

LOWER EAST SIDE

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

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.25M

28% YoY

NO. OF TRANSACTIONS

83

54% YoY

MEDIAN PRICE/SQ.FT.

\$1,700

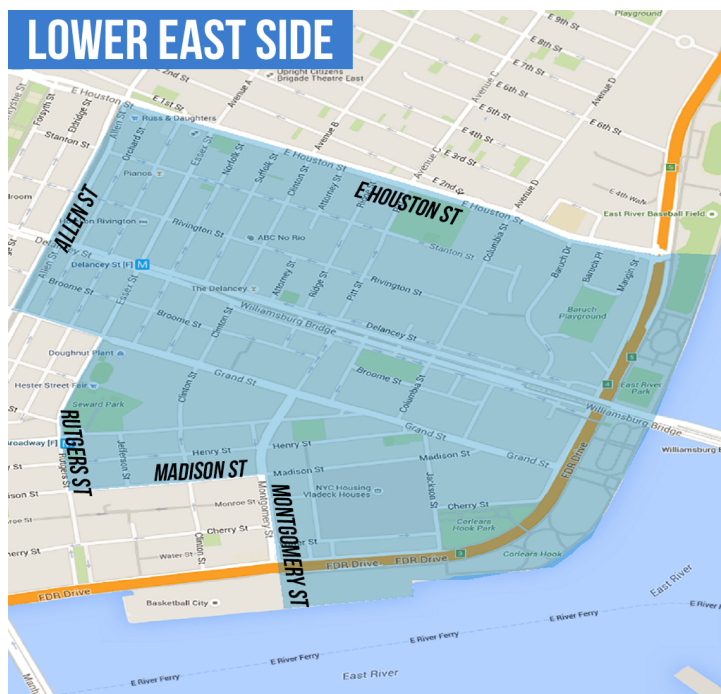
19% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

