

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

East Village, Manhattan

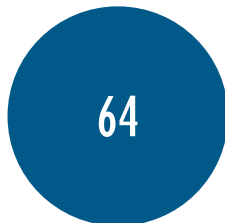
SUMMARY

MEDIAN SALE PRICE



-15% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



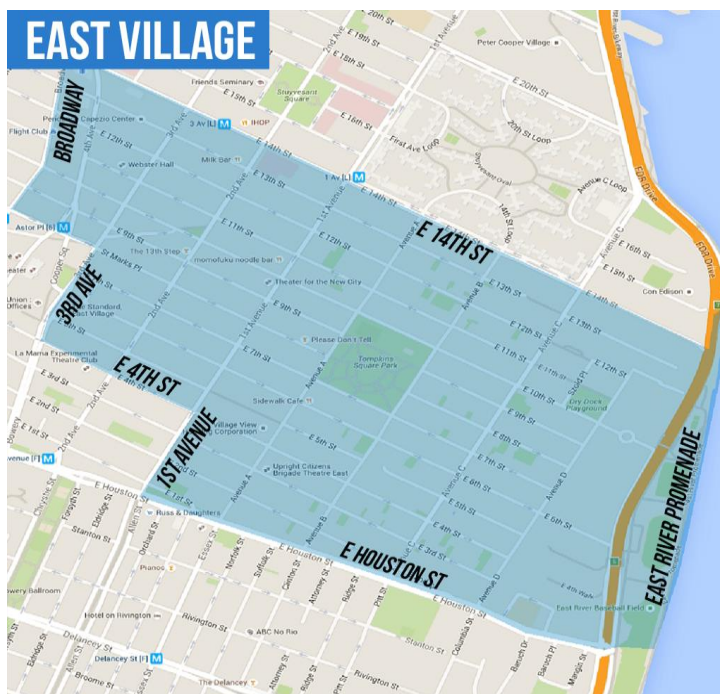
-1% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

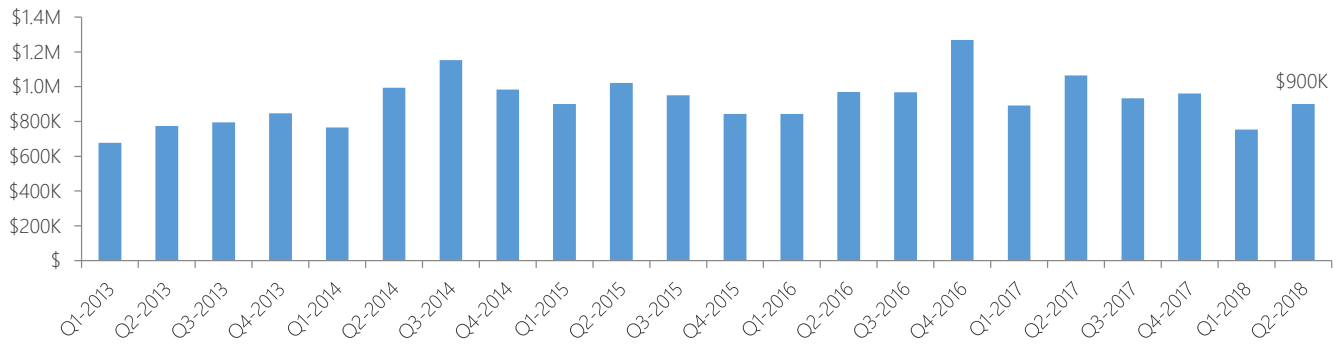


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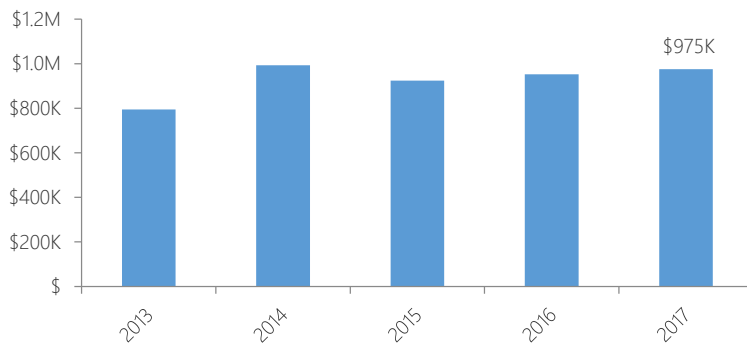


