

LOWER EAST SIDE MANHATTAN

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

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Lower East Side Manhattan, Manhattan

SUMMARY

SALES VOLUME

\$60.9M

-49% YoY

NO. OF TRANSACTIONS

4

-43% YoY

AVERAGE PRICE/UNIT

\$569K

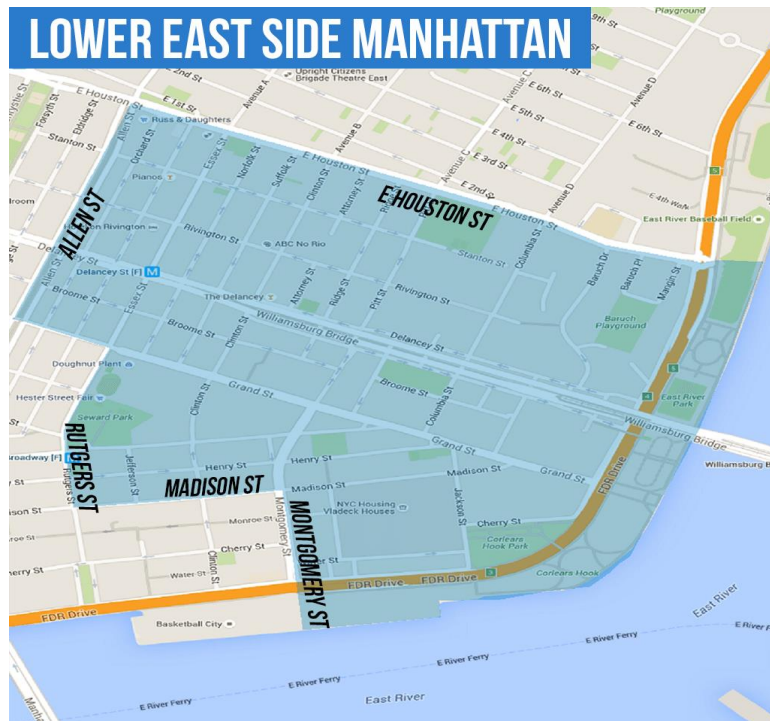
-14% YoY

AVERAGE PRICE/SQ.FT.

\$938

19% YoY

NEIGHBORHOOD BOUNDARIES



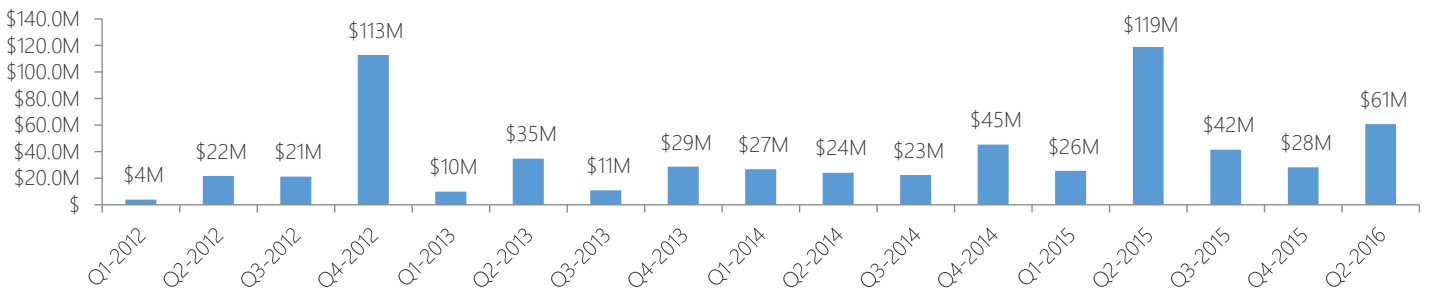
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

