

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

East Village, Manhattan

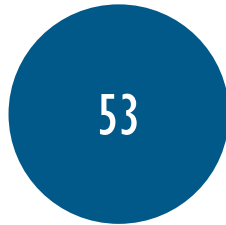
SUMMARY

MEDIAN SALE PRICE



-21% YoY

NO. OF TRANSACTIONS



-12% YoY

MEDIAN PRICE/SQ.FT.



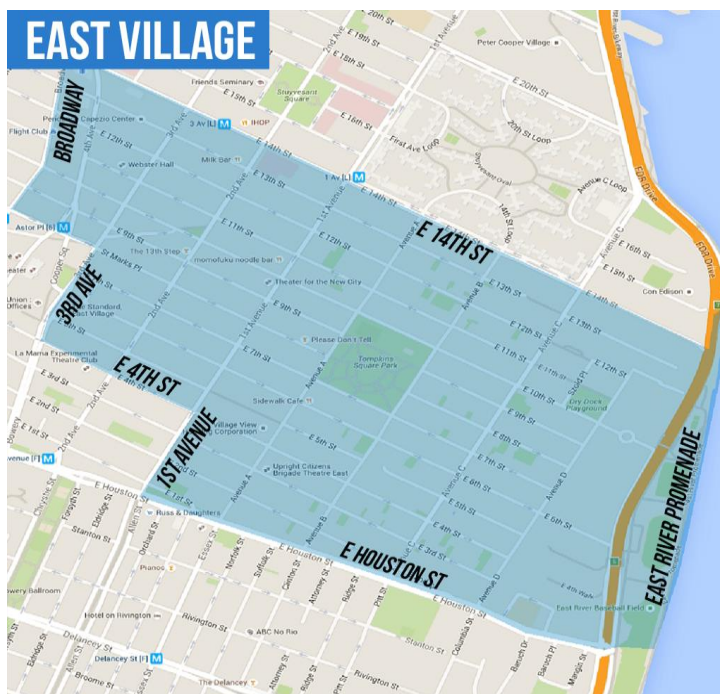
-12% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

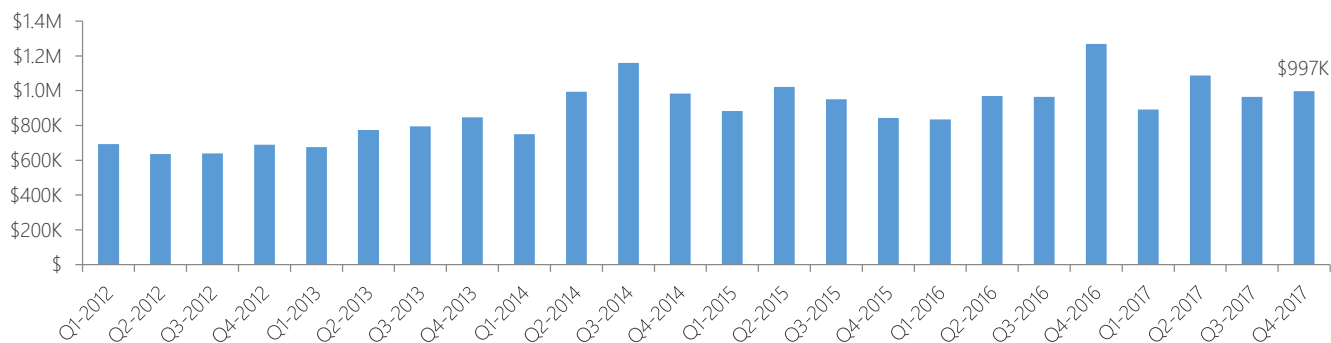


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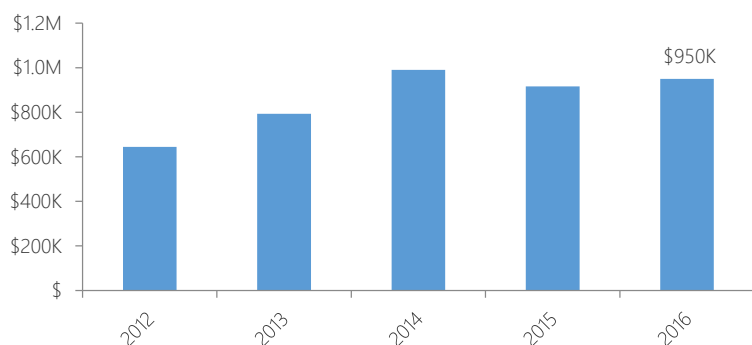


