

LOWER EAST SIDE

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

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.02M

19% YoY

NO. OF TRANSACTIONS

74

28% YoY

MEDIAN PRICE/SQ.FT.

\$1,240

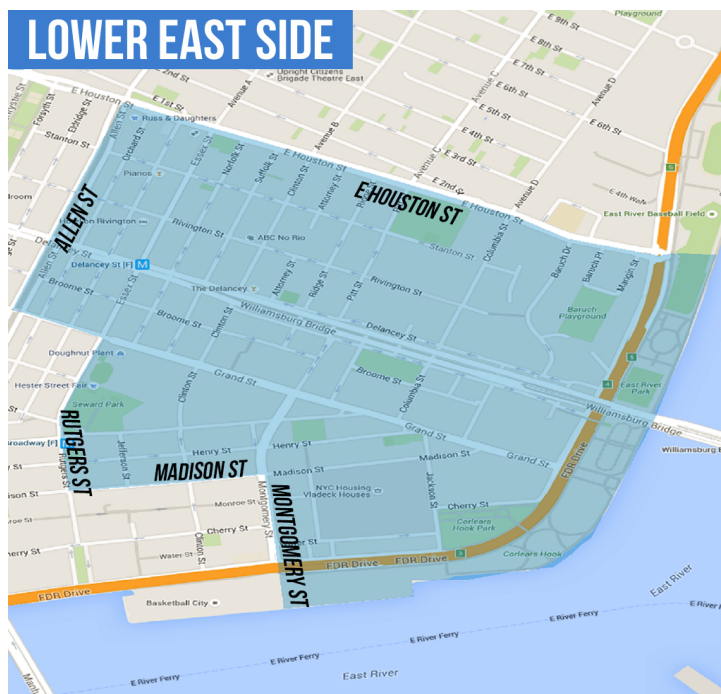
22% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

