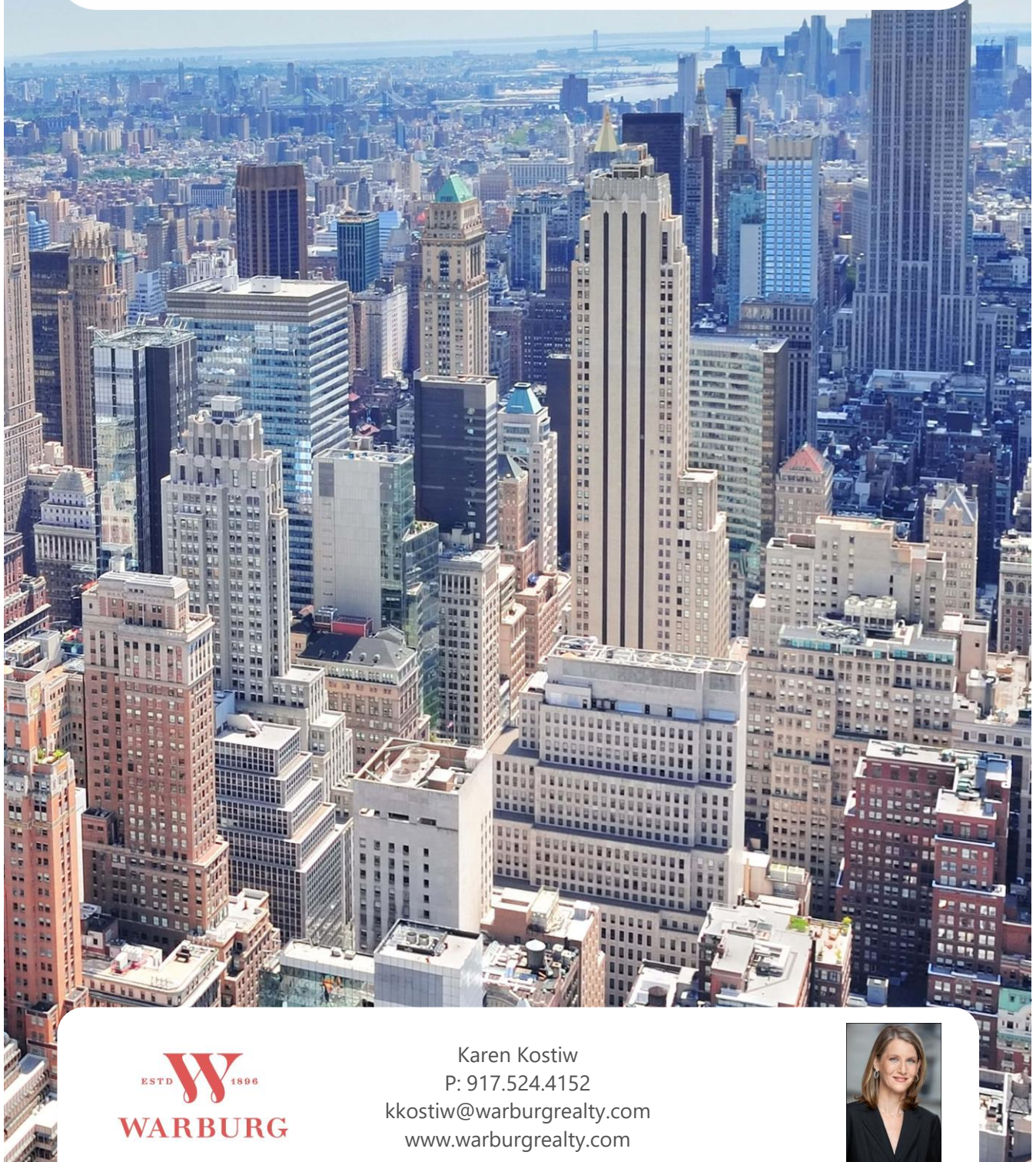


ALL UPPER EAST SIDE

A quarterly analysis of residential sales
in All Upper East Side, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.16M

12% YoY

NO. OF TRANSACTIONS

606

18% YoY

MEDIAN PRICE/SQ.FT.

