

# The RATNER Team Market Reports

## EAST VILLAGE

A monthly analysis of residential sales  
in East Village, Manhattan

June 2016



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Warren Lewis Sotheby's International Realty

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## Residential Market Report, June 2016

### East Village, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$1.2M**

-7% YoY

NO. OF TRANSACTIONS

**21**

-16% YoY

MEDIAN PRICE/SQ.FT.

**\$1,392**

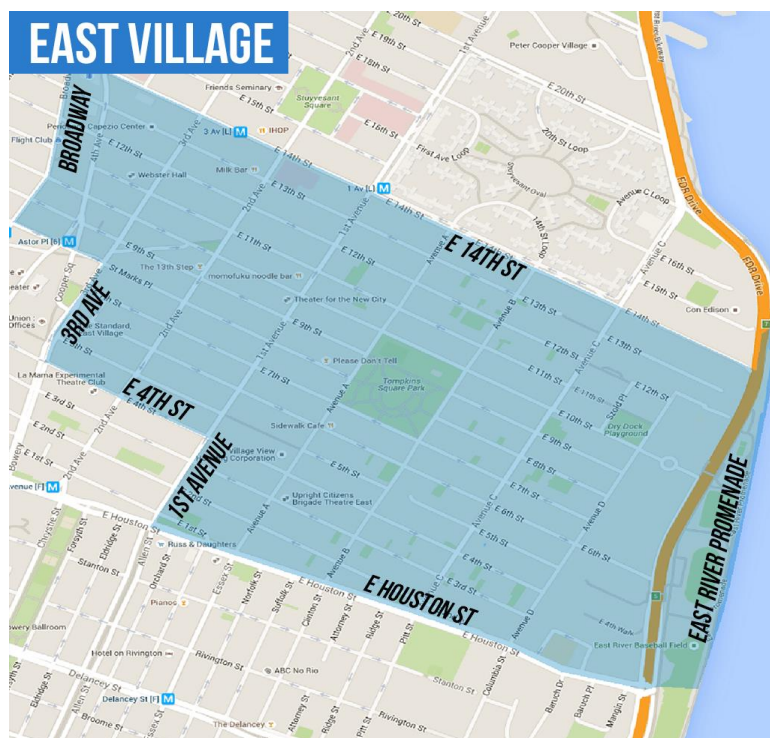
-12% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



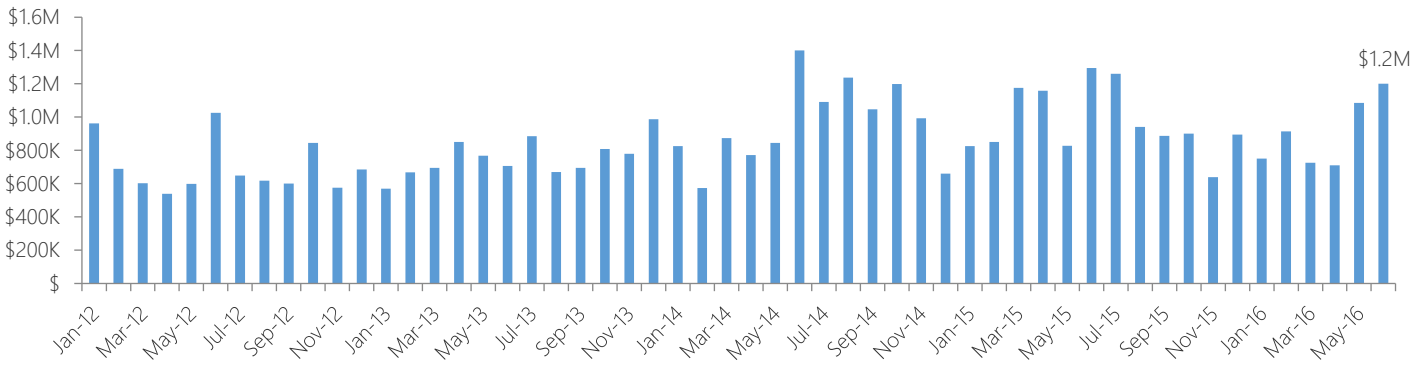
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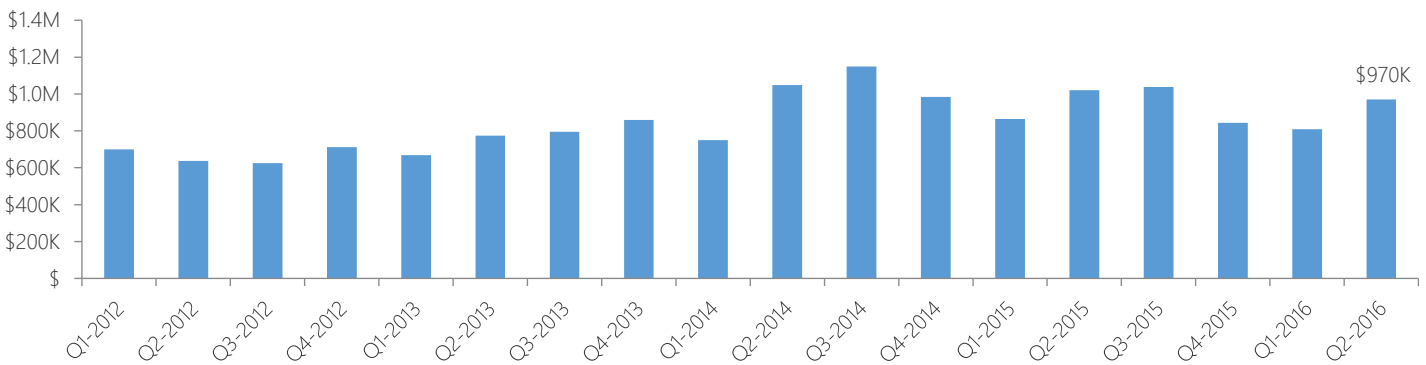
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## RESIDENTIAL STATS

