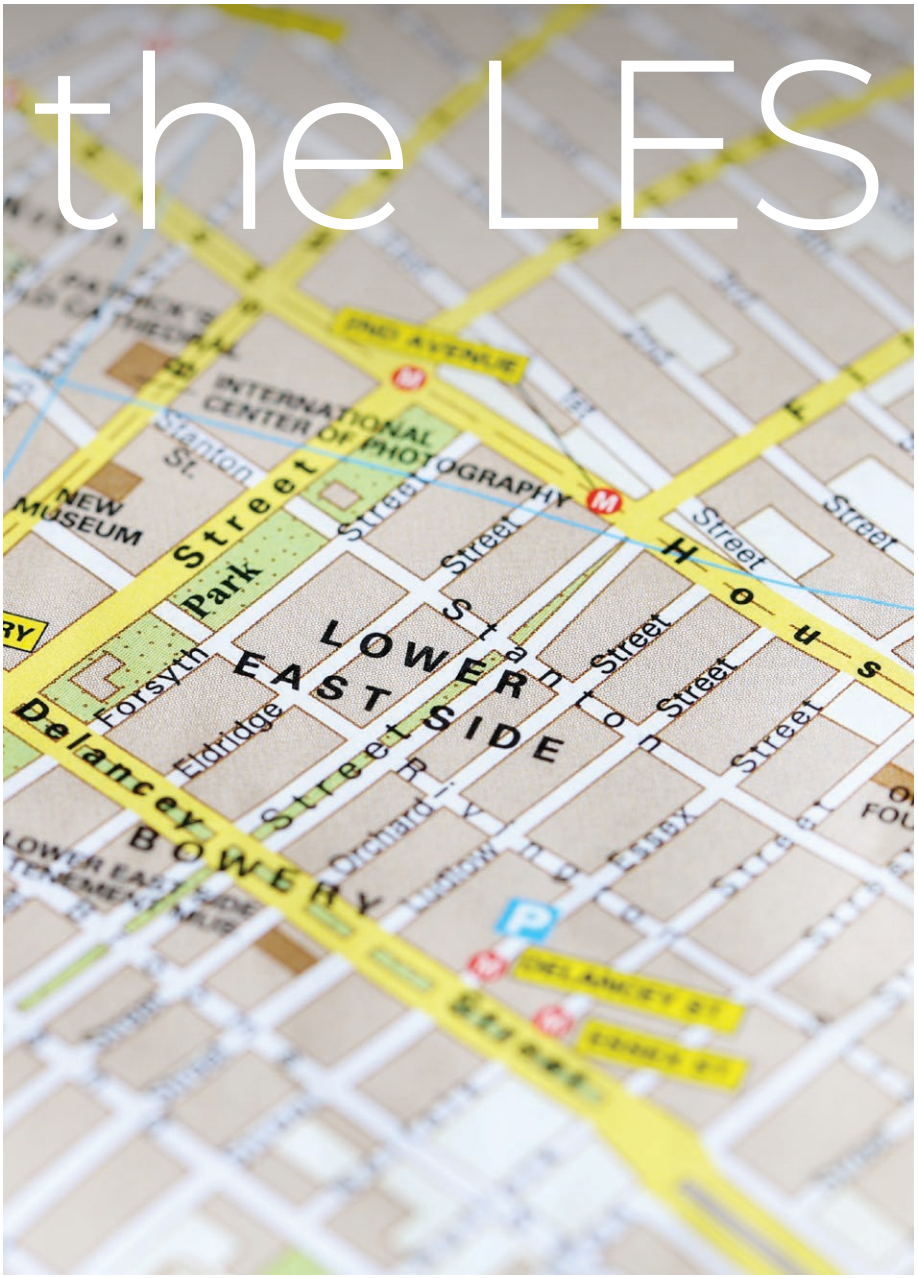
The Lower East Side's #1 Realtor

February **2026**

the LES



Presented by **Jacob Goldman**

Issue #14

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE



Dear Neighbors,

As we settle into 2026, we finally have a moment to pause and reflect on the year behind us.

2025 was a milestone year, highlighted by:

- 43 apartment sales totaling $32.8 million — with LoHo Realty trusted by both buyers and sellers across 59 separate sides of the transaction
- 12 additional apartments currently in contract, totaling $9.281 million in sales

Most importantly, 2025 marked the launch of LES Magazine—a project born from our commitment to delivering original, monthly content that celebrates and serves the incredible community we're proud to call home: the Lower East Side.

LES Magazine will continue to grow throughout 2026—and we always love hearing from the neighborhood. If you have an idea, suggestion, photo, or something you'd like to see featured, feel free to reach out anytime at [INSERT EMAIL].

While LES Magazine continues to grow as a space for community voices, that momentum is also reflected in the market itself. The start of 2026 has already been active—and promising.

As we went to press (January 14, 2026), LoHo Realty already has:

- 2 new apartment listings
- 1 newly accepted offer
- 2 new apartments under contract

Thank you—truly—for your continued trust, support, and partnership.

