

LOWER EAST SIDE

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

3rd Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2018

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$850K

1% YoY

NO. OF TRANSACTIONS

48

-25% YoY

MEDIAN PRICE/SQ.FT.

\$1,244

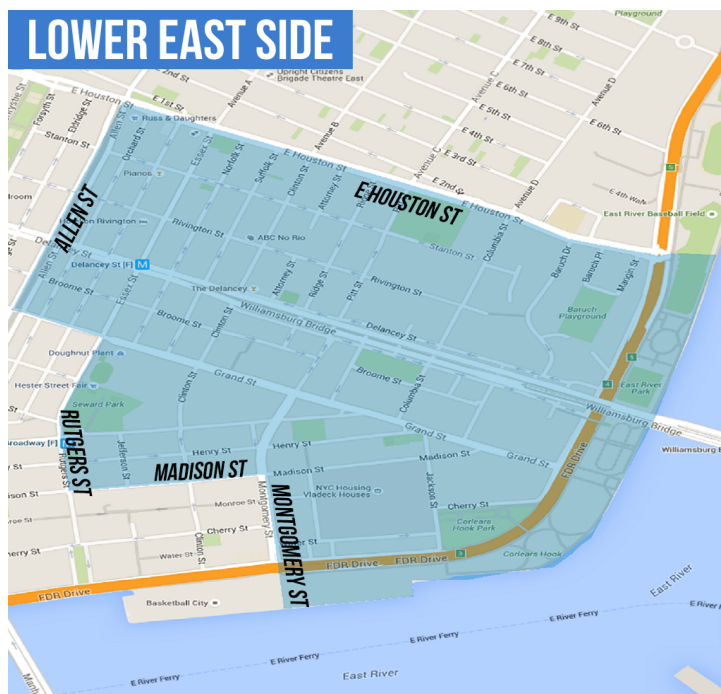
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

