

# LOWER EAST SIDE

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

1st Quarter 2019



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# Residential Market Report, 1st Quarter 2019

## Lower East Side, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$950K**

-19% YoY

NO. OF TRANSACTIONS

**72**

9% YoY

MEDIAN PRICE/SQ.FT.

**\$1,212**

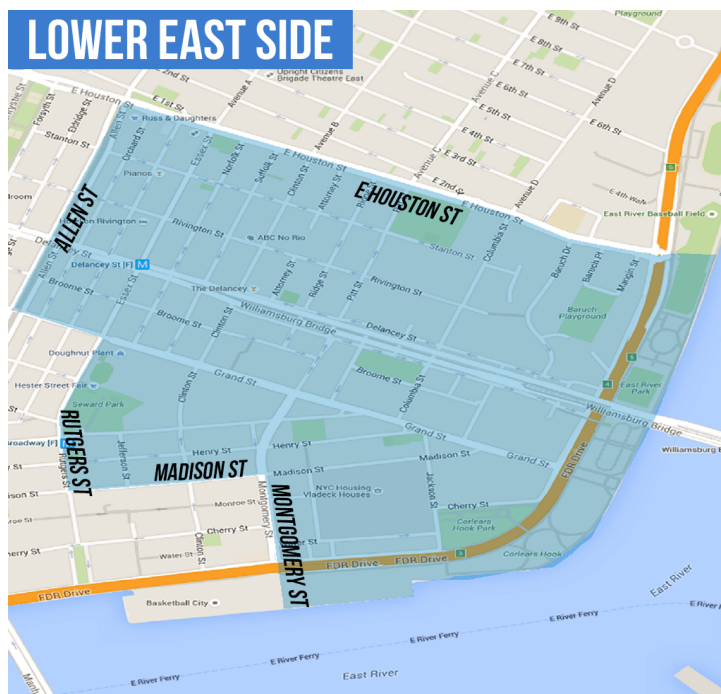
-30% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.12M**

3% YoY

### NEIGHBORHOOD BOUNDARIES

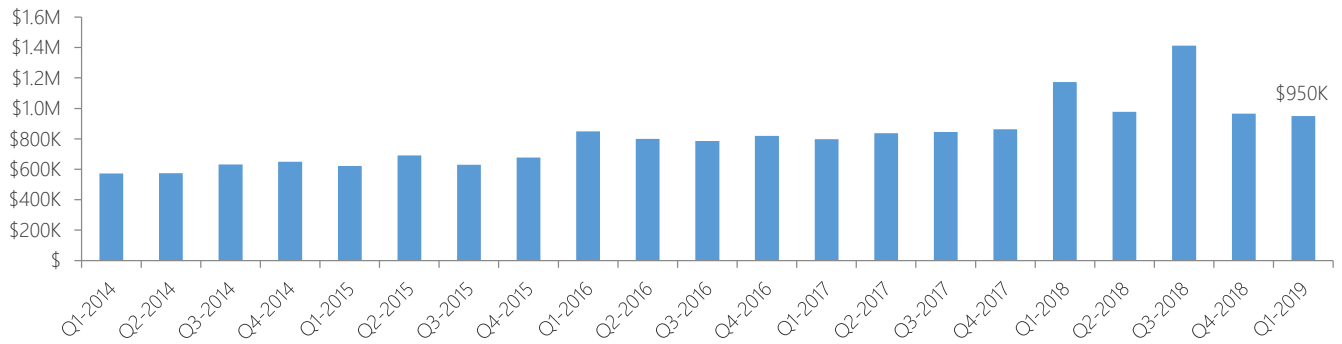


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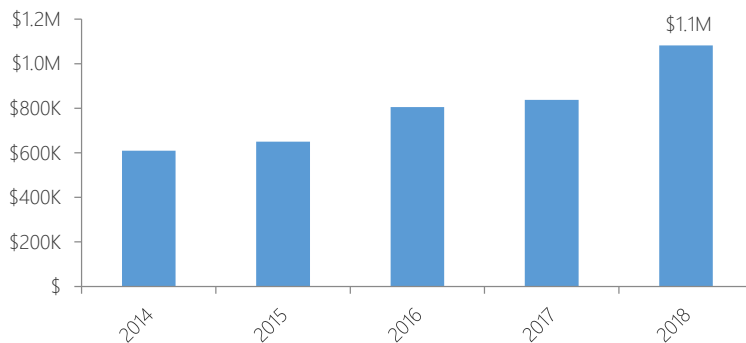


