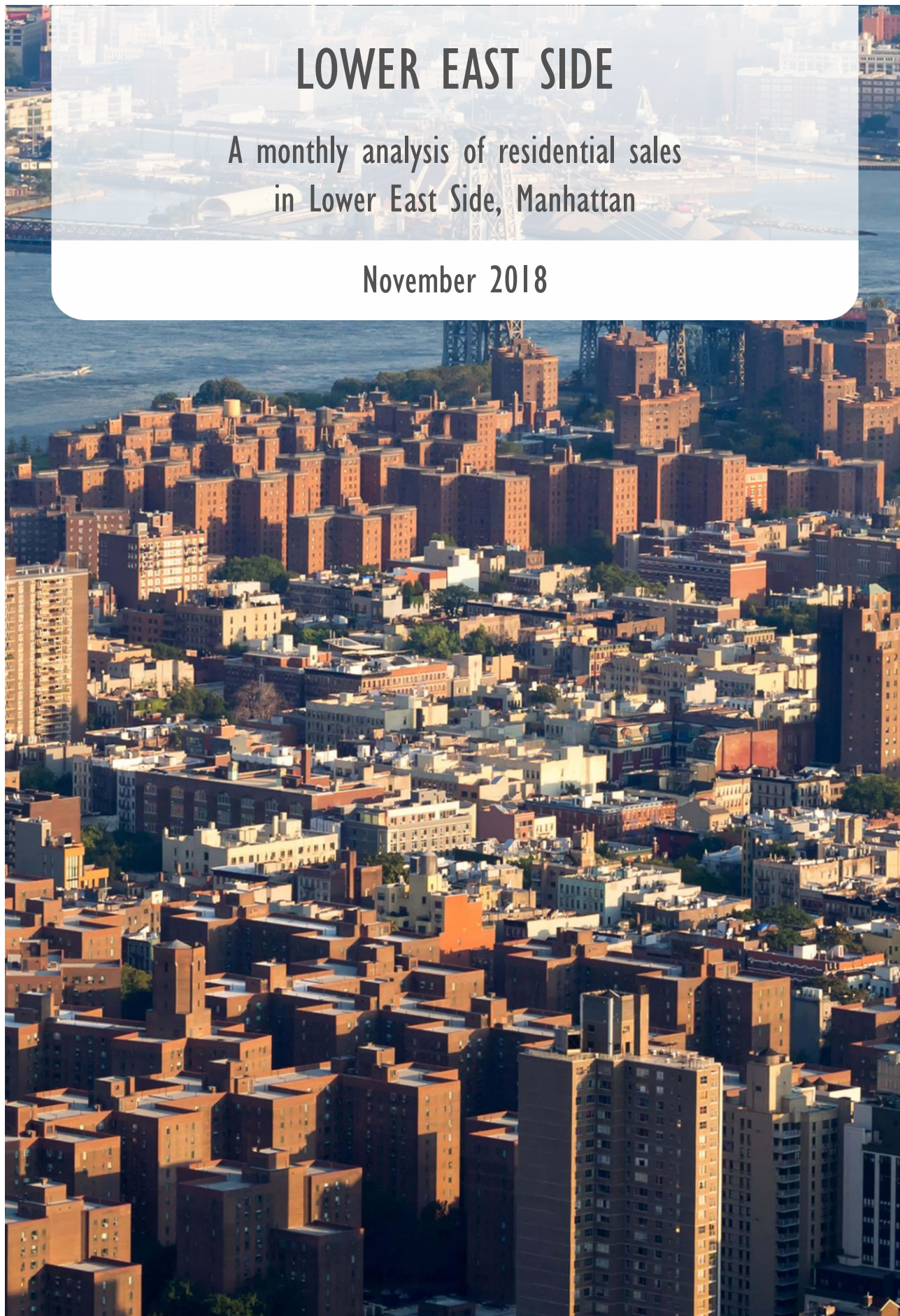


# LOWER EAST SIDE

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

November 2018



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, November 2018

## Lower East Side, Manhattan

### SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



59% YoY

MEDIAN PRICE/SQ.FT.



