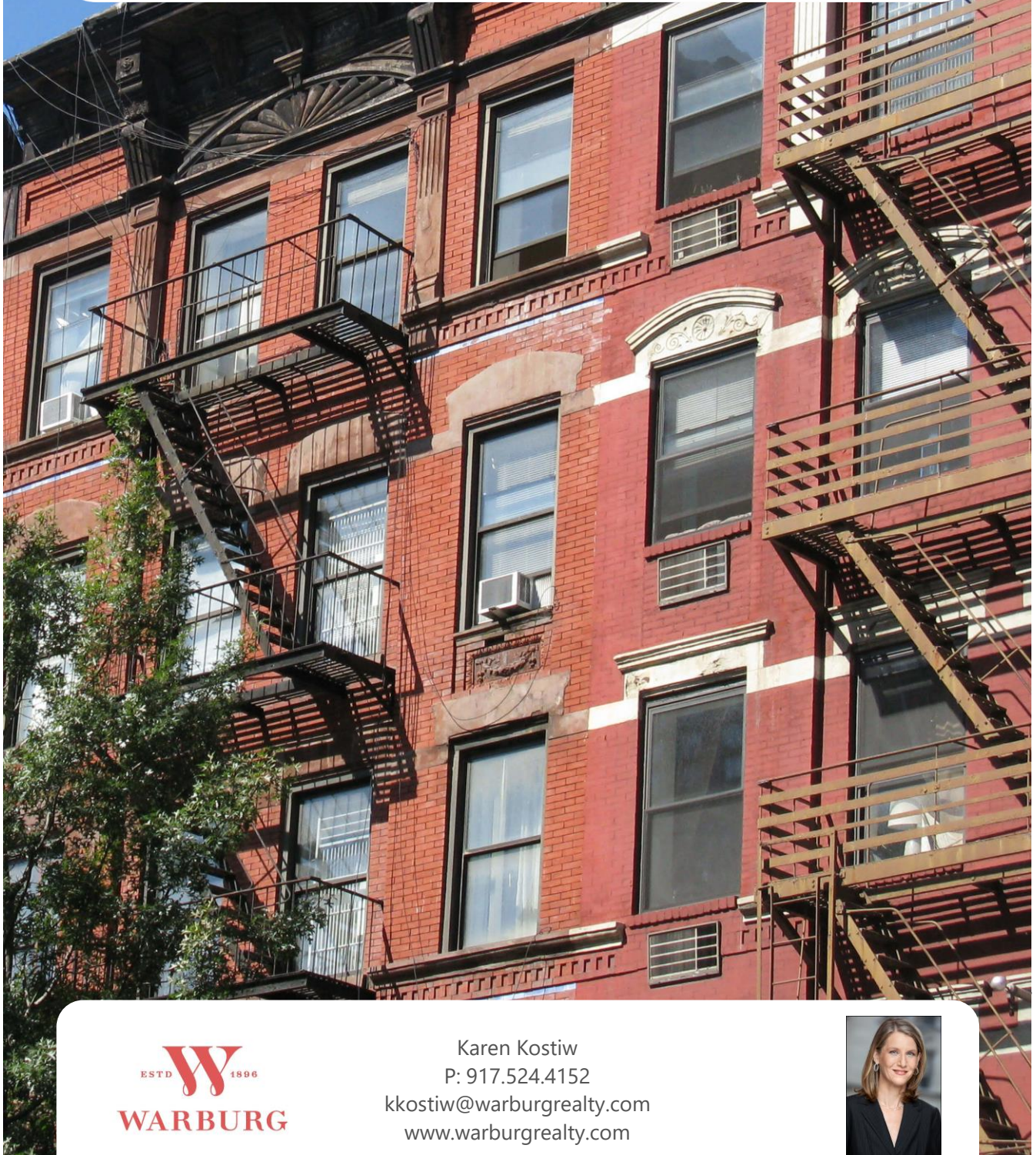


# YORKVILLE

A quarterly analysis of residential sales  
in Yorkville, Manhattan

Ist Quarter 2018



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



# Residential Market Report, 1st Quarter 2018

## Yorkville, Manhattan

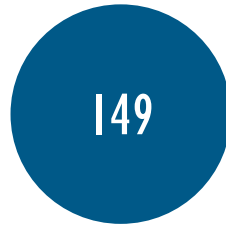
### SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