## RESIDENTIAL STATS

### Median Sale Price by Quarter

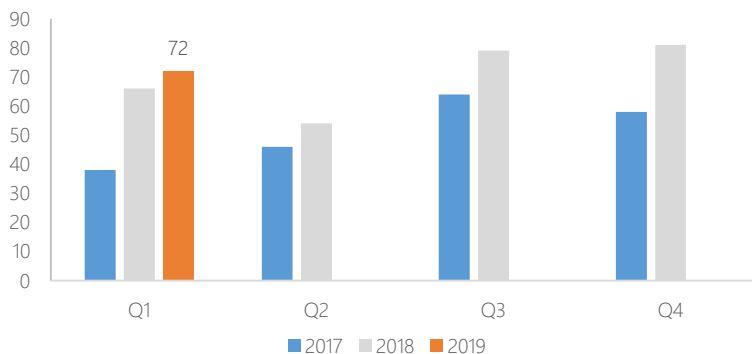


### Median Sale Price by Year



### Number of Transactions

| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 44   | 52   | 37   | 38   | 66   | 72   |
| Q2      | 55   | 66   | 53   | 46   | 54   |      |
| Q3      | 88   | 49   | 59   | 64   | 79   |      |
| Q4      | 50   | 42   | 41   | 58   | 81   |      |

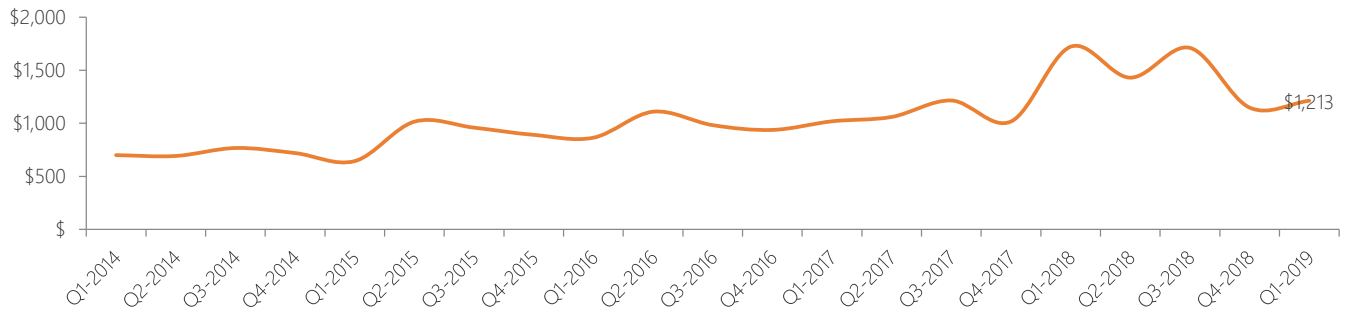


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## Median Sale Price per Square Foot