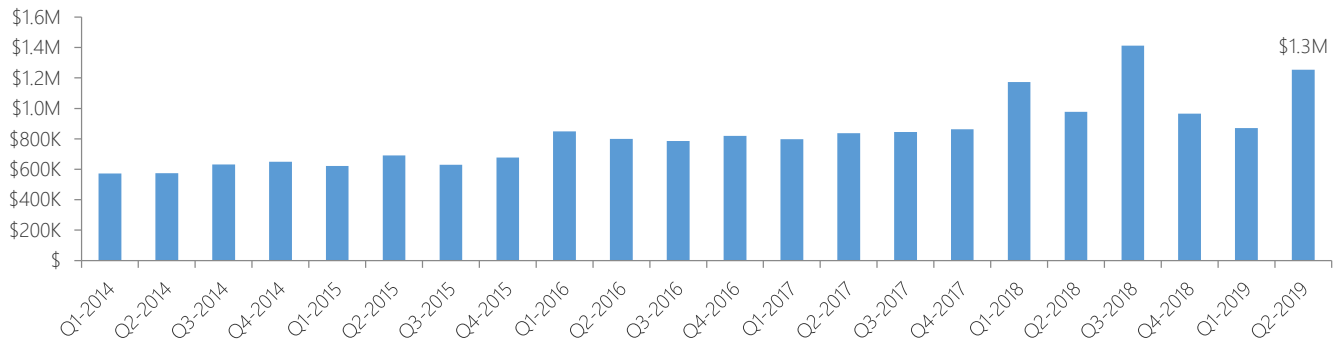
26% YoY

NEIGHBORHOOD BOUNDARIES

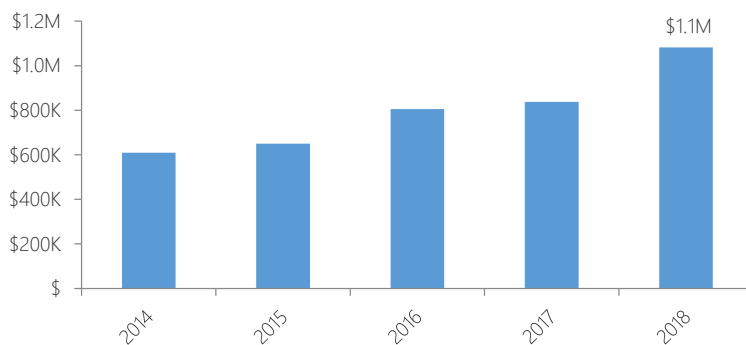


RESIDENTIAL STATS

Median Sale Price by Quarter

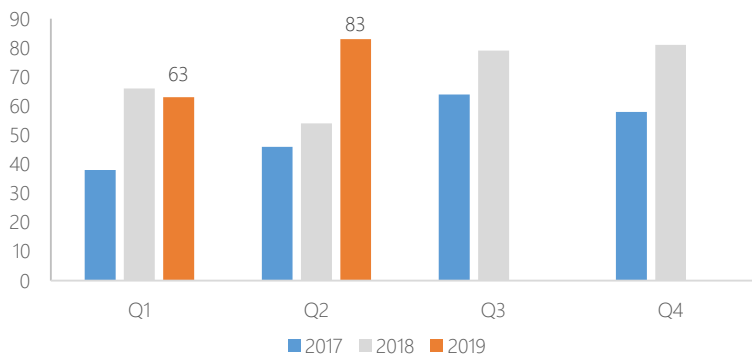


Median Sale Price by Year



Number of Transactions

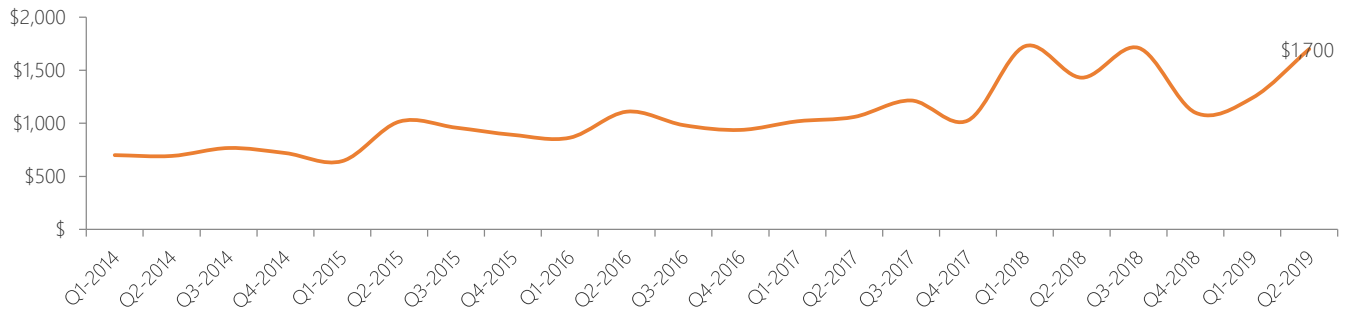
Quarter	2014	2015	2016	2017	2018	2019
Q1	44	52	37	38	66	63
Q2	55	66	53	46	54	83
Q3	88	49	59	64	79	
Q4	50	42	41	58	81	



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Median Sale Price per Square Foot

