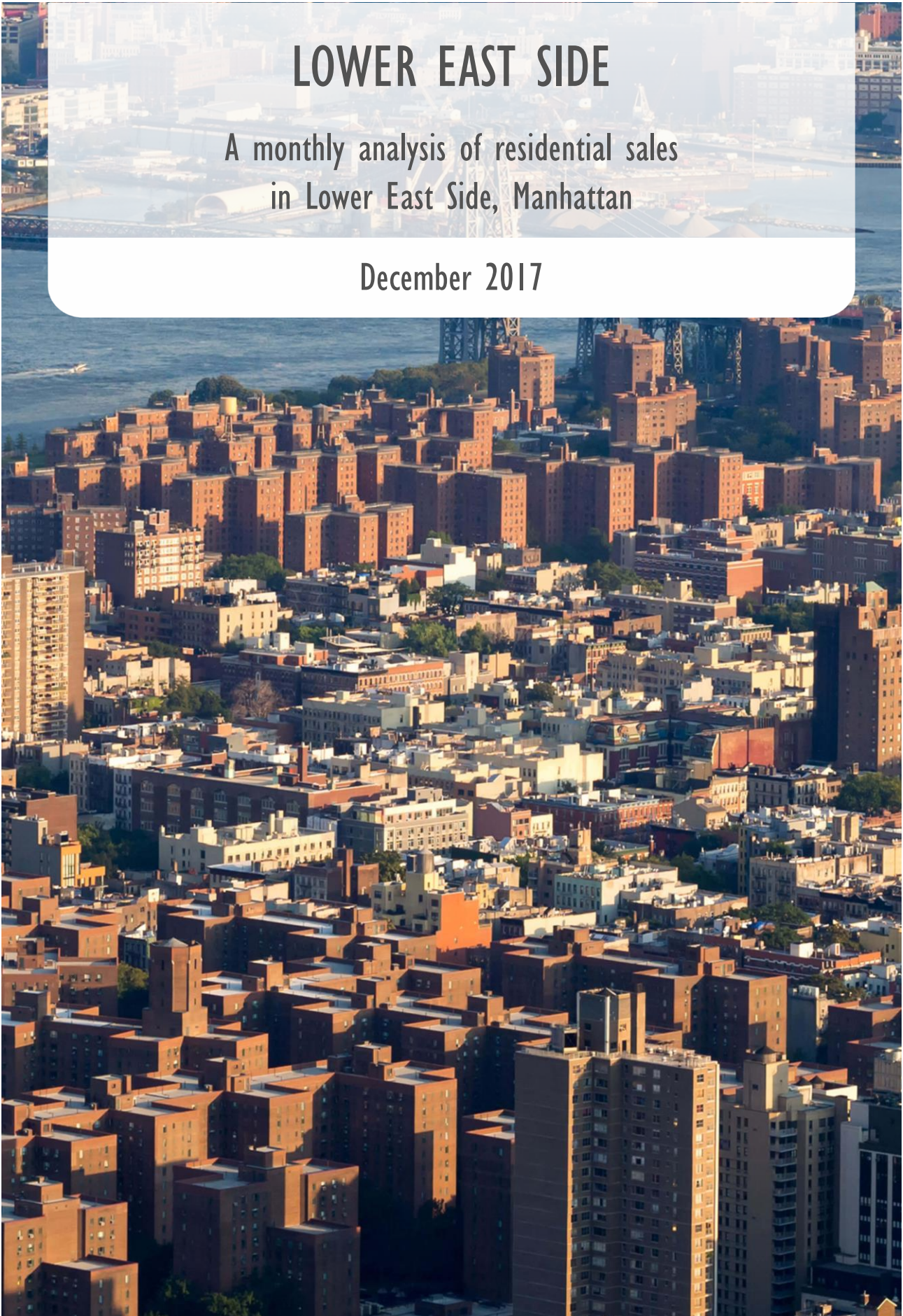


LOWER EAST SIDE

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

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Lower East Side, Manhattan

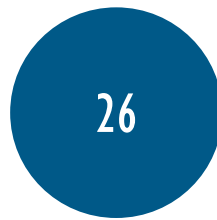
SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



100% YoY

MEDIAN PRICE/SQ.FT.