Here's to an amazing and successful 2026 ahead!

Warmly,

Jacob Goldman
& the LoHo Realty team

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE

Co-op Village Market Info

(As of 1/14/2026)



East River



Seward Park



Hillman



Amalgamated

Apartments Available per Month by Co-op

	AUGUST	SEPT	OCT	NOV	DEC	JAN
East River	22	27	33	29	26	26
Seward Park	17	18	21	25	22	19
Hillman	7	6	4	7	8	7
Amalgamated	2	2	4	6	4	2

Closed Sales for Full Year 2025

East River	Seward Park	Hillman	Amalgamated
52	41	25	7

East River

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	1-bedroom	$555K - $599K
6	1-bedroom balcony	$550K - $689K
2	1 bedroom, set-back terrace	$825K - $895K
2	2-bedroom	$775K
8	2-bedroom balcony	$770K - $910K
4	3-bedroom	$975K - $1.1M
1	3-bedroom, 2 bath, set-back terrace	$1.75M
1	5-bedroom, 2 bath, 2 balcony breakthrough	$1.795M

Hillman

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$409K - $429K
3	1-bedroom	$575K - $595K
1	2-bedroom	$739K
1	3-bedroom	$1.1M

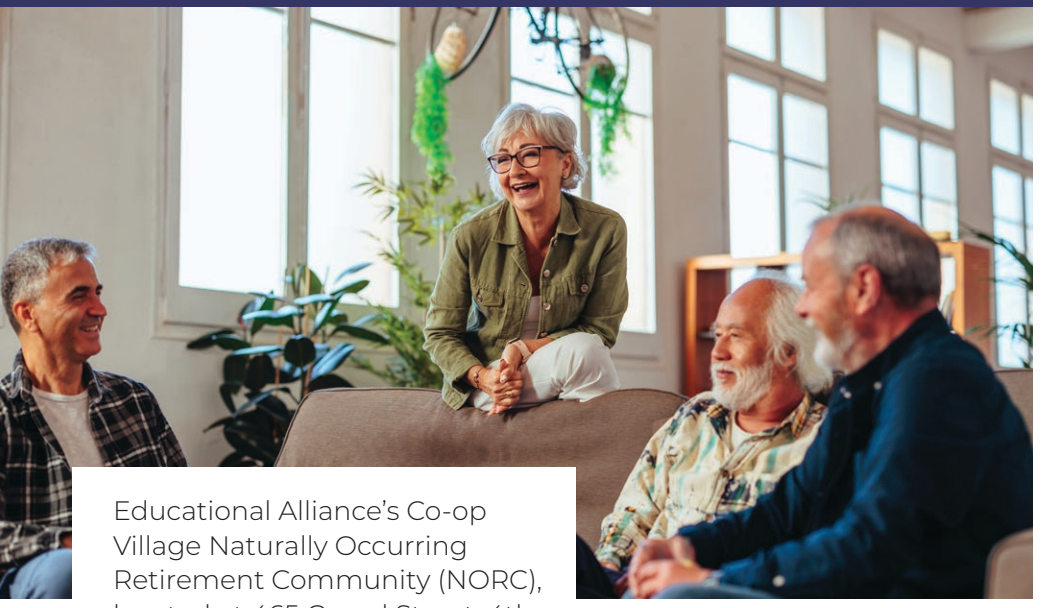
Seward Park

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
2	studio	$440K - $485K
4	1-bedroom	$699K - $765K
4	1 bedroom, set-back terrace	$850K - $1.06M
2	2-bedroom	$959K - $998K
1	2-bedroom, 2 bath	$1.299M
3	2-bedroom balcony	$899K - $1.075M
1	3-bedroom	$1.51M
1	3-bedroom, 3 bath, balcony breakthrough	$2.6M
1	4-bedroom, 2 bath, balcony breakthrough 3-bedroom	$3M

Amalgamated

UNITS AVAILABLE	APARTMENT SPECS	PRICE RANGE
1	3-bedroom	$1.295M
1	breakthrough	$1.599M

Co-op Village NORC | Educational Alliance



Educational Alliance's Co-op Village Naturally Occurring Retirement Community (NORC), located at 465 Grand Street, 4th floor, is a social services program for adults over 60 residing in the East River, Seward Park, and Hillman Co-ops. The NORC, in conjunction with our partners, assists older New Yorkers to successfully "age in place" by providing responsive social work and nursing support services as well as opportunities to engage in dynamic educational, social, and arts-related programming.

Our Core Services Include:

- Case Management
- Social Work/ Nursing Services
- Arts/Social/Cultural Programming
- Fitness Programming

CO-OP VILLAGE NORC
EDUCATIONAL ALLIANCE

We are here to support you in any way we can!
Call (646) 395-4505 to learn more about joining our vibrant community or visit our website at **MannyCantor.org/NORC.**

El Castillo De Jagua2

By Renee Gershman



The beauty of the Lower East is that it is still a unique and vibrant neighborhood, even in a city that's increasingly a land of cookie cutter stores and restaurants. The Lower East Side still insists on being itself, a blend of cultures and people centuries in the making. That blend brings me to one of the mainstay restaurants here on Grand Street.

