

# EAST VILLAGE

A monthly analysis of residential sales  
in East Village, Manhattan

November 2018



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, November 2018

## East Village, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$770K**

54% YoY

NO. OF TRANSACTIONS

**18**

-14% YoY

MEDIAN PRICE/SQ.FT.

**\$1,381**

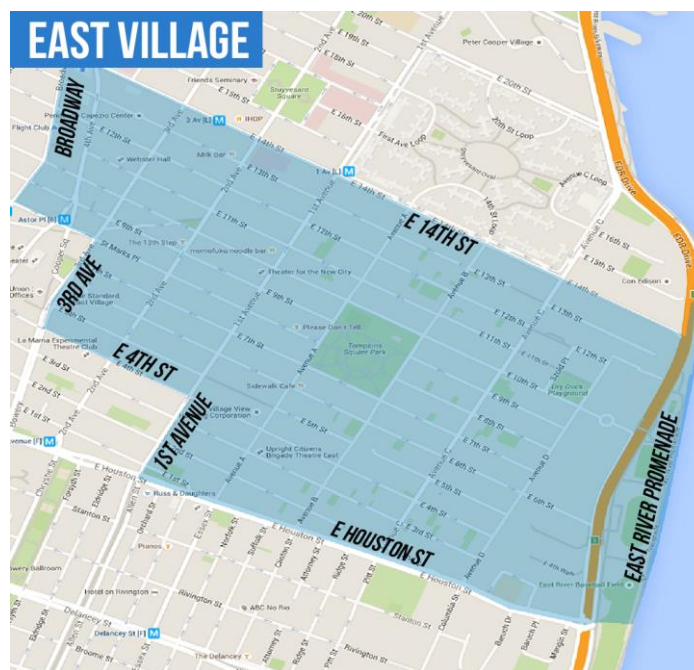
11% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.03M**