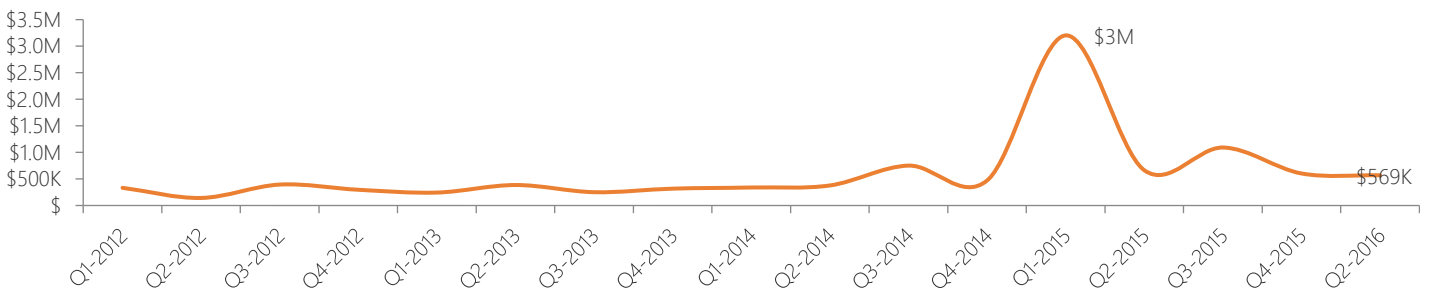
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MULTIFAMILY STATS

Sales Volume

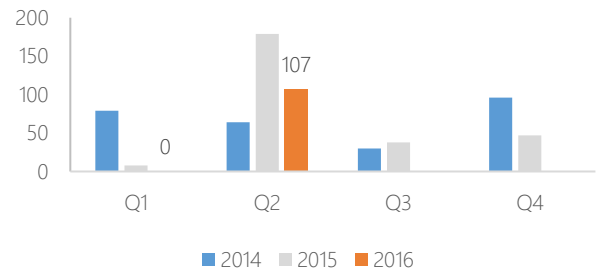


Average Sale Price per Unit



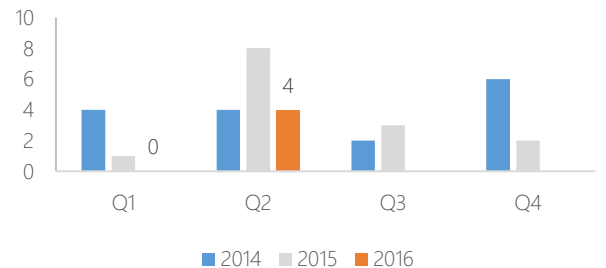
Number of Units Sold

Quarter	2014	2015	2016
Q1	79	8	-
Q2	64	179	107
Q3	30	38	-
Q4	96	47	-



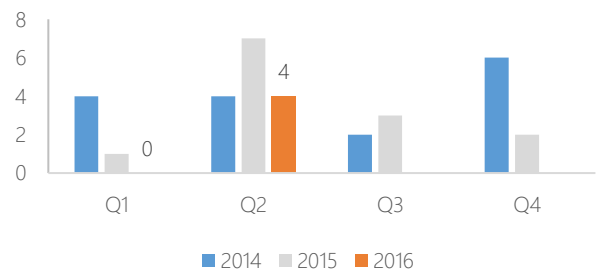
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	1	-
Q2	4	8	4
Q3	2	3	-
Q4	6	2	-



