

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

East Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$770K

-13% YoY

NO. OF TRANSACTIONS

56

8% YoY

MEDIAN PRICE/SQ.FT.

\$1,357

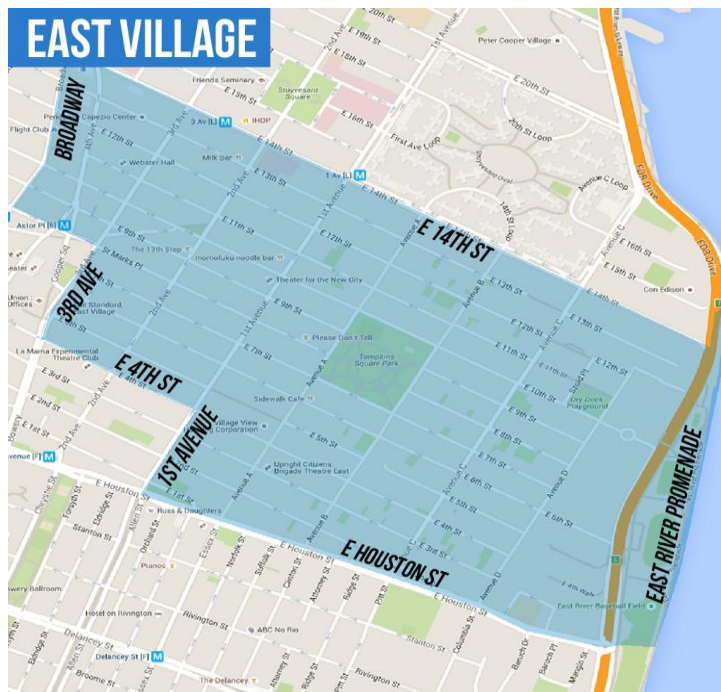
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

