

LOWER EAST SIDE

A quarterly analysis of residential sales
in Lower East Side, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Lower East Side, Manhattan

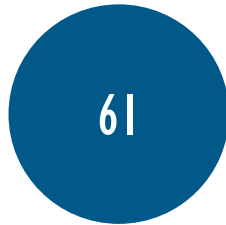
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



49% YoY

MEDIAN PRICE/SQ.FT.



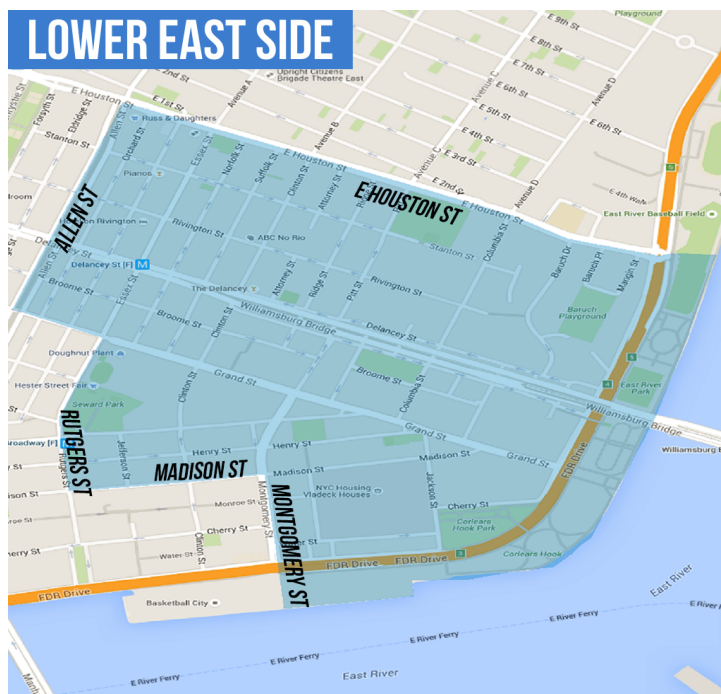
4% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

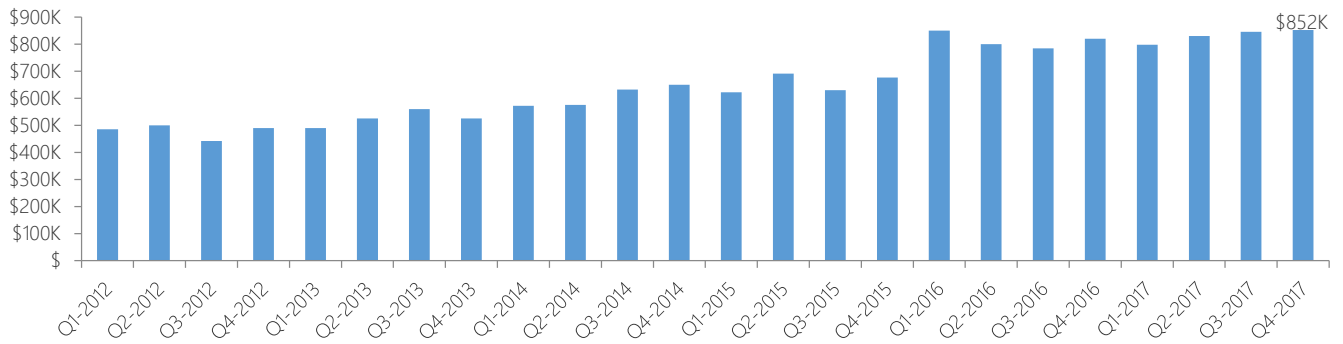


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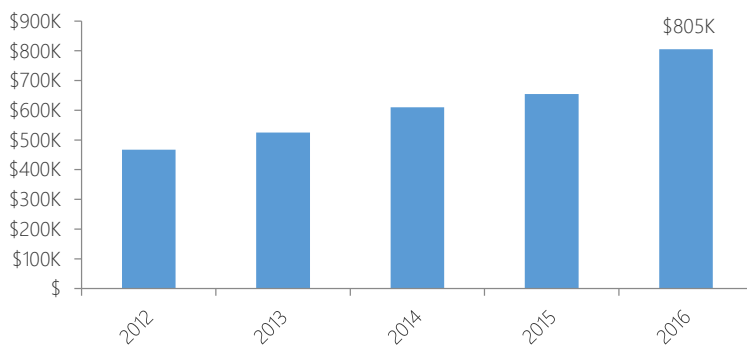


