

ALL UPPER EAST SIDE

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

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

-3% YoY

NO. OF TRANSACTIONS

663

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,185

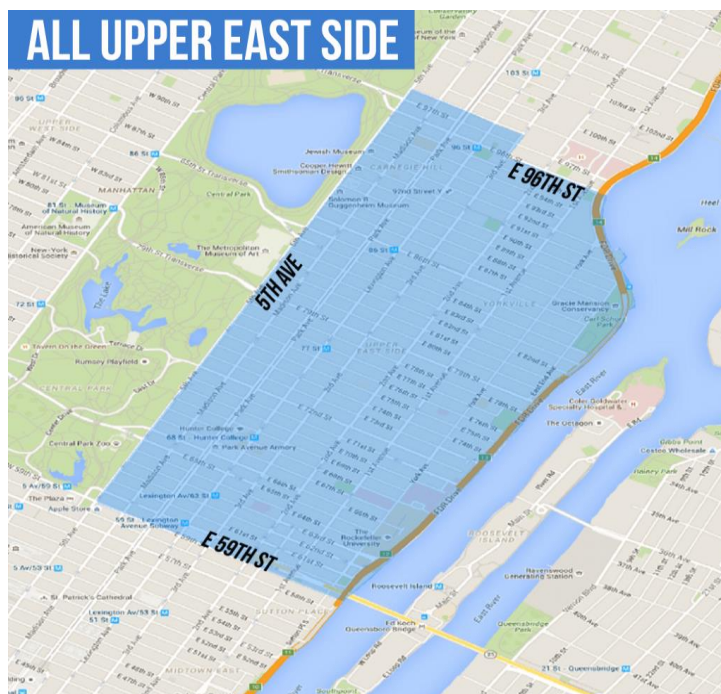
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

