

# YORKVILLE

A quarterly analysis of residential sales  
in Yorkville, Manhattan

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## Yorkville, Manhattan

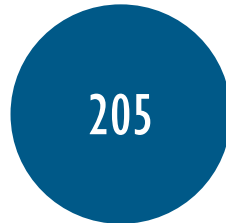
### SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



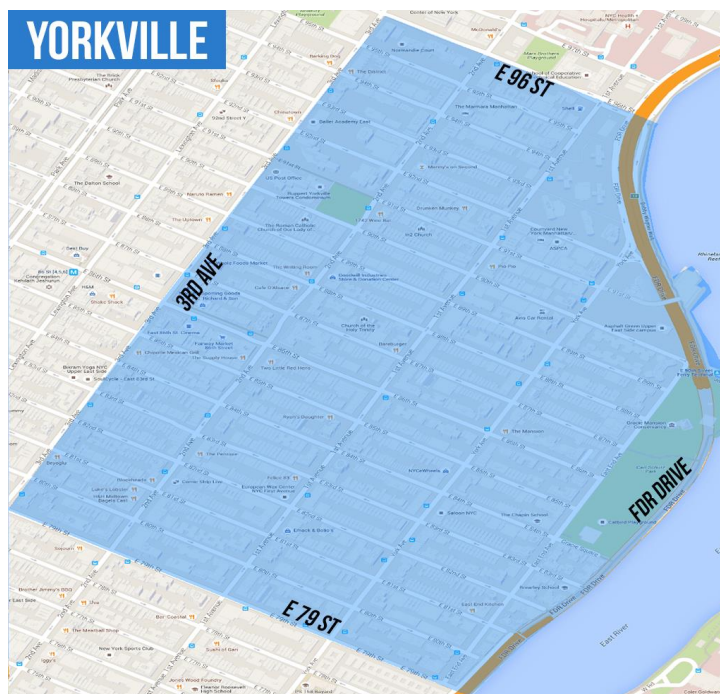
-4% YoY

MANHATTAN  
MEDIAN SALE PRICE



-8% YoY

### NEIGHBORHOOD BOUNDARIES

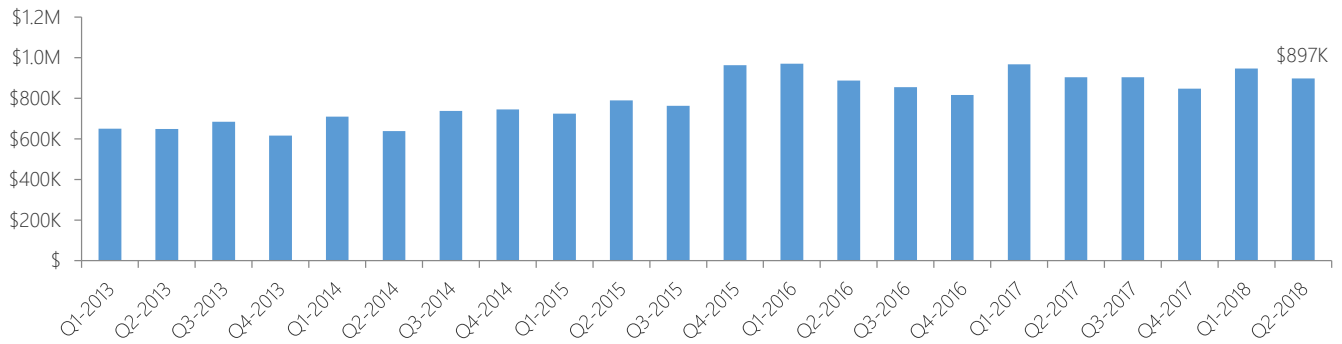


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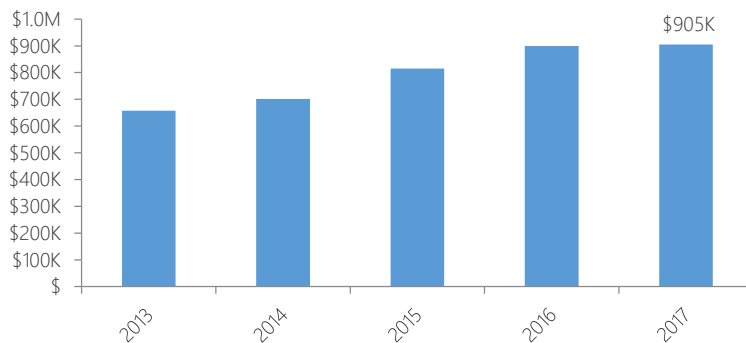


