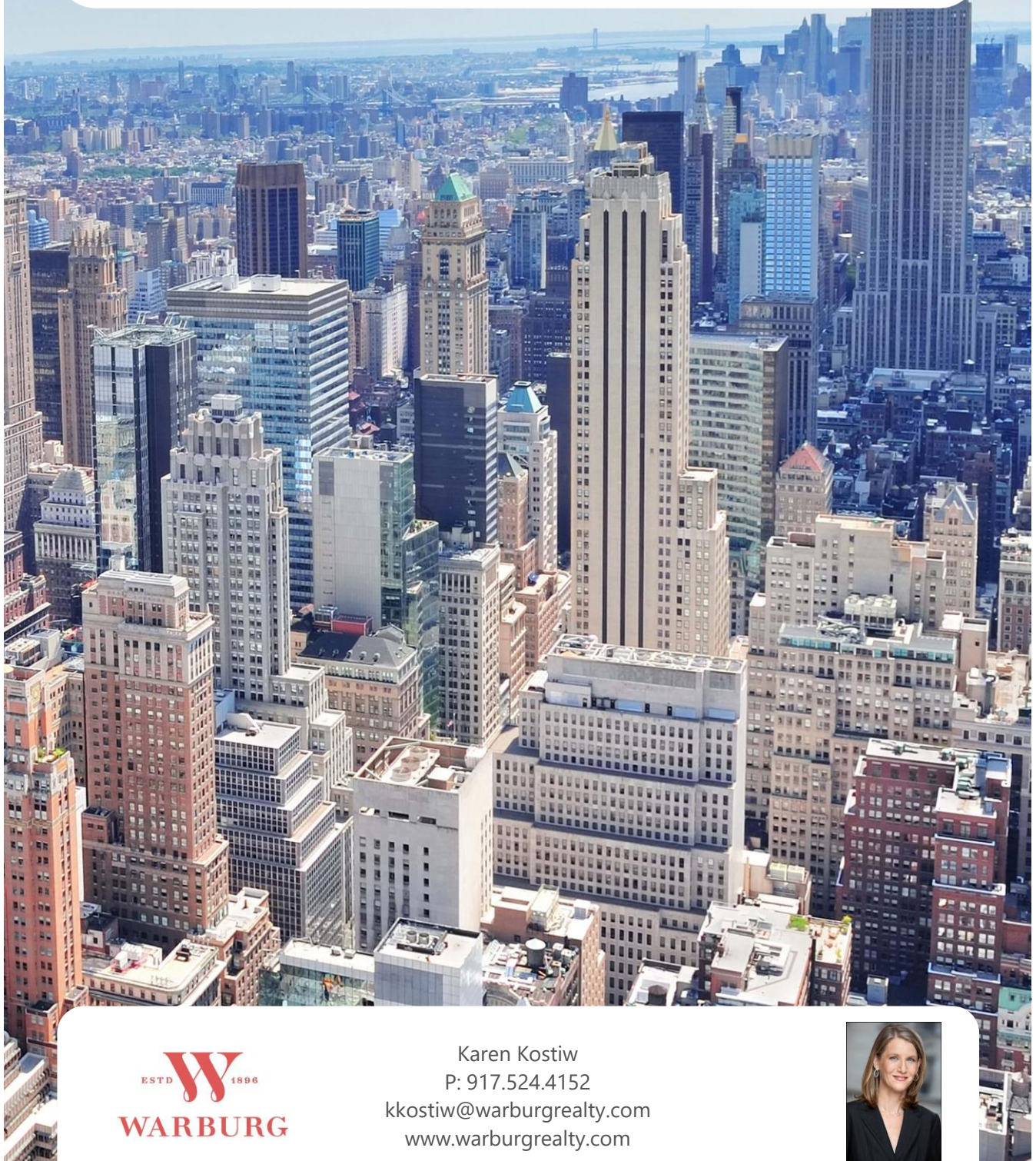


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

East Harlem, Manhattan

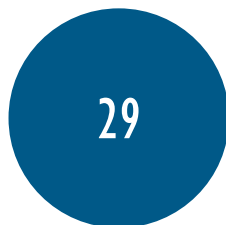
SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



-37% YoY

MEDIAN PRICE/SQ.FT.



