

GREENWICH VILLAGE-LITTLE ITALY

A monthly analysis of residential sales
in Greenwich Village-Little Italy, Manhattan

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Greenwich Village/Little Italy, Manhattan

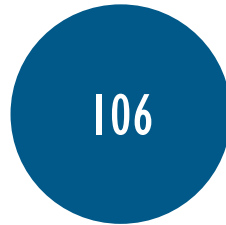
SUMMARY

MEDIAN SALE PRICE



53% YoY

NO. OF TRANSACTIONS



6% YoY

MEDIAN PRICE/SQ.FT.



7% YoY

MANHATTAN MEDIAN SALE PRICE



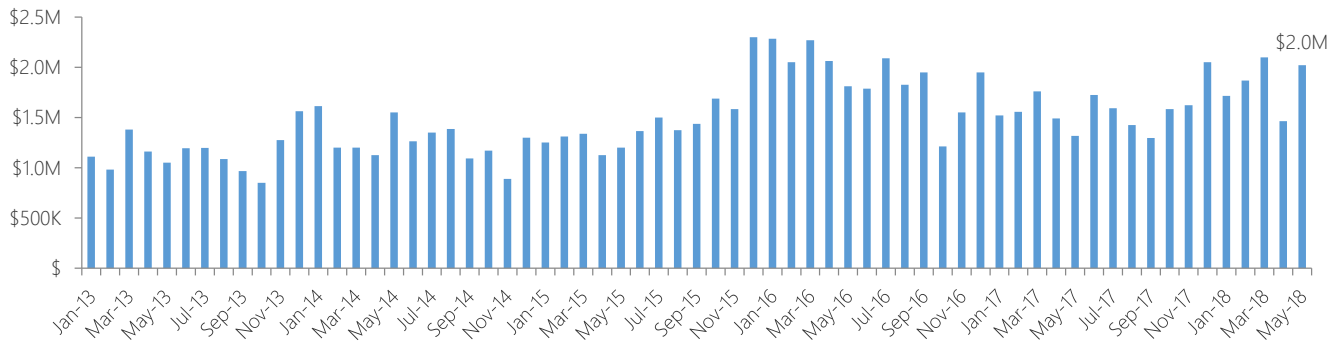
-5% YoY

NEIGHBORHOOD BOUNDARIES

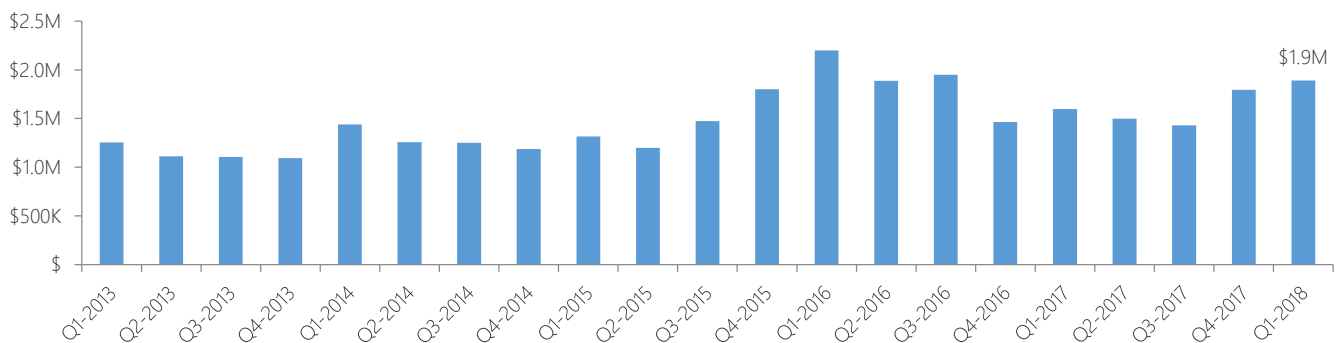


RESIDENTIAL STATS

Median Sale Price by Month

