

# EAST VILLAGE

A quarterly analysis of residential sales  
in East Village, Manhattan

3rd Quarter 2018



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# Residential Market Report, 3rd Quarter 2018

## East Village, Manhattan

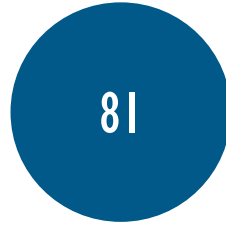
### SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



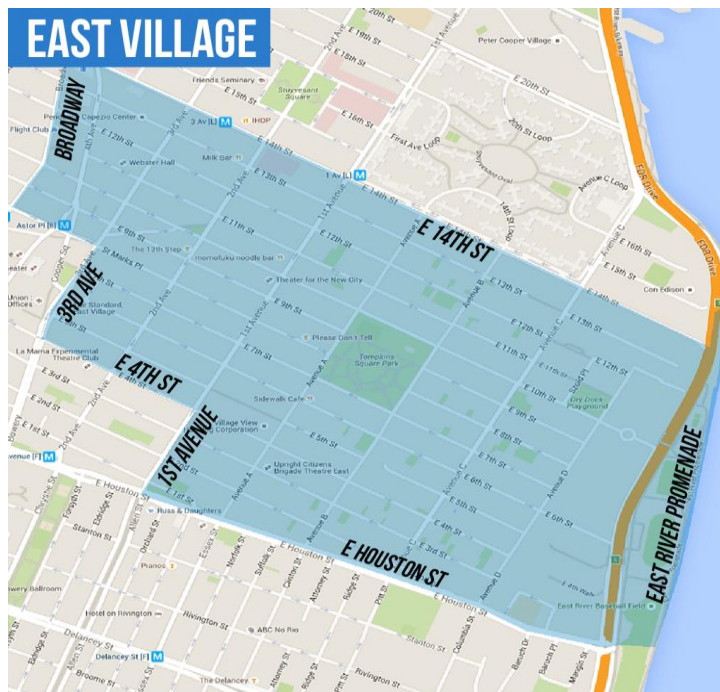
-4% YoY

MANHATTAN  
MEDIAN SALE PRICE



-4% YoY

### NEIGHBORHOOD BOUNDARIES

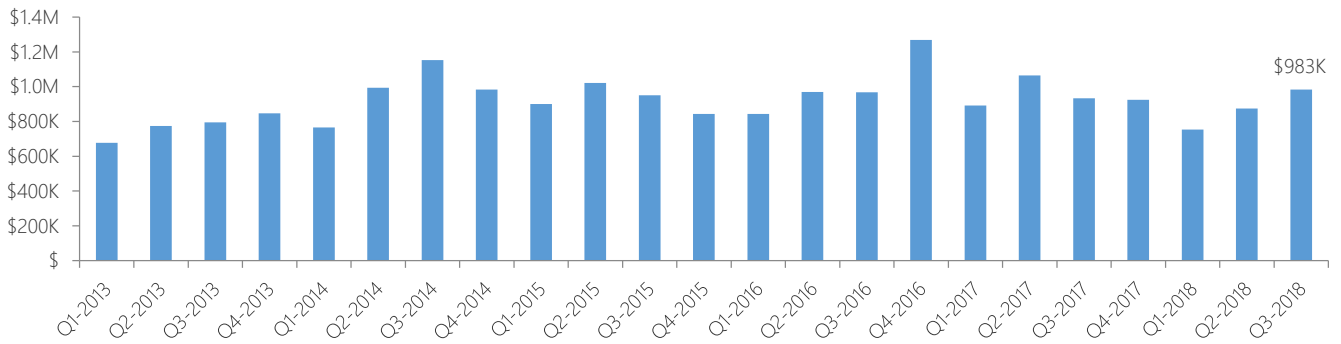


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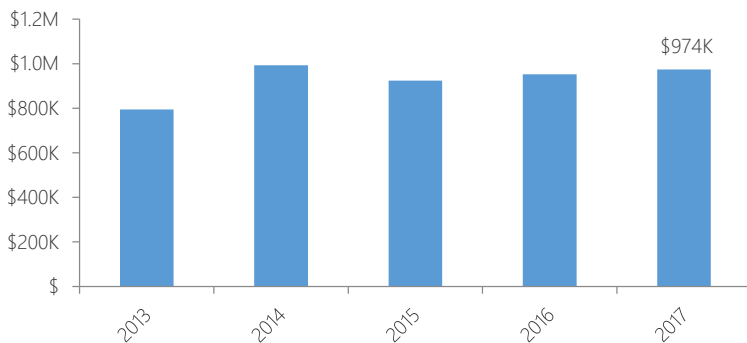


