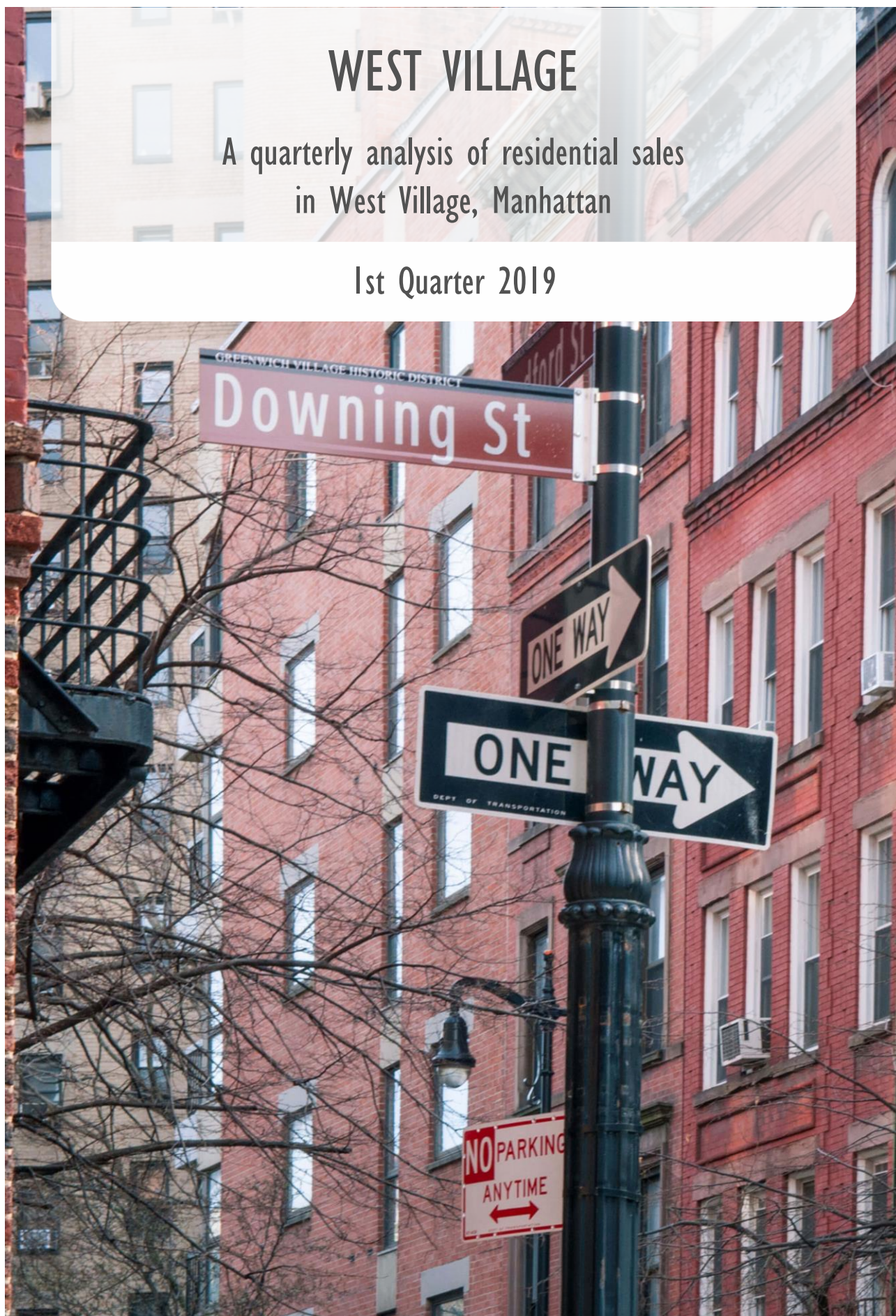


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

1st Quarter 2019



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 1st Quarter 2019

West Village, Manhattan

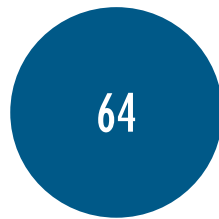
SUMMARY

MEDIAN SALE PRICE



-53% YoY

NO. OF TRANSACTIONS



-31% YoY

MEDIAN PRICE/SQ.FT.



