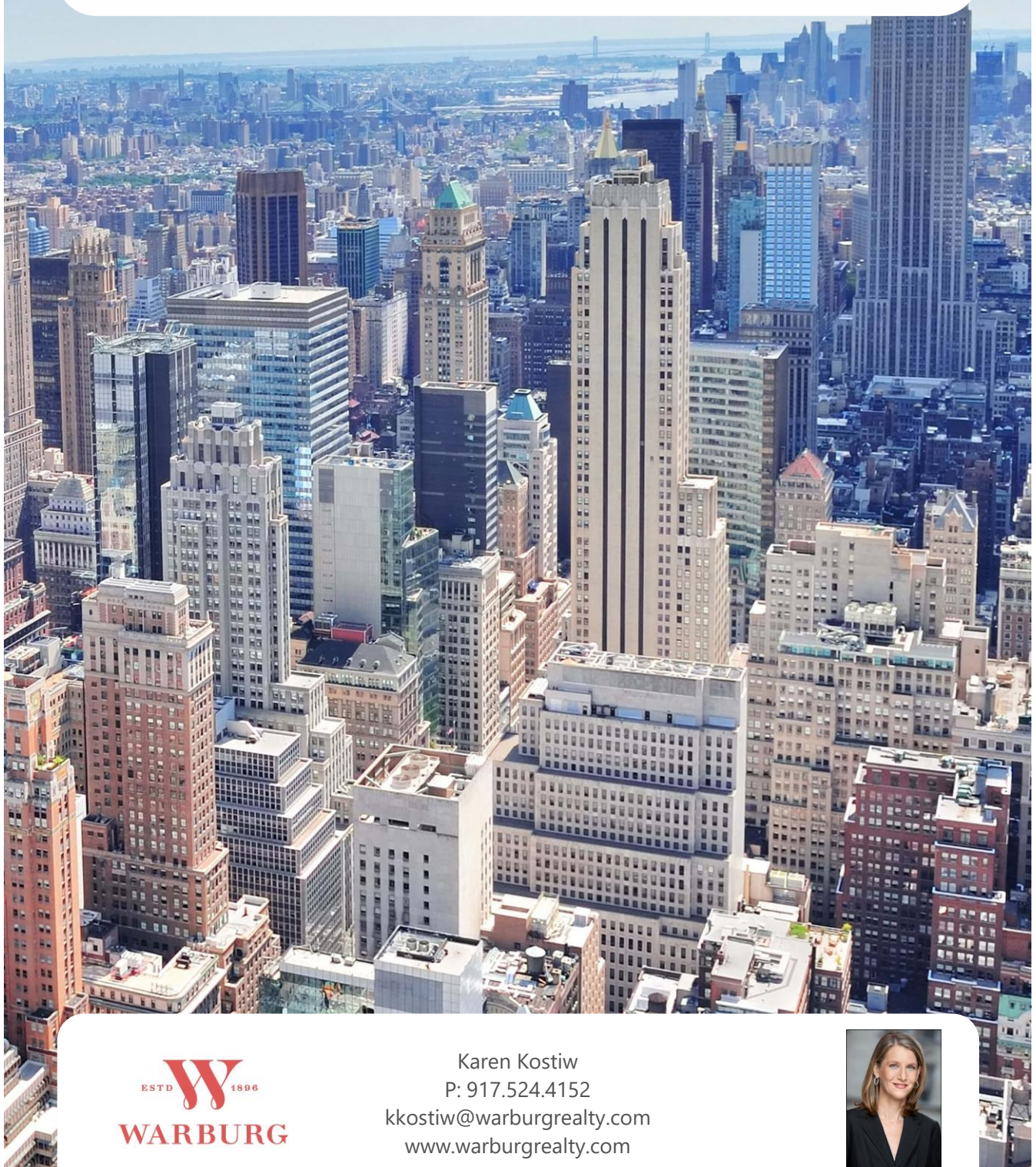


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

East Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$678K

4% YoY

NO. OF TRANSACTIONS

23

-51% YoY

MEDIAN PRICE/SQ.FT.

\$909

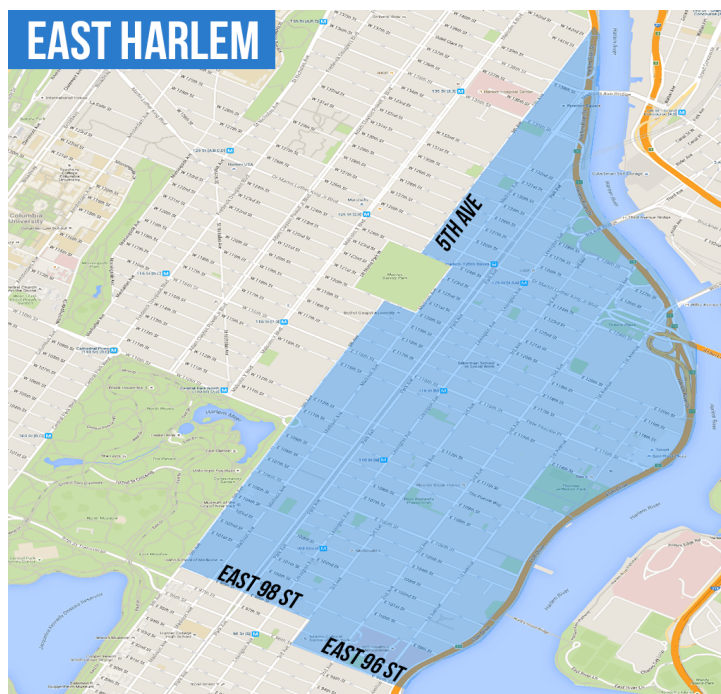
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