# RESIDENTIAL STATS

## Median Sale Price by Quarter

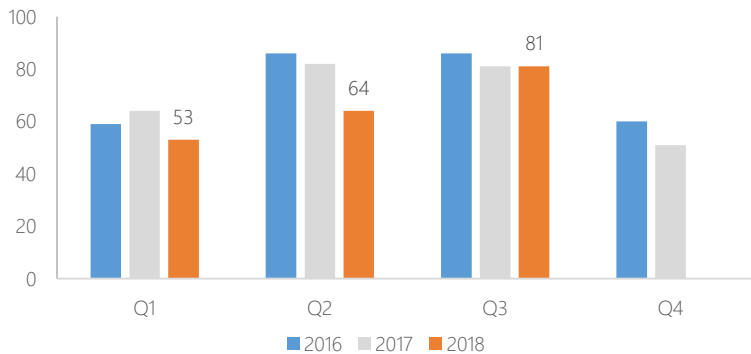


## Median Sale Price by Year



## Number of Transactions

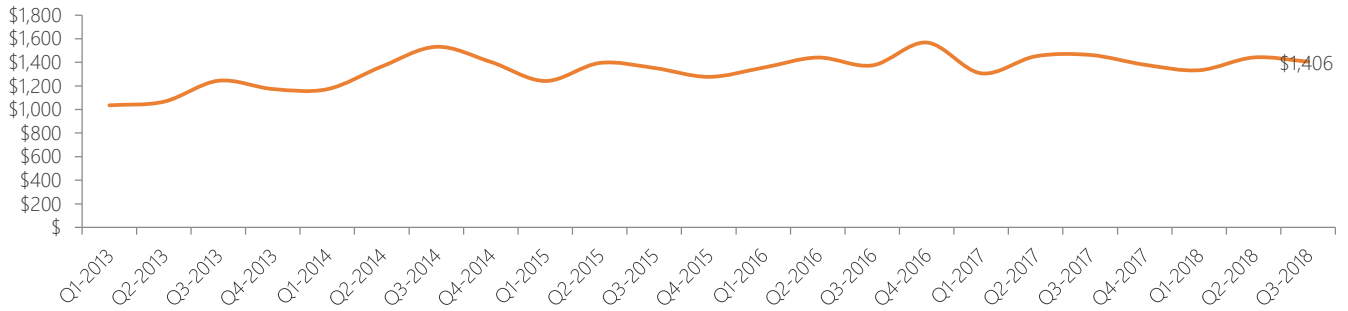
Quarter	2013	2014	2015	2016	2017	2018
Q1	45	58	63	59	64	53
Q2	90	120	79	86	82	64
Q3	99	113	101	86	81	81
Q4	76	90	47	60	51	



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## Median Sale Price per Square Foot

