

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

Ist Quarter 2019



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Residential Market Report, 1st Quarter 2019

East Village, Manhattan

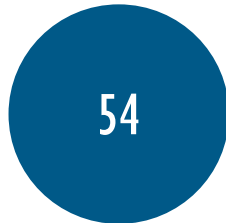
SUMMARY

MEDIAN SALE PRICE



-36% YoY

NO. OF TRANSACTIONS



-46% YoY

MEDIAN PRICE/SQ.FT.



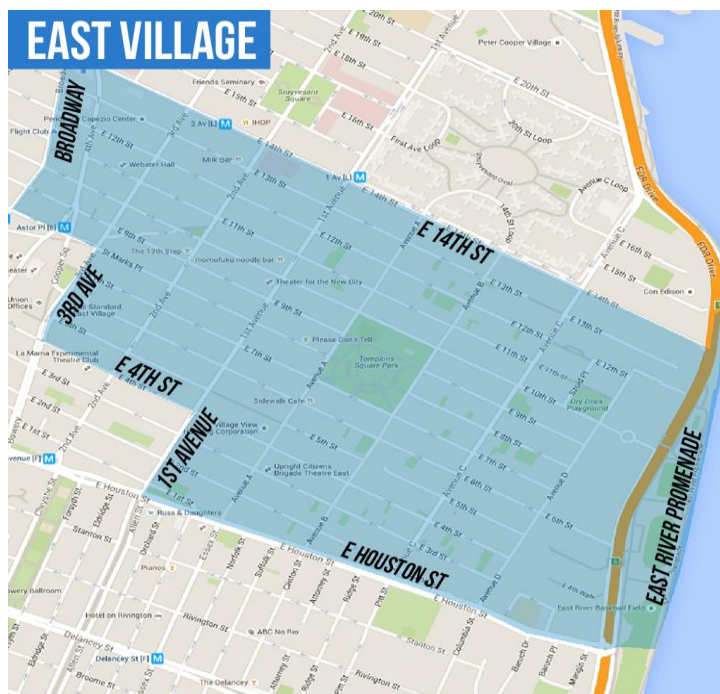
-14% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

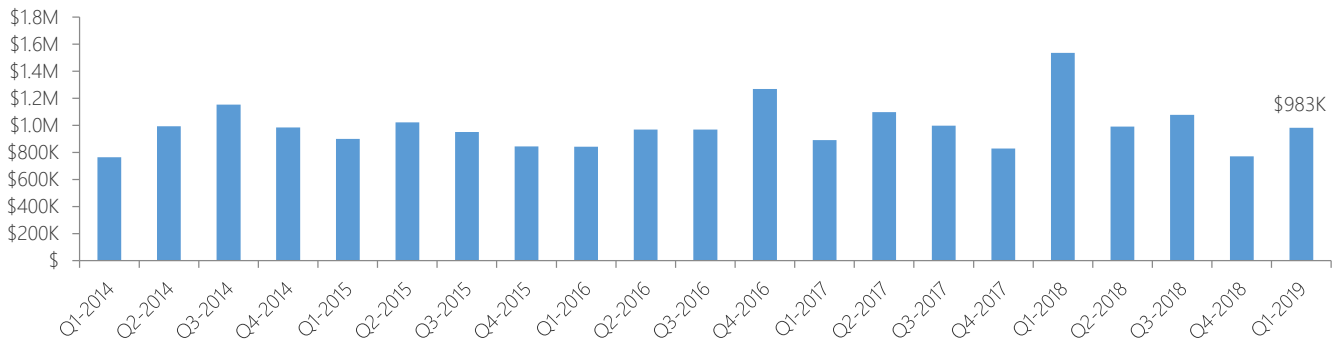


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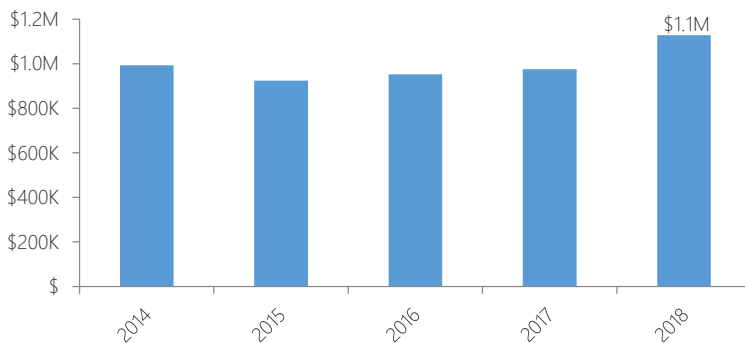


