

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

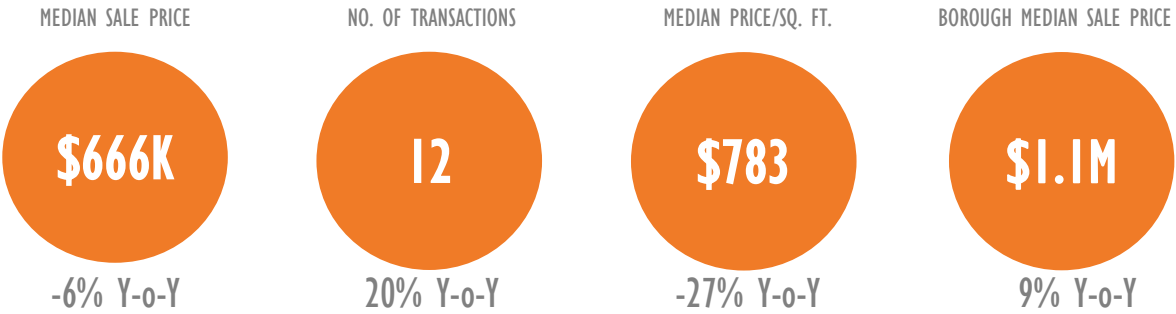
Lower East Side Manhattan Report

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

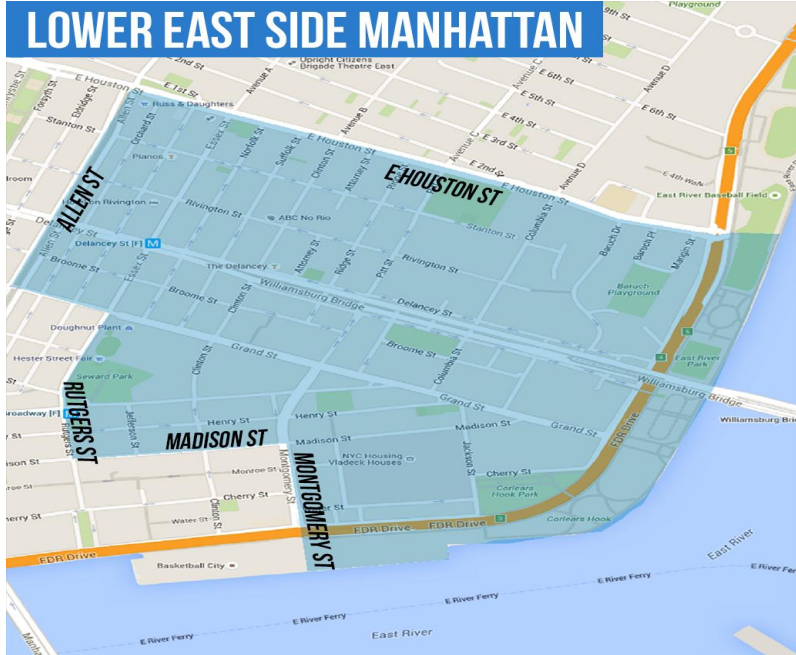
DECEMBER 2015

Residential Market Report, December 2015
Lower East Side Manhattan, Manhattan

SUMMARY

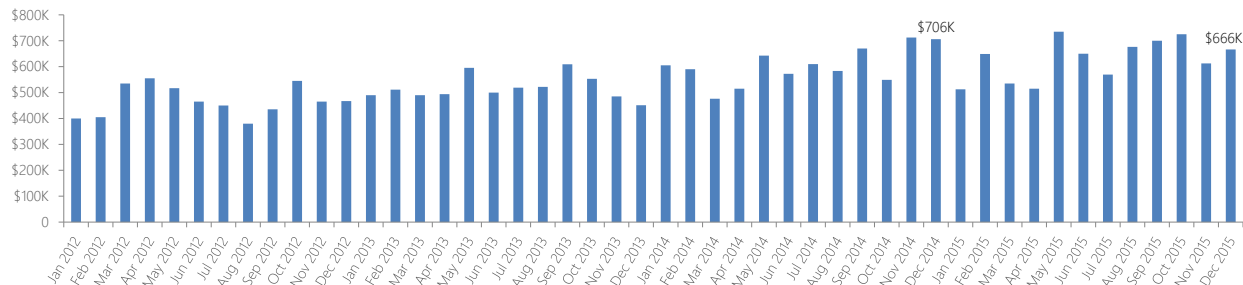


NEIGHBORHOOD BOUNDARIES

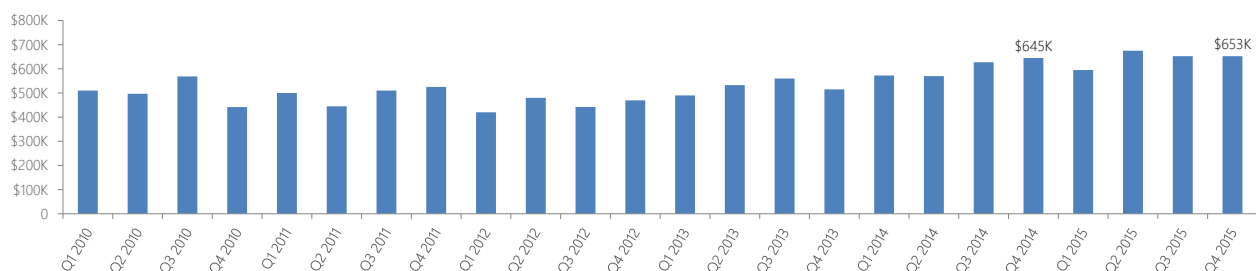


RESIDENTIAL STATS

Median Sale Price by Month

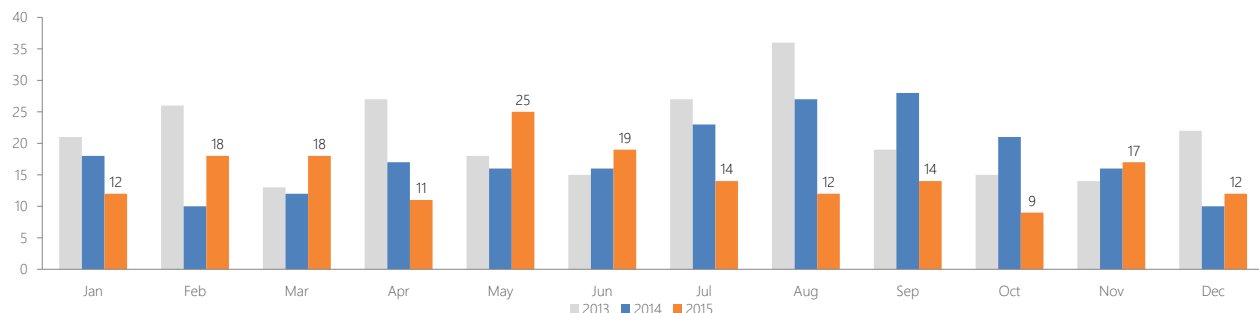


Median Sale Price by Quarter

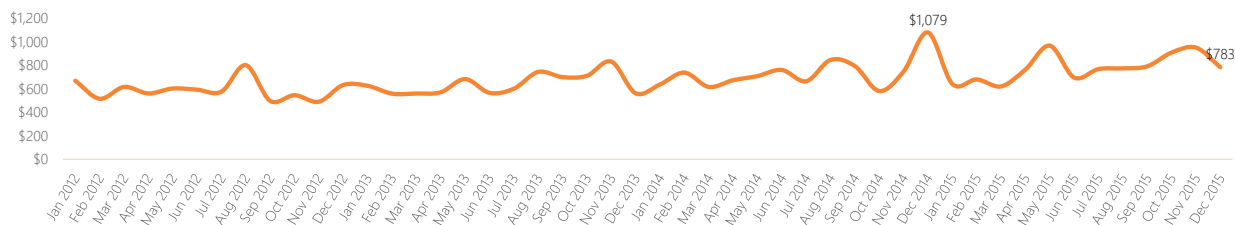


Number of Transactions

| Month | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|-------|------|------|------|------|------|------|
| Jan | 11 | 7 | 13 | 21 | 18 | 12 |
| Feb | 12 | 16 | 11 | 26 | 10 | 18 |
| Mar | 10 | 12 | 23 | 13 | 12 | 18 |
| Apr | 10 | 15 | 15 | 27 | 17 | 11 |
| May | 11 | 15 | 17 | 18 | 16 | 25 |
