

# EAST VILLAGE

A quarterly analysis of residential sales  
in East Village, Manhattan

2nd Quarter 2019



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# Residential Market Report, 2nd Quarter 2019

## East Village, Manhattan

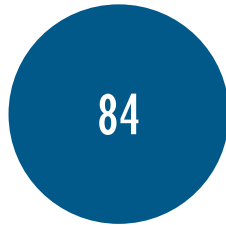
### SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



1% YoY

MEDIAN PRICE/SQ.FT.



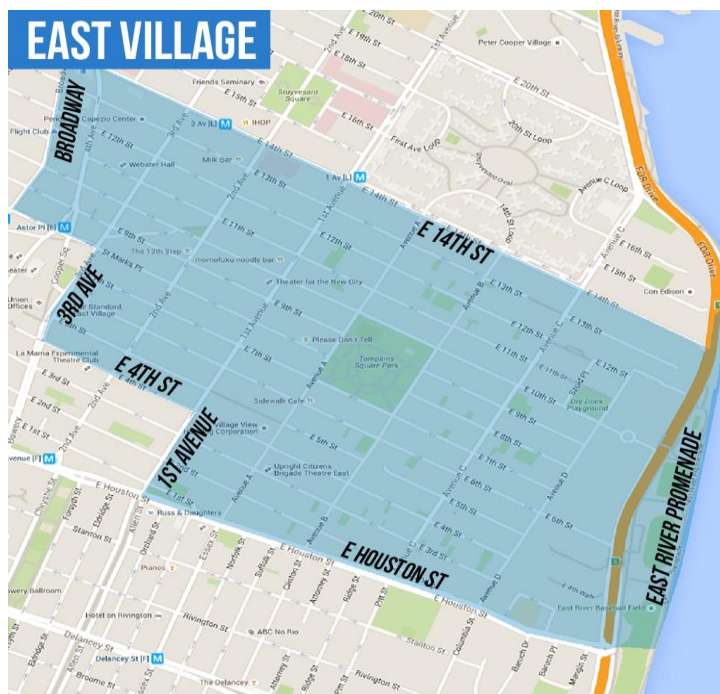
-7% YoY

MANHATTAN  
MEDIAN SALE PRICE



26% YoY

### NEIGHBORHOOD BOUNDARIES

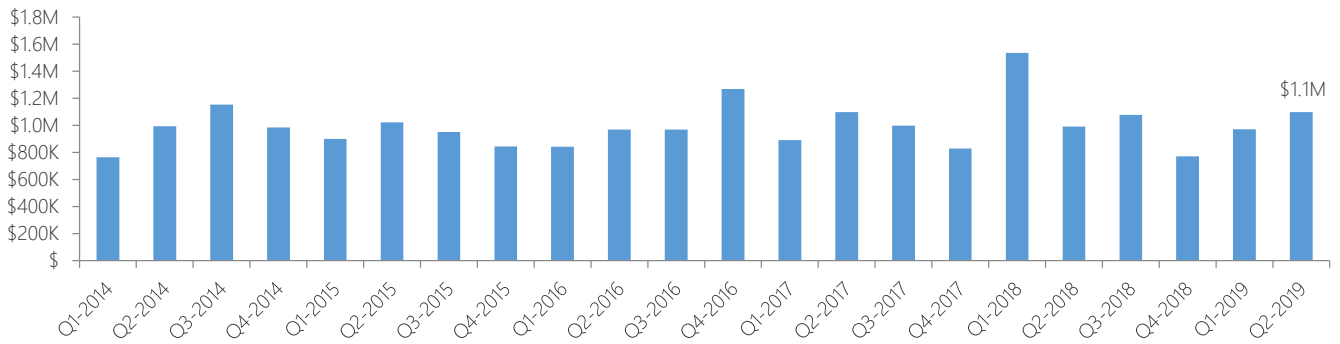


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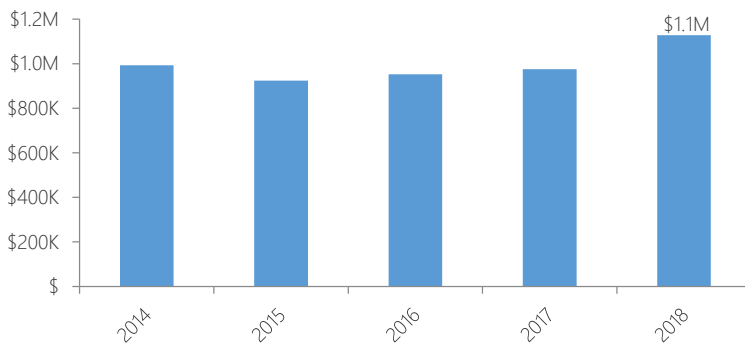


