

LOWER EAST SIDE

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

Ist Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

Lower East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE



-19% YoY

NO. OF TRANSACTIONS



9% YoY

MEDIAN PRICE/SQ.FT.



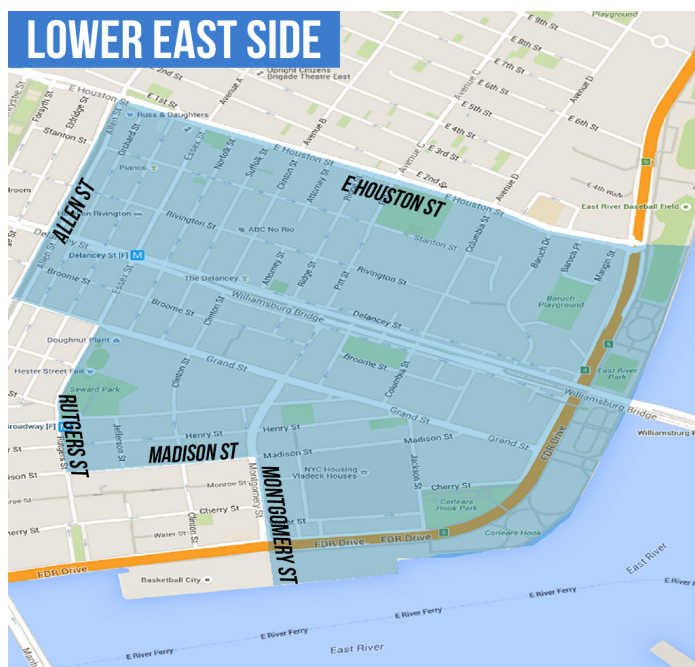
-30% YoY

MANHATTAN
MEDIAN SALE PRICE



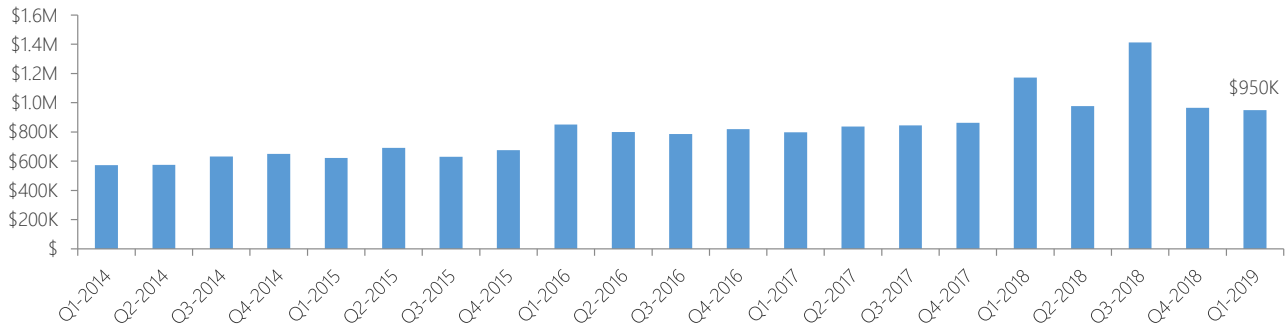
3% YoY

NEIGHBORHOOD BOUNDARIES

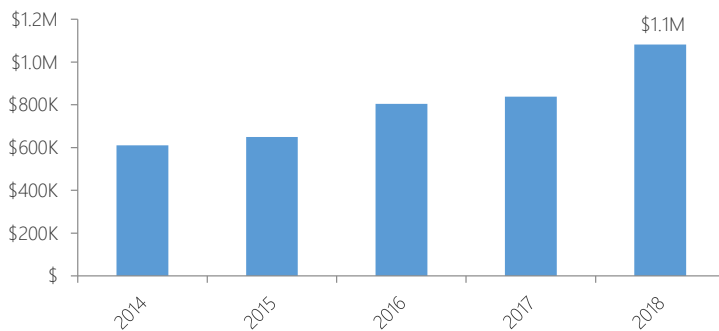


RESIDENTIAL STATS

Median Sale Price by Quarter

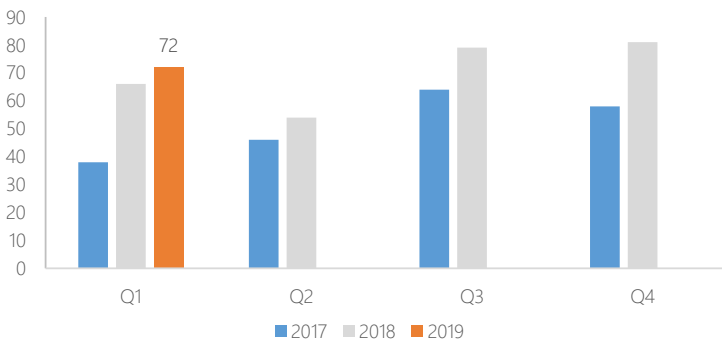


Median Sale Price by Year

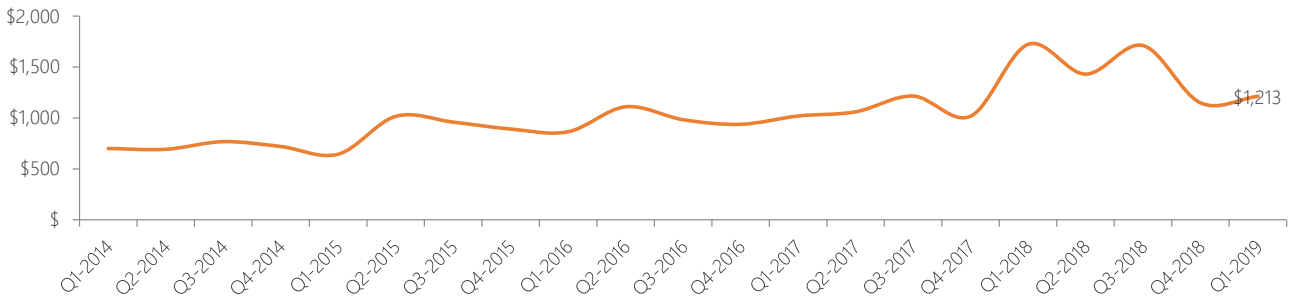


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	44	52	37	38	66	72
Q2	55	66	53	46	54	
Q3	88	49	59	64	79	
Q4	50	42	41	58	81	



