

# LOWER EAST SIDE

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

1st Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Lower East Side, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.18M**

47% YoY

NO. OF TRANSACTIONS

**69**

86% YoY

MEDIAN PRICE/SQ.FT.

**\$1,768**

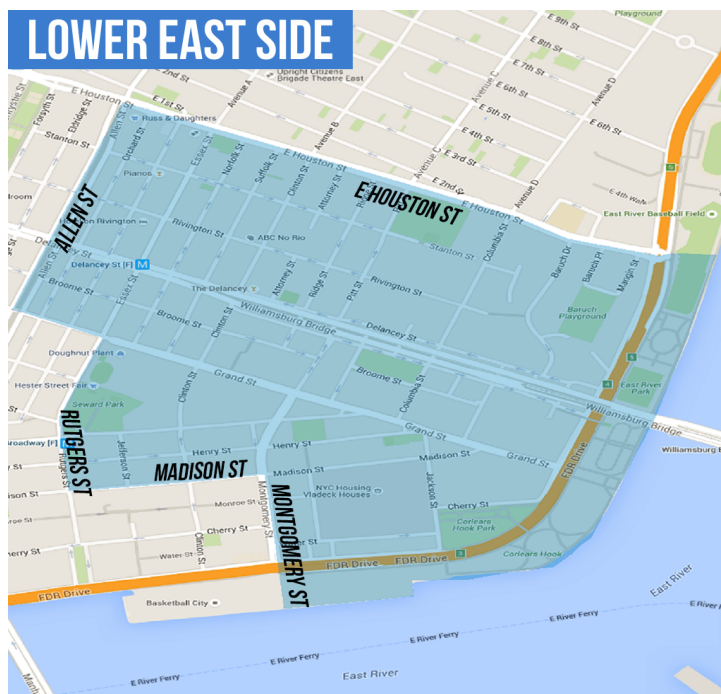
74% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

3% YoY

### NEIGHBORHOOD BOUNDARIES

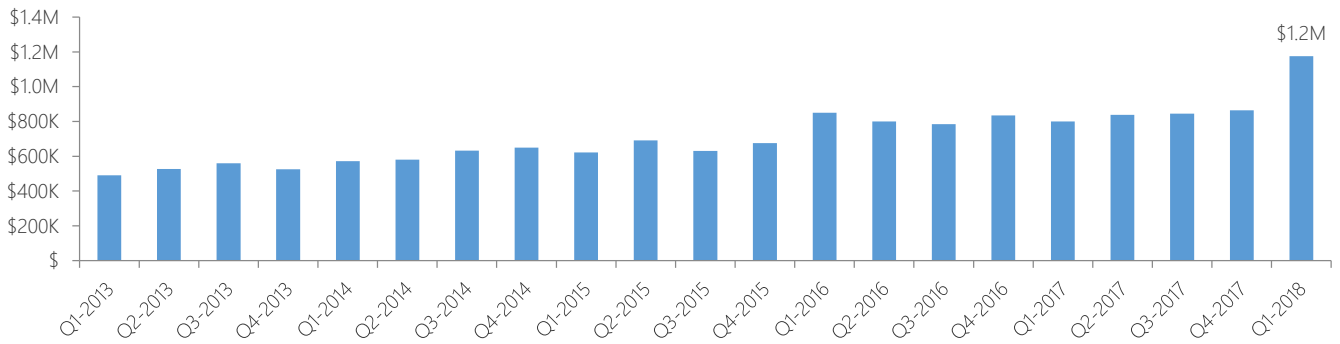


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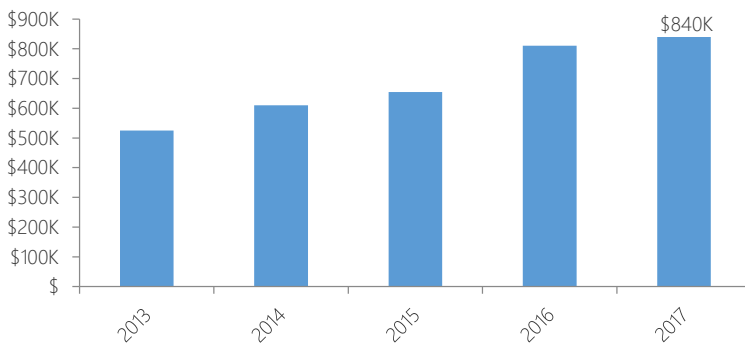