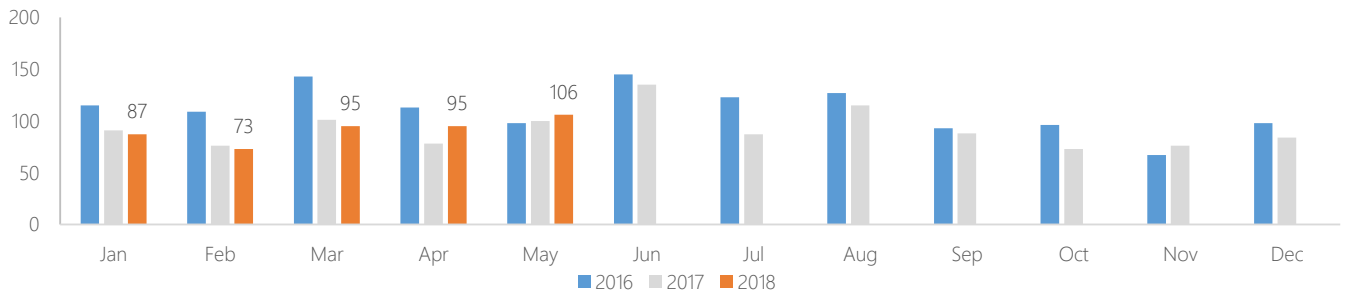


Median Sale Price by Quarter



Number of Transactions

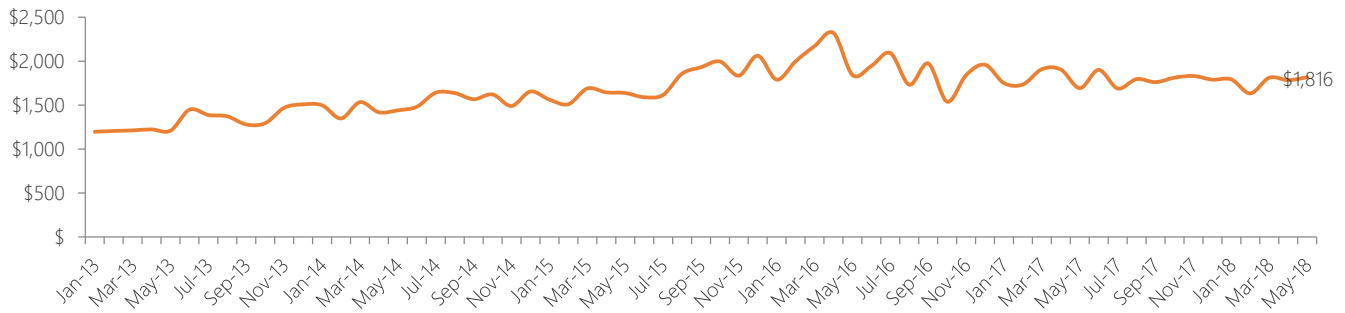
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	69	66	86	103	117	126	170	137	116	128	89	114
2014	108	71	79	84	95	124	131	104	108	106	61	98
2015	77	93	82	96	96	92	110	111	116	104	102	115
2016	115	109	143	113	98	145	123	127	93	96	67	98
2017	91	76	101	78	100	135	87	115	88	73	76	84
2018	87	73	95	95	106							



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Median Sale Price per Square Foot

