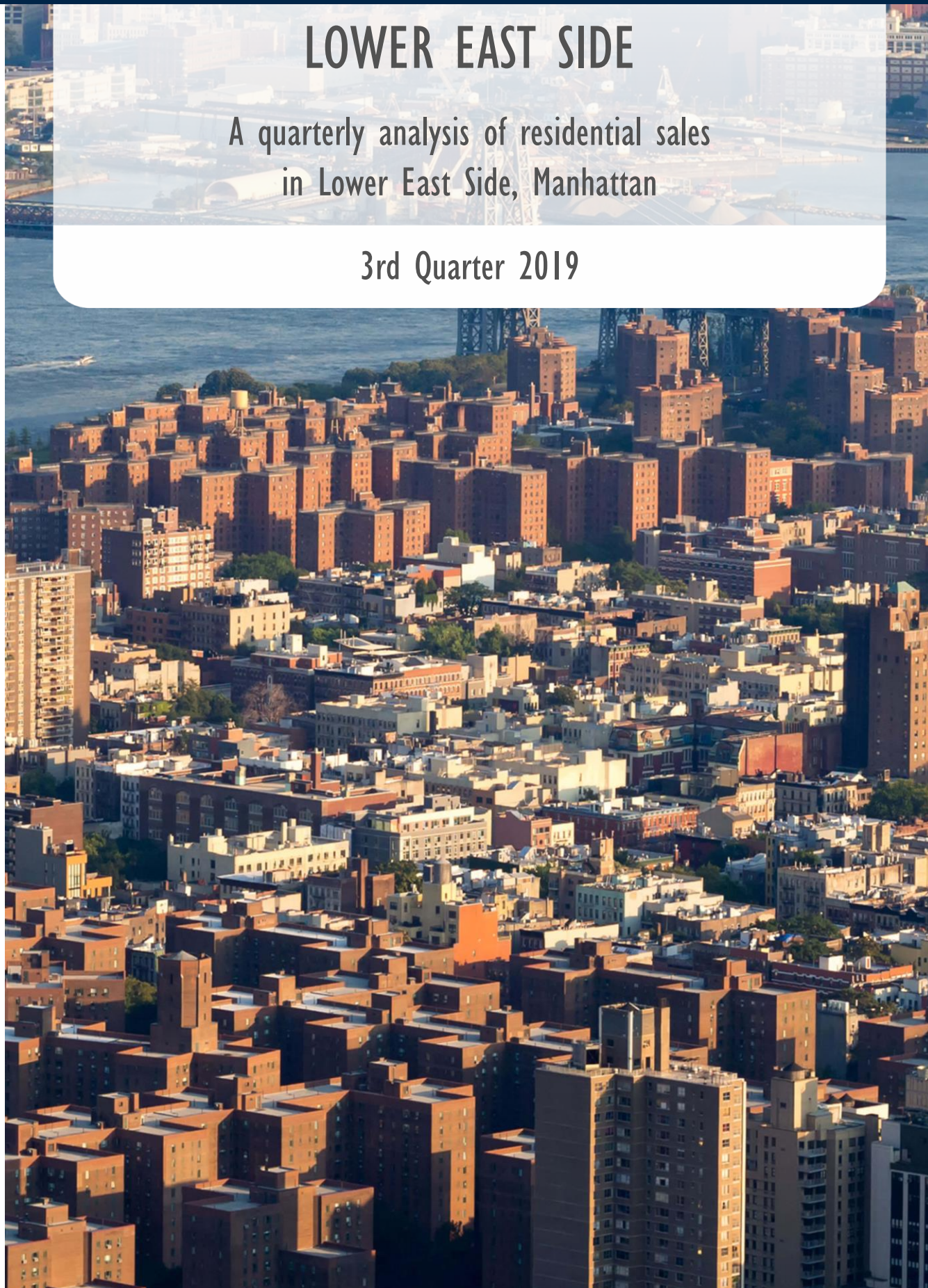


LOWER EAST SIDE

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

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Lower East Side, Manhattan

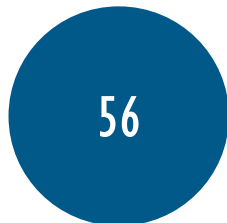
SUMMARY

MEDIAN SALE PRICE



-38% YoY

NO. OF TRANSACTIONS



-29% YoY

MEDIAN PRICE/SQ.FT.



