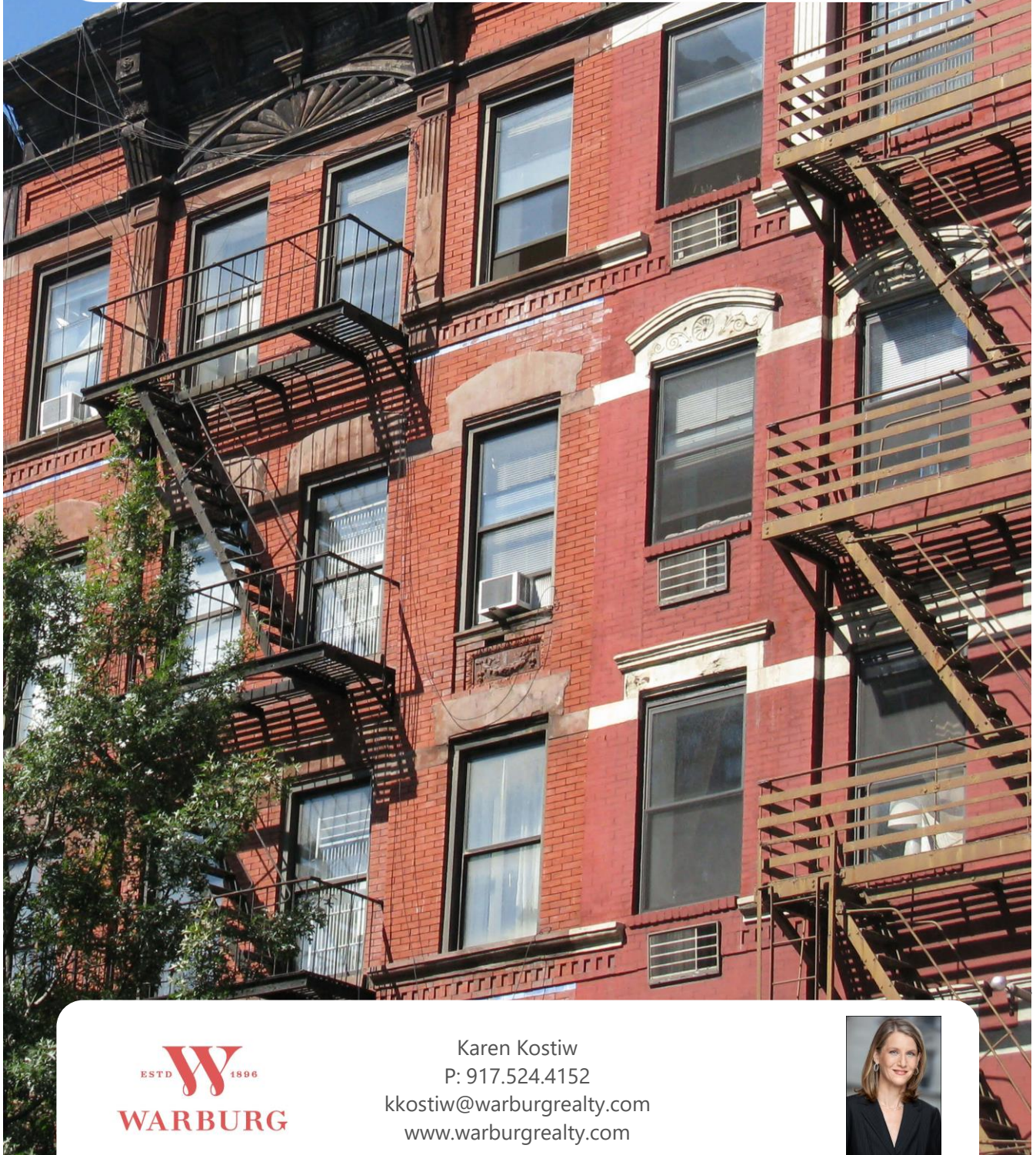


YORKVILLE

A quarterly analysis of residential sales
in Yorkville, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Yorkville, Manhattan

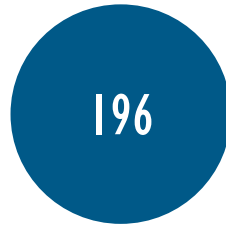
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



58% YoY

MEDIAN PRICE/SQ.FT.