\$1,252

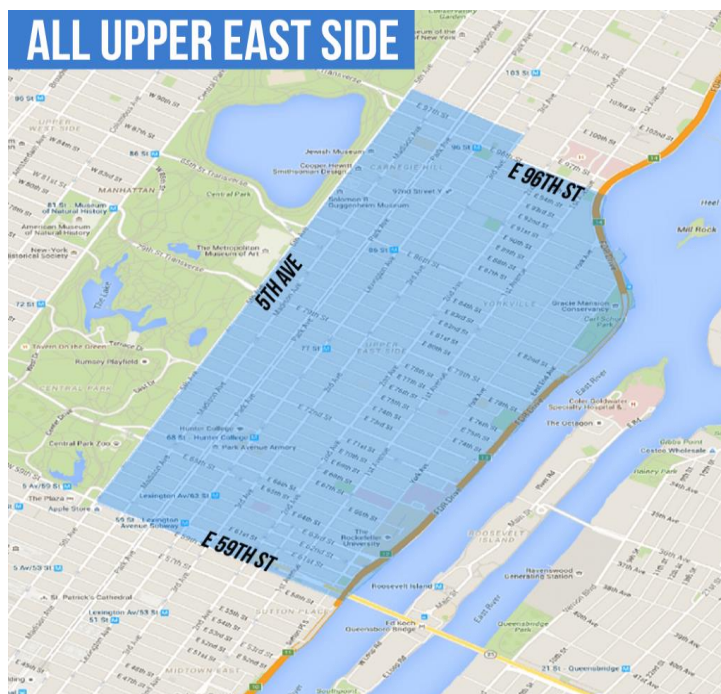
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

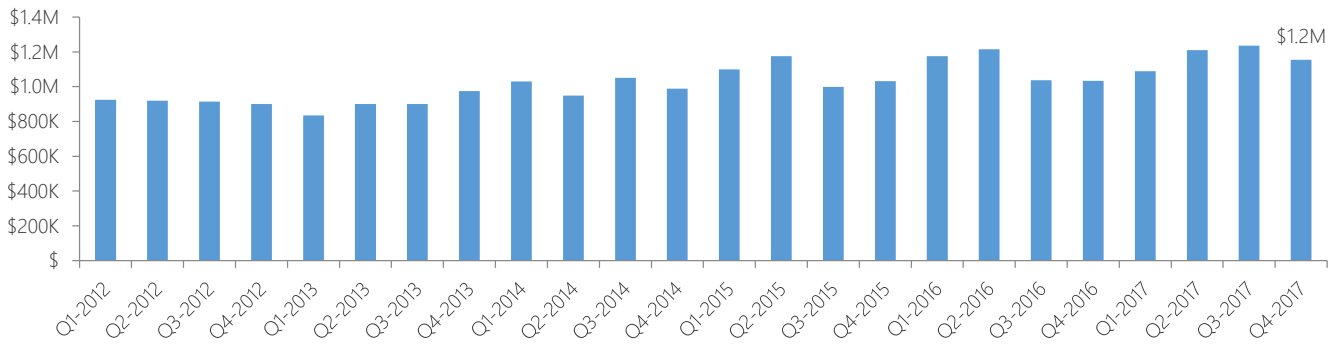


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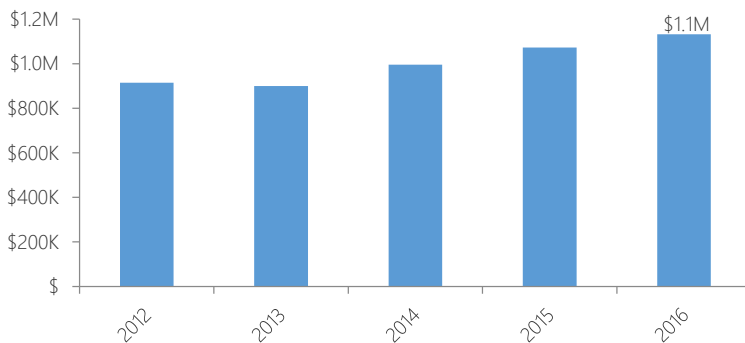