RESIDENTIAL STATS

Median Sale Price by Quarter

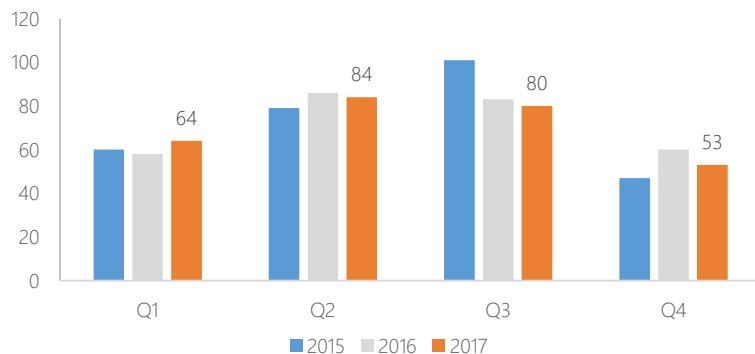


Median Sale Price by Year



Number of Transactions

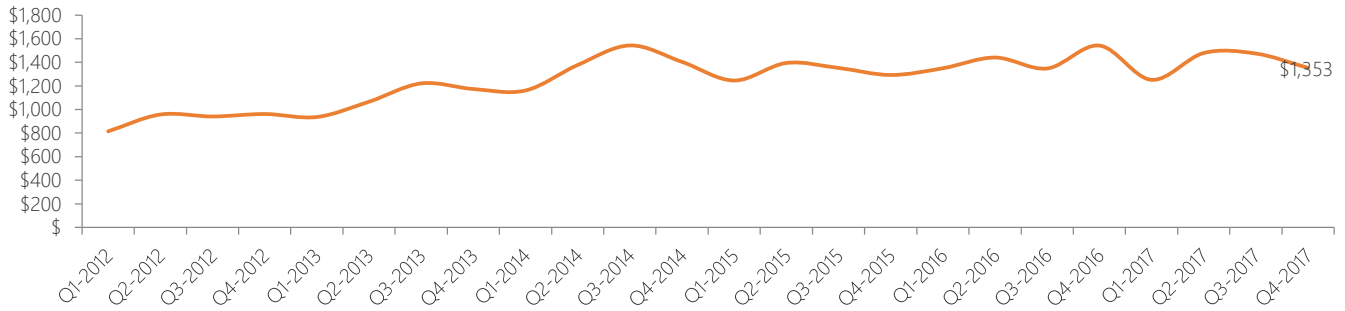
Quarter	2012	2013	2014	2015	2016	2017
Q1	53	43	57	60	58	64
Q2	62	90	120	79	86	84
Q3	79	97	110	101	83	80
Q4	59	74	88	47	60	53



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Median Sale Price per Square Foot

