

# EAST VILLAGE

A quarterly analysis of residential sales  
in East Village, Manhattan

3rd Quarter 2019



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# Residential Market Report, 3rd Quarter 2019

## East Village, Manhattan

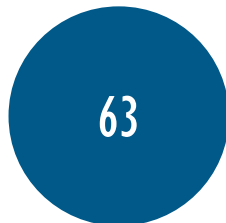
### SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



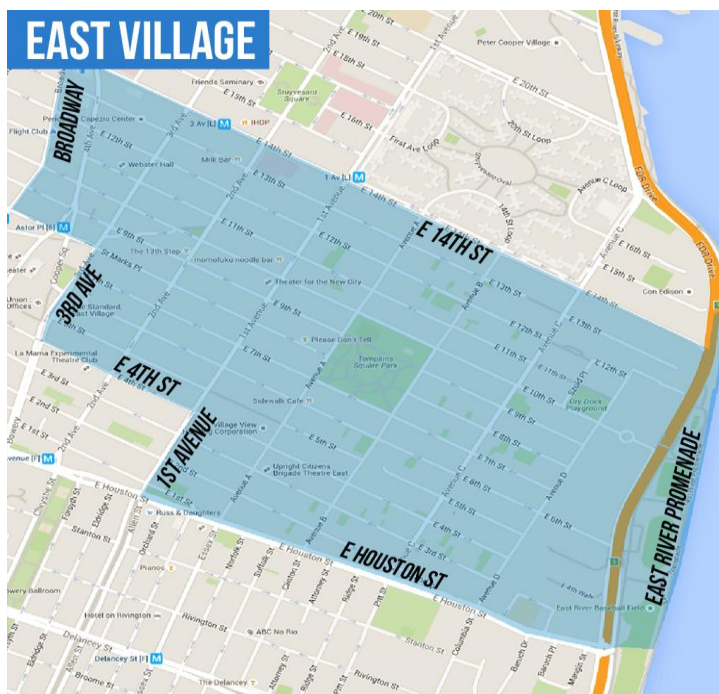
-12% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

### NEIGHBORHOOD BOUNDARIES

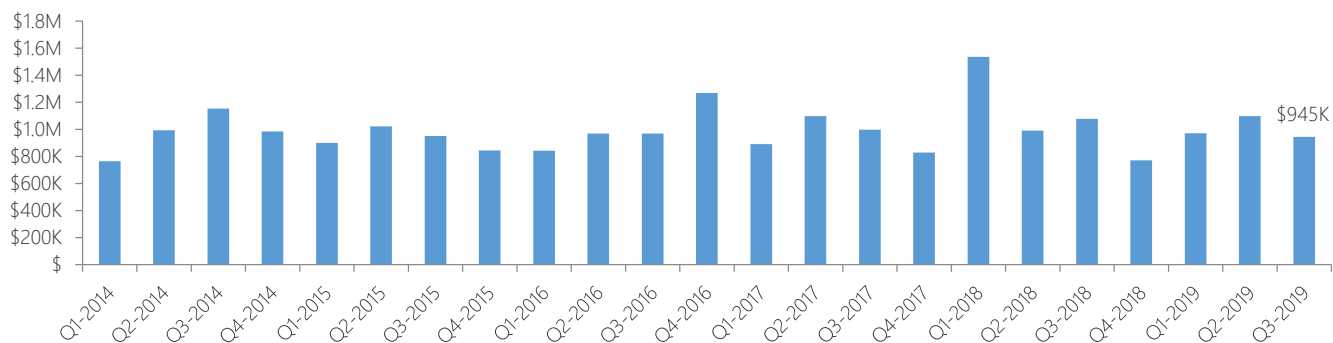


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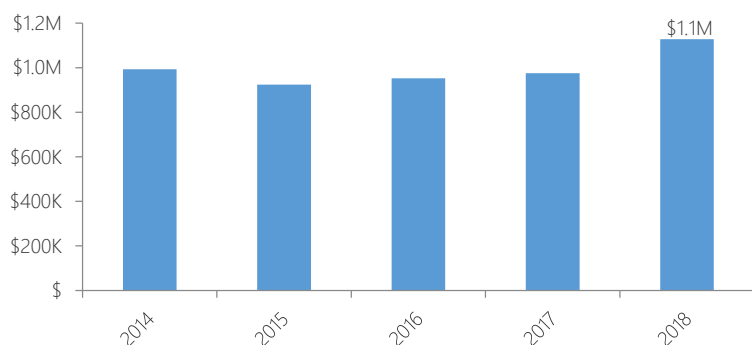