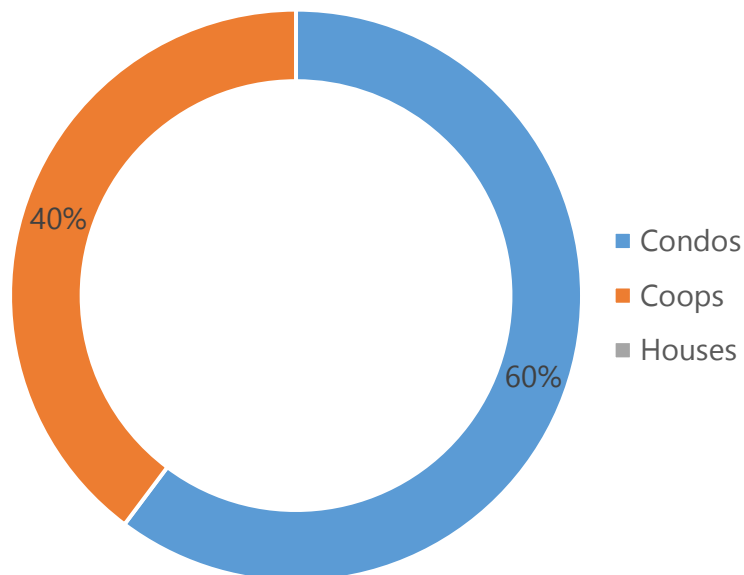


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,757,013	38%	\$1,791	14%	50
Coops	\$752,500	-5%	\$810	-3%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
204 Forsyth St #PH	1-00422-1211	28-May-19	\$7,600,000	Condo	2,593
242 Broome St #PHB	1-00409-1259	27-Jun-19	\$6,520,000	Condo	2,478
242 Broome St #PHC	1-00409-1260	22-Apr-19	\$5,650,000	Condo	2,181
154 Attorney St #702	1-00345-1034	27-Jun-19	\$3,172,500	Condo	1,875
154 Attorney St #701	1-00345-1033	27-Jun-19	\$3,172,500	Condo	1,771
242 Broome St #14C	1-00409-1255	3-Jun-19	\$2,925,000	Condo	1,289
242 Broome St #12C	1-00409-1250	21-Jun-19	\$2,817,500	Condo	1,275
15 Rivington St #R4	1-00425-1204	14-May-19	\$2,765,000	Condo	1,650
242 Broome St #12E	1-00409-1252	13-May-19	\$2,695,000	Condo	1,226
150 Rivington St #6A	1-00349-1235	14-Jun-19	\$2,545,831	Condo	
150 Rivington St #2A	1-00349-1202	2-May-19	\$2,425,000	Condo	
196 Orchard St #4D	1-00412-1204	3-Jun-19	\$2,420,000	Condo	
150 Rivington St #6E	1-00349-1239	12-Jun-19	\$2,380,614	Condo	
150 Rivington St #5F	1-00349-1232	27-Jun-19	\$2,275,000	Condo	
150 Rivington St #4A	1-00349-1218	28-Jun-19	\$2,270,000	Condo	
50 Clinton St #1B	1-00344-1003	26-Apr-19	\$2,250,000	Condo	1,760
50 Clinton St #PHA	1-00344-1035	27-Jun-19	\$2,250,000	Condo	
150 Rivington St #6F	1-00349-1240	27-Jun-19	\$2,213,000	Condo	
150 Rivington St #3D	1-00349-1213	6-May-19	\$2,120,000	Condo	
150 Rivington St #2D	1-00349-1205	7-May-19	\$2,100,000	Condo	
409 Grand St #C201	1-00315-0001	26-Jun-19	\$2,060,000	Coop	
196 Orchard St #4G	1-00412-1207	14-Jun-19	\$1,995,000	Condo	
100 Norfolk St #8C	1-00353-1425	8-Apr-19	\$1,934,675	Condo	
109 Norfolk St #3	1-00353-1203	19-Apr-19	\$1,800,000	Condo	1,530
150 Rivington St #4I	1-00349-1226	12-Jun-19	\$1,714,025	Condo	
38 Delancey St #10B	1-00420-1031	15-Apr-19	\$1,690,000	Condo	1,002
242 Broome St #14D	1-00409-1256	24-May-19	\$1,665,000	Condo	763
196 Orchard St #8R	1-00412-1273	28-Jun-19	\$1,620,000	Condo	
357-389 Grand St #1403	1-00311-0013	18-Jun-19	\$1,613,000	Coop	
150 Rivington St #3H	1-00349-1217	2-May-19	\$1,550,000	Condo	
196 Orchard St #6J	1-00412-1241	14-May-19	\$1,478,000	Condo	
196 Orchard St #6K	1-00412-1242	14-May-19	\$1,468,000	Condo	
150 Rivington St #6D	1-00349-1238	19-Jun-19	\$1,425,000	Condo	
150 Rivington St #2B	1-00349-1203	9-May-19	\$1,425,000	Condo	
150 Rivington St #6C	1-00349-1237	21-Jun-19	\$1,395,000	Condo	
150 Rivington St #5D	1-00349-1230	10-Jun-19	\$1,395,000	Condo	
150 Rivington St #4D	1-00349-1221	10-Jun-19	\$1,345,000	Condo	
