

RESIDENTIAL

GREENWICH VILLAGE HISTORIC DISTRICT
Downing St

ONE WAY

WAY

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

West Village Report

A monthly analysis of residential sales
in West Village, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.8M

137% Y-o-Y

NO. OF TRANSACTIONS

26

-10% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$2,520

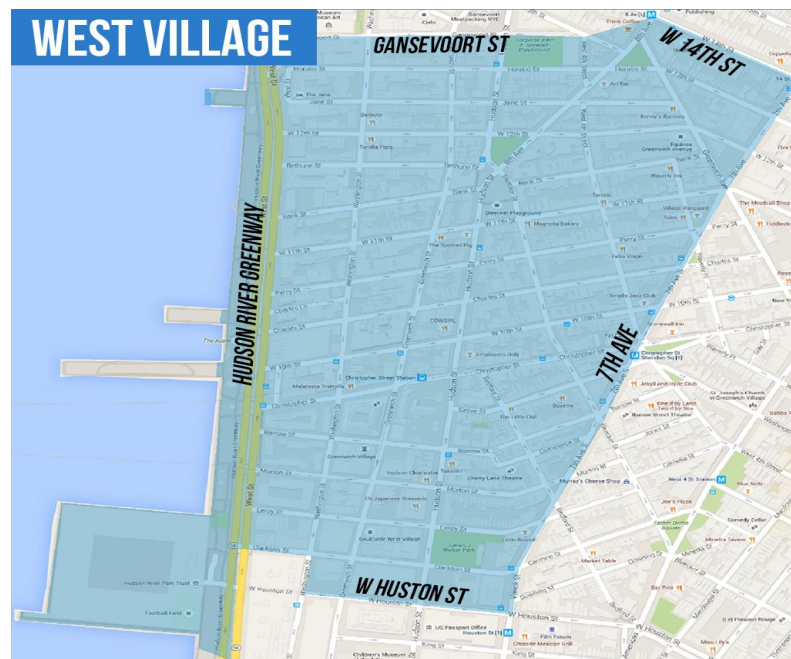
30% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

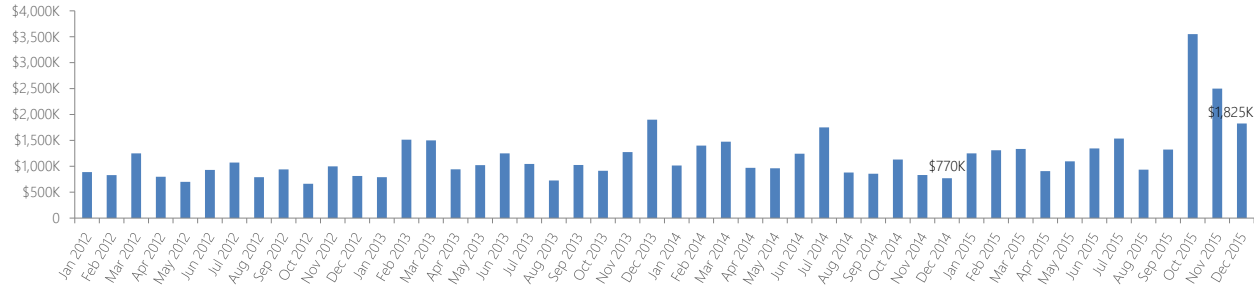
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

