

LOWER EAST SIDE

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

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Lower East Side, Manhattan

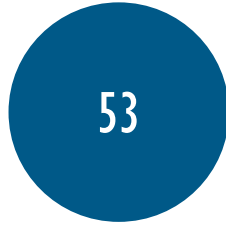
SUMMARY

MEDIAN SALE PRICE



16% YoY

NO. OF TRANSACTIONS



15% YoY

MEDIAN PRICE/SQ.FT.



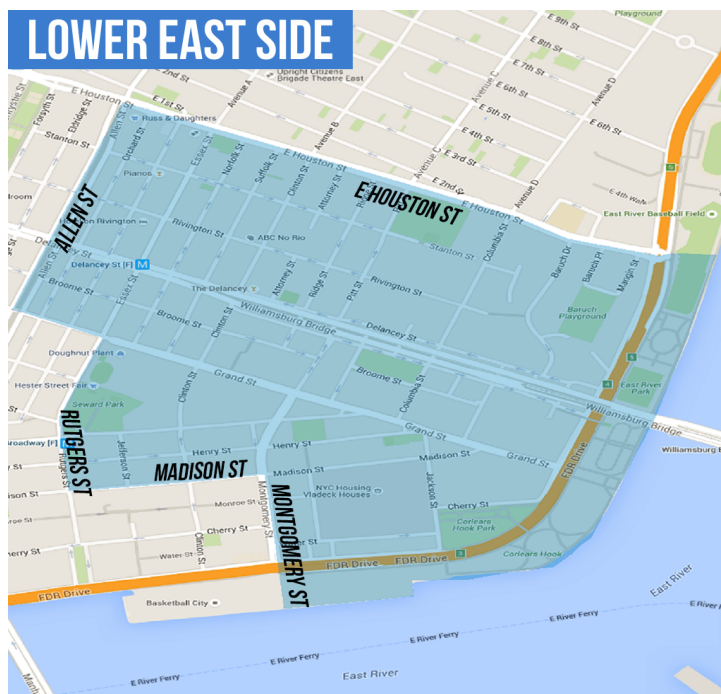
34% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

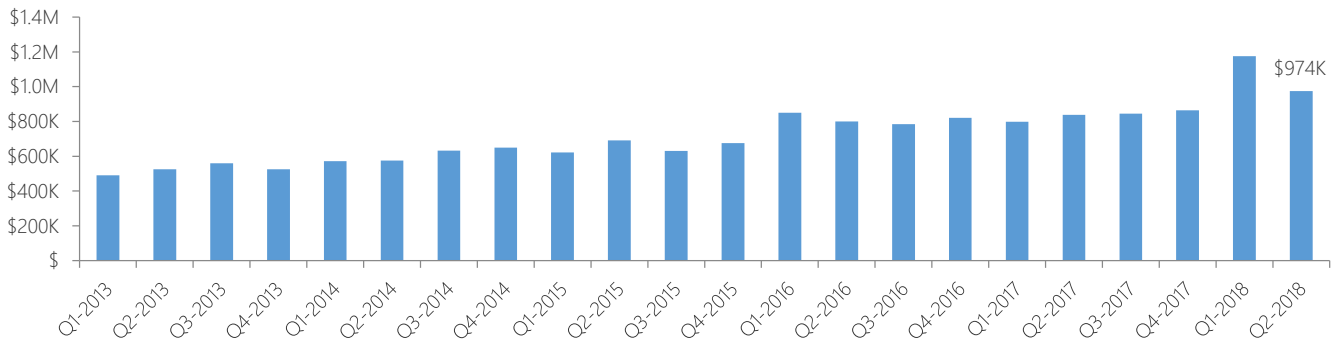


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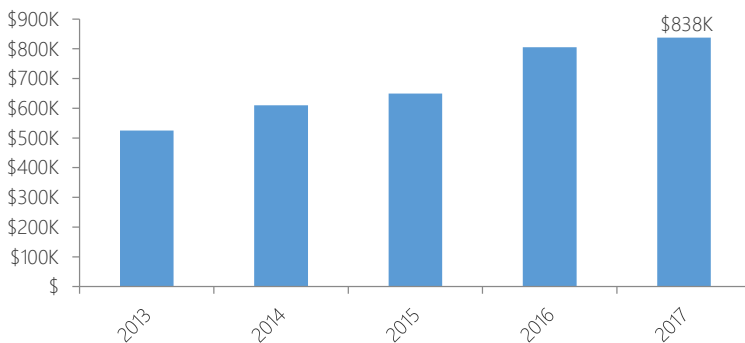