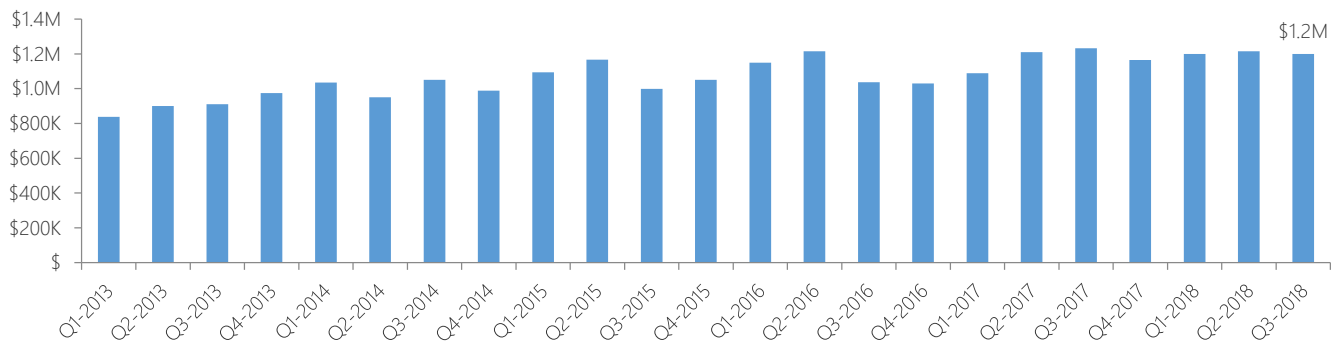
-4% YoY

NEIGHBORHOOD BOUNDARIES

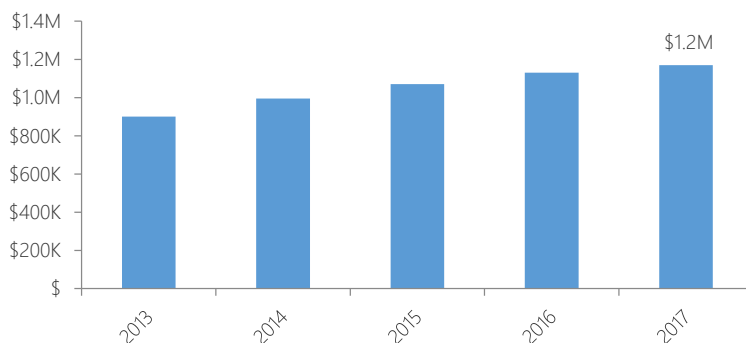


RESIDENTIAL STATS

Median Sale Price by Quarter

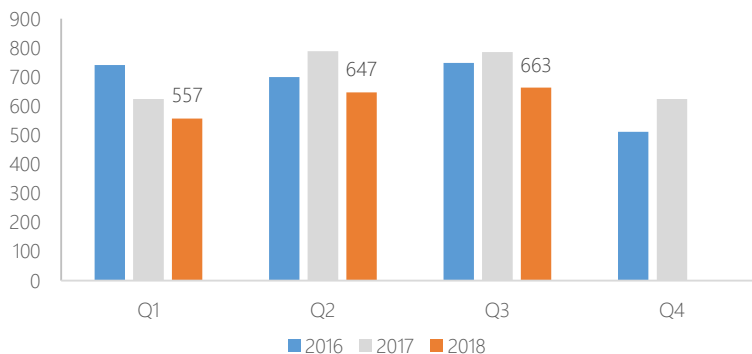


Median Sale Price by Year



Number of Transactions

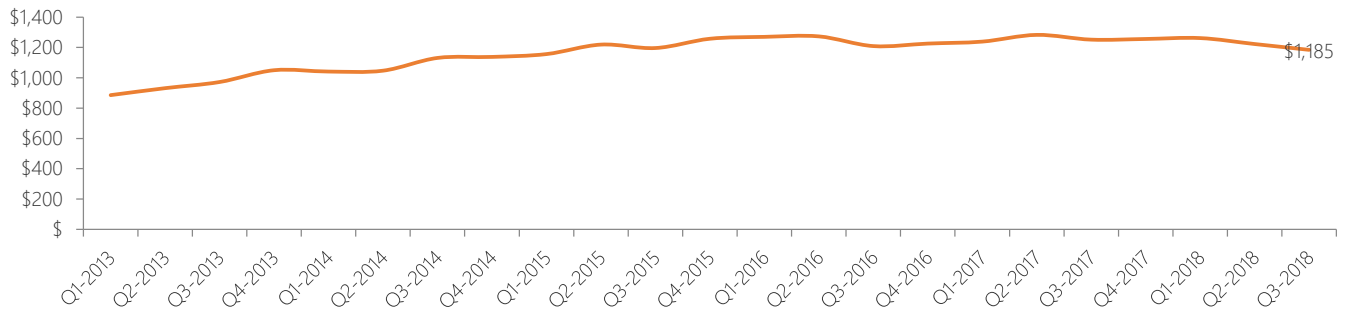
Quarter	2013	2014	2015	2016	2017	2018
Q1	608	731	642	741	624	557
Q2	944	813	786	699	788	647
Q3	1001	869	862	748	785	663
Q4	883	702	762	511	624	



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Median Sale Price per Square Foot

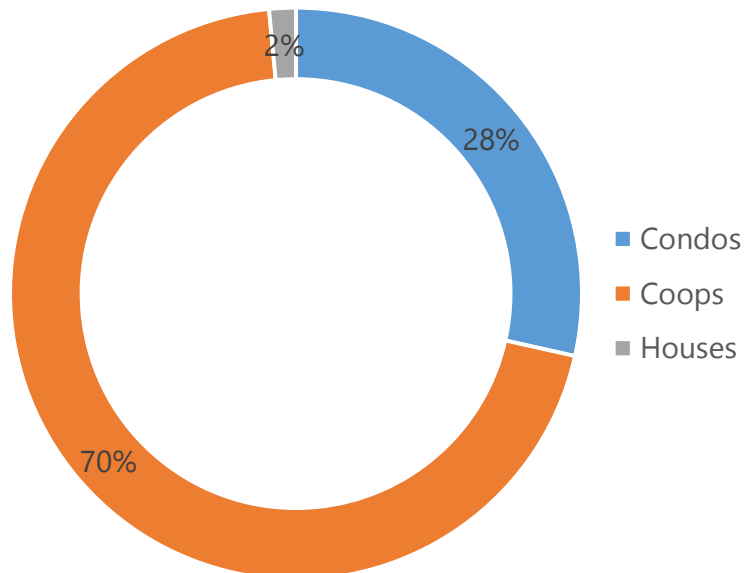


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,680,000	-5%	\$1,386	-11%	189
Coops	\$976,250	8%	\$1,016	-1%	464
Houses	\$12,150,000	93%	\$2,351	12%	10