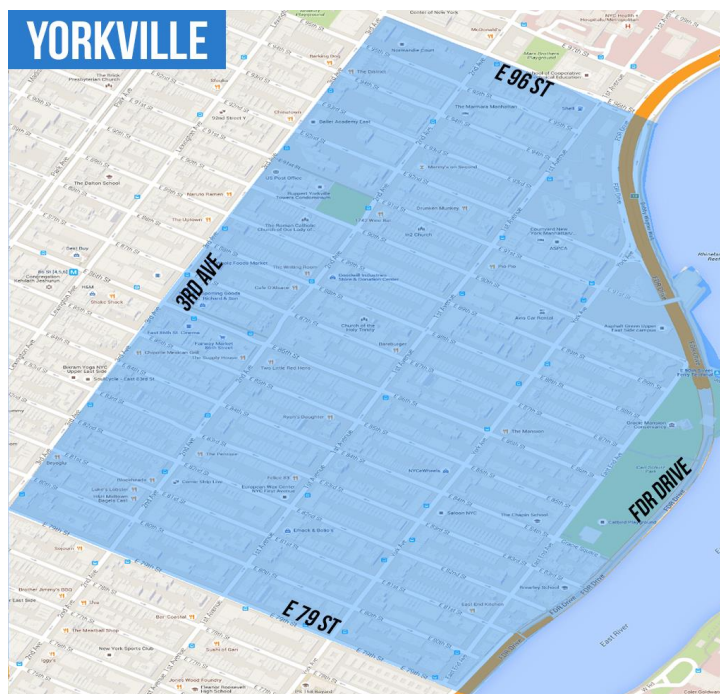
5% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