RESIDENTIAL STATS

Median Sale Price by Quarter

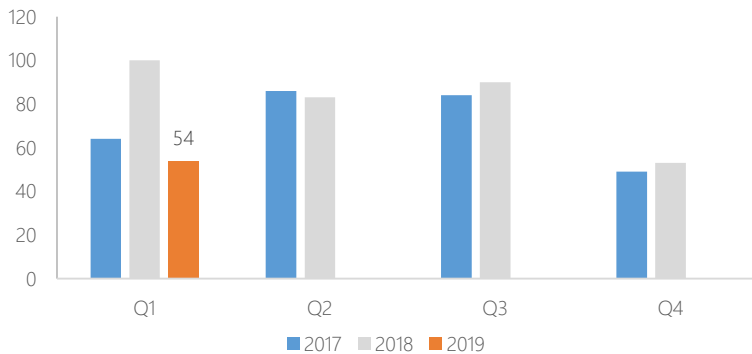


Median Sale Price by Year



Number of Transactions

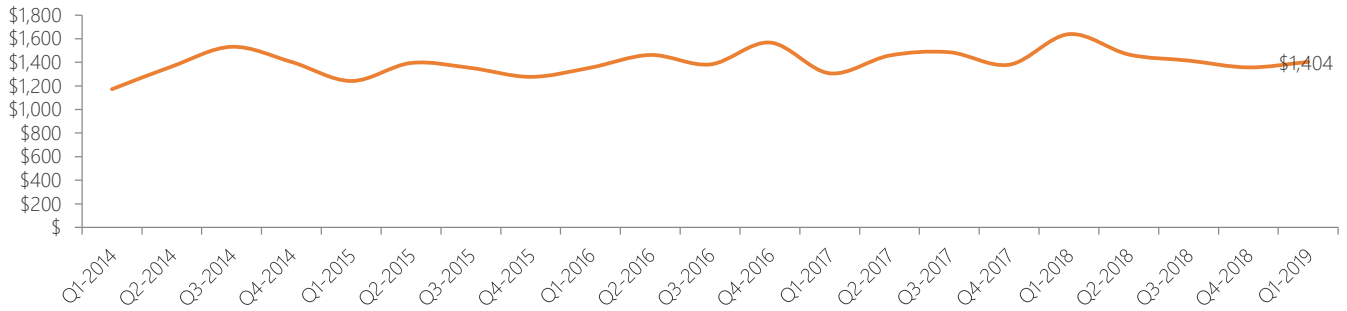
Quarter	2014	2015	2016	2017	2018	2019
Q1	58	63	59	64	100	54
Q2	120	79	86	86	83	
Q3	113	101	86	84	90	
Q4	90	47	60	49	53	



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Median Sale Price per Square Foot