Median Sale Price per Square Foot

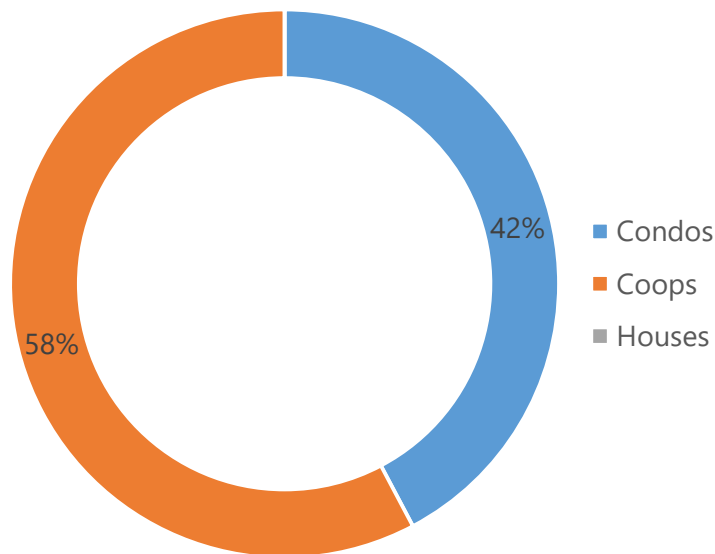


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,005,881	-18%	\$1,482	-18%	30
Coops	\$720,000	-8%	\$794	-26%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
204 Forsyth St #6	1-00422-1210	12-Mar-19	\$6,000,000	Condo	
196 Orchard St #PH11F	1-00412-1293	28-Feb-19	\$4,070,909	Condo	
196 Orchard St #10D	1-00412-1284	26-Mar-19	\$3,875,000	Condo	
196 Orchard St #PH11E	1-00412-1292	12-Feb-19	\$3,617,788	Condo	
196 Orchard St #PH11D	1-00412-1291	15-Feb-19	\$3,274,128	Condo	
196 Orchard St #8D	1-00412-1266	15-Jan-19	\$3,032,294	Condo	
105 Norfolk St #TWR14	1-00353-1030	19-Feb-19	\$3,000,000	Condo	2,168
196 Orchard St #7D	1-00412-1252	8-Jan-19	\$2,899,189	Condo	
287 E Houston St #8B	1-00350-1422	27-Mar-19	\$2,710,000	Condo	
287 E Houston St #8A	1-00350-1421	28-Mar-19	\$2,685,125	Condo	1,260
50 Clinton St #1A	1-00344-1002	16-Jan-19	\$2,523,500	Condo	2,036
100 Norfolk St #11C	1-00353-1435	26-Mar-19	\$2,415,798	Condo	
150 Rivington St #5A	1-00349-1227	28-Mar-19	\$2,415,000	Condo	
263 Bowery #2	1-00427-1305	11-Mar-19	\$2,125,000	Condo	1,344
178 Suffolk St #4	1-00350-0007	13-Mar-19	\$1,950,000	Coop	2,200
50 Clinton St #3D	1-00344-1014	15-Feb-19	\$1,886,763	Condo	
196 Orchard St #4R	1-00412-1216	28-Mar-19	\$1,725,000	Condo	
196 Orchard St #5R	1-00412-1232	16-Jan-19	\$1,647,474	Condo	
242 Broome St #11D	1-00409-1246	20-Feb-19	\$1,525,000	Condo	765
287 E Houston St #6B	1-00350-1416	27-Mar-19	\$1,504,720	Condo	
196 Orchard St #4E	1-00412-1205	8-Feb-19	\$1,500,000	Condo	
287 E Houston St #5A	1-00350-1411	25-Mar-19	\$1,494,282	Condo	
196 Orchard St #5E	1-00412-1221	10-Jan-19	\$1,465,000	Condo	
287 E Houston St #5B	1-00350-1412	28-Mar-19	\$1,450,000	Condo	750
196 Orchard St #4F	1-00412-1206	11-Mar-19	\$1,448,915	Condo	
196 Orchard St #5B	1-00412-1218	4-Feb-19	\$1,295,000	Condo	
196 Orchard St #7K	1-00412-1258	30-Jan-19	\$1,275,813	Condo	
115 Norfolk St #301	1-00353-1305	26-Feb-19	\$1,225,000	Condo	941
409 Grand St #A1207	1-00315-0001	4-Jan-19	\$1,200,000	Coop	
357-389 Grand St #J1406	1-00311-0013	31-Jan-19	\$1,100,000	Coop	
357-389 Grand St #K1004	1-00311-0013	22-Mar-19	\$1,050,000	Coop	