| Jun | 30 | 17 | 19 | 15 | 16 | 19 |
| Jul | 8 | 10 | 21 | 27 | 23 | 14 |
| Aug | 10 | 16 | 14 | 36 | 27 | 12 |
| Sep | 8 | 12 | 20 | 19 | 28 | 14 |
| Oct | 10 | 14 | 17 | 15 | 21 | 9 |
| Nov | 9 | 13 | 19 | 14 | 16 | 17 |
| Dec | 21 | 18 | 18 | 22 | 10 | 12 |



▶ Median Price per Square Foot



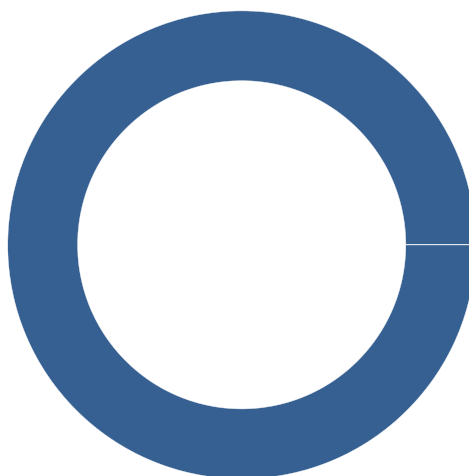
CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

| Property type | Median Price | | Median price per sq. ft. | | No. of sales |
|---------------|--------------|--------------|--------------------------|--------------|--------------|
| | Price | Y-o-Y change | Price | Y-o-Y change | |
| Condos | n/a | n/a | n/a | n/a | n/a |
| Co-ops | \$666,200 | 16% | \$783 | -1% | 12 |
| Houses | n/a | n/a | n/a | n/a | n/a |

▶ Number of Sales by Building Type

Co-ops
100.0%



LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|------------------------|--------------|-----------|-------------|---------------|------|