## RESIDENTIAL STATS

### Median Sale Price by Quarter

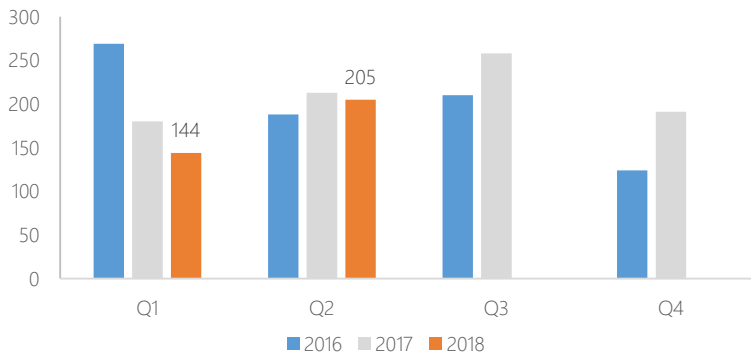


### Median Sale Price by Year



### Number of Transactions

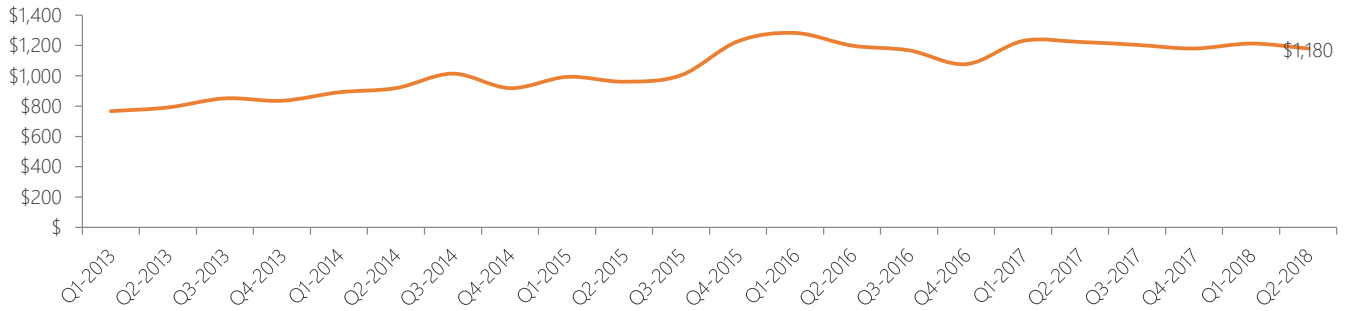
Quarter	2013	2014	2015	2016	2017	2018
Q1	164	177	162	269	180	144
Q2	252	216	195	188	213	205
Q3	276	250	221	210	258	
Q4	227	192	254	124	191	



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## Median Sale Price per Square Foot

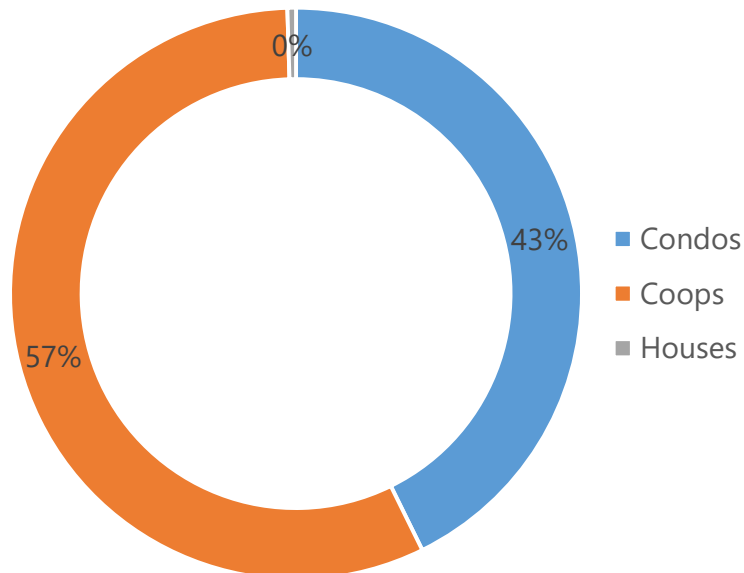


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,610,000	24%	\$1,291	-11%	88
Coops	\$717,000	-5%	\$925	-1%	117
Houses	\$8,700,000	-	\$1,284	-	1