Since I have moved to the Lower East Side, over thirty years ago, El Castillo de Jagua 2 has been open and operating at 521 Grant Street. It's a sister to the original restaurant of the same name, at 113 Rivington Street. They are Spanish restaurants that specialize in Dominican dishes and other regional specialties, offering hefty portions of flavorful comfort food, just like your mom or grandmother would make.

When you enter El Castillo de Jagua 2, you're met with a distinct friends and family vibe. A feeling of community links the longtime staff and the regulars, both singles and large groups. On a recent visit, we were seated and offered a basket of freshly toasted and buttered French-style bread. We started with an appetizer of a Beef and a Chicken Pastelillo (a version of empanada). These were excellent, and came to the table piping hot, fried to perfection. The filling was moist and well-seasoned. I highly recommend them. Our main courses were also chicken and beef: I ordered the sirloin steak, and my boyfriend ordered the chicken stew. My steak was a very nice-sized portion, and accompanied by a side of yellow rice and pink beans (Pinto beans). All were technically perfect, and portioned so generously that I took half the meal home with me. My boyfriend's chicken stew was comfort food on a plate — big chunks of meat and potatoes and sweet carrots, seasoned with cilantro, and other spices. He ordered the stew with yellow rice and some of the best black beans I have ever tasted. By the time the plates were cleared, we were so full that we decided to comeback another time for dessert. It's too bad, because the desserts are Spanish classics, including a Tres Leches cake and Flan, and they look delicious.

El Castillo de Jagua 2 has an expansive menu, including traditional Spanish breakfast offerings, and milk shakes made with traditional Caribbean flavors. There are soups, beautiful grilled sandwiches, great salads, a selection of freshly prepared mofongo, and a remarkable expanse of other entrees. I hired them to cater an event not too long ago, and the food arrived hot and on time, and was very well received.

Please note that they offer a selection of wine and beer to round out your meal. I hope you can visit this mainstay in the community. Even more, I hope you become a regular.

I am a trained chef, available for private meal preparation, catering, or private lessons. For any of these tasks, or if you have any questions about recipes, food, or restaurants, please contact me at the following:

@reneegershman

renee.gershman@gmail.com

SELLING YOUR HOME WHILE **LIVING IN IT!**

HERE'S WHAT YOU NEED TO KNOW.



Many sellers remain in their homes throughout the sales process, making it essential to balance daily life with creating an inviting environment for buyers. Success comes from a consistent, manageable approach to keeping your home show-ready.

Create Buyer-Friendly Spaces

Start by viewing your home through a buyer's eyes. Real estate professionals recommend neutralizing your space by removing personal items and excess belongings so visitors can imagine themselves living there. The goal isn't a sterile showroom, but a calm, hotel-like atmosphere that feels welcoming and uncluttered. Clutter can quickly undermine buyer perception. Items like mail, dirty dishes, or general disorganization can make rooms feel smaller and raise concerns about upkeep. Because emotional reactions often drive buying decisions, cleanliness and order are critical during showings.

Strategic Decluttering Guidelines

Experts suggest reducing items on visible surfaces by about one-third and limiting décor to three pieces per area. Closets and cabinets should be pared down by roughly half, as buyers frequently check storage. Overstuffed spaces can signal a lack of room and discourage offers.

For items you don't want to discard, use existing storage—garages, basements, or spare rooms—before renting off-site units. Organized, neatly stacked boxes won't deter serious buyers as long as they don't block access.

Presentation Without Professional Staging

Professional staging isn't required for occupied homes. Buyers understand you're still living there, but presentation still matters. Remove excess or damaged furniture, add simple updates like fresh pillows or throws, and use flowers to introduce color and subtle scent.

Curb appeal is equally important. Landscaping and exterior touch-ups often deliver a stronger return than elaborate interior staging, as buyers may never step inside if the exterior falls short.

Managing Daily Showings

A routine makes staying show-ready easier. Kitchens and bathrooms deserve extra attention—keep surfaces spotless, toilets closed, and shower curtains drawn. Make beds daily, since last-minute showing requests are common, especially from motivated buyers.





Families with children or pets can simplify by designating toy zones and planning pet arrangements during showings. These small systems help reduce stress and maintain order.

Understand Your Local Market

Market conditions vary by neighborhood and price point, shaping buyer expectations and showing activity. Some areas favor sellers, others buyers, and many fall somewhere in between.

A knowledgeable real estate agent can offer insight into local trends and comparable sales, helping you set realistic expectations and prepare effectively throughout the process.

Contact LoHo Realty for everything you need to know about selling your place.