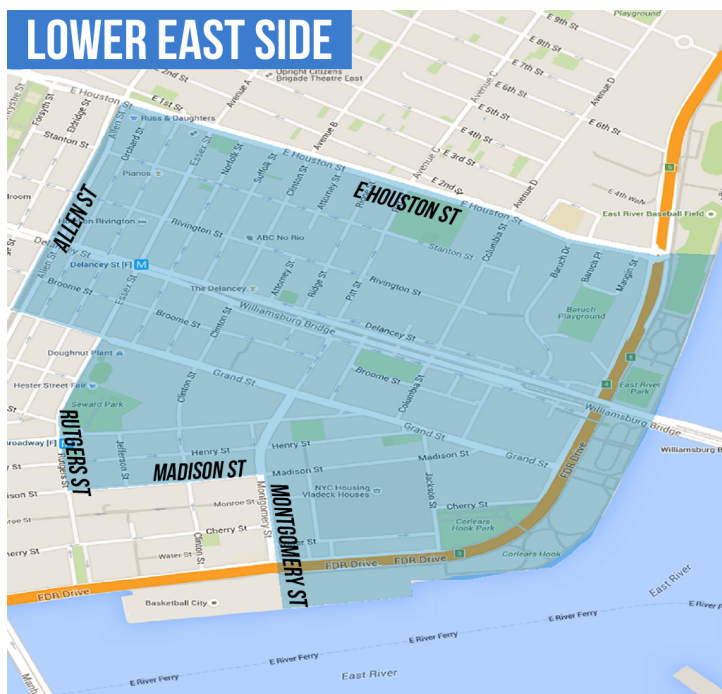
-34% YoY

MANHATTAN
MEDIAN SALE PRICE



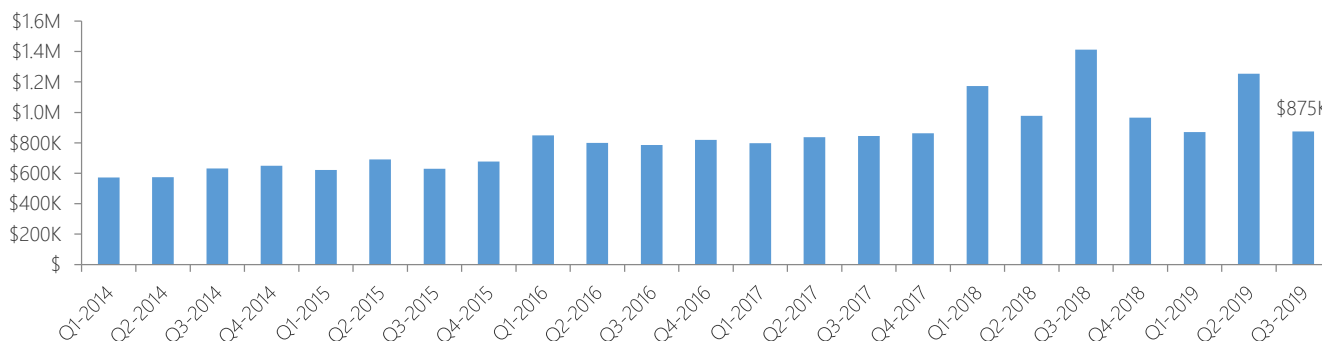
-9% YoY

NEIGHBORHOOD BOUNDARIES

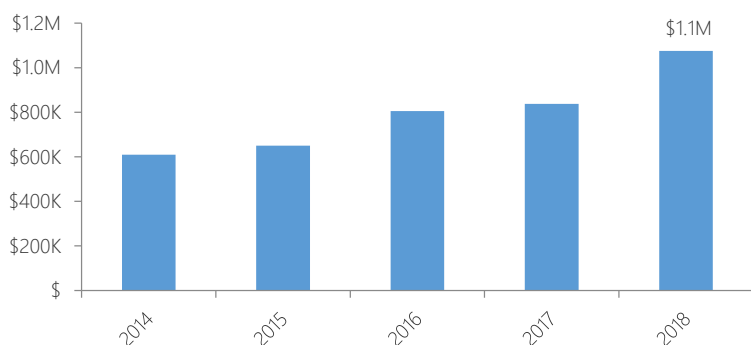


RESIDENTIAL STATS

Median Sale Price by Quarter

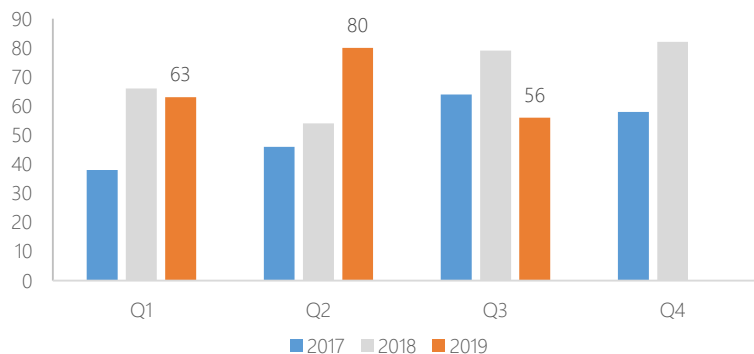


Median Sale Price by Year

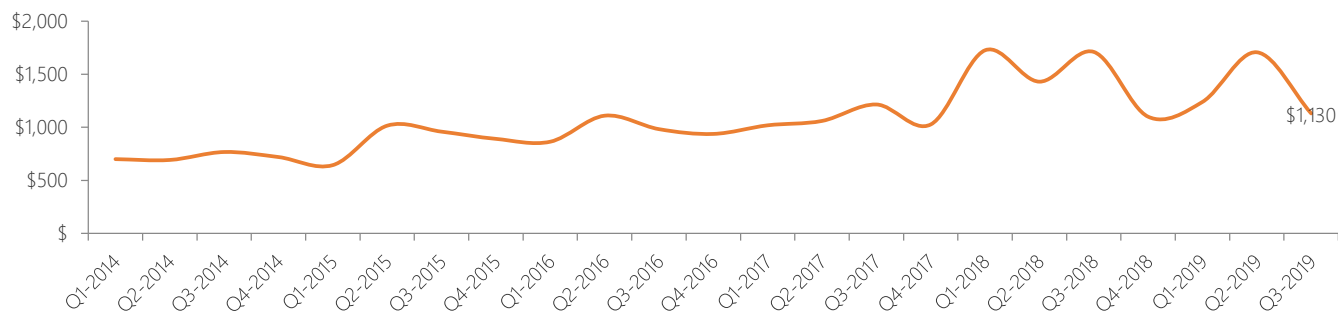


Number of Transactions

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	56
Q4	50	42	41	58	82	



Median Sale Price per Square Foot

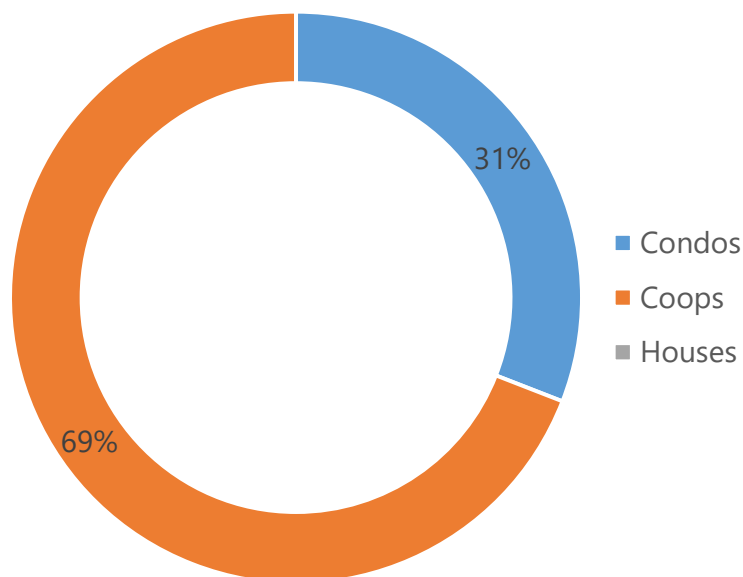


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,767,500	-15%	\$1,460	-21%	17
Coops	\$737,500	3%	\$925	-1%	38
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Rivington St #PHD	1-00349-1246	1-Aug-19	\$4,342,238	Condo	1,600
150 Rivington St #PHA	1-00349-1243	31-Jul-19	\$4,250,000	Condo	1,626
150 Rivington St #PHB	1-00349-1244	5-Aug-19	\$3,895,000	Condo	1,464
150 Rivington St #PHC	1-00349-1245	2-Aug-19	\$3,801,073	Condo	1,459
265 E Houston St #7A	1-00355-1006	31-Jul-19	\$2,250,000	Condo	
150 Rivington St #4E	1-00349-1222	8-Aug-19	\$2,095,000	Condo	
196 Orchard St #8B	1-00412-1265	15-Aug-19	\$2,045,570	Condo	
265 E Houston St #5A	1-00355-1004	30-Aug-19	\$1,934,675	Condo	
196 Orchard St #4L	1-00412-1211	28-Aug-19	\$1,767,500	Condo	
453 Fdr Dr #E2007	1-00263-0008	23-Sep-19	\$1,725,000	Coop	
453 Fdr Dr #C2101	1-00263-0008	25-Jul-19	\$1,710,000	Coop	
