

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

Ist Quarter 2018



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



Residential Market Report, 1st Quarter 2018

East Village, Manhattan

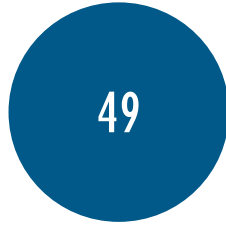
SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



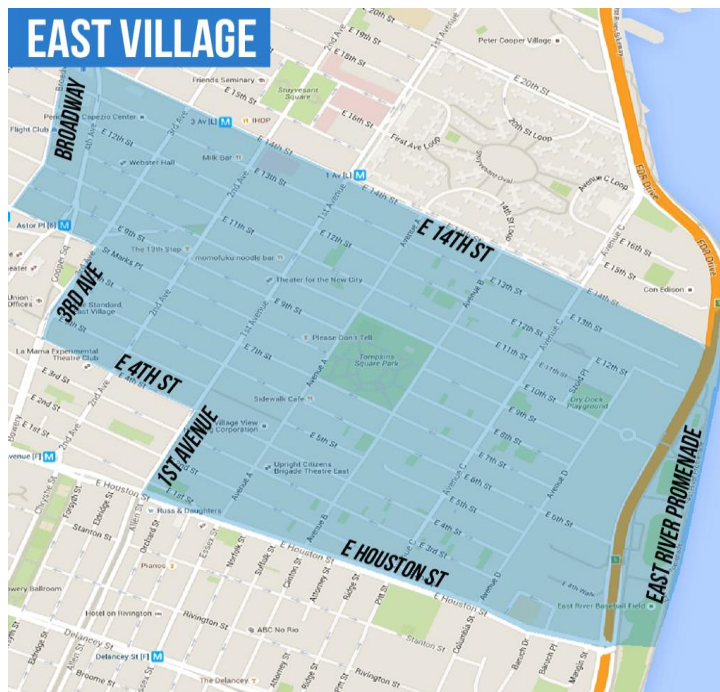
4% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

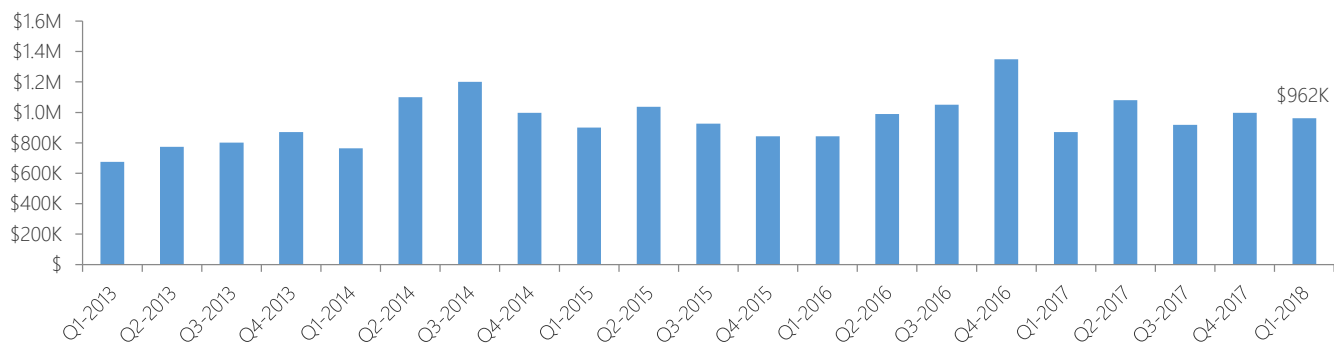


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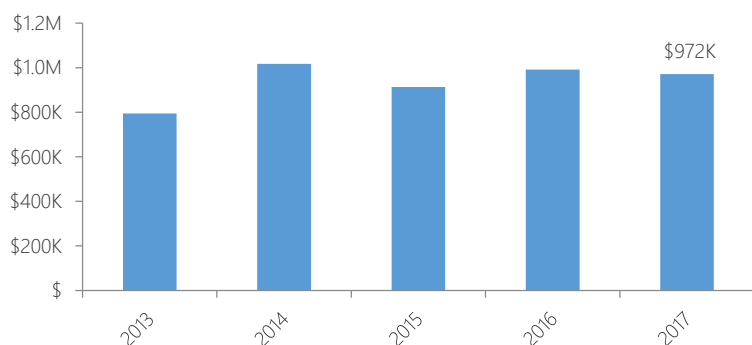


