

# LOWER EAST SIDE

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

1st Quarter 2020



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# Residential Market Report, 1st Quarter 2020

## Lower East Side, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.04M**

12% YoY

NO. OF TRANSACTIONS

**41**

-37% YoY

MEDIAN PRICE/SQ.FT.

**\$1,649**

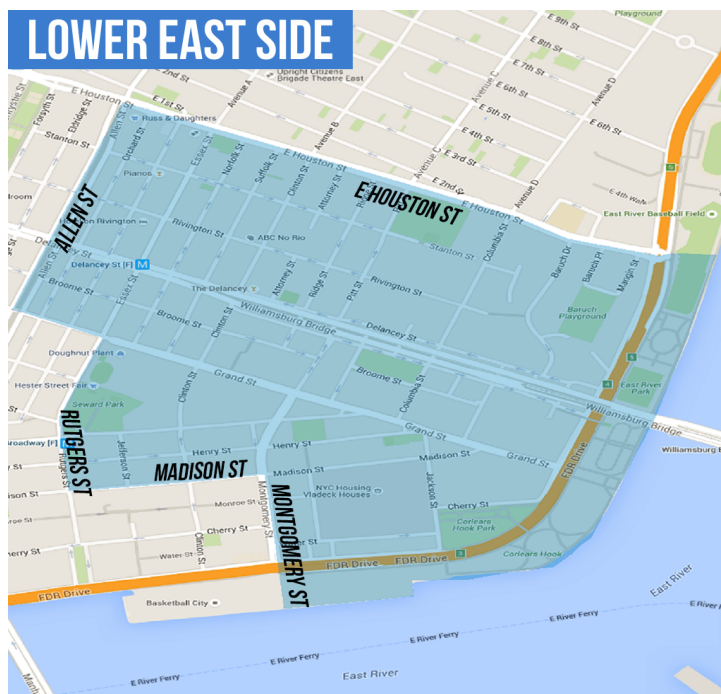
-17% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.02M**

-7% YoY

### NEIGHBORHOOD BOUNDARIES

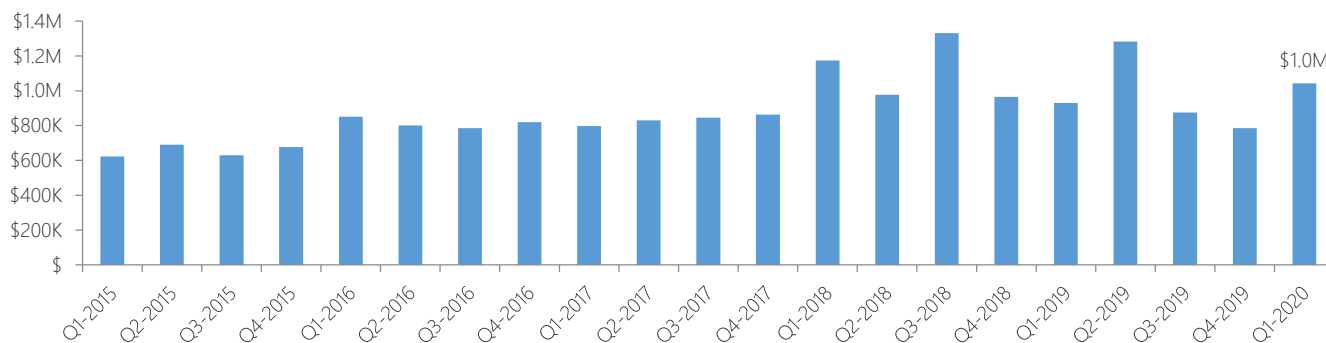


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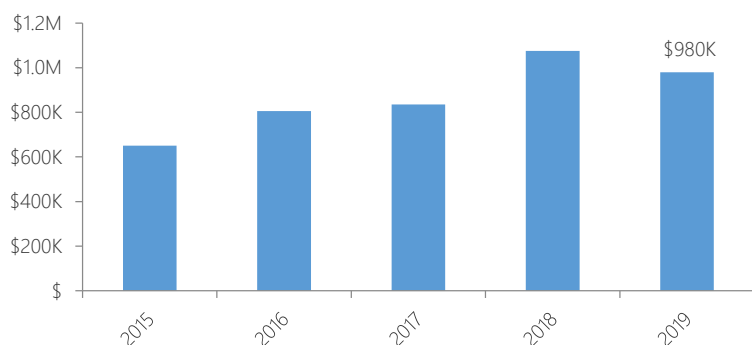