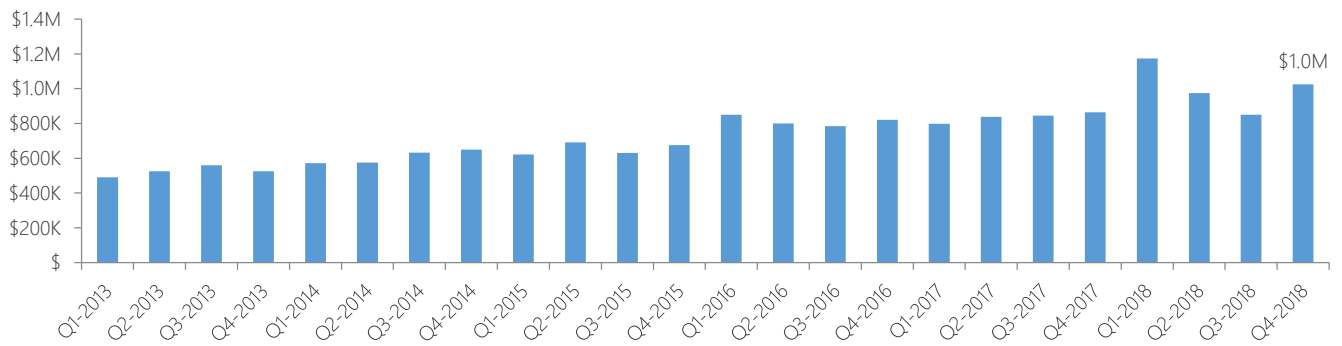
-7% YoY

NEIGHBORHOOD BOUNDARIES

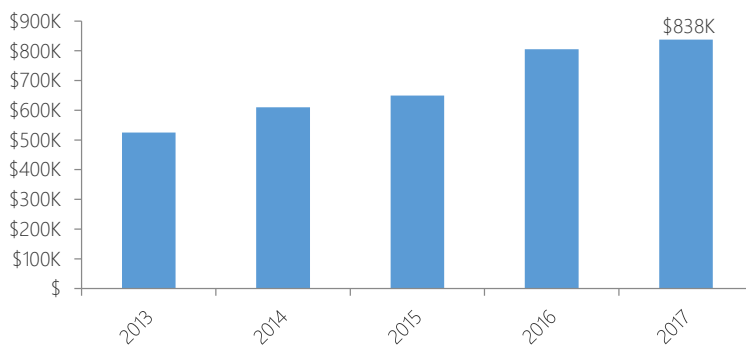


RESIDENTIAL STATS

Median Sale Price by Quarter

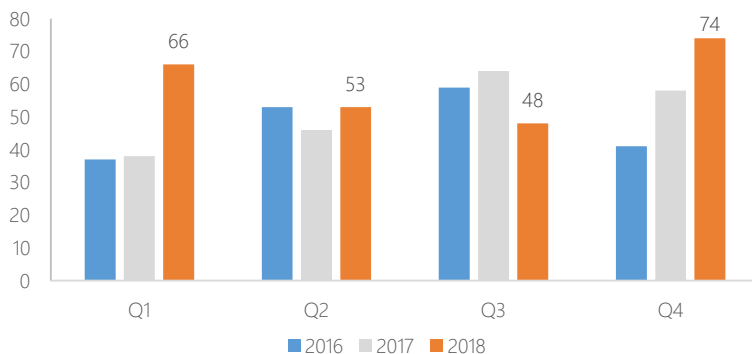


Median Sale Price by Year



Number of Transactions

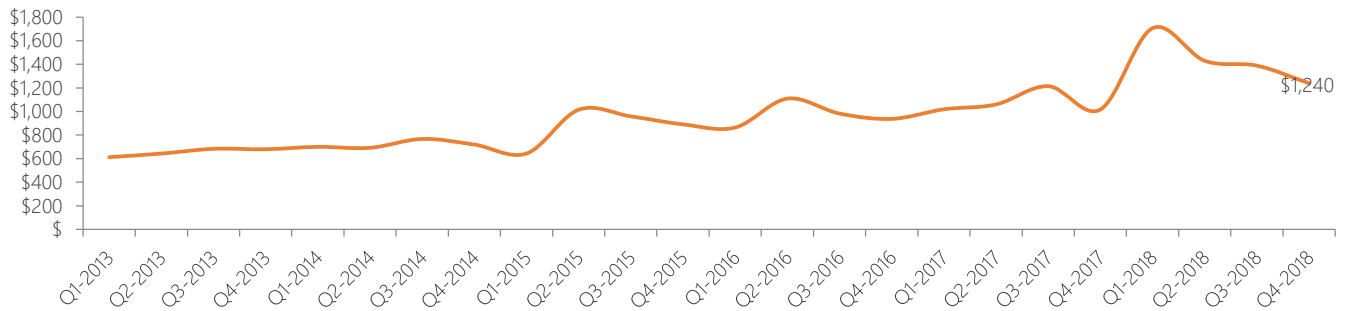
Quarter	2013	2014	2015	2016	2017	2018
Q1	62	44	52	37	38	66
Q2	67	55	66	53	46	53
Q3	86	88	49	59	64	48
Q4	58	50	42	41	58	74



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Median Sale Price per Square Foot