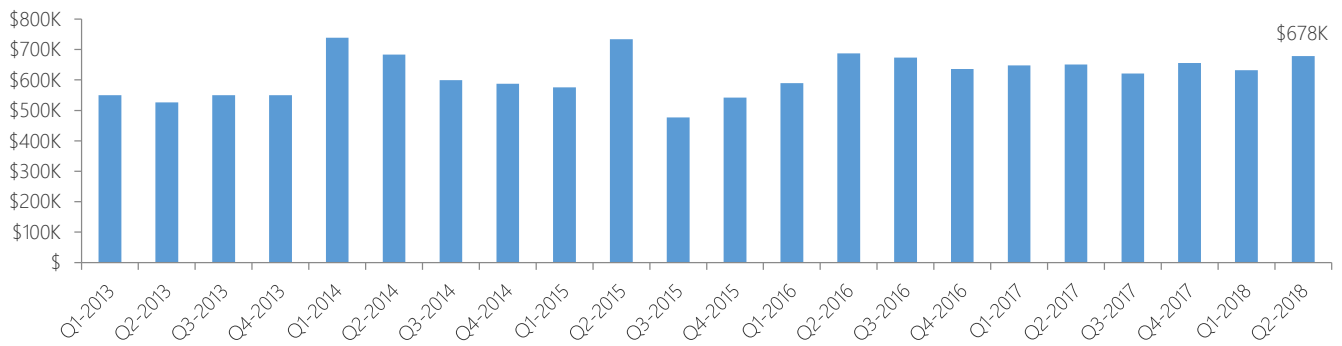


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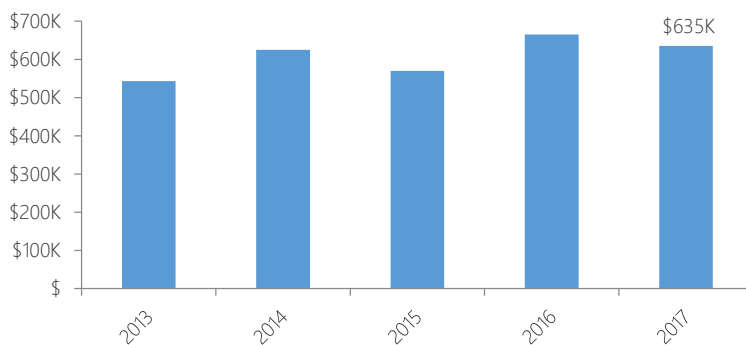