Jacob Goldman
212-388-1115, info@lohorealty.com

TESTIMONIALS

★★★★★

LoHo Realty exceeded every expectation my wife & I had. If you're interested in the Lower East Side, they are the gold standard. Everyone we worked with actually lives in the buildings & neighborhood they're representing. LoHo isn't really showing you apartments -- they're introducing you to the community & your future neighbors. Jacob and Leora were exceptional throughout our buying process. Their expertise made navigating the co-op purchase smooth & painless. We are incredibly thankful we had the LoHo team by our side.

-Justin R.

★★★★★

Jacob and his team at LoHo Realty were absolutely amazing to work with. From start to finish, they were professional, kind, and incredibly supportive. Jacob was always available to answer questions and made sure we felt confident every step of the way. We couldn't have asked for a better experience — truly the best team to have by your side!

-Hadassah B.

★★★★★

Thanks to the team at LOHO Realty, brokers on the recent sale of our apartment at 455 FDR Dr. The team was always quick to respond to questions and assist in navigating all the steps through the process. Special thanks to Leora and Jacob for their attention to detail and professionalism. We highly recommend LOHO Realty if you are in the market to buy or sell real estate.

-Mark S.

★★★★★

Leora and Jacob made selling our co-op smooth and stress-free. Great communication, great results. Highly recommend!

-Barak R.

WIN ONE OF FOUR $20 Gift cards to:

Sugar Sweet Sunshine Bakery



Sugar Sweet Sunshine is a beloved Lower East Side bakery that two longtime friends, Peg and Deb — who met in theater and bonded over working at Magnolia Bakery — founded in 2003. With only a vibe in mind — a cozy '60s/'70s shop — Sugar Sweet Sunshine has become infamous for its cupcakes, puddings, cookies, and neighborhood charm!

LoHo Realty is giving away FOUR $20 gift cards to Sugar Sweet Sunshine Bakery

365 Grand Street
New York, NY 10002
T: 212-995-1960
E: info@sugarsweetsunshine.com

Hours of Operation
Monday - Thursday: 8am - 7pm
Friday: 8am - 8pm
Saturday: 9am - 9pm
Sunday: 10am - 6pm

Entering is simple and quick!

How to Enter:

Email us at: giveaway@lohorealty.com

Deadline to enter: *February 28, 2026*
Make sure to include your name, phone number and mailing address with your entry. Winners will be chosen at random and contacted via email/phone.

Terms & Conditions: *One entry per person. One gift card per winner. Four winners in total.*

LOVE STORY COCKTAIL



A Sparkling Ode to Romance

Serves 2

Prep Time 5 minutes

Calories per serving Approx. 280

4 oz strawberry vodka (store-bought or homemade–see tip below)

2 oz amaretto

4 oz lemonade

2 oz Prosecco (or any dry sparkling wine)

Fresh strawberries, for garnish

Ice

1. Fill a cocktail shaker with ice. Add the strawberry vodka, amaretto, and lemonade.

2. Shake vigorously for 20–30 seconds until well chilled.

3. Strain into two chilled coupe or flute glasses.

4. Top each with 1 oz Prosecco for that joyful fizz.

5. Garnish with fresh strawberry slices or halves on the rim.

Pro Tip: Can't find quality strawberry vodka? Make your own! Hull and quarter 2 lbs fresh strawberries, muddle lightly in a large jar, add 750 ml good vodka (like Tito's or Absolut) and juice of 1 lemon. Infuse 24–36 hours, strain, and refrigerate.

Sip slowly and let the sweet strawberry romance unfold.

Cheers to your own love story!

The History of Cupid



Surprising Facts About Valentine's Day Traditions

That chubby cherub with the bow and arrow has a more complex history than you might expect.

Cupid's origins trace back to ancient Roman mythology, where he was known as the god of desire and affection. However, he wasn't always depicted as the adorable baby we see on Valentine's cards today. In early Roman art, Cupid (called Eros in Greek mythology) was often shown as a handsome young man, sometimes even mischievous or dangerous, wielding his arrows to make both mortals and gods fall helplessly in love—not always with happy results. The transformation into a cute rolly infant began during the Renaissance when artists reimagined him as a symbol of innocent, playful love. His blindfold, added in later depictions, represents the idea that love is blind and strikes without reason or warning.

The connection between Cupid and Valentine's Day solidified during the Victorian era when mass-produced Valentine's cards became popular. Publishers adorned these cards with images of the cherubic Cupid to represent romance and affection, making him the unofficial mascot of the holiday. Interestingly, the ancient Romans celebrated a fertility festival called Lupercalia in mid-February, which some historians believe influenced the timing of Valentine's Day. While Cupid's arrows were once feared as instruments of chaotic passion, today they symbolize the hope of finding true love—a much gentler interpretation of the ancient god's power.

Next time you see a Valentine's Day Cupid, you'll know there's thousands of years of mythology behind that innocent smile.