| 409 Grand St #C103 | 1-00315-0001 | 30-Dec-15 | \$1,964,250 | Coop | n/a |
| 357-389 Grand St #M904 | 1-00311-0013 | 29-Dec-15 | \$1,175,000 | Coop | n/a |
| 453 F D R Dr #A106 | 1-00263-0008 | 28-Dec-15 | \$879,000 | Coop | n/a |
| 530 Grand St #D2 | 1-00331-0120 | 08-Dec-15 | \$829,000 | Coop | n/a |
| 484-502 Grand St #C2 | 1-00331-0065 | 15-Dec-15 | \$725,000 | Coop | n/a |
| 357-389 Grand St #G203 | 1-00311-0013 | 03-Dec-15 | \$667,400 | Coop | n/a |
| 530 Grand St #E5 | 1-00331-0120 | 21-Dec-15 | \$665,000 | Coop | n/a |
| 570 Grand St #L704 | 1-00321-0001 | 22-Dec-15 | \$640,000 | Coop | n/a |
| 530 Grand St #H10 | 1-00331-0120 | 10-Dec-15 | \$575,000 | Coop | n/a |
| 530 Grand St #J3 | 1-00331-0120 | 02-Dec-15 | \$539,000 | Coop | n/a |
| 484-502 Grand St #B3 | 1-00331-0065 | 04-Dec-15 | \$490,000 | Coop | n/a |
| 100 Suffolk St #2A | 1-00348-0003 | 09-Dec-15 | \$395,000 | Coop | n/a |