## RESIDENTIAL STATS

### Median Sale Price by Quarter

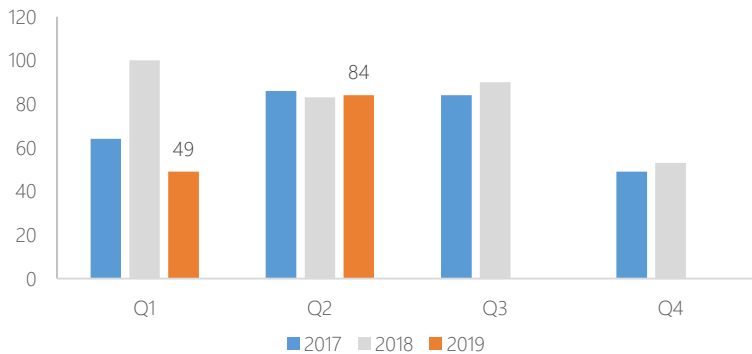


### Median Sale Price by Year



### Number of Transactions

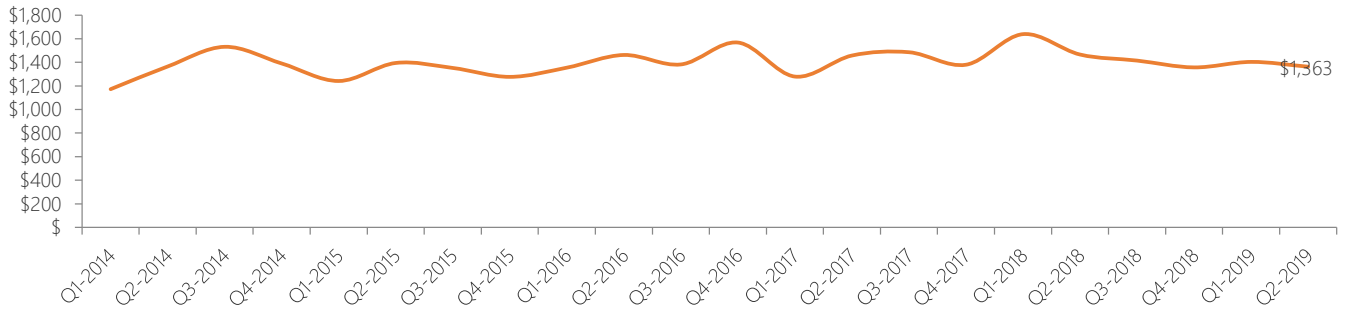
Quarter	2014	2015	2016	2017	2018	2019
Q1	58	63	59	64	100	49
Q2	120	79	86	86	83	84
Q3	113	101	86	84	90	
Q4	90	47	60	49	53	



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## Median Sale Price per Square Foot

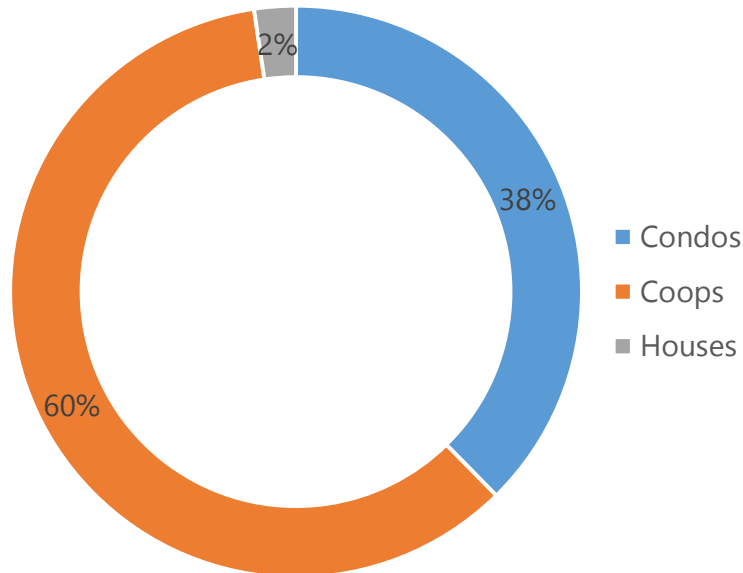


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,626,416	-16%	\$1,464	-11%	32
Coops	\$727,500	1%	\$1,027	-17%	51
Houses	\$11,550,000	138%	\$3,027	36%	2