RESIDENTIAL STATS

Median Sale Price by Quarter

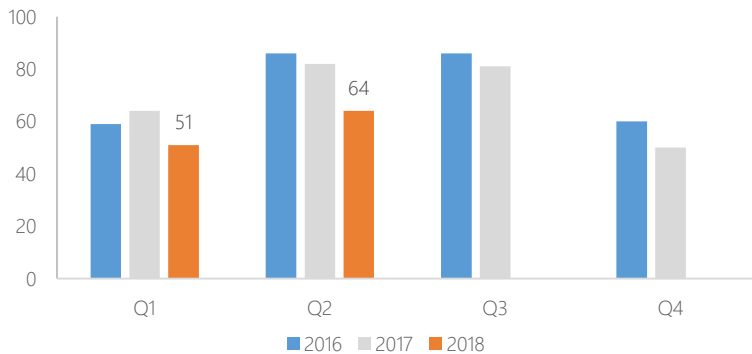


Median Sale Price by Year



Number of Transactions

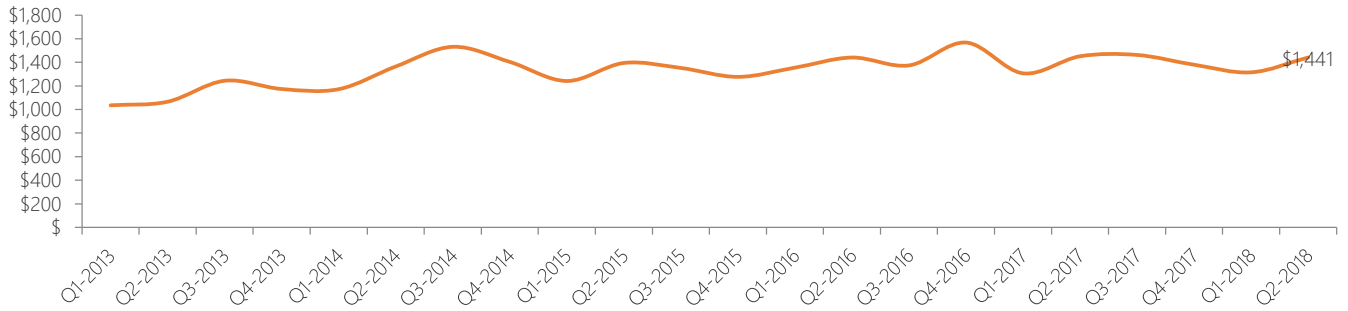
Quarter	2013	2014	2015	2016	2017	2018
Q1	45	58	63	59	64	51
Q2	90	120	79	86	82	64
Q3	99	113	101	86	81	
Q4	76	90	47	60	50	



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Median Sale Price per Square Foot

