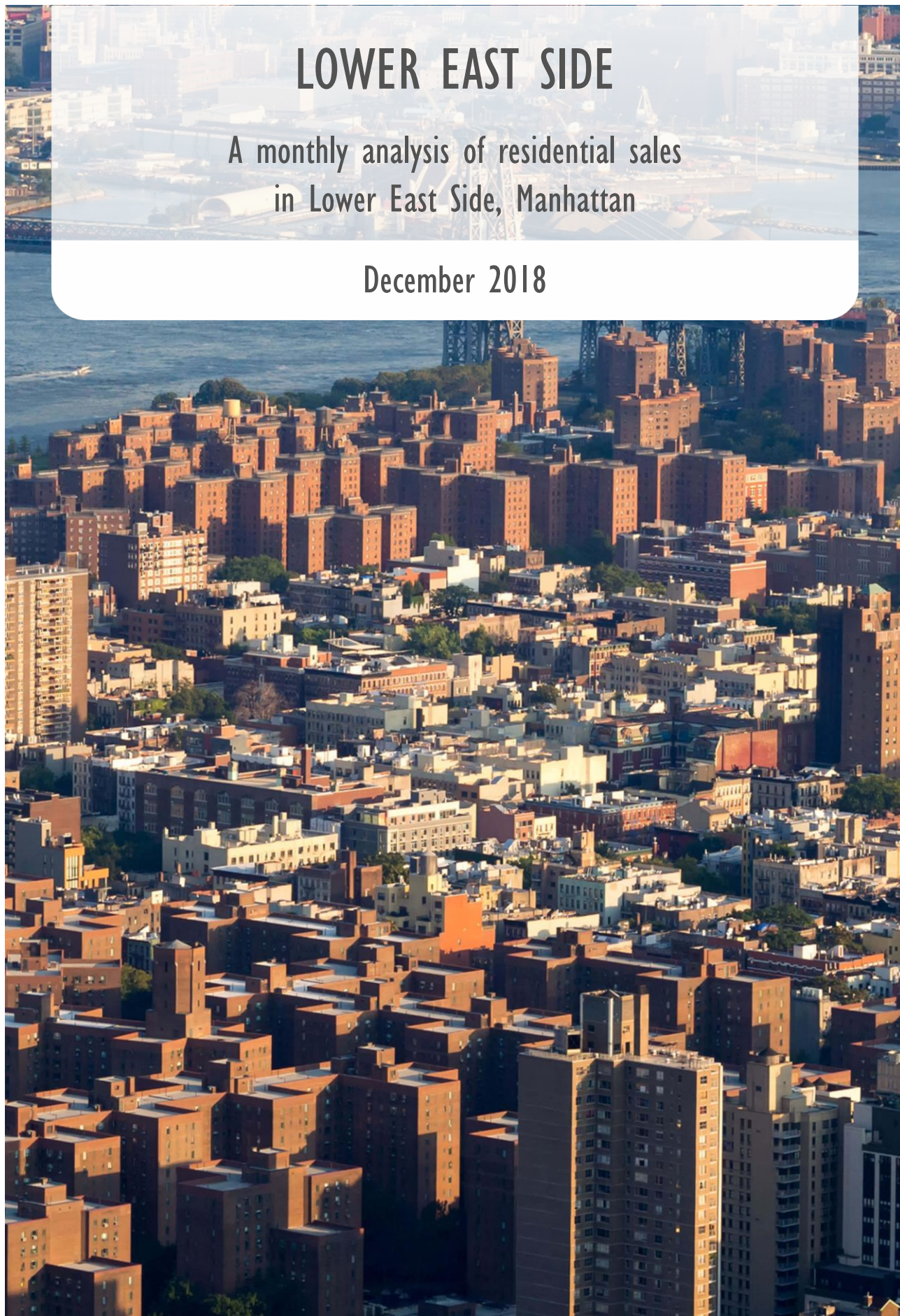


LOWER EAST SIDE

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

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Lower East Side, Manhattan

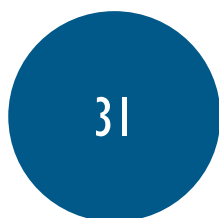
SUMMARY

MEDIAN SALE PRICE



43% YoY

NO. OF TRANSACTIONS



29% YoY

MEDIAN PRICE/SQ.FT.