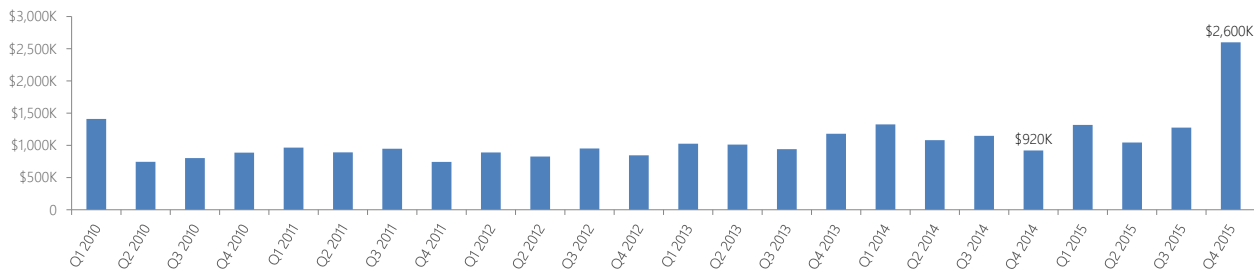


RESIDENTIAL STATS

Median Sale Price by Month

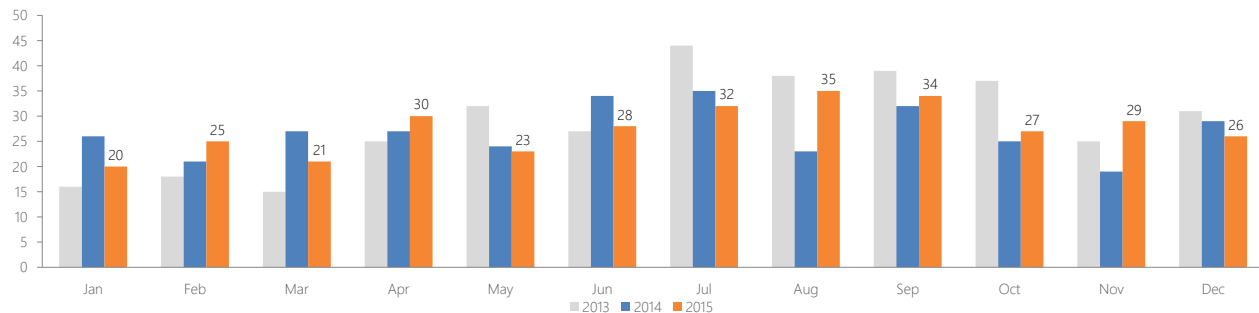


Median Sale Price by Quarter

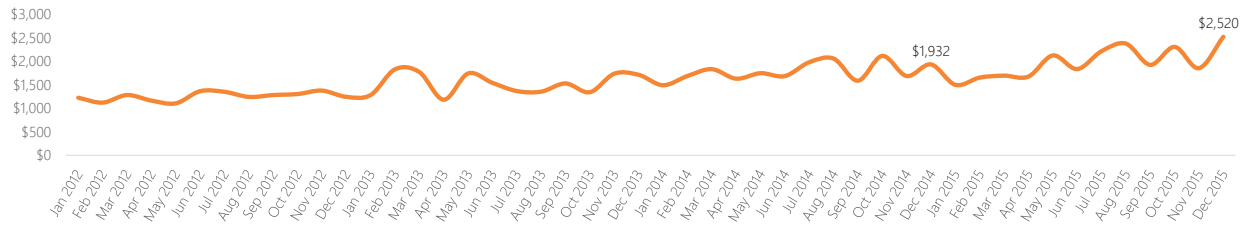


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	35	13	24	16	26	20
Feb	24	20	17	18	21	25
Mar	31	23	28	15	27	21
Apr	33	31	30	25	27	30
May	23	24	24	32	24	23
Jun	28	39	32	27	34	28
Jul	28	27	36	44	35	32
Aug	22	30	39	38	23	35
Sep	30	25	28	39	32	34
Oct	17	20	22	37	25	27
Nov	16	16	29	25	19	29
Dec	34	17	28	31	29	26



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$6,384,434	371%	\$2,937	42%	13
Co-ops	\$1,200,000	72%	\$1,548	46%	13
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
50.0%



Condos
50.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles Street #7AS	1-00636-1266	01-Dec-15	\$7,948,378	Condo	n/a
150 Charles Street #7AN	1-00636-1265	22-Dec-15	\$7,887,069	Condo	2,321
173 Perry Street #13N	1-00637-1324	22-Dec-15	\$7,250,000	Condo	1,853
150 Charles Street #6DN	1-00636-1263	21-Dec-15	\$7,000,594	Condo	2,268
150 Charles Street #6AS	1-00636-1258	22-Dec-15	\$6,873,188	Condo	2,340
150 Charles Street #5CN	1-00636-1255	14-Dec-15	\$6,389,871	Condo	2,241
150 Charles Street #7DN	1-00636-1271	22-Dec-15	\$6,384,434	Condo	1,806
165 Charles Street #RU22	1-00637-1486	28-Dec-15	\$6,350,000	Condo	130
150 Charles Street #7CS	1-00636-1270	30-Dec-15	\$4,907,531	Condo	n/a
298 West 10 Street #12	1-00636-1022	03-Dec-15	\$3,995,000	Condo	1,490
717 Washington St #2E	1-00633-0006	07-Dec-15	\$2,750,000	Coop	n/a
631-635 Hudson St #4J	1-00626-0012	14-Dec-15	\$2,100,000	Coop	n/a
421 Hudson Street #825	1-00601-1172	22-Dec-15	\$1,975,000	Condo	1,257
260 W 10 St #1W	1-00630-0038	14-Dec-15	\$1,675,000	Coop	n/a
631-635 Hudson St #12L	1-00626-0012	17-Dec-15	\$1,660,000	Coop	n/a
726-736 Greenwich St #6D	1-00632-0017	29-Dec-15	\$1,499,999	Coop	n/a
77 Horatio Street #2C	1-00643-1007	18-Dec-15	\$1,425,000	Condo	719
631-635 Hudson St #18E	1-00626-0012	17-Dec-15	\$1,355,000	Coop	n/a
631-635 Hudson St #18M	1-00626-0012	21-Dec-15	\$1,200,000	Coop	n/a
299 West 12 Street #16A	1-00625-1156	11-Dec-15	\$936,790	Condo	397
323 W 11 St #5R	1-00634-0036	10-Dec-15	\$859,000	Coop	n/a
290-292 W 11 St #1C	1-00622-0014	08-Dec-15	\$700,000	Coop	n/a
82 Horatio St #3B	1-00642-0048	11-Dec-15	\$655,000	Coop	n/a
227-229 W 11 St #41	1-00614-0032	23-Dec-15	\$630,000	Coop	n/a
731 Greenwich St #J27	1-00632-0045	07-Dec-15	\$495,000	Coop	n/a
86 Horatio St #1D	1-00642-0046	18-Dec-15	\$90,000	Coop	n/a