

# 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**

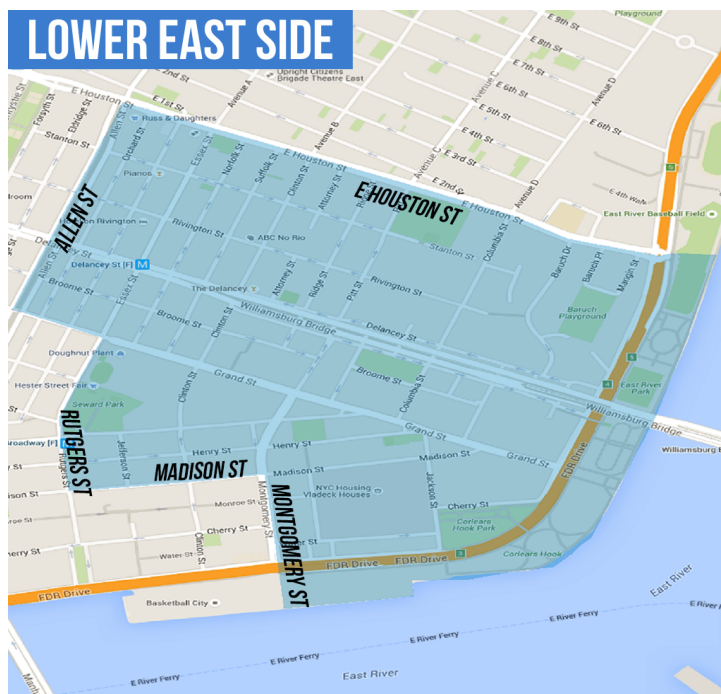
74% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

3% YoY

### NEIGHBORHOOD BOUNDARIES

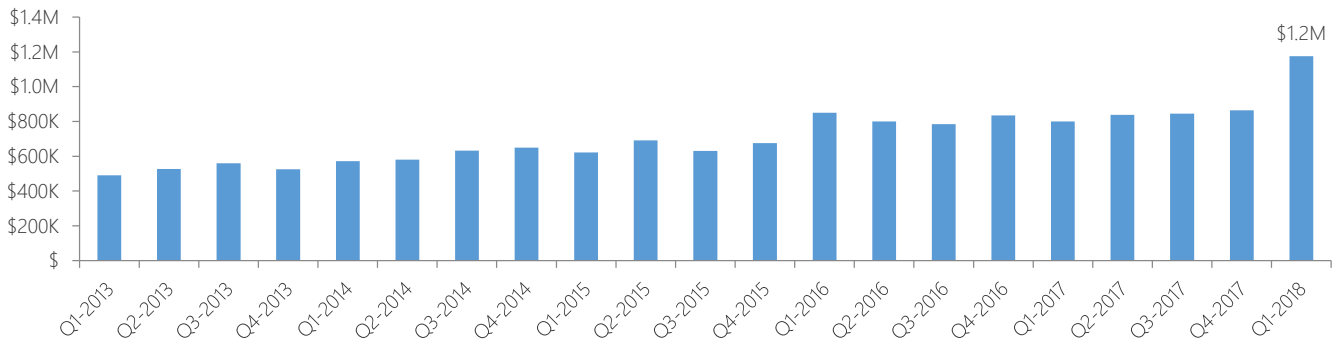


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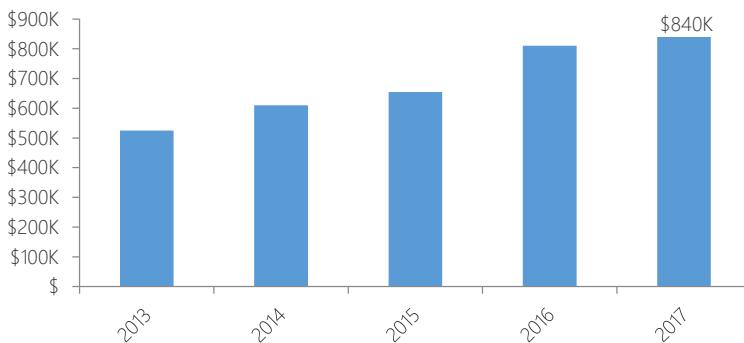


