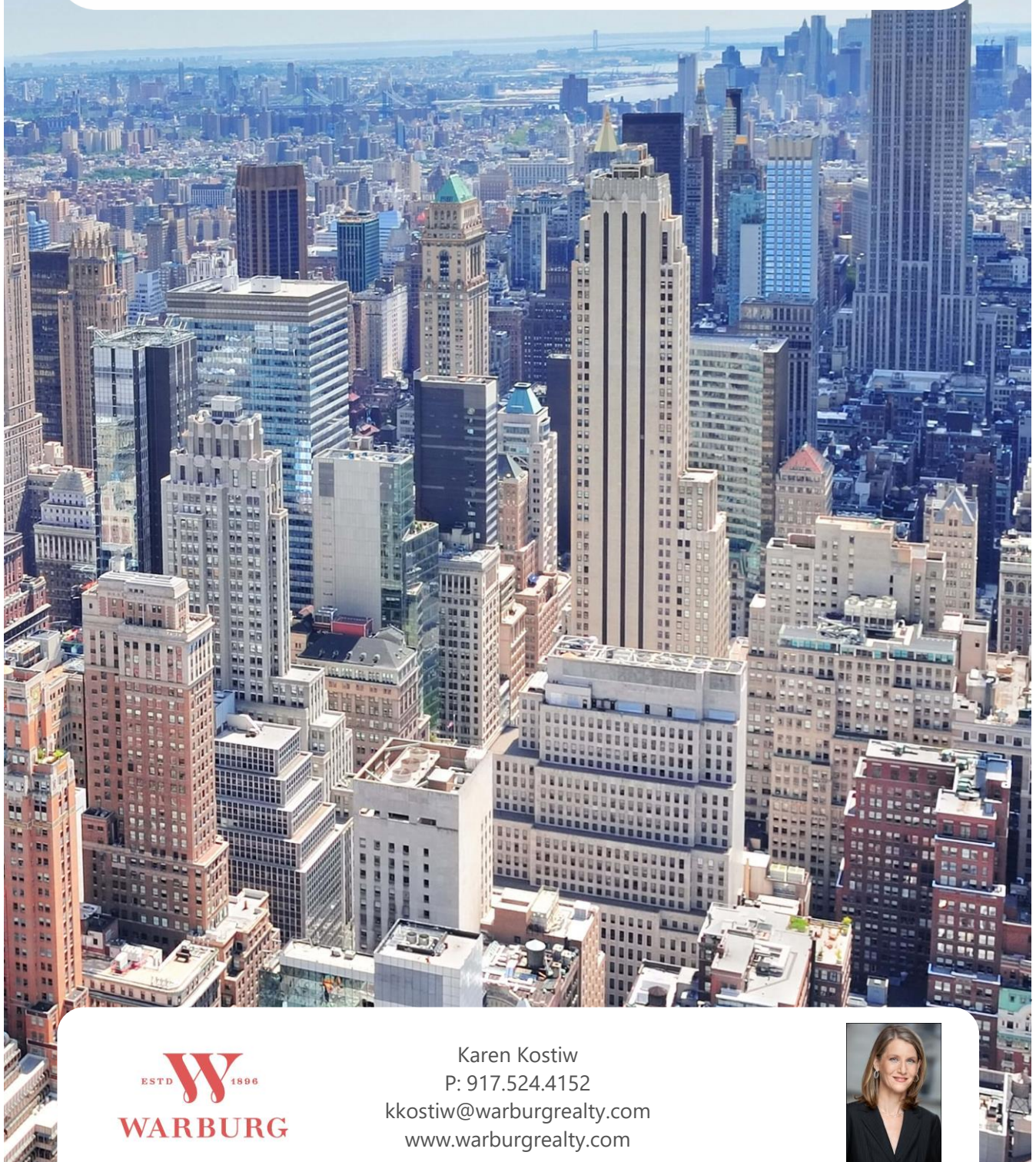


ALL UPPER EAST SIDE

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

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.24M

2% YoY

NO. OF TRANSACTIONS

636

-19% YoY

MEDIAN PRICE/SQ.FT.