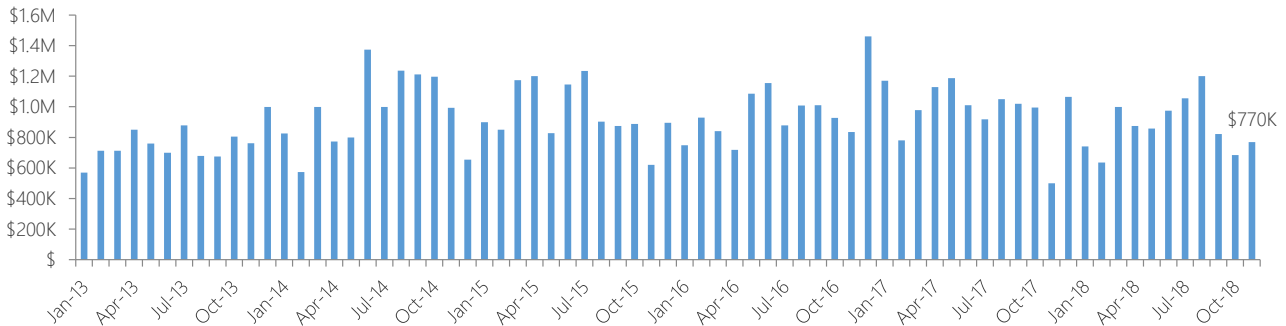
-6% YoY

### NEIGHBORHOOD BOUNDARIES

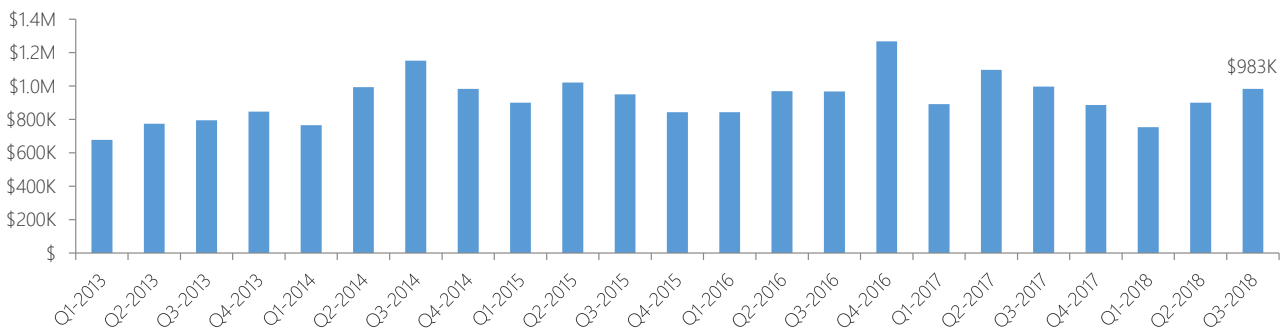


RESIDENTIAL STATS

Median Sale Price by Month

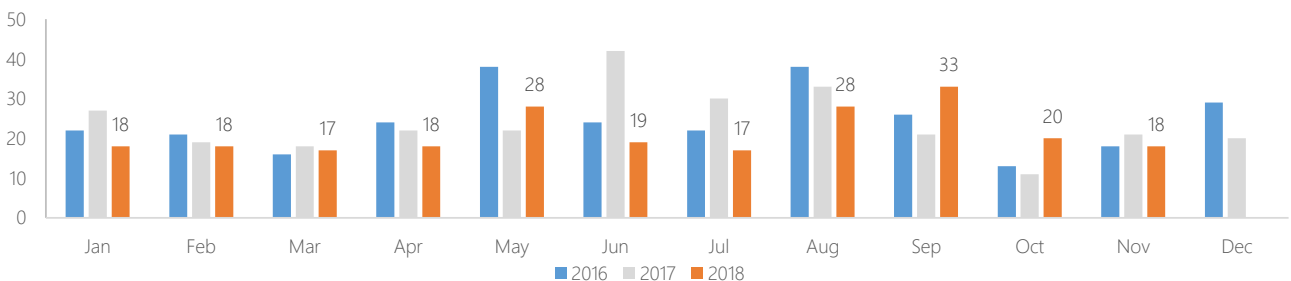


Median Sale Price by Quarter

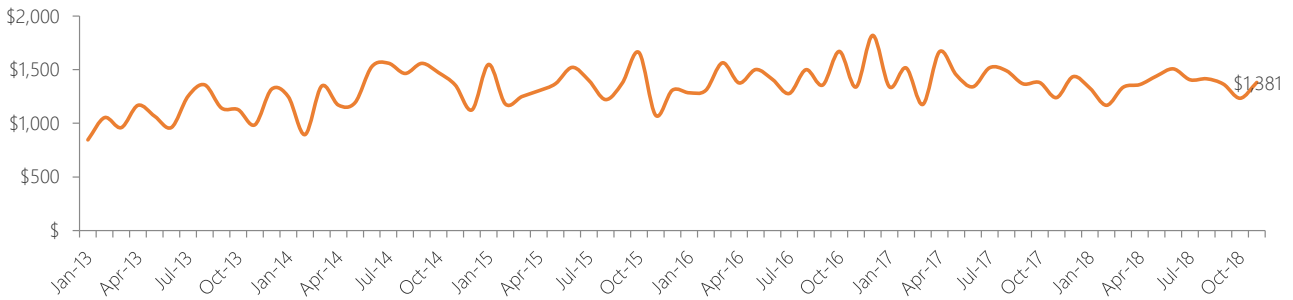


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	18	14	13	27	29	34	40	22	37	29	18	29
2014	29	12	17	20	38	62	45	40	28	38	22	30
2015	27	15	21	25	28	26	40	28	33	18	12	17
2016	22	21	16	24	38	24	22	38	26	13	18	29
2017	27	19	18	22	22	42	30	33	21	11	21	20
2018	18	18	17	18	28	19	17	28	33	20	18	



Median Sale Price per Square Foot

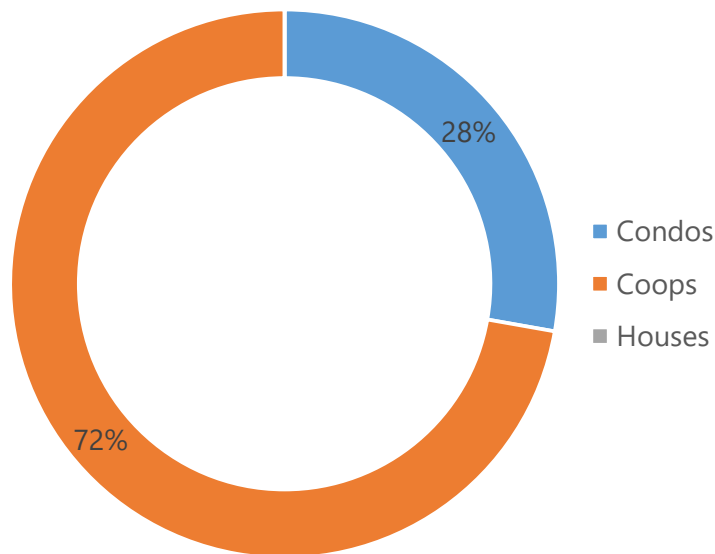


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,265,000	-14%	\$1,552	0%	5
Coops	\$645,000	44%	\$1,017	16%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 E Fifth St #5	1-00460-1009	30-Nov-18	\$1,415,000	Condo	829
189 Avenue C #9B	1-00394-1532	30-Nov-18	\$1,270,000	Condo	1,124
549 E Eleventh St #B1	1-00405-1103	13-Nov-18	\$1,265,000	Condo	815
70 E Tenth St #16K	1-00555-0001	26-Nov-18	\$1,125,000	Coop	
214-216 E Ninth St #2A	1-00464-1107	19-Nov-18	\$995,000	Condo	640
125 E Fourth St #27	1-00446-1002	29-Nov-18	\$915,000	Coop	850
206 First Ave #2A	1-00440-1004	7-Nov-18	\$825,000	Condo	575
241 E Seventh St #2A	1-00377-0067	29-Nov-18	\$800,000	Coop	
99 E Fourth St #2G	1-00446-1102	27-Nov-18	\$770,000	Coop	
71 E Third St #18	1-00445-0051	16-Nov-18	\$712,500	Coop	
7 E Third St #14	1-00459-0046	9-Nov-18	\$670,000	Coop	700
507 E Twelfth St #1C	1-00406-0061	8-Nov-18	\$620,000	Coop	
51-57 Avenue A #4F	1-00431-0025	14-Nov-18	\$610,950	Coop	
115 E Ninth St #6M	1-00555-0028	14-Nov-18	\$552,500	Coop	400
508 E Sixth St #4	1-00401-0014	15-Nov-18	\$550,000	Coop	
544 E 13th St #1AB	1-00406-0027	30-Nov-18	\$102,083	Coop	
115 E Ninth St #15G	1-00555-0028	7-Nov-18	\$15,000	Coop	750



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)