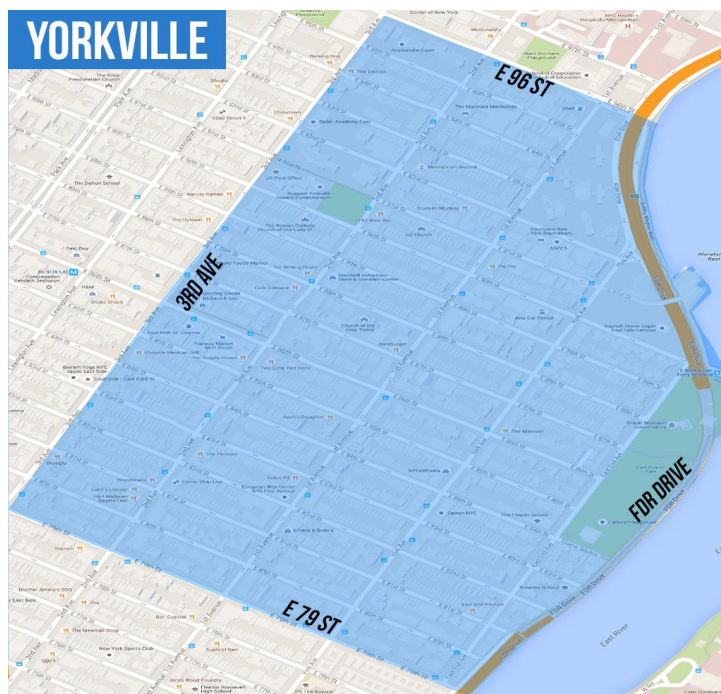
-6% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