-8% YoY

MANHATTAN
MEDIAN SALE PRICE



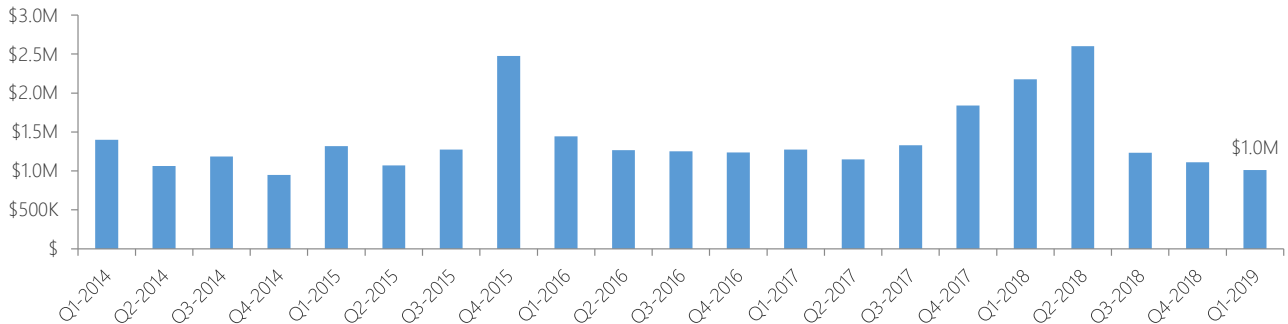
3% YoY

NEIGHBORHOOD BOUNDARIES

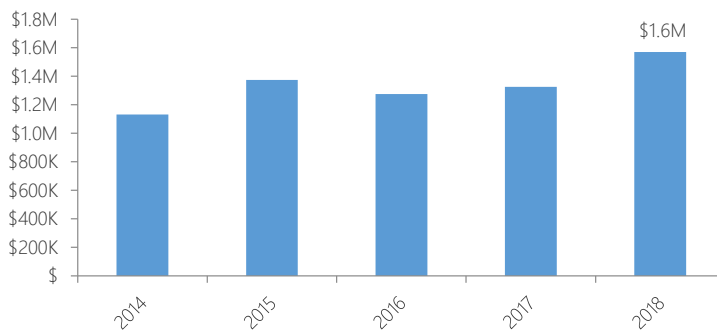


RESIDENTIAL STATS

Median Sale Price by Quarter

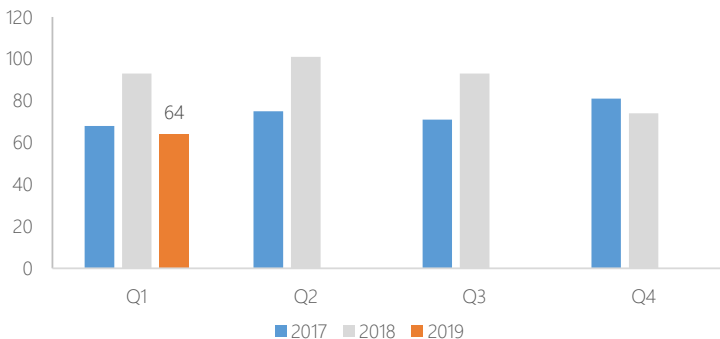


Median Sale Price by Year

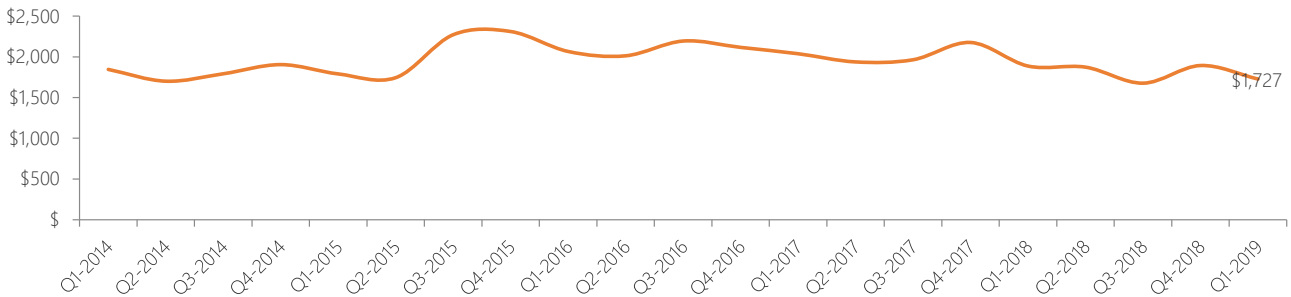


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	77	70	96	68	93	64
Q2	88	84	73	75	101	
Q3	91	101	80	71	93	
Q4	74	94	66	81	74	