\$1,228

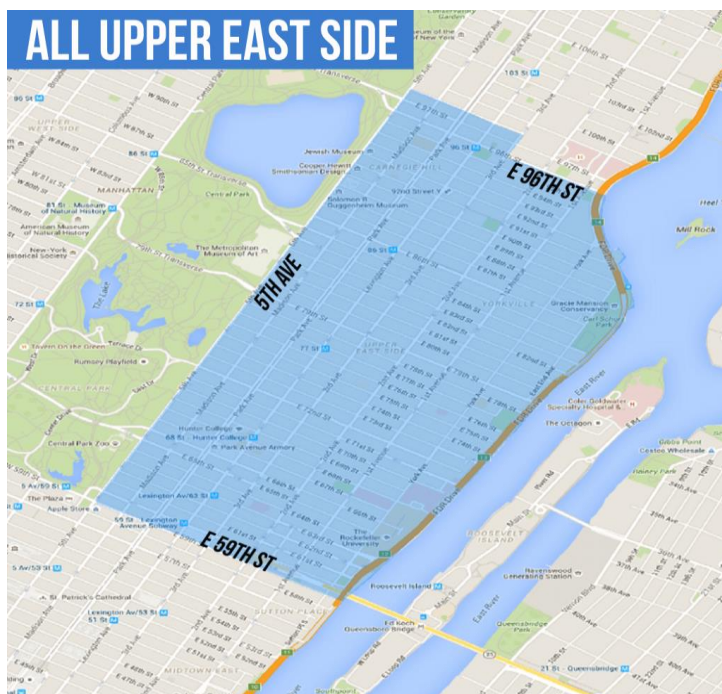
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

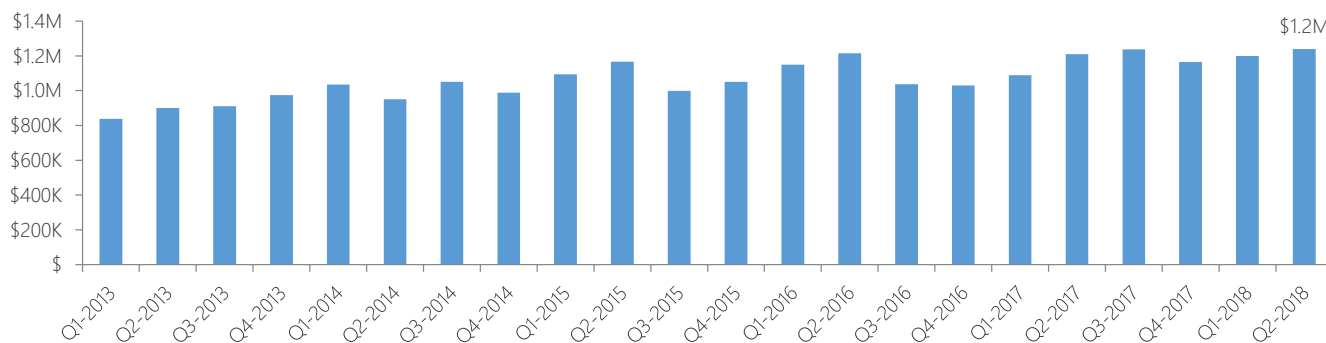


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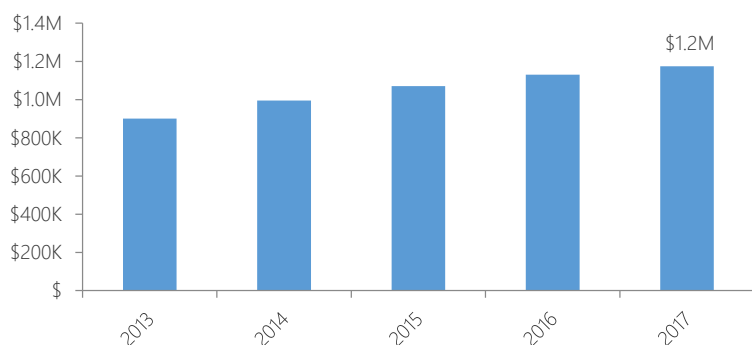


