

RESIDENTIAL

Warren  
Lewis

Sotheby's

INTERNATIONAL REALTY

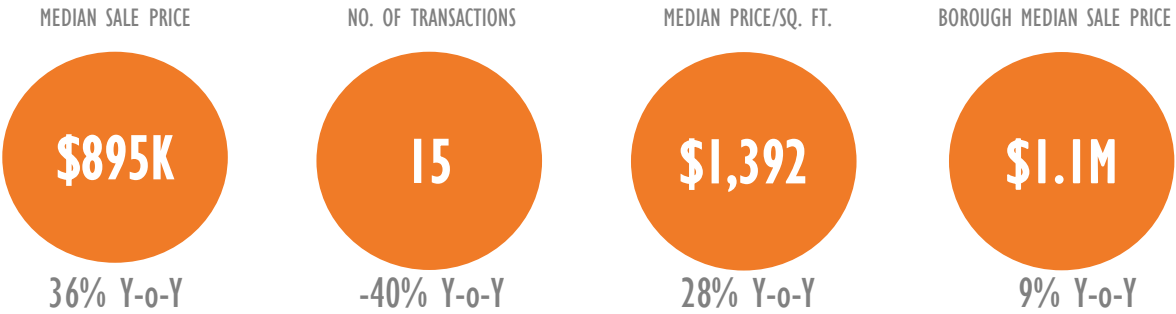
## East Village Report

A monthly analysis of residential sales  
in East Village, Manhattan

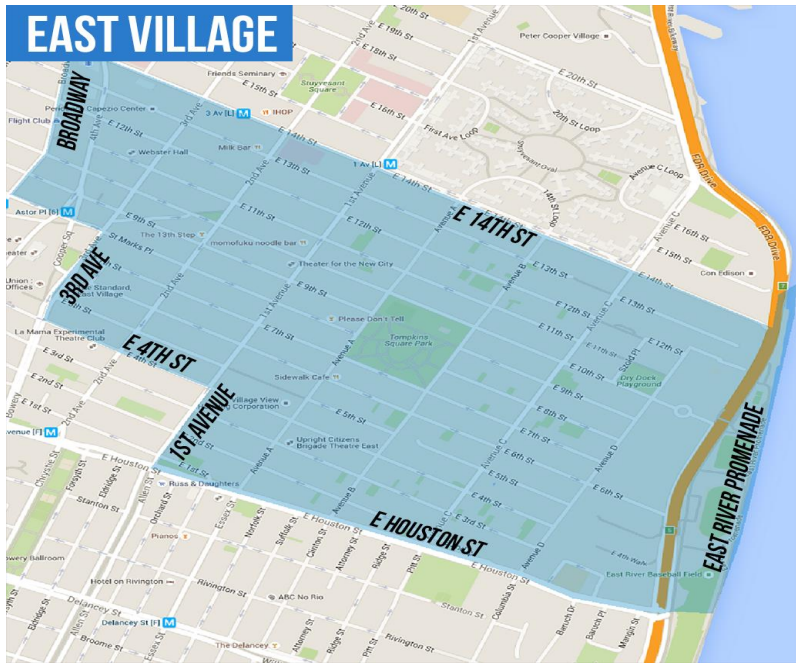
DECEMBER 2015

Residential Market Report, December 2015  
East Village, Manhattan

SUMMARY

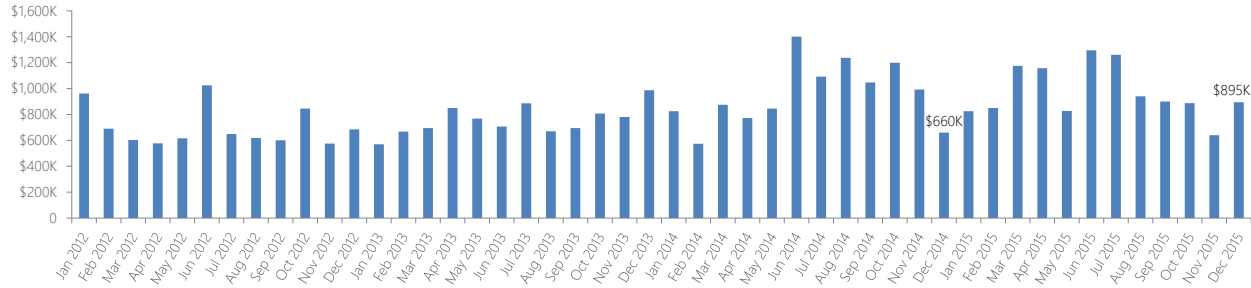


NEIGHBORHOOD BOUNDARIES

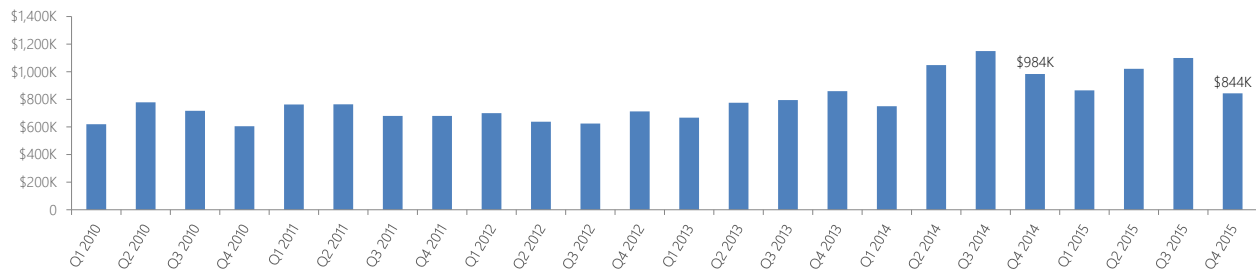


## RESIDENTIAL STATS

### Median Sale Price by Month

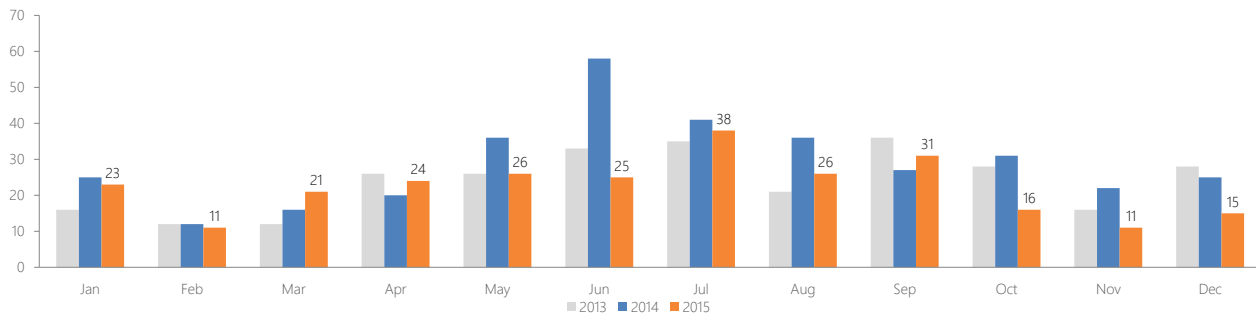


### Median Sale Price by Quarter

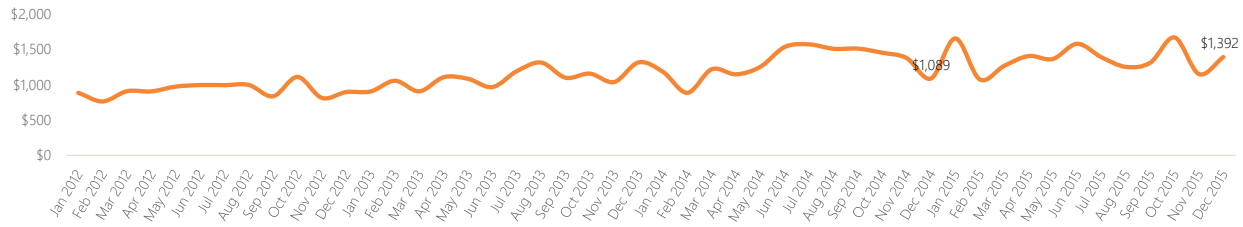


### Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	14	22	10	16	25	23
Feb	16	20	15	12	12	11
Mar	13	16	20	12	16	21
Apr	18	13	14	26	20	24
May	34	41	22	26	36	26
Jun	46	32	23	33	58	25
Jul	16	28	28	35	41	38
Aug	25	32	24	21	36	26
Sep	23	17	20	36	27	31
Oct	11	12	21	28	31	16
Nov	14	15	16	16	22	11
Dec	16	14	17	28	25	15



## ▶ Median Price per Square Foot



## CO-OP VERSUS CONDO SALES

### ▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$931,000	-49%	\$1,392	-9%	7
Co-ops	\$847,000	31%	\$1,483	53%	8