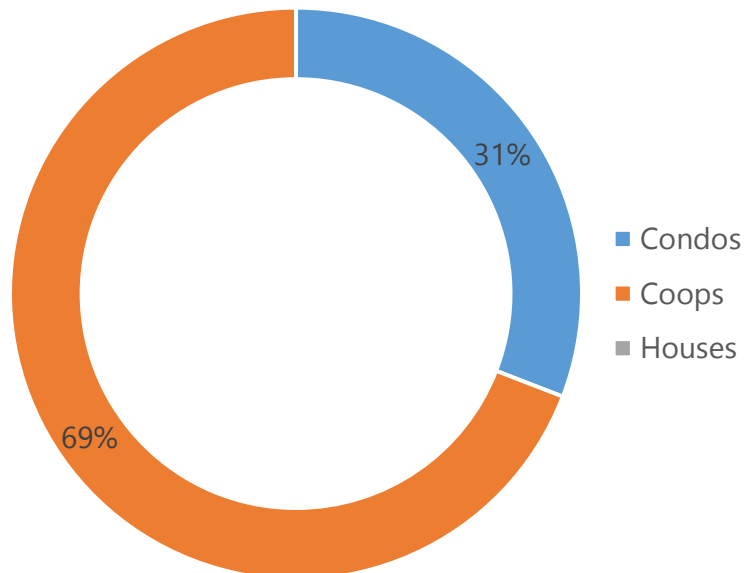


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,057,500	1%	\$1,446	-7%	25
Coops	\$825,000	4%	\$1,307	-7%	56
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 E First St #1N	1-00443-1103	30-Aug-18	\$3,850,000	Condo	1,760
70 E Tenth St #PHA	1-00555-0001	21-Aug-18	\$3,400,000	Coop	
110 Third Ave #10C	1-00559-1139	20-Sep-18	\$2,700,000	Condo	1,384
806-808 Broadway #2GH	1-00557-1002	3-Aug-18	\$2,675,000	Coop	
214-216 E Ninth St #4C	1-00464-1117	10-Jul-18	\$2,550,000	Condo	1,000
70 E Tenth St #14S	1-00555-0001	30-Aug-18	\$2,500,000	Coop	1,500
70 E Tenth St #7A	1-00555-0001	17-Jul-18	\$2,500,000	Coop	
77 E Twelfth St #16EF	1-00564-0054	17-Sep-18	\$2,175,000	Coop	
536 E 13th St #1	1-00406-1201	22-Aug-18	\$2,112,869	Condo	
115-119 E Tenth St #2	1-00466-0048	2-Aug-18	\$2,000,000	Coop	400
735 E Ninth St #3FW	1-00379-0045	30-Jul-18	\$1,920,000	Coop	
541 E Twelfth St #5	1-00406-0044	1-Aug-18	\$1,901,000	Coop	
70 E Tenth St #4V	1-00555-0001	20-Sep-18	\$1,867,000	Coop	1,450
70 E Tenth St #PHB	1-00555-0001	25-Sep-18	\$1,810,000	Coop	1,200
115 Fourth Ave #6H	1-00558-1149	6-Aug-18	\$1,795,000	Condo	1,001
115 E Ninth St #12H	1-00555-0028	20-Sep-18	\$1,700,000	Coop	1,150
50 Avenue A #6B	1-00399-1002	20-Aug-18	\$1,555,000	Coop	975
262 E Seventh St #3	1-00376-0023	6-Aug-18	\$1,450,000	Coop	
131 Avenue B #5B	1-00391-0003	16-Aug-18	\$1,399,000	Coop	
549 E Eleventh St #C1	1-00405-1104	6-Aug-18	\$1,395,000	Condo	872
70 E Tenth St #4H	1-00555-0001	13-Sep-18	\$1,380,000	Coop	1,000
631 E Ninth St #3A	1-00392-1117	30-Jul-18	\$1,372,500	Condo	933
223 E Fourth St #7	1-00400-0047	3-Aug-18	\$1,350,000	Coop	
631 E Ninth St #3B	1-00392-1118	28-Sep-18	\$1,350,000	Condo	951
52 E First St #3	1-00443-0051	25-Jul-18	\$1,320,000	Coop	1,300
87 E Second St #4A	1-00443-0030	27-Jul-18	\$1,257,500	Coop	950
383-389 E Tenth St #A4	1-00393-1028	20-Sep-18	\$1,249,000	Condo	1,004
70 E Tenth St #10P	1-00555-0001	21-Aug-18	\$1,200,000	Coop	
317 E Sixth St #1	1-00448-0047	28-Aug-18	\$1,200,000	Coop	850
72 E Third St #5C	1-00444-1017	6-Sep-18	\$1,195,000	Condo	622
111 Fourth Ave #4D	1-00556-0044	23-Jul-18	\$1,145,000	Coop	750
175 E Second St #4B	1-00397-1016	18-Jul-18	\$1,080,000	Condo	740
518 E Eleventh St #3B	1-00404-0013	7-Sep-18	\$1,075,000	Coop	
421 E 13th St #2B	1-00441-1219	6-Sep-18	\$1,060,000	Condo	737
427 E Twelfth St #3B	1-00440-1305	23-Jul-18	\$1,055,000	Condo	729
305 E Fourth St #2	1-00374-1002	24-Aug-18	\$1,050,000	Condo	928
107 Avenue A #2F	1-00434-1302	6-Sep-18	\$999,500	Condo	732
421 E 13th St #1J	1-00441-1213	17-Sep-18	\$999,000	Condo	706
425 E 13th St #1G	1-00441-1211	16-Jul-18	\$983,000	Condo	699
239 E Tenth St #PHA	1-00452-1010	31-Aug-18	\$965,000	Condo	668
111 Fourth Ave #2C	1-00556-0044	18-Jul-18	\$915,000	Coop	700
255 E Seventh St #3F	1-00377-0060	7-Sep-18	\$900,000	Coop	740
182 E Second St #3C	1-00398-1017	30-Jul-18	\$900,000	Condo	579
115 E Ninth St #5R	1-00555-0028	30-Aug-18	\$825,000	Coop	600
546 E Eleventh St #5B	1-00404-0027	7-Sep-18	\$825,000	Coop	
32-34 E Second St #13	1-00458-0032	27-Sep-18	\$825,000	Coop	
77 E Twelfth St #17D	1-00564-0054	13-Sep-18	\$820,000	Coop	
24-30 E Seventh St #8C	1-00462-1002	23-Aug-18	\$815,000	Coop	655
105 Third Ave #12G	1-00469-1102	1-Aug-18	\$800,000	Coop	
189 Avenue C #9D	1-00394-1533	13-Aug-18	\$780,000	Condo	751