Median Sale Price per Square Foot

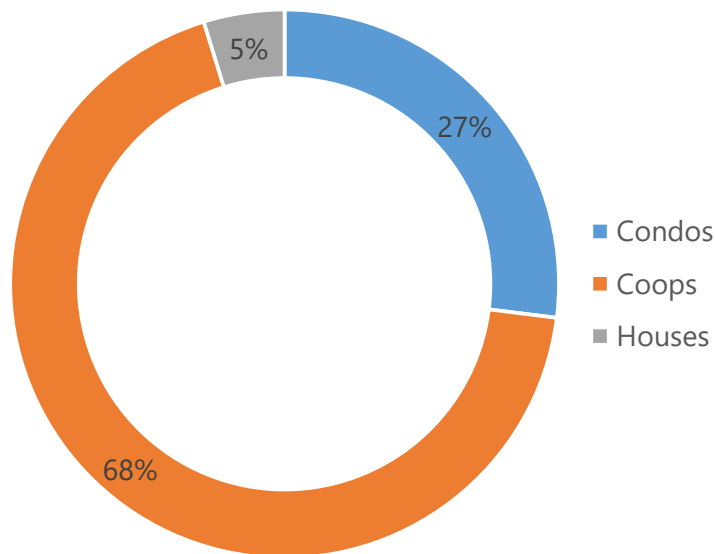


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,337,500	-45%	\$1,917	-31%	17
Coops	\$880,000	-19%	\$1,500	1%	43
Houses	\$5,100,000	-44%	\$2,452	30%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #6BS	1-00636-1260	12-Mar-19	\$16,200,000	Condo	3,463
160 Leroy St #11AS	1-00601-1347	6-Feb-19	\$13,500,000	Condo	
165 Charles St #RU11	1-00637-1475	27-Feb-19	\$8,350,000	Condo	2,487
275 W Tenth St #5B	1-00631-1220	28-Feb-19	\$7,325,000	Condo	
275 W Tenth St #4B	1-00631-1217	26-Feb-19	\$7,265,700	Condo	
128 Bank St	1-00634-0011	20-Mar-19	\$7,050,000	House	1,836
407 Bleecker St #RES	1-00623-1102	4-Mar-19	\$6,250,000	Condo	1,680
613 Hudson St	1-00625-0014	17-Jan-19	\$5,100,000	House	2,080
250 W Eleventh St	1-00613-0010	4-Jan-19	\$4,700,000	House	2,568
2 Horatio St #RES1	1-00616-1002	28-Feb-19	\$3,150,000	Coop	1,250
400 W Twelfth St #3A	1-00640-1002	18-Mar-19	\$2,495,000	Condo	1,246
421 Hudson St #320	1-00601-1046	11-Feb-19	\$2,400,000	Condo	1,530
482-486 Hudson St #6AB	1-00585-0012	22-Feb-19	\$2,323,000	Coop	
111 Barrow St #5D	1-00603-0037	10-Jan-19	\$2,285,000	Coop	1,500
1 Morton Sq #4AW	1-00602-1017	18-Jan-19	\$2,275,000	Condo	1,187
111 Barrow St #4D	1-00603-0037	8-Feb-19	\$2,080,000	Coop	1,500
130 Jane St #2A	1-00641-0010	5-Mar-19	\$2,050,000	Coop	
321 W 13th St #7B	1-00629-1020	29-Jan-19	\$2,025,000	Condo	1,220
371-375 West St #4B	1-00603-0001	7-Feb-19	\$1,680,000	Coop	
61 Jane St #18B	1-00626-0012	1-Mar-19	\$1,595,000	Coop	
61 Jane St #14C	1-00626-0012	27-Feb-19	\$1,595,000	Coop	
140 Charles St #11C	1-00631-1137	11-Jan-19	\$1,485,000	Condo	783
111 Barrow St #4F	1-00603-0037	7-Feb-19	\$1,350,000	Coop	1,350
130 Barrow St #406	1-00604-1051	27-Feb-19	\$1,300,000	Condo	637
79 Barrow St #4C	1-00584-0018	4-Feb-19	\$1,230,000	Coop	
130 Barrow St #310	1-00604-1036	8-Mar-19	\$1,206,775	Condo	679
1 Morton Sq #14AE	1-00602-1122	4-Mar-19	\$1,200,000	Condo	813
167 Perry St #3L	1-00637-0081	13-Feb-19	\$1,160,000	Coop	700
299 W Twelfth St #1E	1-00625-1006	22-Jan-19	\$1,150,000	Condo	585