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
13 E 75th St	1-01390-0111	30-Aug-18	\$74,000,000	House	6,763
110 E 76th St	1-01410-0068	16-Aug-18	\$40,250,000	House	11,991
4 E 74th St	1-01388-0067	27-Sep-18	\$31,950,000	House	9,413
640 Park Ave #7	1-01381-0035	27-Jul-18	\$20,000,000	Coop	
520 Park Ave #22	1-01375-1417	12-Sep-18	\$20,000,000	Condo	
1125 Fifth Ave #14	1-01505-0069	12-Jul-18	\$19,000,000	Coop	
520 Park Ave #18	1-01375-1413	30-Aug-18	\$16,905,950	Condo	
69 E 91st St	1-01503-0030	5-Sep-18	\$15,925,000	House	4,070
1185 Park Ave #PHA	1-01522-0001	5-Sep-18	\$15,800,000	Coop	
823 Park Ave #1	1-01410-1301	27-Aug-18	\$13,750,000	Condo	7,324
888 Park Ave #14C	1-01393-0033	12-Jul-18	\$13,500,000	Coop	
174 E 64th St	1-01398-0145	6-Sep-18	\$12,750,000	House	6,440
907 Fifth Ave #12E	1-01386-0069	24-Sep-18	\$12,200,000	Coop	
14 E 93rd St	1-01504-0062	20-Aug-18	\$11,550,000	House	4,950
1240-1244 Madison Ave #13B	1-01501-0016	27-Sep-18	\$11,000,000	Coop	
635 Park Ave #4	1-01400-0069	27-Sep-18	\$11,000,000	Coop	
20 E End Ave #5D	1-01577-1415	10-Jul-18	\$10,600,000	Condo	
1120 Fifth Ave #13B	1-01505-0001	24-Aug-18	\$9,600,000	Coop	3,250
200 E 95th St #8A	1-01540-1345	5-Sep-18	\$9,483,946	Condo	
920 Fifth Ave #6B	1-01387-0069	15-Aug-18	\$9,452,500	Coop	
33 E 70th St #4A	1-01385-1102	18-Sep-18	\$9,200,000	Coop	3,836
154 E 74th St	1-01408-0149	18-Sep-18	\$9,000,000	House	3,800
12 E 88th St #6A	1-01499-1120	14-Aug-18	\$8,675,000	Condo	
930 Fifth Ave #12A	1-01389-0001	29-Aug-18	\$8,450,000	Coop	
60 E 86th St #4FL	1-01497-1203	7-Sep-18	\$8,400,000	Condo	
133 E 64th St #6A	1-01399-0013	2-Aug-18	\$8,000,000	Coop	
150 E 86th St #12A	1-01514-1142	25-Jul-18	\$7,870,000	Condo	3,478
950 Park Ave #2B	1-01493-0037	5-Sep-18	\$7,400,000	Coop	
200 E 84th St #5	1-01529-0045	12-Jul-18	\$7,400,000	Coop	
133 E 80th St #8A	1-01509-0016	19-Jul-18	\$7,300,000	Coop	3,575
733 Park Ave #22FL	1-01405-0072	22-Aug-18	\$7,237,500	Coop	
983 Park Ave #2C	1-01512-0001	12-Jul-18	\$7,200,000	Coop	
133 E 94th St	1-01523-0012	31-Aug-18	\$6,998,425	House	3,072
1185 Park Ave #14C	1-01522-0001	13-Sep-18	\$6,850,000	Coop	
1185 Park Ave #9C	1-01522-0001	16-Jul-18	\$6,800,000	Coop	2,600
140 E 63rd St #19PH3	1-01397-1584	25-Jul-18	\$6,600,000	Condo	2,817
45 E 66th St #2W	1-01381-1104	13-Aug-18	\$6,500,000	Coop	
1136 Fifth Ave #5A	1-01506-0069	24-Sep-18	\$6,350,000	Coop	
200 E 95th St #8B	1-01540-1346	13-Jul-18	\$6,317,150	Condo	
880 Fifth Ave #20B	1-01384-0001	4-Sep-18	\$6,300,000	Coop	
360 E 89th St #26A	1-01551-1170	10-Aug-18	\$6,250,000	Condo	
15 E 91st St #10A	1-01503-0014	15-Aug-18	\$6,250,000	Coop	
770 Park Ave #1213C	1-01387-0037	3-Jul-18	\$6,200,000	Coop	
983 Park Ave #7C	1-01512-0001	22-Aug-18	\$6,200,000	Coop	
1020 Park Ave #PH	1-01497-0034	28-Sep-18	\$6,000,000	Coop	
1019-1027 Lexington Ave #5A	1-01408-0020	17-Aug-18	\$5,675,000	Coop	3,250
200 E 95th St #7F	1-01540-1344	16-Jul-18	\$5,604,375	Condo	
45 E 82nd St #6W	1-01494-0023	27-Sep-18	\$5,426,000	Coop	3,200
360 E 89th St #30B	1-01551-1179	9-Aug-18	\$5,399,475	Condo	
150 E 86th St #18B	1-01514-1183	1-Aug-18	\$5,350,000	Condo	2,160