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
64 E Seventh St	1-00448-0016	14-May-19	\$15,750,000	House	5,299
123 E Tenth St	1-00466-0046	28-Jun-19	\$7,350,000	House	2,385
240 E Tenth St #16B	1-00451-1136	9-Apr-19	\$6,600,000	Condo	2,507
32 E First St #PH8A	1-00443-1429	26-Jun-19	\$5,956,763	Condo	
438 E Twelfth St #PHE	1-00439-1086	27-Jun-19	\$5,793,511	Condo	
32 E First St #5C	1-00443-1418	14-May-19	\$3,835,000	Condo	
32 E First St #3C	1-00443-1408	20-May-19	\$3,650,000	Condo	
32 E First St #6C	1-00443-1422	5-Apr-19	\$3,614,788	Condo	
32 E First St #7A	1-00443-1425	30-May-19	\$3,517,545	Condo	
217 E Fifth St #2R	1-00461-1102	28-Jun-19	\$3,485,000	Coop	2,300
32 E First St #4A	1-00443-1411	17-May-19	\$2,975,000	Condo	
32 E First St #3A	1-00443-1406	3-May-19	\$2,966,381	Condo	
32 E First St #7D	1-00443-1427	12-Jun-19	\$2,952,925	Condo	
32 E First St #2A	1-00443-1402	7-May-19	\$2,838,000	Condo	
110 Third Ave #13C	1-00559-1151	29-May-19	\$2,750,000	Condo	1,382
110 Third Ave #8C	1-00559-1131	12-Jun-19	\$2,575,000	Condo	1,384
70 E Tenth St #9R	1-00555-0001	27-Jun-19	\$2,300,000	Coop	
70 E Tenth St #16B	1-00555-0001	28-May-19	\$2,250,000	Coop	1,500
130 E Twelfth St #6B	1-00556-1011	15-May-19	\$2,200,000	Condo	1,703
95 Avenue B #3	1-00389-0002	12-Jun-19	\$2,075,000	Coop	
70 E Tenth St #4B	1-00555-0001	7-Jun-19	\$1,970,000	Coop	1,400
70 E Tenth St #4E	1-00555-0001	3-May-19	\$1,720,000	Coop	
240 E Tenth St #4B	1-00451-1105	10-Apr-19	\$1,700,000	Condo	1,145
193 Second Ave #12	1-00468-1006	22-May-19	\$1,682,000	Coop	
32 E First St #5B	1-00443-1417	6-May-19	\$1,552,831	Condo	
432 E Tenth St #4	1-00379-0025	22-May-19	\$1,550,000	Coop	1,550
525 E Eleventh St #7A	1-00405-1324	3-May-19	\$1,549,000	Condo	1,039
32 E First St #4B	1-00443-1412	3-May-19	\$1,501,919	Condo	
240 E Tenth St #5D	1-00451-1111	23-May-19	\$1,495,000	Condo	1,100
32 E First St #3B	1-00443-1407	22-Apr-19	\$1,475,000	Condo	
77 E Twelfth St #3F	1-00564-0054	19-Jun-19	\$1,475,000	Coop	950
32 E First St #2B	1-00443-1403	11-Jun-19	\$1,450,000	Condo	582
100 Avenue A #6D	1-00402-1325	31-May-19	\$1,440,000	Condo	1,031
436 E Eleventh St #4	1-00438-1004	3-May-19	\$1,395,000	Condo	1,611
203 E 13th St #1B	1-00469-1006	23-Apr-19	\$1,325,000	Condo	972
99 E Fourth St #2K	1-00446-1102	3-Apr-19	\$1,248,000	Coop	
32 E First St #5E	1-00443-1420	15-Apr-19	\$1,198,357	Condo	
223 E Fourth St #1920	1-00400-0047	25-Jun-19	\$1,150,000	Coop	
193 Second Ave #9	1-00468-1006	4-Jun-19	\$1,130,000	Coop	1,100
533 E Sixth St #6	1-00402-0049	31-May-19	\$1,100,000	Coop	1,080
754 E Sixth St #5A	1-00375-1017	11-Apr-19	\$1,095,000	Condo	955
53 St Marks Pl #4	1-00450-0048	29-Apr-19	\$1,071,000	Coop	
71 E Third St #22	1-00445-0051	28-May-19	\$999,000	Coop	850
15 St Marks Pl #5A	1-00464-1206	19-Jun-19	\$939,000	Condo	620
267 E Seventh St #1	1-00377-0054	20-May-19	\$915,600	Coop	
15 St Marks Pl #PHA	1-00464-1210	28-Jun-19	\$895,000	Condo	620
115 E Ninth St #15B	1-00555-0028	22-Apr-19	\$855,000	Coop	
300 E Fourth St #4D	1-00386-0036	5-Apr-19	\$850,000	Coop	1,034
321 E Twelfth St #20	1-00454-0060	8-May-19	\$820,000	Coop	
51 St Marks Pl #10	1-00450-0049	29-May-19	\$780,000	Coop	850



