,000	Coop	
14 Horatio St #9K	1-00616-0011	19-Nov-18	\$585,000	Coop	
31 Jane St #8G	1-00616-0001	19-Nov-18	\$575,000	Coop	
14 Horatio St #2A	1-00616-0011	13-Nov-18	\$515,000	Coop	425
100 Barrow St #1D	1-00605-0001	13-Nov-18	\$170,000	Coop	



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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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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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