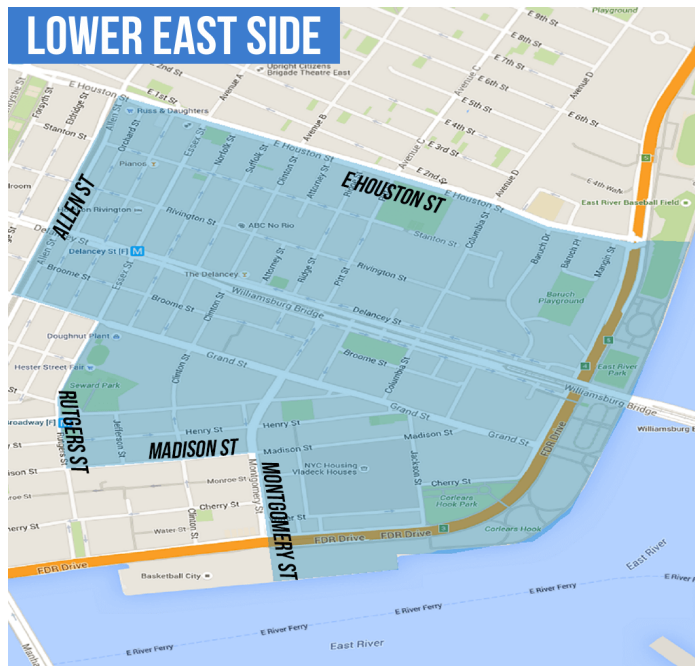
48% YoY

MANHATTAN  
MEDIAN SALE PRICE



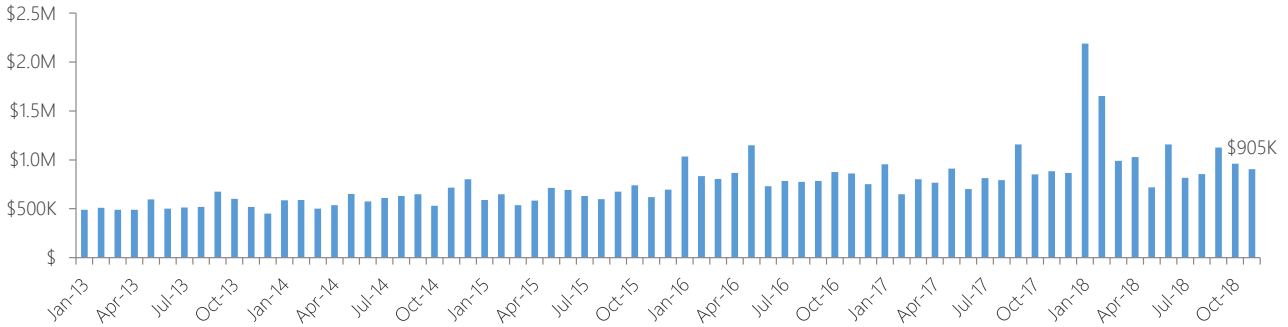
-6% YoY

### NEIGHBORHOOD BOUNDARIES

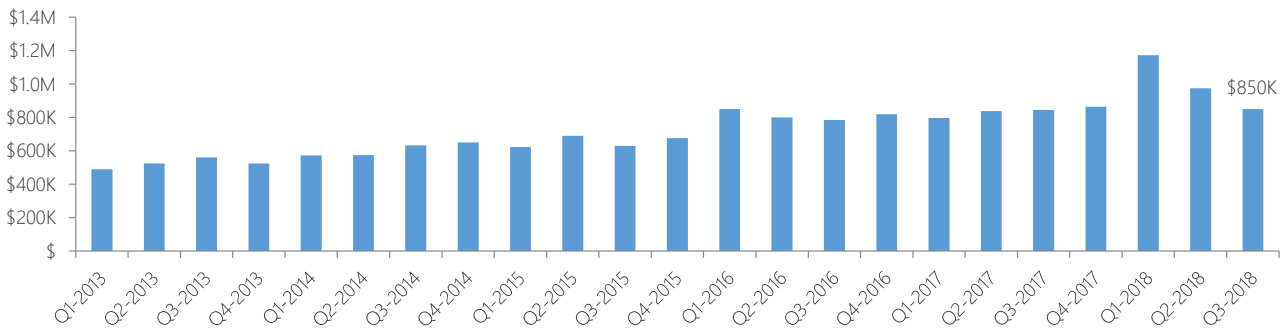


RESIDENTIAL STATS

Median Sale Price by Month

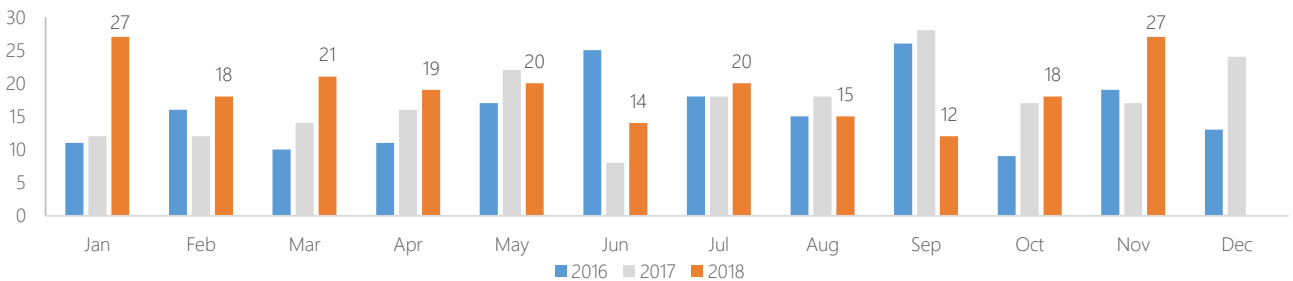


Median Sale Price by Quarter

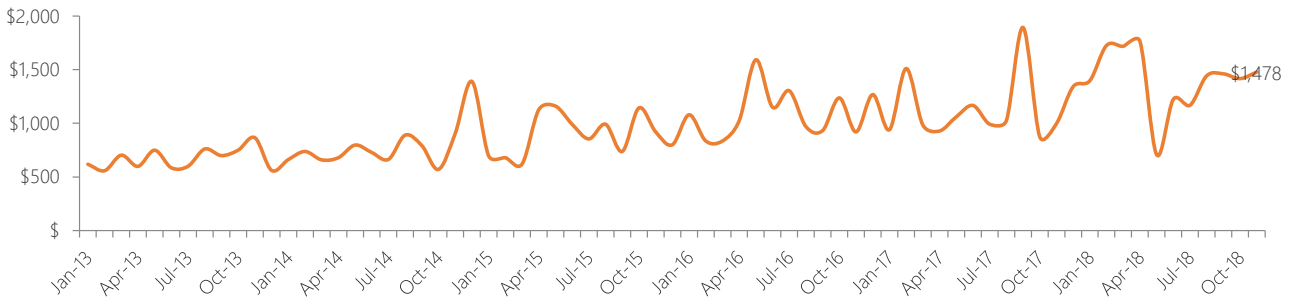


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	28	26	16	18	15	10	18	14
2016	11	16	10	11	17	25	18	15	26	9	19	13
2017	12	12	14	16	22	8	18	18	28	17	17	24
2018	27	18	21	19	20	14	20	15	12	18	27	



Median Sale Price per Square Foot

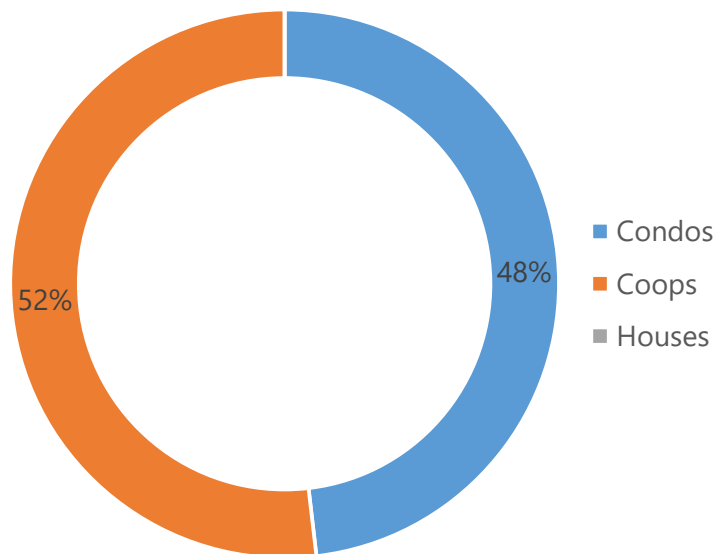


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,830,000	-15%	\$1,536	-30%	13
Coops	\$640,000	-24%	\$984	7%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
115 Allen St #PH	1-00415-1106	5-Nov-18	\$3,810,000	Condo	2,610
196 Orchard St #6H	1-00412-1240	16-Nov-18	\$3,159,575	Condo	
115 Allen St #5	1-00415-1105	27-Nov-18	\$2,512,500	Condo	1,605
100 Norfolk St #10B	1-00353-1431	6-Nov-18	\$2,459,091	Condo	
52 Rivington St #4	1-00421-1005	28-Nov-18	\$2,250,000	Condo	1,178
409 Grand St #F107	1-00315-0001	28-Nov-18	\$1,496,000	Coop	1,000
196 Orchard St #6C	1-00412-1235	21-Nov-18	\$1,410,000	Condo	
199 Bowery #9D	1-00425-1146	21-Nov-18	\$1,362,500	Condo	896
