

LOWER EAST SIDE

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

3rd Quarter 2019



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



Residential Market Report, 3rd Quarter 2019

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$875K

-38% YoY

NO. OF TRANSACTIONS

56

-29% YoY

MEDIAN PRICE/SQ.FT.

\$1,130

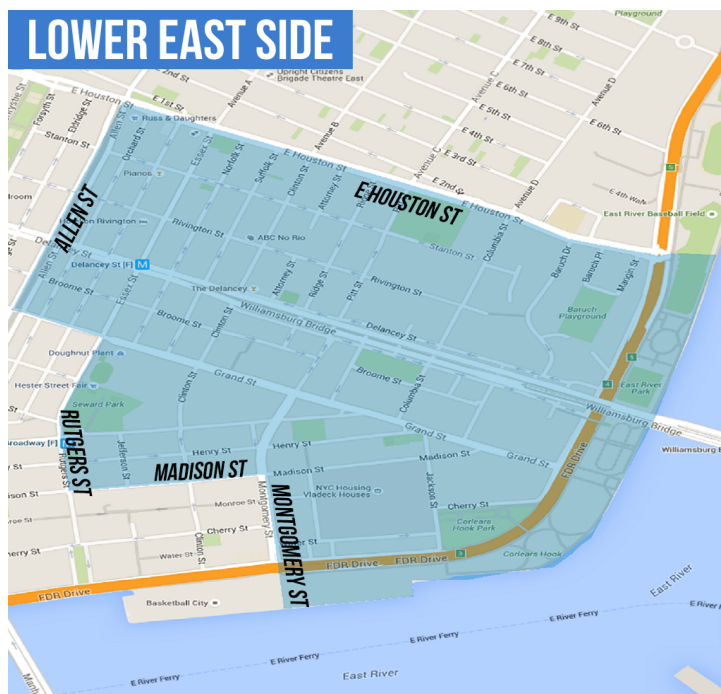
-34% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

