

# WEST VILLAGE

A monthly analysis of residential sales  
in West Village, Manhattan

December 2018



The RATNER Team Market Report

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# Residential Market Report, December 2018

## West Village, Manhattan

### SUMMARY

MEDIAN SALE PRICE



-44% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



-10% YoY

MANHATTAN  
MEDIAN SALE PRICE



-8% YoY

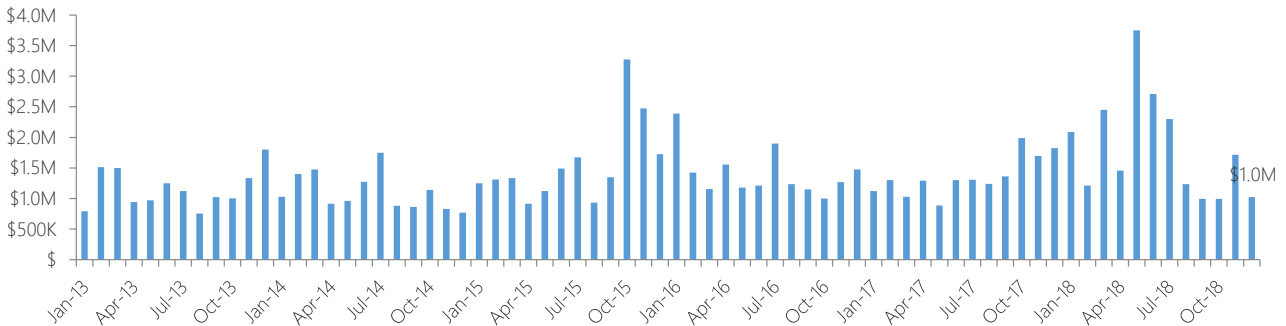
### NEIGHBORHOOD BOUNDARIES



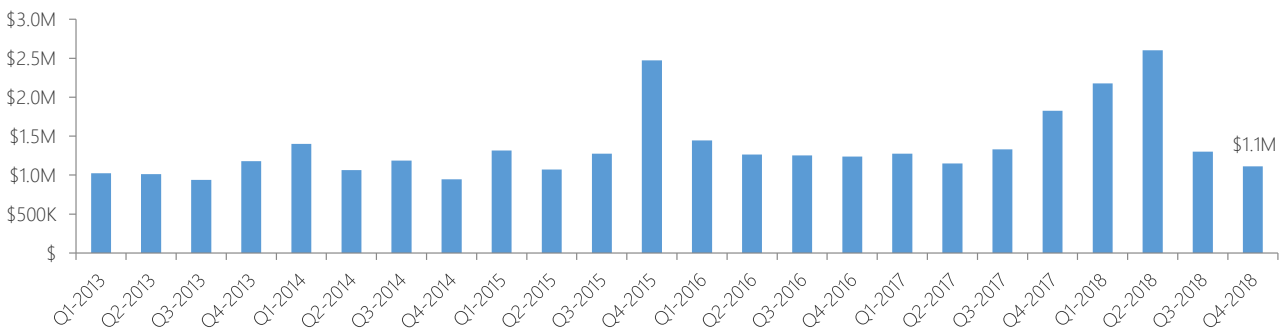


RESIDENTIAL STATS

Median Sale Price by Month

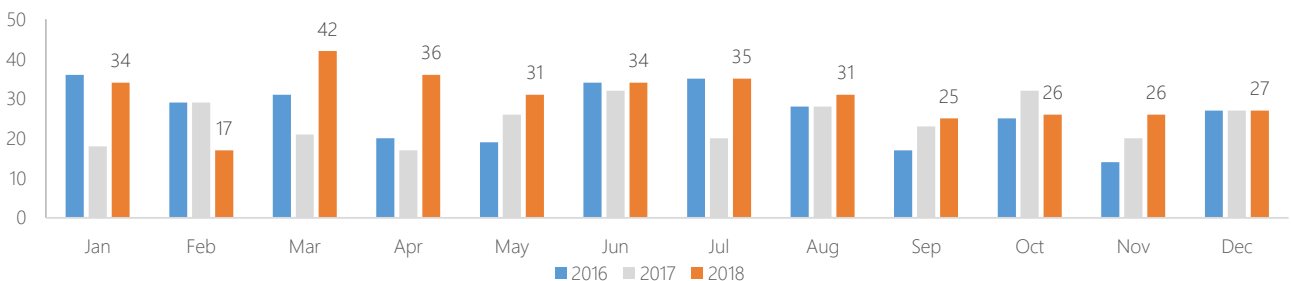


Median Sale Price by Quarter

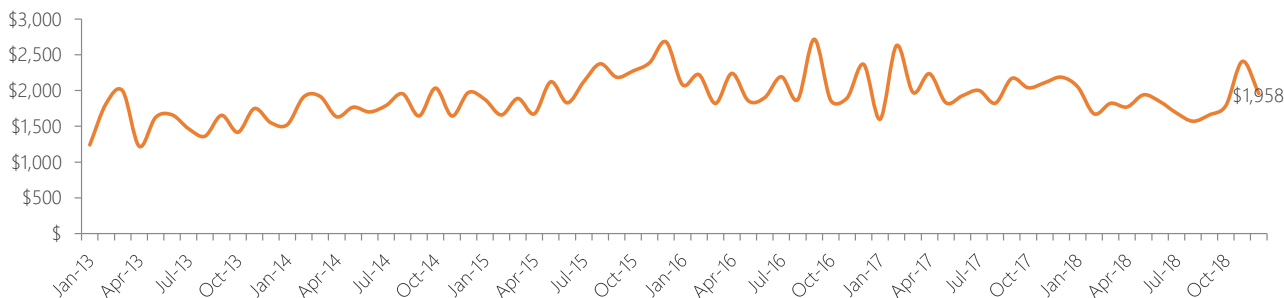


Number of Transactions

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	34	17	42	36	31	34	35	31	25	26	26	27



Median Sale Price per Square Foot

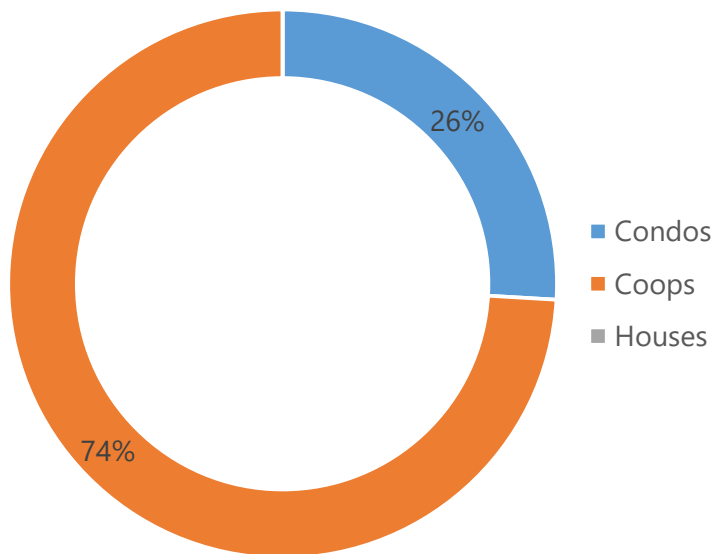


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,975,000	55%	\$2,264	-14%	7
Coops	\$792,000	-22%	\$1,571	-2%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
345 W 13th St #4F	1-00629-1233	27-Dec-18	\$5,875,000	Condo	2,888
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
100 Barrow St #4A	1-00605-0001	20-Dec-18	\$3,100,000	Coop	
371-375 West St #4A	1-00603-0001	13-Dec-18	\$1,600,000	Coop	850
164 Bank St #3A	1-00638-1007	28-Dec-18	\$1,430,000	Condo	683