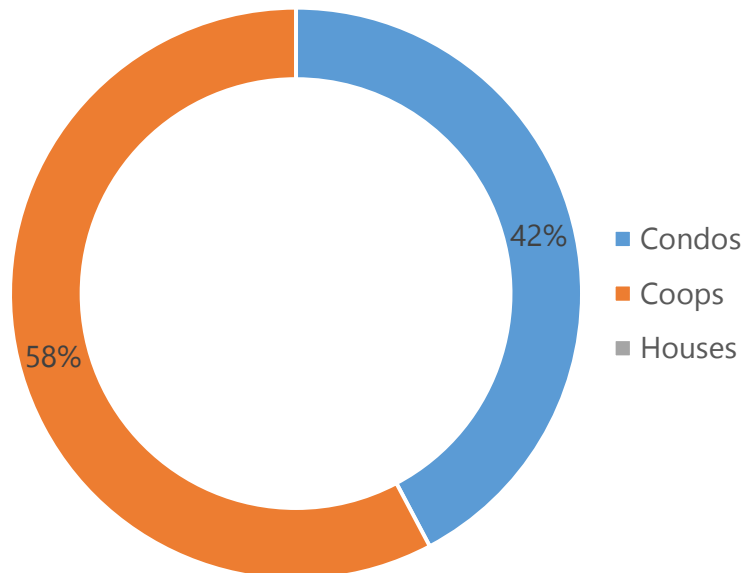


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$2,005,881       | -18%  | \$1,482                | -18%  | 30           |
| Coops         | \$720,000         | -8%   | \$794                  | -26%  | 41           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                 | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-------------------------|--------------|-----------|-------------|---------------|-------|
| 204 Forsyth St #6       | 1-00422-1210 | 12-Mar-19 | \$6,000,000 | Condo         |       |
| 196 Orchard St #PH11F   | 1-00412-1293 | 28-Feb-19 | \$4,070,909 | Condo         |       |
| 196 Orchard St #10D     | 1-00412-1284 | 26-Mar-19 | \$3,875,000 | Condo         |       |
| 196 Orchard St #PH11E   | 1-00412-1292 | 12-Feb-19 | \$3,617,788 | Condo         |       |
| 196 Orchard St #PH11D   | 1-00412-1291 | 15-Feb-19 | \$3,274,128 | Condo         |       |
| 196 Orchard St #8D      | 1-00412-1266 | 15-Jan-19 | \$3,032,294 | Condo         |       |
| 105 Norfolk St #TWR14   | 1-00353-1030 | 19-Feb-19 | \$3,000,000 | Condo         | 2,168 |
| 196 Orchard St #7D      | 1-00412-1252 | 8-Jan-19  | \$2,899,189 | Condo         |       |
| 287 E Houston St #8B    | 1-00350-1422 | 27-Mar-19 | \$2,710,000 | Condo         |       |
| 287 E Houston St #8A    | 1-00350-1421 | 28-Mar-19 | \$2,685,125 | Condo         | 1,260 |
| 50 Clinton St #1A       | 1-00344-1002 | 16-Jan-19 | \$2,523,500 | Condo         | 2,036 |
| 100 Norfolk St #11C     | 1-00353-1435 | 26-Mar-19 | \$2,415,798 | Condo         |       |
| 150 Rivington St #5A    | 1-00349-1227 | 28-Mar-19 | \$2,415,000 | Condo         |       |
| 263 Bowery #2           | 1-00427-1305 | 11-Mar-19 | \$2,125,000 | Condo         | 1,344 |
| 178 Suffolk St #4       | 1-00350-0007 | 13-Mar-19 | \$1,950,000 | Coop          | 2,200 |
| 50 Clinton St #3D       | 1-00344-1014 | 15-Feb-19 | \$1,886,763 | Condo         |       |
| 196 Orchard St #4R      | 1-00412-1216 | 28-Mar-19 | \$1,725,000 | Condo         |       |
| 196 Orchard St #5R      | 1-00412-1232 | 16-Jan-19 | \$1,647,474 | Condo         |       |
| 242 Broome St #11D      | 1-00409-1246 | 20-Feb-19 | \$1,525,000 | Condo         | 765   |
| 287 E Houston St #6B    | 1-00350-1416 | 27-Mar-19 | \$1,504,720 | Condo         |       |
| 196 Orchard St #4E      | 1-00412-1205 | 8-Feb-19  | \$1,500,000 | Condo         |       |
| 287 E Houston St #5A    | 1-00350-1411 | 25-Mar-19 | \$1,494,282 | Condo         |       |
| 196 Orchard St #5E      | 1-00412-1221 | 10-Jan-19 | \$1,465,000 | Condo         |       |
| 287 E Houston St #5B    | 1-00350-1412 | 28-Mar-19 | \$1,450,000 | Condo         | 750   |
| 196 Orchard St #4F      | 1-00412-1206 | 11-Mar-19 | \$1,448,915 | Condo         |       |
| 196 Orchard St #5B      | 1-00412-1218 | 4-Feb-19  | \$1,295,000 | Condo         |       |
| 196 Orchard St #7K      | 1-00412-1258 | 30-Jan-19 | \$1,275,813 | Condo         |       |
| 115 Norfolk St #301     | 1-00353-1305 | 26-Feb-19 | \$1,225,000 | Condo         | 941   |
| 409 Grand St #A1207     | 1-00315-0001 | 4-Jan-19  | \$1,200,000 | Coop          |       |
| 357-389 Grand St #J1406 | 1-00311-0013 | 31-Jan-19 | \$1,100,000 | Coop          |       |
| 357-389 Grand St #K1004 | 1-00311-0013 | 22-Mar-19 | \$1,050,000 | Coop          |       |
| 409 Grand St #E1301     | 1-00315-0001 | 18-Mar-19 | \$980,000   | Coop          |       |
| 357-389 Grand St #G2006 | 1-00311-0013 | 11-Jan-19 | \$970,000   | Coop          | 800   |
| 357-389 Grand St #G1505 | 1-00311-0013 | 13-Mar-19 | \$950,000   | Coop          |       |
| 357-389 Grand St #M1803 | 1-00311-0013 | 14-Mar-19 | \$930,000   | Coop          |       |
| 357-389 Grand St #G2005 | 1-00311-0013 | 11-Jan-19 | \$870,000   | Coop          |       |
| 570 Grand St #M1407     | 1-00321-0001 | 14-Feb-19 | \$865,000   | Coop          |       |
| 570 Grand St #H1801     | 1-00321-0001 | 28-Feb-19 | \$857,000   | Coop          |       |
| 129-135 Ridge St #1D    | 1-00344-0017 | 31-Jan-19 | \$800,000   | Coop          |       |
| 550 Grand St #D4        | 1-00331-0120 | 19-Mar-19 | \$795,000   | Coop          |       |
| 504 Grand St #C24       | 1-00331-0001 | 14-Mar-19 | \$793,000   | Coop          |       |
| 550 Grand St #J4        | 1-00331-0120 | 26-Feb-19 | \$740,000   | Coop          |       |
| 400 Madison St #E301    | 1-00263-0008 | 12-Feb-19 | \$740,000   | Coop          |       |
| 409 Grand St #F803      | 1-00315-0001 | 22-Feb-19 | \$732,000   | Coop          |       |
| 570 Grand St #H2007     | 1-00321-0001 | 31-Jan-19 | \$729,000   | Coop          |       |
| 118 Suffolk St #2A      | 1-00348-0011 | 13-Mar-19 | \$725,000   | Coop          |       |
| 400 Madison St #B1104   | 1-00263-0008 | 22-Feb-19 | \$720,000   | Coop          |       |
| 550 Grand St #E5        | 1-00331-0120 | 1-Mar-19  | \$707,500   | Coop          |       |
| 139 Norfolk St #2C      | 1-00354-0027 | 5-Mar-19  | \$699,000   | Coop          |       |
| 249 Eldridge St #6      | 1-00422-1102 | 10-Jan-19 | \$680,000   | Coop          |       |