HOUSING AFFORDABILITY



Set to Improve in 2026 Through Flat Prices

The U.S. housing market is shifting toward better buyer conditions after years of low sales, rising prices, and severe affordability issues. According to the 2026 Compass Intelligence Housing Market Outlook, affordability will recover gradually—not via a sharp price crash like 2008, but through flat home prices, growing incomes, and easing mortgage rates.

Affordability hit a 40-year low in mid-2022, with housing costs exceeding 42% of median household income (far above the sustainable 30% threshold). The price-to-income ratio peaked above 5x that year.

The base-case forecast for 2026 predicts national home prices rising just 0.5%, with possible modest declines or gains. This ends the era of relentless price growth despite weak sales.



Key drivers include:

- Rising inventory: Up 15% from last year by end-2025.
- Prices already flat or down in many areas for three years, while incomes grow ~4% annually.
- In 11 of 20 major Case-Shiller markets, prices are below 2024 levels by late 2025.
- Oversupplied Sun Belt regions like Austin and West Florida now favor buyers after pandemic booms.

Affordability improves via the price-to-income ratio: Expected to fall to ~4.9x by end-2026, nearing the balanced 4x historical norm. Sustained income growth and stable prices drive this, with lower rates accelerating progress.

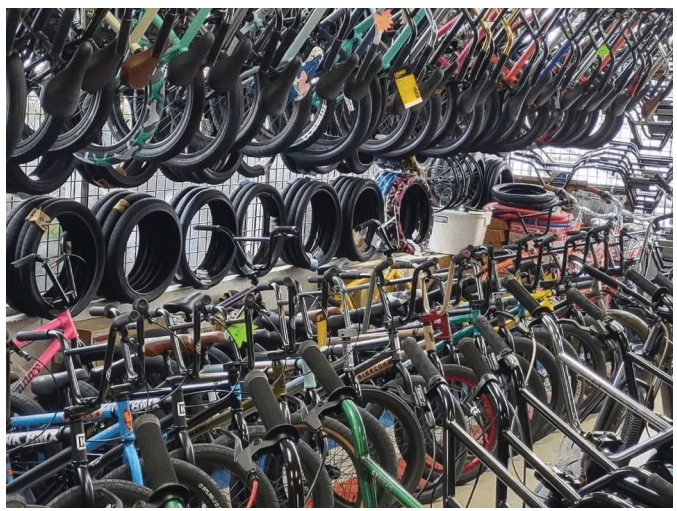
The mortgage "lock-in" effect is waning. By end-2025, more homeowners have rates above 6% than below 3%, with the average outstanding rate at 4.4% (matching pre-pandemic 2019). About 20% of mortgages exceed 6%, rising with new loans. In 2026, ~10 million homeowners with higher rates will be more mobile, boosting sales and supply.

Homeowners retain record equity, low delinquencies, and strong finances, supporting a soft rebalancing.

For buyers, 2026 brings better opportunities, especially in high-inventory metros. Sellers need realistic pricing. Overall, the market is finding equilibrium, with patience key as conditions trend positively.

To learn how to take advantage of this emerging market or how to make sure you're priced accordingly, contact LoHo Realty for everything you need to know!






Frank Arroyo

Remembering Frank

We remember Frank Arroyo not just as the owner of Frank's Bike Shop on Grand Street—but as a true Lower East Side legend whose kindness, generosity, and steady presence shaped our neighborhood for decades. For 44 years, Frank welcomed generations of riders through his doors, whether they were getting their first bike, a quick repair, or simply sharing a smile and a story.

Frank was born in Upper Manhattan, and when he was 9 years old, his family moved to the Lower East Side in 1955, settling at 120 Columbia Street. About twenty years later, they moved into the East River Co-ops, which Frank proudly called home for the rest of his life. On May 18, 1976, he opened Frank's Bike Shop at 553 Grand Street.

Frank's shop wasn't just a place to buy or fix a bike; it was a community hub where neighbors met, kids learned to ride, and lifelong friendships were sparked. He knew many of us by name, offered help without hesitation, and treated every customer with genuine warmth and care. The outpouring of memories and affection from the community speaks to the deep mark he left on our lives and streets. Thank you, Frank, for every wheel you tuned, every tire you patched, and every moment of joy you brought to our neighborhood. You will be dearly missed, but your legacy will forever ride on in the hearts of all who knew you.

#3 IN NYC

BY DEALS CLOSED

TOP 0.25% NATIONWIDE

VERIFIED BY REALTRENDS

These aren't marketing claims. They're independently verified numbers. But while rankings are nice, the real reward is being trusted by longtime neighbors and by new faces discovering the LES for the first time. Helping people move within our community — and move *into* it — is what this work is all about.

Dear Neighbors,

I was recently named to the RealTrends Verified Honor Roll — ranked #3 in New York City by number of closed sales, and among the top 0.25% of agents nationwide.