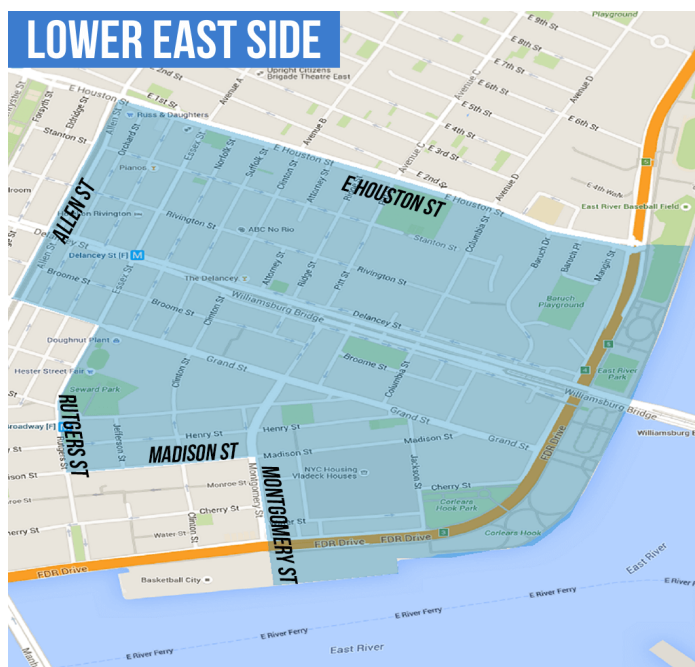
-20% YoY

MANHATTAN
MEDIAN SALE PRICE



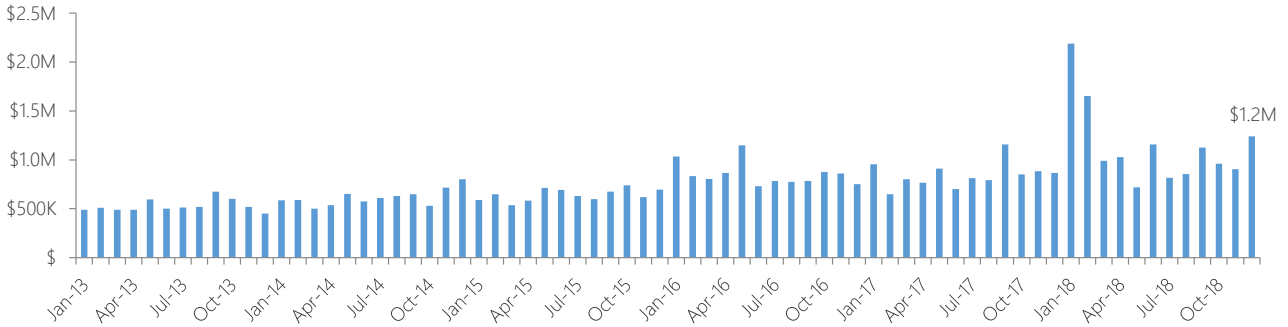
-8% YoY

NEIGHBORHOOD BOUNDARIES

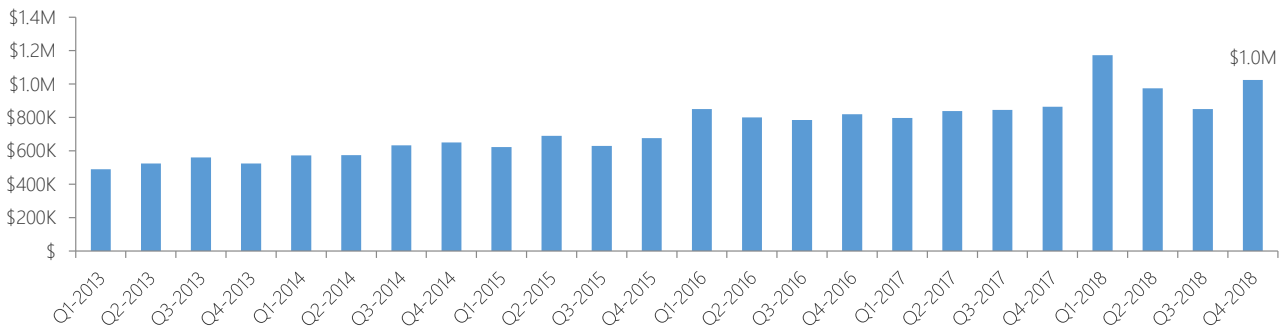


RESIDENTIAL STATS

Median Sale Price by Month

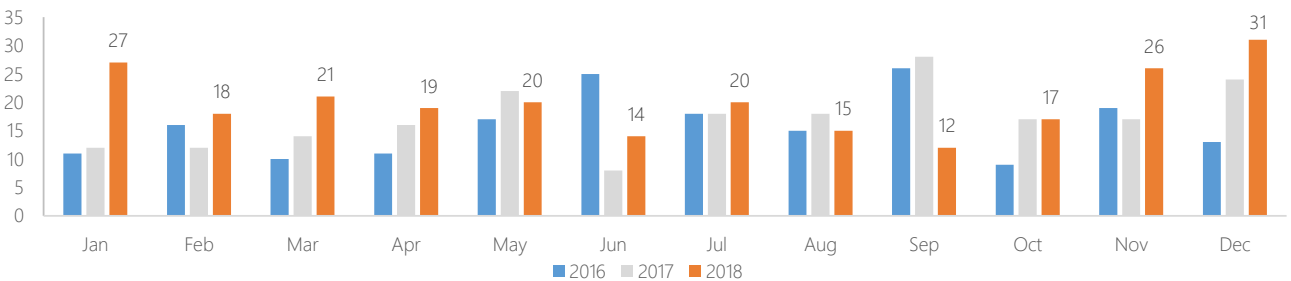


Median Sale Price by Quarter

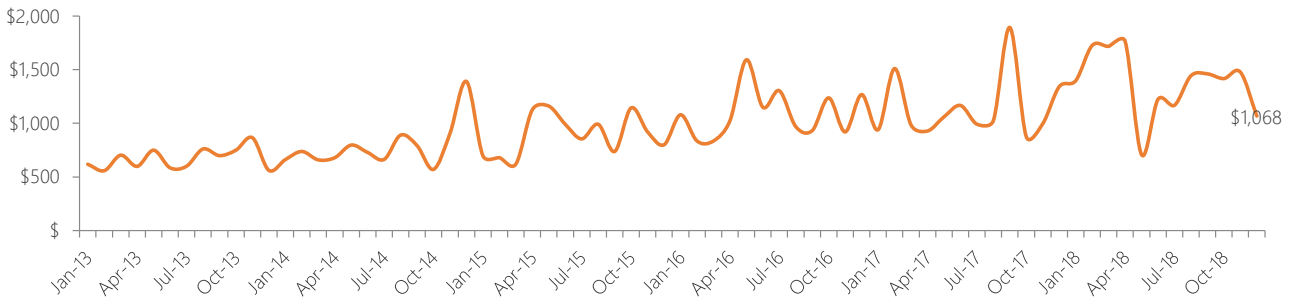


Number of Transactions

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	17	26	31



Median Sale Price per Square Foot

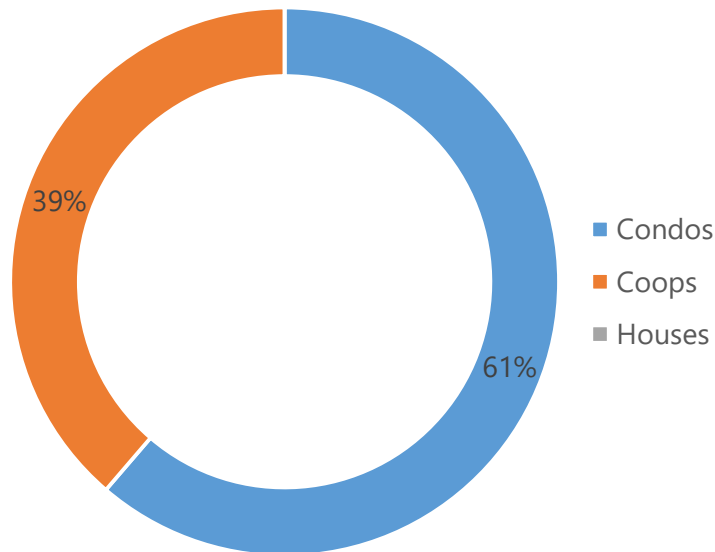


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	-47%	-	-	19
Coops	\$880,000	18%	\$1,068	23%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
196 Orchard St #7H	1-00412-1256	20-Dec-18	\$3,138,956	Condo	
196 Orchard St #5G	1-00412-1223	28-Dec-18	\$2,150,000	Condo	
196 Orchard St #8E	1-00412-1267	19-Dec-18	\$1,607,509	Condo	
196 Orchard St #7F	1-00412-1254	26-Dec-18	\$1,582,281	Condo	