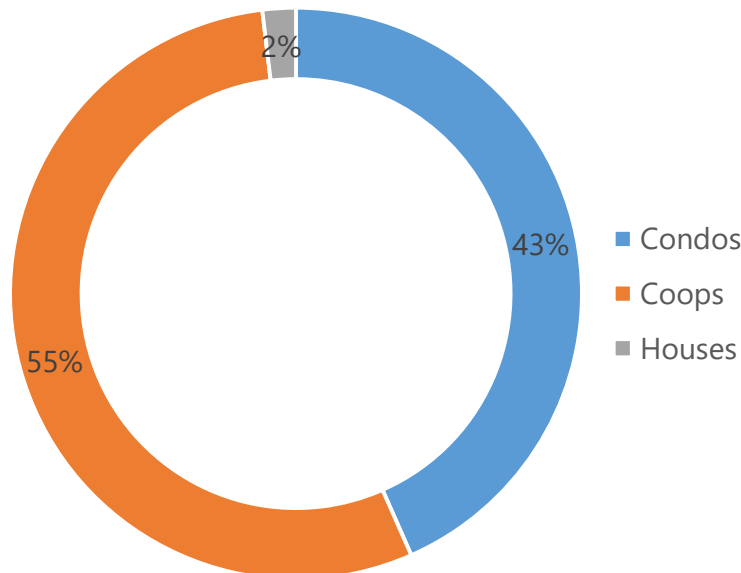


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,802,801	81%	\$2,101	-2%	46
Coops	\$1,087,000	9%	\$1,392	-1%	58
Houses	\$10,075,000	-47%	\$3,136	-33%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
161-165 Perry St #6	1-00637-0077	4-May-18	\$18,000,000	Coop	
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
150 Wooster St #2	1-00514-1503	15-May-18	\$14,250,409	Condo	
20 Greene St #6B	1-00230-1212	18-May-18	\$13,860,000	Condo	4,189
224 W Tenth St	1-00619-0023	10-May-18	\$13,500,000	House	3,450
150 Wooster St #3	1-00514-1504	15-May-18	\$12,224,091	Condo	
160 Leroy St #7BN	1-00601-1321	17-May-18	\$9,750,000	Condo	
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
688 Broadway #10	1-00531-1416	21-May-18	\$8,578,756	Condo	
160 Leroy St #8BS	1-00601-1330	31-May-18	\$7,650,000	Condo	
160 Leroy St #7BS	1-00601-1324	10-May-18	\$7,181,913	Condo	
160 Leroy St #6BS	1-00601-1318	3-May-18	\$7,080,088	Condo	
152 Elizabeth St #3W	1-00478-1205	14-May-18	\$6,824,525	Condo	1,946
160 Leroy St #8AN	1-00601-1326	24-May-18	\$6,672,788	Condo	
334 W Twelfth St	1-00640-0053	2-May-18	\$6,650,000	House	2,820
150 Charles St #6DS	1-00636-1264	11-May-18	\$6,100,000	Condo	1,993
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
465 Broome St #3B	1-00474-1707	25-May-18	\$5,600,375	Condo	
65 W 13th St #2F	1-00577-1106	15-May-18	\$5,550,000	Condo	2,678
59 W Twelfth St #16AT	1-00576-1602	23-May-18	\$5,501,259	Condo	1,875
31 W Eleventh St #2A	1-00575-1104	8-May-18	\$5,200,000	Condo	1,969
688 Broadway #7B	1-00531-1413	2-May-18	\$5,091,250	Condo	
688 Broadway #6A	1-00531-1410	4-May-18	\$4,862,144	Condo	
160 Leroy St #7CS	1-00601-1325	14-May-18	\$4,839,938	Condo	
688 Broadway #7A	1-00531-1412	14-May-18	\$4,765,665	Condo	
57 Bond St #5EAST	1-00529-1609	9-May-18	\$4,600,000	Condo	1,344
160 Leroy St #6CS	1-00601-1319	17-May-18	\$4,432,638	Condo	
643-651 Greenwich St #11A	1-00605-0001	16-May-18	\$4,200,000	Coop	
427-431 West St #3A	1-00638-0001	24-May-18	\$4,200,000	Coop	3,200
66-70 Grand St #4	1-00475-0028	17-May-18	\$4,175,000	Coop	3,000
59 Bank St #1	1-00624-1001	10-May-18	\$3,750,000	Condo	1,858
30-34 W 13th St #3A	1-00576-0022	30-May-18	\$3,495,000	Coop	2,800
631-635 Hudson St #16P	1-00626-0012	18-May-18	\$3,455,000	Coop	1,100
161 Grand St #5A	1-00234-1009	7-May-18	\$3,400,000	Condo	1,771
1-7 Fifth Ave #10G	1-00550-0022	31-May-18	\$3,300,000	Coop	
643-651 Greenwich St #3D	1-00605-0001	17-May-18	\$3,050,000	Coop	1,637
25 W Houston St #4C	1-00513-1213	10-May-18	\$3,000,000	Condo	1,589
3-7 Wooster St #4B	1-00228-1008	18-May-18	\$2,999,000	Condo	1,662
643-651 Greenwich St #2A	1-00605-0001	14-May-18	\$2,900,000	Coop	1,840
40-46 Fifth Ave #3D	1-00574-0039	15-May-18	\$2,875,000	Coop	
14 W Fourth St #B1506	1-00535-1002	31-May-18	\$2,800,000	Coop	
30 E Tenth St #5N	1-00561-0009	30-May-18	\$2,625,000	Coop	
160 Leroy St #5AS	1-00601-1310	2-May-18	\$2,500,000	Condo	
644-654 Greenwich St #7C	1-00603-0037	3-May-18	\$2,500,000	Coop	
210 Lafayette St #5A	1-00482-1120	17-May-18	\$2,450,000	Condo	1,166
130 W Twelfth St #4D	1-00607-1213	15-May-18	\$2,380,000	Condo	869
15 Charles St #PHB	1-00612-1424	15-May-18	\$2,025,000	Condo	670
806-808 Broadway #PHC	1-00557-1002	21-May-18	\$2,018,000	Coop	1,400
45 Christopher St #7G	1-00610-1054	22-May-18	\$1,930,000	Condo	802