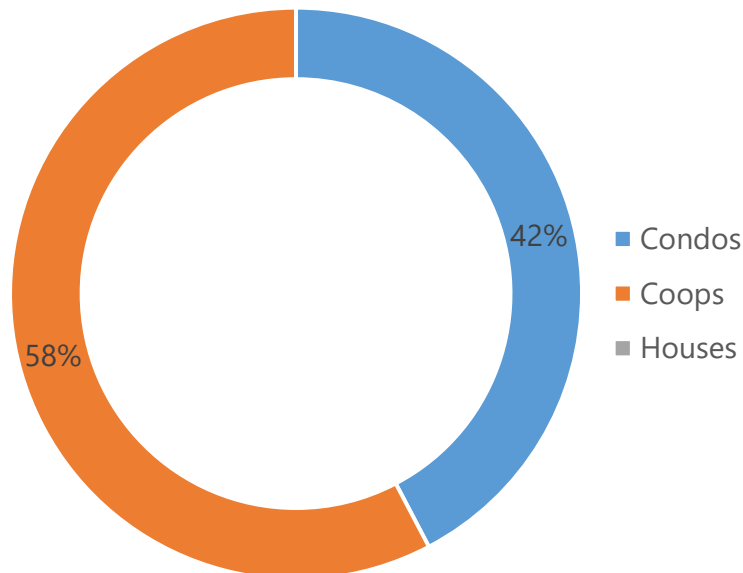


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,578,288	6%	\$1,647	-4%	22
Coops	\$710,000	1%	\$1,044	-17%	30
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
35 E 12 St #6AB	1-00564-0031	15-Dec-17	\$4,750,000	Coop	
128 E 7 St #7	1-00434-1107	4-Oct-17	\$4,650,000	Condo	1,107
110 3 Ave #14C	1-00559-1155	17-Oct-17	\$3,000,000	Condo	1,382
125 E 12 St #5D	1-00558-1236	17-Nov-17	\$2,650,000	Condo	1,663
421 E 13 St #PHA	1-00441-1290	14-Dec-17	\$2,600,000	Condo	1,231
123 3 Ave #12A	1-00469-1439	10-Nov-17	\$2,200,000	Condo	1,166
26 Avenue B #6	1-00398-1206	1-Dec-17	\$2,138,325	Condo	
30-46 3 Ave #6A	1-00555-0028	11-Oct-17	\$2,070,000	Coop	1,500
220 E 5 St #6	1-00460-1010	5-Dec-17	\$2,050,000	Condo	1,192
26 Avenue B #2	1-00398-1202	13-Dec-17	\$1,705,569	Condo	
211 E 13 St #2J	1-00469-1525	27-Nov-17	\$1,632,800	Condo	817
26 Avenue B #5	1-00398-1205	1-Dec-17	\$1,629,200	Condo	
26 Avenue B #3	1-00398-1203	19-Dec-17	\$1,578,288	Condo	
26 Avenue B #4	1-00398-1204	1-Dec-17	\$1,573,196	Condo	
303-305 E 8 St #5F	1-00391-0057	6-Oct-17	\$1,450,000	Coop	1,400
211 E 13 St #PH1 E	1-00469-1575	12-Oct-17	\$1,350,000	Condo	776
115-119 E 10 St #16	1-00466-0048	6-Nov-17	\$1,300,000	Coop	
220 E 5 St #4	1-00460-1008	5-Dec-17	\$1,300,000	Condo	774
189 Avenue C #10E	1-00394-1537	8-Nov-17	\$1,300,000	Condo	1,128
149 Avenue C #5	1-00392-0036	19-Dec-17	\$1,265,000	Coop	
120-130 4 Ave #15J	1-00564-0054	30-Nov-17	\$1,210,000	Coop	
772-786 Broadway #10T	1-00555-0001	20-Dec-17	\$1,105,000	Coop	900
525 E 11 St #3C	1-00405-1304	28-Nov-17	\$1,060,000	Condo	799
613 E 6 St #4A	1-00389-0054	5-Dec-17	\$1,025,250	Coop	975
421 E 13 St #3G	1-00441-1230	18-Dec-17	\$999,000	Condo	696
226-230 E 12 St #8BD	1-00467-0022	23-Oct-17	\$995,000	Coop	
111 4 Ave #7B	1-00556-0044	24-Oct-17	\$925,000	Coop	
321 E 12 St #4	1-00454-0060	1-Dec-17	\$849,000	Coop	
203 E 13 St #4B	1-00469-1016	19-Dec-17	\$828,373	Condo	513
30-46 3 Ave #18H	1-00555-0028	21-Dec-17	\$814,800	Coop	700
753 E 5 St #3B	1-00375-1107	18-Oct-17	\$800,000	Condo	722
223-225 E 3 St #4B	1-00386-0058	9-Dec-17	\$790,000	Coop	
220 E 10 St #5R	1-00451-0021	1-Dec-17	\$780,000	Coop	1,300
143 Avenue B #15F	1-00392-1083	29-Nov-17	\$749,000	Condo	500
120-130 4 Ave #17E	1-00564-0054	23-Oct-17	\$710,000	Coop	
234-236 E 14 St #3A	1-00469-0025	13-Nov-17	\$699,000	Coop	650
210-214 E 5 St #DU4	1-00460-1105	20-Dec-17	\$507,000	Condo	4,244
30-46 3 Ave #2K	1-00555-0028	6-Dec-17	\$501,930	Coop	
88 E 3 St #5	1-00444-0033	14-Nov-17	\$500,000	Coop	
623 E 6 St #3	1-00389-0049	21-Nov-17	\$465,000	Coop	
88 E 3 St #6	1-00444-0033	14-Nov-17	\$450,000	Coop	
311-313 E 3 St #12	1-00373-0049	6-Nov-17	\$449,000	Coop	490
54 E 1 St #2B	1-00443-0050	11-Oct-17	\$438,500	Coop	500
160-164 E 2 St #3D	1-00398-0058	29-Nov-17	\$410,000	Coop	
98-100 Avenue C #5D	1-00376-0005	2-Nov-17	\$379,000	Coop	450
204 E 7 St #10	1-00389-0020	22-Nov-17	\$360,000	Coop	
512 E 11 St #3C	1-00404-0010	21-Nov-17	\$345,000	Coop	
214-216 Avenue A #1DE	1-00407-1003	27-Oct-17	\$159,974	Coop	
209-211 E 7 St #4N	1-00390-0050	26-Dec-17	\$78,251	Coop	
51 St Marks Pl #5	1-00450-0049	17-Nov-17	\$49,874	Coop	



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