196 Orchard St #5F	1-00412-1222	14-Dec-18	\$1,545,649	Condo	
196 Orchard St #7E	1-00412-1253	19-Dec-18	\$1,545,413	Condo	
196 Orchard St #5A	1-00412-1217	13-Dec-18	\$1,500,000	Condo	
357-389 Grand St #L1806	1-00311-0013	14-Dec-18	\$1,495,000	Coop	1,250
196 Orchard St #7C	1-00412-1251	18-Dec-18	\$1,464,189	Condo	
196 Orchard St #5C	1-00412-1219	13-Dec-18	\$1,400,000	Condo	
196 Orchard St #4C	1-00412-1203	21-Dec-18	\$1,385,000	Condo	
570 Grand St #L2005	1-00321-0001	19-Dec-18	\$1,375,000	Coop	1,250
196 Orchard St #6B	1-00412-1234	7-Dec-18	\$1,340,091	Condo	
196 Orchard St #4B	1-00412-1202	12-Dec-18	\$1,275,000	Condo	
357-389 Grand St #J1104	1-00311-0013	18-Dec-18	\$1,205,000	Coop	
196 Orchard St #6L	1-00412-1243	21-Dec-18	\$1,120,075	Condo	
409 Grand St #C906	1-00315-0001	18-Dec-18	\$1,075,000	Coop	
196 Orchard St #5P	1-00412-1230	18-Dec-18	\$980,000	Condo	
196 Orchard St #5N	1-00412-1229	21-Dec-18	\$965,000	Condo	
