

# EAST VILLAGE

A quarterly analysis of residential sales  
in East Village, Manhattan

4th Quarter 2019



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# Residential Market Report, 4th Quarter 2019

## East Village, Manhattan

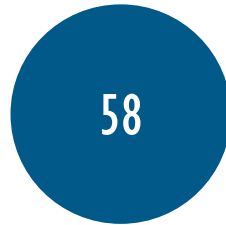
### SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



9% YoY

MEDIAN PRICE/SQ.FT.



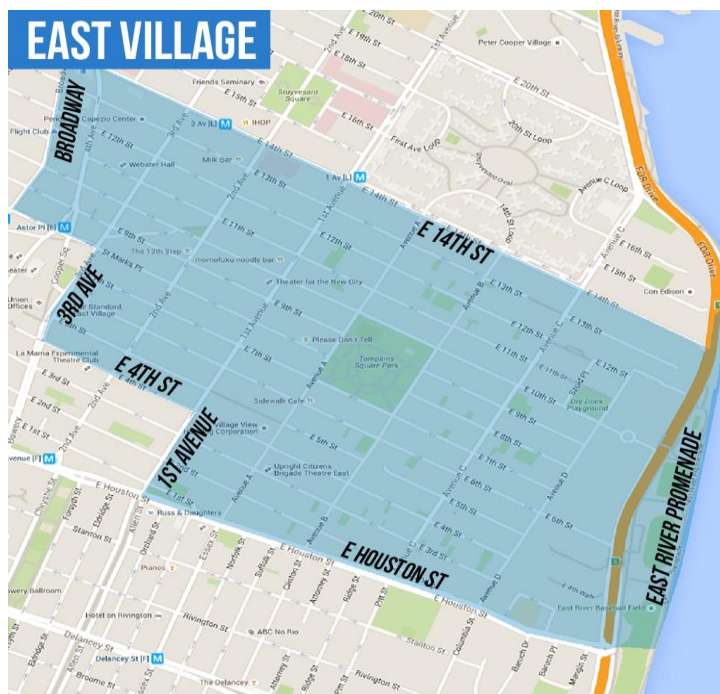
-7% YoY

MANHATTAN  
MEDIAN SALE PRICE



-1% YoY

### NEIGHBORHOOD BOUNDARIES

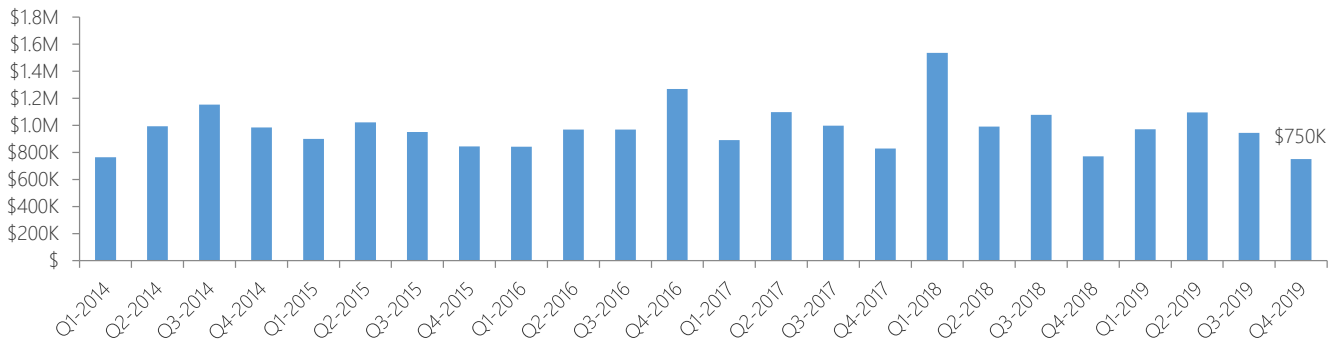


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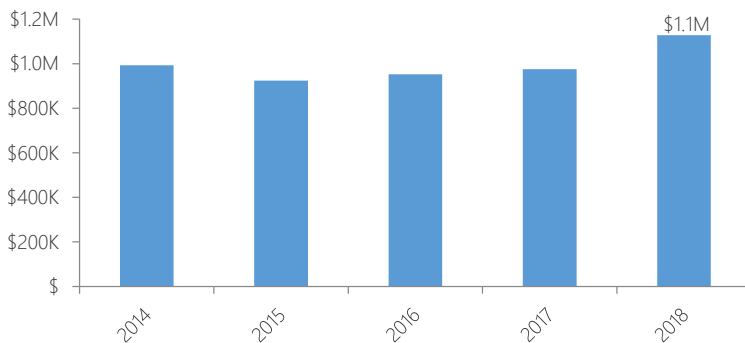


