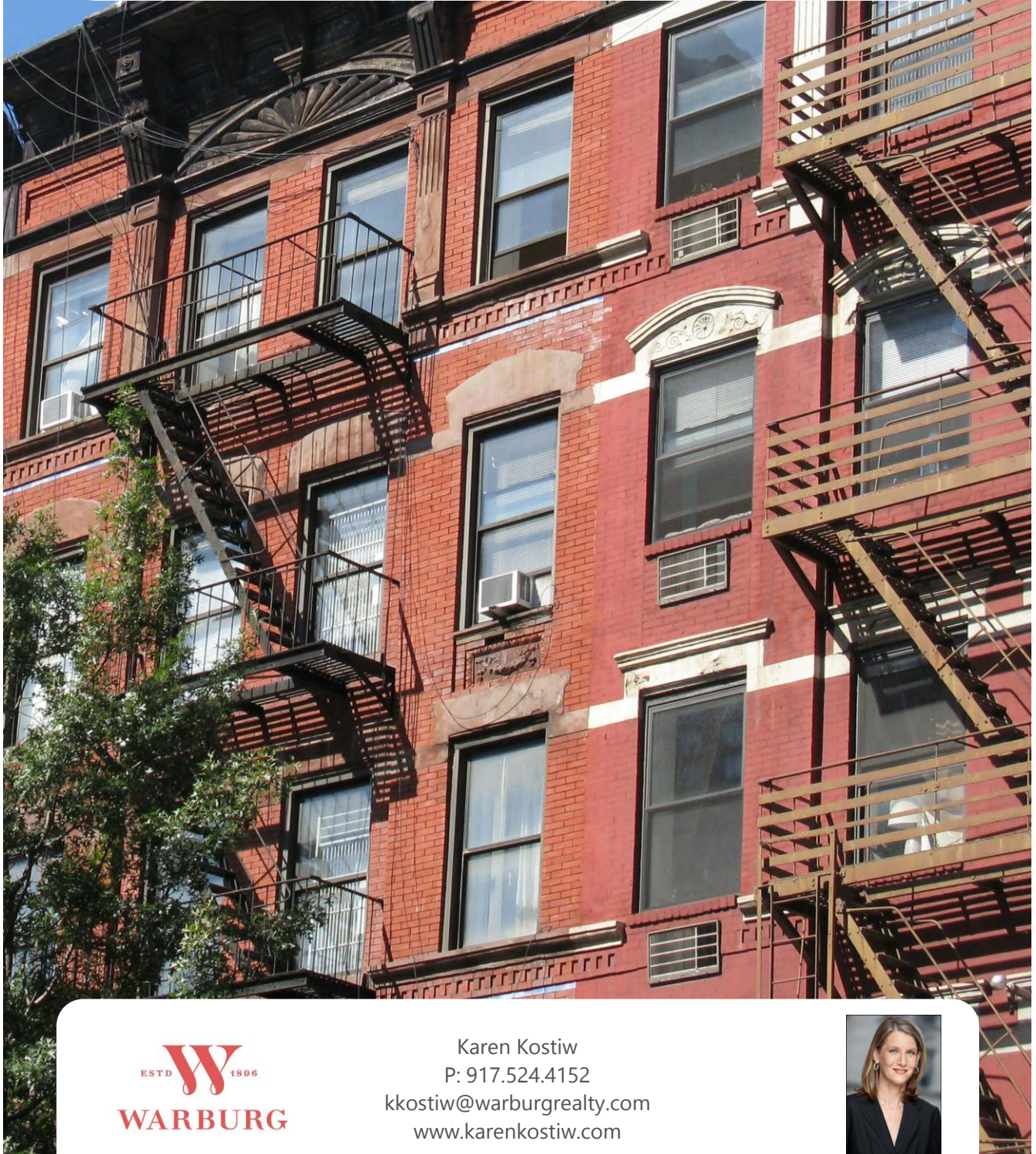


# YORKVILLE

A quarterly analysis of residential sales  
in Yorkville, Manhattan

3rd Quarter 2018



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# Residential Market Report, 3rd Quarter 2018

## Yorkville, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$873K**

-3% YoY

NO. OF TRANSACTIONS

**230**

-11% YoY

MEDIAN PRICE/SQ.FT.