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| Address                | BBL          | Sale date | Sale price | Property type | Sqft |
|------------------------|--------------|-----------|------------|---------------|------|
| 400 Madison St #D303   | 1-00263-0008 | 10-Jan-19 | \$635,000  | Coop          | 800  |
| 400 Madison St #D1302  | 1-00263-0008 | 6-Feb-19  | \$600,000  | Coop          | 800  |
| 570 Grand St #M401     | 1-00321-0001 | 5-Mar-19  | \$570,000  | Coop          |      |
| 570 Grand St #G802     | 1-00321-0001 | 8-Jan-19  | \$562,000  | Coop          |      |
| 570 Grand St #H704     | 1-00321-0001 | 19-Mar-19 | \$540,000  | Coop          | 800  |
| 550 Grand St #H10      | 1-00331-0120 | 12-Mar-19 | \$535,000  | Coop          | 750  |
| 400 Madison St #F102   | 1-00263-0008 | 13-Mar-19 | \$532,000  | Coop          |      |
| 570 Grand St #K102     | 1-00321-0001 | 13-Feb-19 | \$525,000  | Coop          |      |
| 357-389 Grand St #M702 | 1-00311-0013 | 22-Mar-19 | \$500,000  | Coop          | 500  |
| 169 Allen St #6A       | 1-00416-0020 | 31-Jan-19 | \$495,000  | Coop          |      |
| 400 Madison St #B803   | 1-00263-0008 | 31-Jan-19 | \$484,000  | Coop          |      |
| 357-389 Grand St #H302 | 1-00311-0013 | 25-Feb-19 | \$475,000  | Coop          |      |
| 550 Grand St #HGA      | 1-00331-0120 | 1-Feb-19  | \$470,000  | Coop          |      |
| 357-389 Grand St #M402 | 1-00311-0013 | 8-Mar-19  | \$464,000  | Coop          |      |
| 237 Eldridge St #27    | 1-00422-0060 | 4-Mar-19  | \$460,000  | Coop          |      |
| 175 Rivington St #5E   | 1-00348-0053 | 14-Mar-19 | \$406,000  | Coop          |      |
| 155 Henry St #201      | 1-00284-1005 | 13-Feb-19 | \$398,000  | Condo         | 525  |



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