

EAST VILLAGE

A quarterly analysis of residential sales
in East Village, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

East Village, Manhattan

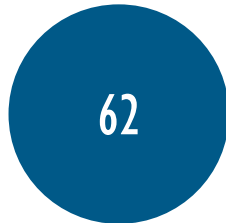
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



27% YoY

MEDIAN PRICE/SQ.FT.



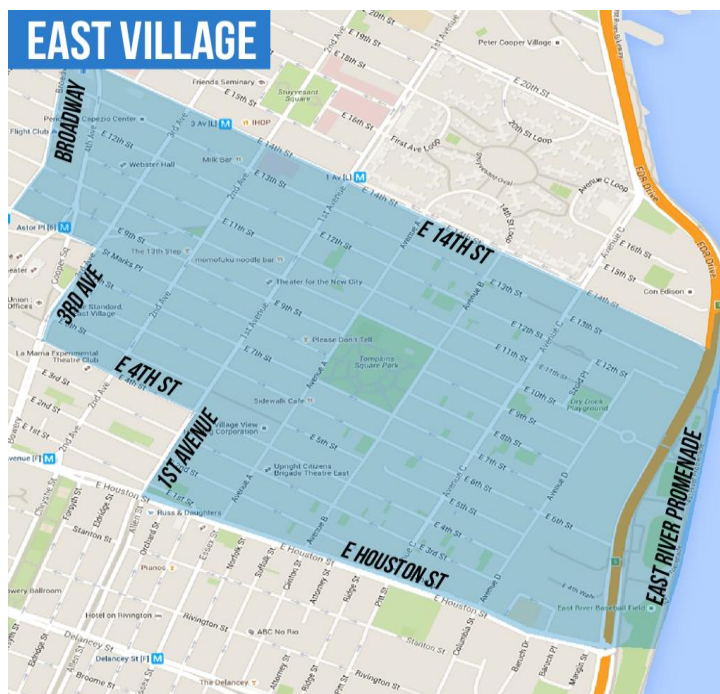
0% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

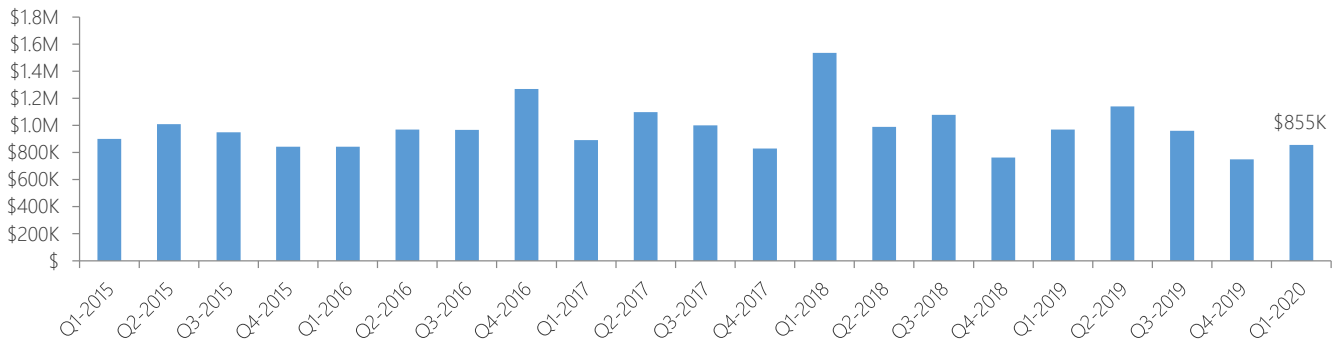


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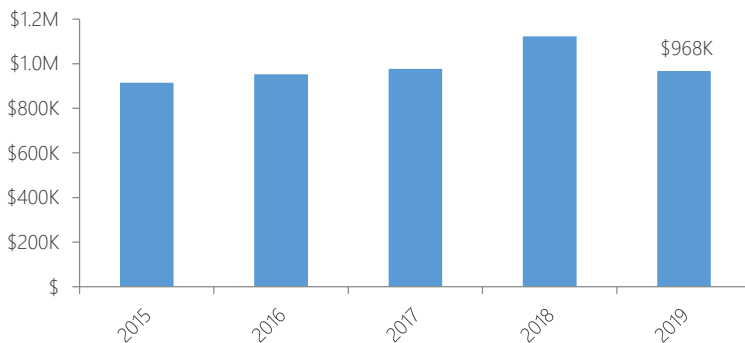


