

# GREENWICH VILLAGE

A monthly analysis of residential sales  
in Greenwich Village, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Greenwich Village, Manhattan

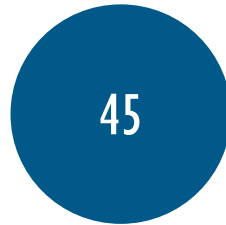
SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



1% YoY

MANHATTAN MEDIAN SALE PRICE



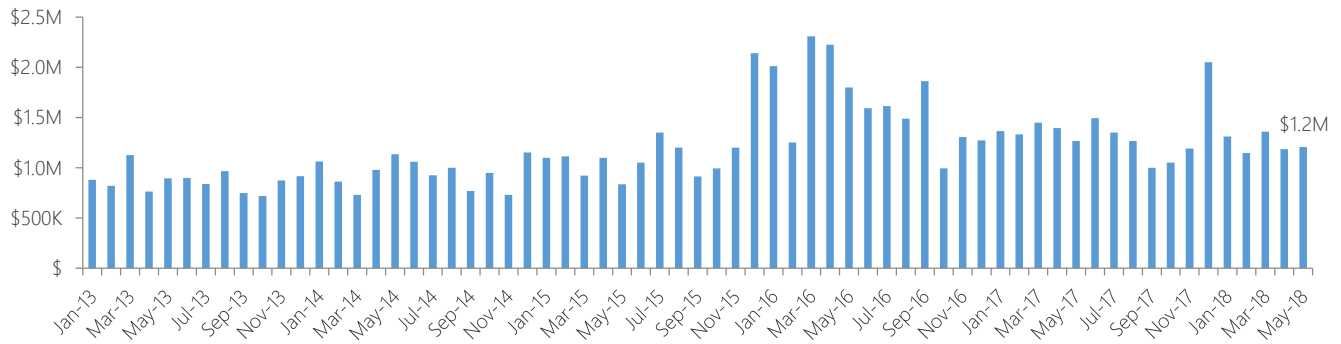
-5% YoY

NEIGHBORHOOD BOUNDARIES

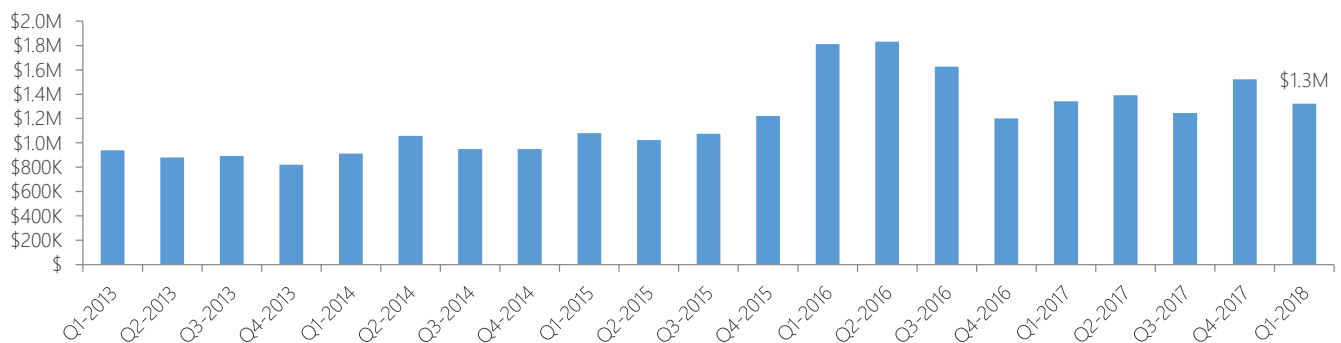


## RESIDENTIAL STATS

### Median Sale Price by Month

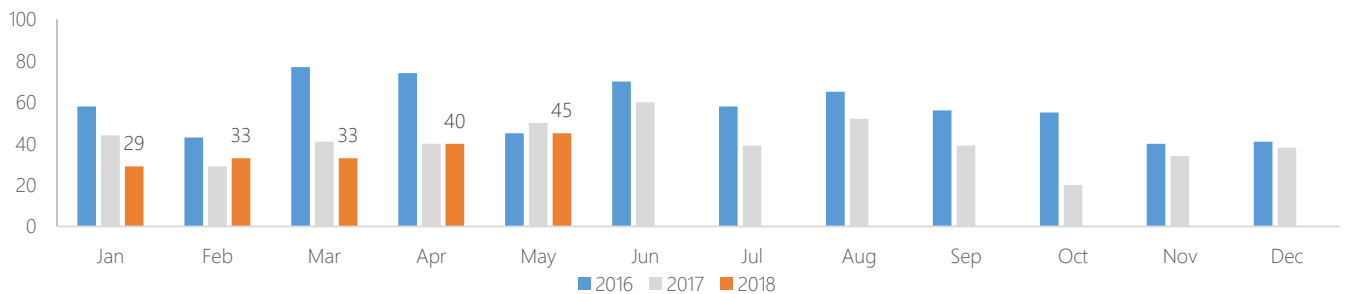