## RESIDENTIAL STATS

### Median Sale Price by Quarter

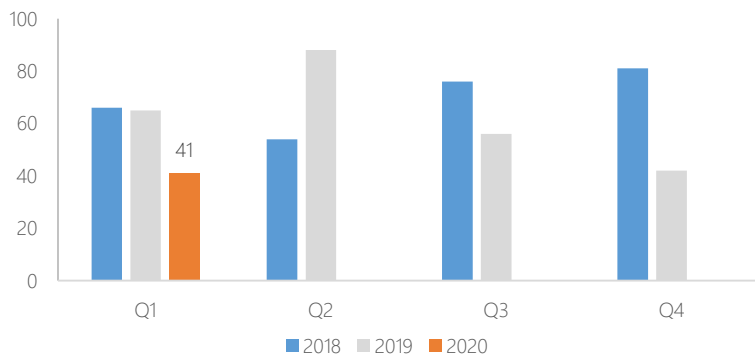


### Median Sale Price by Year



### Number of Transactions

Quarter	2015	2016	2017	2018	2019	2020
Q1	52	37	38	66	65	41
Q2	66	53	45	54	88	
Q3	49	59	64	76	56	
Q4	42	41	58	81	42	

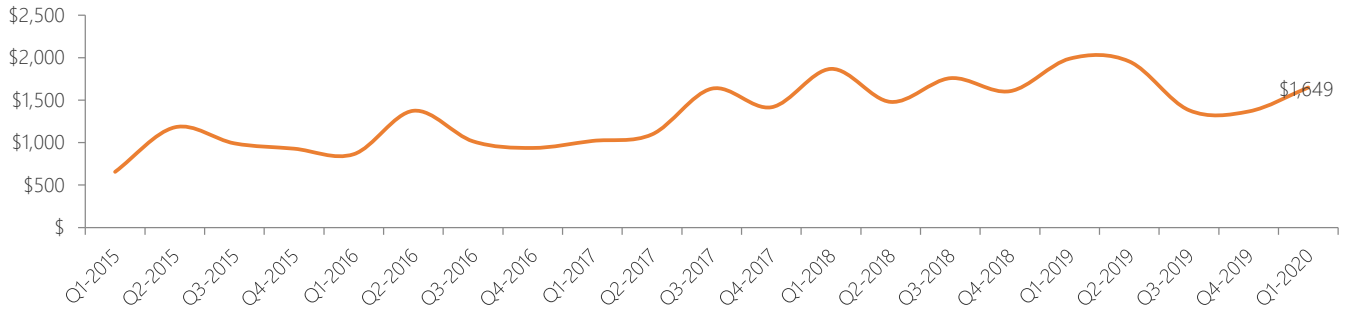


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## Median Sale Price per Square Foot