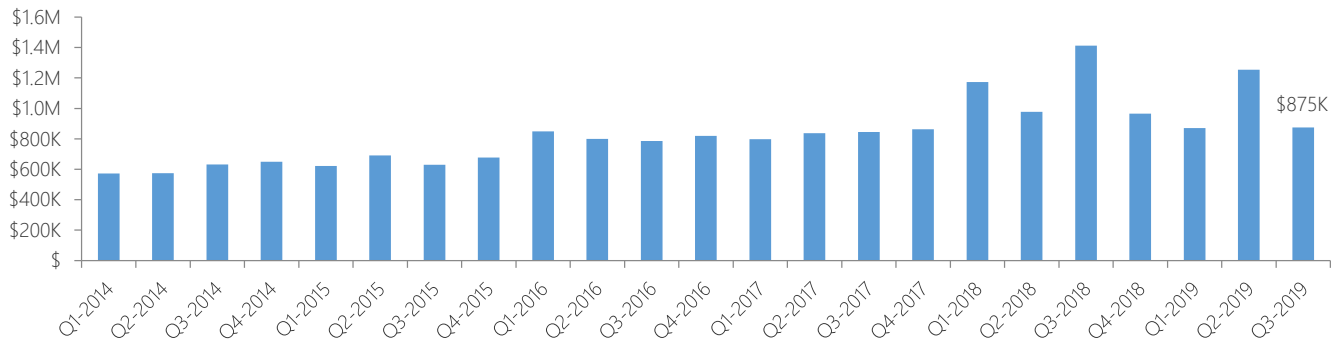
-9% YoY

NEIGHBORHOOD BOUNDARIES

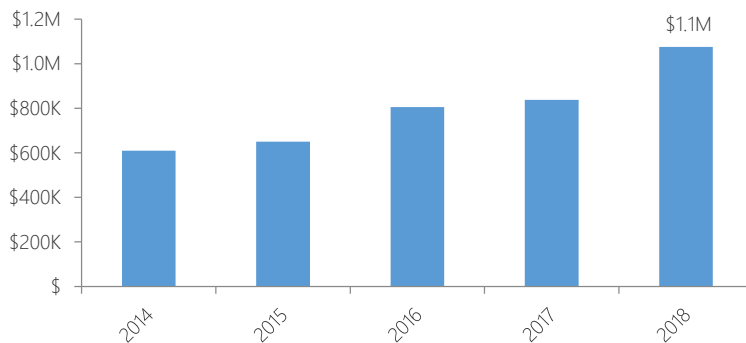


RESIDENTIAL STATS

Median Sale Price by Quarter

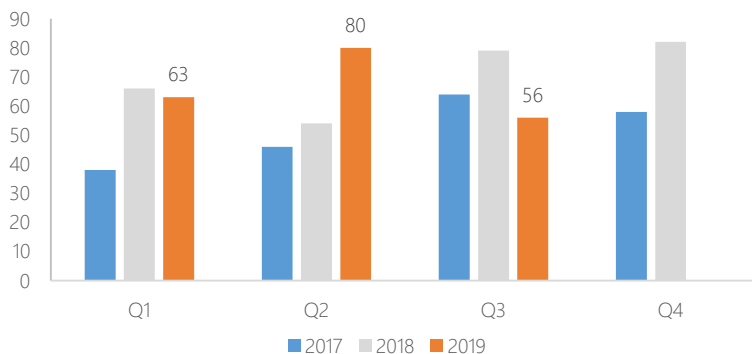


Median Sale Price by Year



Number of Transactions

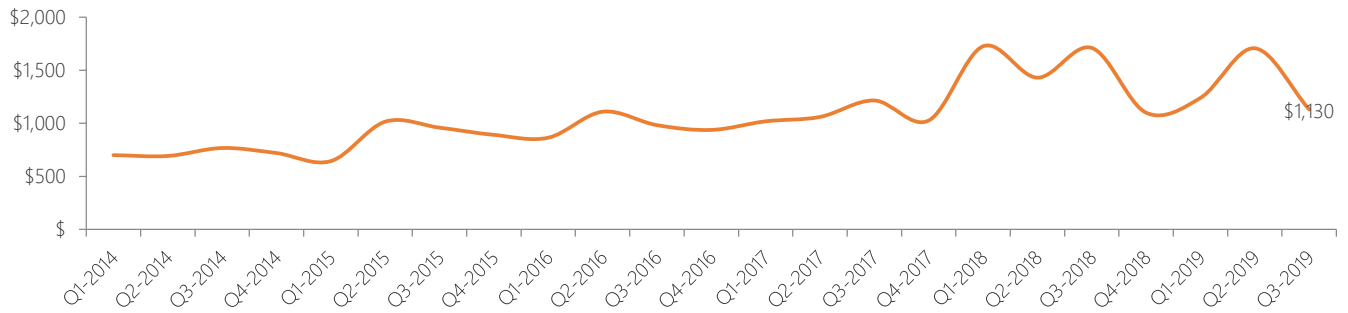
Quarter	2014	2015	2016	2017	2018	2019
Q1	44	52	37	38	66	63
Q2	55	66	53	46	54	80
Q3	88	49	59	64	79	56
Q4	50	42	41	58	82	