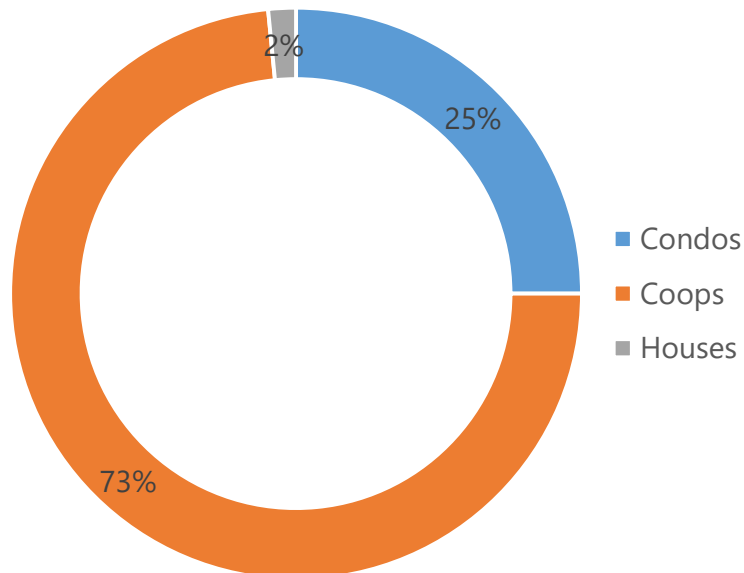


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,410,000	-23%	\$1,553	-14%	16
Coops	\$725,000	3%	\$1,250	3%	47
Houses	\$4,844,809	-	\$2,219	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
832 Broadway #2	1-00564-0036	15-Jun-18	\$6,030,240	Coop	4,000
189 E Seventh St	1-00390-0061	22-May-18	\$4,844,809	House	2,183
170 Second Ave #10B	1-00452-0006	30-Apr-18	\$2,800,000	Coop	
38 Stuyvesant St #1	1-00465-1001	15-Jun-18	\$2,300,000	Condo	1,441
806-808 Broadway #PHC	1-00557-1002	21-May-18	\$2,018,000	Coop	1,400
407 E Twelfth St #4FSE	1-00440-1121	8-Jun-18	\$2,010,000	Condo	997
517 E Eleventh St #4	1-00405-1004	18-May-18	\$1,895,000	Condo	1,523
99 E Fourth St #4A	1-00446-1102	11-Apr-18	\$1,875,000	Coop	1,500
43-49 Avenue A #5H	1-00431-0031	17-Apr-18	\$1,825,000	Coop	1,100
170 Second Ave #4D	1-00452-0006	22-May-18	\$1,791,000	Coop	
170 Second Ave #14A	1-00452-0006	24-May-18	\$1,725,000	Coop	1,100
30-46 Third Ave #12F	1-00555-0028	15-May-18	\$1,675,000	Coop	
421 E 13th St #3A	1-00441-1224	14-Jun-18	\$1,668,000	Condo	1,047
115 Fourth Ave #6B	1-00558-1143	29-Jun-18	\$1,620,000	Condo	929
425 E 13th St #5A	1-00441-1252	14-May-18	\$1,600,000	Condo	1,047
30-46 Third Ave #4F	1-00555-0028	17-Apr-18	\$1,600,000	Coop	1,175
170 Second Ave #11A	1-00452-0006	10-May-18	\$1,600,000	Coop	1,100
549 E Eleventh St #C2	1-00405-1109	15-May-18	\$1,550,000	Condo	942
30-46 Third Ave #9F	1-00555-0028	8-Jun-18	\$1,485,000	Coop	
416-418 E Eleventh St #4A	1-00438-1108	29-May-18	\$1,410,000	Condo	1,046
29-31 First Ave #3A	1-00443-0030	16-May-18	\$1,250,000	Coop	
311 E Tenth St #5B	1-00404-0050	4-Jun-18	\$1,110,000	Coop	
224 E Seventh St #7	1-00389-0030	22-May-18	\$990,000	Coop	800
63-69 Cooper Sq #2B	1-00463-1003	19-Apr-18	\$975,000	Condo	684
143 Avenue B #11E	1-00392-1061	4-Jun-18	\$975,000	Condo	500
24-30 E Seventh St #RU2	1-00462-1002	21-Jun-18	\$975,000	Coop	
421 E 13th St #2E	1-00441-1222	3-Apr-18	\$970,000	Condo	561
123 Third Ave #14B	1-00469-1443	25-May-18	\$955,000	Condo	646
30-46 Third Ave #6G	1-00555-0028	9-May-18	\$915,000	Coop	
160-168 E Third St #6G	1-00398-0008	18-Apr-18	\$910,763	Coop	
111 Fourth Ave #5G	1-00556-0044	5-Apr-18	\$900,000	Coop	
315 E Twelfth St #30	1-00454-0063	18-Jun-18	\$849,000	Coop	
754 E Sixth St #2C	1-00375-1005	8-Jun-18	\$820,000	Condo	680
325 E Ninth St #3	1-00451-1003	31-May-18	\$800,000	Condo	515
125 E Fourth St #2	1-00446-1002	6-Jun-18	\$775,000	Coop	600
125 E Fourth St #16	1-00446-1002	3-Apr-18	\$756,000	Coop	
105 Third Ave #14G	1-00469-1102	25-Jun-18	\$755,000	Coop	520
232-234 E Sixth St #6E	1-00461-0024	30-May-18	\$725,000	Coop	
418 1/2 E Ninth St #3B	1-00436-0017	13-Jun-18	\$720,000	Coop	
626 E Ninth St #4F	1-00391-0020	22-May-18	\$690,000	Coop	
97-101 Avenue B #4A	1-00389-1003	21-May-18	\$690,000	Coop	600
334 E Fifth St #5W	1-00446-0025	10-Apr-18	\$677,500	Coop	
43-49 Avenue A #8A	1-00431-0031	2-Apr-18	\$651,000	Coop	800
121 E Tenth St #A	1-00466-0047	14-May-18	\$575,000	Coop	650
175 E Second St #1B	1-00397-1004	3-May-18	\$555,863	Condo	500
633 E Eleventh St #22	1-00394-0052	16-Apr-18	\$545,000	Coop	
105 Third Ave #10F	1-00469-1102	4-May-18	\$530,250	Coop	
226-230 E Twelfth St #3J	1-00467-0022	13-Jun-18	\$530,000	Coop	500
626 E 14th St #4	1-00396-0020	15-May-18	\$521,000	Coop	500
610-612 E Fifth St #13	1-00387-0015	10-Apr-18	\$505,000	Coop	650



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626 E 14th St #12	1-00396-0020	2-May-18	\$499,000	Coop	500
87-91 St Marks Pl #3E	1-00436-0057	17-May-18	\$490,000	Coop	300
35 E First St #2	1-00442-0013	1-May-18	\$479,000	Coop	
54 E First St #2C	1-00443-0050	10-May-18	\$464,000	Coop	
232-234 E Sixth St #3C	1-00461-0024	22-May-18	\$460,000	Coop	
30-46 Third Ave #10M	1-00555-0028	13-Jun-18	\$452,000	Coop	
227 E Twelfth St #B	1-00468-0048	9-Apr-18	\$450,000	Coop	300
524 E 13th St #A1	1-00406-0018	11-Apr-18	\$440,000	Coop	
614-622 E Ninth St #2W	1-00391-0014	26-Apr-18	\$418,000	Coop	750
311-313 E Third St #20	1-00373-0049	31-May-18	\$385,000	Coop	
97-101 Avenue B #2C	1-00389-1003	1-Jun-18	\$325,000	Coop	275



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