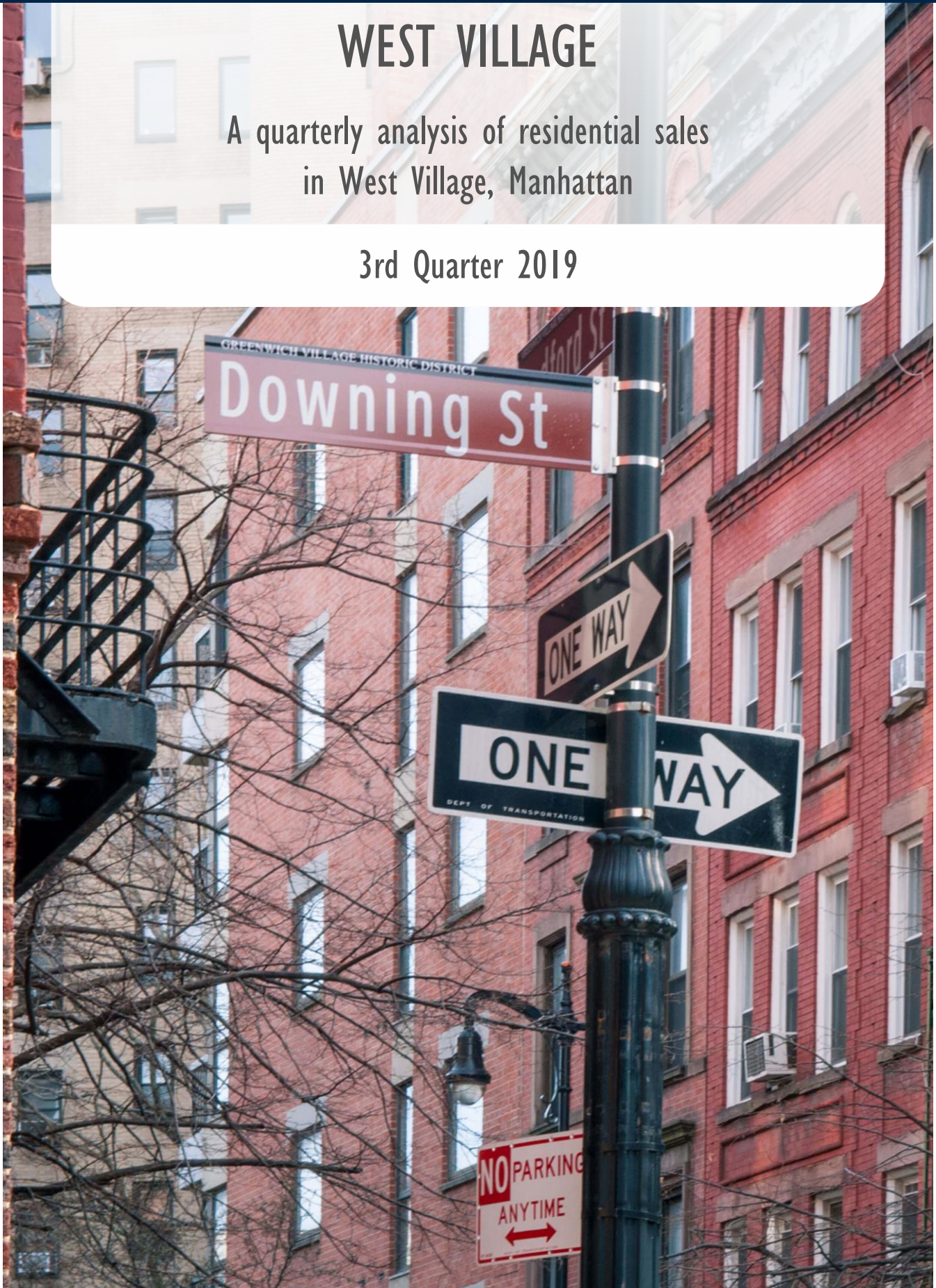


WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

West Village, Manhattan

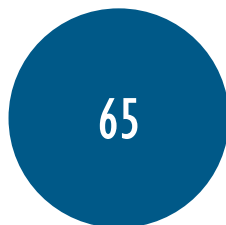
SUMMARY

MEDIAN SALE PRICE



-11% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



-5% YoY

MANHATTAN
MEDIAN SALE PRICE



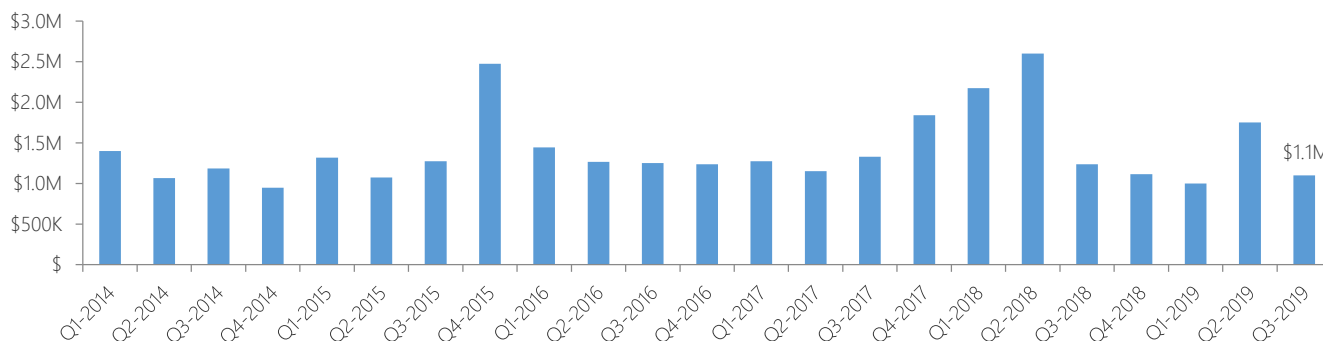
-9% YoY