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Address	BBL	Sale date	Sale price	Property type	Sqft
41-43 University Pl #3	1-00561-0001	1-May-18	\$1,895,000	Coop	1,300
74 Charlton St #19D	1-00580-0011	29-May-18	\$1,763,536	Coop	
35-45 E Ninth St #3	1-00561-0045	8-May-18	\$1,725,000	Coop	
175 W Twelfth St #15E	1-00608-1170	10-May-18	\$1,725,000	Condo	879
25 W Houston St #4E	1-00513-1215	29-May-18	\$1,700,000	Condo	902
60 E Eighth St #27D	1-00548-1003	3-May-18	\$1,550,000	Coop	850
60 E Eighth St #29D	1-00548-1003	3-May-18	\$1,537,500	Coop	850
92 Horatio St #1R	1-00642-0042	29-May-18	\$1,450,000	Coop	460
2-18 Charlton St #3J	1-00506-0027	2-May-18	\$1,325,000	Coop	900
123 Baxter St #5C	1-00206-1121	22-May-18	\$1,315,000	Condo	1,061
125 W Twelfth St #6E	1-00608-0053	24-May-18	\$1,250,000	Coop	
2-18 Charlton St #3H	1-00506-0027	2-May-18	\$1,250,000	Coop	
44 E Twelfth St #2C	1-00563-1027	9-May-18	\$1,225,000	Condo	602
14 W Fourth St #B402	1-00535-1002	1-May-18	\$1,207,500	Coop	1,000
771-777 Greenwich St #4J	1-00624-0001	8-May-18	\$1,175,000	Coop	750
130 Barrow St #310	1-00604-1036	1-May-18	\$1,100,000	Condo	679
122-124 Elizabeth St #6B	1-00470-1022	22-May-18	\$1,055,000	Condo	774
167 Perry St #6K	1-00637-0081	23-May-18	\$999,000	Coop	700
475-483 Avenue Of The Americas #2D	1-00607-0038	30-May-18	\$990,000	Coop	800
299 W Twelfth St #11A	1-00625-1112	23-May-18	\$985,000	Condo	397
34-36 E Tenth St #5E	1-00561-0012	22-May-18	\$980,000	Coop	
11-13 Charlton St #2C	1-00519-0051	10-May-18	\$965,000	Coop	700
801-807 Broadway #521	1-00563-0037	16-May-18	\$930,000	Coop	725
131-133 Thompson St #3C	1-00517-1004	31-May-18	\$915,000	Coop	
222 W 14th St #3A	1-00618-1019	16-May-18	\$894,000	Condo	625
69 W Ninth St #7J	1-00573-1006	29-May-18	\$850,000	Coop	750
24-26 Fifth Ave #415	1-00573-0043	9-May-18	\$825,000	Coop	
63 E Ninth St #5X	1-00561-1003	29-May-18	\$801,000	Coop	600
18-20 W 14th St #4HS	1-00577-0030	4-May-18	\$780,000	Coop	750
184 Thompson St #2D	1-00525-1621	21-May-18	\$730,000	Condo	458
18-20 W 14th St #4DN	1-00577-0030	16-May-18	\$720,000	Coop	700
15-23 Waverly Pl #3K	1-00548-0045	24-May-18	\$700,000	Coop	500
14 W Fourth St #C418	1-00535-1002	23-May-18	\$680,000	Coop	
726-736 Greenwich St #7E	1-00632-0017	25-May-18	\$670,000	Coop	
2-8 Fifth Ave #7N	1-00551-0001	21-May-18	\$636,406	Coop	
2-8 Fifth Ave #7Q	1-00551-0001	21-May-18	\$610,950	Coop	
18-20 W 14th St #1CS	1-00577-0030	3-May-18	\$590,000	Coop	475
50-58 E Eighth St #4A	1-00548-0028	1-May-18	\$580,000	Coop	
180 Thompson St #5F	1-00525-0040	30-May-18	\$525,000	Coop	450
24-26 Fifth Ave #911	1-00573-0043	1-May-18	\$514,135	Coop	
77 Bleecker St #522	1-00532-0020	24-May-18	\$505,000	Coop	
140 W Tenth St #4FW	1-00610-0048	14-May-18	\$505,000	Coop	
141 Sullivan St #12	1-00517-0005	11-May-18	\$484,000	Coop	
24-26 Fifth Ave #917	1-00573-0043	1-May-18	\$382,000	Coop	
88 Horatio St #4B	1-00642-0045	1-May-18	\$370,000	Coop	
643-651 Greenwich St #2B	1-00605-0001	21-May-18	\$170,000	Coop	