357-389 Grand St #L1201	1-00311-0013	24-Sep-19	\$1,650,000	Coop	
409 Grand St #E601	1-00315-0001	23-Jul-19	\$1,360,000	Coop	
150 Rivington St #5C	1-00349-1229	30-Jul-19	\$1,345,000	Condo	
154 Attorney St #503	1-00345-1024	31-Jul-19	\$1,290,000	Condo	839
570 Grand St #H1205	1-00321-0001	9-Sep-19	\$1,230,000	Coop	
409 Grand St #C507	1-00315-0001	8-Aug-19	\$1,220,000	Coop	1,100
409 Grand St #D906	1-00315-0001	24-Sep-19	\$1,100,000	Coop	1,000
130-148 Suffolk St #136D	1-00349-1016	16-Aug-19	\$1,095,000	Condo	853
357-389 Grand St #J1106	1-00311-0013	29-Jul-19	\$1,086,000	Coop	
105 Norfolk St #3A	1-00353-1004	12-Jul-19	\$1,050,000	Condo	759
357-389 Grand St #H601	1-00311-0013	11-Jul-19	\$990,000	Coop	
357-389 Grand St #L0301	1-00311-0013	10-Sep-19	\$975,000	Coop	
409 Grand St #D2006	1-00315-0001	23-Aug-19	\$965,000	Coop	800
196 Orchard St #6M	1-00412-1244	19-Aug-19	\$950,000	Condo	
157 Ludlow St #2F	1-00411-1202	24-Jul-19	\$875,000	Condo	726
157 Ludlow St #4R	1-00411-1207	23-Sep-19	\$875,000	Condo	787
504 Grand St #B23	1-00331-0001	15-Jul-19	\$845,000	Coop	
20 Clinton St #1G	1-00350-1042	6-Sep-19	\$840,000	Condo	731
357-389 Grand St #H1808	1-00311-0013	15-Aug-19	\$800,000	Coop	800
409 Grand St #B904	1-00315-0001	25-Jul-19	\$775,000	Coop	
550 Grand St #G6	1-00331-0120	5-Aug-19	\$775,000	Coop	1,000
570 Grand St #L202	1-00321-0001	9-Jul-19	\$775,000	Coop	