RESIDENTIAL STATS

Median Sale Price by Quarter

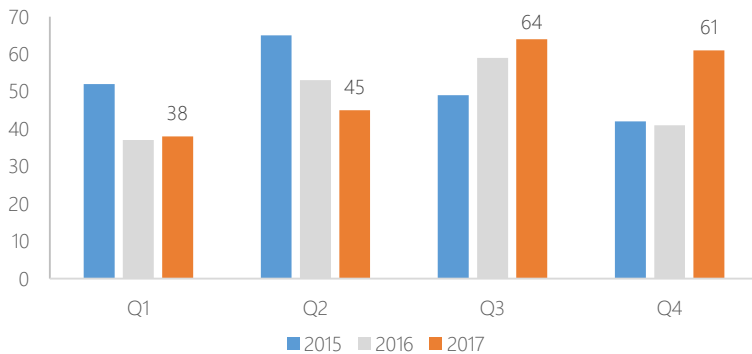


Median Sale Price by Year



Number of Transactions

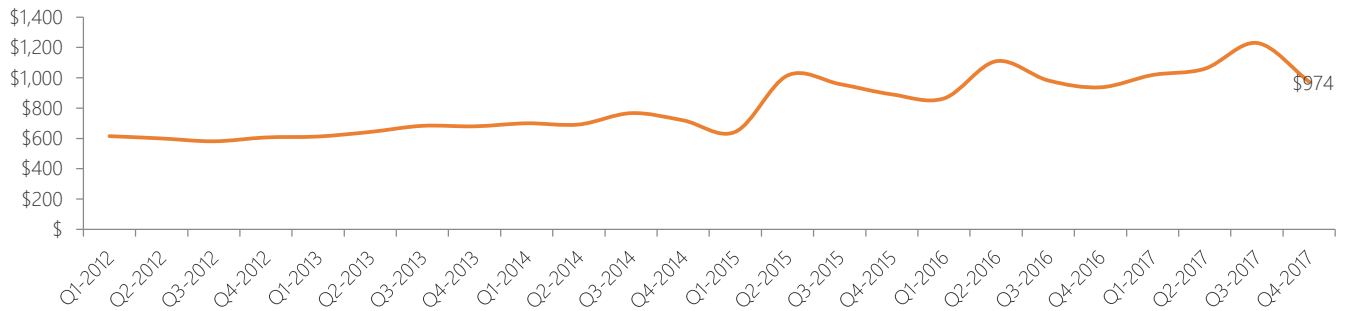
Quarter	2012	2013	2014	2015	2016	2017
Q1	52	62	44	52	37	38
Q2	58	67	55	65	53	45
Q3	61	86	88	49	59	64
Q4	69	58	50	42	41	61



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Median Sale Price per Square Foot

