

EAST VILLAGE

A monthly analysis of residential sales
in East Village, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

East Village, Manhattan

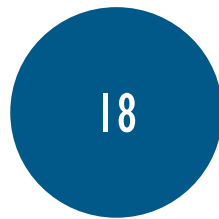
SUMMARY

MEDIAN SALE PRICE



27% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



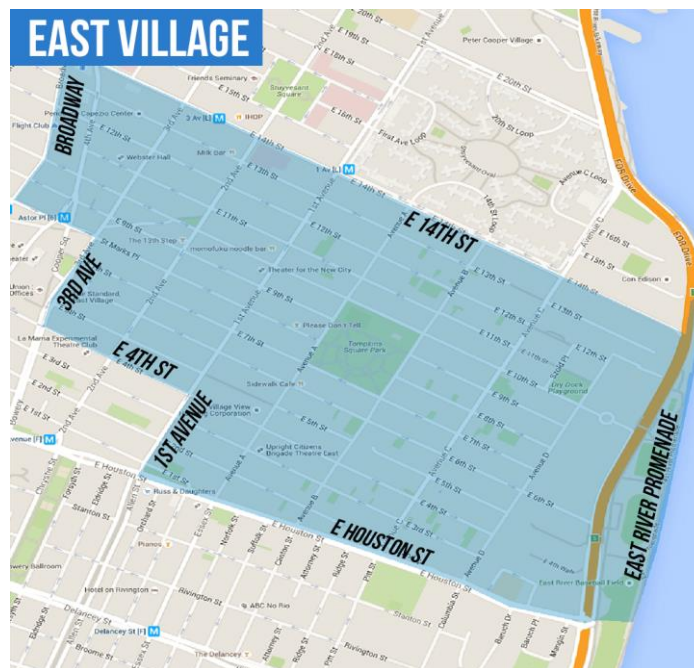
1% YoY

MANHATTAN
MEDIAN SALE PRICE



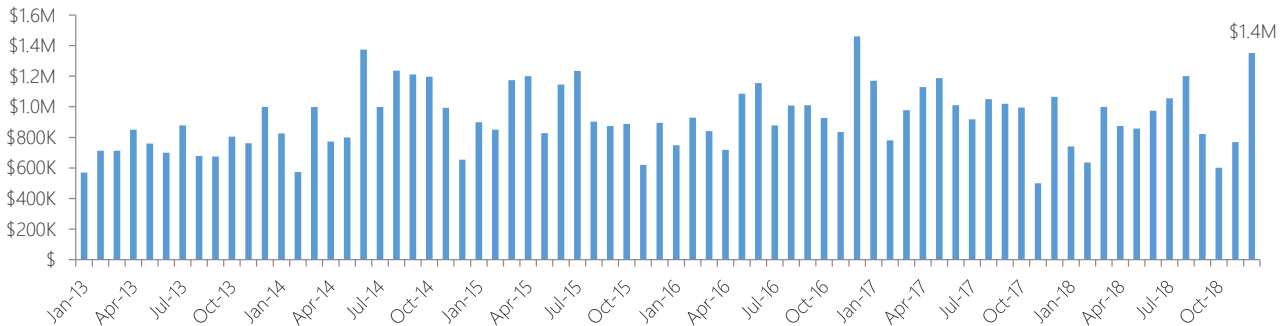
-8% YoY

NEIGHBORHOOD BOUNDARIES

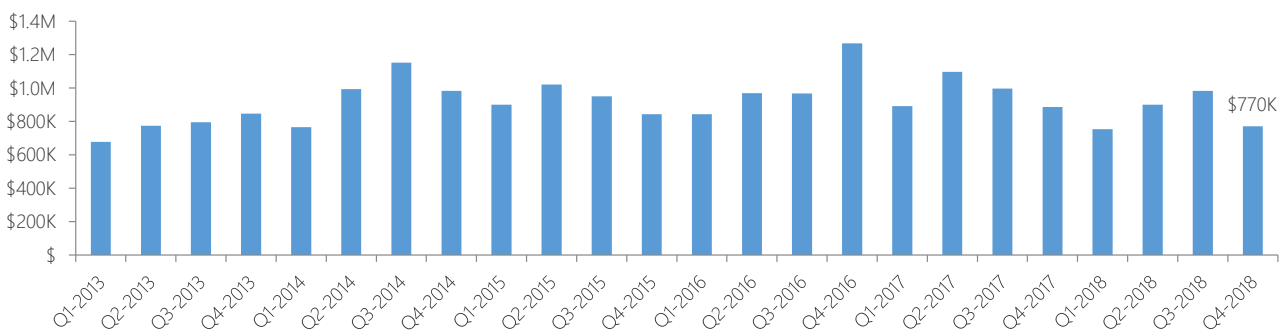


RESIDENTIAL STATS

Median Sale Price by Month

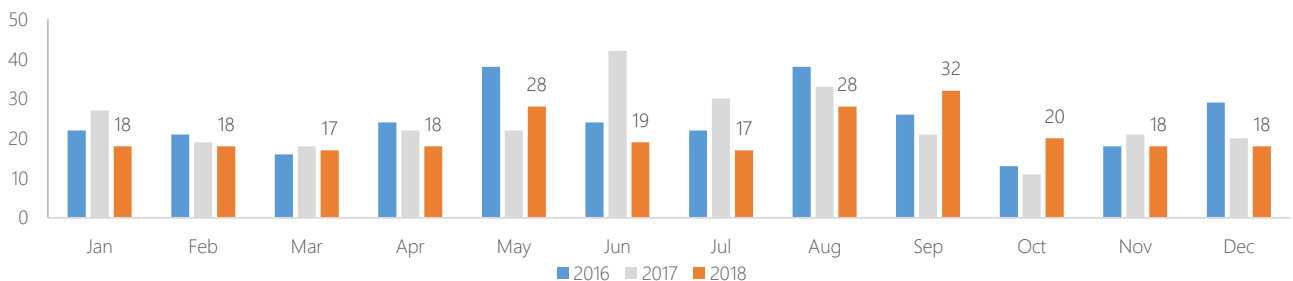


Median Sale Price by Quarter

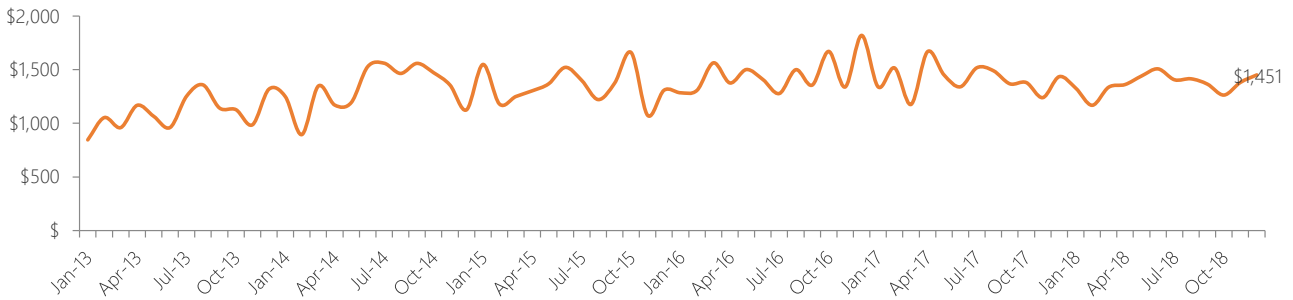


Number of Transactions

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	32	20	18	18



Median Sale Price per Square Foot

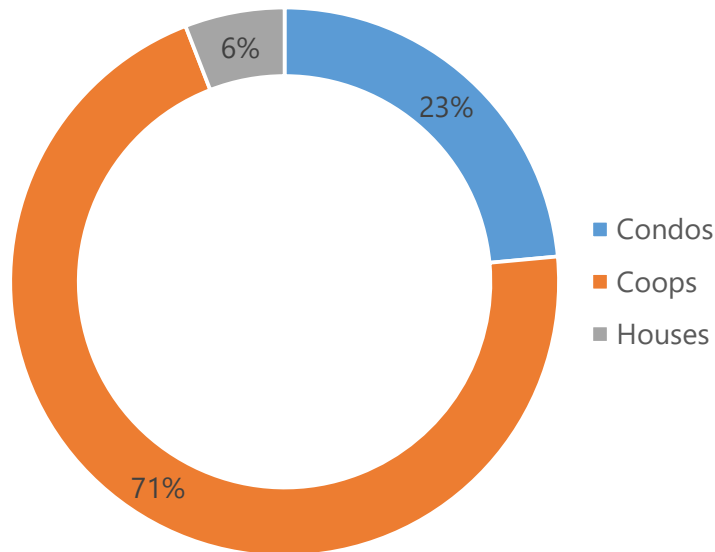


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,055,538	30%	\$1,587	-4%	4
Coops	\$842,500	3%	\$1,333	15%	12
Houses	\$6,100,000	-	\$1,173	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
526 E Fifth St	1-00400-0019	3-Dec-18	\$6,100,000	House	5,200
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
110 Third Ave #11A	1-00559-1141	20-Dec-18	\$2,250,800	Condo	1,109
70 E Tenth St #5E	1-00555-0001	4-Dec-18	\$2,200,000	Coop	1,500
125 E Twelfth St #5E	1-00558-1237	6-Dec-18	\$2,125,000	Condo	1,274
407 E Twelfth St #1RSE	1-00440-1108	20-Dec-18	\$1,986,075	Condo	1,383
311 E Eleventh St #4E	1-00453-1519	3-Dec-18	\$1,750,000	Condo	1,162
51-57 Avenue A #3F	1-00431-0025	19-Dec-18	\$1,501,000	Coop	
806-808 Broadway #5K	1-00557-1002	3-Dec-18	\$1,200,000	Coop	900
115 E Ninth St #8J	1-00555-0028	5-Dec-18	\$995,000	Coop	750
425 E Ninth St #3B	1-00437-0040	19-Dec-18	\$842,500	Coop	
252 E Seventh St #78	1-00376-0018	19-Dec-18	\$699,000	Coop	
249 E Seventh St #10	1-00377-0062	10-Dec-18	\$619,000	Coop	
105 Third Ave #4D	1-00469-1102	20-Dec-18	\$540,000	Coop	
544 E 13th St #GB	1-00406-0027	6-Dec-18	\$102,083	Coop	
719 E Sixth St #2C	1-00376-0054	6-Dec-18	\$90,000	Coop	



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THE RATNER TEAM



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Residential Sales &
Rental Specialist

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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

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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	

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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.

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

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