

Greenwich Village, Manhattan Housing Market Overview



Overview

The Greenwich Village housing market continues to show strength, with home prices rising 7.7% year-over-year to a median of \$1.4M. This growth signals sustained demand despite longer sales timelines. Homes now spend an average of 74 days on the market up from 56 days last year indicating a slightly cooling pace. Sales volume has decreased, with 61 homes sold in December 2025, down 22.8% compared to the previous year.

Migration and Relocation Trends

Greenwich Village remains a top choice for buyers relocating from other parts of NYC and out-of-state markets like California and Florida, attracted by its charm, historic architecture, and access to cultural institutions. The neighborhood's walkability, top-tier public schools, and central location enhance its appeal. Despite rising prices, the lifestyle and amenities draw affluent buyers, particularly professionals and empty nesters. These trends reinforce continued demand but contribute to longer market timelines due to pricing sensitivity.

Additional Insights

- Inventory has contracted as fewer sellers list during winter months.
- Price gains reflect competitive bidding on unique and well-located units.
- Extended days on market indicate buyers are being more cautious.
- Investor interest remains steady, especially for rental-ready properties.

Summary

Greenwich Village's market is appreciating steadily, with home values up and continued interest from relocating buyers. Though sales volume and speed have declined, pricing remains firm, driven by neighborhood desirability. Buyers are taking longer to commit, resulting in increased time on market. Overall, the market is balancing between high value and a more deliberate pace of sales.

CURRENT MARKET CONDITIONS

\$1,400,000

Median Sale Price

INVENTORY AND SALES

74

Median Days on the Market

61

Total Homes Sold

PRICING DYNAMICS

100%

Sale-to-List Price Ratio

\$1,280

Sale \$/Sq.Ft.