92 Perry St #16	1-00621-1116	11-Dec-18	\$1,350,000	Condo	546
2 Horatio St #10M	1-00616-1002	5-Dec-18	\$1,337,091	Coop	
167 Perry St #6D	1-00637-0081	5-Dec-18	\$1,310,000	Coop	
61 Jane St #15E	1-00626-0012	20-Dec-18	\$1,250,000	Coop	
61 Jane St #8G	1-00626-0012	5-Dec-18	\$1,100,000	Coop	700
96 Perry St #B24	1-00621-0013	11-Dec-18	\$950,000	Coop	
165 Christopher St #4Y	1-00636-0022	21-Dec-18	\$860,000	Coop	750
442-462 Hudson St #3D	1-00584-1002	4-Dec-18	\$799,000	Coop	
165 Christopher St #6N	1-00636-0022	26-Dec-18	\$785,000	Coop	
442-462 Hudson St #B4	1-00584-1002	17-Dec-18	\$775,000	Coop	
25-27 Charles St #5D	1-00612-1102	17-Dec-18	\$731,616	Coop	
720 Greenwich St #3M	1-00632-0017	11-Dec-18	\$726,000	Coop	500
204-206 W Tenth St #14	1-00619-1103	13-Dec-18	\$700,000	Coop	
41 Perry St #5D	1-00613-0040	11-Dec-18	\$688,888	Coop	400
21 Bethune St #4F	1-00635-0022	18-Dec-18	\$525,000	Coop	
717 Washington St #3RE	1-00633-0006	4-Dec-18	\$525,000	Coop	
96 Perry St #B9	1-00621-0013	27-Dec-18	\$288,000	Coop	



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# THE RATNER TEAM



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Residential Sales &  
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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
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