### Median Sale Price by Month

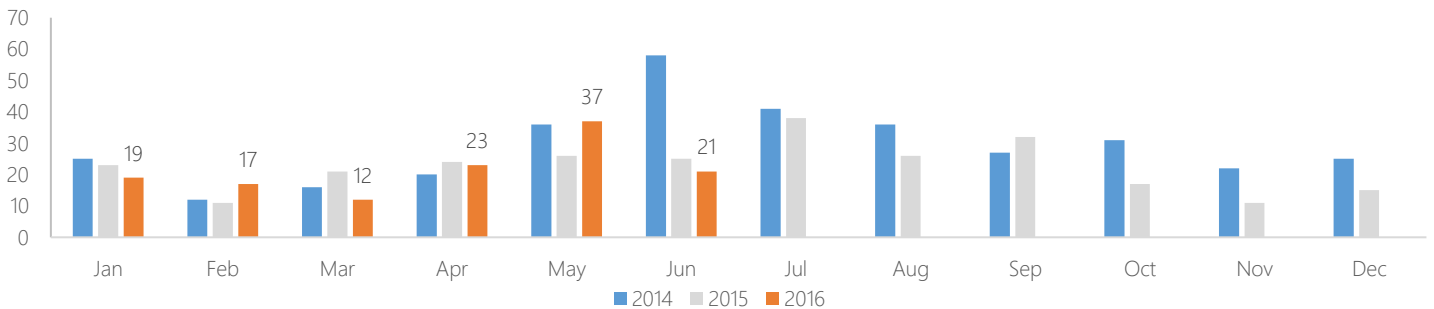


### Median Sale Price by Quarter



### Number of Transactions

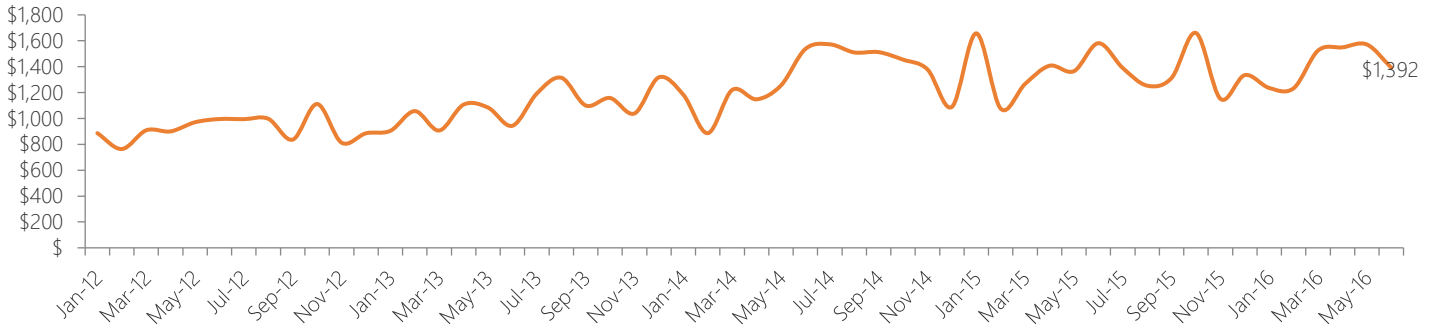
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	22	20	16	13	41	32	28	32	17	12	15	14
2012	10	15	20	15	23	23	28	24	20	21	16	17
2013	16	12	12	26	26	33	35	21	36	28	16	28
2014	25	12	16	20	36	58	41	36	27	31	22	25
2015	23	11	21	24	26	25	38	26	32	17	11	15
2016	19	17	12	23	37	21						