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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

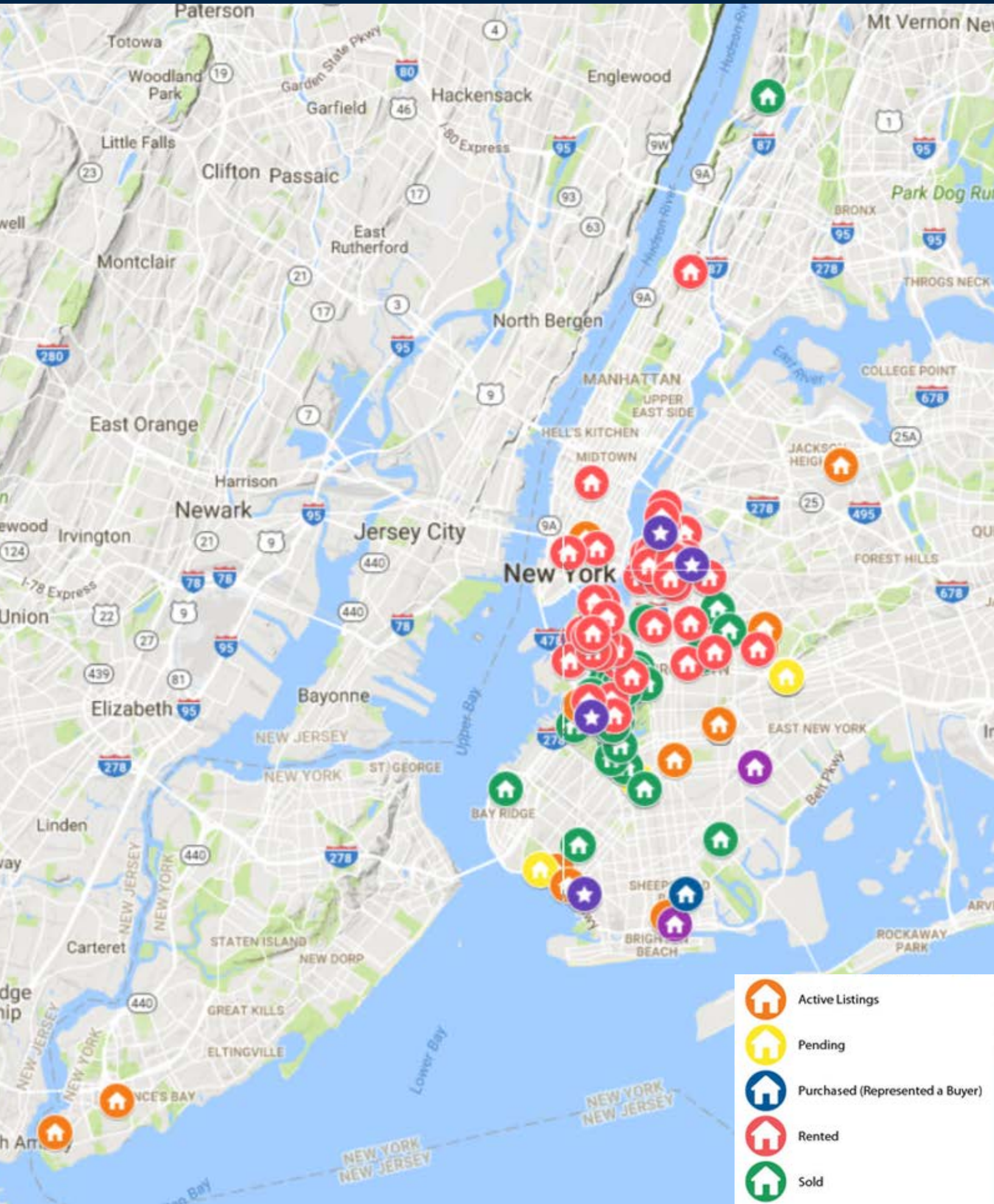
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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THE BROOKLYN MADE SHOW

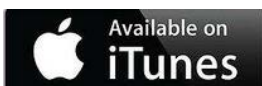
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