453 Fdr Dr #F2002	1-00263-0008	4-Dec-18	\$955,000	Coop	
196 Orchard St #6P	1-00412-1246	11-Dec-18	\$939,999	Condo	
196 Orchard St #4N	1-00412-1213	27-Dec-18	\$934,699	Condo	
504 Grand St #H63	1-00331-0001	19-Dec-18	\$880,000	Coop	850
208 Forsyth St #12	1-00422-0044	6-Dec-18	\$875,000	Coop	
453 Fdr Dr #B401	1-00263-0008	20-Dec-18	\$780,000	Coop	
453 Fdr Dr #F603	1-00263-0008	20-Dec-18	\$670,000	Coop	800
409 Grand St #C1702	1-00315-0001	17-Dec-18	\$660,000	Coop	
504 Grand St #C61	1-00331-0001	13-Dec-18	\$600,000	Coop	



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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

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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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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

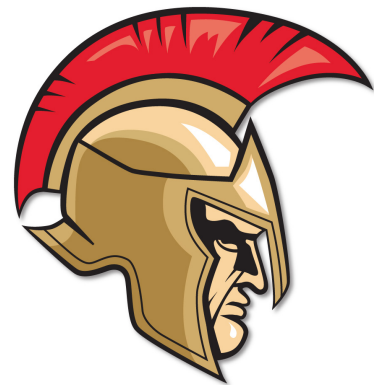
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