**\$1,078**

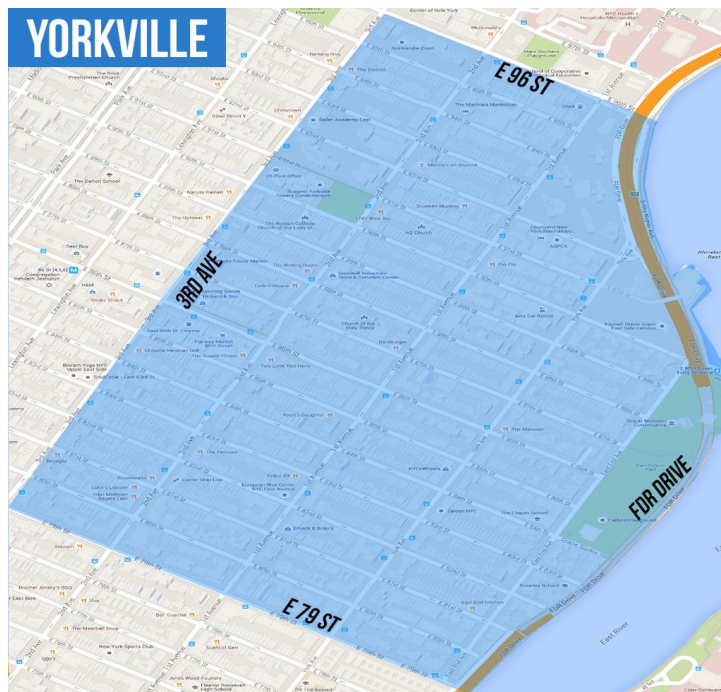
-10% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

-4% YoY

### NEIGHBORHOOD BOUNDARIES

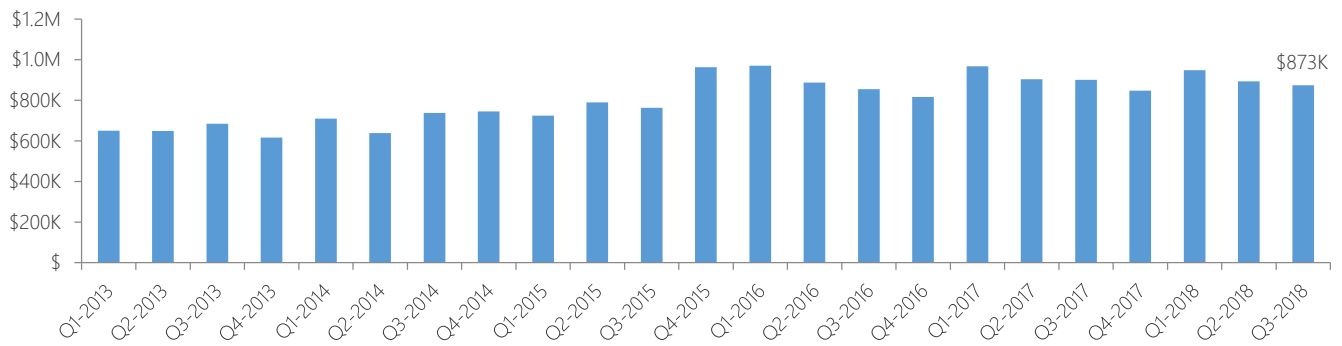


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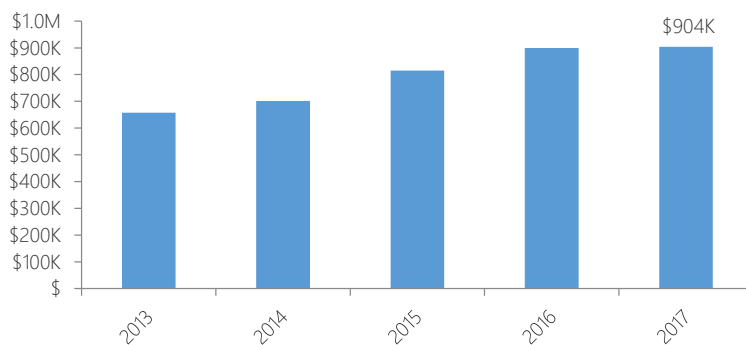