## RESIDENTIAL STATS

### Median Sale Price by Quarter

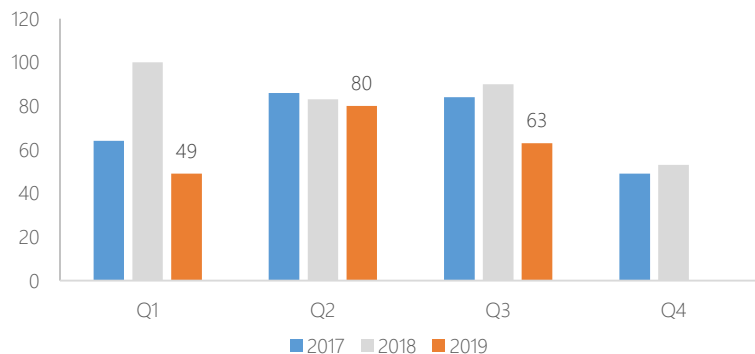


### Median Sale Price by Year



### Number of Transactions

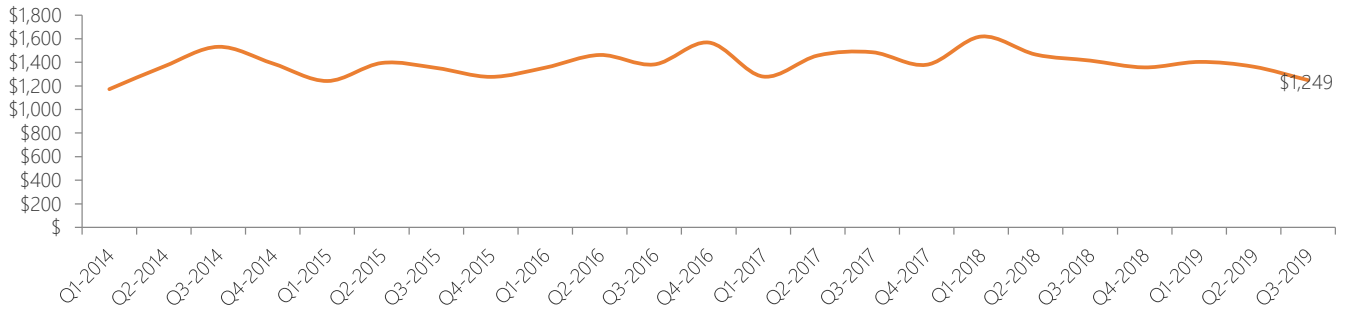
Quarter	2014	2015	2016	2017	2018	2019
Q1	58	63	59	64	100	49
Q2	120	79	86	86	83	80
Q3	113	101	86	84	90	63
Q4	90	47	60	49	53	



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## Median Sale Price per Square Foot