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Address	BBL	Sale date	Sale price	Property type	Sqft
23 E 74th St #3FG4G	1-01389-1001	24-Jul-18	\$5,350,000	Coop	1,400
1050 Park Ave #4B	1-01498-0037	6-Sep-18	\$5,200,000	Coop	
907 Fifth Ave #6B	1-01386-0069	14-Sep-18	\$5,200,000	Coop	
320 E 82nd St #3	1-01544-1303	8-Aug-18	\$5,100,000	Condo	
360 E 89th St #25B	1-01551-1169	20-Aug-18	\$5,100,000	Condo	
307 E 87th St	1-01550-0006	16-Jul-18	\$5,000,000	House	3,200
1088 Park Ave #7A	1-01500-0040	23-Aug-18	\$5,000,000	Coop	
200 E 79th St #7A	1-01433-1121	2-Jul-18	\$4,900,000	Condo	1,920
200 E 79th St #9C	1-01433-1129	7-Sep-18	\$4,850,000	Condo	2,215
188 E 78th St #27A	1-01412-1164	25-Sep-18	\$4,800,000	Condo	2,530
200 E 62nd St #20D	1-01416-1080	25-Sep-18	\$4,770,000	Condo	1,745
200 E 95th St #20C	1-01540-1380	14-Sep-18	\$4,585,107	Condo	
524 E 89th St	1-01585-0140	11-Jul-18	\$4,550,000	House	3,240
52 E 72nd St #15	1-01386-1121	12-Jul-18	\$4,453,750	Condo	2,430
40 E 94th St #10C	1-01505-1115	10-Aug-18	\$4,350,000	Condo	2,182
40 E 94th St #10D	1-01505-1115	10-Aug-18	\$4,350,000	Condo	2,182
61 E 82nd St #2A	1-01494-0028	28-Aug-18	\$4,300,000	Coop	
900 Park Ave #22E	1-01491-1225	31-Aug-18	\$4,100,000	Condo	1,288
360 E 89th St #23A	1-01551-1162	14-Aug-18	\$4,100,000	Condo	
140 E 63rd St #5G	1-01397-1521	24-Sep-18	\$4,100,000	Condo	804
200 E 95th St #17C	1-01540-1371	28-Sep-18	\$4,073,000	Condo	
400 E 67th St #28A	1-01461-1122	12-Sep-18	\$4,000,000	Condo	2,285
1165 Fifth Ave #6B	1-01603-0069	28-Aug-18	\$3,900,000	Coop	
1075 Park Ave #9C	1-01516-0069	17-Sep-18	\$3,900,000	Coop	
45 E 85th St #4A	1-01497-0028	5-Jul-18	\$3,900,000	Coop	
1725 York Ave #21ABC	1-01569-0016	2-Aug-18	\$3,850,000	Coop	
605 Park Ave #7	1-01399-0074	2-Jul-18	\$3,817,000	Coop	
205 E 85th St #20B	1-01531-1153	27-Sep-18	\$3,800,000	Condo	1,937
1355 First Ave #2FL	1-01447-1103	3-Jul-18	\$3,800,000	Condo	2,089
840 Park Ave #8B	1-01391-0034	7-Aug-18	\$3,800,000	Coop	2,000
360 E 89th St #16A	1-01551-1141	2-Jul-18	\$3,750,000	Condo	
14 E 90th St #8D	1-01501-0056	9-Aug-18	\$3,650,000	Coop	2,300
200 E 62nd St #30B	1-01416-1116	10-Jul-18	\$3,650,000	Condo	1,695
1192 Park Ave #9B	1-01505-0040	30-Jul-18	\$3,600,000	Coop	2,800
563 Park Ave #SR1	1-01397-0001	27-Sep-18	\$3,550,000	Coop	
926-928 Madison Ave #SRH5	1-01388-0056	19-Jul-18	\$3,450,000	Coop	
1239 Madison Ave #23F	1-01501-1005	17-Jul-18	\$3,450,000	Coop	1,250
168 E 74th St #5B	1-01408-0041	15-Aug-18	\$3,350,000	Coop	2,000
40 E 62nd St #5W	1-01376-1203	27-Jul-18	\$3,350,000	Condo	2,048
315 E 72nd St #20GH	1-01447-0009	30-Aug-18	\$3,325,000	Coop	2,500
860 Fifth Ave #3K	1-01382-0069	11-Jul-18	\$3,300,000	Coop	1,800
200 E 62nd St #24A	1-01416-1094	13-Sep-18	\$3,300,000	Condo	1,689
402 E 90th St #12B	1-01569-1077	13-Jul-18	\$3,270,000	Condo	1,304
815 Park Ave #5A	1-01409-0069	9-Aug-18	\$3,250,000	Coop	2,000
515 E 72nd St #34D	1-01484-1331	4-Sep-18	\$3,250,000	Condo	1,883
139 E 66th St #9S	1-01401-0032	7-Sep-18	\$3,250,000	Coop	
1438 Third Ave #27B	1-01510-1055	24-Aug-18	\$3,150,000	Condo	1,690
200 E 95th St #7A	1-01540-1339	21-Sep-18	\$3,052,714	Condo	
1185 Park Ave #10B	1-01522-0001	6-Sep-18	\$3,050,000	Coop	
50 E 89th St #19D	1-01500-0045	26-Jul-18	\$3,020,000	Coop	1,750



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