# RESIDENTIAL STATS

## Median Sale Price by Quarter

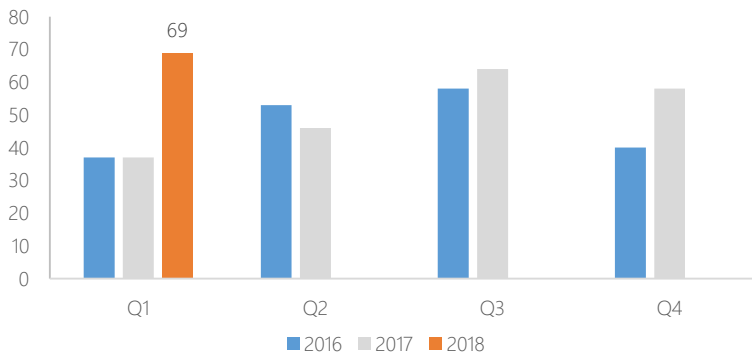


## Median Sale Price by Year



## Number of Transactions

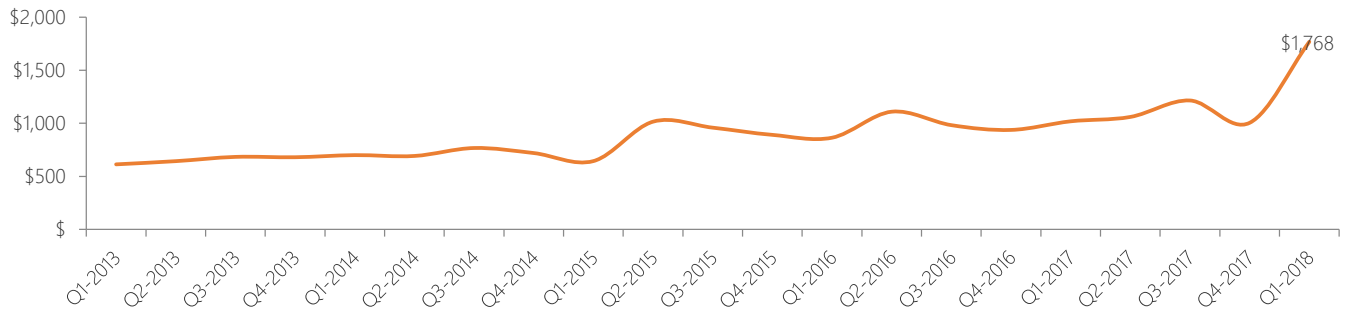
Quarter	2013	2014	2015	2016	2017	2018
Q1	62	44	52	37	37	69
Q2	66	54	65	53	46	
Q3	86	88	49	58	64	
Q4	58	50	42	40	58	



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## Median Sale Price per Square Foot