These rankings are based on real data, not marketing fluff — which is nice. But the truest recognition is being trusted by people right here in the Lower East Side — whether they've lived here for decades or are just discovering it for the first time.

From first showings to final signatures, my team and I are here to do the work — with clarity, experience, and care — so your goals become real results. No gimmicks.

Thank you for continuing to trust us — and for making this neighborhood what it is.

Jacob Goldman

Founder & Broker, LoHo Realty
LoHoRealty.com · 212-388-1115



Mini-Brownies & Brownie Parfait

By Renee Gershman

The month of February brings us to the month of love, courtesy of St. Valentine.

This month I am featuring some chocolate love, for both children and adults—plus a hack, to more easily make something delicious for your loved one.

The time-saver is that these recipes feature use of a brownie mix, instead of starting from scratch. The brand I used was Trader Joes Truffle Chocolate Brownie Mix. This brownie mix is frequently ranked as one of the best available. If you can't get hold of that, another great option is Ghirardelli Double Chocolate Mix. But feel free to use whatever is available in your grocery store, and whatever your taste buds enjoy.

With these brownie mixes, the best way to elevate your Valentine's Day desserts is through variations You can substitute delicious brown butter for regular melted butter, or you can add strong coffee or expresso. Coffee intensifies the chocolate flavor. You can add extra spices, like vanilla or cinnamon, and lots more. For example, in the mini bites below, I have added caramel, blackberry jam, a mixture of cookie butter, and Nutella.

Brownie mini bites are a great item to make with your kids. And you can let them decorate to their hearts' content (and isn't heart-happiness what Valentine's Day is all about?).

The second dessert –brownies parfait-- will probably appeal more to the adults in the household. It is made in a small sheet pan, and when done you cut the brownie into portions using coupe glasses, which double as serving dishes. Then you can brush the brownie surface with flavored simple syrup, or any liquor of your choice. The options are endless--Rum, Expresso liqueur, Raspberry, or Kahlua--then top with whipped cream (which can be flavored, if you wish). Any number of garnishes can be added, to create your very own showstopper.

I hope you enjoy this cooking hack and make ever-more beautiful desserts for your romantic or family-fun holiday. Have a very joyful Valentine's Day!



BROWNIE FILLED BITES

Ingredients

1 Box of brownie mix, sized for an 8 x 8 inch pan. Additional ingredients as directed on the package—eggs, oil, etc.

Equipment

Mini Muffin Pan and a Shot Glass

Directions

Preheat oven to 350 degrees.

After preparing the brownie mix as directed, along with any of the above additions, grease your mini muffin tins or line the tins with paper, foil or silicone cupcake liners.

Scoop batter into the mini muffin tins. Do not over fill—the batter expands as it bakes. A cookie scoop is very helpful for consistent portioning.

Bake until the batters sets, about 15 minutes. Remove from oven and let cool.

Using the bottom of the shot glass, press the top of each mini brownie, and make an indentation.

Fill each indentation with whatever makes you happy!

BROWNIE PARFAIT

Ingredients

1 Box of brownie mix, sized for an 8 x 8 inch pan. Additional ingredients as directed on the package—eggs, oil, etc.

1 cup fruit topping, and/or ½ cup flavored simple syrup, or your favorite liquor or liqueur

1 cup heavy cream

2 tablespoons confectionary sugar

Equipment

¼ sheet pan or cookie sheet and coupe glasses

Directions

Preheat Oven to 350 degrees.

Prepare Brownie mix as directed, along with any of the above additions

Line pan with parchment paper.

Spread brownie mix over the parchment paper. Make sure the batter is even in thickness.

Bake until the batter is firm to the touch, about 15 minutes. Let cool.

Press each coupe glass into the brownie and twist. A disc of cooked brownie will separate into the glass. Push the cut-out disc of brownie into the bottom of the glass.

Take a pastry brush and brush the top of each brownie disc with your choice of flavoring, liquor, or liqueur

Combine the heavy cream and confectionary sugar, and whip until you get soft medium peaks. Add a few tablespoons of flavoring of your choice, if you prefer

Top each coupe glass with the whipped cream, and garnish with your favorite topping.

I am a trained chef, available for private meal preparation, catering, or private lessons. For any of these tasks, or if you have any questions about recipes, food, or restaurants, please contact me at the following:

Instagram: @reneegershman
Gmail: renee.gershman@gmail.com



Featured Listings

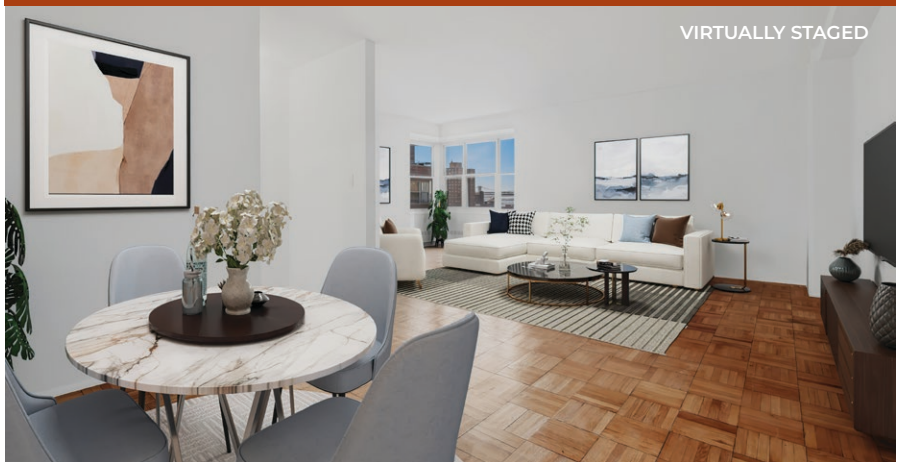
#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25 YEARS

5 Bedrooms



568 Grand Street, J406/407
5 Bedroom | 2 Bathroom | 2 Balconies | Price: $1.795M | Maint.: $3,044

3 Bedrooms



575 Grand Street, E1105
3 Bedroom | 1.5 Bathroom | Price: $999K | Maint.: $1,849

3 Bedrooms



504 Grand Street, E53
3 Bedroom | 1 Bathroom | Price: $1.295M | Maint.:$1,904

3 Bedrooms



575 Grand Street, E605
3 Bedroom I 1.5 Bath | Price: $975K | Maint.: $1,842

Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS

2 Bedrooms



268 East Broadway, A307
2 Bedroom | Balcony | Price: $1.075M | Maint.: $1,532

2 Bedrooms



383 Grand Street, M505
2 Bedroom | Price: $959K | Maint.: $1,469

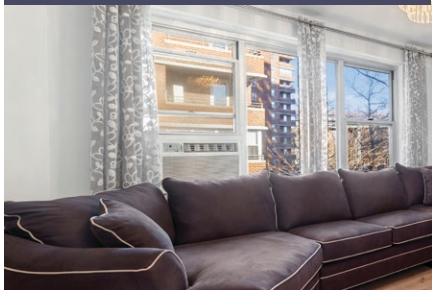
Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

2 Bedrooms



577 Grand Street, F504
2 Bedroom | Balcony
Price: $850K | Maint.: $1,528

2 Bedrooms



575 Grand Street, E202
2 Bedroom I Balcony
Price: $835K | Maint.: $1,524

2 Bedrooms



573 Grand Street, D307
2 Bedroom | Balcony
Price: $795K | Maint: $1,515

2 Bedrooms



477 FDR Drive, M206
2 Bedroom | Balcony
Price: $775K | Maint: $1,532

2 Bedrooms



473 FDR Drive, K905
2 Bedroom
Price: $775K | Maint.: $1,393

2 Bedrooms



453 FDR Drive, C205
2 Bedroom
Price: $775K | Maint.: $1,380

Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

Featured Listings

#1 IN CO-OP VILLAGE
LOHO Realty
CELEBRATING 25+ YEARS IN THE LOWER EAST SIDE

1 Bedroom



568 Grand Street, J1804
1 Bedroom | Double-width Terrace
Price: $825K | Maint.: $1,430

1 Bedroom



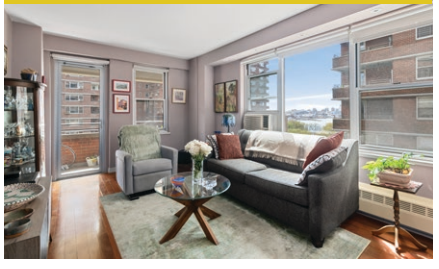
266 East Broadway, B1905
1 Bedroom
Price: $699K | Maint: $1,112

1 Bedroom



572 Grand Street, G503
1 Bedroom I Balcony
Price: $599K | Maint.: $1,232

1 Bedroom



575 Grand Street, E1004
1 Bedroom | Balcony
Price: $585K | Maint.: $1,198

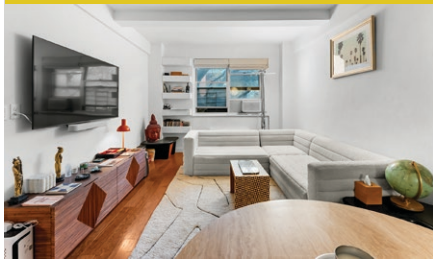
Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

1 Bedroom



550 Grand Street, H1B
1 Bedroom
Price: $575K | Maint.: $1,091

1 Bedroom



550 Grand Street, JGC
1 Bedroom
Price: $575K | Maint.: $982

1 Bedroom



570 Grand Street, H1504
1 Bedroom | Balcony
Price: $565K | Maint.: $1,250

1 Bedroom



575 Grand Street, E506
1 Bedroom I Balcony
Price: $550K | Maint.: $1,229

Studio



210 East Broadway, H1602
Studio (Full-Kitchen)
Price: $485K | Maint.: $856

Studio



550 Grand Street, J8D
Studio
Price: $409K | Maint.: $818

Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

9 in contract including...