371-375 West St #4B	1-00603-0001	17-Jan-19	\$1,025,000	Coop	
51 Charles St #4	1-00621-0061	31-Jan-19	\$1,000,000	Coop	900
354 W Twelfth St #4B	1-00640-0044	21-Feb-19	\$999,000	Coop	475
167 Perry St #1K	1-00637-0081	13-Feb-19	\$992,794	Coop	
61 Jane St #9P	1-00626-0012	31-Jan-19	\$975,000	Coop	580
71 Barrow St #14	1-00584-0059	10-Jan-19	\$950,000	Coop	550
81 Bedford St #4B	1-00584-0061	14-Feb-19	\$905,000	Coop	
717 Washington St #3	1-00633-0006	14-Feb-19	\$895,000	Coop	
306 W Fourth St #A3	1-00624-0052	10-Jan-19	\$890,000	Coop	
61 Jane St #9N	1-00626-0012	28-Mar-19	\$880,000	Coop	500
815 Greenwich St #2D	1-00626-0004	3-Jan-19	\$815,000	Coop	400
165 Christopher St #5AA	1-00636-0022	16-Jan-19	\$795,000	Coop	
717 Washington St #7	1-00633-0006	11-Jan-19	\$775,000	Coop	
350 Bleecker St #1C	1-00620-0019	11-Jan-19	\$760,000	Coop	
244 W Fourth St #1A	1-00620-0066	7-Feb-19	\$750,000	Coop	575
165 Christopher St #3A	1-00636-0022	14-Mar-19	\$742,500	Coop	
344 W Twelfth St #3C	1-00640-0047	29-Jan-19	\$724,500	Coop	
442-462 Hudson St #B5	1-00584-1002	28-Mar-19	\$720,000	Coop	
270 W Eleventh St #4F	1-00622-0041	1-Feb-19	\$710,000	Coop	
31 Jane St #5A	1-00616-0001	25-Jan-19	\$700,000	Coop	
104 Bedford St #4D	1-00588-0043	11-Mar-19	\$675,000	Coop	



Address	BBL	Sale date	Sale price	Property type	Sqft
86 Horatio St #4A	1-00642-0046	14-Feb-19	\$630,000	Coop	500
92 Horatio St #3N	1-00642-0042	12-Mar-19	\$620,000	Coop	
22 Grove St #1E	1-00588-0007	27-Mar-19	\$620,000	Coop	425
22 Grove St #1F	1-00588-0007	7-Feb-19	\$525,000	Coop	350
115 Christopher St #5	1-00619-1005	7-Mar-19	\$481,000	Condo	1,650
88 Horatio St #5B	1-00642-0045	9-Jan-19	\$434,500	Coop	300
82 Horatio St #2B	1-00642-0048	20-Feb-19	\$430,000	Coop	
92 Horatio St #3D	1-00642-0042	7-Jan-19	\$430,000	Coop	330
88 Horatio St #3B	1-00642-0045	9-Jan-19	\$430,000	Coop	
815 Greenwich St #3A	1-00626-0004	19-Mar-19	\$275,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
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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

