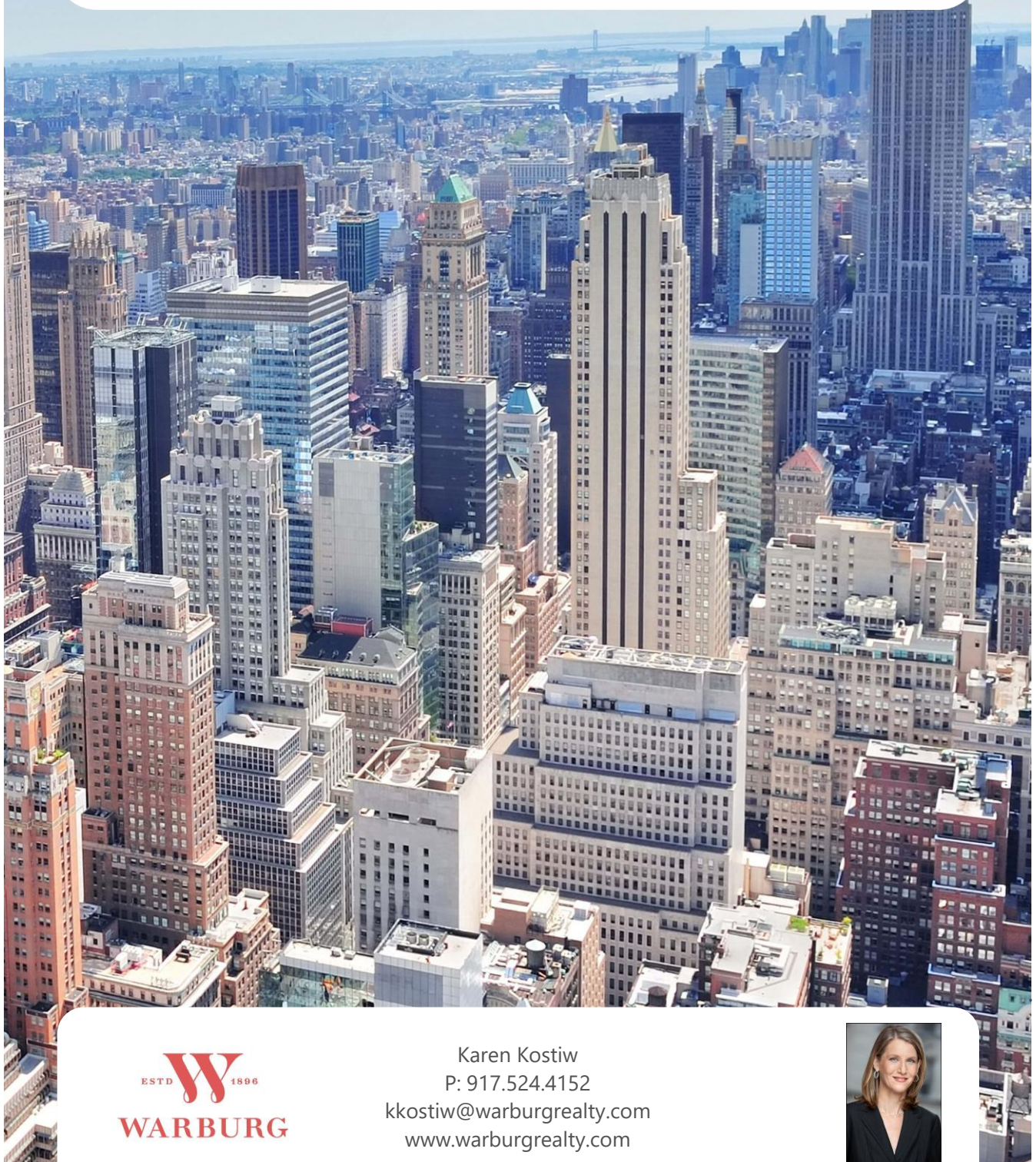


ALL UPPER EAST SIDE

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

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.23M

11% YoY

NO. OF TRANSACTIONS

510

-14% YoY

MEDIAN PRICE/SQ.FT.