## RESIDENTIAL STATS

### Median Sale Price by Quarter

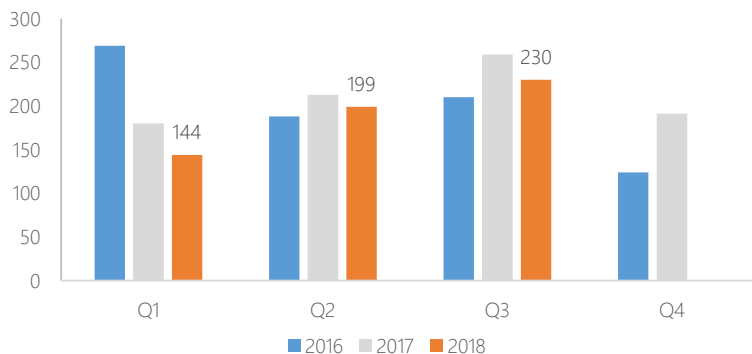


### Median Sale Price by Year



### Number of Transactions

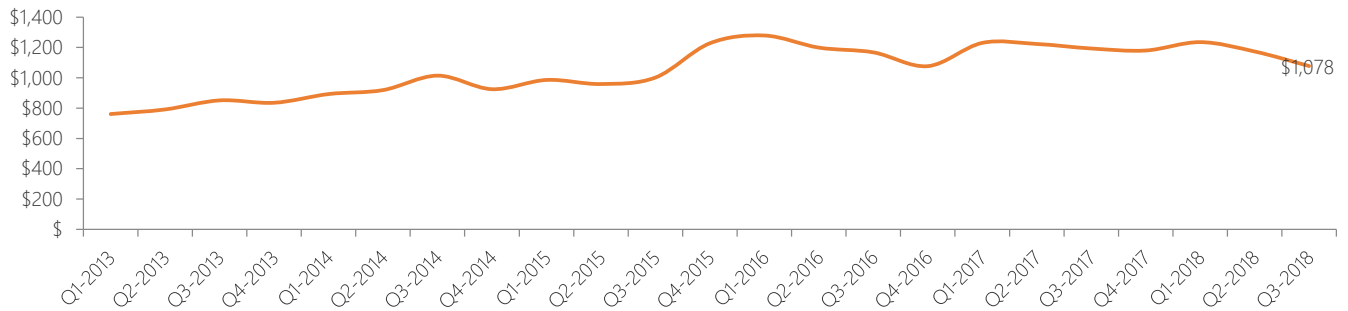
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 164  | 177  | 162  | 269  | 180  | 144  |
| Q2      | 252  | 216  | 195  | 188  | 213  | 199  |
| Q3      | 276  | 250  | 221  | 210  | 259  | 230  |
| Q4      | 227  | 192  | 254  | 124  | 191  |      |



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## Median Sale Price per Square Foot

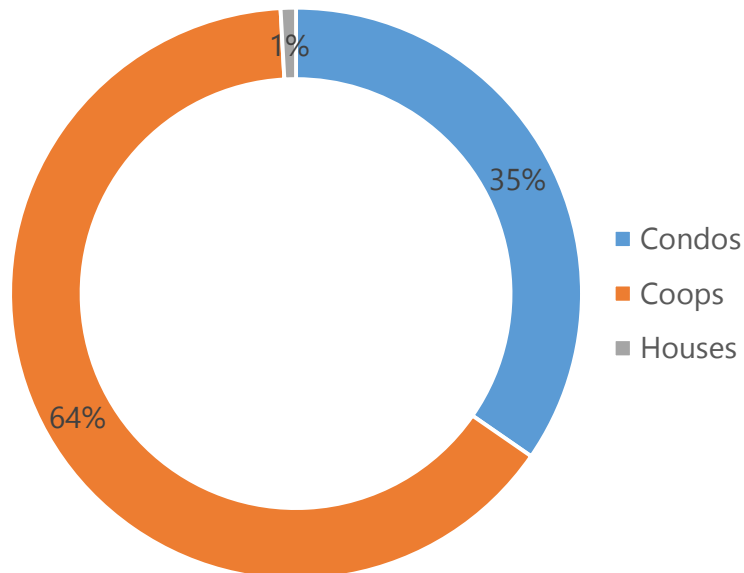


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,480,000       | -7%   | \$1,261                | -15%  | 80           |
| Coops         | \$750,000         | 0%    | \$971                  | 3%    | 149          |
| Houses        | \$4,775,000       | -     | \$1,483                | -     | 2            |