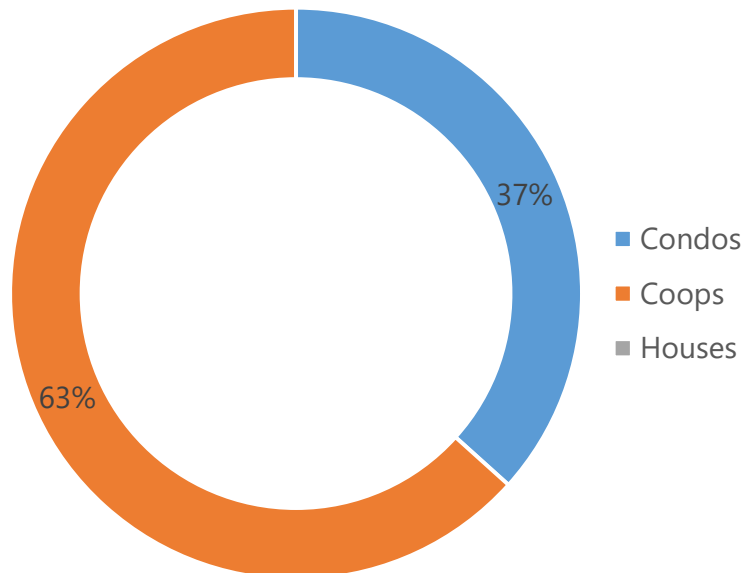


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,291,063	82%	\$1,404	-8%	22
Coops	\$800,000	6%	\$867	-1%	38
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
215 Chrystie St #PH3	1-00427-1610	11-Dec-17	\$16,000,000	Condo	
215 Chrystie St #29E	1-00427-1608	10-Oct-17	\$8,146,000	Condo	
215 Chrystie St #28E	1-00427-1606	8-Dec-17	\$7,750,000	Condo	
204 Forsyth St #PH	1-00422-1211	29-Dec-17	\$7,475,000	Condo	
215 Chrystie St #28W	1-00427-1607	6-Dec-17	\$7,280,488	Condo	
215 Chrystie St #27E	1-00427-1604	21-Nov-17	\$7,025,925	Condo	
215 Chrystie St #27W	1-00427-1605	12-Oct-17	\$6,860,000	Condo	
100 Norfolk St #PHA	1-00353-1436	20-Dec-17	\$4,780,684	Condo	
100 Norfolk St #10A	1-00353-1430	22-Dec-17	\$3,260,000	Condo	
50 Clinton St #5C	1-00344-1025	24-Oct-17	\$2,392,888	Condo	
50 Clinton St #4C	1-00344-1019	11-Oct-17	\$2,291,063	Condo	
50 Clinton St #5E	1-00344-1027	30-Nov-17	\$2,163,781	Condo	911
109 Norfolk St #5	1-00353-1205	1-Dec-17	\$2,045,000	Condo	1,530
6 Rivington St #1	1-00426-0046	27-Nov-17	\$1,600,000	Coop	
173-175 E Broadway #3C	1-00284-1211	11-Oct-17	\$1,595,000	Condo	1,060
453 F D R Dr #A2004	1-00263-0008	16-Nov-17	\$1,525,000	Coop	
50 Clinton St #6B	1-00344-1030	11-Dec-17	\$1,420,459	Condo	
20 Clinton St #3D	1-00350-1026	12-Dec-17	\$1,326,250	Condo	985
50 Clinton St #5B	1-00344-1024	8-Nov-17	\$1,323,725	Condo	655
20 Clinton St #2F	1-00350-1037	11-Oct-17	\$1,245,000	Condo	887
409 Grand St #D407	1-00315-0001	6-Nov-17	\$1,150,000	Coop	
409 Grand St #D506	1-00315-0001	6-Nov-17	\$1,055,000	Coop	
409 Grand St #D104	1-00315-0001	2-Oct-17	\$1,050,000	Coop	
20 Clinton St #6G	1-00350-1047	15-Dec-17	\$1,050,000	Condo	959
199 Bowery #8B	1-00425-1139	28-Dec-17	\$1,015,000	Condo	610
453 F D R Dr #D1207	1-00263-0008	14-Nov-17	\$957,000	Coop	1,000
504 Grand St #H55	1-00331-0001	3-Nov-17	\$885,000	Coop	1,000
570 Grand St #G1304	1-00321-0001	17-Oct-17	\$875,000	Coop	1,000
570 Grand St #G1504	1-00321-0001	18-Oct-17	\$852,000	Coop	1,000
453 F D R Dr #F1006	1-00263-0008	10-Oct-17	\$850,000	Coop	
212 Forsyth St #912	1-00422-0046	10-Nov-17	\$850,000	Coop	600
453 F D R Dr #F704	1-00263-0008	18-Dec-17	\$840,000	Coop	
409 Grand St #F2002	1-00315-0001	20-Oct-17	\$835,000	Coop	
409 Grand St #C1303	1-00315-0001	30-Nov-17	\$829,000	Coop	
530 Grand St #J1	1-00331-0120	30-Nov-17	\$815,000	Coop	
570 Grand St #G504	1-00321-0001	22-Nov-17	\$815,000	Coop	1,000
357-389 Grand St #H604	1-00311-0013	17-Oct-17	\$802,000	Coop	
453 F D R Dr #A604	1-00263-0008	14-Dec-17	\$800,000	Coop	1,000
484-502 Grand St #C9	1-00331-0065	16-Nov-17	\$800,000	Coop	
212 Forsyth St #67	1-00422-0046	29-Dec-17	\$800,000	Coop	
504 Grand St #H45	1-00331-0001	4-Oct-17	\$790,000	Coop	
157 Ludlow St #5R	1-00411-1209	13-Dec-17	\$780,652	Condo	787
357-389 Grand St #G1203	1-00311-0013	4-Dec-17	\$775,000	Coop	
530 Grand St #F9	1-00331-0120	12-Dec-17	\$770,000	Coop	500
357-389 Grand St #J501	1-00311-0013	30-Nov-17	\$730,000	Coop	
504 Grand St #A15	1-00331-0001	18-Dec-17	\$724,000	Coop	
409 Grand St #E1205	1-00315-0001	11-Oct-17	\$723,000	Coop	
453 F D R Dr #C1703	1-00263-0008	18-Dec-17	\$695,000	Coop	800
453 F D R Dr #B207	1-00263-0008	10-Oct-17	\$680,000	Coop	800
570 Grand St #J1003	1-00321-0001	14-Dec-17	\$650,000	Coop	750



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Address	BBL	Sale date	Sale price	Property type	Sqft
504 Grand St #D35	1-00331-0001	18-Dec-17	\$640,000	Coop	
570 Grand St #H606	1-00321-0001	12-Oct-17	\$635,000	Coop	
453 F D R Dr #A1702	1-00263-0008	18-Dec-17	\$625,000	Coop	
453 F D R Dr #F1502	1-00263-0008	30-Oct-17	\$608,000	Coop	900
570 Grand St #G602	1-00321-0001	30-Nov-17	\$585,000	Coop	850
504 Grand St #E42	1-00331-0001	8-Dec-17	\$559,000	Coop	
357-389 Grand St #L1002	1-00311-0013	6-Nov-17	\$460,000	Coop	



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