RESIDENTIAL STATS

Median Sale Price by Quarter

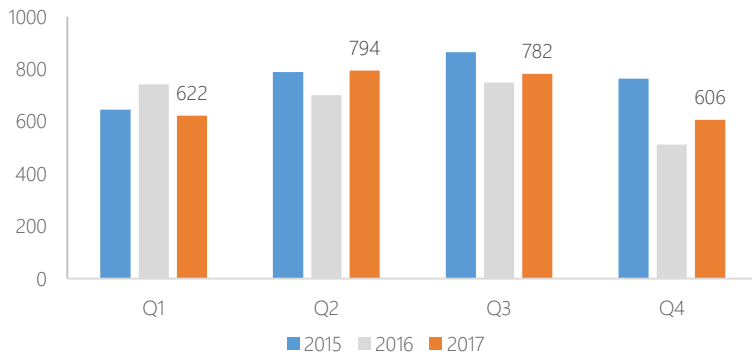


Median Sale Price by Year



Number of Transactions

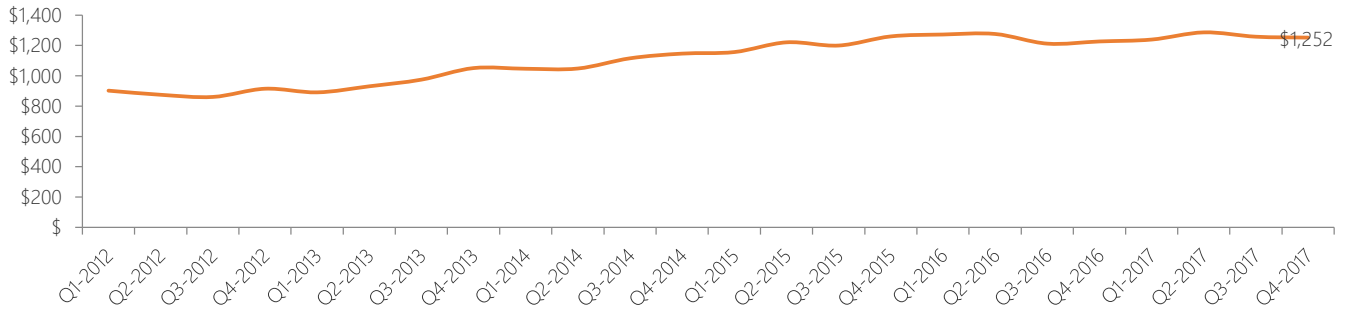
Quarter	2012	2013	2014	2015	2016	2017
Q1	535	609	732	645	742	622
Q2	776	945	816	789	700	794
Q3	741	1003	871	865	748	782
Q4	933	884	702	763	512	606



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Median Sale Price per Square Foot