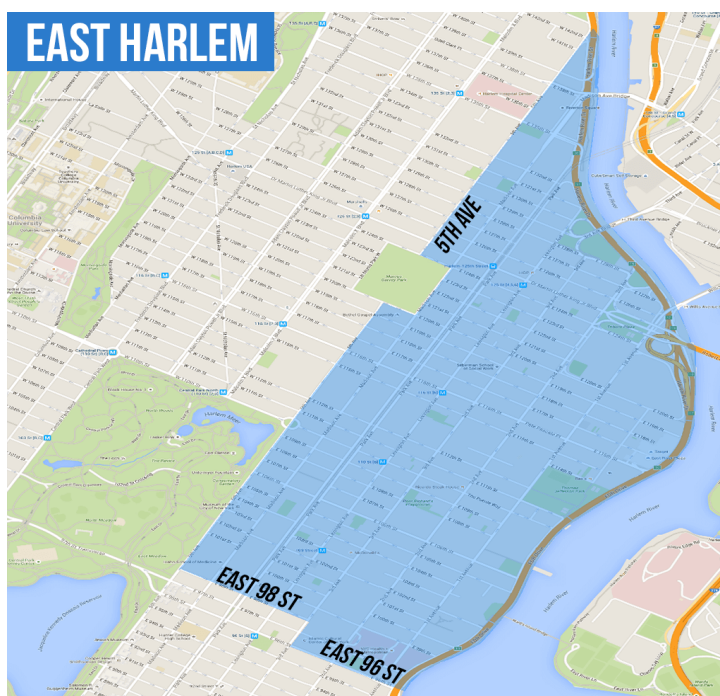
5% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

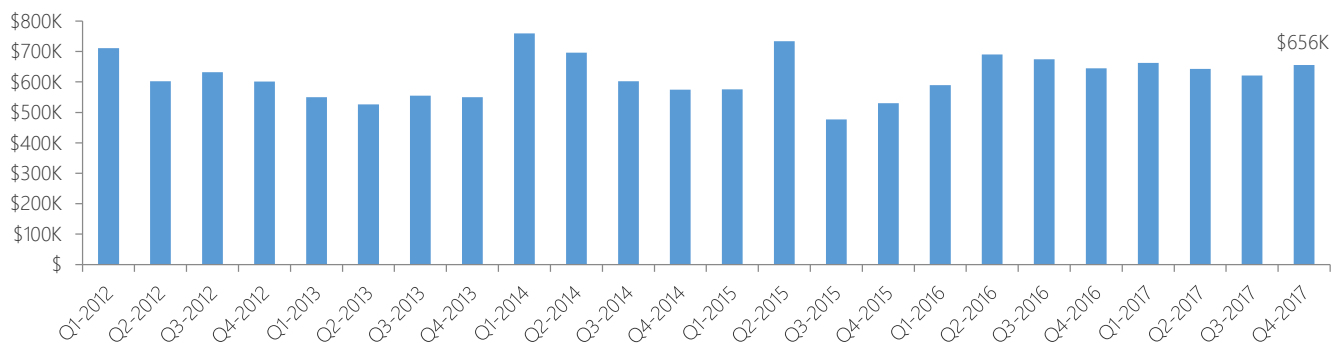


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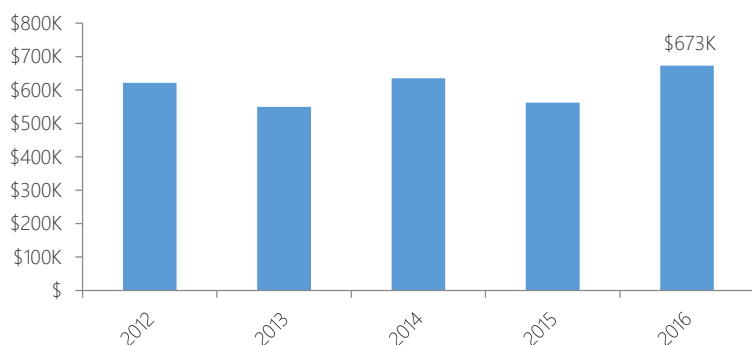