# RESIDENTIAL STATS

## Median Sale Price by Quarter

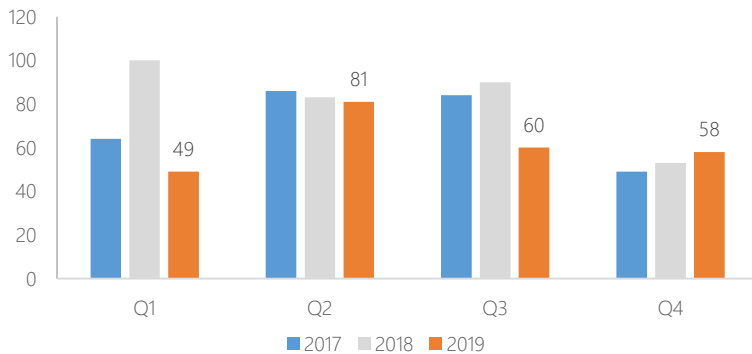


## Median Sale Price by Year



## Number of Transactions

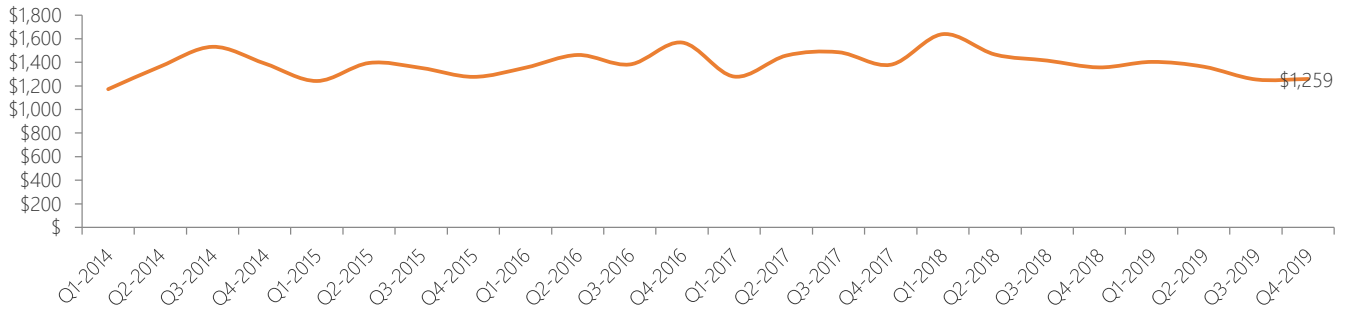
Quarter	2014	2015	2016	2017	2018	2019
Q1	58	63	59	64	100	49
Q2	120	79	86	86	83	81
Q3	113	101	86	84	90	60
Q4	90	47	60	49	53	58



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## Median Sale Price per Square Foot

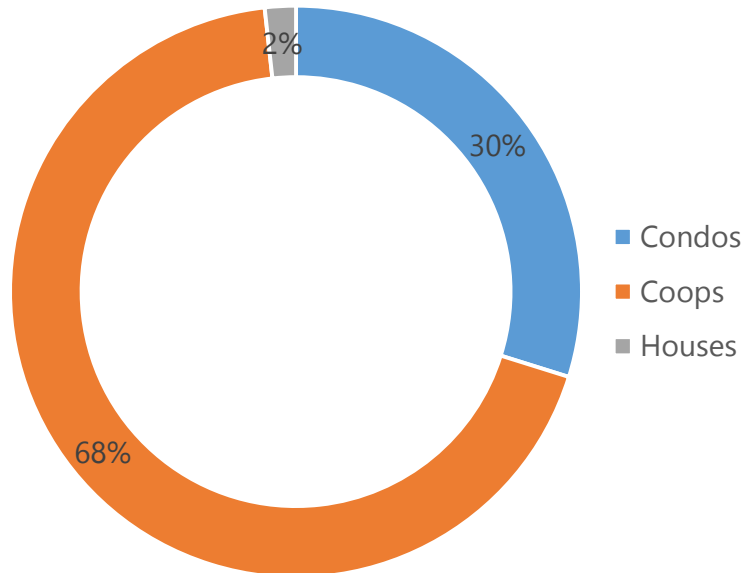


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,396,502	10%	\$1,375	-11%	17
Coops	\$625,000	-3%	\$1,124	-8%	39
Houses	\$7,650,000	25%	\$2,372	102%	1