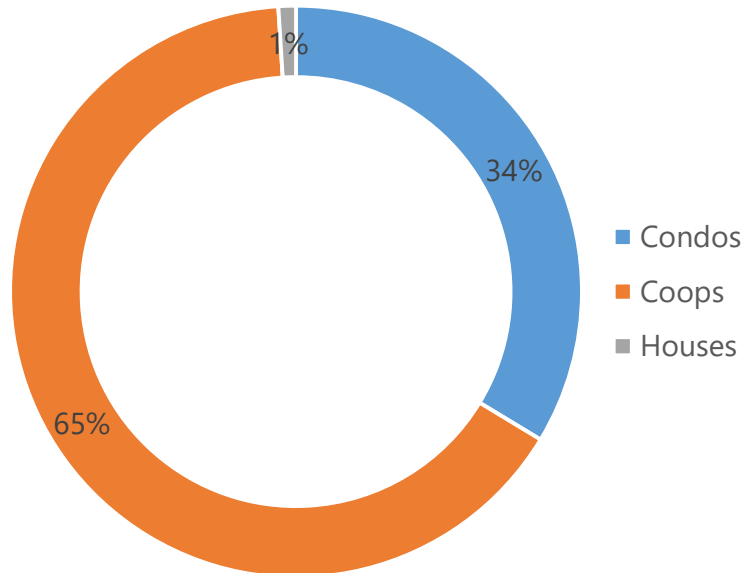


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,675,000	-1%	\$1,510	-1%	204
Coops	\$850,000	0%	\$962	-3%	396
Houses	\$9,300,000	-51%	\$1,754	-30%	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
680 Madison Ave #15A	1-01376-0015	2-Oct-17	\$17,250,000	Coop	4,649
1020 5 Ave #7	1-01495-0001	14-Nov-17	\$16,500,000	Coop	4,700
550 Park Ave #17E	1-01376-0037	14-Nov-17	\$15,000,000	Coop	4,500
117 E 79 St	1-01508-0107	23-Oct-17	\$15,000,000	House	3,503
174 E 64 St	1-01398-0145	13-Nov-17	\$12,750,000	House	6,440
737 Park Ave #17E	1-01406-1364	30-Oct-17	\$12,473,709	Condo	3,819
660 Park Ave #MR6	1-01382-0036	21-Dec-17	\$12,000,000	Coop	
20 E 65 St #A	1-01379-1401	7-Dec-17	\$11,850,000	Condo	6,084
21 E 66 St #7W	1-01381-1315	27-Nov-17	\$11,250,000	Condo	1,902
147 E 63 St	1-01398-0025	13-Oct-17	\$10,300,000	House	4,725
60 E 86 St #9FL	1-01497-1208	13-Dec-17	\$9,600,000	Condo	3,209
1150 5 Ave #15A	1-01602-0001	20-Dec-17	\$9,250,000	Coop	2,425
1120 5 Ave #6B	1-01505-0001	10-Nov-17	\$8,600,000	Coop	
830 Park Ave #9A	1-01390-0037	13-Dec-17	\$8,500,000	Coop	
417 E 84 St	1-01564-0009	27-Nov-17	\$8,300,000	House	5,670
950 5 Ave #11	1-01391-0001	20-Dec-17	\$8,262,680	Coop	
20 E End Ave #10A	1-01577-1427	21-Dec-17	\$8,140,000	Condo	3,043
830 Park Ave #8B	1-01390-0037	7-Dec-17	\$8,050,000	Coop	
830 Park Ave #1011B	1-01390-0037	30-Nov-17	\$7,604,236	Coop	
200 E 69 St #PHA	1-01423-1322	28-Dec-17	\$7,400,000	Condo	3,664
1100 Park Ave #10A	1-01501-0033	6-Nov-17	\$7,250,000	Coop	
825 5 Ave #21B	1-01378-0070	13-Nov-17	\$6,800,000	Coop	
20 E End Ave #6A	1-01577-1416	28-Dec-17	\$6,640,158	Condo	
12 E 88 St #7B	1-01499-1124	20-Dec-17	\$6,350,000	Condo	
12 E 88 St #3C	1-01499-1111	17-Nov-17	\$6,307,031	Condo	
1175 Park Ave #5C	1-01521-0069	21-Dec-17	\$6,050,000	Coop	3,800
993 Lexington Ave #3S	1-01406-1209	20-Dec-17	\$5,750,000	Condo	2,311
30 E 85 St #18B	1-01496-1043	6-Dec-17	\$5,606,250	Condo	1,923
920 5 Ave #1A	1-01387-0069	18-Dec-17	\$5,600,000	Coop	3,400
1010 5 Ave #11C	1-01494-0001	20-Dec-17	\$5,300,000	Coop	2,300
255 E 74 St #24B	1-01429-1168	15-Dec-17	\$5,250,000	Condo	2,487
111-115 E 85 St #31ADE	1-01514-0008	1-Nov-17	\$5,235,000	Coop	
200 E 66 St #A2002	1-01420-1046	30-Nov-17	\$5,100,000	Condo	2,588
200 E 66 St #C1504	1-01420-1309	15-Nov-17	\$5,086,159	Condo	2,367
200 E 62 St #27E	1-01416-1107	6-Oct-17	\$5,000,000	Condo	2,592
920 5 Ave #3A	1-01387-0069	28-Dec-17	\$4,964,069	Coop	
360 E 89 St #8A	1-01551-1121	19-Dec-17	\$4,890,350	Condo	
1239 Madison Ave #37F	1-01501-1005	14-Dec-17	\$4,875,000	Coop	
1088 Park Ave #15F	1-01500-0040	3-Oct-17	\$4,750,000	Coop	
912-914 5 Ave #3B	1-01387-0004	17-Oct-17	\$4,750,000	Coop	3,000
200 E 66 St #D1806	1-01420-1454	16-Oct-17	\$4,525,000	Condo	2,283
360 E 89 St #11A	1-01551-1129	26-Oct-17	\$4,440,000	Condo	
160 E 93 St	1-01521-0049	12-Oct-17	\$4,400,000	House	2,880
360 E 89 St #10A	1-01551-1126	25-Oct-17	\$4,390,000	Condo	
1 E 66 St #14F	1-01381-0001	28-Nov-17	\$4,200,000	Coop	
900 Park Ave #27E	1-01491-1275	5-Dec-17	\$4,185,000	Condo	1,288
1010 5 Ave #9D	1-01494-0001	5-Dec-17	\$4,141,000	Coop	2,100
857 5 Ave #DX2	1-01382-0001	23-Oct-17	\$4,100,000	Coop	
