

LOWER EAST SIDE

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

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$778K

-19% YoY

NO. OF TRANSACTIONS

41

-51% YoY

MEDIAN PRICE/SQ.FT.

\$1,147

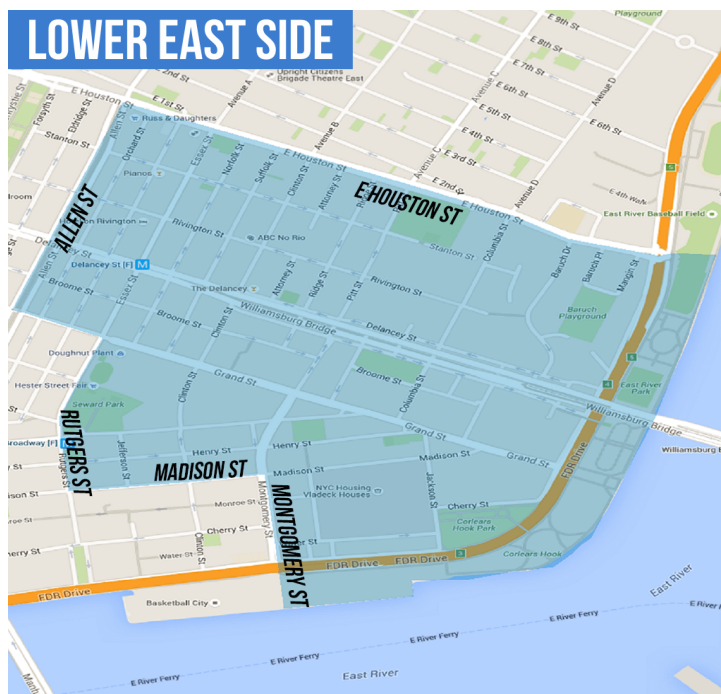
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