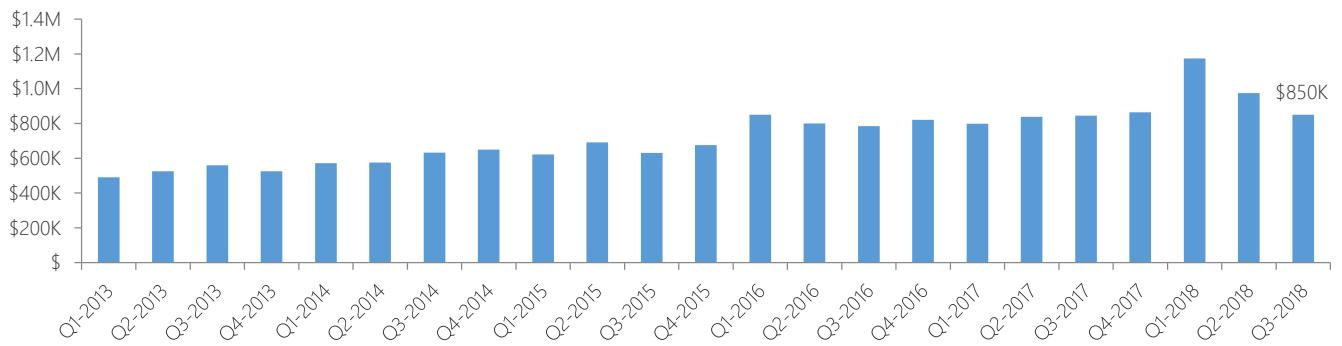
-4% YoY

NEIGHBORHOOD BOUNDARIES

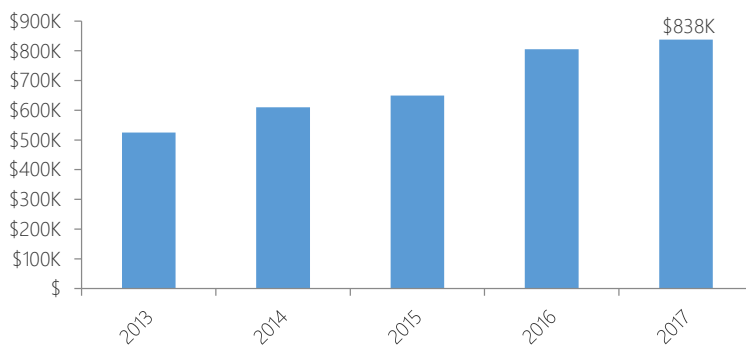


RESIDENTIAL STATS

Median Sale Price by Quarter

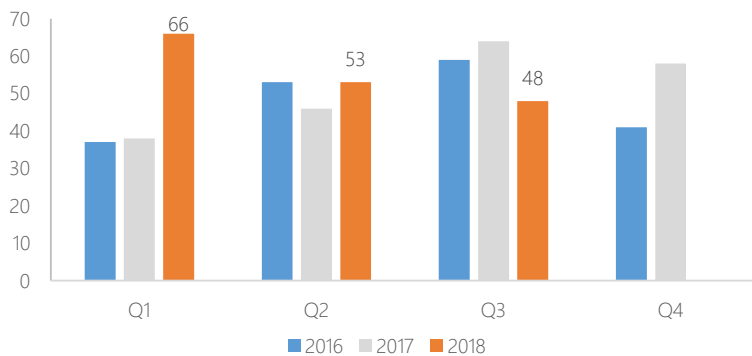


Median Sale Price by Year



Number of Transactions

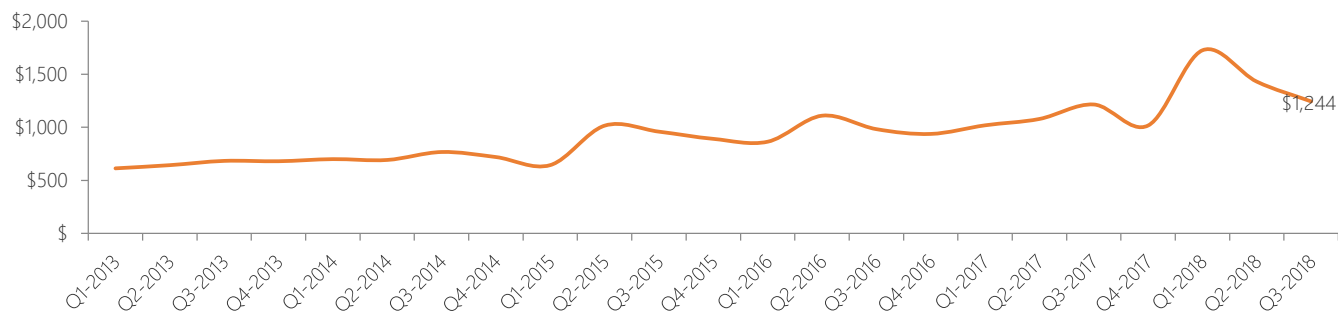
Quarter	2013	2014	2015	2016	2017	2018
Q1	62	44	52	37	38	66
Q2	67	55	66	53	46	53
Q3	86	88	49	59	64	48
Q4	58	50	42	41	58	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