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Address	BBL	Sale date	Sale price	Property type	Sqft
126 E Twelfth St #1B	1-00556-0052	22-May-19	\$775,000	Coop	675
99 E Fourth St #5B	1-00446-1102	6-Jun-19	\$765,000	Coop	620
315 E Twelfth St #22	1-00454-0063	2-May-19	\$740,000	Coop	
216 E Twelfth St #4B	1-00467-0017	27-Jun-19	\$740,000	Coop	
315 E Twelfth St #24	1-00454-0063	9-May-19	\$715,000	Coop	
400 E 14th St #4D	1-00441-1026	9-May-19	\$688,500	Condo	550
400 E 14th St #5A	1-00441-1033	3-May-19	\$675,000	Condo	442
625 E Sixth St #8	1-00389-0048	25-Jun-19	\$675,000	Coop	
111 Third Ave #16B	1-00469-1102	28-May-19	\$660,000	Coop	
55 Avenue C #24	1-00387-0037	3-Jun-19	\$599,000	Coop	
223 E Third St #2A	1-00386-0058	28-Jun-19	\$585,000	Coop	
125 E Fourth St #14	1-00446-1002	26-Apr-19	\$575,000	Coop	600
226 E Twelfth St #6H	1-00467-0022	30-Apr-19	\$565,000	Coop	
254 E Seventh St #4	1-00376-0019	25-Apr-19	\$560,000	Coop	
232 E Sixth St #6D	1-00461-0024	11-Jun-19	\$515,000	Coop	
227 E Twelfth St #1A	1-00468-0048	25-Apr-19	\$500,000	Coop	500
32-34 E Second St #7	1-00458-0032	26-Apr-19	\$480,000	Coop	
226 E Twelfth St #6F	1-00467-0022	23-May-19	\$470,000	Coop	
206 E Seventh St #6	1-00389-0021	10-May-19	\$461,000	Coop	
228 E 13th St #15	1-00468-0024	22-May-19	\$450,000	Coop	
88 E Third St #14	1-00444-0033	14-May-19	\$450,000	Coop	
626 E 14th St #11	1-00396-0020	4-Apr-19	\$424,000	Coop	450
323 E Eighth St #4C	1-00391-0048	21-Jun-19	\$370,000	Coop	
534 E Eleventh St #5	1-00404-0021	17-Apr-19	\$350,000	Coop	
50 E First St #3	1-00443-0052	17-May-19	\$330,000	Coop	
733 E Ninth St #3D	1-00379-0048	15-May-19	\$114,736	Coop	
237 E Twelfth St #A	1-00468-0043	3-Jun-19	\$52,000	Coop	
162-186 Avenue C #3E	1-00382-0100	10-Jun-19	\$31,241	Coop	
309 E Fourth St #1D	1-00374-0065	30-Apr-19	\$25,423	Coop	
169 Avenue C #3B	1-00393-0036	18-Apr-19	\$19,475	Coop	



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