

WEST VILLAGE

A monthly analysis of residential sales
in West Village, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

West Village, Manhattan

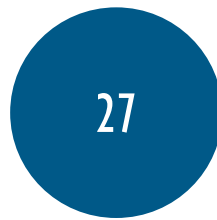
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



-17% YoY

MANHATTAN
MEDIAN SALE PRICE



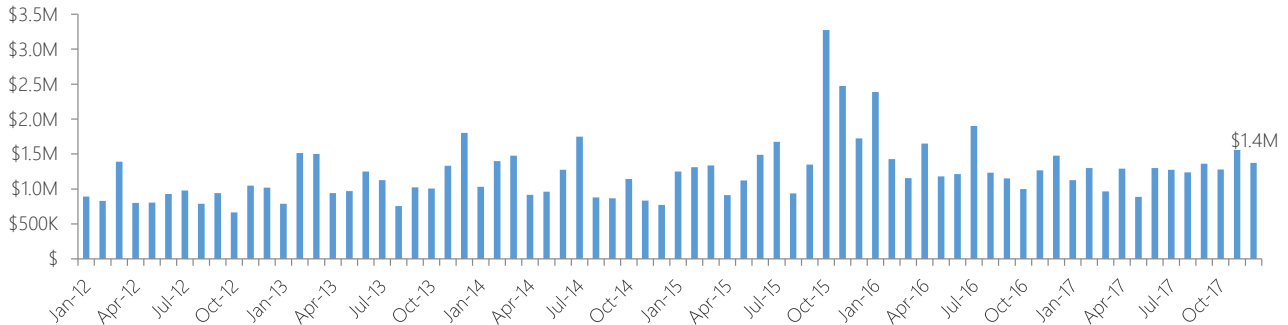
18% YoY

NEIGHBORHOOD BOUNDARIES

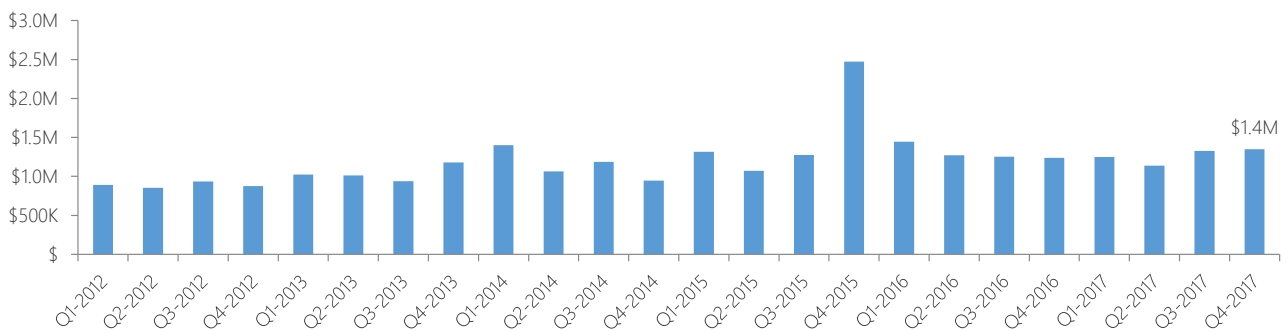


RESIDENTIAL STATS

Median Sale Price by Month

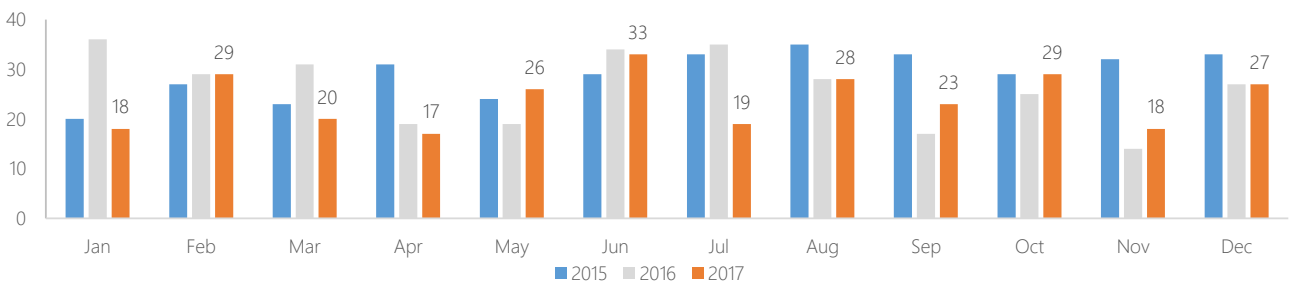


Median Sale Price by Quarter

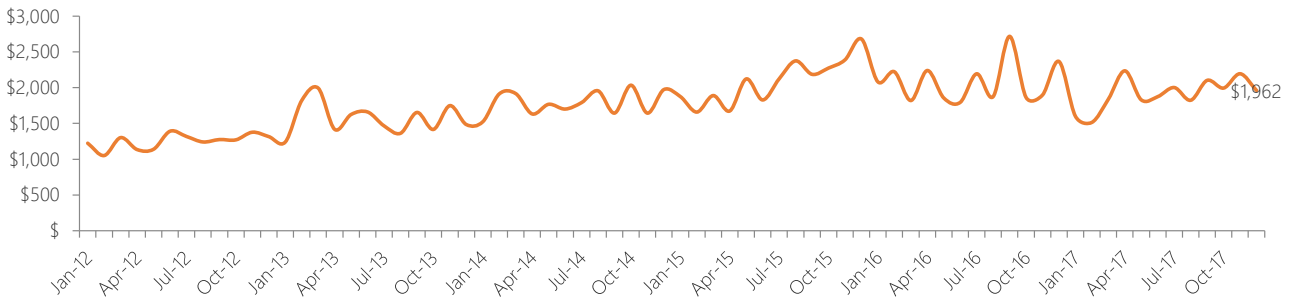


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	24	17	30	31	26	32	38	39	28	22	30	30
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	19	19	34	35	28	17	25	14	27
2017	18	29	20	17	26	33	19	28	23	29	18	27



Median Sale Price per Square Foot

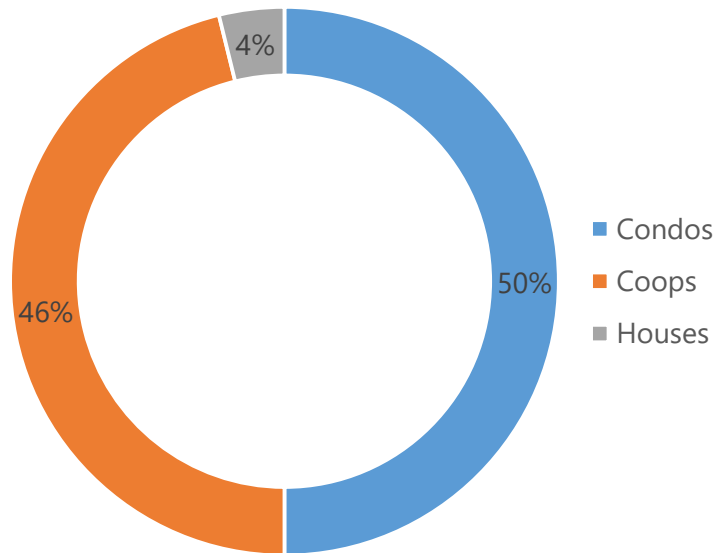


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	-44%	\$2,224	-14%	13
Coops	\$970,000	15%	\$1,609	13%	12
Houses	\$10,500,000	-	\$3,285	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
275 W 10 St #PHC	1-00631-1254	14-Dec-17	\$34,620,500	Condo	
33 Charles St	1-00612-0036	8-Dec-17	\$10,500,000	House	3,196
43 Clarkson St #2A	1-00601-1204	4-Dec-17	\$8,400,000	Condo	6,471
2 Horatio St #12ABC	1-00616-1002	5-Dec-17	\$5,310,000	Coop	
122 Greenwich Ave #26	1-00618-1423	8-Dec-17	\$3,925,000	Condo	1,392