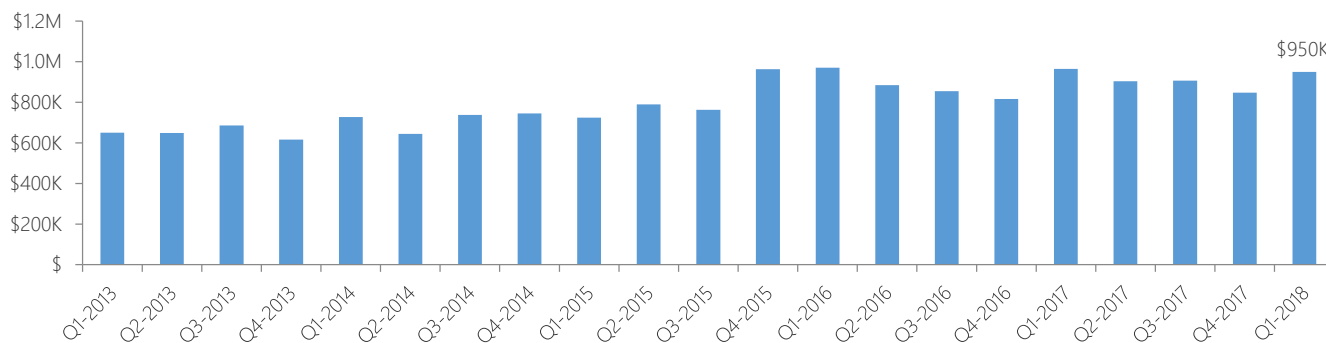


Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.warburgrealty.com

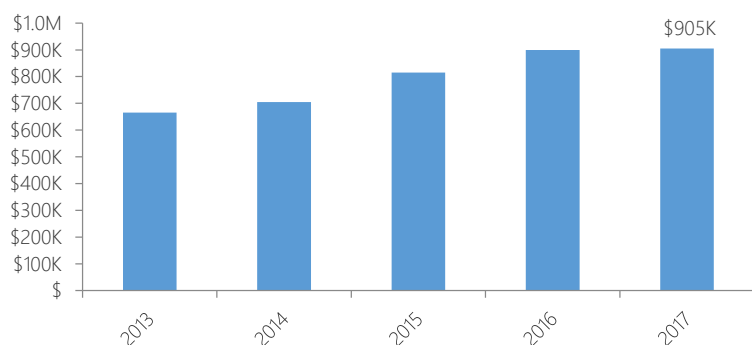


## RESIDENTIAL STATS

### Median Sale Price by Quarter

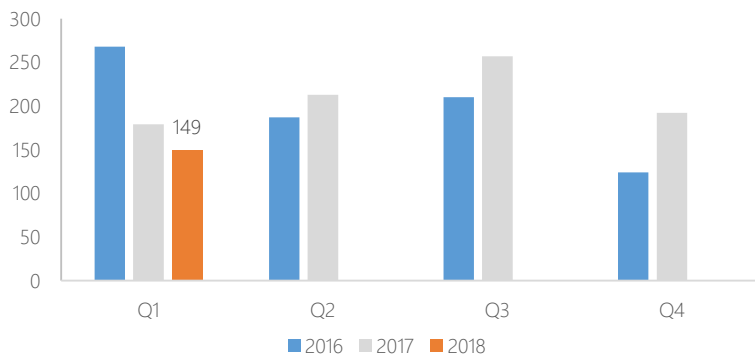


### Median Sale Price by Year



### Number of Transactions

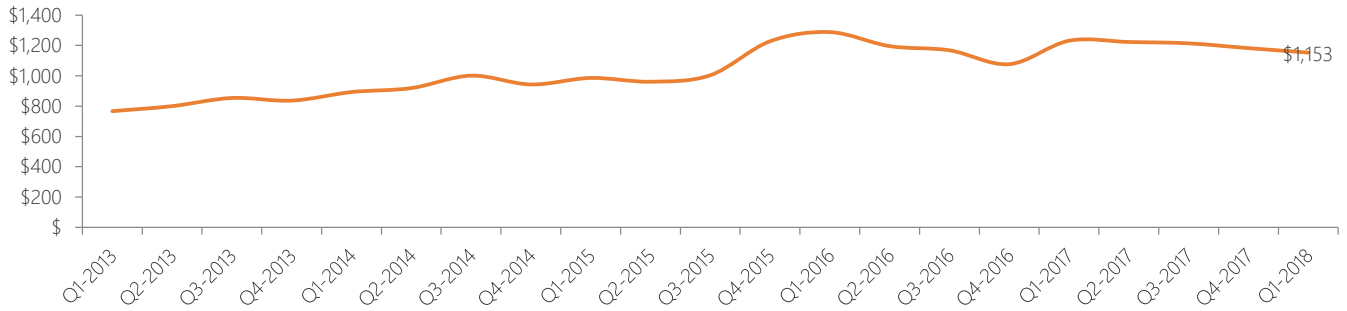
Quarter	2013	2014	2015	2016	2017	2018
Q1	164	175	162	268	179	149
Q2	249	214	195	187	213	
Q3	274	250	221	210	257	
Q4	225	190	254	124	192	



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



## Median Sale Price per Square Foot

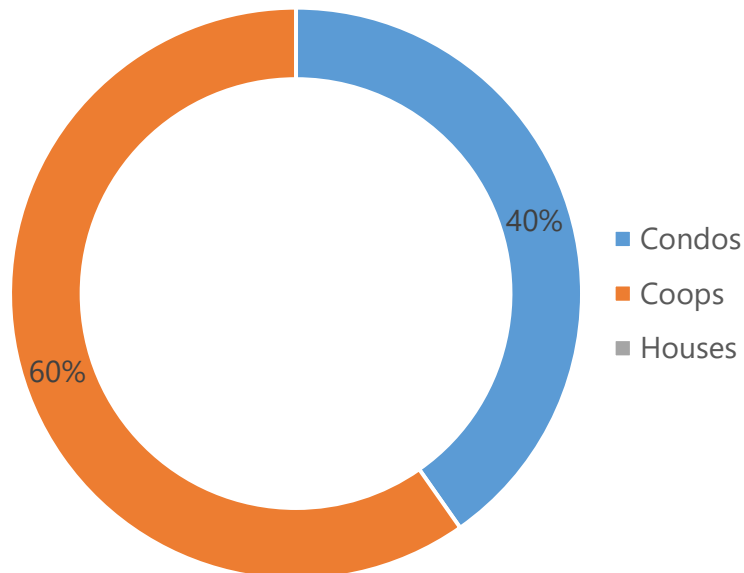


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,443,574	24%	\$1,392	-1%	60
Coops	\$691,000	2%	\$969	8%	89
Houses	-	-	-	-	0