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



Median Sale Price per Square Foot

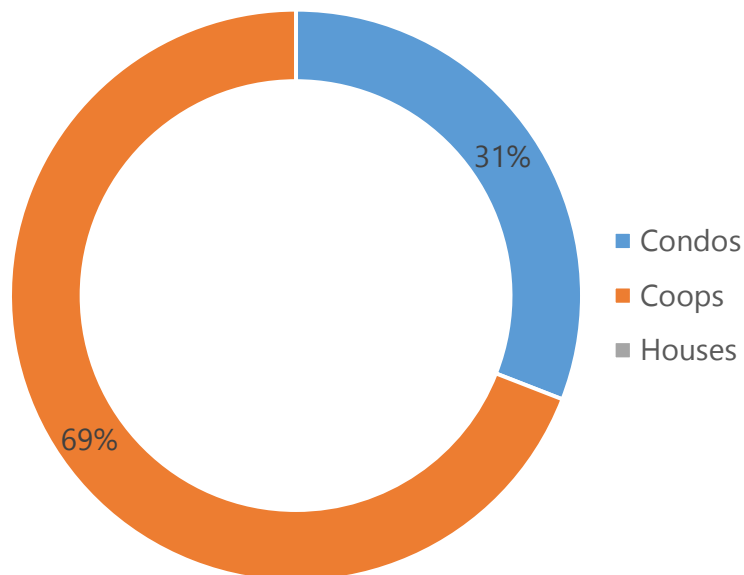


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,767,500	-15%	\$1,460	-21%	17
Coops	\$737,500	3%	\$925	-1%	38
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Rivington St #PHD	1-00349-1246	1-Aug-19	\$4,342,238	Condo	1,600
150 Rivington St #PHA	1-00349-1243	31-Jul-19	\$4,250,000	Condo	1,626
150 Rivington St #PHB	1-00349-1244	5-Aug-19	\$3,895,000	Condo	1,464
150 Rivington St #PHC	1-00349-1245	2-Aug-19	\$3,801,073	Condo	1,459
265 E Houston St #7A	1-00355-1006	31-Jul-19	\$2,250,000	Condo	
150 Rivington St #4E	1-00349-1222	8-Aug-19	\$2,095,000	Condo	
196 Orchard St #8B	1-00412-1265	15-Aug-19	\$2,045,570	Condo	
265 E Houston St #5A	1-00355-1004	30-Aug-19	\$1,934,675	Condo	
196 Orchard St #4L	1-00412-1211	28-Aug-19	\$1,767,500	Condo	
453 Fdr Dr #E2007	1-00263-0008	23-Sep-19	\$1,725,000	Coop	
453 Fdr Dr #C2101	1-00263-0008	25-Jul-19	\$1,710,000	Coop	
357-389 Grand St #L1201	1-00311-0013	24-Sep-19	\$1,650,000	Coop	
409 Grand St #E601	1-00315-0001	23-Jul-19	\$1,360,000	Coop	
150 Rivington St #5C	1-00349-1229	30-Jul-19	\$1,345,000	Condo	
154 Attorney St #503	1-00345-1024	31-Jul-19	\$1,290,000	Condo	839
570 Grand St #H1205	1-00321-0001	9-Sep-19	\$1,230,000	Coop	
409 Grand St #C507	1-00315-0001	8-Aug-19	\$1,220,000	Coop	1,100
409 Grand St #D906	1-00315-0001	24-Sep-19	\$1,100,000	Coop	1,000
130-148 Suffolk St #136D	1-00349-1016	16-Aug-19	\$1,095,000	Condo	853
357-389 Grand St #J1106	1-00311-0013	29-Jul-19	\$1,086,000	Coop	
105 Norfolk St #3A	1-00353-1004	12-Jul-19	\$1,050,000	Condo	759
357-389 Grand St #H601	1-00311-0013	11-Jul-19	\$990,000	Coop	
357-389 Grand St #L0301	1-00311-0013	10-Sep-19	\$975,000	Coop	
409 Grand St #D2006	1-00315-0001	23-Aug-19	\$965,000	Coop	800
196 Orchard St #6M	1-00412-1244	19-Aug-19	\$950,000	Condo	
157 Ludlow St #2F	1-00411-1202	24-Jul-19	\$875,000	Condo	726
157 Ludlow St #4R	1-00411-1207	23-Sep-19	\$875,000	Condo	787
504 Grand St #B23	1-00331-0001	15-Jul-19	\$845,000	Coop	
20 Clinton St #1G	1-00350-1042	6-Sep-19	\$840,000	Condo	731
357-389 Grand St #H1808	1-00311-0013	15-Aug-19	\$800,000	Coop	800
409 Grand St #B904	1-00315-0001	25-Jul-19	\$775,000	Coop	
550 Grand St #G6	1-00331-0120	5-Aug-19	\$775,000	Coop	1,000
570 Grand St #L202	1-00321-0001	9-Jul-19	\$775,000	Coop	
550 Grand St #G2	1-00331-0120	15-Jul-19	\$760,000	Coop	
570 Grand St #J1905	1-00321-0001	13-Aug-19	\$740,000	Coop	
357-389 Grand St #H504	1-00311-0013	25-Sep-19	\$735,000	Coop	
453 Fdr Dr #B1706	1-00263-0008	11-Jul-19	\$725,000	Coop	
357-389 Grand St #H1904	1-00311-0013	4-Sep-19	\$710,000	Coop	
118 Suffolk St #2B	1-00348-0011	17-Sep-19	\$710,000	Coop	600
504 Grand St #A62	1-00331-0001	26-Sep-19	\$655,000	Coop	
453 Fdr Dr #A1701	1-00263-0008	29-Aug-19	\$652,500	Coop	800
550 Grand St #H3	1-00331-0120	25-Sep-19	\$615,000	Coop	800
550 Grand St #H5	1-00331-0120	27-Sep-19	\$599,000	Coop	750
570 Grand St #H904	1-00321-0001	11-Jul-19	\$590,000	Coop	
550 Grand St #FGC	1-00331-0120	30-Jul-19	\$580,000	Coop	675
550 Grand St #F5	1-00331-0120	14-Aug-19	\$550,000	Coop	
170 Norfolk St #4	1-00355-0040	11-Sep-19	\$510,000	Coop	600
170 Norfolk St #13	1-00355-0040	26-Aug-19	\$495,000	Coop	500
409 Grand St #B402	1-00315-0001	12-Sep-19	\$492,000	Coop	
409 Grand St #F302	1-00315-0001	19-Aug-19	\$480,000	Coop	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
570 Grand St #H1003	1-00321-0001	13-Aug-19	\$461,000	Coop	
175 Rivington St #5B	1-00348-0053	28-Aug-19	\$415,000	Coop	
188 Forsyth St #5A	1-00421-0052	9-Sep-19	\$190,000	Coop	



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