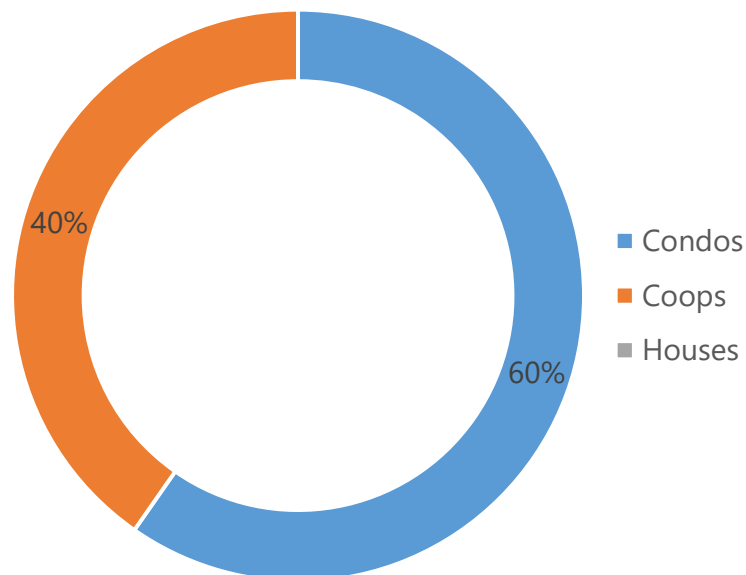


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	69%	\$1,844	22%	40
Coops	\$783,750	5%	\$1,090	18%	27
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
215 Chrystie St #PH2	1-00427-1611	5-Jan-18	\$20,365,000	Condo	4,236
215 Chrystie St #PH1	1-00427-1612	28-Feb-18	\$19,000,000	Condo	4,300
215 Chrystie St #26E	1-00427-1602	6-Mar-18	\$7,250,000	Condo	
100 Norfolk St #9A	1-00353-1427	27-Feb-18	\$4,424,296	Condo	
50 Clinton St #PHB	1-00344-1036	6-Feb-18	\$3,700,000	Condo	1,245
215 Chrystie St #26W	1-00427-1603	12-Mar-18	\$3,594,788	Condo	
204 Forsyth St #5N	1-00422-1208	11-Jan-18	\$3,563,875	Condo	1,549
50 Clinton St #PHC	1-00344-1037	12-Jan-18	\$3,319,495	Condo	1,120
204 Forsyth St #5S	1-00422-1209	16-Jan-18	\$3,300,000	Condo	1,542
50 Clinton St #PHD	1-00344-1038	24-Jan-18	\$3,258,400	Condo	1,096
204 Forsyth St #4S	1-00422-1207	18-Jan-18	\$2,950,000	Condo	1,549
204 Forsyth St #3N	1-00422-1204	16-Jan-18	\$2,850,000	Condo	1,549
204 Forsyth St #3S	1-00422-1205	31-Jan-18	\$2,850,000	Condo	1,542
50 Clinton St #6D	1-00344-1032	30-Jan-18	\$2,820,553	Condo	
100 Norfolk St #11B	1-00353-1434	15-Mar-18	\$2,800,188	Condo	
50 Clinton St #1C	1-00344-1004	20-Mar-18	\$2,711,091	Condo	
50 Clinton St #5D	1-00344-1026	23-Jan-18	\$2,647,450	Condo	1,189
204 Forsyth St #2S	1-00422-1203	11-Jan-18	\$2,600,000	Condo	1,542
50 Clinton St #4D	1-00344-1020	26-Jan-18	\$2,494,713	Condo	
173-175 E Broadway #M	1-00284-1205	21-Feb-18	\$2,450,000	Condo	1,435
20 Clinton St #5G	1-00350-1046	21-Feb-18	\$2,200,000	Condo	726
409 Grand St #A1707	1-00315-0001	23-Jan-18	\$2,200,000	Coop	
50 Clinton St #6A	1-00344-1029	16-Jan-18	\$2,189,238	Condo	
100 Norfolk St #7C	1-00353-1421	13-Feb-18	\$2,128,143	Condo	
100 Norfolk St #8B	1-00353-1424	8-Feb-18	\$2,128,143	Condo	1,094
100 Norfolk St #7B	1-00353-1420	23-Feb-18	\$1,893,945	Condo	
154 Attorney St #502	1-00345-1023	14-Feb-18	\$1,725,000	Condo	1,228
570 Grand St #G1904	1-00321-0001	24-Jan-18	\$1,625,000	Coop	1,470
453 F D R Dr #C1401	1-00263-0008	15-Feb-18	\$1,579,000	Coop	
199 Bowery #3A	1-00425-1108	30-Mar-18	\$1,420,000	Condo	911
50 Clinton St #6F	1-00344-1034	17-Jan-18	\$1,400,094	Condo	
115 Norfolk St #302	1-00353-1311	23-Feb-18	\$1,200,000	Condo	761
154 Attorney St #603	1-00345-1029	25-Jan-18	\$1,175,000	Condo	841
100 Norfolk St #4A	1-00353-1408	1-Mar-18	\$1,170,988	Condo	647
106 Suffolk St #1A	1-00348-0006	19-Jan-18	\$1,150,000	Coop	900
199 Bowery #2F	1-00425-1107	2-Mar-18	\$1,149,000	Condo	615
100 Norfolk St #5A	1-00353-1411	28-Mar-18	\$1,130,258	Condo	
100 Norfolk St #2B	1-00353-1404	8-Mar-18	\$1,114,984	Condo	732
530 Grand St #J8	1-00331-0120	15-Feb-18	\$1,075,000	Coop	500
357-389 Grand St #704	1-00311-0013	11-Jan-18	\$1,075,000	Coop	1,000
357-389 Grand St #K407	1-00311-0013	19-Mar-18	\$1,070,000	Coop	
100 Norfolk St #8D	1-00353-1426	13-Feb-18	\$1,030,469	Condo	597
409 Grand St #C1107	1-00315-0001	9-Mar-18	\$990,000	Coop	
144-148 Suffolk St #A	1-00349-1029	22-Feb-18	\$980,000	Condo	825
409 Grand St #D805	1-00315-0001	5-Mar-18	\$975,000	Coop	
78 Ridge St #5E	1-00343-1041	26-Jan-18	\$937,500	Condo	593
570 Grand St #J1004	1-00321-0001	4-Jan-18	\$900,000	Coop	
409 Grand St #D802	1-00315-0001	5-Mar-18	\$815,000	Coop	800
570 Grand St #K106	1-00321-0001	23-Mar-18	\$813,000	Coop	
484-502 Grand St #C1	1-00331-0065	6-Mar-18	\$787,500	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
409 Grand St #D1301	1-00315-0001	25-Jan-18	\$780,000	Coop	
357-389 Grand St #H1108	1-00311-0013	7-Feb-18	\$751,000	Coop	
357-389 Grand St #K502	1-00311-0013	5-Jan-18	\$720,000	Coop	
357-389 Grand St #K801	1-00311-0013	7-Mar-18	\$715,000	Coop	
134 Eldridge St #5	1-00414-0001	14-Mar-18	\$705,000	Coop	
453 F D R Dr #B1206	1-00263-0008	6-Mar-18	\$699,000	Coop	
357-389 Grand St #H1605	1-00311-0013	9-Feb-18	\$690,000	Coop	664
100 Norfolk St #1B	1-00353-1402	23-Mar-18	\$687,319	Condo	
484-502 Grand St #B5	1-00331-0065	7-Mar-18	\$622,500	Coop	
530 Grand St #E8	1-00331-0120	10-Jan-18	\$562,500	Coop	
570 Grand St #G1202	1-00321-0001	13-Feb-18	\$560,000	Coop	
170 Norfolk St #14	1-00355-0040	17-Jan-18	\$532,000	Coop	
409 Grand St #B1202	1-00315-0001	12-Mar-18	\$499,000	Coop	
101 Allen St #5B	1-00414-1020	12-Jan-18	\$330,000	Condo	326
46-50 Rivington St #4E	1-00421-0075	31-Jan-18	\$315,000	Coop	



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