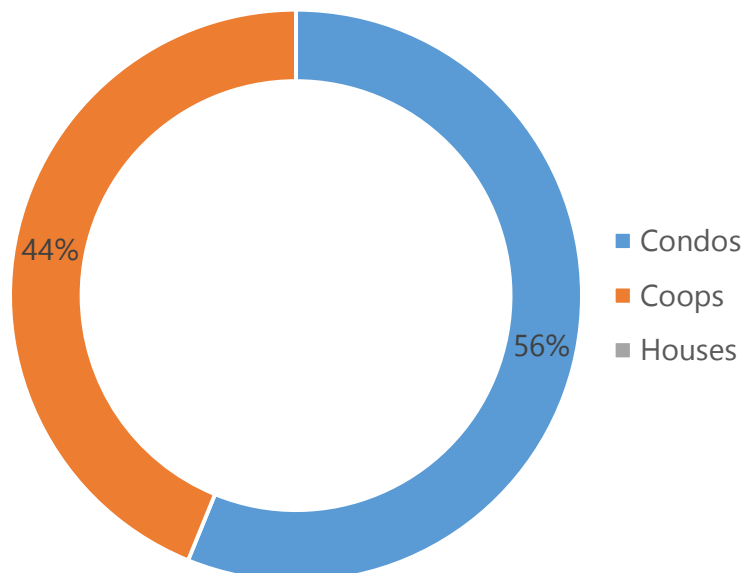


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,464,189	-36%	\$1,565	6%	41
Coops	\$785,000	-2%	\$1,071	23%	32
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
115 Allen St #PH	1-00415-1106	5-Nov-18	\$3,810,000	Condo	2,610
103-105 Norfolk St #TWR14	1-00353-1030	4-Oct-18	\$3,750,000	Condo	2,168
196 Orchard St #6H	1-00412-1240	16-Nov-18	\$3,159,575	Condo	
196 Orchard St #7H	1-00412-1256	20-Dec-18	\$3,138,956	Condo	
115 Allen St #5	1-00415-1105	27-Nov-18	\$2,512,500	Condo	1,605
100 Norfolk St #10B	1-00353-1431	6-Nov-18	\$2,459,091	Condo	
52 Rivington St #4	1-00421-1005	28-Nov-18	\$2,250,000	Condo	1,178
196 Orchard St #5G	1-00412-1223	28-Dec-18	\$2,150,000	Condo	
50 Clinton St #2D	1-00344-1008	10-Oct-18	\$1,920,000	Condo	1,175
50 Clinton St #6E	1-00344-1033	31-Oct-18	\$1,860,852	Condo	
196 Orchard St #8E	1-00412-1267	19-Dec-18	\$1,607,509	Condo	
196 Orchard St #7F	1-00412-1254	26-Dec-18	\$1,582,281	Condo	
196 Orchard St #5F	1-00412-1222	14-Dec-18	\$1,545,649	Condo	
196 Orchard St #7E	1-00412-1253	19-Dec-18	\$1,545,413	Condo	
357-389 Grand St #G1301	1-00311-0013	15-Oct-18	\$1,500,000	Coop	
196 Orchard St #5A	1-00412-1217	13-Dec-18	\$1,500,000	Condo	
409 Grand St #F107	1-00315-0001	28-Nov-18	\$1,496,000	Coop	1,000
357-389 Grand St #L1806	1-00311-0013	14-Dec-18	\$1,495,000	Coop	1,250
196 Orchard St #7C	1-00412-1251	18-Dec-18	\$1,464,189	Condo	
196 Orchard St #6C	1-00412-1235	21-Nov-18	\$1,410,000	Condo	
196 Orchard St #5C	1-00412-1219	13-Dec-18	\$1,400,000	Condo	
196 Orchard St #4C	1-00412-1203	21-Dec-18	\$1,385,000	Condo	
570 Grand St #L2005	1-00321-0001	19-Dec-18	\$1,375,000	Coop	1,250
199 Bowery #9D	1-00425-1146	21-Nov-18	\$1,362,500	Condo	896
196 Orchard St #6B	1-00412-1234	7-Dec-18	\$1,340,091	Condo	
196 Orchard St #4B	1-00412-1202	12-Dec-18	\$1,275,000	Condo	
357-389 Grand St #J1104	1-00311-0013	18-Dec-18	\$1,205,000	Coop	
196 Orchard St #6L	1-00412-1243	21-Dec-18	\$1,120,075	Condo	
409 Grand St #C906	1-00315-0001	18-Dec-18	\$1,075,000	Coop	
100 Norfolk St #8A	1-00353-1423	6-Nov-18	\$1,062,698	Condo	
357-389 Grand St #G1806	1-00311-0013	29-Nov-18	\$1,056,000	Coop	
100 Norfolk St #6A	1-00353-1415	29-Nov-18	\$992,794	Condo	
196 Orchard St #5P	1-00412-1230	18-Dec-18	\$980,000	Condo	
196 Orchard St #5N	1-00412-1229	21-Dec-18	\$965,000	Condo	
196 Orchard St #6N	1-00412-1245	4-Oct-18	\$965,000	Condo	
409 Grand St #D2005	1-00315-0001	10-Oct-18	\$960,000	Coop	800
453 Fdr Dr #F2002	1-00263-0008	4-Dec-18	\$955,000	Coop	
196 Orchard St #6P	1-00412-1246	11-Dec-18	\$939,999	Condo	
196 Orchard St #4N	1-00412-1213	27-Dec-18	\$934,699	Condo	
453 Fdr Dr #D1506	1-00263-0008	27-Nov-18	\$905,000	Coop	
504 Grand St #H63	1-00331-0001	19-Dec-18	\$880,000	Coop	850
208 Forsyth St #12	1-00422-0044	6-Dec-18	\$875,000	Coop	
550 Grand St #D10	1-00331-0120	17-Oct-18	\$800,000	Coop	1,000
357-389 Grand St #H1708	1-00311-0013	9-Oct-18	\$799,000	Coop	
504 Grand St #H31	1-00331-0001	7-Nov-18	\$787,500	Coop	
504 Grand St #F51	1-00331-0001	7-Nov-18	\$785,000	Coop	
453 Fdr Dr #B401	1-00263-0008	20-Dec-18	\$780,000	Coop	
199 Bowery #6C	1-00425-1128	22-Oct-18	\$765,000	Condo	432
199 Bowery #10E	1-00425-1152	18-Oct-18	\$739,888	Condo	438
409 Grand St #E1203	1-00315-0001	21-Nov-18	\$698,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
504 Grand St #C24	1-00331-0001	16-Oct-18	\$675,000	Coop	
453 Fdr Dr #F603	1-00263-0008	20-Dec-18	\$670,000	Coop	800
409 Grand St #C1702	1-00315-0001	17-Dec-18	\$660,000	Coop	
170 Norfolk St #17	1-00355-0040	21-Nov-18	\$640,000	Coop	500
453 Fdr Dr #E1804	1-00263-0008	1-Oct-18	\$622,000	Coop	
550 Grand St #E8	1-00331-0120	19-Nov-18	\$615,000	Coop	
113 Eldridge St #4A	1-00418-1010	13-Nov-18	\$607,500	Condo	823
504 Grand St #C61	1-00331-0001	13-Dec-18	\$600,000	Coop	
550 Grand St #F7	1-00331-0120	15-Nov-18	\$595,000	Coop	900
453 Fdr Dr #E1107	1-00263-0008	15-Nov-18	\$570,000	Coop	
570 Grand St #M602	1-00321-0001	27-Nov-18	\$550,000	Coop	800
409 Grand St #F1002	1-00315-0001	4-Oct-18	\$535,500	Coop	500
357-389 Grand St #G702	1-00311-0013	2-Nov-18	\$505,000	Coop	
172 Forsyth St #1B	1-00421-0043	8-Nov-18	\$391,000	Coop	
101 Allen St #4C	1-00414-1017	1-Nov-18	\$360,000	Condo	232
75 Allen St #5C	1-00413-1014	22-Oct-18	\$136,925	Condo	250



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