NEIGHBORHOOD BOUNDARIES

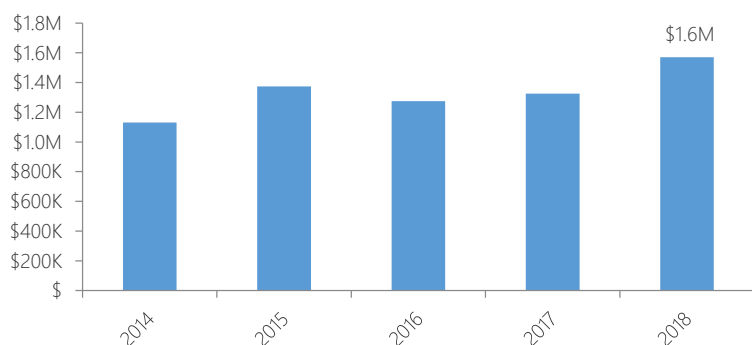


RESIDENTIAL STATS

Median Sale Price by Quarter

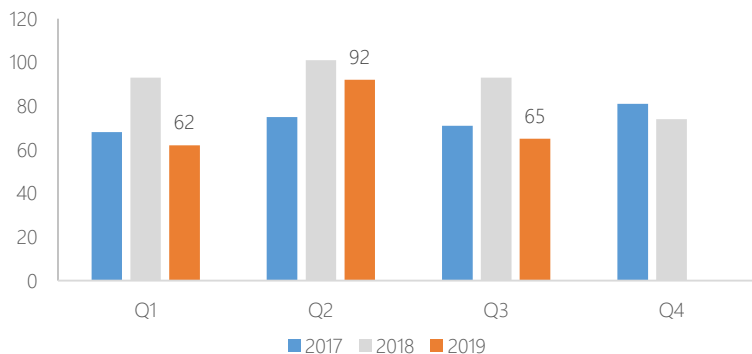


Median Sale Price by Year

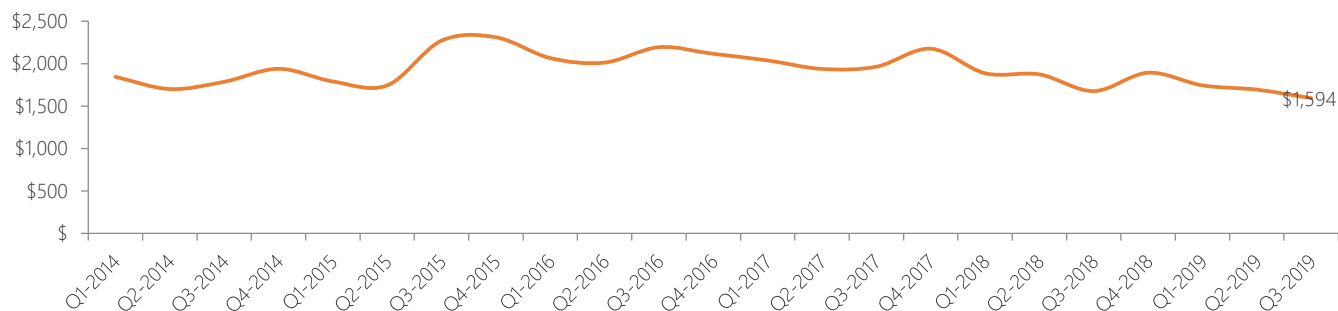


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	77	70	96	68	93	62
Q2	88	84	73	75	101	92
Q3	91	101	80	71	93	65
Q4	74	94	66	81	74	