## RESIDENTIAL STATS

### Median Sale Price by Quarter

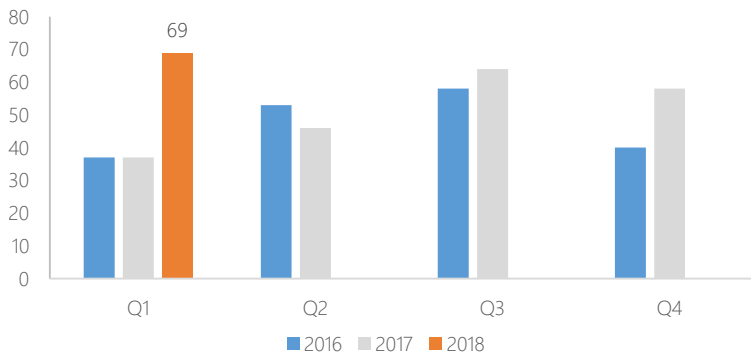


### Median Sale Price by Year



### 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   |      |

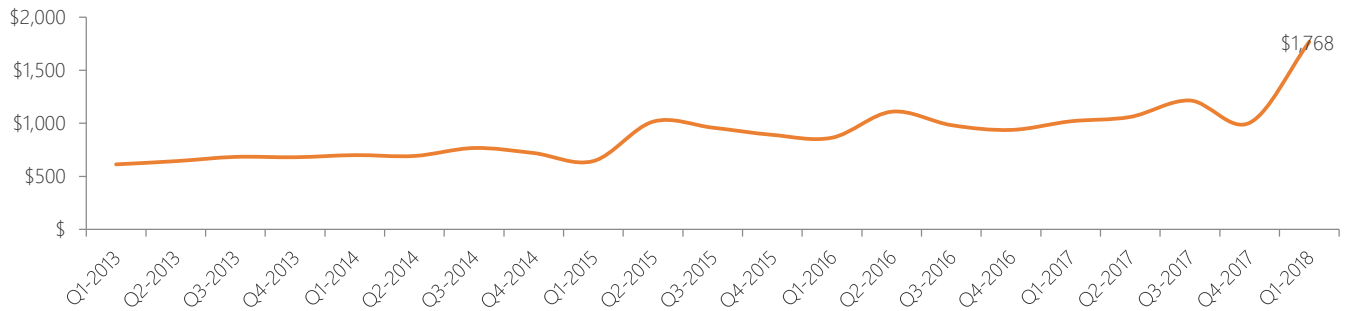


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## Median Sale Price per Square Foot

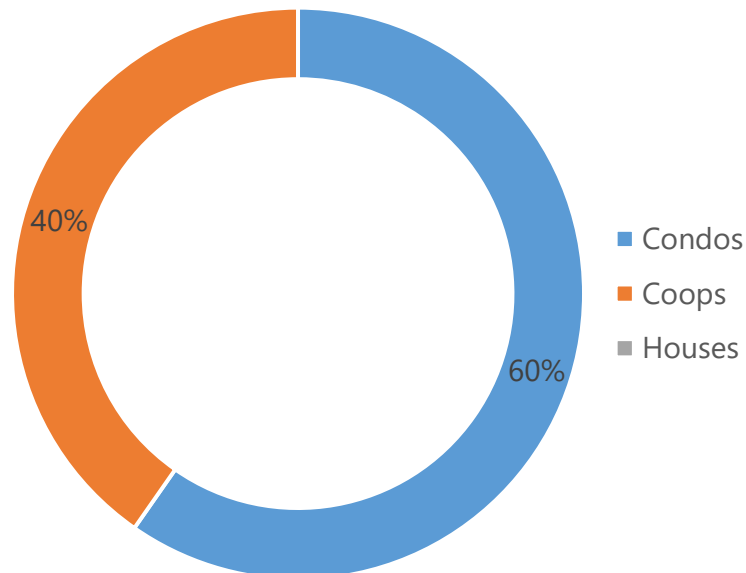


## RESIDENTIAL SALES BREAKDOWN

### 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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