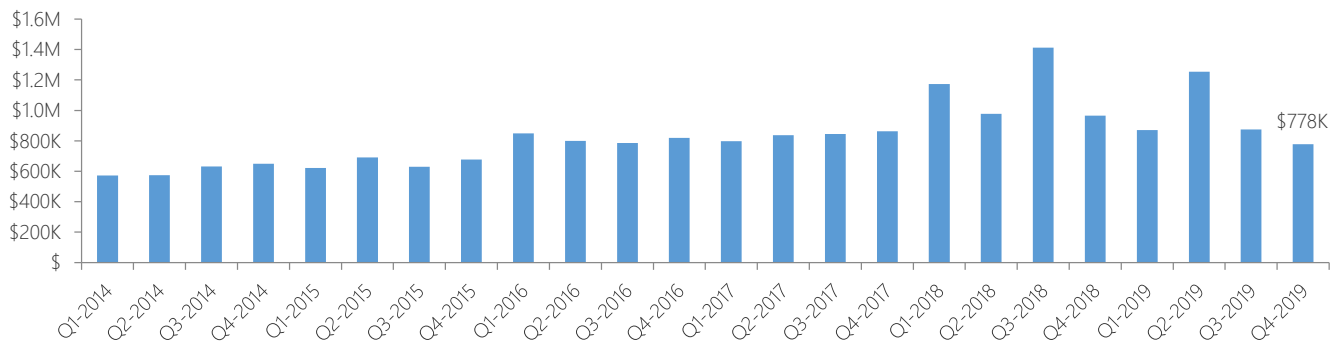
-1% YoY

NEIGHBORHOOD BOUNDARIES

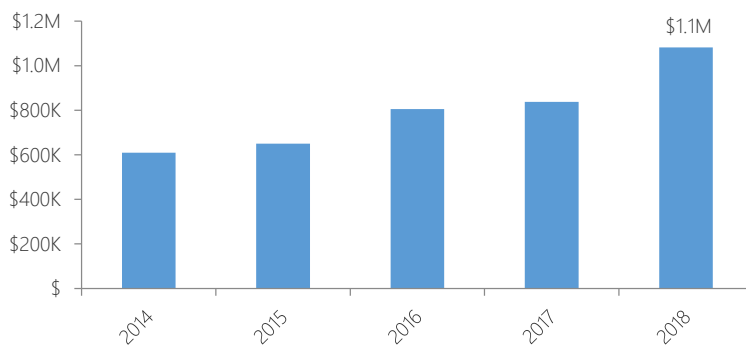


RESIDENTIAL STATS

Median Sale Price by Quarter

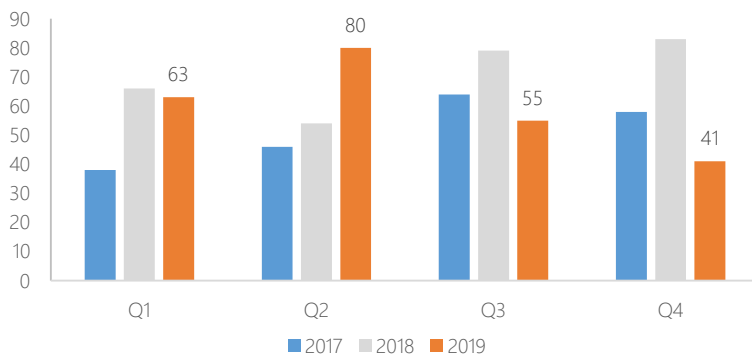


Median Sale Price by Year



Number of Transactions

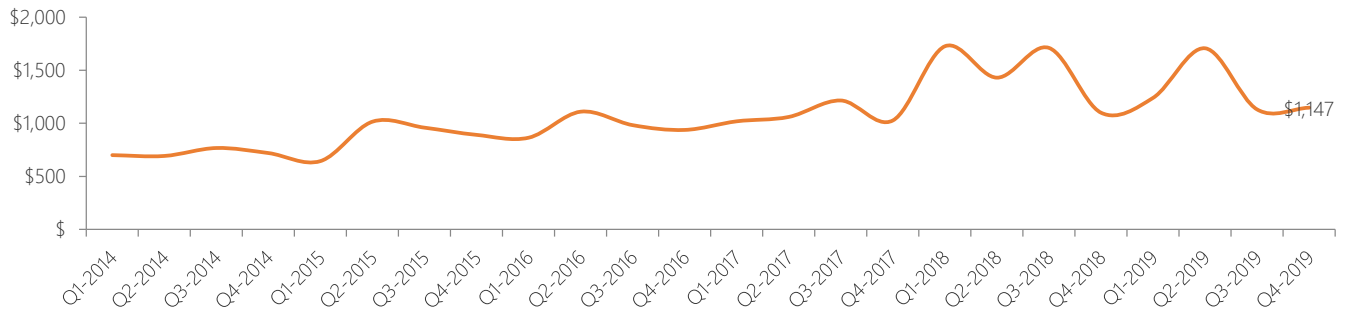
Quarter	2014	2015	2016	2017	2018	2019
Q1	44	52	37	38	66	63
Q2	55	66	53	46	54	80
Q3	88	49	59	64	79	55
Q4	50	42	41	58	83	41



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Median Sale Price per Square Foot