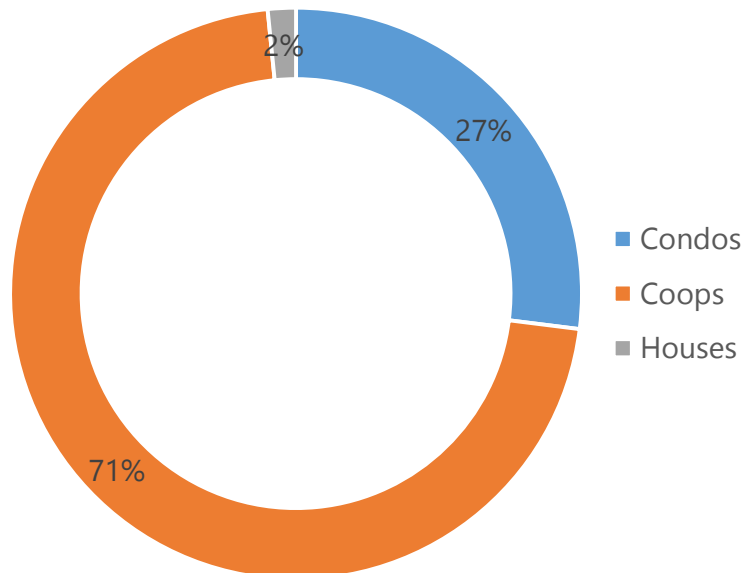


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,560,000	12%	\$1,438	-2%	17
Coops	\$780,500	-5%	\$1,213	-7%	45
Houses	\$3,200,000	-	\$870	-	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
240 E Tenth St #15	1-00451-1134	20-Aug-19	\$6,000,000	Condo	3,124
32 E First St #6A	1-00443-1421	17-Sep-19	\$4,327,563	Condo	
6 E First St #4B	1-00457-1008	29-Jul-19	\$3,775,000	Condo	1,760
743 E Sixth St	1-00376-0043	24-Jul-19	\$3,200,000	House	3,680
32 E First St #5A	1-00443-1416	16-Sep-19	\$2,950,000	Condo	
115 Fourth Ave #8C	1-00558-1164	28-Aug-19	\$2,550,000	Condo	2,081
115 E Ninth St #20E	1-00555-0028	25-Sep-19	\$2,050,000	Coop	
70 E Tenth St #8U	1-00555-0001	27-Sep-19	\$1,898,000	Coop	
407 E Twelfth St #1RNE	1-00440-1106	14-Aug-19	\$1,800,000	Condo	1,121
211 E 13th St #PHB	1-00469-1580	23-Aug-19	\$1,780,000	Condo	1,849
211 E 13th St #4E	1-00469-1542	30-Aug-19	\$1,650,000	Condo	766
170 Second Ave #7A	1-00452-0006	6-Sep-19	\$1,620,000	Coop	1,350
438 E Twelfth St #5A	1-00439-1054	24-Sep-19	\$1,560,000	Condo	
111 Third Ave #6DE	1-00469-1102	26-Jul-19	\$1,525,000	Coop	
70 E Tenth St #10G	1-00555-0001	18-Jul-19	\$1,485,000	Coop	1,100
125 E Twelfth St #4D	1-00558-1228	31-Jul-19	\$1,480,000	Condo	1,069
111 Fourth Ave #5D	1-00556-0044	15-Aug-19	\$1,360,000	Coop	843
77 E Twelfth St #20A	1-00564-0054	24-Sep-19	\$1,326,000	Coop	
407 E Twelfth St #2FW	1-00440-1111	3-Jul-19	\$1,310,000	Condo	943
70 E Tenth St #7P	1-00555-0001	27-Sep-19	\$1,255,000	Coop	1,000
65 Cooper Sq #6C	1-00463-1032	12-Aug-19	\$1,230,000	Condo	660
226 E Second St #1D	1-00385-0056	18-Jul-19	\$1,199,000	Coop	
275 E Seventh St #3	1-00377-0050	6-Aug-19	\$1,175,000	Coop	
310 E Houston St #3C	1-00384-1205	19-Jul-19	\$1,062,500	Condo	931
160 E Third St #3D	1-00398-0008	20-Sep-19	\$1,050,000	Coop	
143 Avenue B #3D	1-00392-1009	29-Jul-19	\$999,999	Condo	852
71 E Third St #10	1-00445-0051	15-Aug-19	\$999,999	Coop	
323 E Eighth St #1B	1-00391-0048	20-Aug-19	\$960,000	Coop	800
300 E Fourth St #4B	1-00386-0036	8-Aug-19	\$960,000	Coop	
310 E Houston St #4B	1-00384-1210	18-Jul-19	\$950,000	Condo	601
70 E Tenth St #1C	1-00555-0001	10-Jul-19	\$940,000	Coop	
72 E Third St #2D	1-00444-1006	29-Jul-19	\$925,000	Condo	622
111 Fourth Ave #2B	1-00556-0044	16-Sep-19	\$870,000	Coop	700
115 E Ninth St #9J	1-00555-0028	12-Sep-19	\$863,500	Coop	700
115 E Ninth St #4B	1-00555-0028	16-Sep-19	\$849,000	Coop	700
115 E Ninth St #2D	1-00555-0028	16-Aug-19	\$820,000	Coop	
307 E Eighth St #5A	1-00391-0056	16-Jul-19	\$810,000	Coop	800
324 E Fourth St #5B	1-00373-1008	20-Sep-19	\$810,000	Condo	588
77 E Twelfth St #3D	1-00564-0054	18-Sep-19	\$795,000	Coop	
71 E Third St #20	1-00445-0051	11-Jul-19	\$766,000	Coop	
223 E Fourth St #16	1-00400-0047	12-Jul-19	\$695,000	Coop	525
257 E Seventh St #6	1-00377-0059	25-Jul-19	\$690,000	Coop	
111 Fourth Ave #3A	1-00556-0044	24-Jul-19	\$665,000	Coop	
111 Fourth Ave #2K	1-00556-0044	17-Sep-19	\$660,000	Coop	
111 Third Ave #RES	1-00469-1102	23-Aug-19	\$655,000	Coop	
427 E Sixth St #3R	1-00434-0044	23-Aug-19	\$640,000	Coop	
745 E Sixth St #3C	1-00376-0041	12-Sep-19	\$625,000	Coop	
77 E Twelfth St #15A	1-00564-0054	31-Jul-19	\$575,000	Coop	
121 E Tenth St #5B	1-00466-0047	11-Sep-19	\$566,000	Coop	
225 E Fourth St #1	1-00400-0045	6-Aug-19	\$525,000	Coop	450



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Address	BBL	Sale date	Sale price	Property type	Sqft
115 E Ninth St #17N	1-00555-0028	12-Jul-19	\$499,500	Coop	
77 E Twelfth St #9A	1-00564-0054	7-Aug-19	\$480,000	Coop	
115 E Ninth St #7N	1-00555-0028	27-Aug-19	\$470,000	Coop	400
614-622 E Ninth St #5W	1-00391-0014	25-Jul-19	\$355,000	Coop	
412 E Tenth St #2C	1-00379-0015	24-Sep-19	\$305,000	Coop	
412 E Tenth St #3C	1-00379-0015	19-Aug-19	\$295,000	Coop	
99 Avenue B #1C	1-00389-1003	7-Aug-19	\$260,000	Coop	265
21 E First St #502	1-00456-1003	3-Jul-19	\$145,049	Coop	
21 E First St #306	1-00456-1003	3-Jul-19	\$91,001	Coop	
162-186 Avenue C #24B	1-00382-0100	29-Aug-19	\$30,112	Coop	



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