196 Orchard St #7B	1-00412-1250	16-May-19	\$1,314,000	Condo	657
150 Rivington St #4C	1-00349-1220	25-Jun-19	\$1,265,000	Condo	
196 Orchard St #6Q	1-00412-1247	30-May-19	\$1,243,267	Condo	
357-389 Grand St #G704	1-00311-0013	17-May-19	\$1,180,000	Coop	
196 Orchard St #5Q	1-00412-1231	7-May-19	\$1,180,000	Condo	686
550 Grand St #F10	1-00331-0120	28-Jun-19	\$1,175,000	Coop	1,250
357-389 Grand St #J1405	1-00311-0013	25-Apr-19	\$1,150,000	Coop	
150 Rivington St #4G	1-00349-1224	12-Jun-19	\$1,145,000	Condo	
150 Rivington St #3F	1-00349-1215	1-May-19	\$1,115,000	Condo	
150 Rivington St #4F	1-00349-1223	7-Jun-19	\$1,065,000	Condo	
199 Bowery #11F	1-00425-1159	17-May-19	\$1,050,000	Condo	615
357-389 Grand St #G607	1-00311-0013	26-Jun-19	\$1,045,000	Coop	
150 Rivington St #2F	1-00349-1207	13-May-19	\$1,016,159	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
150 Rivington St #2E	1-00349-1206	5-Jun-19	\$1,016,159	Condo	
357-389 Grand St #G506	1-00311-0013	3-Apr-19	\$999,999	Coop	
100 Norfolk St #7D	1-00353-1422	31-May-19	\$975,000	Condo	597
453 Fdr Dr #D1801	1-00263-0008	13-Jun-19	\$880,000	Coop	
570 Grand St #M306	1-00321-0001	8-Apr-19	\$845,000	Coop	
453 Fdr Dr #A504	1-00263-0008	7-May-19	\$810,000	Coop	1,000
504 Grand St #A15	1-00331-0001	12-Jun-19	\$810,000	Coop	
504 Grand St #A23	1-00331-0001	28-May-19	\$795,000	Coop	
409 Grand St #D503	1-00315-0001	27-Jun-19	\$785,000	Coop	
409 Grand St #F1403	1-00315-0001	25-Apr-19	\$775,000	Coop	
550 Grand St #F2	1-00331-0120	8-May-19	\$765,000	Coop	
141 Attorney St #2B	1-00344-0154	25-Apr-19	\$765,000	Coop	
550 Grand St #F11	1-00331-0120	3-May-19	\$740,000	Coop	675
309 E Houston St #6B	1-00350-0057	24-Jun-19	\$736,000	Coop	
504 Grand St #C11	1-00331-0001	31-May-19	\$670,000	Coop	
453 Fdr Dr #B1507	1-00263-0008	29-Apr-19	\$665,000	Coop	
118 Suffolk St #3B	1-00348-0011	29-Apr-19	\$650,000	Coop	
550 Grand St #E11	1-00331-0120	25-Apr-19	\$640,000	Coop	
550 Grand St #F8	1-00331-0120	18-Jun-19	\$630,000	Coop	1,250
453 Fdr Dr #E1106	1-00263-0008	24-Apr-19	\$630,000	Coop	
570 Grand St #L306	1-00321-0001	2-Apr-19	\$591,500	Coop	
149 Ludlow St #2R	1-00411-0024	15-Apr-19	\$565,110	Coop	
570 Grand St #H206	1-00321-0001	21-May-19	\$560,000	Coop	
570 Grand St #L803	1-00321-0001	8-Apr-19	\$500,000	Coop	
175 Rivington St #4E	1-00348-0053	15-Apr-19	\$485,000	Coop	
570 Grand St #H303	1-00321-0001	24-Jun-19	\$465,000	Coop	
409 Grand St #F202	1-00315-0001	27-Jun-19	\$450,000	Coop	
172 Delancey St #3A	1-00348-0073	3-Apr-19	\$400,000	Coop	500



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