301 E 79 St #PHAS	1-01542-1528	28-Dec-17	\$4,010,000	Condo	1,807
45 E 85 St #3A	1-01497-0028	13-Oct-17	\$3,900,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	
350 E 72 St #14B	1-01446-1023	27-Oct-17	\$3,850,000	Condo	2,808
350 E 72 St #14A	1-01446-1023	27-Oct-17	\$3,850,000	Condo	2,808
170 E End Ave #11D	1-01584-1078	14-Nov-17	\$3,825,000	Condo	2,184
1100 Park Ave #2D	1-01501-0033	28-Dec-17	\$3,800,000	Coop	
360 E 89 St #15A	1-01551-1138	23-Oct-17	\$3,755,000	Condo	
931-941 Lexington Ave #21L	1-01403-0033	8-Dec-17	\$3,750,000	Coop	2,046
141 E 88 St #11C	1-01517-1174	3-Oct-17	\$3,650,000	Condo	1,790
200 E 66 St #E2007	1-01420-1585	1-Dec-17	\$3,650,000	Condo	1,705
1075 Park Ave #13C	1-01516-0069	2-Nov-17	\$3,650,000	Coop	
360 E 89 St #12A	1-01551-1132	27-Oct-17	\$3,610,000	Condo	
8-38 E 83 St #14AF	1-01494-0059	30-Nov-17	\$3,600,000	Coop	
70 E 77 St #8B	1-01391-0045	12-Dec-17	\$3,600,000	Coop	2,300
502 Park Ave #9G	1-01374-1176	29-Dec-17	\$3,500,000	Condo	1,549
170 E 87 St #W4	1-01515-1733	19-Oct-17	\$3,475,000	Condo	765
360 E 89 St #9A	1-01551-1123	8-Nov-17	\$3,465,818	Condo	
1050 Park Ave #8A	1-01498-0037	23-Oct-17	\$3,450,000	Coop	
1450 Lexington Ave #10CD	1-01523-0014	11-Oct-17	\$3,450,000	Coop	
360 E 88 St #33C	1-01550-1134	14-Dec-17	\$3,425,000	Condo	2,237
950 Madison Ave #4E	1-01389-0056	11-Oct-17	\$3,400,000	Coop	
1035 Park Ave #16B	1-01514-0069	22-Dec-17	\$3,375,000	Coop	
167 E 82 St #8B	1-01511-1129	31-Oct-17	\$3,325,000	Condo	1,621
12 E 88 St #6C	1-01499-1121	15-Dec-17	\$3,309,313	Condo	
200 E 66 St #C0104	1-01420-1296	3-Nov-17	\$3,300,000	Condo	1,059
2 E 98 St #6	1-01603-0069	6-Oct-17	\$3,300,000	Coop	
515 E 72 St #35D	1-01484-1336	10-Oct-17	\$3,275,000	Condo	1,883
200 E 62 St #22A	1-01416-1086	25-Oct-17	\$3,268,074	Condo	1,689
455 E 86 St #26A	1-01566-1024	4-Dec-17	\$3,250,000	Condo	1,253
200 E 66 St #E1807	1-01420-1583	18-Oct-17	\$3,250,000	Condo	1,705
22 E 82 St #1	1-01493-1103	12-Oct-17	\$3,220,000	Condo	1,904
1 E End Ave #4C	1-01589-0002	5-Oct-17	\$3,200,000	Coop	3,000
200 E 62 St #22B	1-01416-1087	17-Nov-17	\$3,200,000	Condo	1,695
45 E 85 St #6F	1-01497-0028	30-Nov-17	\$3,165,000	Coop	
200 E 62 St #24D	1-01416-1096	13-Nov-17	\$3,160,000	Condo	1,742
1035 Park Ave #11B	1-01514-0069	15-Dec-17	\$3,137,000	Coop	
200 E 62 St #4D	1-01416-1010	3-Oct-17	\$3,100,000	Condo	1,980
200 E 62 St #21B	1-01416-1083	3-Oct-17	\$3,065,000	Condo	1,695
700 Park Ave #3B	1-01384-0032	21-Nov-17	\$3,050,000	Coop	3,000
1217-1221 Madison Ave #2FG	1-01499-0051	29-Nov-17	\$3,040,000	Coop	2,100
301 E 61 St #9A	1-01436-1420	12-Oct-17	\$3,002,147	Condo	
1239 Madison Ave #22C	1-01501-1005	20-Dec-17	\$3,000,000	Coop	1,250
181 E 65 St #4E	1-01400-1007	5-Dec-17	\$3,000,000	Condo	1,567
1296-1304 3 Ave #3CD	1-01409-0040	15-Dec-17	\$2,975,000	Coop	
200 E 62 St #21D	1-01416-1084	27-Nov-17	\$2,965,050	Condo	1,745
1250-1268 3 Ave #16L	1-01407-0033	6-Dec-17	\$2,925,000	Coop	1,700
150 E 86 St #12H	1-01514-1149	21-Nov-17	\$2,925,000	Condo	1,646
35-39 E 85 St #5FG	1-01497-0021	20-Dec-17	\$2,900,000	Coop	1,975
40 E 78 St #4G	1-01392-1183	22-Nov-17	\$2,897,500	Condo	1,635
360 E 89 St #14C	1-01551-1137	1-Nov-17	\$2,884,398	Condo	



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