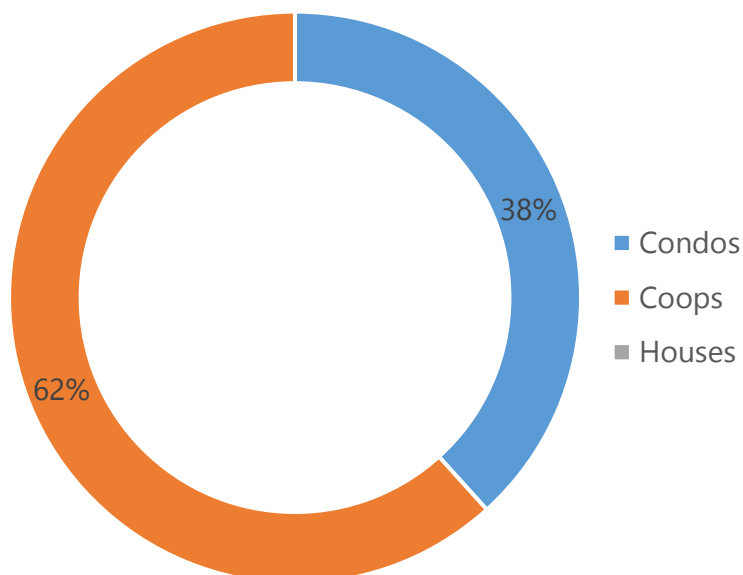


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,326,701	69%	\$1,461	-25%	18
Coops	\$685,000	-9%	\$925	-6%	29
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
204 Forsyth St #1	1-00422-1201	13-Jul-18	\$4,107,111	Condo	
204 Forsyth St #4N	1-00422-1206	16-Aug-18	\$3,360,225	Condo	
196 Orchard St #8H	1-00412-1270	27-Sep-18	\$3,084,279	Condo	
196 Orchard St #6D	1-00412-1236	27-Sep-18	\$2,672,906	Condo	
173-175 E Broadway #6C	1-00284-1223	2-Aug-18	\$2,650,000	Condo	1,380
100 Norfolk St #9B	1-00353-1428	10-Aug-18	\$2,575,000	Condo	
153 Bowery #3	1-00424-1003	30-Jul-18	\$2,525,000	Condo	1,355
173-175 E Broadway #2B	1-00284-1207	15-Aug-18	\$2,500,000	Condo	1,815
196 Orchard St #8G	1-00412-1269	27-Sep-18	\$2,326,701	Condo	
50 Clinton St #6C	1-00344-1031	14-Aug-18	\$2,321,000	Condo	
100 Norfolk St #5B	1-00353-1412	11-Jul-18	\$1,832,850	Condo	
196 Orchard St #6E	1-00412-1237	27-Sep-18	\$1,463,225	Condo	
196 Orchard St #6F	1-00412-1238	27-Sep-18	\$1,463,225	Condo	
357-389 Grand St #M401	1-00311-0013	9-Jul-18	\$1,435,000	Coop	
130-148 Suffolk St #134D	1-00349-1012	19-Jul-18	\$1,195,000	Condo	853
357-389 Grand St #J1304	1-00311-0013	18-Jul-18	\$1,075,000	Coop	
115 Norfolk St #503	1-00353-1318	13-Aug-18	\$999,000	Condo	662
357-389 Grand St #K2005	1-00311-0013	2-Jul-18	\$995,000	Coop	800
570 Grand St #M704	1-00321-0001	28-Aug-18	\$885,000	Coop	1,000
409 Grand St #E1408	1-00315-0001	2-Jul-18	\$874,000	Coop	800
453 Fdr Dr #B1001	1-00263-0008	27-Aug-18	\$853,000	Coop	1,050
453 Fdr Dr #F804	1-00263-0008	2-Jul-18	\$850,000	Coop	
85 Stanton St #6A	1-00416-0055	8-Aug-18	\$850,000	Coop	
409 Grand St #A2003	1-00315-0001	21-Aug-18	\$850,000	Coop	
570 Grand St #L902	1-00321-0001	2-Jul-18	\$835,000	Coop	
570 Grand St #G207	1-00321-0001	6-Jul-18	\$800,000	Coop	
409 Grand St #E407	1-00315-0001	28-Sep-18	\$790,000	Coop	
409 Grand St #E1007	1-00315-0001	3-Jul-18	\$785,000	Coop	800
409 Grand St #E207	1-00315-0001	18-Jul-18	\$750,000	Coop	800
302 Broome St #3B	1-00419-1006	5-Jul-18	\$735,000	Condo	512
409 Grand St #D301	1-00315-0001	31-Jul-18	\$685,000	Coop	
357-389 Grand St #K1002	1-00311-0013	9-Jul-18	\$680,000	Coop	
409 Grand St #E304	1-00315-0001	9-Jul-18	\$680,000	Coop	746
147 E Houston St #3	1-00422-1102	14-Sep-18	\$655,000	Coop	450
453 Fdr Dr #F1103	1-00263-0008	7-Aug-18	\$650,000	Coop	
570 Grand St #L1107	1-00321-0001	5-Sep-18	\$645,000	Coop	
570 Grand St #J502	1-00321-0001	29-Aug-18	\$644,000	Coop	
199 Bowery #4E	1-00425-1118	6-Sep-18	\$640,000	Condo	438
110 Forsyth St #11	1-00419-0040	12-Sep-18	\$640,000	Coop	
570 Grand St #L1507	1-00321-0001	16-Aug-18	\$640,000	Coop	
453 Fdr Dr #D1602	1-00263-0008	23-Aug-18	\$625,000	Coop	800
504 Grand St #G51	1-00331-0001	17-Jul-18	\$615,000	Coop	
570 Grand St #M1803	1-00321-0001	2-Jul-18	\$610,000	Coop	800
570 Grand St #K1203	1-00321-0001	23-Jul-18	\$600,000	Coop	
570 Grand St #H605	1-00321-0001	24-Aug-18	\$562,500	Coop	
453 Fdr Dr #C501	1-00263-0008	6-Sep-18	\$421,000	Coop	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