99 Jane St #5K	1-00642-1152	5-Dec-17	\$3,475,000	Condo	1,548
299 W 12 St #15E	1-00625-1149	11-Dec-17	\$2,950,000	Condo	821
511 Hudson St #5C	1-00630-0043	8-Dec-17	\$2,140,000	Coop	1,200
302 W 12 St #7A	1-00624-1147	1-Dec-17	\$1,850,000	Condo	840
302 W 12 St #6A	1-00624-1139	11-Dec-17	\$1,825,000	Condo	840
371-375 West St #3A	1-00603-0001	27-Dec-17	\$1,400,000	Coop	845
302 W 12 St #1C	1-00624-1106	11-Dec-17	\$1,350,000	Condo	444
79 Perry St #4R	1-00622-0066	19-Dec-17	\$1,150,000	Coop	
677 Washington St #4E	1-00631-1111	15-Dec-17	\$1,150,000	Condo	718
631-635 Hudson St #8R	1-00626-0012	14-Dec-17	\$1,050,000	Coop	600
299 W 12 St #6B	1-00625-1058	28-Dec-17	\$1,020,000	Condo	520
299 W 12 St #12L	1-00625-1133	14-Dec-17	\$1,017,232	Condo	386
71-73 Barrow St #15	1-00584-0059	21-Dec-17	\$970,000	Coop	
54-60 8 Ave #16E	1-00616-0011	7-Dec-17	\$820,000	Coop	525
344-348 W 12 St #4G	1-00640-0047	14-Dec-17	\$760,000	Coop	
631-635 Hudson St #6N	1-00626-0012	19-Dec-17	\$735,000	Coop	500
42-46 8 Ave #7E	1-00616-0001	11-Dec-17	\$670,000	Coop	450
350 Bleecker St #3J	1-00620-0019	7-Dec-17	\$479,754	Coop	



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THE RATNER TEAM



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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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