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
360 E 89 St #PH	1-01551-1183	9-Mar-18	\$20,558,626	Condo	
10-12 Gracie Sq #10G	1-01590-0030	18-Jan-18	\$9,642,500	Coop	
360 E 89 St #30A	1-01551-1178	8-Jan-18	\$6,484,000	Condo	2,862
450 E 83 St #21B	1-01562-1101	2-Mar-18	\$4,950,000	Condo	3,393
20 E End Ave #4C	1-01577-1410	16-Jan-18	\$4,200,000	Condo	1,913
360 E 89 St #22A	1-01551-1159	12-Mar-18	\$4,075,750	Condo	2,049
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
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
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	
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	
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
360 E 89 St #17C	1-01551-1146	9-Mar-18	\$2,980,000	Condo	1,680
389 E 89 St #22A	1-01552-1412	14-Feb-18	\$2,802,938	Condo	1,582
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
201 E 80 St #9C	1-01526-1050	22-Feb-18	\$2,625,000	Condo	1,915
60 E End Ave #36A	1-01579-0023	6-Mar-18	\$2,550,000	Coop	2,300
360 E 89 St #15B	1-01551-1139	19-Jan-18	\$2,535,000	Condo	1,489
360 E 89 St #12B	1-01551-1133	10-Jan-18	\$2,455,000	Condo	1,505
201 E 80 St #3C	1-01526-1004	21-Feb-18	\$2,400,000	Condo	1,889
389 E 89 St #25C	1-01552-1426	1-Mar-18	\$2,217,444	Condo	1,262
389 E 89 St #14G	1-01552-1375	29-Mar-18	\$2,186,896	Condo	
360 E 88 St #23C	1-01550-1098	28-Feb-18	\$2,085,000	Condo	1,481
535 E 86 St #16A	1-01583-0015	31-Jan-18	\$2,050,000	Coop	2,200
1562-1570 York Ave #6HJ	1-01579-0049	18-Jan-18	\$2,000,000	Coop	2,400
1632 2 Ave #3105	1-01547-0049	30-Jan-18	\$1,807,500	Coop	
1562-1570 York Ave #21E	1-01579-0049	22-Mar-18	\$1,800,000	Coop	1,800
1623 3 Ave #39A	1-01537-2046	21-Feb-18	\$1,765,000	Condo	1,371
201 E 80 St #8B	1-01526-1043	20-Feb-18	\$1,760,000	Condo	1,314
212 E 95 St #7B	1-01540-1219	5-Feb-18	\$1,735,000	Condo	1,221
301 E 79 St #30J	1-01542-1426	12-Jan-18	\$1,670,000	Condo	846
1725-1729 York Ave #14F	1-01569-0016	16-Jan-18	\$1,595,000	Coop	1,500
1523-1535 2 Ave #8L	1-01525-0021	2-Mar-18	\$1,525,000	Coop	1,200
301 E 79 St #14B	1-01542-1168	16-Jan-18	\$1,514,000	Condo	907
1391-1395 3 Ave #6A	1-01525-0001	21-Feb-18	\$1,460,000	Coop	1,450
389 E 89 St #6A	1-01552-1325	23-Jan-18	\$1,443,574	Condo	1,037
200 E End Ave #1B	1-01586-0021	29-Jan-18	\$1,437,000	Coop	1,600
229 E 79 St #15D	1-01525-0015	8-Feb-18	\$1,425,000	Coop	
419 E 84 St #4	1-01564-1004	14-Mar-18	\$1,420,000	Condo	1,034
1619 3 Ave #1K	1-01536-1368	8-Feb-18	\$1,350,000	Condo	1,113
525 E 86 St #3H	1-01583-0012	11-Jan-18	\$1,350,000	Coop	
360 E 88 St #17A	1-01550-1072	17-Jan-18	\$1,300,000	Condo	984
200 E 94 St #1111	1-01539-1462	29-Jan-18	\$1,300,000	Condo	854
1652-1658 1 Ave #7C	1-01566-0001	2-Feb-18	\$1,295,000	Coop	1,200