RESIDENTIAL STATS

Median Sale Price by Quarter

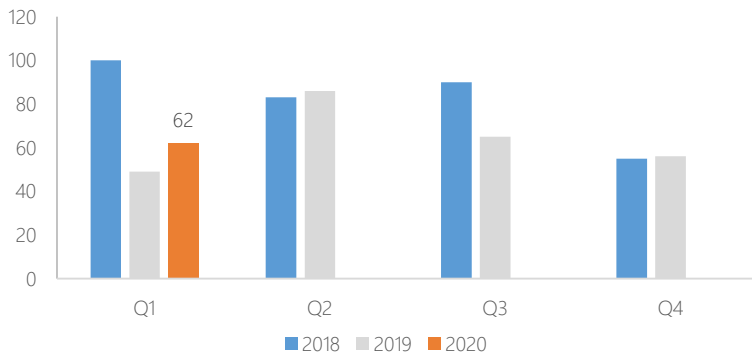


Median Sale Price by Year



Number of Transactions

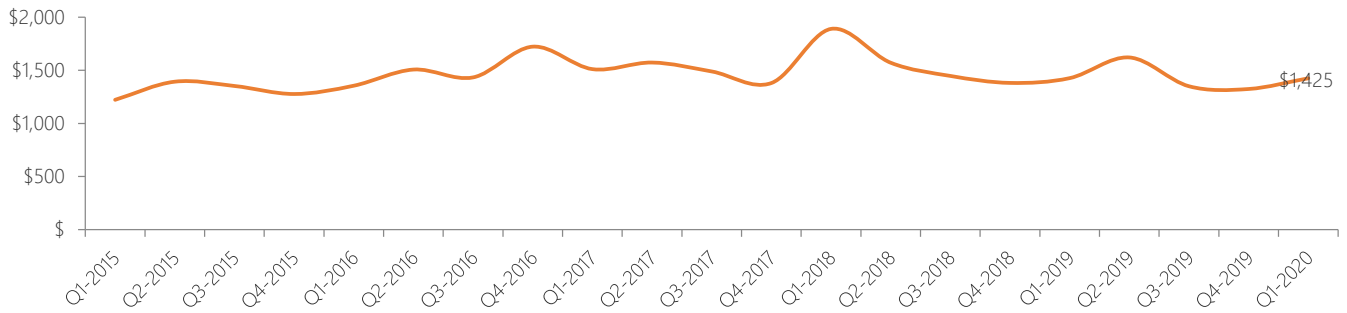
Quarter	2015	2016	2017	2018	2019	2020
Q1	63	59	64	100	49	62
Q2	78	86	86	83	86	
Q3	102	86	83	90	65	
Q4	47	60	49	55	56	



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Median Sale Price per Square Foot