\$1,273

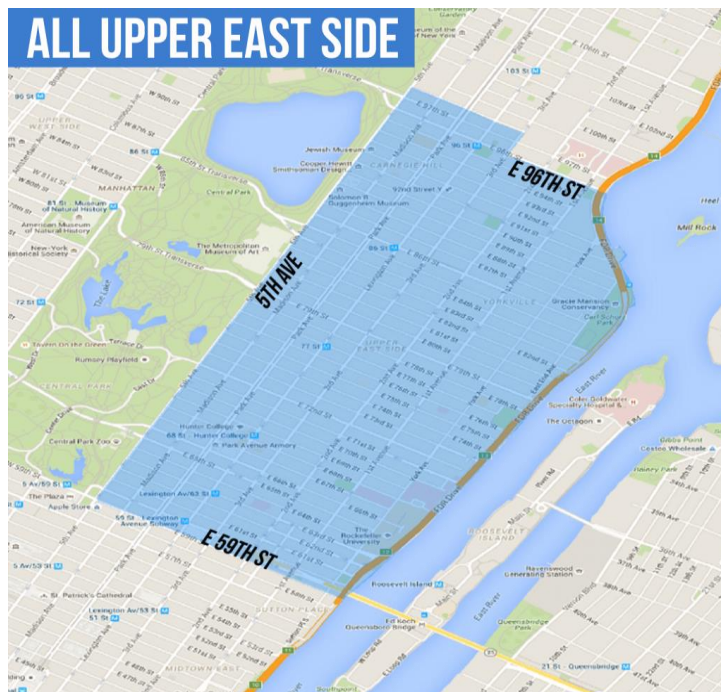
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

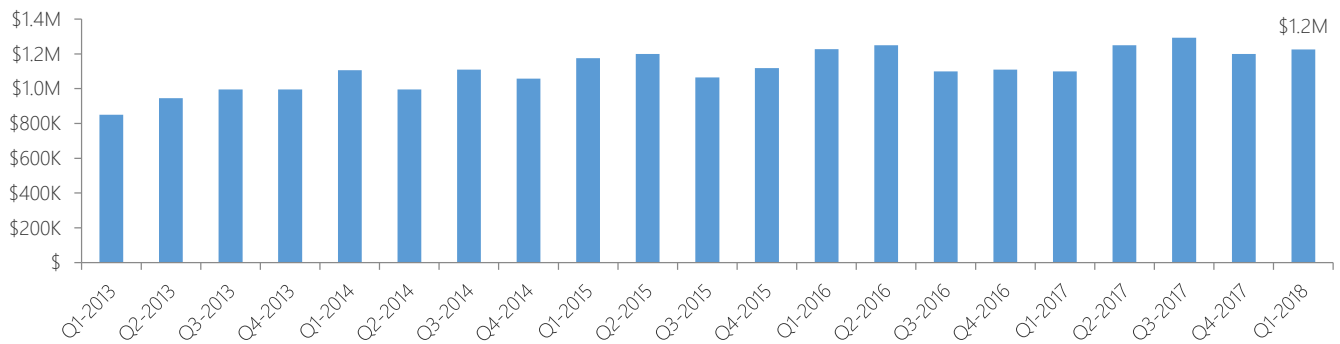


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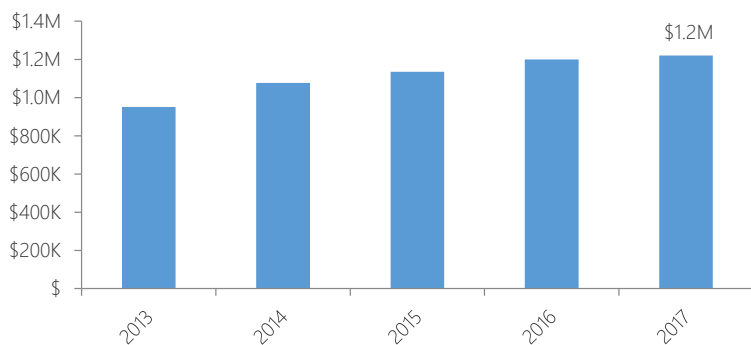