Houses	n/a	n/a	n/a	n/a	n/a

### ▶ Number of Sales by Building Type

Co-ops  
53.3%



Condos  
46.7%

**LIST OF TRANSACTIONS**

Address	BBL	Sale date	Sale price	Property type	Sqft
211 East 13 Street #6A	1-00469-1560	01-Dec-15	\$2,700,000	Condo	1,342
772-786 Broadway #19U	1-00555-0001	22-Dec-15	\$1,852,500	Coop	n/a
211 East 13 Street #5H	1-00469-1556	17-Dec-15	\$1,376,762	Condo	1,217
39-45 E 12 St #702	1-00564-0026	22-Dec-15	\$1,300,000	Coop	n/a
772-786 Broadway #14D	1-00555-0001	30-Dec-15	\$1,300,000	Coop	n/a
133 2 Avenue #3	1-00464-1304	29-Dec-15	\$1,295,000	Condo	930
143 Avenue B #14E	1-00392-1075	23-Dec-15	\$931,000	Condo	500
311 E 10 St #5B	1-00404-0050	21-Dec-15	\$895,000	Coop	n/a
754 East 6 Street #6B	1-00375-1023	30-Dec-15	\$840,000	Condo	744
509 East 6 Street #4R	1-00402-1207	18-Dec-15	\$834,965	Condo	n/a
103 E 10 St #3B	1-00466-0056	18-Dec-15	\$799,000	Coop	n/a
509 East 6 Street #4F	1-00402-1206	18-Dec-15	\$784,052	Condo	n/a
87-91 St Marks Pl #2C	1-00436-0057	29-Dec-15	\$499,000	Coop	n/a
248 E 3 St #3B	1-00385-0029	15-Dec-15	\$245,000	Coop	n/a
415 E 12 St #2	1-00440-0052	04-Dec-15	\$25,000	Coop	n/a