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

| Address              | BBL          | Sale date | Sale price   | Property type | Sqft  |
|----------------------|--------------|-----------|--------------|---------------|-------|
| 20 E End Ave #5D     | 1-01577-1415 | 10-Jul-18 | \$10,600,000 | Condo         |       |
| 200 E 95th St #8A    | 1-01540-1345 | 5-Sep-18  | \$9,483,946  | Condo         |       |
| 200 E 84th St #5     | 1-01529-0045 | 12-Jul-18 | \$7,400,000  | Coop          |       |
| 200 E 95th St #8B    | 1-01540-1346 | 13-Jul-18 | \$6,317,150  | Condo         |       |
| 360 E 89th St #26A   | 1-01551-1170 | 10-Aug-18 | \$6,250,000  | Condo         |       |
| 200 E 95th St #7F    | 1-01540-1344 | 16-Jul-18 | \$5,604,375  | Condo         |       |
| 360 E 89th St #30B   | 1-01551-1179 | 9-Aug-18  | \$5,399,475  | Condo         |       |
| 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 |
| 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 |
| 360 E 89th St #23A   | 1-01551-1162 | 14-Aug-18 | \$4,100,000  | Condo         |       |
| 200 E 95th St #17C   | 1-01540-1371 | 28-Sep-18 | \$4,073,000  | Condo         |       |
| 1725 York Ave #21ABC | 1-01569-0016 | 2-Aug-18  | \$3,850,000  | Coop          |       |
| 205 E 85th St #20B   | 1-01531-1153 | 27-Sep-18 | \$3,800,000  | Condo         | 1,937 |
| 360 E 89th St #16A   | 1-01551-1141 | 2-Jul-18  | \$3,750,000  | Condo         |       |
| 402 E 90th St #12B   | 1-01569-1077 | 13-Jul-18 | \$3,270,000  | Condo         | 1,304 |
| 200 E 95th St #7A    | 1-01540-1339 | 21-Sep-18 | \$3,052,714  | Condo         |       |
| 333 E 91st St #20AB  | 1-01554-0023 | 4-Sep-18  | \$3,000,000  | Coop          | 3,005 |
| 200 E 94th St #3009  | 1-01539-1586 | 23-Aug-18 | \$3,000,000  | Condo         | 1,576 |
| 180 E End Ave #6H    | 1-01585-0023 | 21-Sep-18 | \$2,925,000  | Coop          |       |
| 389 E 89th St #23A   | 1-01552-1416 | 3-Jul-18  | \$2,828,394  | Condo         |       |
| 389 E 89th St #24A   | 1-01552-1420 | 16-Jul-18 | \$2,777,481  | Condo         |       |
| 200 E 84th St #6C    | 1-01529-0045 | 26-Sep-18 | \$2,710,000  | Coop          | 1,800 |
| 1 Gracie Ter #10FG   | 1-01590-0007 | 24-Jul-18 | \$2,700,000  | Coop          | 2,300 |
| 180 E End Ave #9G    | 1-01585-0023 | 4-Sep-18  | \$2,680,000  | Coop          |       |
| 200 E 84th St #10D   | 1-01529-0045 | 20-Aug-18 | \$2,500,000  | Coop          |       |
| 200 E 95th St #5B    | 1-01540-1326 | 10-Jul-18 | \$2,457,000  | Condo         |       |
| 401 E 84th St #14B   | 1-01564-1144 | 23-Jul-18 | \$2,400,000  | Condo         | 762   |
| 52 E End Ave #20C    | 1-01578-1042 | 11-Jul-18 | \$2,370,000  | Condo         | 963   |
| 450 E 83rd St #19C   | 1-01562-1094 | 2-Aug-18  | \$2,350,000  | Condo         | 1,527 |
| 389 E 89th St #17G   | 1-01552-1393 | 17-Jul-18 | \$2,344,725  | Condo         |       |
| 400 E 85th St #20AB  | 1-01564-0047 | 10-Jul-18 | \$2,335,000  | Coop          | 1,800 |
| 350 E 82nd St #14D   | 1-01544-1137 | 24-Sep-18 | \$2,300,000  | Condo         | 1,889 |
| 360 E 89th St #6E    | 1-01551-1116 | 31-Aug-18 | \$2,300,000  | Condo         |       |
| 360 E 89th St #7B    | 1-01551-1118 | 3-Jul-18  | \$2,273,448  | Condo         |       |
| 360 E 89th St #7D    | 1-01551-1120 | 24-Jul-18 | \$2,150,000  | Condo         |       |
| 525 E 80th St #7A    | 1-01577-1233 | 30-Aug-18 | \$2,100,000  | Condo         | 1,640 |
| 360 E 89th St #5D    | 1-01551-1111 | 13-Aug-18 | \$2,100,000  | Condo         |       |
| 1437 Third Ave #15C  | 1-01527-1038 | 5-Jul-18  | \$2,085,000  | Condo         | 1,230 |
| 360 E 88th St #22C   | 1-01550-1094 | 8-Aug-18  | \$2,055,000  | Condo         | 1,481 |
| 360 E 88th St #38B   | 1-01550-1148 | 21-Sep-18 | \$2,000,000  | Condo         | 1,399 |
| 201 E 79th St #14F   | 1-01525-0001 | 7-Aug-18  | \$2,000,000  | Coop          |       |
| 1437 Third Ave #17C  | 1-01527-1044 | 17-Sep-18 | \$1,975,000  | Condo         | 1,230 |
| 425 E 86th St #11DE  | 1-01566-0010 | 19-Jul-18 | \$1,950,000  | Coop          | 1,700 |
| 519 E 86th St #3EF   | 1-01583-0009 | 7-Sep-18  | \$1,900,000  | Coop          | 1,950 |
| 75 E End Ave #18F    | 1-01590-0008 | 31-Jul-18 | \$1,875,000  | Coop          |       |
| 250 E 87th St #19F   | 1-01532-0022 | 10-Jul-18 | \$1,785,000  | Coop          | 1,250 |
| 1619 Third Ave #13A  | 1-01536-1491 | 1-Aug-18  | \$1,755,000  | Condo         | 1,391 |