Median Sale Price per Square Foot

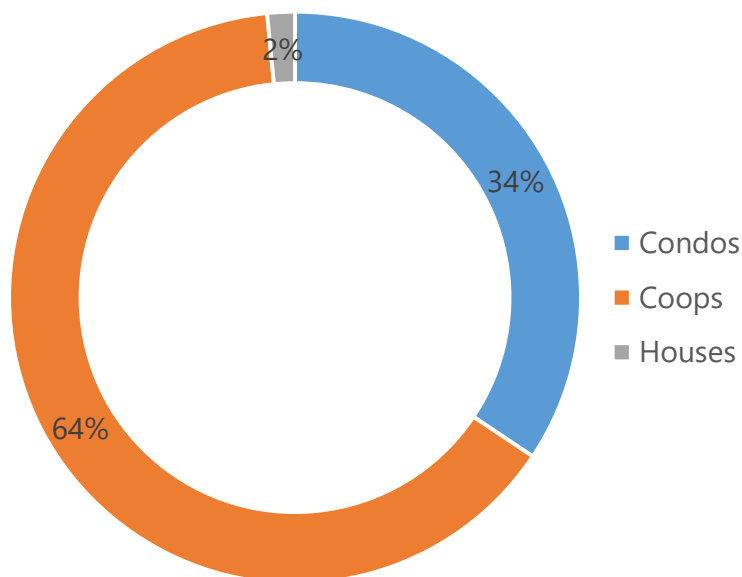


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,500,000	-71%	\$2,083	0%	22
Coops	\$989,000	13%	\$1,438	-2%	41
Houses	\$2,900,000	-88%	\$659	-90%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #M8	1-00636-1209	13-Aug-19	\$10,300,000	Condo	3,959
155 Perry St #7C	1-00637-1027	6-Aug-19	\$5,900,000	Condo	1,179
247 W Twelfth St #4B	1-00615-0086	31-Jul-19	\$3,800,000	Coop	2,024
2 Horatio St #8HJ	1-00616-1002	23-Sep-19	\$3,678,000	Coop	
370 W Eleventh St	1-00637-0055	24-Jul-19	\$2,900,000	House	4,400
160 Leroy St #7AS	1-00601-1323	16-Aug-19	\$2,800,000	Condo	
130 Jane St #3J	1-00641-0010	1-Aug-19	\$2,445,000	Coop	1,300
1 Morton Sq #14AE	1-00602-1122	23-Jul-19	\$2,150,000	Condo	813
130 Jane St #6B	1-00641-0010	12-Sep-19	\$2,100,000	Coop	
302 W Twelfth St #3B	1-00624-1116	8-Aug-19	\$1,975,000	Condo	715
708 Greenwich St #NO2	1-00631-1002	14-Aug-19	\$1,850,000	Coop	
299 W Twelfth St #4J	1-00625-1043	27-Aug-19	\$1,700,000	Condo	825
140 Charles St #10D	1-00631-1134	4-Sep-19	\$1,590,000	Condo	713
256 W Tenth St #1B	1-00630-0043	19-Aug-19	\$1,585,000	Coop	1,100
373 Bleecker St #4B	1-00621-0035	27-Sep-19	\$1,540,000	Coop	
130 Barrow St #311	1-00604-1037	26-Sep-19	\$1,500,000	Condo	840
164 Bank St #4B	1-00638-1010	18-Jul-19	\$1,487,400	Condo	683
2 Horatio St #RES1	1-00616-1002	17-Sep-19	\$1,465,000	Coop	1,250
37 Clarkson St #711	1-00601-1136	15-Jul-19	\$1,455,000	Condo	890
100 Bank St #4D	1-00634-0023	17-Sep-19	\$1,450,000	Coop	
366 W Eleventh St #1E	1-00637-1105	28-Aug-19	\$1,385,000	Condo	1,197
380 W Twelfth St #1E	1-00640-0012	4-Sep-19	\$1,255,000	Coop	1,000
99 Bank St #5G	1-00624-0001	27-Sep-19	\$1,250,000	Coop	850
79 Perry St #4F	1-00622-0066	18-Sep-19	\$1,225,000	Coop	785
31 Jane St #12B	1-00616-0001	17-Sep-19	\$1,200,000	Coop	
822 Greenwich St #2B	1-00642-0057	27-Sep-19	\$1,200,000	Coop	720
223 W Tenth St #1A	1-00620-1127	15-Aug-19	\$1,196,444	Condo	515
371-375 West St #4B	1-00603-0001	18-Sep-19	\$1,100,000	Coop	