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



Address	BBL	Sale date	Sale price	Property type	Sqft
389 E 89 St #5B	1-01552-1317	25-Jan-18	\$1,270,471	Condo	836
305 E 88 St #3G	1-01551-0005	8-Mar-18	\$1,270,000	Coop	1,150
1523-1535 2 Ave #8N	1-01525-0021	29-Jan-18	\$1,265,000	Coop	
515 E 79 St #5B	1-01576-0014	4-Jan-18	\$1,235,000	Coop	1,150
436-444 E 86 St #11B	1-01565-0029	20-Feb-18	\$1,215,000	Coop	
389 E 89 St #5G	1-01552-1321	13-Feb-18	\$1,214,468	Condo	814
1589 3 Ave #9E	1-01535-0003	16-Jan-18	\$1,208,000	Coop	900
348 E 89 St #1E	1-01551-1001	6-Feb-18	\$1,162,500	Condo	655
305 E 88 St #2G	1-01551-0005	1-Feb-18	\$1,150,000	Coop	1,100
215 E 80 St #8E	1-01526-1256	12-Feb-18	\$1,125,000	Condo	985
425 E 86 St #5A	1-01566-0010	5-Mar-18	\$1,050,000	Coop	
1391-1395 3 Ave #14A	1-01525-0001	12-Jan-18	\$1,050,000	Coop	1,000
525 E 82 St #PHB	1-01579-0015	16-Jan-18	\$1,040,000	Coop	980
1659-1679 2 Ave #4A	1-01532-0022	1-Mar-18	\$1,025,000	Coop	975
200 E 84 St #2G	1-01529-0045	1-Mar-18	\$993,000	Coop	850
436-444 E 86 St #34E	1-01565-0029	18-Jan-18	\$990,000	Coop	750
1682-1690 2 Ave #23A	1-01550-0001	16-Mar-18	\$969,000	Coop	1,000
1725-1729 York Ave #26H	1-01569-0016	15-Feb-18	\$965,000	Coop	900
1391-1395 3 Ave #17A	1-01525-0001	8-Jan-18	\$965,000	Coop	
1760 2 Ave #23A	1-01554-1105	23-Jan-18	\$955,000	Condo	759
1623 3 Ave #23G	1-01537-1871	27-Mar-18	\$950,000	Condo	835
389 E 89 St #5H	1-01552-1322	10-Jan-18	\$945,905	Condo	743
345 E 80 St #6J	1-01543-1249	17-Jan-18	\$941,881	Condo	733
350 E 82 St #11C	1-01544-1122	7-Mar-18	\$890,000	Condo	700
301 E 79 St #20E	1-01542-1266	29-Jan-18	\$883,600	Condo	615
402 E 90 St #6D	1-01569-1037	17-Jan-18	\$880,000	Condo	967
345 E 81 St #3M	1-01544-0019	23-Feb-18	\$845,000	Coop	900
435-443 E 85 St #4L	1-01565-0017	2-Mar-18	\$840,156	Coop	
1641 3 Ave #11J	1-01537-2188	9-Feb-18	\$830,000	Condo	833
215 E 80 St #PHJ	1-01526-1309	2-Feb-18	\$828,750	Condo	911
325 E 80 St #5F	1-01543-0014	15-Mar-18	\$815,000	Coop	
300 E 93 St #26F	1-01555-1320	31-Jan-18	\$810,000	Condo	639
439 E 88 St #4F	1-01568-0015	29-Jan-18	\$810,000	Coop	
225 E 86 St #204	1-01532-1005	19-Jan-18	\$808,000	Condo	826
235-243 E 87 St #2L	1-01533-0122	19-Jan-18	\$805,000	Coop	950
1760 2 Ave #22E	1-01554-1103	26-Feb-18	\$780,000	Condo	694
1589 3 Ave #7D	1-01535-0003	25-Jan-18	\$780,000	Coop	600
215 E 80 St #6M	1-01526-1340	30-Mar-18	\$740,000	Condo	649
334 E 83 St #2E	1-01545-0033	12-Jan-18	\$728,000	Coop	
302-310 E 88 St #2A	1-01550-0045	1-Feb-18	\$699,000	Coop	850
504-524 E 90 St #5B	1-01586-0043	15-Mar-18	\$695,000	Coop	
200 E End Ave #5N	1-01586-0021	2-Mar-18	\$692,000	Coop	800
517 E 87 St #4E	1-01584-0012	23-Jan-18	\$690,000	Coop	850
225 E 86 St #601	1-01532-1026	8-Feb-18	\$688,000	Condo	679
436-438 E 84 St #8G	1-01563-0032	14-Feb-18	\$675,000	Coop	
1781 1 Ave #26F	1-01555-0023	5-Mar-18	\$670,000	Coop	630
1498-1502 York Ave #7G	1-01576-0001	11-Jan-18	\$650,000	Coop	
333 E 79 St #8W	1-01542-0019	13-Feb-18	\$640,000	Coop	
333 E 79 St #4K	1-01542-0019	4-Jan-18	\$635,000	Coop	800
301 E 79 St #14K	1-01542-1176	4-Jan-18	\$620,000	Condo	392



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