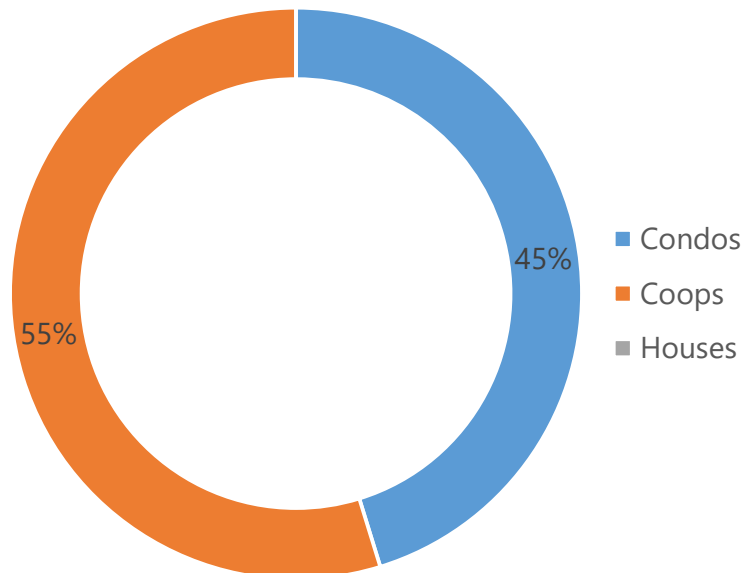


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,290,915	-43%	\$1,659	-18%	19
Coops	\$731,250	2%	\$776	-8%	23
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
242 Broome St #14B	1-00409-1254	4-Feb-20	\$3,955,000	Condo	2,011
153 Bowery #6	1-00424-1006	4-Mar-20	\$2,862,500	Condo	1,699
196 Orchard St #5D	1-00412-1220	4-Mar-20	\$2,375,000	Condo	1,205
196 Orchard St #7M	1-00412-1260	13-Feb-20	\$2,329,701	Condo	589
265 E Houston St #6	1-00355-1005	30-Jan-20	\$1,995,000	Condo	1,400
453 Fdr Dr #A2102	1-00263-0008	28-Jan-20	\$1,800,000	Coop	
453 Fdr Dr #A1904	1-00263-0008	8-Jan-20	\$1,783,000	Coop	
196 Orchard St #4K	1-00412-1210	31-Mar-20	\$1,425,000	Condo	753
196 Orchard St #6R	1-00412-1248	24-Mar-20	\$1,380,000	Condo	846
196 Orchard St #6A	1-00412-1233	3-Feb-20	\$1,330,000	Condo	816
409 Grand St #E306	1-00315-0001	28-Jan-20	\$1,325,000	Coop	
570 Grand St #H803	1-00321-0001	31-Mar-20	\$1,325,000	Coop	
287 E Houston St #4B	1-00350-1409	28-Feb-20	\$1,300,000	Condo	750
199 Bowery #4A	1-00425-1114	30-Jan-20	\$1,281,831	Condo	911
196 Orchard St #5J	1-00412-1225	30-Jan-20	\$1,265,630	Condo	758
196 Orchard St #4J	1-00412-1209	31-Jan-20	\$1,217,827	Condo	758
196 Orchard St #7Q	1-00412-1262	19-Mar-20	\$1,117,000	Condo	686
38 Delancey St #10C	1-00420-1032	18-Mar-20	\$1,100,000	Condo	667
150 Rivington St #6B	1-00349-1236	2-Mar-20	\$1,080,000	Condo	610
183 E Broadway #6C	1-00284-1424	14-Feb-20	\$1,065,000	Condo	907
150 Rivington St #3E	1-00349-1214	10-Jan-20	\$1,020,000	Condo	543
409 Grand St #F606	1-00315-0001	6-Mar-20	\$999,000	Coop	
357-389 Grand St #K905	1-00311-0013	3-Jan-20	\$975,000	Coop	
409 Grand St #E1801	1-00315-0001	2-Mar-20	\$950,000	Coop	
550 Grand St #GFF	1-00331-0120	3-Mar-20	\$940,000	Coop	
110 Forsyth St #12A	1-00419-0040	22-Jan-20	\$800,000	Coop	
357-389 Grand St #H1607	1-00311-0013	21-Jan-20	\$799,000	Coop	
409 Grand St #B1908	1-00315-0001	12-Feb-20	\$775,000	Coop	
133 Essex St #802	1-00411-1118	16-Jan-20	\$700,000	Condo	514
357-389 Grand St #H1803	1-00311-0013	17-Mar-20	\$687,500	Coop	
570 Grand St #K1803	1-00321-0001	28-Jan-20	\$660,000	Coop	850
453 Fdr Dr #B1604	1-00263-0008	11-Feb-20	\$620,000	Coop	
139 Norfolk St #A	1-00354-0027	3-Feb-20	\$600,000	Coop	
500 Grand St #C5G	1-00331-0065	17-Mar-20	\$600,000	Coop	
141 Attorney St #1C	1-00344-0154	14-Jan-20	\$585,000	Coop	
550 Grand St #E4F	1-00331-0120	25-Feb-20	\$512,500	Coop	
357-389 Grand St #J1605	1-00311-0013	11-Feb-20	\$488,800	Coop	
17 Clinton St #3A	1-00350-0025	9-Jan-20	\$450,500	Coop	
17 Clinton St #3B	1-00350-0025	30-Jan-20	\$410,000	Coop	
100 Suffolk St #4A	1-00348-0003	5-Mar-20	\$399,729	Coop	



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