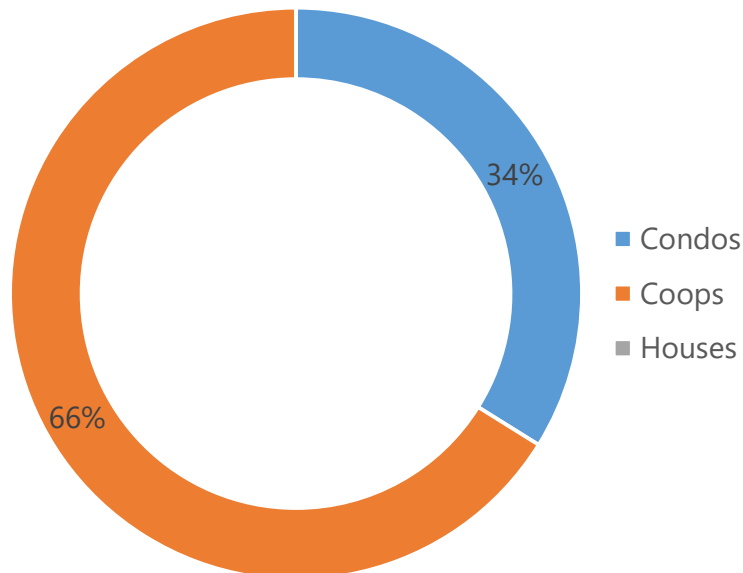


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,482,500	14%	\$1,568	9%	21
Coops	\$650,000	-24%	\$1,112	-18%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
311 E Eleventh St #PH 2C	1-00453-1535	16-Mar-20	\$4,500,000	Condo	1,021
125 E Twelfth St #PH C	1-00558-1243	14-Feb-20	\$3,800,000	Condo	2,095
415 E Sixth St #PH	1-00434-1404	20-Feb-20	\$3,600,000	Condo	2,160
115 E Ninth St #15A	1-00555-0028	5-Feb-20	\$2,700,000	Coop	
62 E First St #PH 6	1-00443-1112	6-Mar-20	\$2,530,000	Condo	1,511
224 E 14th St #1	1-00469-1301	9-Mar-20	\$2,340,000	Condo	1,971
70 E Tenth St #5S	1-00555-0001	21-Jan-20	\$2,333,000	Coop	
229 E Second St #1B/2A	1-00384-1407	13-Mar-20	\$2,325,000	Condo	1,788
214 E Ninth St #4D	1-00464-1118	7-Feb-20	\$1,995,000	Condo	1,050
70 E Tenth St #15J	1-00555-0001	9-Jan-20	\$1,950,000	Coop	1,500
115 E Ninth St #16A	1-00555-0028	3-Feb-20	\$1,850,000	Coop	
240 E Tenth St #11B	1-00451-1128	10-Mar-20	\$1,815,000	Condo	1,145
141 E Third St #4F	1-00431-0031	28-Feb-20	\$1,655,000	Coop	
240 E Tenth St #5C	1-00451-1110	13-Feb-20	\$1,650,000	Condo	1,176
70 E Tenth St #11K	1-00555-0001	2-Mar-20	\$1,625,000	Coop	1,100
438 E Twelfth St #3P	1-00439-1030	10-Feb-20	\$1,535,000	Condo	662
70 E Tenth St #2L	1-00555-0001	10-Mar-20	\$1,500,000	Coop	
808 Broadway #4C	1-00557-1002	24-Jan-20	\$1,450,000	Coop	1,400
211 E 13th St #6G	1-00469-1566	12-Mar-20	\$1,430,000	Condo	776
631 E Ninth St #5A	1-00392-1121	24-Jan-20	\$1,350,000	Condo	933
383-389 E Tenth St #4B	1-00393-1030	16-Mar-20	\$1,190,000	Condo	1,004
32 E First St #3E	1-00443-1410	11-Mar-20	\$1,080,000	Condo	484
70 E Tenth St #15T	1-00555-0001	2-Jan-20	\$1,066,300	Coop	
70 E Tenth St #11P	1-00555-0001	12-Mar-20	\$1,025,000	Coop	
128 E Seventh St #6	1-00434-1106	25-Feb-20	\$1,018,250	Condo	1,714
70 E Tenth St #3T	1-00555-0001	24-Jan-20	\$999,000	Coop	
115 E Ninth St #11R	1-00555-0028	28-Feb-20	\$917,443	Coop	
141 E Third St #12D	1-00431-0031	14-Feb-20	\$890,000	Coop	
808 Broadway #4H	1-00557-1002	18-Mar-20	\$875,000	Coop	
425 E 13th St #6P	1-00441-1279	31-Jan-20	\$855,000	Condo	667
115 E Ninth St #15D	1-00555-0028	14-Feb-20	\$845,000	Coop	
324 E Fourth St #5A	1-00373-1007	5-Mar-20	\$825,000	Condo	605
115 E Ninth St #11J	1-00555-0028	25-Mar-20	\$820,000	Coop	
204 E Seventh St #21	1-00389-0020	6-Mar-20	\$810,000	Coop	
52 E Fourth St #4S	1-00459-1101	10-Mar-20	\$782,800	Condo	400
175 E Second St #1B	1-00397-1004	30-Jan-20	\$775,000	Condo	500
160 E Third St #4C	1-00398-0008	28-Feb-20	\$687,419	Coop	
111 Fourth Ave #6H	1-00556-0044	11-Mar-20	\$653,500	Coop	550
249 E Seventh St #7	1-00377-0062	14-Feb-20	\$650,000	Coop	
619 E Eleventh St #4B	1-00394-1308	11-Feb-20	\$650,000	Condo	482
283 E Fourth St #4C	1-00387-0044	30-Jan-20	\$650,000	Coop	
249 E Seventh St #15	1-00377-0062	14-Feb-20	\$610,000	Coop	
808 Broadway #4E	1-00557-1002	16-Jan-20	\$600,000	Coop	900
317 E Third St #13	1-00373-0046	4-Mar-20	\$590,000	Coop	
745 E Sixth St #2D	1-00376-0041	6-Feb-20	\$585,000	Coop	
225 E Fourth St #13	1-00400-0045	12-Feb-20	\$549,000	Coop	
111 Third Ave #8K	1-00469-1102	19-Feb-20	\$530,000	Coop	
327 E Third St #3E	1-00373-0040	12-Mar-20	\$495,000	Coop	
186 E Second St #6	1-00398-1102	4-Feb-20	\$495,000	Coop	
334 E Fifth St #1E	1-00446-0025	9-Mar-20	\$429,900	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
626 E 14th St #1	1-00396-0020	28-Jan-20	\$425,880	Coop	550
46 Stuyvesant St #1	1-00465-0045	26-Feb-20	\$414,342	Coop	
252 E Seventh St #2	1-00376-0018	22-Jan-20	\$390,000	Coop	
206 E Seventh St #5	1-00389-0021	27-Mar-20	\$375,000	Coop	
315 E Twelfth St #17	1-00454-0063	10-Feb-20	\$317,205	Coop	
276-278 E Seventh St #1B/2B	1-00376-0031	7-Feb-20	\$290,000	Coop	
198 E Seventh St #12	1-00389-0017	2-Mar-20	\$257,500	Coop	
544 E 13th St #6A, B	1-00406-0027	6-Feb-20	\$133,115	Coop	
276-278 E Seventh St #5B	1-00376-0031	13-Mar-20	\$125,375	Coop	



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