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Address	BBL	Sale date	Sale price	Property type	Sqft
99 E Fourth St #5G	1-00446-1102	15-Aug-18	\$780,000	Coop	
296 E Second St #G	1-00372-1006	27-Sep-18	\$752,500	Condo	570
507 E Twelfth St #2B	1-00406-0061	9-Aug-18	\$750,000	Coop	530
399 E Eighth St #2B	1-00378-1004	25-Jul-18	\$732,376	Condo	
226 E Twelfth St #5B	1-00467-0022	30-Jul-18	\$700,000	Coop	600
216 E Seventh St #8	1-00389-0026	17-Sep-18	\$699,000	Coop	600
226 E Twelfth St #8J	1-00467-0022	6-Aug-18	\$690,000	Coop	500
216 E Seventh St #5	1-00389-0026	20-Sep-18	\$659,000	Coop	
525 E Eleventh St #5E	1-00405-1318	27-Sep-18	\$640,000	Condo	434
160 E Third St #3H	1-00398-0008	25-Sep-18	\$640,000	Coop	550
524 E Sixth St #6	1-00401-0022	21-Sep-18	\$615,000	Coop	600
546 E Eleventh St #4A	1-00404-0027	13-Sep-18	\$595,000	Coop	
323 E Eighth St #6B	1-00391-0048	28-Sep-18	\$564,000	Coop	450
120 Second Ave #5C	1-00449-0002	31-Jul-18	\$557,000	Coop	801
623 E Sixth St #4	1-00389-0049	13-Jul-18	\$525,000	Coop	575
321 E Twelfth St #5	1-00454-0060	22-Aug-18	\$518,028	Coop	
105 Third Ave #12F	1-00469-1102	1-Aug-18	\$500,000	Coop	
614-622 E Ninth St #4E	1-00391-0014	26-Sep-18	\$499,500	Coop	
412 E Tenth St #2D	1-00379-0015	27-Aug-18	\$492,500	Coop	
327 E Third St #1E	1-00373-0040	28-Aug-18	\$385,000	Coop	
98 Avenue C #3D	1-00376-0005	16-Jul-18	\$384,000	Coop	
614-622 E Ninth St #4W	1-00391-0014	12-Sep-18	\$380,000	Coop	
228 E 13th St #2	1-00468-0024	12-Sep-18	\$365,000	Coop	300
155 Avenue C #3B	1-00392-0033	13-Sep-18	\$81,955	Coop	
155 Avenue C #3B	1-00392-0033	13-Sep-18	\$81,955	Coop	
155 Avenue C #5C	1-00392-0033	13-Sep-18	\$81,955	Coop	
143 Avenue B #6B	1-00392-1023	18-Sep-18	\$33,159	Condo	640



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