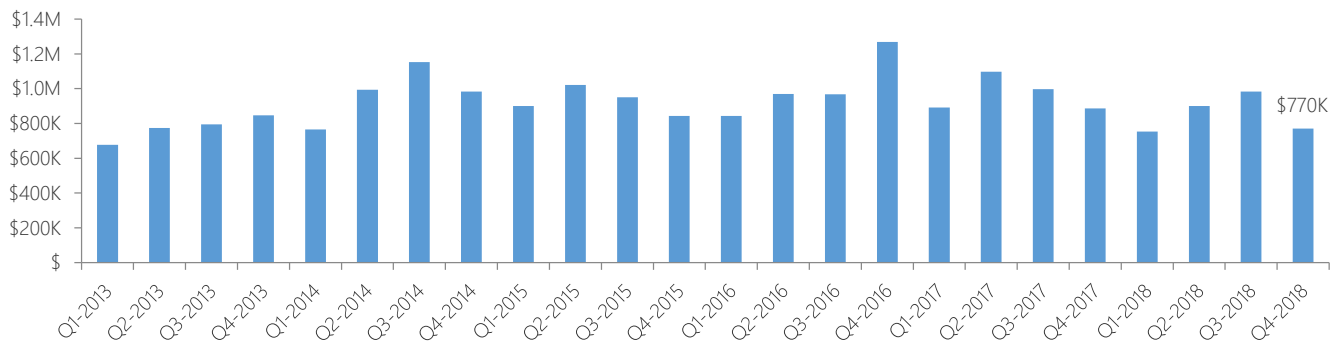
-7% YoY

NEIGHBORHOOD BOUNDARIES

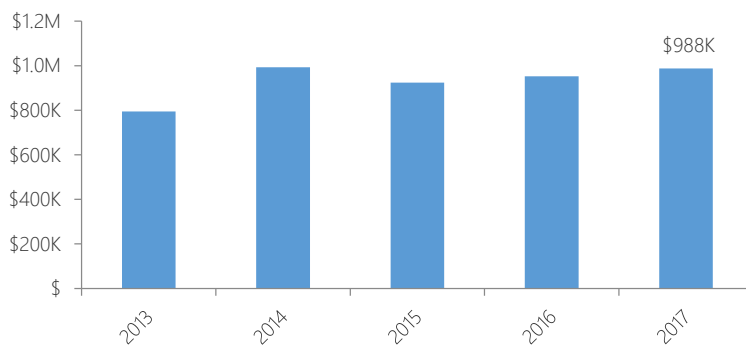


RESIDENTIAL STATS

Median Sale Price by Quarter

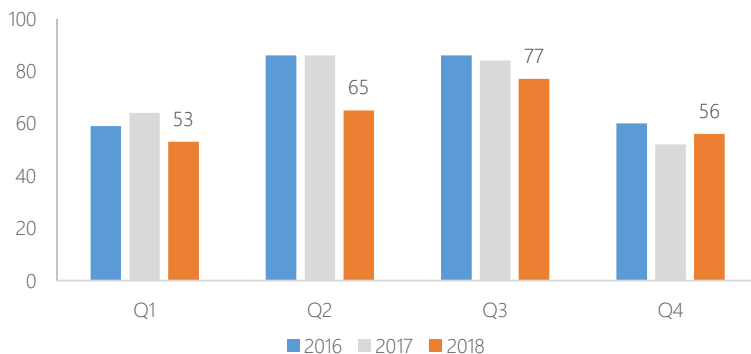


Median Sale Price by Year



Number of Transactions

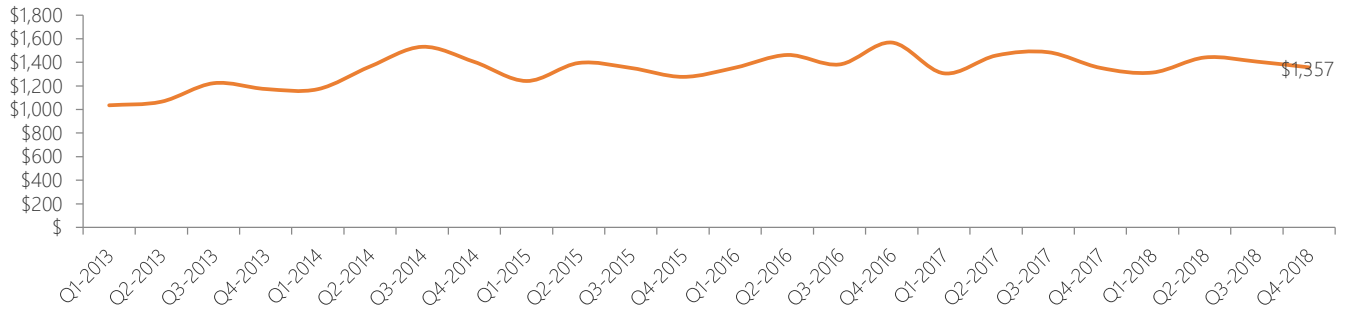
Quarter	2013	2014	2015	2016	2017	2018
Q1	45	58	63	59	64	53
Q2	90	120	79	86	86	65
Q3	99	113	101	86	84	77
Q4	76	90	47	60	52	56



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Median Sale Price per Square Foot