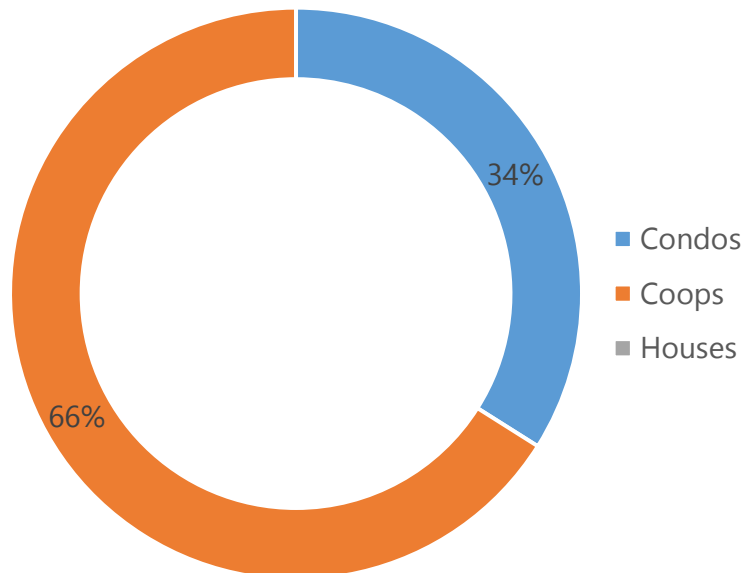


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,305,000	-35%	\$1,408	-24%	18
Coops	\$870,000	47%	\$1,357	25%	35
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
438 E Twelfth St #4F	1-00439-1041	1-Mar-19	\$3,426,116	Condo	
125 E Twelfth St #1D	1-00558-1204	15-Jan-19	\$3,250,000	Condo	2,058
259 E Seventh St #3A	1-00377-1106	14-Feb-19	\$3,000,000	Condo	2,476
170 Second Ave #16C	1-00452-0006	7-Mar-19	\$2,800,000	Coop	
130 E Twelfth St #3A	1-00556-1004	29-Jan-19	\$2,400,000	Condo	1,705
35 E Twelfth St #8B	1-00564-0031	21-Feb-19	\$2,250,000	Coop	
259 E Seventh St #2B	1-00377-1105	11-Feb-19	\$2,155,000	Condo	1,539
70 E Tenth St #6R	1-00555-0001	7-Feb-19	\$2,005,000	Coop	
115 E Ninth St #20D	1-00555-0028	29-Jan-19	\$1,990,000	Coop	950
70 E Tenth St #14H	1-00555-0001	31-Jan-19	\$1,880,000	Coop	
240 E Tenth St #10B	1-00451-1125	23-Jan-19	\$1,800,000	Condo	1,145
77 E Twelfth St #10JH	1-00564-0054	28-Jan-19	\$1,750,000	Coop	
80 Second Ave #3	1-00446-0005	8-Feb-19	\$1,630,000	Coop	
517 E Eleventh St #1	1-00405-1001	27-Feb-19	\$1,500,000	Condo	1,295
111 Fourth Ave #9M	1-00556-0044	15-Jan-19	\$1,415,000	Coop	
438 E Twelfth St #2Q	1-00439-1014	1-Feb-19	\$1,400,000	Condo	
240 E Houston St #4E	1-00397-1113	5-Feb-19	\$1,305,000	Condo	1,000
125 E Twelfth St #4H	1-00558-1232	23-Jan-19	\$1,300,000	Condo	895
99 E Fourth St #2F	1-00446-1102	8-Jan-19	\$1,300,000	Coop	
111 Third Ave #17CD	1-00469-1102	8-Jan-19	\$1,275,000	Coop	
70 E Tenth St #7G	1-00555-0001	15-Mar-19	\$1,225,000	Coop	
62 E First St #3N	1-00443-1105	7-Feb-19	\$1,200,000	Condo	873
425 E 13th St #5J	1-00441-1260	12-Mar-19	\$1,185,000	Condo	753
70 E Tenth St #5G	1-00555-0001	14-Feb-19	\$1,075,000	Coop	
24 Second Ave #3E	1-00443-1410	29-Mar-19	\$995,000	Condo	
248 E Seventh St #156	1-00376-0016	19-Mar-19	\$970,000	Coop	
115 E Ninth St #18D	1-00555-0028	25-Feb-19	\$970,000	Coop	715
65 Cooper Sq #3E	1-00463-1014	28-Mar-19	\$970,000	Condo	684
115 E Ninth St #2B	1-00555-0028	18-Jan-19	\$877,500	Coop	750
425 E 13th St #3F	1-00441-1229	29-Mar-19	\$874,500	Condo	523
275 E Seventh St #GD	1-00377-0050	25-Jan-19	\$872,500	Coop	
141 E Third St #10C	1-00431-0031	13-Mar-19	\$870,000	Coop	
77 E Twelfth St #14H	1-00564-0054	12-Mar-19	\$850,000	Coop	
141 E Third St #10I	1-00431-0031	3-Jan-19	\$849,000	Coop	
324 E Fourth St #6A	1-00373-1009	27-Mar-19	\$847,000	Condo	605
399 E Eighth St #2C	1-00378-1005	25-Mar-19	\$710,000	Condo	
70 E Tenth St #14W	1-00555-0001	8-Feb-19	\$700,000	Coop	
111 Third Ave #14B	1-00469-1102	25-Jan-19	\$668,000	Coop	
234 E 14th St #3B	1-00469-0025	21-Mar-19	\$620,000	Coop	497
111 Fourth Ave #4O	1-00556-0044	24-Jan-19	\$605,000	Coop	
228 E 13th St #14	1-00468-0024	9-Jan-19	\$605,000	Coop	
633 E Eleventh St #19	1-00394-0052	18-Jan-19	\$545,000	Coop	375
77 E Twelfth St #4E	1-00564-0054	1-Feb-19	\$508,000	Coop	
322 E 14th St #2F	1-00455-0018	9-Jan-19	\$505,000	Coop	
524 E 13th St #B4	1-00406-0018	24-Jan-19	\$455,000	Coop	
626 E 14th St #3	1-00396-0020	31-Jan-19	\$421,000	Coop	
249 E Seventh St #1	1-00377-0062	1-Feb-19	\$399,000	Coop	
614-622 E Ninth St #4W	1-00391-0014	22-Jan-19	\$350,000	Coop	
544 E 13th St #GA	1-00406-0027	31-Jan-19	\$102,083	Coop	
165 Avenue C #5B	1-00393-0038	31-Jan-19	\$19,475	Coop	



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