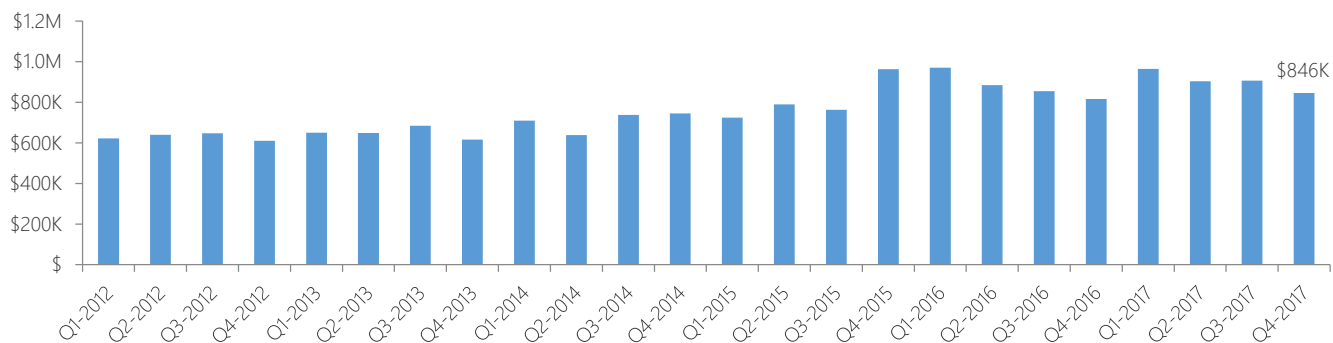


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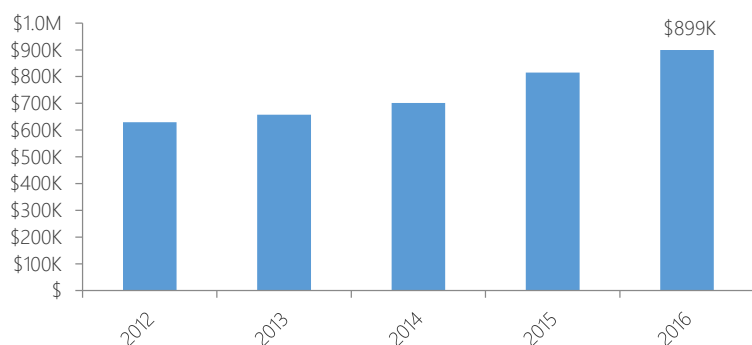


RESIDENTIAL STATS

Median Sale Price by Quarter

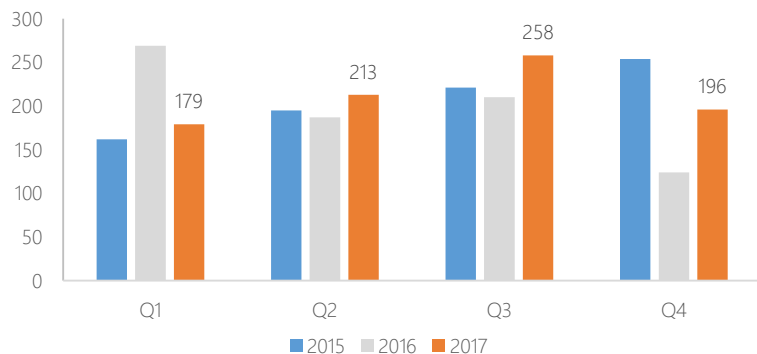


Median Sale Price by Year



Number of Transactions

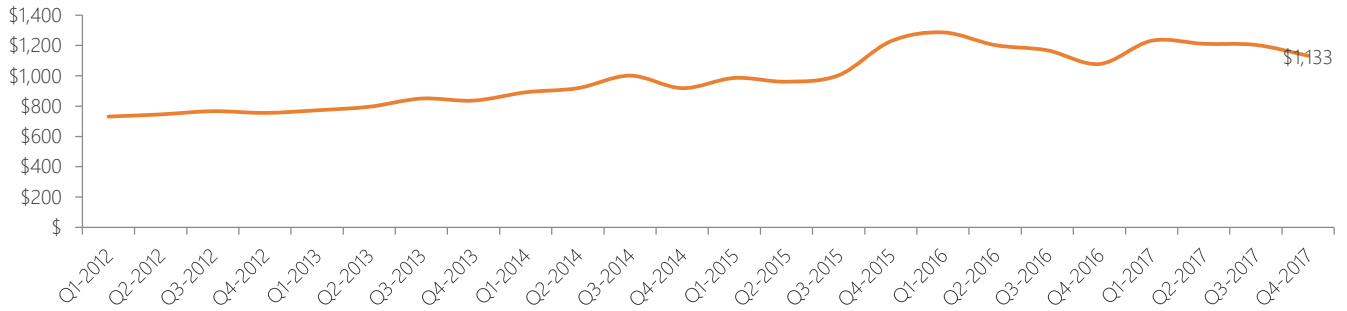
Quarter	2012	2013	2014	2015	2016	2017
Q1	128	164	177	162	269	179
Q2	187	252	216	195	187	213
Q3	192	276	250	221	210	258
Q4	227	227	192	254	124	196



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Median Sale Price per Square Foot