-14% YoY

MANHATTAN
MEDIAN SALE PRICE



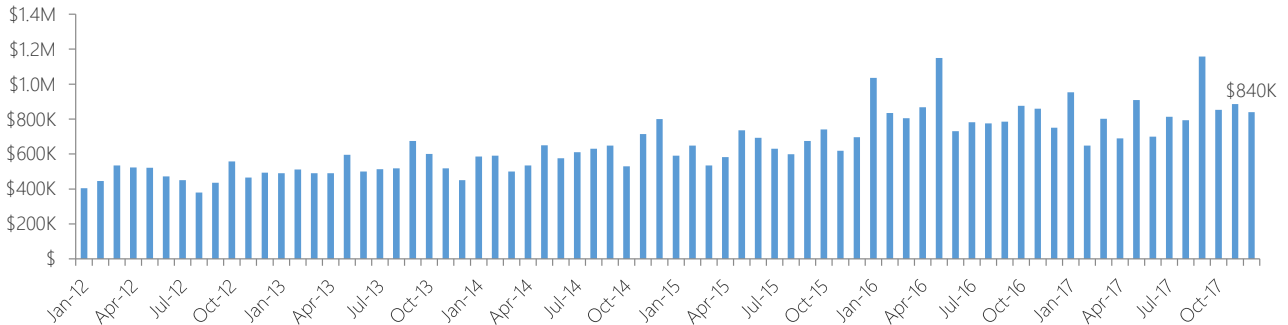
18% YoY

NEIGHBORHOOD BOUNDARIES

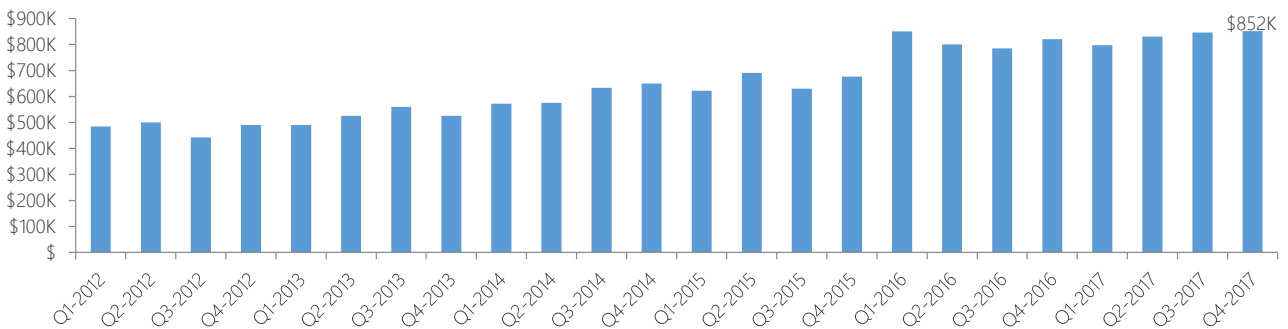


RESIDENTIAL STATS

Median Sale Price by Month

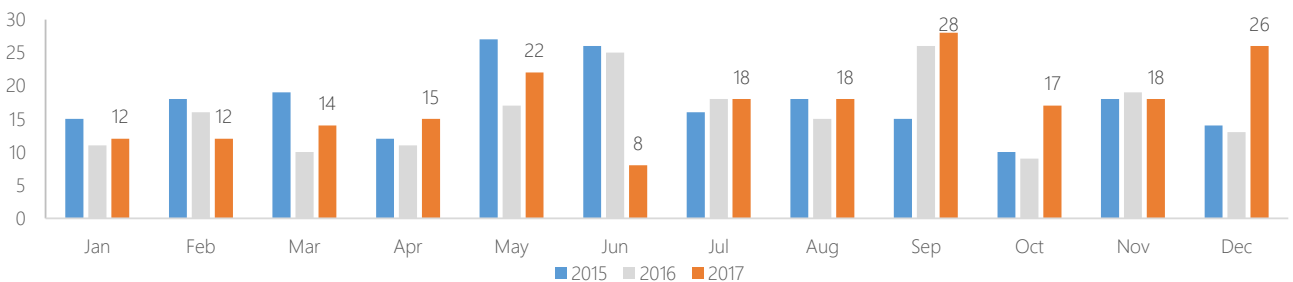


Median Sale Price by Quarter

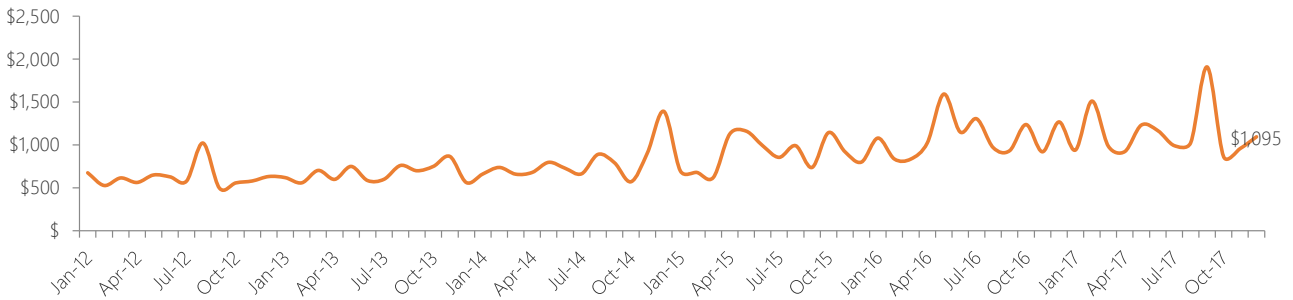


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	15	14	23	18	20	20	23	16	22	20	21	28
2013	21	26	15	29	18	20	28	37	21	19	17	22
2014	19	10	15	19	19	17	23	31	34	22	17	11
2015	15	18	19	12	27	26	16	18	15	10	18	14
2016	11	16	10	11	17	25	18	15	26	9	19	13
2017	12	12	14	15	22	8	18	18	28	17	18	26



Median Sale Price per Square Foot

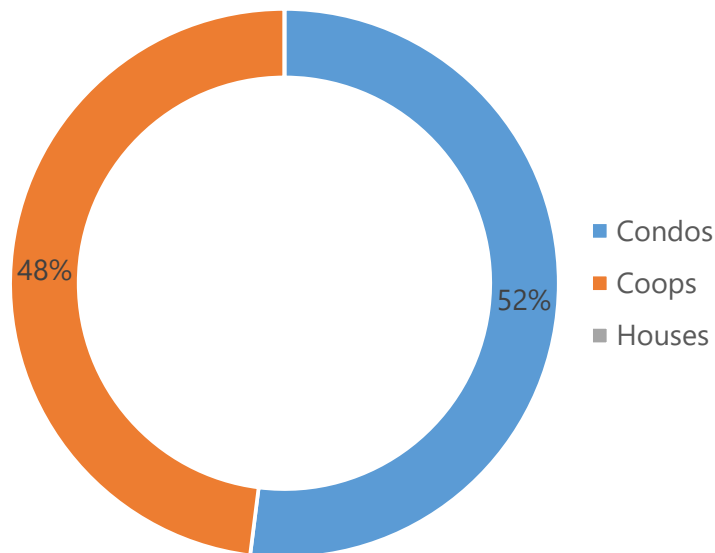


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,652,500	111%	\$1,337	-23%	13
Coops	\$724,000	7%	\$868	3%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
109 Norfolk St #5	1-00353-1205	1-Dec-17	\$2,045,000	Condo	1,530
50 Clinton St #6B	1-00344-1030	11-Dec-17	\$1,420,459	Condo	
20 Clinton St #3D	1-00350-1026	12-Dec-17	\$1,326,250	Condo	985