RESIDENTIAL STATS

Median Sale Price by Quarter

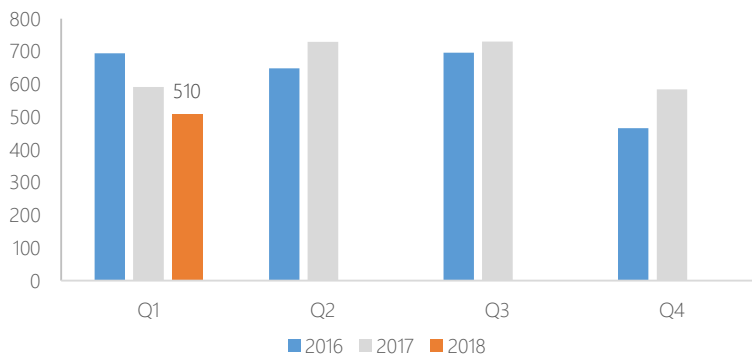


Median Sale Price by Year



Number of Transactions

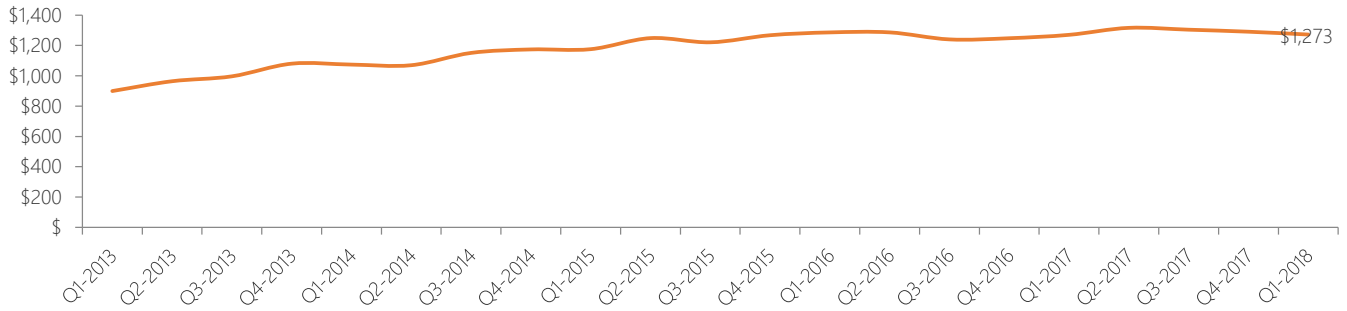
Quarter	2013	2014	2015	2016	2017	2018
Q1	572	680	597	694	591	510
Q2	883	753	716	648	729	
Q3	913	799	779	696	730	
Q4	835	651	715	466	584	



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Median Sale Price per Square Foot