### Median Sale Price by Quarter

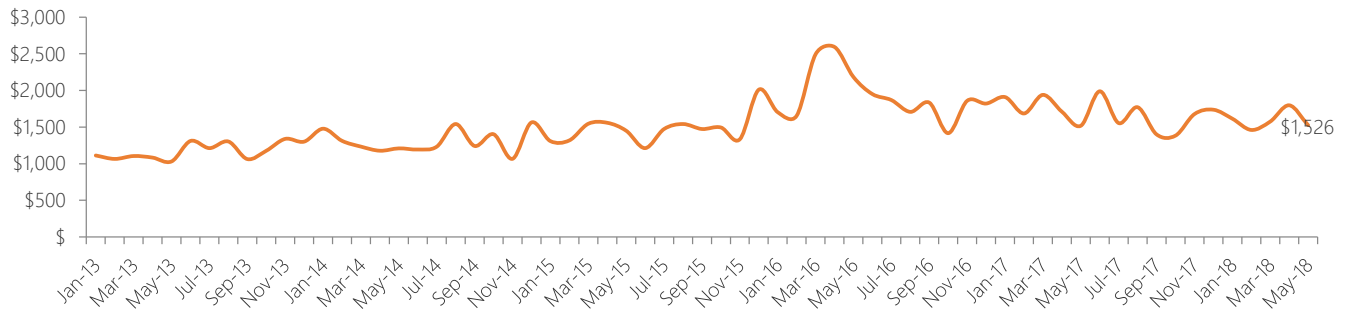


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	35	41	48	57	64	77	62	49	62	40	51
2014	38	34	36	37	41	66	65	49	41	55	27	40
2015	34	51	36	45	46	43	56	47	44	47	49	56
2016	58	43	77	74	45	70	58	65	56	55	40	41
2017	44	29	41	40	50	60	39	52	39	20	34	38
2018	29	33	33	40	45							



Median Sale Price per Square Foot

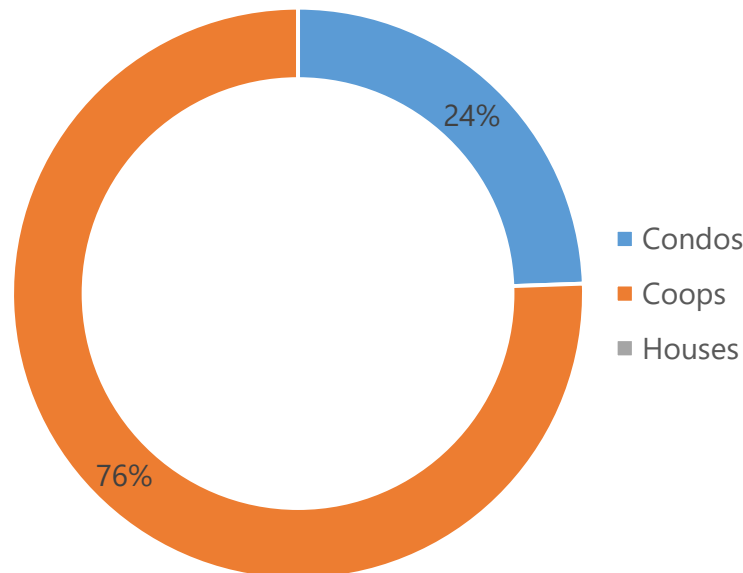


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,202,500	-46%	\$2,524	1%	11
Coops	\$850,000	-15%	\$1,245	-4%	34
Houses	-	-	-	-	0