550 Grand St #G2	1-00331-0120	15-Jul-19	\$760,000	Coop	
570 Grand St #J1905	1-00321-0001	13-Aug-19	\$740,000	Coop	
357-389 Grand St #H504	1-00311-0013	25-Sep-19	\$735,000	Coop	
453 Fdr Dr #B1706	1-00263-0008	11-Jul-19	\$725,000	Coop	
357-389 Grand St #H1904	1-00311-0013	4-Sep-19	\$710,000	Coop	
118 Suffolk St #2B	1-00348-0011	17-Sep-19	\$710,000	Coop	600
504 Grand St #A62	1-00331-0001	26-Sep-19	\$655,000	Coop	
453 Fdr Dr #A1701	1-00263-0008	29-Aug-19	\$652,500	Coop	800
550 Grand St #H3	1-00331-0120	25-Sep-19	\$615,000	Coop	800
550 Grand St #H5	1-00331-0120	27-Sep-19	\$599,000	Coop	750
570 Grand St #H904	1-00321-0001	11-Jul-19	\$590,000	Coop	
550 Grand St #FGC	1-00331-0120	30-Jul-19	\$580,000	Coop	675
550 Grand St #F5	1-00331-0120	14-Aug-19	\$550,000	Coop	
170 Norfolk St #4	1-00355-0040	11-Sep-19	\$510,000	Coop	600
170 Norfolk St #13	1-00355-0040	26-Aug-19	\$495,000	Coop	500
409 Grand St #B402	1-00315-0001	12-Sep-19	\$492,000	Coop	
409 Grand St #F302	1-00315-0001	19-Aug-19	\$480,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
570 Grand St #H1003	1-00321-0001	13-Aug-19	\$461,000	Coop	
175 Rivington St #5B	1-00348-0053	28-Aug-19	\$415,000	Coop	
188 Forsyth St #5A	1-00421-0052	9-Sep-19	\$190,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
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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