RESIDENTIAL STATS

Median Sale Price by Quarter

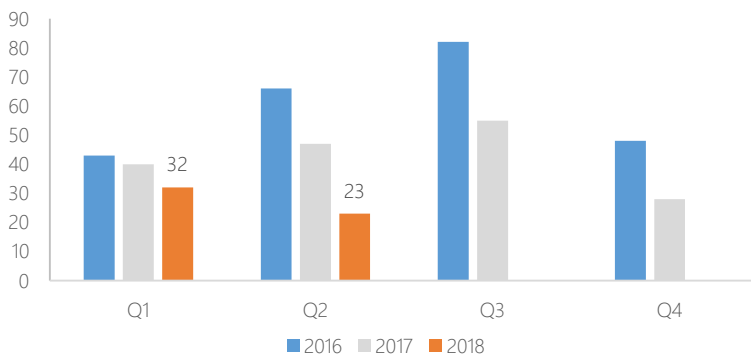


Median Sale Price by Year



Number of Transactions

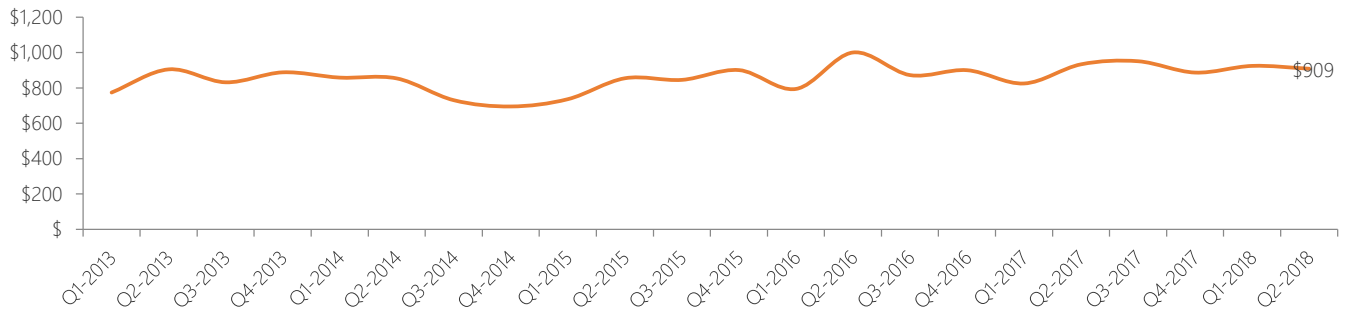
Quarter	2013	2014	2015	2016	2017	2018
Q1	61	38	35	43	40	32
Q2	175	44	34	66	47	23
Q3	115	47	44	82	55	
Q4	67	42	50	48	28	



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Median Sale Price per Square Foot

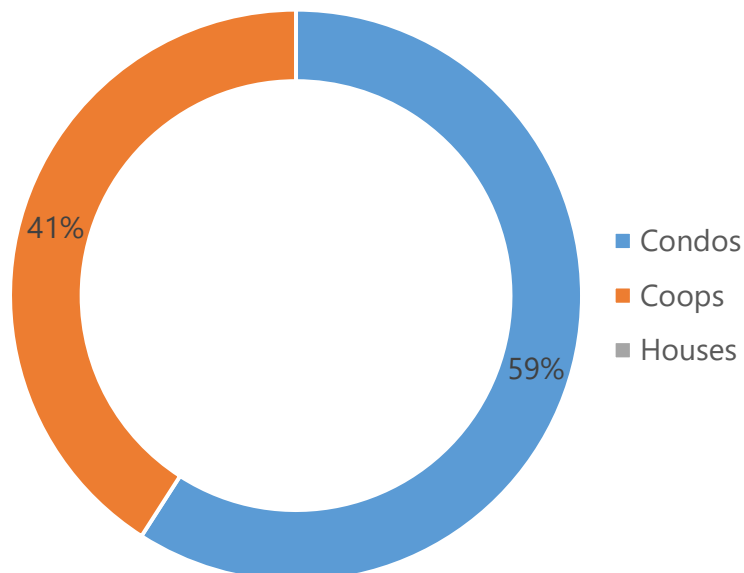


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$671,943	3%	\$915	-4%	13
Coops	\$684,500	12%	\$824	6%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1170 Fifth Ave #10B	1-01604-0001	29-May-18	\$4,500,000	Coop	2,500
1280 Fifth Ave #10C	1-01615-1043	4-May-18	\$2,675,000	Condo	1,691
1485 Fifth Ave #11A	1-01746-1042	13-Jun-18	\$1,825,000	Condo	1,436
324 E 112th St #4B	1-01683-1011	4-May-18	\$915,000	Condo	1,073
1865 Second Ave #41E	1-01646-1002	16-Apr-18	\$895,000	Coop	
48 E 132nd St #1C	1-01756-1113	30-May-18	\$867,848	Condo	
333 E 109th St #4E	1-01681-1217	24-Apr-18	\$840,000	Condo	907
215 E 96th St #CONDP	1-01646-1103	3-May-18	\$825,000	Coop	679
161-169 E 110th St #7F	1-01638-1062	15-May-18	\$775,000	Condo	800
1831-1833 Madison Ave #7E	1-01746-0021	18-Apr-18	\$735,000	Coop	
1270-1273 Fifth Ave #5A	1-01614-0001	18-May-18	\$684,500	Coop	750
319 E 105th St #1A	1-01677-1201	22-Jun-18	\$671,943	Condo	1,055
117 E 102nd St #3A	1-01630-1204	22-Jun-18	\$605,000	Condo	612
2019-2023 First Ave #2B	1-01676-1403	9-May-18	\$599,500	Condo	707
342 E 110th St #3C	1-01681-1110	17-May-18	\$580,000	Condo	677
54-56 E 129th St #3A	1-01753-0045	30-Apr-18	\$550,000	Coop	1,021
54-56 E 129th St #6A	1-01753-0045	7-May-18	\$550,000	Coop	1,055
2019-2023 First Ave #3D	1-01676-1411	13-Apr-18	\$507,493	Condo	497
161-169 E 110th St #2I	1-01638-1010	25-Apr-18	\$485,000	Condo	536
1787 Madison Ave #514	1-01623-1002	25-Jun-18	\$441,000	Coop	600
169 E 102nd St #3A	1-01630-1009	26-Jun-18	\$383,000	Condo	436
54-56 E 129th St #1A	1-01753-0045	30-Apr-18	\$280,000	Coop	



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