RESIDENTIAL STATS

Median Sale Price by Quarter

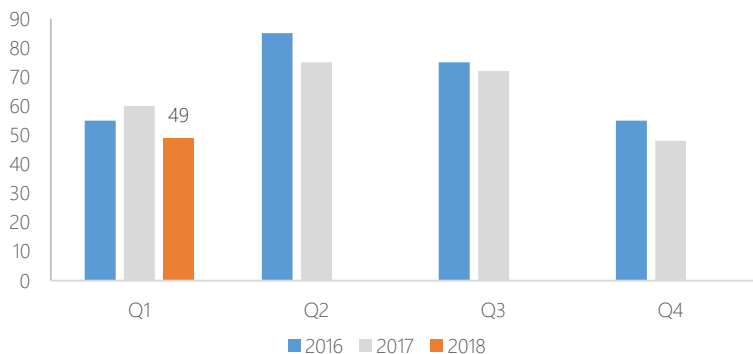


Median Sale Price by Year



Number of Transactions

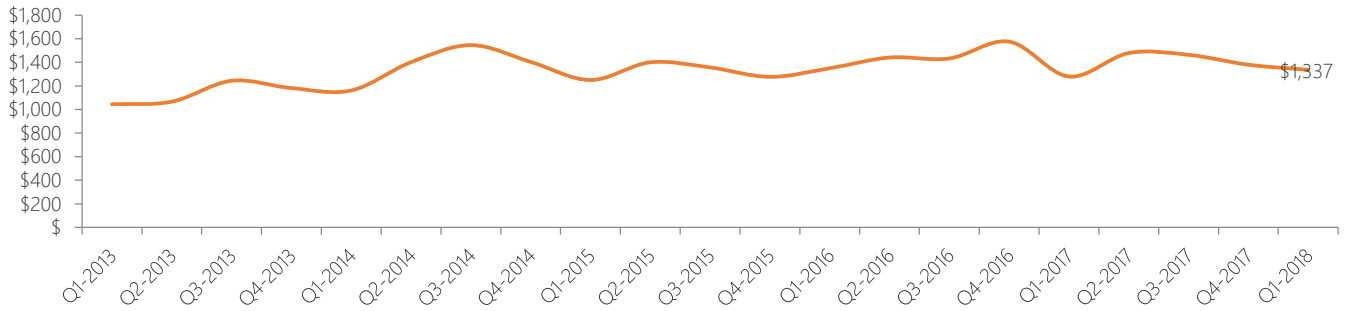
Quarter	2013	2014	2015	2016	2017	2018
Q1	38	56	53	55	60	49
Q2	82	111	72	85	75	
Q3	92	102	94	75	72	
Q4	69	84	46	55	48	



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Median Sale Price per Square Foot