RESIDENTIAL STATS

Median Sale Price by Quarter

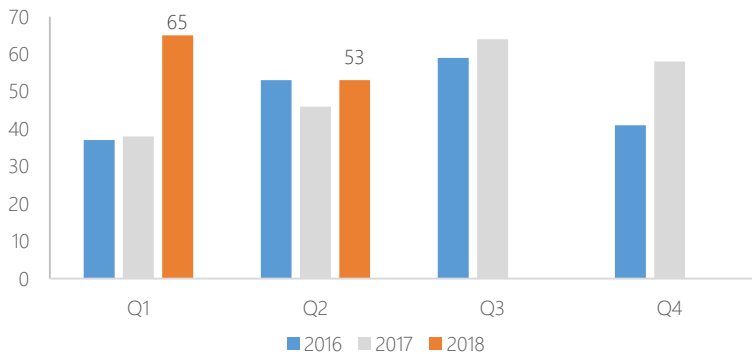


Median Sale Price by Year



Number of Transactions

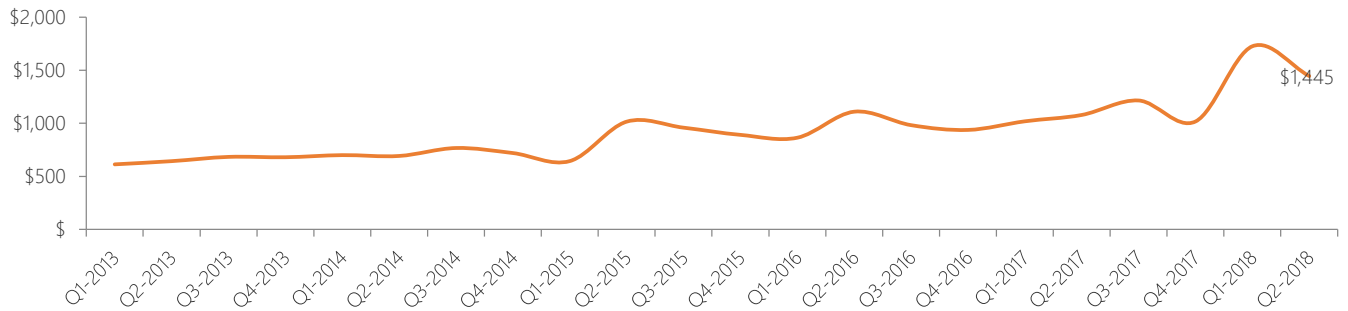
Quarter	2013	2014	2015	2016	2017	2018
Q1	62	44	52	37	38	65
Q2	67	55	66	53	46	53
Q3	86	88	49	59	64	
Q4	58	50	42	41	58	



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Median Sale Price per Square Foot