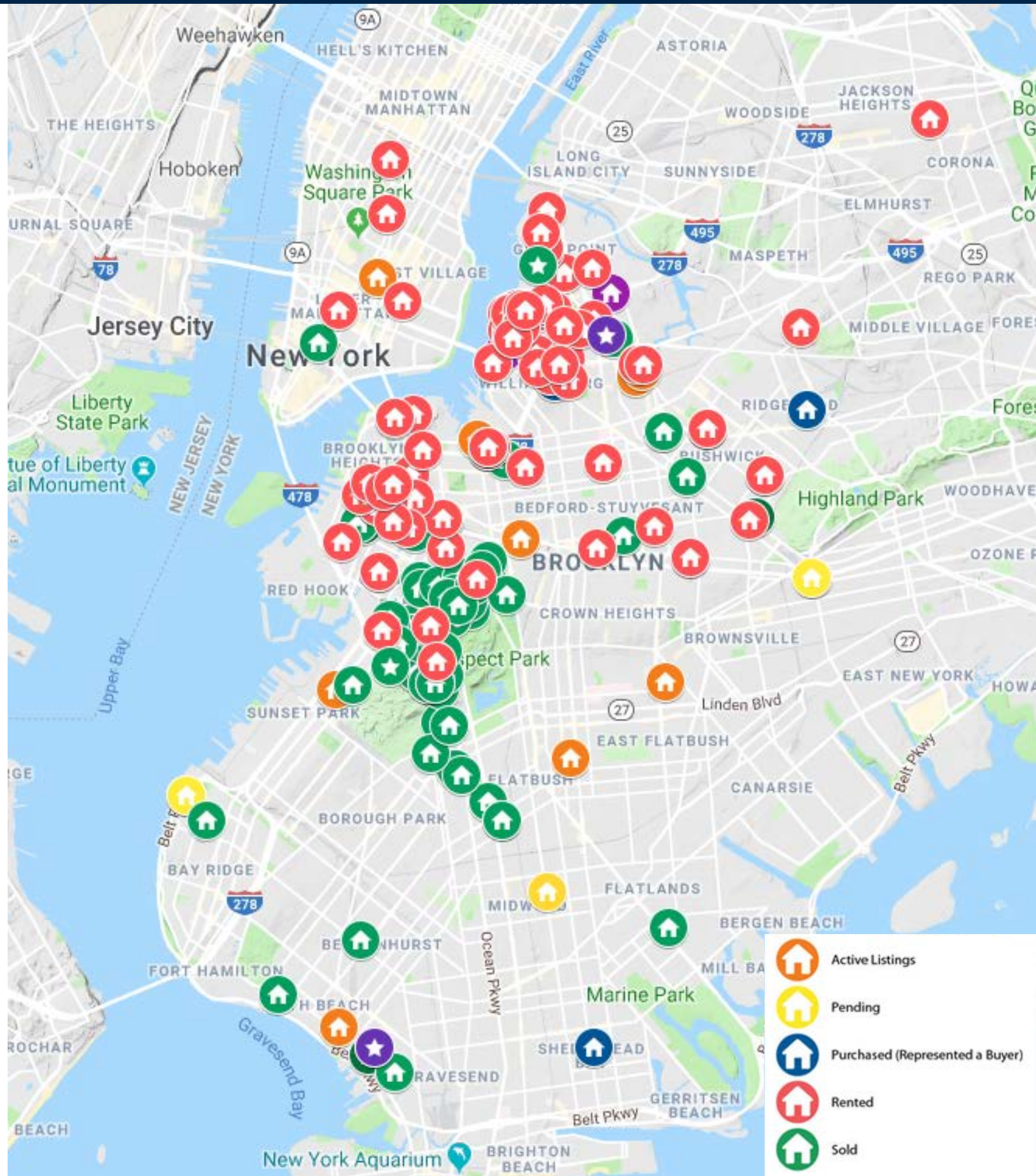
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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