100 Norfolk St #8A	1-00353-1423	6-Nov-18	\$1,062,698	Condo	
357-389 Grand St #G1806	1-00311-0013	29-Nov-18	\$1,056,000	Coop	
100 Norfolk St #6A	1-00353-1415	29-Nov-18	\$992,794	Condo	
453 Fdr Dr #D1506	1-00263-0008	27-Nov-18	\$905,000	Coop	
504 Grand St #H31	1-00331-0001	7-Nov-18	\$787,500	Coop	
504 Grand St #F51	1-00331-0001	7-Nov-18	\$785,000	Coop	
409 Grand St #E1203	1-00315-0001	21-Nov-18	\$698,000	Coop	
170 Norfolk St #17	1-00355-0040	21-Nov-18	\$640,000	Coop	500
550 Grand St #E8	1-00331-0120	19-Nov-18	\$615,000	Coop	
113 Eldridge St #4A	1-00418-1010	13-Nov-18	\$607,500	Condo	823
550 Grand St #F7	1-00331-0120	15-Nov-18	\$595,000	Coop	900
453 Fdr Dr #E1107	1-00263-0008	15-Nov-18	\$570,000	Coop	
570 Grand St #M602	1-00321-0001	27-Nov-18	\$550,000	Coop	800
357-389 Grand St #G702	1-00311-0013	2-Nov-18	\$505,000	Coop	
172 Forsyth St #1B	1-00421-0043	8-Nov-18	\$391,000	Coop	
101 Allen St #4C	1-00414-1017	1-Nov-18	\$360,000	Condo	232



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- NYC Condo Sales, Purchases & Rentals
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## 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](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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