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| Address               | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-----------------------|--------------|-----------|-------------|---------------|-------|
| 239 E 79th St #11F    | 1-01525-0021 | 26-Jul-18 | \$1,700,000 | Coop          |       |
| 515 E 79th St #19A    | 1-01576-0014 | 6-Sep-18  | \$1,700,000 | Coop          | 1,250 |
| 325 E 79th St #2A     | 1-01542-0014 | 25-Sep-18 | \$1,680,000 | Coop          |       |
| 200 E 94th St #601    | 1-01539-1398 | 17-Aug-18 | \$1,675,000 | Condo         | 1,048 |
| 200 E 94th St #901    | 1-01539-1445 | 14-Aug-18 | \$1,675,000 | Condo         | 1,048 |
| 333 E 79th St #6YZ    | 1-01542-0019 | 23-Aug-18 | \$1,630,000 | Coop          |       |
| 1641 Third Ave #10A   | 1-01537-2169 | 30-Jul-18 | \$1,625,000 | Condo         | 1,367 |
| 333 E 91st St #4A     | 1-01554-0023 | 23-Aug-18 | \$1,625,000 | Coop          | 1,428 |
| 515 E 79th St #17B    | 1-01576-0014 | 26-Sep-18 | \$1,562,500 | Coop          | 1,250 |
| 401 E 84th St #22C    | 1-01564-1171 | 20-Jul-18 | \$1,560,000 | Condo         | 1,322 |
| 523-535 E 84th St #1C | 1-01581-0012 | 14-Sep-18 | \$1,550,000 | Coop          |       |
| 130 E End Ave #16D    | 1-01582-0030 | 28-Aug-18 | \$1,540,000 | Coop          | 1,300 |
| 401 E 86th St #20F    | 1-01566-0001 | 6-Sep-18  | \$1,500,000 | Coop          |       |
| 325 E 79th St #3A     | 1-01542-0014 | 18-Sep-18 | \$1,500,000 | Coop          |       |
| 325 E 79th St #12C    | 1-01542-0014 | 27-Sep-18 | \$1,486,224 | Coop          |       |
| 180 E End Ave #5C     | 1-01585-0023 | 12-Sep-18 | \$1,435,000 | Coop          |       |
| 200 E End Ave #10B    | 1-01586-0021 | 21-Aug-18 | \$1,425,000 | Coop          |       |
| 360 E 88th St #28A    | 1-01550-1116 | 21-Sep-18 | \$1,400,000 | Condo         | 984   |
| 33 E End Ave #8DE     | 1-01589-0023 | 17-Jul-18 | \$1,390,000 | Coop          | 1,475 |
| 1601 Third Ave #10H   | 1-01536-1090 | 26-Jul-18 | \$1,368,000 | Condo         | 1,158 |
| 345 E 80th St #12C    | 1-01543-1077 | 7-Sep-18  | \$1,325,000 | Condo         | 1,149 |
| 501 E 79th St #9E     | 1-01576-0001 | 24-Sep-18 | \$1,320,000 | Coop          |       |
| 1641 Third Ave #14F   | 1-01537-2218 | 22-Aug-18 | \$1,320,000 | Condo         | 1,157 |
| 515 E 79th St #22E    | 1-01576-0014 | 16-Aug-18 | \$1,300,000 | Coop          |       |