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
20 E End Ave #PHB	1-01577-1442	17-Apr-18	\$26,300,000	Condo	6,292
20 E End Ave #11B	1-01577-1431	6-Jun-18	\$15,586,419	Condo	4,963
10-12 Gracie Sq #PHN	1-01590-0030	5-Jun-18	\$11,100,000	Coop	
10-12 Gracie Sq #PHS	1-01590-0030	28-Jun-18	\$10,500,000	Coop	
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
120 E End Ave #7B	1-01582-0023	30-Apr-18	\$7,550,000	Coop	4,100
20 E End Ave #3D	1-01577-1407	12-Apr-18	\$6,822,275	Condo	2,995
360 E 89th St #27B	1-01551-1173	19-Apr-18	\$5,325,000	Condo	
360 E 89th St #29B	1-01551-1177	27-Apr-18	\$5,275,000	Condo	2,417
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
389 E 89th St #PH2	1-01552-1457	14-May-18	\$4,890,350	Condo	1,814
1 E End Ave #A	1-01589-0002	25-Jun-18	\$4,750,000	Coop	
1 E End Ave #7B	1-01589-0002	25-Apr-18	\$4,635,000	Coop	
200 E 95th St #9C	1-01540-1350	22-Jun-18	\$4,081,766	Condo	
360 E 89th St #24A	1-01551-1165	4-Jun-18	\$4,000,000	Condo	
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
200 E 95th St #6F	1-01540-1337	14-May-18	\$3,664,000	Condo	
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	
200 E 95th St #5F	1-01540-1330	25-May-18	\$3,198,000	Condo	
360 E 89th St #21C	1-01551-1158	8-Jun-18	\$3,000,000	Condo	
1471-1475 Third Ave #17B	1-01529-0001	23-Apr-18	\$3,000,000	Coop	2,800
360 E 89th St #16C	1-01551-1143	9-Apr-18	\$2,940,000	Condo	1,680
389 E 89th St #26A	1-01552-1428	29-Jun-18	\$2,902,013	Condo	
200 E 95th St #7C	1-01540-1341	29-May-18	\$2,884,000	Condo	
360 E 89th St #23B	1-01551-1163	10-Apr-18	\$2,843,668	Condo	1,489
60 E End Ave #24C	1-01579-0023	17-May-18	\$2,800,000	Coop	
200 E 95th St #7D	1-01540-1342	24-Apr-18	\$2,727,819	Condo	
200 E 95th St #6D	1-01540-1335	9-May-18	\$2,716,618	Condo	
200 E 95th St #6C	1-01540-1334	14-May-18	\$2,703,393	Condo	
200 E 95th St #5D	1-01540-1328	30-May-18	\$2,661,365	Condo	
200 E 95th St #6B	1-01540-1333	24-May-18	\$2,660,614	Condo	
360 E 89th St #11C	1-01551-1131	2-May-18	\$2,638,000	Condo	1,680
1681-1689 Second Ave #8BC	1-01533-0022	19-Apr-18	\$2,600,000	Coop	1,950
300 E 93rd St #36B	1-01555-1173	10-Apr-18	\$2,495,000	Condo	914
1632 Second Ave #1506	1-01547-0049	5-Apr-18	\$2,470,000	Coop	
389 E 89th St #26B	1-01552-1429	1-Jun-18	\$2,402,869	Condo	1,400
525 E 80th St #2A	1-01577-1206	4-Jun-18	\$2,346,336	Condo	1,818
360 E 89th St #4E	1-01551-1107	24-Apr-18	\$2,329,451	Condo	1,594
389 E 89th St #19B	1-01552-1401	12-Apr-18	\$2,280,000	Condo	1,400
389 E 89th St #27C	1-01552-1434	2-Apr-18	\$2,247,991	Condo	1,262
360 E 89th St #5B	1-01551-1109	1-Jun-18	\$2,215,000	Condo	1,418
1682-1690 Second Ave #19DE	1-01550-0001	2-Apr-18	\$2,140,000	Coop	1,700
360 E 89th St #4B	1-01551-1104	12-Jun-18	\$2,100,000	Condo	
215 E 80th St #3L	1-01526-1324	3-Apr-18	\$2,072,500	Condo	1,663
360 E 89th St #4D	1-01551-1106	13-Jun-18	\$2,070,000	Condo	1,393
1632 Second Ave #2905	1-01547-0049	25-Jun-18	\$2,005,000	Coop	1,300