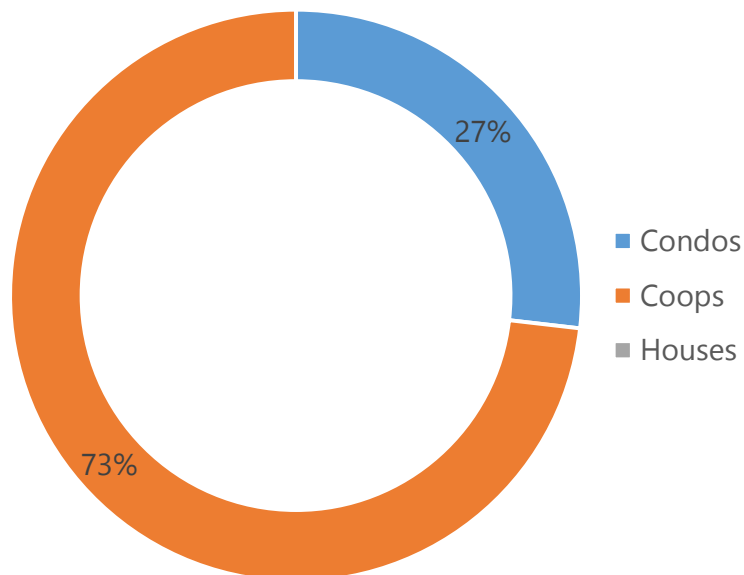


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,910,000	36%	\$1,511	-1%	11
Coops	\$720,000	-8%	\$982	-7%	30
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
242 Broome St #11B	1-00409-1244	19-Nov-19	\$3,195,000	Condo	1,734
255 Bowery #RESPH	1-00427-1506	30-Oct-19	\$3,143,910	Condo	
175 E Broadway #6D	1-00284-1224	8-Nov-19	\$2,375,000	Condo	1,215
50 Clinton St #4D	1-00344-1020	6-Nov-19	\$2,200,000	Condo	
71 Ludlow St #2C	1-00408-1004	22-Nov-19	\$1,925,000	Condo	1,575
215 Bowery #5R	1-00426-1009	27-Dec-19	\$1,910,000	Condo	974
196 Orchard St #9G	1-00412-1280	25-Oct-19	\$1,500,000	Condo	
154 Attorney St #301	1-00345-1012	19-Dec-19	\$1,350,000	Condo	1,259
196 Orchard St #8Q	1-00412-1272	25-Oct-19	\$1,272,000	Condo	
453 Fdr Dr #B505	1-00263-0008	23-Oct-19	\$1,150,000	Coop	
115 Norfolk St #402	1-00353-1312	28-Oct-19	\$1,150,000	Condo	761
453 Fdr Dr #D1706	1-00263-0008	5-Dec-19	\$995,000	Coop	1,000
453 Fdr Dr #A1006	1-00263-0008	16-Dec-19	\$890,000	Coop	
453 Fdr Dr #C1307	1-00263-0008	31-Oct-19	\$880,000	Coop	
504 Grand St #G42	1-00331-0001	8-Oct-19	\$849,000	Coop	
357-389 Grand St #H804	1-00311-0013	8-Nov-19	\$825,000	Coop	
550 Grand St #GGE	1-00331-0120	26-Dec-19	\$820,000	Coop	1,000
357-389 Grand St #H2007	1-00311-0013	19-Dec-19	\$793,000	Coop	
500 Grand St #A6	1-00331-0065	5-Dec-19	\$790,000	Coop	
504 Grand St #F33	1-00331-0001	19-Nov-19	\$780,500	Coop	
357-389 Grand St #L407	1-00311-0013	4-Dec-19	\$775,000	Coop	
357-389 Grand St #L408	1-00311-0013	4-Dec-19	\$775,000	Coop	
357-389 Grand St #J1002	1-00311-0013	4-Nov-19	\$760,000	Coop	
357-389 Grand St #J1301	1-00311-0013	25-Nov-19	\$730,000	Coop	
357-389 Grand St #H405	1-00311-0013	24-Oct-19	\$720,000	Coop	700
357-389 Grand St #M103	1-00311-0013	12-Nov-19	\$720,000	Coop	750
357-389 Grand St #K901	1-00311-0013	21-Nov-19	\$680,000	Coop	
504 Grand St #B14	1-00331-0001	2-Oct-19	\$670,000	Coop	
199 Bowery #5E	1-00425-1124	15-Oct-19	\$660,000	Condo	438
409 Grand St #E2003	1-00315-0001	15-Oct-19	\$640,000	Coop	
570 Grand St #G801	1-00321-0001	13-Nov-19	\$610,000	Coop	
570 Grand St #J601	1-00321-0001	23-Oct-19	\$590,000	Coop	
570 Grand St #J1701	1-00321-0001	1-Nov-19	\$573,000	Coop	
453 Fdr Dr #E1404	1-00263-0008	30-Oct-19	\$570,000	Coop	
550 Grand St #E3	1-00331-0120	26-Dec-19	\$540,000	Coop	550
170 Norfolk St #1	1-00355-0040	19-Dec-19	\$530,000	Coop	
237 Eldridge St #18	1-00422-0060	23-Oct-19	\$521,000	Coop	
357-389 Grand St #G1502	1-00311-0013	17-Dec-19	\$499,999	Coop	
570 Grand St #H503	1-00321-0001	18-Oct-19	\$458,000	Coop	
237 Eldridge St #21	1-00422-0060	25-Nov-19	\$425,000	Coop	



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