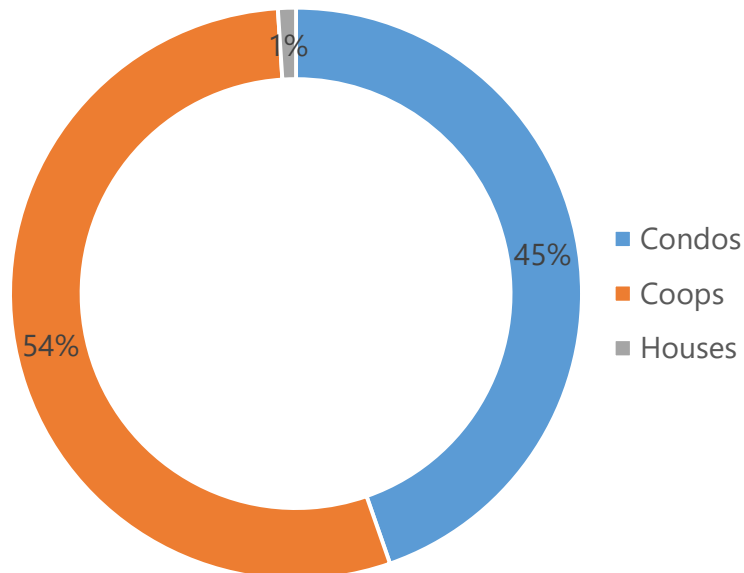


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,367,205	3%	\$1,330	4%	88
Coops	\$675,000	7%	\$952	3%	107
Houses	\$4,794,295	-	\$927	-	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
417 E 84 St	1-01564-0009	27-Nov-17	\$8,300,000	House	5,670
20 E End Ave #10A	1-01577-1427	21-Dec-17	\$8,140,000	Condo	3,043
20 E End Ave #6A	1-01577-1416	28-Dec-17	\$6,640,158	Condo	
360 E 89 St #8A	1-01551-1121	19-Dec-17	\$4,890,350	Condo	
360 E 89 St #11A	1-01551-1129	26-Oct-17	\$4,440,000	Condo	
360 E 89 St #10A	1-01551-1126	25-Oct-17	\$4,390,000	Condo	
301 E 79 St #PHAS	1-01542-1528	28-Dec-17	\$4,010,000	Condo	1,807
360 E 89 St #6A	1-01551-1113	26-Oct-17	\$3,892,465	Condo	
530 E 86 St #5C	1-01582-0034	17-Oct-17	\$3,862,500	Coop	
170 E End Ave #11D	1-01584-1078	14-Nov-17	\$3,825,000	Condo	2,184
360 E 89 St #15A	1-01551-1138	23-Oct-17	\$3,755,000	Condo	
360 E 89 St #12A	1-01551-1132	27-Oct-17	\$3,610,000	Condo	
360 E 89 St #9A	1-01551-1123	8-Nov-17	\$3,465,818	Condo	
360 E 88 St #33C	1-01550-1134	14-Dec-17	\$3,425,000	Condo	2,237
455 E 86 St #26A	1-01566-1024	4-Dec-17	\$3,250,000	Condo	1,253
1 E End Ave #4C	1-01589-0002	5-Oct-17	\$3,200,000	Coop	3,000
360 E 89 St #14C	1-01551-1137	1-Nov-17	\$2,884,398	Condo	
245 E 93 St #10J	1-01539-1248	19-Oct-17	\$2,798,200	Condo	973
360 E 89 St #12C	1-01551-1134	30-Oct-17	\$2,695,000	Condo	
389 E 89 St #30B	1-01552-1445	31-Oct-17	\$2,578,923	Condo	1,400
360 E 89 St #14B	1-01551-1136	18-Dec-17	\$2,558,558	Condo	
360 E 89 St #9C	1-01551-1125	31-Oct-17	\$2,460,000	Condo	
389 E 89 St #23B	1-01552-1417	21-Dec-17	\$2,405,820	Condo	