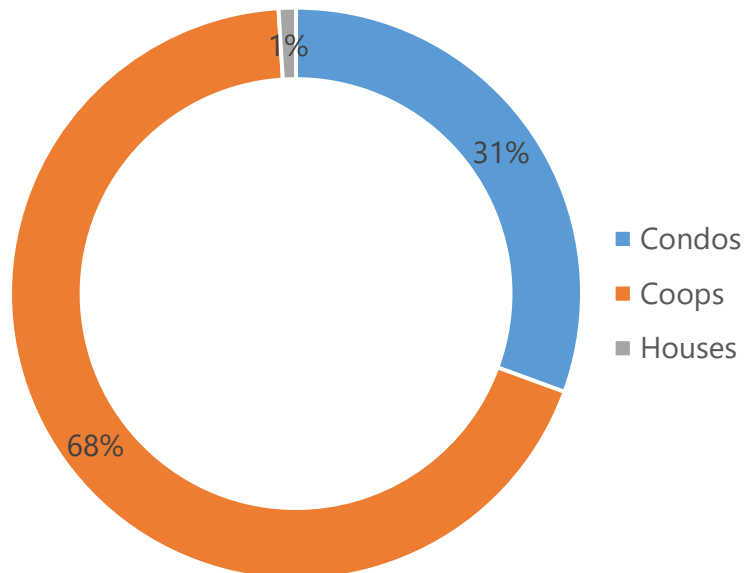


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,721,250	4%	\$1,521	0%	156
Coops	\$949,000	21%	\$1,024	7%	349
Houses	\$13,250,000	14%	\$2,284	24%	5

Number of Sales by Building Type



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TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 E 69 St	1-01383-0060	14-Mar-18	\$39,000,000	House	9,688
995-997 5 Ave #15	1-01492-0069	22-Feb-18	\$35,000,000	Coop	8,360
360 E 89 St #PH	1-01551-1183	9-Mar-18	\$20,558,626	Condo	
1125 5 Ave #7TH	1-01505-0069	23-Jan-18	\$18,750,000	Coop	
730 Park Ave #14C	1-01385-0037	1-Feb-18	\$17,735,000	Coop	
143 E 63 St	1-01398-0024	31-Jan-18	\$15,225,000	House	2,640
784 Park Ave #1617C	1-01388-0037	1-Feb-18	\$14,350,000	Coop	
1016 5 Ave #3AC	1-01494-0069	23-Jan-18	\$13,500,000	Coop	5,300
63 E 82 St	1-01494-0029	27-Feb-18	\$13,250,000	House	5,800
140 E 63 St #18PH2	1-01397-1583	24-Jan-18	\$12,500,000	Condo	3,252
825 5 Ave #15BC	1-01378-0070	15-Mar-18	\$12,000,000	Coop	
733 Park Ave #29	1-01405-0072	11-Jan-18	\$11,700,000	Coop	
73-79 E 79 St #7FL	1-01491-0030	1-Mar-18	\$11,500,000	Coop	
1 E 66 St #17AB	1-01381-0001	27-Feb-18	\$11,250,000	Coop	
10-12 Gracie Sq #10G	1-01590-0030	18-Jan-18	\$9,642,500	Coop	
110 E 64 St	1-01398-0168	9-Jan-18	\$9,500,000	House	4,935
770-772 Park Ave #PHA	1-01387-0037	20-Mar-18	\$9,000,000	Coop	
12 E 88 St #PH12A	1-01499-1138	26-Jan-18	\$9,000,000	Condo	
140 E 63 St #20PH4	1-01397-1585	29-Mar-18	\$8,858,775	Condo	5,345
920 5 Ave #7B	1-01387-0069	26-Jan-18	\$8,750,000	Coop	
1128 Park Ave #PHA	1-01502-0040	6-Feb-18	\$8,350,000	Coop	
1145 Park Ave	1-01520-0002	31-Jan-18	\$8,000,000	House	7,412
941 Park Ave #5C	1-01510-0001	1-Mar-18	\$7,500,000	Coop	4,200