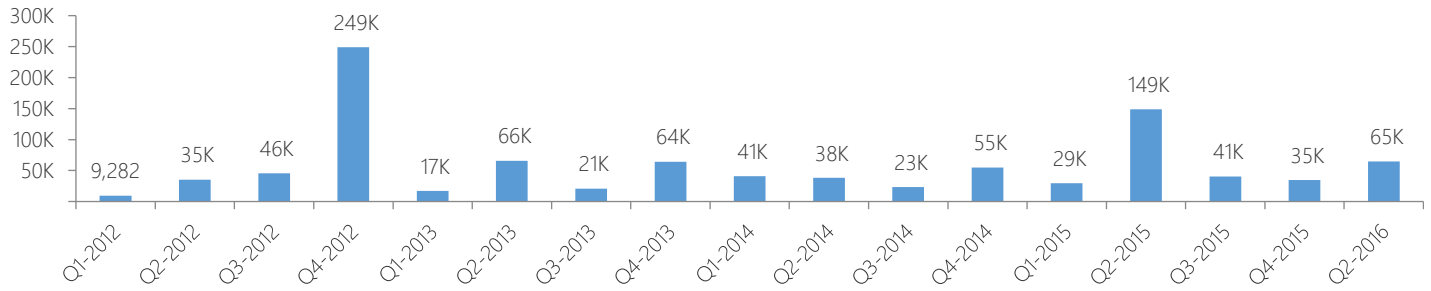
Number of Transactions

Quarter	2014	2015	2016
Q1	4	1	-
Q2	4	7	4
Q3	2	3	-
Q4	6	2	-

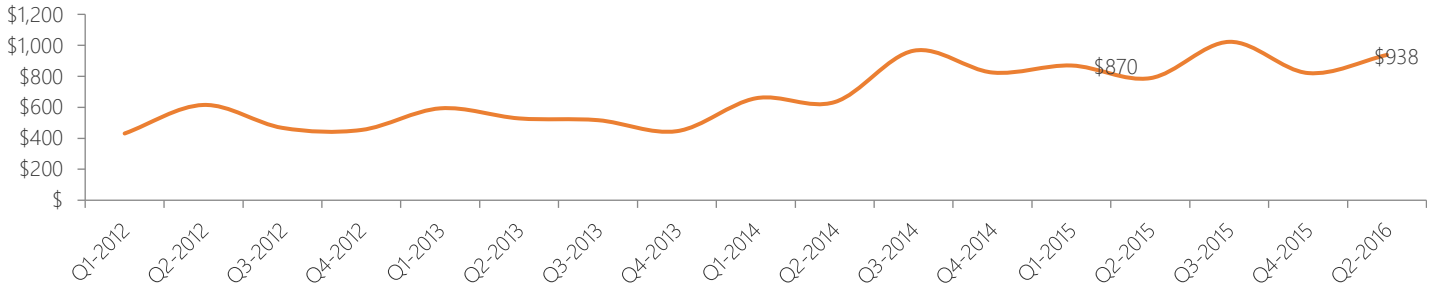


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Total Sq. Ft.



Average Sale Price per Square Foot

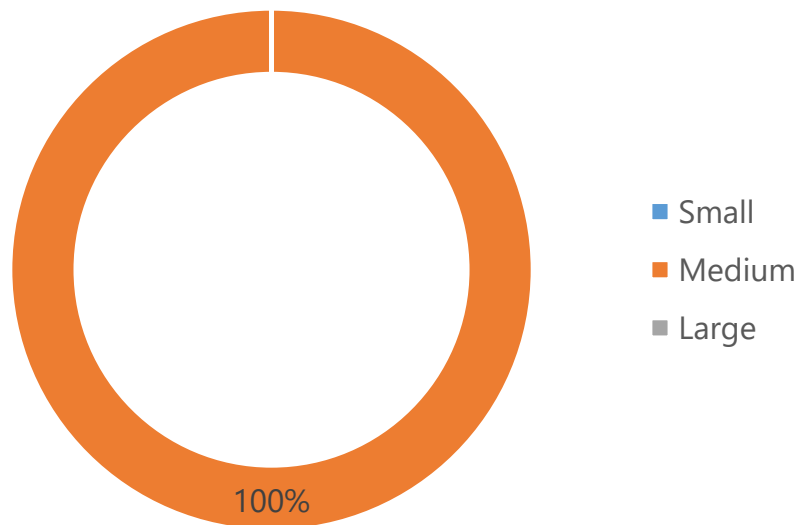


MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$568,692	-26%	\$938	15%	\$60,850,000	4	4	107
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
99 Suffolk St	1-Apr-16	\$24,550,000	Medium multifamily	36	26,600	\$923	No
139 Essex St	22-Apr-16	\$15,500,000	Medium multifamily	18	9,150	\$1,694	No
151 Norfolk St	15-Jun-16	\$12,000,000	Medium multifamily	35	22,404	\$536	No
69 Clinton St	24-Jun-16	\$8,800,000	Medium multifamily	18	6,705	\$1,312	No