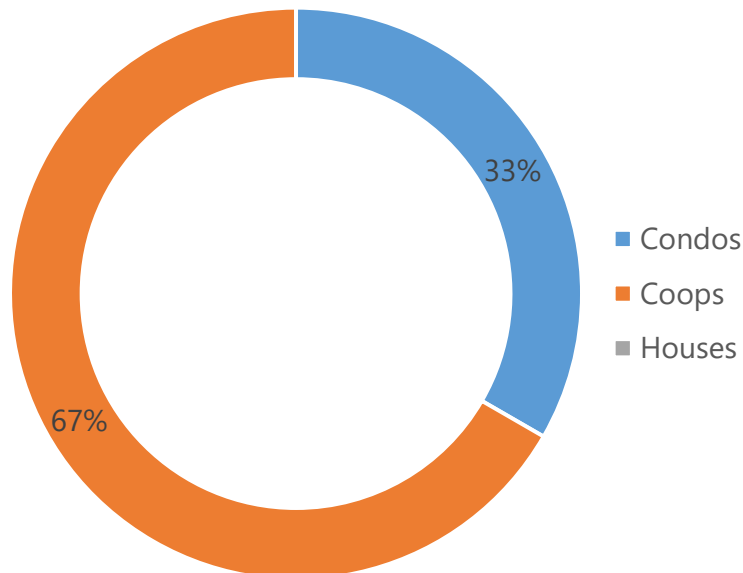


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,435,000	12%	\$1,594	-10%	16
Coops	\$690,000	-5%	\$1,044	-11%	32
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
5 E 3 St #7	1-00459-1007	21-Mar-18	\$2,925,000	Condo	1,881
30-46 3 Ave #15A	1-00555-0028	17-Jan-18	\$2,475,300	Coop	
111 4 Ave #12MN	1-00556-0044	12-Jan-18	\$2,451,000	Coop	
6-10 E 1 St #2A	1-00457-1004	28-Feb-18	\$2,300,000	Condo	1,969
59 4 Ave #8A	1-00555-0011	16-Mar-18	\$2,038,000	Coop	
525 E 11 St #3A	1-00405-1302	10-Jan-18	\$2,000,000	Condo	1,039
415 E 6 St #2	1-00434-1402	28-Feb-18	\$1,900,000	Condo	1,709
133 2 Ave #9	1-00464-1310	15-Feb-18	\$1,787,500	Condo	990
311 E 11 St #4D	1-00453-1518	16-Feb-18	\$1,687,500	Condo	896
421 E 13 St #4C	1-00441-1240	24-Jan-18	\$1,650,000	Condo	994
421 E 13 St #7F	1-00441-1285	12-Mar-18	\$1,435,000	Condo	922
735 E 9 St #4R	1-00379-0045	28-Mar-18	\$1,300,000	Coop	1,600
63-69 Cooper Sq #5B	1-00463-1025	30-Mar-18	\$1,275,000	Condo	800
205-207 E 10 St #2B	1-00452-0054	21-Mar-18	\$1,203,000	Coop	900
111 4 Ave #10C	1-00556-0044	8-Mar-18	\$1,160,000	Coop	800
143 Avenue B #14B	1-00392-1072	16-Feb-18	\$1,150,000	Condo	650
43-49 Avenue A #12E	1-00431-0031	5-Jan-18	\$1,130,000	Coop	
228 E 2 St #1B	1-00385-0056	5-Jan-18	\$1,100,000	Coop	850
115 4 Ave #6D	1-00558-1145	16-Mar-18	\$999,500	Condo	740
307-309 E 12 St #3C	1-00454-0066	26-Jan-18	\$998,000	Coop	
54 E 1 St #4B	1-00443-0050	7-Feb-18	\$975,000	Coop	900
115-119 E 10 St #12	1-00466-0048	24-Jan-18	\$975,000	Coop	
111 4 Ave #4L	1-00556-0044	6-Mar-18	\$974,900	Coop	
214-216 E 9 St #2B	1-00464-1108	2-Mar-18	\$950,000	Condo	3,945
99 E 4 St #4G	1-00446-1102	14-Mar-18	\$753,300	Coop	750
527 E 12 St #B3	1-00406-0050	10-Jan-18	\$750,000	Coop	
400 E 14 St #3B	1-00441-1014	30-Jan-18	\$730,000	Condo	432
205-207 E 10 St #6E	1-00452-0054	28-Mar-18	\$700,000	Coop	
189 Avenue C #6A	1-00394-1521	15-Feb-18	\$692,410	Condo	671
184 E 7 St #6	1-00389-0009	11-Jan-18	\$690,000	Coop	545
143 Avenue B #12F	1-00392-1069	8-Feb-18	\$680,000	Condo	420
317-319 E 3 St #A	1-00373-0046	28-Feb-18	\$590,000	Coop	
32-34 E 2 St #8	1-00458-0032	7-Feb-18	\$590,000	Coop	
226-230 E 12 St #3F	1-00467-0022	19-Jan-18	\$545,000	Coop	400
226-230 E 12 St #3A	1-00467-0022	3-Jan-18	\$517,500	Coop	1,050
204 E 7 St #6	1-00389-0020	8-Feb-18	\$505,000	Coop	700
321 E 12 St #29	1-00454-0060	15-Feb-18	\$479,000	Coop	
223-225 E 3 St #1A	1-00386-0058	27-Mar-18	\$475,000	Coop	
412-414 E 10 St #1D	1-00379-0015	18-Jan-18	\$455,000	Coop	
185 E 2 St #4B	1-00397-0025	6-Mar-18	\$450,000	Coop	
317-319 E 3 St #11	1-00373-0046	3-Jan-18	\$445,000	Coop	
283-285 E 4 St #5A	1-00387-0044	31-Jan-18	\$435,000	Coop	444
626 E 14 St #2	1-00396-0020	21-Feb-18	\$405,600	Coop	
226-230 E 12 St #5D	1-00467-0022	20-Feb-18	\$385,000	Coop	395
250 E 7 St #23	1-00376-0018	27-Feb-18	\$350,000	Coop	
21-23 Avenue C #2A	1-00385-0038	6-Feb-18	\$95,008	Coop	



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