1185 Park Ave #14G	1-01522-0001	20-Mar-18	\$7,000,000	Coop	
300 E 77 St #5B	1-01451-1015	26-Jan-18	\$6,765,000	Condo	1,456
1125 Park Ave #9C	1-01519-0001	29-Mar-18	\$6,650,000	Coop	3,000
360 E 89 St #30A	1-01551-1178	8-Jan-18	\$6,484,000	Condo	2,862
1355 1 Ave #8FL	1-01447-1109	18-Jan-18	\$6,307,031	Condo	3,135
139 E 79 St #11	1-01508-0016	14-Feb-18	\$6,250,000	Coop	3,600
200 E 62 St #3D	1-01416-1006	8-Jan-18	\$6,000,000	Condo	3,101
1089 Madison Ave #9E	1-01494-0023	7-Mar-18	\$5,600,000	Coop	2,900
955-967 Madison Ave #17C	1-01390-0023	7-Mar-18	\$5,550,000	Coop	
150 E 86 St #19B	1-01514-1190	5-Mar-18	\$5,500,000	Condo	2,160
40 E 66 St #3C	1-01380-1008	24-Jan-18	\$5,500,000	Condo	2,458
1060-1064 5 Ave #10C	1-01499-0001	22-Mar-18	\$5,495,000	Coop	
151 E 86 St #10E	1-01514-1126	1-Mar-18	\$5,425,000	Condo	2,480
1185 Park Ave #3F	1-01522-0001	23-Jan-18	\$5,325,000	Coop	
30 E 85 St #21A	1-01496-1022	16-Jan-18	\$5,300,000	Condo	1,550
889-893 Lexington Ave #7C	1-01401-0020	15-Feb-18	\$5,250,000	Coop	
1016 5 Ave #7B	1-01494-0069	27-Mar-18	\$5,000,000	Coop	
450 E 83 St #21B	1-01562-1101	2-Mar-18	\$4,950,000	Condo	3,393
340 E 72 St #6S	1-01446-0038	23-Feb-18	\$4,900,000	Coop	3,000
1185 Park Ave #9F	1-01522-0001	3-Jan-18	\$4,825,000	Coop	
944-952 Lexington Ave #10B	1-01404-0014	30-Jan-18	\$4,575,000	Coop	
200 E 66 St #B0901	1-01420-1138	15-Feb-18	\$4,575,000	Condo	2,284
1088 Park Ave #8F	1-01500-0040	8-Jan-18	\$4,495,000	Coop	2,450
781-783 5 Ave #1205	1-01374-0001	20-Feb-18	\$4,450,000	Coop	1,721
340 E 64 St #12L	1-01438-1211	13-Feb-18	\$4,400,000	Condo	1,654
120 E 87 St #R10	1-01515-1434	17-Jan-18	\$4,300,000	Condo	1,896
521 Park Ave #4B	1-01395-1112	21-Mar-18	\$4,300,000	Condo	1,536