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## Median Sale Price per Square Foot

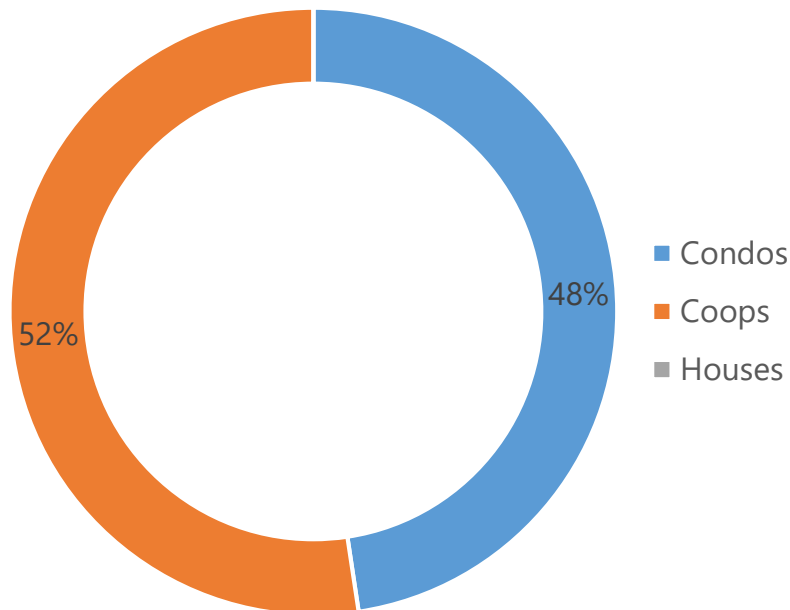


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,535,000	-35%	\$1,771	10%	10
Coops	\$671,250	-5%	\$1,174	-20%	11
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
110 3 Avenue #20C	1-00559-1175	2-Jun-16	\$3,250,000	Condo	1,387
240 East 10 Street #10C	1-00451-1126	29-Jun-16	\$2,650,000	Condo	1,496
213 East 3 Street #1R	1-00386-1003	29-Jun-16	\$2,430,000	Condo	1,300
30-46 3 Ave #7E	1-00555-0028	8-Jun-16	\$1,650,000	Coop	1,200
536 East 13 Street #5F	1-00406-1208	24-Jun-16	\$1,603,744	Condo	
211 East 13 Street #2E	1-00469-1520	14-Jun-16	\$1,535,000	Condo	766
189 Avenue C #7B	1-00394-1526	30-Jun-16	\$1,377,456	Condo	1,124
536 East 13 Street #3R	1-00406-1205	6-Jun-16	\$1,272,813	Condo	
189 Avenue C #8B	1-00394-1529	9-Jun-16	\$1,272,813	Condo	1,124
111 4 Ave #7D	1-00556-0044	22-Jun-16	\$1,200,000	Coop	
111 4 Ave #11G	1-00556-0044	1-Jun-16	\$1,050,000	Coop	600
178 East 2 Street #3A	1-00398-1015	17-Jun-16	\$1,020,000	Condo	724
105 3 Avenue #8G	1-00469-1102	24-Jun-16	\$890,969	Coop	
625 E 6 St #1B	1-00389-0048	30-Jun-16	\$675,000	Coop	575
268 E 4 St #4AB	1-00386-0020	22-Jun-16	\$667,500	Coop	713
313-315 E 12 St #7	1-00454-0063	16-Jun-16	\$565,000	Coop	
120-130 4 Ave #13A	1-00564-0054	23-Jun-16	\$550,000	Coop	
327 E 3 St #3E	1-00373-0040	16-Jun-16	\$390,000	Coop	
226-230 E 12 St #5D	1-00467-0022	13-Jun-16	\$379,000	Coop	395

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