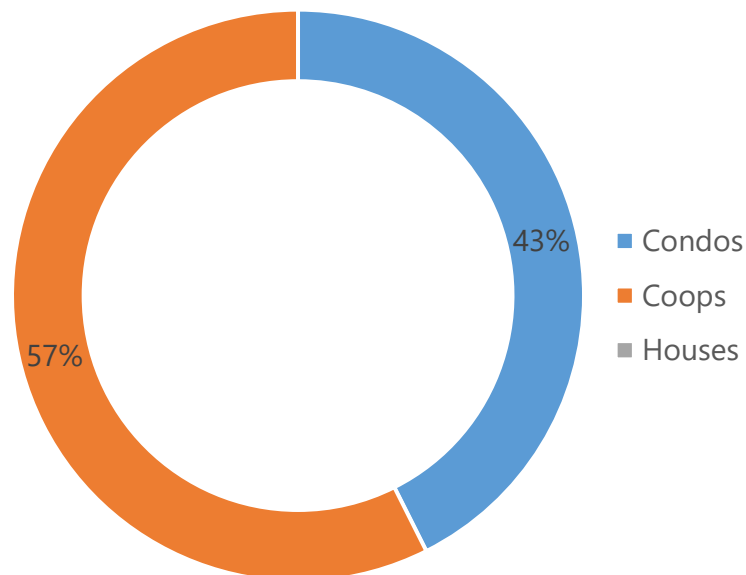


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,260,084	-19%	\$1,534	-6%	23
Coops	\$795,000	19%	\$920	4%	31
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Norfolk St #11A	1-00353-1433	26-Apr-18	\$4,174,825	Condo	1,795
195 Bowery #12	1-00425-1021	5-Jun-18	\$3,025,000	Condo	1,815
71 Ludlow St #4A	1-00408-1008	19-Jun-18	\$2,485,000	Condo	1,646
100 Norfolk St #6B	1-00353-1416	16-Apr-18	\$2,119,163	Condo	1,097
255 Bowery #RES2	1-00427-1504	6-Jun-18	\$2,050,000	Condo	
530 Grand St #G	1-00331-0120	2-May-18	\$1,650,000	Coop	
100 Norfolk St #10C	1-00353-1432	25-May-18	\$1,476,463	Condo	
100 Norfolk St #9C	1-00353-1429	10-Apr-18	\$1,456,098	Condo	794
100 Norfolk St #6C	1-00353-1417	4-Apr-18	\$1,425,550	Condo	745
100 Norfolk St #5C	1-00353-1413	30-Apr-18	\$1,374,638	Condo	
357-389 Grand St #H406	1-00311-0013	30-May-18	\$1,335,000	Coop	
133 Essex St #301	1-00411-1105	20-Jun-18	\$1,290,000	Condo	902
100 Norfolk St #4B	1-00353-1409	9-Apr-18	\$1,272,813	Condo	721
100 Norfolk St #3B	1-00353-1406	2-Apr-18	\$1,247,356	Condo	863
71 Ludlow St #4C	1-00408-1010	29-Jun-18	\$1,198,146	Condo	1,575
357-389 Grand St #K1507	1-00311-0013	4-Jun-18	\$1,180,000	Coop	1,000
453 Fdr Dr #B605	1-00263-0008	13-Apr-18	\$1,175,000	Coop	1,250
409 Grand St #D1707	1-00315-0001	6-Jun-18	\$1,170,000	Coop	
530 Grand St #F1	1-00331-0120	7-Jun-18	\$1,142,500	Coop	
215 Bowery #4F	1-00426-1006	4-May-18	\$1,100,000	Condo	717
357-389 Grand St #J605	1-00311-0013	4-May-18	\$1,088,000	Coop	
100 Norfolk St #7A	1-00353-1419	5-Apr-18	\$1,028,433	Condo	
357-389 Grand St #M405	1-00311-0013	26-Apr-18	\$999,000	Coop	
100 Norfolk St #3A	1-00353-1405	2-Apr-18	\$992,794	Condo	
357-389 Grand St #G1905	1-00311-0013	14-Jun-18	\$979,000	Coop	800
100 Norfolk St #6D	1-00353-1418	27-Apr-18	\$974,465	Condo	
100 Norfolk St #5D	1-00353-1414	2-Apr-18	\$952,064	Condo	590
570 Grand St #M706	1-00321-0001	7-Jun-18	\$900,000	Coop	1,000
100 Norfolk St #4C	1-00353-1410	13-Apr-18	\$896,060	Condo	607
530 Grand St #G7	1-00331-0120	13-Apr-18	\$890,000	Coop	
100 Norfolk St #2A	1-00353-1403	20-Apr-18	\$837,002	Condo	
409 Grand St #F1503	1-00315-0001	7-May-18	\$832,500	Coop	800
309-311 E Houston St #6E	1-00350-0057	25-May-18	\$820,000	Coop	
504 Grand St #G22	1-00331-0001	12-Jun-18	\$800,000	Coop	
570 Grand St #L401	1-00321-0001	11-May-18	\$795,000	Coop	1,055
504 Grand St #H51	1-00331-0001	11-Apr-18	\$787,500	Coop	
453 Fdr Dr #F405	1-00263-0008	21-May-18	\$775,000	Coop	
357-389 Grand St #H1404	1-00311-0013	29-May-18	\$770,000	Coop	
504 Grand St #D31	1-00331-0001	29-May-18	\$670,000	Coop	
570 Grand St #G1002	1-00321-0001	20-Jun-18	\$637,000	Coop	
504 Grand St #B14	1-00331-0001	30-May-18	\$625,000	Coop	
75 Allen St #2A	1-00413-1002	22-Jun-18	\$591,888	Condo	400
484-502 Grand St #B1	1-00331-0065	22-May-18	\$570,000	Coop	
409 Grand St #F802	1-00315-0001	8-May-18	\$560,000	Coop	
530 Grand St #H1	1-00331-0120	24-May-18	\$520,000	Coop	1,050
530 Grand St #E1	1-00331-0120	11-May-18	\$510,000	Coop	750
357-389 Grand St #H1102	1-00311-0013	17-May-18	\$489,000	Coop	
100 Suffolk St #C2	1-00348-0003	22-May-18	\$459,000	Coop	
309-311 E Houston St #4C	1-00350-0057	15-May-18	\$360,000	Coop	
20 Clinton St #6F	1-00350-1041	16-May-18	\$200,000	Condo	887



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Address	BBL	Sale date	Sale price	Property type	Sqft
128-130 Rivington St #4C	1-00354-0031	5-Apr-18	\$52,500	Coop	



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