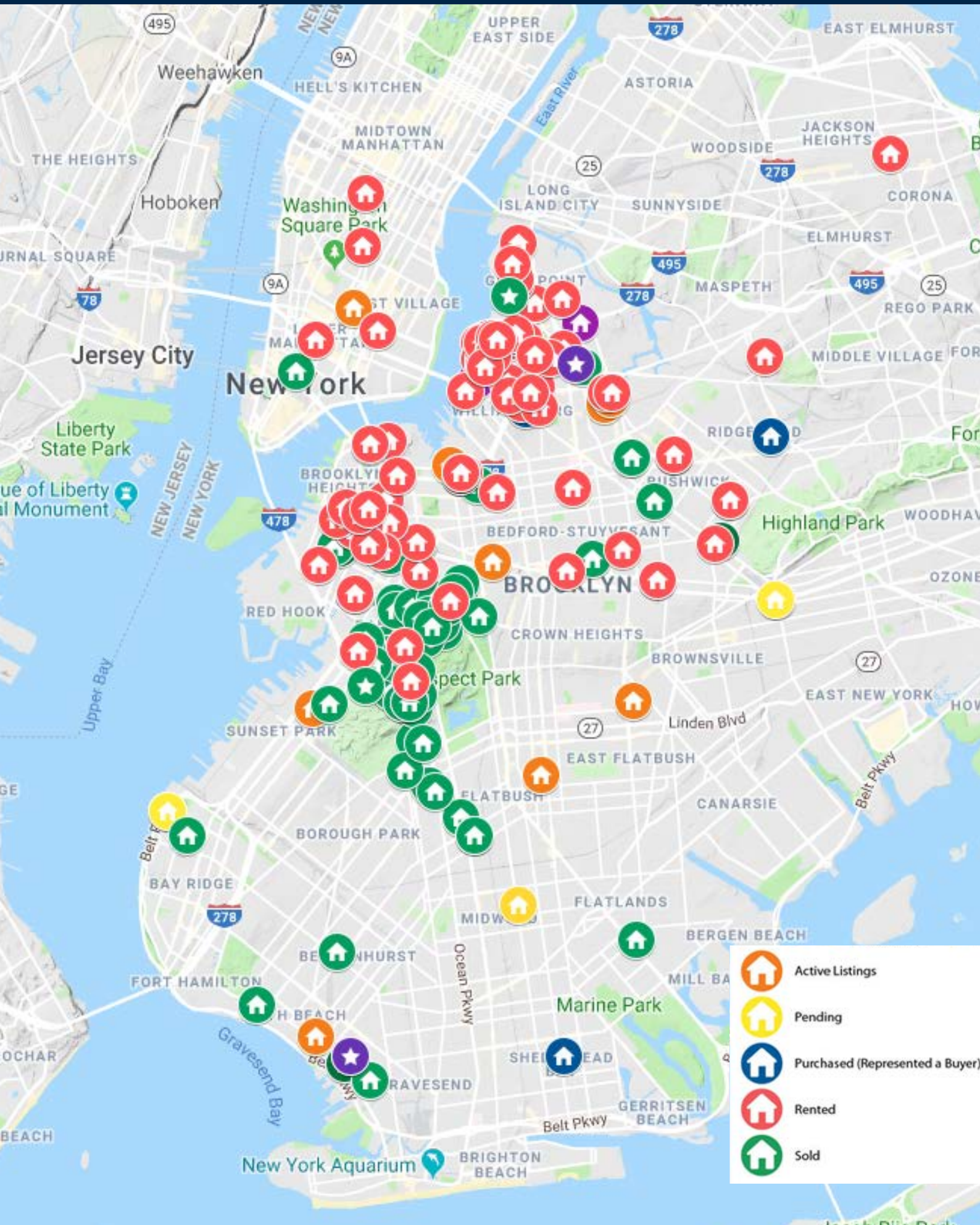
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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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
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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