RESIDENTIAL STATS

Median Sale Price by Quarter

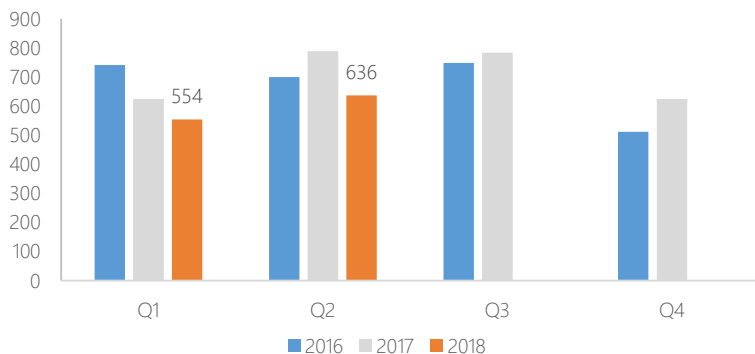


Median Sale Price by Year



Number of Transactions

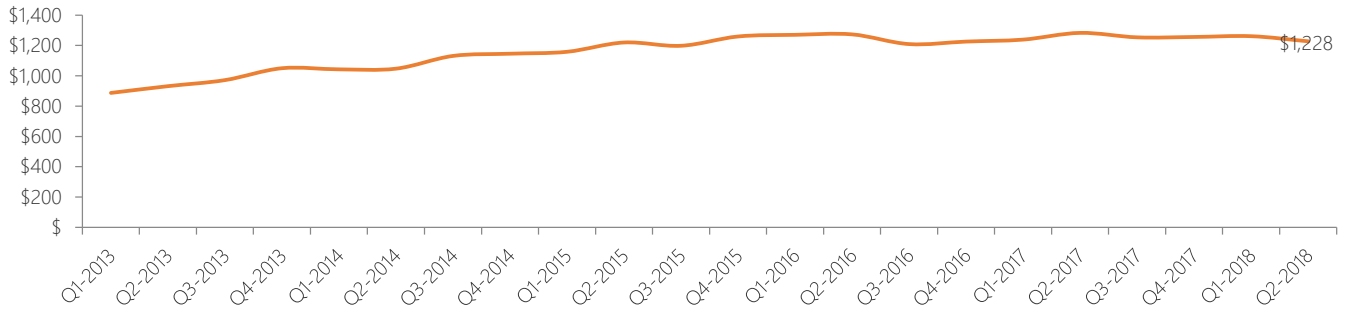
Quarter	2013	2014	2015	2016	2017	2018
Q1	608	731	642	741	624	554
Q2	944	813	786	699	788	636
Q3	1001	869	862	748	783	
Q4	883	702	762	511	624	



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Median Sale Price per Square Foot

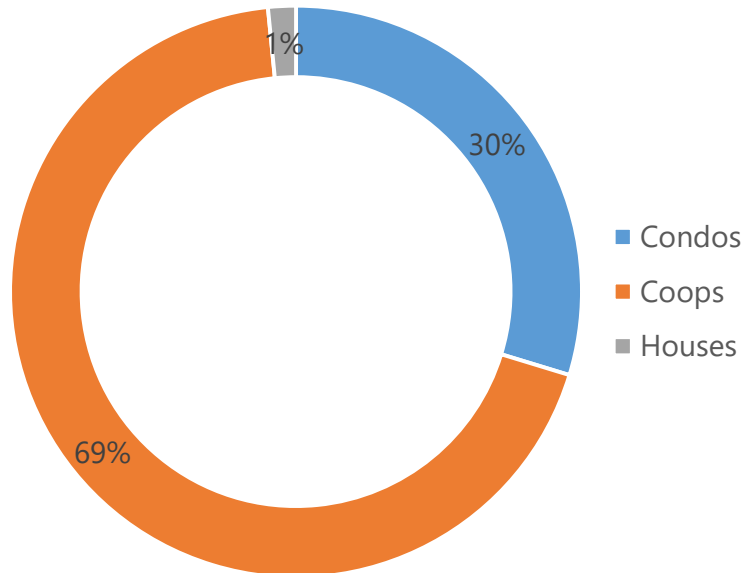


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,780,000	-2%	\$1,426	-8%	189
Coops	\$900,000	-5%	\$998	-4%	437
Houses	\$15,875,000	127%	\$3,063	56%	10