#1 IN CO-OP VILLAGE

LOHO Realty



573 Grand Street, D1406
2 Bedroom | Balcony
Price: $1.05M | Maint.: $1,568

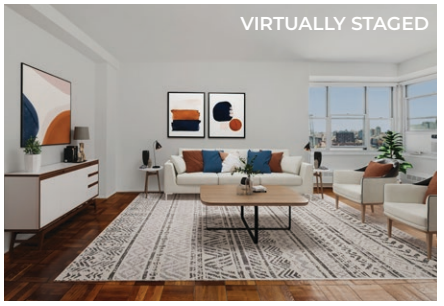


383 Grand Street, M705
2 Bedroom
Price: $975K | Maint.: $1,411



212 East Broadway, G1203
1 Bedroom I Balcony
Price: $775K | Maint.: $1,324

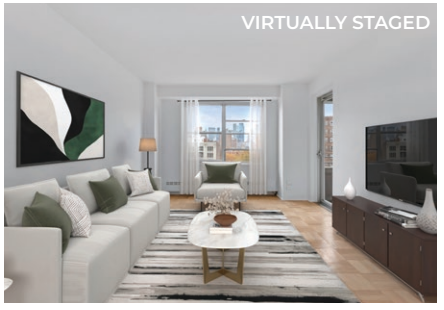
Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.



477 FDR Drive, M1605
2 Bedroom
Price: $725K | Maint.: $1,411



475 FDR Drive, L2104
1 Bedroom I Balcony
Price: $615K | Maint.: $1,267



570 Grand Street, H1007
1 Bedroom I Balcony
Price: $610K | Maint.: $1,232



475 FDR Drive, L1204
1 Bedroom I Bathroom
Price: $600,000 | Maint.: $1,244
*We represent the buyer



504 Grand Street, E52
1 Bedroom
Price: $575K | Maint.: $1,126



570 Grand Street, H507
1 Bedroom | Balcony
Price: $560K | Maint.: $1,242

Listing status as of as of 1/14/2026. For updated listings, visit lohorealty.com.

Find Out What Your Place is Worth

scan

Important Contact Numbers

Community Numbers

Police, Fire, Emergency	911
7th Precinct	212-477-7311
Hatzolah	212-230-1000
NORC	212-358-8489
Educational Alliance	646-395-4100
Manny Cantor Center	646-395-4280
Henry Street Settlement	212-766-9200
Abrons Arts Center	212-598-0400
Paul Taylor Dance Company	212-431-5562

East River Cooperative

Management	212-677-5858
Maintenance	212-677-5744
Boiler Room	212-677-2767
Security	
453 / 455 / 457 FDR Drive	212-253-6767
473 / 475/ /477 FDR Drive	212-253-6966
568 / 570 / 572 Grand Street	212-253-6866
573 / 575 / 577 Grand Street	212-253-6996

Hillman Cooperative

Management	917-938-5833
Maintenance	917-938-5833
Emergency Line (after hours & weekends)	212-986-0001
Boiler Room	212-677-2767
Security	646-901-2954

Amalgamated Cooperative

Management	212-970-5890
Maintenance	646-773-6919
Boiler Room	212-677-2767
Security	646-773-6919

Seward Park Cooperative

Management	212-979-1480
Maintenance	212-982-2221
Security	
208 / 210 / 212 East Broadway	212-505-5893
264/ 266 / 268 East Broadway	212-505-5891
383 / 385 / 387 Grand Street	212-505-5894
413 / 415 / 417 Grand Street	212-505-5890

THE NEIGHBORHOOD
CONNECTION MAGAZINE

PRSRT STD
US Postage PAID
Long Beach, CA
PERMIT NO. 2336

397 Grand Street,
New York, NY 10002





Jacob Goldman

397 Grand Street, New York, NY 10002
212-388-1115
info@lohorealty.com

The Lower East Side's #1 Realtor

#1 IN CO-OP VILLAGE

LOHO Realty

CELEBRATING 25+ YEARS ON THE LOWER EAST SIDE

lohorealty.com

All information furnished herein is from sources deemed reliable. No representation is made by LoHo Realty nor is any to be implied as to the accuracy of any descriptions or information provided. All information is subject to errors, omissions, changes of price, condition, commissions, prior sale or lease, or withdrawal without notice. All dimensions, measurements, square footage, and layouts are approximations. Exact dimensions, measurements, square footage, layouts, structural details, and all other elements pertaining to this property or any data, statistics, or details including but not limited to number of bedrooms, number of rooms, condition of property, closing information and costs, taxes, or elements of property should be obtained by retaining the services of a licensed architect, engineer, and/or attorney. All rights to content, photographs, floor plans and graphics are reserved to LoHo Realty. LoHo Realty supports and complies with all city, state, and federal fair housing laws.

EQUAL HOUSING OPPORTUNITY