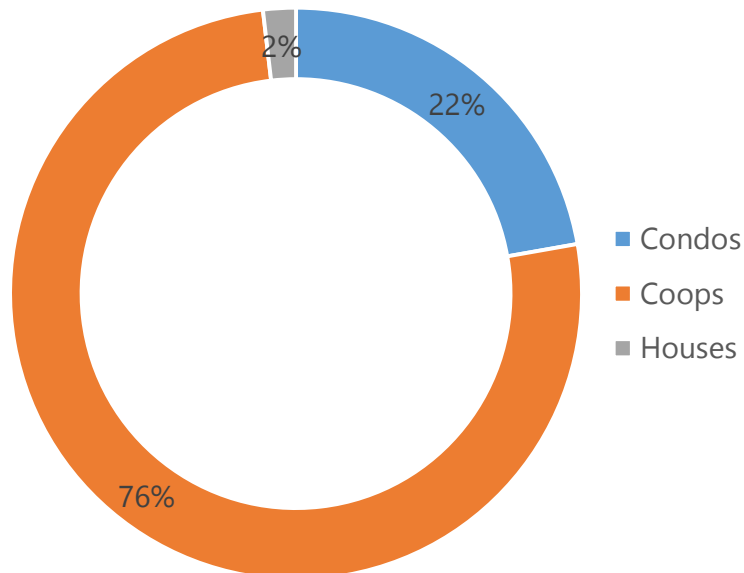


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,267,500	-20%	\$1,552	-6%	12
Coops	\$645,000	11%	\$1,217	25%	41
Houses	\$6,100,000	-	\$1,173	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
526 E Fifth St	1-00400-0019	3-Dec-18	\$6,100,000	House	5,200
70 E Tenth St #15EF	1-00555-0001	16-Oct-18	\$4,385,000	Coop	
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
110 Third Ave #11A	1-00559-1141	20-Dec-18	\$2,250,800	Condo	1,109
70 E Tenth St #5E	1-00555-0001	4-Dec-18	\$2,200,000	Coop	1,500
125 E Twelfth St #5E	1-00558-1237	6-Dec-18	\$2,125,000	Condo	1,274
407 E Twelfth St #1RSE	1-00440-1108	20-Dec-18	\$1,986,075	Condo	1,383
38 E First St #2B	1-00443-0056	25-Oct-18	\$1,977,581	Coop	1,395
311 E Eleventh St #4E	1-00453-1519	3-Dec-18	\$1,750,000	Condo	1,162
51-57 Avenue A #3F	1-00431-0025	19-Dec-18	\$1,501,000	Coop	
220 E Fifth St #5	1-00460-1009	30-Nov-18	\$1,415,000	Condo	829
189 Avenue C #9B	1-00394-1532	30-Nov-18	\$1,270,000	Condo	1,124
549 E Eleventh St #B1	1-00405-1103	13-Nov-18	\$1,265,000	Condo	815
205 E Tenth St #4A	1-00452-0054	5-Oct-18	\$1,262,500	Coop	
806-808 Broadway #5K	1-00557-1002	3-Dec-18	\$1,200,000	Coop	900
70 E Tenth St #16K	1-00555-0001	26-Nov-18	\$1,125,000	Coop	
399 E Eighth St #3D	1-00378-1010	9-Oct-18	\$1,016,214	Condo	
224 E Seventh St #13	1-00389-0030	24-Oct-18	\$995,000	Coop	850
115 E Ninth St #8J	1-00555-0028	5-Dec-18	\$995,000	Coop	750
214-216 E Ninth St #2A	1-00464-1107	19-Nov-18	\$995,000	Condo	640
507 E Twelfth St #3C	1-00406-0061	31-Oct-18	\$940,000	Coop	
125 E Fourth St #27	1-00446-1002	29-Nov-18	\$915,000	Coop	850
421 E 13th St #4B	1-00441-1239	18-Oct-18	\$890,000	Condo	527
425 E Ninth St #3B	1-00437-0040	19-Dec-18	\$842,500	Coop	
206 First Ave #2A	1-00440-1004	7-Nov-18	\$825,000	Condo	575
241 E Seventh St #2A	1-00377-0067	29-Nov-18	\$800,000	Coop	
99 E Fourth St #2G	1-00446-1102	27-Nov-18	\$770,000	Coop	
99 E Fourth St #3B	1-00446-1102	9-Oct-18	\$761,800	Coop	700
418 1/2 E Ninth St #3A	1-00436-0017	9-Oct-18	\$725,000	Coop	748
71 E Third St #18	1-00445-0051	16-Nov-18	\$712,500	Coop	
252 E Seventh St #78	1-00376-0018	19-Dec-18	\$699,000	Coop	
215 Avenue B #1007	1-00396-1007	25-Oct-18	\$685,000	Condo	528
7 E Third St #14	1-00459-0046	9-Nov-18	\$670,000	Coop	700
507 E Twelfth St #1C	1-00406-0061	8-Nov-18	\$620,000	Coop	
249 E Seventh St #10	1-00377-0062	10-Dec-18	\$619,000	Coop	
51-57 Avenue A #4F	1-00431-0025	14-Nov-18	\$610,950	Coop	
115 E Ninth St #6M	1-00555-0028	14-Nov-18	\$552,500	Coop	400
508 E Sixth St #4	1-00401-0014	15-Nov-18	\$550,000	Coop	
105 Third Ave #4D	1-00469-1102	20-Dec-18	\$540,000	Coop	
228 E 13th St #1	1-00468-0024	29-Oct-18	\$518,000	Coop	410
87 St Marks Pl #2D	1-00436-0057	3-Oct-18	\$504,000	Coop	
115 E Ninth St #9N	1-00555-0028	25-Oct-18	\$499,000	Coop	
412 E Tenth St #5A	1-00379-0015	29-Oct-18	\$479,500	Coop	
32-34 E Second St #14	1-00458-0032	26-Oct-18	\$460,000	Coop	
224 E Seventh St #1	1-00389-0030	9-Oct-18	\$409,000	Coop	
527 E Twelfth St #A2	1-00406-0050	9-Oct-18	\$375,000	Coop	
527 E Twelfth St #MW	1-00406-0050	29-Oct-18	\$285,000	Coop	
614-622 E Ninth St #5W	1-00391-0014	31-Oct-18	\$256,000	Coop	
377 E Tenth St #1C	1-00393-0047	15-Oct-18	\$102,083	Coop	
544 E 13th St #GB	1-00406-0027	6-Dec-18	\$102,083	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
544 E 13th St #1AB	1-00406-0027	30-Nov-18	\$102,083	Coop	
719 E Sixth St #2C	1-00376-0054	6-Dec-18	\$90,000	Coop	
115 E Ninth St #15G	1-00555-0028	7-Nov-18	\$15,000	Coop	750



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