| 400 E 85th St #19B    | 1-01564-0047 | 11-Sep-18 | \$1,297,500 | Coop          | 1,100 |
| 401 E 89th St #2N     | 1-01569-1124 | 14-Aug-18 | \$1,274,999 | Condo         | 1,108 |
| 515 E 85th St #11B    | 1-01582-0005 | 13-Aug-18 | \$1,270,000 | Coop          | 1,300 |
| 233 E 86th St #14C    | 1-01532-0015 | 13-Aug-18 | \$1,260,000 | Coop          | 1,200 |
| 300 E 85th St #2603   | 1-01547-0049 | 2-Jul-18  | \$1,250,000 | Coop          | 1,150 |
| 500 E 83rd St #12J    | 1-01579-0049 | 6-Sep-18  | \$1,235,000 | Coop          | 1,250 |
| 245 E 87th St #3A     | 1-01533-0022 | 2-Aug-18  | \$1,235,000 | Coop          | 1,250 |
| 180 E End Ave #15D    | 1-01585-0023 | 9-Jul-18  | \$1,200,000 | Coop          |       |
| 345 E 80th St #32F    | 1-01543-1184 | 12-Jul-18 | \$1,188,000 | Condo         | 929   |
| 305 E 85th St #3B     | 1-01548-1305 | 17-Sep-18 | \$1,175,000 | Condo         | 1,042 |
| 444 E 86th St #30F    | 1-01565-0029 | 19-Jul-18 | \$1,140,000 | Coop          |       |
| 309 E 87th St #3E     | 1-01550-0007 | 27-Aug-18 | \$1,130,000 | Coop          | 1,100 |
| 10 E End Ave #11E     | 1-01576-0027 | 2-Aug-18  | \$1,120,000 | Coop          |       |
| 201 E 79th St #5B     | 1-01525-0001 | 10-Jul-18 | \$1,100,000 | Coop          | 875   |
| 345 E 86th St #4AG    | 1-01549-0018 | 2-Jul-18  | \$1,100,000 | Coop          | 1,380 |
| 445 E 86th St #9G     | 1-01566-0017 | 3-Jul-18  | \$1,090,000 | Coop          |       |
| 530 E 90th St #3A     | 1-01586-0035 | 11-Sep-18 | \$1,050,000 | Coop          | 1,425 |
| 389 E 89th St #4H     | 1-01552-1313 | 31-Jul-18 | \$985,361   | Condo         |       |
| 200 E End Ave #12G    | 1-01586-0021 | 24-Jul-18 | \$979,000   | Coop          |       |
| 200 E 84th St #4F     | 1-01529-0045 | 23-Aug-18 | \$977,500   | Coop          | 950   |
| 235 E 87th St #11B    | 1-01533-0122 | 25-Sep-18 | \$975,000   | Coop          |       |
| 345 E 81st St #7A     | 1-01544-0019 | 13-Aug-18 | \$965,000   | Coop          |       |
| 1 Gracie Ter #16C     | 1-01590-0007 | 16-Jul-18 | \$962,500   | Coop          |       |
| 300 E 90th St #1A     | 1-01552-1103 | 7-Sep-18  | \$950,000   | Condo         | 1,320 |
| 201 E 79th St #11B    | 1-01525-0001 | 13-Jul-18 | \$950,000   | Coop          |       |
| 200 E 84th St #3G     | 1-01529-0045 | 11-Sep-18 | \$950,000   | Coop          | 850   |



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