306 E 82 St #5A	1-01544-1206	22-Dec-17	\$2,350,000	Condo	1,512
205 E 85 St #11E	1-01531-1085	31-Oct-17	\$2,300,000	Condo	1,328
360 E 89 St #5E	1-01551-1112	25-Oct-17	\$2,288,721	Condo	
360 E 89 St #9B	1-01551-1124	18-Dec-17	\$2,250,000	Condo	
360 E 89 St #6D	1-01551-1115	29-Nov-17	\$2,232,718	Condo	
425 E 86 St #7BC	1-01566-0010	12-Dec-17	\$2,200,000	Coop	
389 E 89 St #21C	1-01552-1410	21-Nov-17	\$2,137,049	Condo	1,262
200 E 94 St #507	1-01539-1376	27-Oct-17	\$2,050,000	Condo	1,238
389 E 89 St #30D	1-01552-1447	2-Nov-17	\$1,901,786	Condo	
333 E 79 St #PHV	1-01542-0019	13-Dec-17	\$1,850,000	Coop	1,050
389 E 89 St #23D	1-01552-1419	17-Oct-17	\$1,794,870	Condo	1,113
1761 1 Ave #7C	1-01554-0023	17-Oct-17	\$1,760,000	Coop	1,441
1498-1502 York Ave #16E	1-01576-0001	14-Nov-17	\$1,729,000	Coop	1,450
245 E 93 St #19E	1-01539-1144	1-Dec-17	\$1,700,000	Condo	1,262
605-609 E 82 St #4D	1-01590-0007	12-Oct-17	\$1,700,000	Coop	
1781 1 Ave #10LM	1-01555-0023	28-Nov-17	\$1,660,000	Coop	
360 E 89 St #11B	1-01551-1130	8-Dec-17	\$1,650,000	Condo	
245 E 93 St #2C	1-01539-1067	30-Oct-17	\$1,650,000	Condo	1,287
360 E 89 St #10B	1-01551-1127	5-Dec-17	\$1,631,950	Condo	
1601 3 Ave #22K	1-01536-1234	27-Dec-17	\$1,600,000	Condo	1,179
333 E 79 St #8AB	1-01542-0019	18-Dec-17	\$1,600,000	Coop	
436-444 E 86 St #29G	1-01565-0029	29-Dec-17	\$1,600,000	Coop	1,346
1761 1 Ave #24B	1-01554-0023	6-Nov-17	\$1,598,048	Coop	1,205
389 E 89 St #7F	1-01552-1338	11-Oct-17	\$1,565,764	Condo	
360 E 89 St #5A	1-01551-1108	24-Oct-17	\$1,519,943	Condo	
1523-1535 2 Ave #11L	1-01525-0021	25-Oct-17	\$1,500,000	Coop	1,200
75 E End Ave #8H	1-01590-0008	10-Oct-17	\$1,475,000	Coop	1,400