20 Clinton St #6G	1-00350-1047	15-Dec-17	\$1,050,000	Condo	959
199 Bowery #8B	1-00425-1139	28-Dec-17	\$1,015,000	Condo	610
453 F D R Dr #F704	1-00263-0008	18-Dec-17	\$840,000	Coop	
453 F D R Dr #A604	1-00263-0008	14-Dec-17	\$800,000	Coop	1,000
212 Forsyth St #67	1-00422-0046	29-Dec-17	\$800,000	Coop	
157 Ludlow St #5R	1-00411-1209	13-Dec-17	\$780,652	Condo	787
357-389 Grand St #G1203	1-00311-0013	4-Dec-17	\$775,000	Coop	
530 Grand St #F9	1-00331-0120	12-Dec-17	\$770,000	Coop	500
504 Grand St #A15	1-00331-0001	18-Dec-17	\$724,000	Coop	
453 F D R Dr #C1703	1-00263-0008	18-Dec-17	\$695,000	Coop	800
570 Grand St #J1003	1-00321-0001	14-Dec-17	\$650,000	Coop	750
504 Grand St #D35	1-00331-0001	18-Dec-17	\$640,000	Coop	
453 F D R Dr #A1702	1-00263-0008	18-Dec-17	\$625,000	Coop	
504 Grand St #E42	1-00331-0001	8-Dec-17	\$559,000	Coop	



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

www.BrooklynMade.Blog/vendors





THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com