409 Grand St #E1301	1-00315-0001	18-Mar-19	\$980,000	Coop	
357-389 Grand St #G2006	1-00311-0013	11-Jan-19	\$970,000	Coop	800
357-389 Grand St #G1505	1-00311-0013	13-Mar-19	\$950,000	Coop	
357-389 Grand St #M1803	1-00311-0013	14-Mar-19	\$930,000	Coop	
357-389 Grand St #G2005	1-00311-0013	11-Jan-19	\$870,000	Coop	
570 Grand St #M1407	1-00321-0001	14-Feb-19	\$865,000	Coop	
570 Grand St #H1801	1-00321-0001	28-Feb-19	\$857,000	Coop	
129-135 Ridge St #1D	1-00344-0017	31-Jan-19	\$800,000	Coop	
550 Grand St #D4	1-00331-0120	19-Mar-19	\$795,000	Coop	
504 Grand St #C24	1-00331-0001	14-Mar-19	\$793,000	Coop	
550 Grand St #J4	1-00331-0120	26-Feb-19	\$740,000	Coop	
400 Madison St #E301	1-00263-0008	12-Feb-19	\$740,000	Coop	
409 Grand St #F803	1-00315-0001	22-Feb-19	\$732,000	Coop	
570 Grand St #H2007	1-00321-0001	31-Jan-19	\$729,000	Coop	
118 Suffolk St #2A	1-00348-0011	13-Mar-19	\$725,000	Coop	
400 Madison St #B1104	1-00263-0008	22-Feb-19	\$720,000	Coop	
550 Grand St #E5	1-00331-0120	1-Mar-19	\$707,500	Coop	
139 Norfolk St #2C	1-00354-0027	5-Mar-19	\$699,000	Coop	
249 Eldridge St #6	1-00422-1102	10-Jan-19	\$680,000	Coop	



Address	BBL	Sale date	Sale price	Property type	Sqft
400 Madison St #D303	1-00263-0008	10-Jan-19	\$635,000	Coop	800
400 Madison St #D1302	1-00263-0008	6-Feb-19	\$600,000	Coop	800
570 Grand St #M401	1-00321-0001	5-Mar-19	\$570,000	Coop	
570 Grand St #G802	1-00321-0001	8-Jan-19	\$562,000	Coop	
570 Grand St #H704	1-00321-0001	19-Mar-19	\$540,000	Coop	800
550 Grand St #H10	1-00331-0120	12-Mar-19	\$535,000	Coop	750
400 Madison St #F102	1-00263-0008	13-Mar-19	\$532,000	Coop	
570 Grand St #K102	1-00321-0001	13-Feb-19	\$525,000	Coop	
357-389 Grand St #M702	1-00311-0013	22-Mar-19	\$500,000	Coop	500
169 Allen St #6A	1-00416-0020	31-Jan-19	\$495,000	Coop	
400 Madison St #B803	1-00263-0008	31-Jan-19	\$484,000	Coop	
357-389 Grand St #H302	1-00311-0013	25-Feb-19	\$475,000	Coop	
550 Grand St #HGA	1-00331-0120	1-Feb-19	\$470,000	Coop	
357-389 Grand St #M402	1-00311-0013	8-Mar-19	\$464,000	Coop	
237 Eldridge St #27	1-00422-0060	4-Mar-19	\$460,000	Coop	
175 Rivington St #5E	1-00348-0053	14-Mar-19	\$406,000	Coop	
155 Henry St #201	1-00284-1005	13-Feb-19	\$398,000	Condo	525