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Address	BBL	Sale date	Sale price	Property type	Sqft
345 E 93 St #17EF	1-01556-0023	31-Oct-17	\$1,470,000	Coop	1,350
510 E 80 St #15C	1-01576-1091	12-Oct-17	\$1,450,000	Condo	1,095
360 E 89 St #7C	1-01551-1119	25-Oct-17	\$1,440,824	Condo	
360 E 89 St #7A	1-01551-1117	16-Nov-17	\$1,425,550	Condo	
360 E 89 St #6C	1-01551-1114	25-Oct-17	\$1,400,000	Condo	
515 E 79 St #31D	1-01576-0014	27-Dec-17	\$1,400,000	Coop	
360 E 89 St #4C	1-01551-1105	23-Oct-17	\$1,397,753	Condo	
515 E 79 St #25C	1-01576-0014	12-Oct-17	\$1,395,000	Coop	
389 E 89 St #7A	1-01552-1334	31-Oct-17	\$1,367,205	Condo	855
225 E 79 St #15DE	1-01525-0013	20-Nov-17	\$1,350,000	Coop	
360 E 89 St #5C	1-01551-1110	24-Oct-17	\$1,346,840	Condo	
245 E 93 St #23C	1-01539-1087	13-Dec-17	\$1,300,000	Condo	1,056
450 E 83 St #5E	1-01562-1033	16-Nov-17	\$1,300,000	Condo	973
347 E 84 St	1-01547-0020	21-Dec-17	\$1,288,589	House	3,296
345 E 86 St #5B	1-01549-0018	20-Dec-17	\$1,280,000	Coop	1,350
245 E 93 St #7J	1-01539-1245	19-Dec-17	\$1,255,000	Condo	973
345 E 81 St #18N	1-01544-0019	25-Oct-17	\$1,170,000	Coop	
510 E 86 St #6B	1-01582-0046	25-Oct-17	\$1,160,000	Coop	1,200
345 E 80 St #8F	1-01543-1162	29-Dec-17	\$1,150,000	Condo	929
205 E 85 St #6B	1-01531-1033	31-Oct-17	\$1,140,000	Condo	640
229 E 79 St #8F	1-01525-0015	21-Dec-17	\$1,125,000	Coop	
450 E 83 St #8A	1-01562-1049	3-Nov-17	\$1,100,000	Condo	1,581
75 E End Ave #2G	1-01590-0008	9-Nov-17	\$1,090,000	Coop	946
226 E 95 St #106	1-01540-0034	16-Nov-17	\$1,080,000	Coop	
222-230 E 82 St #4C	1-01527-0035	29-Dec-17	\$1,055,000	Coop	
436-444 E 86 St #14A	1-01565-0029	26-Oct-17	\$1,040,000	Coop	1,150
389 E 89 St #6H	1-01552-1331	15-Dec-17	\$999,412	Condo	743
1725-1729 York Ave #26D	1-01569-0016	29-Nov-17	\$985,000	Coop	1,000
450 E 83 St #5K	1-01562-1038	6-Oct-17	\$965,000	Condo	720
1619 3 Ave #20J	1-01536-1581	27-Dec-17	\$950,000	Condo	833
345 E 80 St #9J	1-01543-1252	27-Oct-17	\$940,688	Condo	733
402 E 90 St #1C	1-01569-1002	23-Oct-17	\$930,000	Condo	1,238
215 E 80 St #3F	1-01526-1260	10-Oct-17	\$912,000	Condo	759
333 E 80 St #823	1-01543-0018	7-Dec-17	\$910,000	Coop	
1619 3 Ave #5G	1-01536-1402	25-Oct-17	\$910,000	Condo	835
1391-1395 3 Ave #15A	1-01525-0001	9-Nov-17	\$900,000	Coop	
301 E 79 St #8C	1-01542-1089	19-Oct-17	\$895,000	Condo	648
1601 3 Ave #29D	1-01536-1310	3-Nov-17	\$890,000	Condo	794
1641 3 Ave #27C	1-01537-2356	29-Nov-17	\$890,000	Condo	793
350 E 82 St #4H	1-01544-1040	21-Dec-17	\$878,000	Condo	714
1632 2 Ave #1904	1-01547-0049	18-Dec-17	\$872,000	Coop	800
1641 3 Ave #16G	1-01537-2241	18-Dec-17	\$870,000	Condo	835
301 E 79 St #15L	1-01542-1193	27-Nov-17	\$847,500	Condo	570
455 E 86 St #14E	1-01566-1133	21-Nov-17	\$845,000	Condo	746
345 E 80 St #30E	1-01543-1153	22-Nov-17	\$843,111	Condo	622
389 E 89 St #5I	1-01552-1323	14-Nov-17	\$842,806	Condo	
1682-1690 2 Ave #8E	1-01550-0001	6-Nov-17	\$840,000	Coop	
1619 3 Ave #21D	1-01536-1588	26-Oct-17	\$835,000	Condo	794
302-310 E 88 St #6F	1-01550-0045	3-Nov-17	\$825,000	Coop	
235-243 E 87 St #1J	1-01533-0122	12-Dec-17	\$822,437	Coop	



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