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Address	BBL	Sale date	Sale price	Property type	Sqft
20 E End Ave #4C	1-01577-1410	16-Jan-18	\$4,200,000	Condo	1,913
950 Madison Ave #11E	1-01389-0056	7-Feb-18	\$4,150,000	Coop	
360 E 89 St #22A	1-01551-1159	12-Mar-18	\$4,075,750	Condo	2,049
120 E 87 St #P18	1-01515-1278	16-Mar-18	\$4,000,000	Condo	1,925
931-941 Lexington Ave #22K	1-01403-0033	13-Mar-18	\$4,000,000	Coop	
220 E 65 St #5L	1-01419-1728	1-Mar-18	\$4,000,000	Condo	1,327
910 5 Ave #8A	1-01387-0001	25-Jan-18	\$3,950,000	Coop	
530 E 76 St #34LIL	1-01487-1412	27-Feb-18	\$3,950,000	Condo	2,932
360 E 89 St #20A	1-01551-1153	29-Mar-18	\$3,850,000	Condo	
360 E 89 St #18A	1-01551-1147	9-Mar-18	\$3,815,000	Condo	2,049
158-162 E 72 St #PH	1-01406-0050	10-Jan-18	\$3,750,000	Coop	2,600
525 E 86 St #11BDE	1-01583-0012	9-Jan-18	\$3,750,000	Coop	3,220
10-12 Gracie Sq #6C	1-01590-0030	27-Feb-18	\$3,600,000	Coop	2,400
1056-1064 Lexington Ave #11DEF	1-01410-0014	5-Mar-18	\$3,525,000	Coop	2,100
200 E 66 St #E1907	1-01420-1584	11-Jan-18	\$3,475,000	Condo	1,705
1148 5 Ave #2D	1-01507-0069	5-Mar-18	\$3,335,000	Coop	2,500
140-146 E 83 St #11DE	1-01511-0053	23-Jan-18	\$3,300,000	Coop	
200 E 62 St #23A	1-01416-1090	12-Feb-18	\$3,285,000	Condo	1,689
970 Park Ave #2E	1-01494-0037	18-Jan-18	\$3,282,500	Coop	
12 E 88 St #6D	1-01499-1122	7-Mar-18	\$3,280,000	Condo	
530 E 76 St #34COS	1-01487-1411	8-Mar-18	\$3,250,000	Condo	2,930
1437 3 Ave #17B	1-01527-1043	29-Mar-18	\$3,250,000	Condo	659
360 E 89 St #24C	1-01551-1167	29-Mar-18	\$3,240,785	Condo	
1111 Park Ave #4C	1-01518-0069	23-Feb-18	\$3,240,000	Coop	
1050-1055 5 Ave #12C	1-01498-0001	7-Feb-18	\$3,237,500	Coop	
1 E End Ave #8C	1-01589-0002	13-Feb-18	\$3,175,000	Coop	
360 E 89 St #23C	1-01551-1164	5-Mar-18	\$3,150,000	Condo	1,661
360 E 89 St #22C	1-01551-1161	22-Mar-18	\$3,138,960	Condo	
655-657 Park Ave #5E	1-01402-0001	2-Mar-18	\$3,100,000	Coop	
1 E 66 St #10A	1-01381-0001	27-Feb-18	\$3,100,000	Coop	1,430
200 E 62 St #18B	1-01416-1070	1-Feb-18	\$3,075,000	Condo	1,695
360 E 89 St #19C	1-01551-1152	5-Feb-18	\$3,060,399	Condo	1,661
360 E 89 St #20C	1-01551-1155	9-Mar-18	\$3,054,750	Condo	1,661
200 E 62 St #17B	1-01416-1066	15-Mar-18	\$3,025,000	Condo	1,695
200-210 E 65 St #30W	1-01419-1355	26-Mar-18	\$3,010,000	Condo	1,645
1355 1 Ave #2FL	1-01447-1103	18-Jan-18	\$3,007,000	Condo	2,089
1070 Park Ave #7D	1-01499-0040	14-Feb-18	\$2,985,000	Coop	
360 E 89 St #17C	1-01551-1146	9-Mar-18	\$2,980,000	Condo	1,680
65 E 96 St #14B	1-01602-1050	12-Feb-18	\$2,975,000	Condo	1,800
815 Park Ave #3B	1-01409-0069	14-Mar-18	\$2,970,000	Coop	1,970
530 Park Ave #5B	1-01375-1226	28-Feb-18	\$2,950,000	Condo	1,194
1150 5 Ave #14D	1-01602-0001	22-Jan-18	\$2,926,463	Coop	
35-39 E 85 St #2C	1-01497-0021	14-Mar-18	\$2,850,000	Coop	
10 E 70 St #3A	1-01384-0063	27-Feb-18	\$2,849,000	Coop	2,000
389 E 89 St #22A	1-01552-1412	14-Feb-18	\$2,802,938	Condo	1,582
188 E 64 St #4003	1-01398-1113	8-Jan-18	\$2,800,000	Condo	1,386
360 E 89 St #22B	1-01551-1160	20-Mar-18	\$2,800,000	Condo	
1632 2 Ave #3401	1-01547-0049	6-Feb-18	\$2,790,000	Coop	2,000
400 E 67 St #5G	1-01461-1020	5-Feb-18	\$2,708,750	Condo	1,677
200 E 69 St #28B	1-01423-1274	13-Feb-18	\$2,700,000	Condo	1,653



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