371-375 West St #3A	1-00603-0001	19-Aug-19	\$1,075,000	Coop	845
167 Perry St #3H	1-00637-0081	1-Jul-19	\$1,050,000	Coop	675
371-375 West St #2A	1-00603-0001	1-Jul-19	\$1,050,000	Coop	845
270 W Eleventh St #3D	1-00622-0041	4-Sep-19	\$1,050,000	Coop	800
259 W Fourth St #23	1-00612-1208	13-Sep-19	\$989,000	Coop	
702-718 Washington St #2A	1-00637-0066	16-Jul-19	\$970,000	Coop	
225 W Tenth St #4C	1-00620-1119	16-Aug-19	\$960,000	Condo	432
204 W Tenth St #15	1-00619-1103	5-Sep-19	\$955,000	Coop	
37 Clarkson St #707	1-00601-1132	28-Aug-19	\$905,000	Condo	912
28 Perry St #5E	1-00612-1515	18-Jul-19	\$875,000	Condo	420
270 W Eleventh St #4B	1-00622-0041	4-Sep-19	\$860,000	Coop	
84 Charles St #21	1-00620-0054	21-Aug-19	\$835,000	Coop	
165 Christopher St #1F	1-00636-0022	19-Sep-19	\$782,500	Coop	700
165 Christopher St #2K	1-00636-0022	11-Sep-19	\$765,000	Coop	
295 W Eleventh St #2	1-00623-1002	17-Jul-19	\$725,000	Coop	
3 Weehawken St #2A	1-00636-1103	16-Sep-19	\$710,000	Condo	430
222 W 14th St #5F	1-00618-1050	8-Jul-19	\$700,000	Condo	430
204 W Tenth St #12	1-00619-1103	27-Sep-19	\$700,000	Coop	400
442-462 Hudson St #B60	1-00584-1002	12-Sep-19	\$699,000	Coop	
204 W Tenth St #20	1-00619-1103	25-Jul-19	\$695,000	Coop	450
720 Greenwich St #2M	1-00632-0017	1-Jul-19	\$689,000	Coop	480
2 Horatio St #4N	1-00616-1002	20-Aug-19	\$677,136	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
130 Jane St #1D	1-00641-0010	26-Sep-19	\$605,000	Coop	600
28 Perry St #BW	1-00612-1502	12-Sep-19	\$600,000	Condo	439
100 Bank St #4F	1-00634-0023	26-Aug-19	\$540,000	Coop	475
77 Perry St #1A	1-00622-0065	14-Aug-19	\$475,000	Coop	
350 Bleecker St #LF	1-00620-0019	29-Aug-19	\$475,000	Coop	
22 Grove St #2D	1-00588-0007	9-Sep-19	\$475,000	Coop	
81 Bedford St #6D	1-00584-0061	26-Sep-19	\$465,000	Coop	
354 W Twelfth St #1D	1-00640-0044	25-Jul-19	\$273,000	Coop	



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 &
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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