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
113 E 79th St	1-01508-0006	10-May-18	\$30,000,000	House	4,253
7 E 67th St	1-01382-0008	4-Apr-18	\$28,500,000	House	7,786
20 E End Ave #PHB	1-01577-1442	17-Apr-18	\$26,300,000	Condo	6,292
785 Fifth Ave #17AB	1-01374-0069	3-May-18	\$24,500,000	Coop	5,000
995-997 Fifth Ave #S8	1-01492-0069	6-Apr-18	\$22,200,000	Coop	
1020 Fifth Ave #5	1-01495-0001	13-Apr-18	\$21,000,000	Coop	
60 E 86th St #PH	1-01497-1214	10-Apr-18	\$19,250,000	Condo	
834-836 Fifth Ave #7B	1-01379-0001	24-May-18	\$18,750,000	Coop	
16 E 78th St	1-01392-0063	9-May-18	\$18,375,000	House	5,100
117 E 79th St	1-01508-0107	10-May-18	\$16,765,384	House	3,503
115 E 79th St	1-01508-0007	10-May-18	\$16,250,000	House	4,293
20 E End Ave #11B	1-01577-1431	6-Jun-18	\$15,586,419	Condo	4,963
46 E 83rd St	1-01494-0049	18-May-18	\$15,500,000	House	6,141
993 Fifth Ave #7	1-01492-0003	4-Jun-18	\$15,000,000	Coop	
515 Park Ave #10	1-01394-1073	5-Apr-18	\$14,625,000	Condo	5,003
960-962 Park Ave #6E	1-01494-0032	30-May-18	\$14,500,000	Coop	4,212
730 Park Ave #16B	1-01385-0037	31-May-18	\$12,100,000	Coop	
21-23 E 79th St #12FL	1-01491-0012	30-May-18	\$12,000,000	Coop	
1049 Fifth Ave #19B	1-01497-1106	11-May-18	\$11,800,000	Condo	2,793
238 E 68th St	1-01422-0134	26-Jun-18	\$11,150,000	House	5,830
10-12 Gracie Sq #PHN	1-01590-0030	5-Jun-18	\$11,100,000	Coop	
680 Madison Ave #6B	1-01376-0015	18-May-18	\$11,051,263	Coop	3,751
10-12 Gracie Sq #PHS	1-01590-0030	28-Jun-18	\$10,500,000	Coop	
1060-1064 Fifth Ave #8B	1-01499-0001	5-Jun-18	\$9,586,688	Coop	
188 E 78th St #7A	1-01412-1120	30-Apr-18	\$8,950,000	Condo	3,732
188 E 78th St #7B	1-01412-1120	30-Apr-18	\$8,950,000	Condo	3,732
20 E End Ave #6B	1-01577-1417	21-Jun-18	\$8,850,000	Condo	
427 E 85th St	1-01565-0014	14-May-18	\$8,700,000	House	6,775
40-44 E 61st St #18A	1-01375-1058	18-Apr-18	\$8,500,000	Condo	2,523
200 E 69th St #PHC	1-01423-1324	15-Jun-18	\$8,400,000	Condo	3,158
11 E 68th St #7AE	1-01383-1019	5-Apr-18	\$8,348,094	Condo	2,453
995-997 Fifth Ave #S9	1-01492-0069	6-Apr-18	\$8,200,000	Coop	
633-637 Park Ave #1STF	1-01400-0069	14-May-18	\$7,956,000	Coop	
1153-1155 Park Ave #2SW	1-01520-0004	13-Jun-18	\$7,785,000	Coop	
200 E 66th St #D2102	1-01420-1382	25-Apr-18	\$7,640,000	Condo	3,665
11 E 68th St #7BW	1-01383-1020	17-Apr-18	\$7,615,891	Condo	2,423
120 E End Ave #7B	1-01582-0023	30-Apr-18	\$7,550,000	Coop	4,100
510 Park Ave #PHB	1-01374-0037	7-May-18	\$7,500,000	Coop	
301 E 61st St #19A	1-01436-1430	8-Jun-18	\$7,500,000	Condo	
200 E 66th St #B2102	1-01420-1164	19-Apr-18	\$7,350,000	Condo	3,787
895-899 Lexington Ave #4	1-01401-0054	5-Jun-18	\$7,000,000	Coop	
230 E 68th St	1-01422-0037	25-Jun-18	\$6,925,000	House	3,456
139 E 79th St #14FL	1-01508-0016	6-Jun-18	\$6,850,000	Coop	
20 E End Ave #3D	1-01577-1407	12-Apr-18	\$6,822,275	Condo	2,995
200 E 66th St #B2101	1-01420-1149	30-May-18	\$6,750,000	Condo	3,166
1355 First Ave #19FL	1-01447-1119	16-Apr-18	\$6,618,625	Condo	3,455
1355 First Ave #20FL	1-01447-1120	14-May-18	\$6,559,313	Condo	3,451
920 Fifth Ave #M5	1-01387-0069	1-Jun-18	\$6,500,000	Coop	
775 Park Ave #5D	1-01407-0001	1-May-18	\$6,300,000	Coop	2,900