RESIDENTIAL STATS

Median Sale Price by Quarter

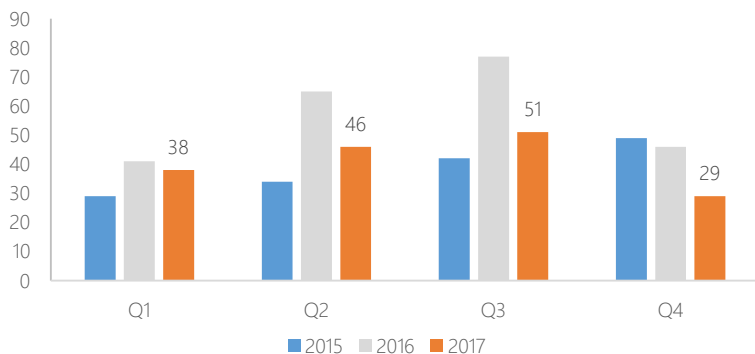


Median Sale Price by Year



Number of Transactions

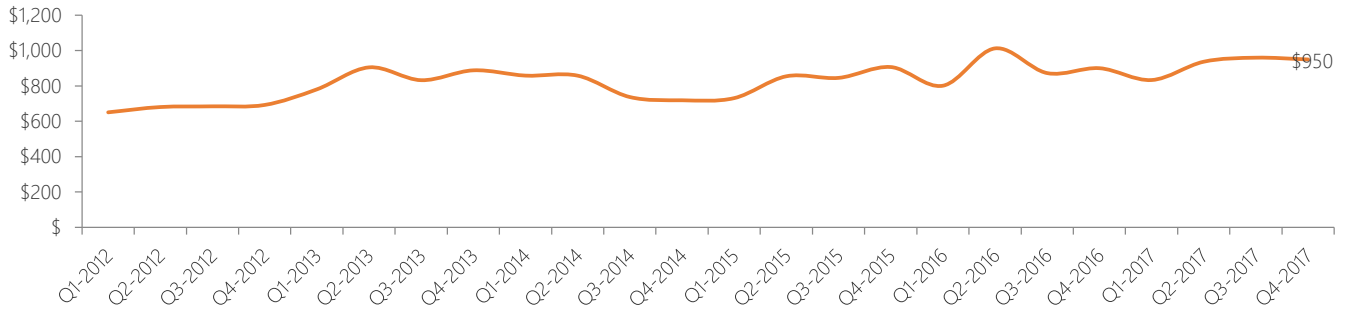
Quarter	2012	2013	2014	2015	2016	2017
Q1	74	59	37	29	41	38
Q2	104	175	43	34	65	46
Q3	92	113	44	42	77	51
Q4	49	65	41	49	46	29



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Median Sale Price per Square Foot