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](#)



Eiffel DelRosario

Residential Sales &
Rentals 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

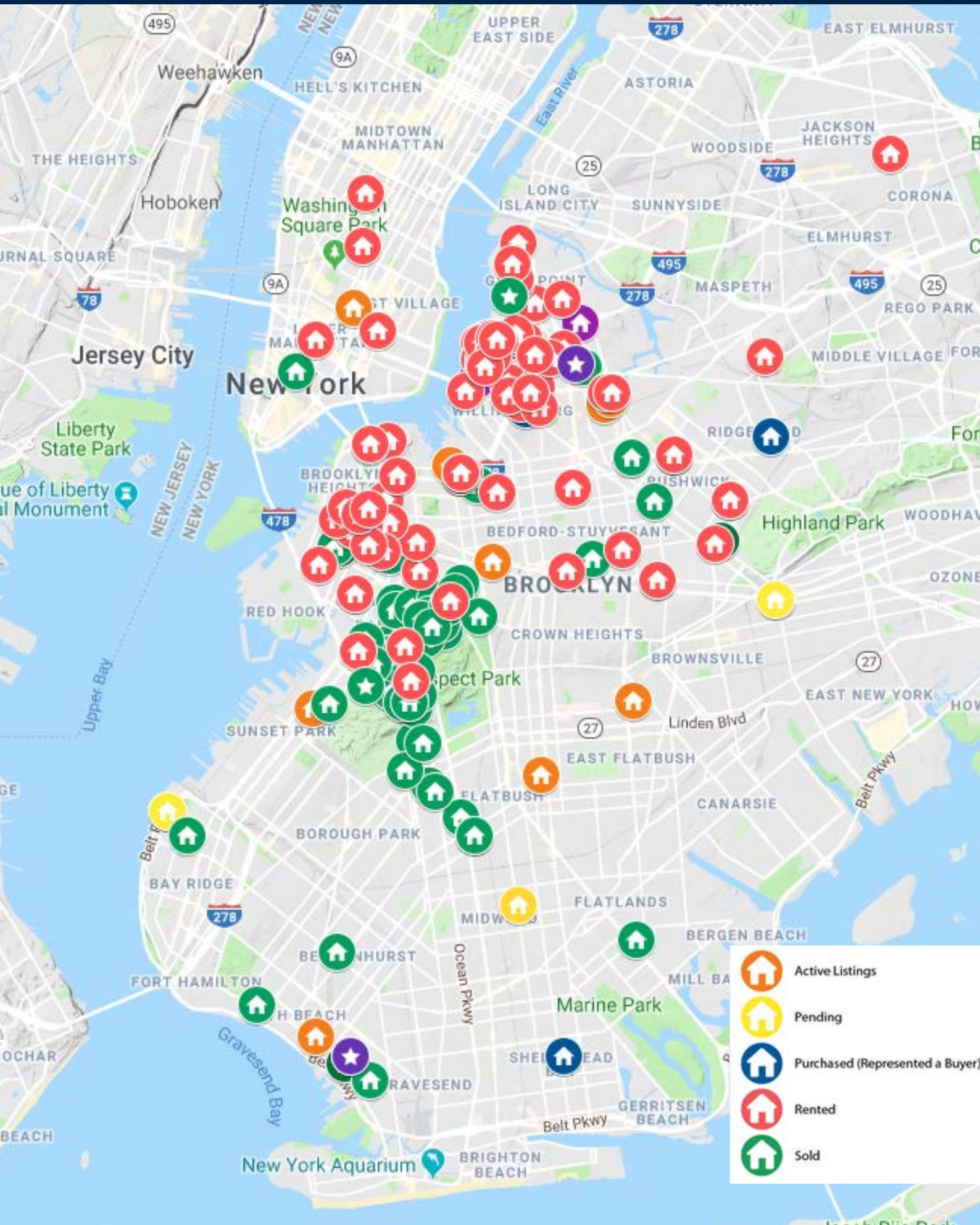
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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





THE BROOKLYN MADE SHOW

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

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

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

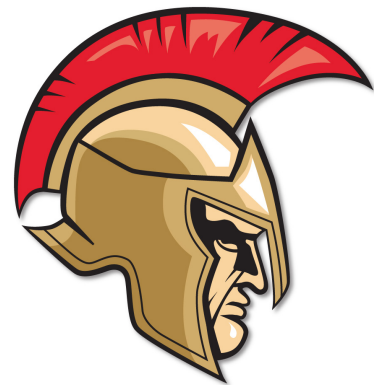
www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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