1003 Lexington Ave #12FL	1-01407-0020	25-Jun-18	\$6,293,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1115-1121 Madison Ave #4CD	1-01495-0049	1-Jun-18	\$6,292,500	Coop	3,900
52 E 72nd St #PHB	1-01386-1119	16-May-18	\$6,150,000	Condo	4,270
895-899 Lexington Ave #6EF	1-01401-0054	13-Jun-18	\$6,000,000	Coop	
1105 Park Ave #5CD	1-01518-0001	2-May-18	\$5,954,250	Coop	4,200
33 E 70th St #8D	1-01385-1102	11-Apr-18	\$5,850,000	Coop	
1010 Fifth Ave #14C	1-01494-0001	29-Jun-18	\$5,800,000	Coop	
1111 Park Ave #13B	1-01518-0069	13-Jun-18	\$5,658,500	Coop	
145 E 76th St #9A	1-01411-1025	16-May-18	\$5,550,000	Condo	2,461
21 E 96th St #7	1-01602-1108	3-Apr-18	\$5,400,000	Condo	3,004
733 Park Ave #4	1-01405-0072	23-Apr-18	\$5,400,000	Coop	
1095 Park Ave #8C	1-01517-0069	14-Jun-18	\$5,375,000	Coop	
825 Fifth Ave #12C	1-01378-0070	19-Jun-18	\$5,375,000	Coop	1,400
993 Park Ave #7E	1-01512-0070	21-Jun-18	\$5,350,000	Coop	
360 E 89th St #27B	1-01551-1173	19-Apr-18	\$5,325,000	Condo	
2 E 98th St #11A	1-01603-0069	4-Apr-18	\$5,300,000	Coop	
360 E 89th St #29B	1-01551-1177	27-Apr-18	\$5,275,000	Condo	2,417
1045 Park Ave #14B	1-01515-0001	18-Jun-18	\$5,250,000	Coop	2,200
360 E 89th St #26B	1-01551-1171	7-May-18	\$5,222,222	Condo	2,417
360 E 89th St #28B	1-01551-1175	12-Apr-18	\$5,200,000	Condo	2,417
422 E 72nd St #20F	1-01466-1108	7-May-18	\$4,995,000	Condo	739
12 E 88th St #5A	1-01499-1117	18-May-18	\$4,900,000	Condo	
389 E 89th St #PH2	1-01552-1457	14-May-18	\$4,890,350	Condo	1,814
200 E 62nd St #20E	1-01416-1081	12-Jun-18	\$4,760,319	Condo	1,315
1 E End Ave #A	1-01589-0002	25-Jun-18	\$4,750,000	Coop	
525 Park Ave #5C	1-01395-1214	24-May-18	\$4,715,000	Condo	1,373
815 Park Ave #9C	1-01409-0069	7-May-18	\$4,700,000	Coop	2,200
1 E End Ave #7B	1-01589-0002	25-Apr-18	\$4,635,000	Coop	
935 Park Ave #8A	1-01509-0069	24-Apr-18	\$4,600,000	Coop	
2 E 98th St #4B	1-01603-0069	28-Jun-18	\$4,600,000	Coop	
580-598 Park Ave #11B	1-01378-0033	23-May-18	\$4,284,750	Coop	
812 Park Ave #10A	1-01389-0038	11-Jun-18	\$4,242,000	Coop	
200 E 95th St #9C	1-01540-1350	22-Jun-18	\$4,081,766	Condo	
1274-1284 Madison Ave #6B	1-01503-0014	8-May-18	\$4,062,500	Coop	2,395
360 E 89th St #24A	1-01551-1165	4-Jun-18	\$4,000,000	Condo	
1091-1097 Lexington Ave #8E	1-01411-0053	5-Jun-18	\$3,980,000	Coop	
1190-1200 Madison Ave #8D	1-01499-0014	24-May-18	\$3,950,000	Coop	2,400
1217-1221 Madison Ave #5B	1-01499-0051	11-Jun-18	\$3,895,000	Coop	
145 E 76th St #11	1-01411-1028	5-Apr-18	\$3,825,000	Condo	3,256
1056 Fifth Ave #9E	1-01498-0069	7-May-18	\$3,810,000	Coop	
1120-1126 Park Ave #9E	1-01502-0033	14-Jun-18	\$3,800,000	Coop	
200 E 95th St #6E	1-01540-1336	7-May-18	\$3,794,000	Condo	
201 E 80th St #15A	1-01526-1079	3-Apr-18	\$3,750,000	Condo	2,204
1111 Park Ave #7D	1-01518-0069	15-May-18	\$3,700,000	Coop	
200 E 95th St #6F	1-01540-1337	14-May-18	\$3,664,000	Condo	
116-122 E 63rd St #5C	1-01397-0066	2-May-18	\$3,600,000	Coop	1,900
502 Park Ave #12G	1-01374-1204	31-May-18	\$3,600,000	Condo	1,550
200 E 95th St #5E	1-01540-1329	1-May-18	\$3,586,204	Condo	
200 E 95th St #7E	1-01540-1343	11-May-18	\$3,578,058	Condo	
1274-1284 Madison Ave #7B	1-01503-0014	28-Jun-18	\$3,500,000	Coop	
1128 Park Ave #7	1-01502-0040	17-May-18	\$3,495,000	Coop	



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