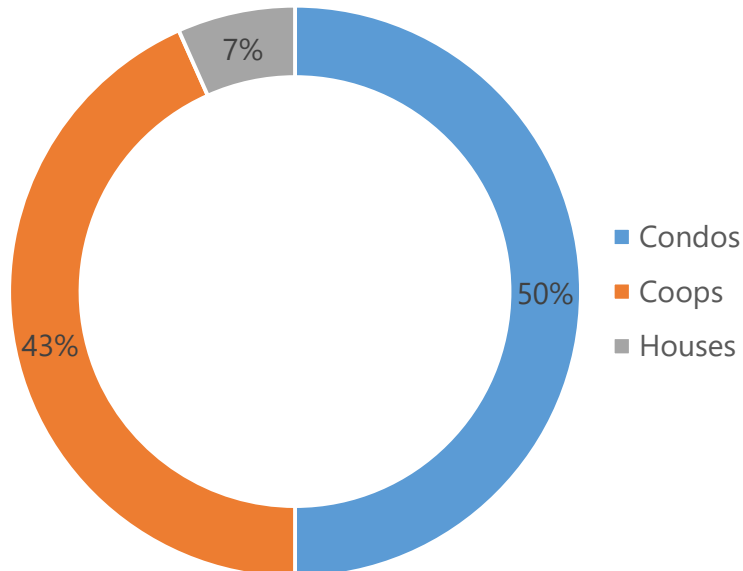


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$766,250	18%	\$1,036	15%	15
Coops	\$604,500	8%	\$667	1%	13
Houses	\$703,125	-69%	\$452	-50%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 5 Ave #8A	1-01607-1127	13-Dec-17	\$5,000,000	Condo	2,389
1280 5 Ave #19F	1-01615-1104	4-Oct-17	\$2,000,000	Condo	1,284
1485 5 Ave #16H	1-01746-1092	20-Dec-17	\$2,000,000	Condo	1,490
1485 5 Ave #17K	1-01746-1104	31-Oct-17	\$1,600,000	Condo	1,104
2 Sylvan Ct	1-01770-0075	29-Dec-17	\$1,325,000	House	1,512
1635 Lexington Ave #2B	1-01631-1004	14-Dec-17	\$1,017,232	Condo	719
152 E 118 St #7L	1-01645-0050	19-Dec-17	\$951,000	Coop	
1485 5 Ave #15D	1-01746-1079	1-Dec-17	\$905,000	Condo	856
1865 2 Ave #39G	1-01646-1002	18-Dec-17	\$885,000	Coop	
215 E 96 St #CONDP	1-01646-1103	19-Oct-17	\$880,000	Coop	679
249 E 118 St #6A	1-01783-1018	6-Oct-17	\$842,500	Condo	963
1831-1833 Madison Ave #9E	1-01746-0021	29-Dec-17	\$838,000	Coop	
1831-1833 Madison Ave #8I	1-01746-0021	31-Oct-17	\$765,000	Coop	
330 E 109 St #7C	1-01680-1125	31-Oct-17	\$690,000	Condo	778
51 E 131 St #2B	1-01756-1104	23-Oct-17	\$622,151	Condo	
309 E 105 St #2S	1-01677-1103	7-Dec-17	\$610,000	Condo	820
1911-1929 Madison Ave #413	1-01748-0035	20-Dec-17	\$609,000	Coop	
1831-1833 Madison Ave #5D	1-01746-0021	25-Oct-17	\$600,000	Coop	900
2132-2136 2 Ave #2D	1-01681-1008	1-Dec-17	\$575,000	Condo	737
161-169 E 110 St #5I	1-01638-1043	1-Nov-17	\$555,000	Condo	548
1270-1273 5 Ave #5B	1-01614-0001	21-Nov-17	\$550,000	Coop	
2041-2047 5 Ave #6D	1-01751-0001	2-Nov-17	\$535,000	Coop	1,176
165 E 104 St #2A	1-01632-1003	17-Nov-17	\$523,000	Condo	505
54-56 E 129 St #6A	1-01753-0045	16-Oct-17	\$233,338	Coop	
420 E 119 St #2	1-01806-0039	6-Dec-17	\$230,000	Coop	
321 Pleasant Ave #3A	1-01711-0022	21-Dec-17	\$140,000	Coop	
169 E 102 St #1A	1-01630-1003	17-Oct-17	\$100,000	Condo	419
30 E 126 St	1-01750-0060	2-Nov-17	\$81,250	House	2,931



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