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Address	BBL	Sale date	Sale price	Property type	Sqft
1659-1679 Second Ave #15F	1-01532-0022	5-Apr-18	\$2,000,000	Coop	1,185
1437 Third Ave #19A	1-01527-1048	14-May-18	\$1,980,000	Condo	1,515
1659-1679 Second Ave #31J	1-01532-0022	11-May-18	\$1,961,000	Coop	
60 E End Ave #17A	1-01579-0023	12-Jun-18	\$1,860,000	Coop	
525 E 86th St #14D	1-01583-0012	30-May-18	\$1,830,000	Coop	
200 E 89th St #30A	1-01534-1026	1-May-18	\$1,760,000	Condo	1,016
1589 Third Ave #27AB	1-01535-0003	18-May-18	\$1,735,000	Coop	
205 E 85th St #16H	1-01531-1132	16-Apr-18	\$1,710,000	Condo	1,023
1725-1729 York Ave #18F	1-01569-0016	27-Jun-18	\$1,695,000	Coop	1,550
455 E 86th St #29A	1-01566-1027	19-Apr-18	\$1,610,000	Condo	1,253
215 E 80th St #2J	1-01526-1297	7-May-18	\$1,600,000	Condo	1,297
215 E 80th St #2H	1-01526-1284	25-Jun-18	\$1,588,000	Condo	1,336
510 E 86th St #PHC	1-01582-0046	10-Apr-18	\$1,572,500	Coop	
333 E 79th St #7B	1-01542-0019	7-May-18	\$1,560,000	Coop	
330 E 94th St #1AB	1-01556-0035	7-May-18	\$1,515,000	Coop	1,600
389 E 89th St #8F	1-01552-1344	3-Apr-18	\$1,514,851	Condo	989
1761 First Ave #29D	1-01554-0023	27-Apr-18	\$1,500,000	Coop	1,499
1623 Third Ave #23K	1-01537-1874	25-Jun-18	\$1,470,000	Condo	1,155
400 E 90th St #3E	1-01569-1312	8-Jun-18	\$1,450,000	Condo	1,378
389 E 89th St #6C	1-01552-1327	19-Jun-18	\$1,413,026	Condo	
75 E End Ave #5H	1-01590-0008	24-May-18	\$1,400,000	Coop	
389 E 89th St #4E	1-01552-1310	14-Jun-18	\$1,397,753	Condo	
75 E End Ave #4H	1-01590-0008	25-Apr-18	\$1,385,000	Coop	1,450
1652-1658 First Ave #11J	1-01566-0001	28-Jun-18	\$1,375,000	Coop	1,400
1652-1658 First Ave #5C	1-01566-0001	11-Jun-18	\$1,349,000	Coop	1,220
45 E End Ave #14F	1-01589-0034	15-May-18	\$1,300,000	Coop	
402 E 90th St #7G	1-01569-1047	28-Jun-18	\$1,295,000	Condo	1,283
1760 Second Ave #9F	1-01554-1043	16-May-18	\$1,275,000	Condo	1,112
535 E 86th St #11E	1-01583-0015	18-Apr-18	\$1,215,000	Coop	
201 E 80th St #6F	1-01526-1031	14-Jun-18	\$1,200,000	Condo	897
200 E 94th St #1617	1-01539-1486	11-May-18	\$1,173,279	Condo	2,585
389 E 89th St #16F	1-01552-1386	29-May-18	\$1,170,000	Condo	729
333 E 79th St #3B	1-01542-0019	19-Apr-18	\$1,150,000	Coop	
1632 Second Ave #2503	1-01547-0049	9-May-18	\$1,100,000	Coop	875
222-230 E 82nd St #6H	1-01527-0035	10-May-18	\$1,060,000	Coop	
200 E 94th St #519	1-01539-1373	21-Jun-18	\$1,040,000	Condo	729
345 E 81st St #15A	1-01544-0019	29-Jun-18	\$1,035,000	Coop	950
215-223 E 79th St #12D	1-01525-0009	2-Apr-18	\$998,000	Coop	900
403 E 87th St #1D	1-01567-0104	24-May-18	\$995,000	Coop	
222-230 E 82nd St #1A	1-01527-0035	9-Apr-18	\$970,000	Coop	
301 E 79th St #18S	1-01542-1246	18-Apr-18	\$967,500	Condo	1,246
1391-1395 Third Ave #18A	1-01525-0001	18-Apr-18	\$955,000	Coop	
229 E 79th St #3F	1-01525-0015	19-Jun-18	\$950,000	Coop	1,100
1760 Second Ave #24A	1-01554-1110	20-Jun-18	\$950,000	Condo	759
200 E 84th St #3D	1-01529-0045	4-Apr-18	\$935,000	Coop	1,100
245 E 93rd St #29F	1-01539-1183	22-May-18	\$920,000	Condo	787
350 E 82nd St #4G	1-01544-1039	26-Jun-18	\$899,000	Condo	747
425 E 79th St #5C	1-01559-0010	19-Jun-18	\$895,000	Coop	
389 E 89th St #5F	1-01552-1320	3-Apr-18	\$893,719	Condo	624
301 E 79th St #8S	1-01542-1102	14-Jun-18	\$882,500	Condo	681



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