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
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
30-34 W 13th St #3A	1-00576-0022	30-May-18	\$3,495,000	Coop	2,800
1-7 Fifth Ave #10G	1-00550-0022	31-May-18	\$3,300,000	Coop	
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	
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
45 Christopher St #7G	1-00610-1054	22-May-18	\$1,930,000	Condo	802
41-43 University Pl #3	1-00561-0001	1-May-18	\$1,895,000	Coop	1,300
175 W Twelfth St #15E	1-00608-1170	10-May-18	\$1,725,000	Condo	879
35-45 E Ninth St #3	1-00561-0045	8-May-18	\$1,725,000	Coop	
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
125 W Twelfth St #6E	1-00608-0053	24-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
475-483 Avenue Of The Americas #2D	1-00607-0038	30-May-18	\$990,000	Coop	800
34-36 E Tenth St #5E	1-00561-0012	22-May-18	\$980,000	Coop	
801-807 Broadway #521	1-00563-0037	16-May-18	\$930,000	Coop	725
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	
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	
24-26 Fifth Ave #917	1-00573-0043	1-May-18	\$382,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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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

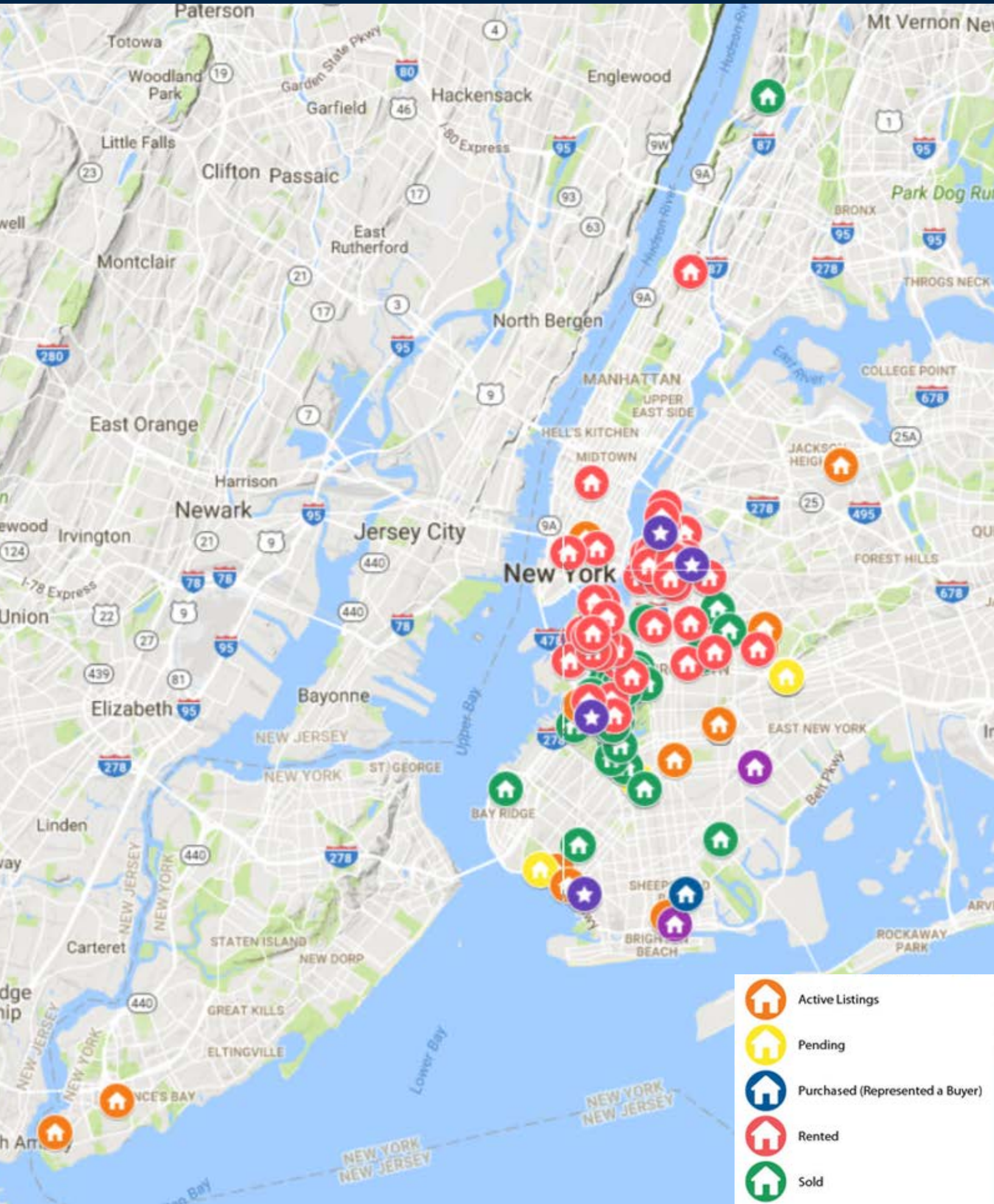
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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation 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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