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
125 E Tenth St	1-00466-0045	11-Oct-19	\$7,650,000	House	3,225
70 E Tenth St #14L	1-00555-0001	15-Oct-19	\$2,800,000	Coop	1,500
211 E 13th St #5H	1-00469-1556	11-Dec-19	\$2,370,000	Condo	1,217
110 Third Ave #17B	1-00559-1165	30-Oct-19	\$2,140,000	Condo	1,106
133 Second Ave #2	1-00464-1303	20-Dec-19	\$1,930,000	Condo	1,416
70 E Tenth St #18V	1-00555-0001	4-Oct-19	\$1,890,900	Coop	1,600
421-429 E 13th St #D	1-00441-1204	27-Nov-19	\$1,800,000	Condo	1,623
70 E Tenth St #7M	1-00555-0001	6-Nov-19	\$1,640,000	Coop	
240 E Tenth St #5B	1-00451-1109	26-Nov-19	\$1,550,000	Condo	1,145
418 E Eleventh St #3A	1-00438-1105	12-Dec-19	\$1,499,000	Condo	1,046
438 E Twelfth St #2P	1-00439-1013	27-Dec-19	\$1,479,365	Condo	
631 E Ninth St #4A	1-00392-1119	30-Oct-19	\$1,355,000	Condo	933
629 E Sixth St #5	1-00389-0046	5-Nov-19	\$1,337,000	Coop	
115 E Ninth St #2F	1-00555-0028	18-Nov-19	\$1,290,000	Coop	
32 E First St #6E	1-00443-1424	1-Oct-19	\$1,237,174	Condo	
217 E Fifth St #COMM	1-00461-1101	28-Oct-19	\$1,200,000	Condo	2,404
115 E Ninth St #16H	1-00555-0028	28-Oct-19	\$1,150,000	Coop	
130 E Twelfth St #6B	1-00556-1011	3-Dec-19	\$1,150,000	Condo	1,703
32 E First St #4E	1-00443-1415	27-Dec-19	\$1,100,000	Condo	
141 E Third St #2E	1-00431-0031	27-Dec-19	\$975,000	Coop	
425 E 13th St #5G	1-00441-1258	24-Dec-19	\$965,000	Condo	696
126 E Twelfth St #2A	1-00556-0052	15-Nov-19	\$960,000	Coop	725
143 Avenue B #9E	1-00392-1047	24-Oct-19	\$935,000	Condo	484
70 E Tenth St #9P	1-00555-0001	16-Dec-19	\$900,000	Coop	
125 E Fourth St #8	1-00446-1002	17-Dec-19	\$820,000	Coop	
126 E Twelfth St #6D	1-00556-0052	2-Oct-19	\$815,000	Coop	725
77 E Twelfth St #2K	1-00564-0054	2-Oct-19	\$750,000	Coop	
77 E Twelfth St #14C	1-00564-0054	26-Oct-19	\$747,000	Coop	
216 E Seventh St #7	1-00389-0026	22-Nov-19	\$730,000	Coop	650
626 E Ninth St #2F	1-00391-0020	11-Nov-19	\$701,000	Coop	
317 E Third St #B	1-00373-0046	9-Dec-19	\$690,000	Coop	685
111 Fourth Ave #4M	1-00556-0044	3-Oct-19	\$670,000	Coop	550
519 E Eleventh St #1A	1-00405-0051	14-Nov-19	\$650,000	Coop	
111 Third Ave #4A	1-00469-1102	18-Oct-19	\$650,000	Coop	500
262 E Seventh St #4	1-00376-0023	12-Dec-19	\$600,000	Coop	615
99 Avenue B #4CD	1-00389-1003	10-Oct-19	\$580,000	Coop	
227 E Twelfth St #4B	1-00468-0048	13-Nov-19	\$572,000	Coop	
327 E Third St #4B	1-00373-0040	30-Oct-19	\$550,000	Coop	
87 St Marks Pl #2A	1-00436-0057	14-Nov-19	\$550,000	Coop	
614-622 E Ninth St #3E	1-00391-0014	8-Oct-19	\$505,000	Coop	
186 E Second St #14	1-00398-1102	26-Dec-19	\$499,900	Coop	
626 E 14th St #13	1-00396-0020	20-Dec-19	\$485,000	Coop	1,100
311 E Third St #30	1-00373-0049	28-Oct-19	\$465,000	Coop	
185 E Second St #3A	1-00397-0025	29-Oct-19	\$450,000	Coop	500
321 E Twelfth St #19	1-00454-0060	4-Dec-19	\$430,000	Coop	
311 E Third St #29	1-00373-0049	4-Oct-19	\$420,000	Coop	
206 E Seventh St #2	1-00389-0021	13-Dec-19	\$396,000	Coop	
323 E Eighth St #6C	1-00391-0048	19-Nov-19	\$362,000	Coop	375
512 E Eleventh St #5C	1-00404-0010	7-Nov-19	\$359,000	Coop	220
348 E Tenth St #4A	1-00392-0009	12-Dec-19	\$250,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
209 E Seventh St #1W	1-00390-0050	5-Nov-19	\$220,000	Coop	
15 St Marks Pl #2A	1-00464-1202	4-Nov-19	\$129,222	Condo	620
198 E Seventh St #5	1-00389-0017	23-Oct-19	\$125,000	Coop	
155 Avenue C #5A	1-00392-0033	16-Dec-19	\$84,413	Coop	



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