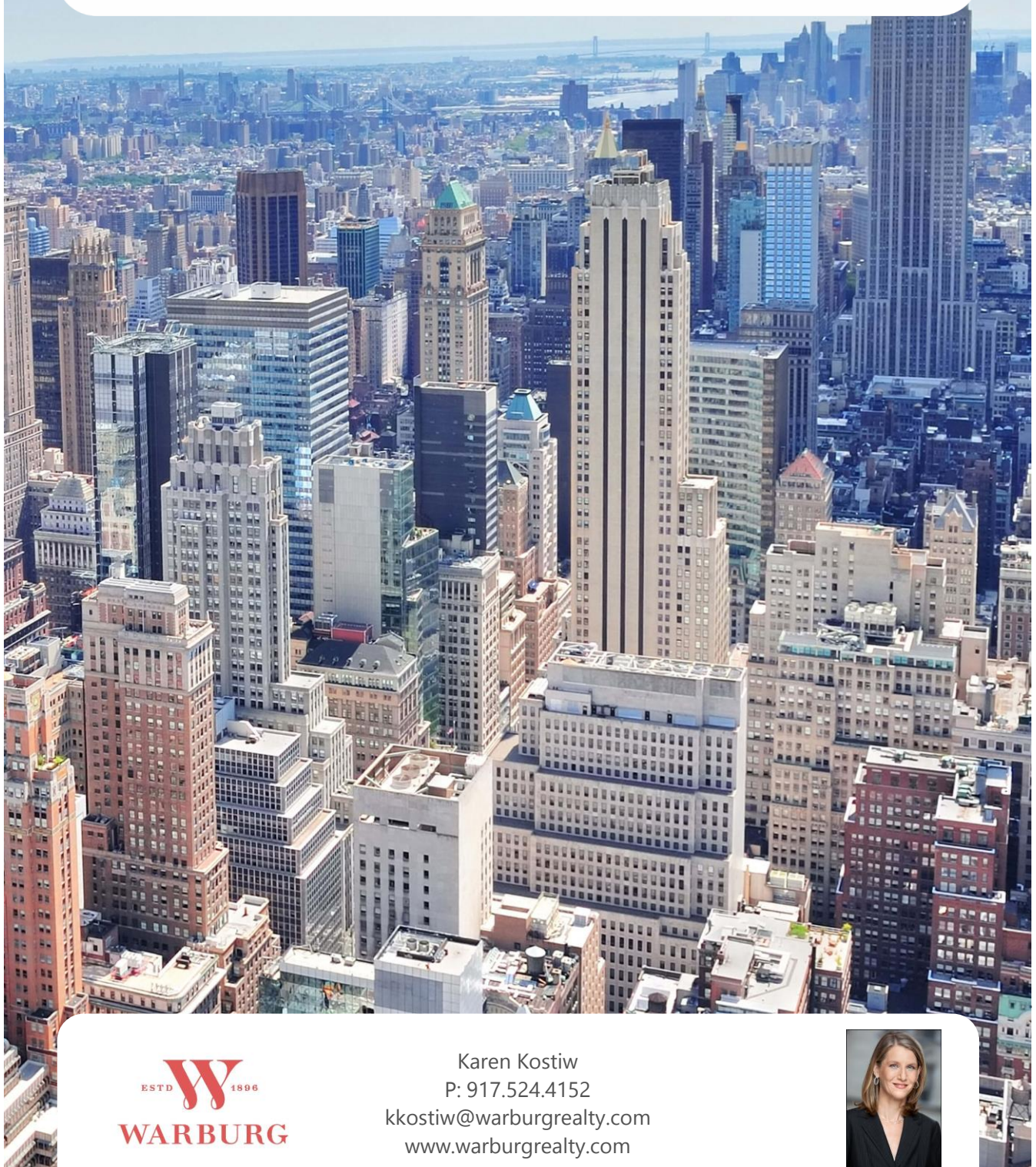


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

East Harlem, Manhattan

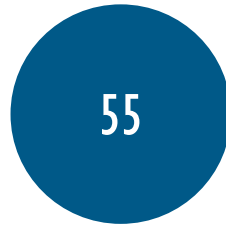
SUMMARY

MEDIAN SALE PRICE



24% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



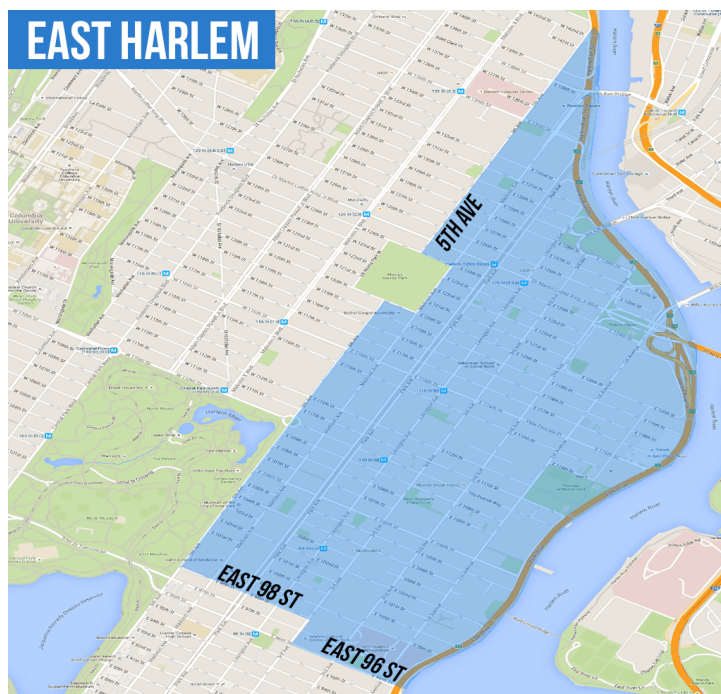
-8% YoY

MANHATTAN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

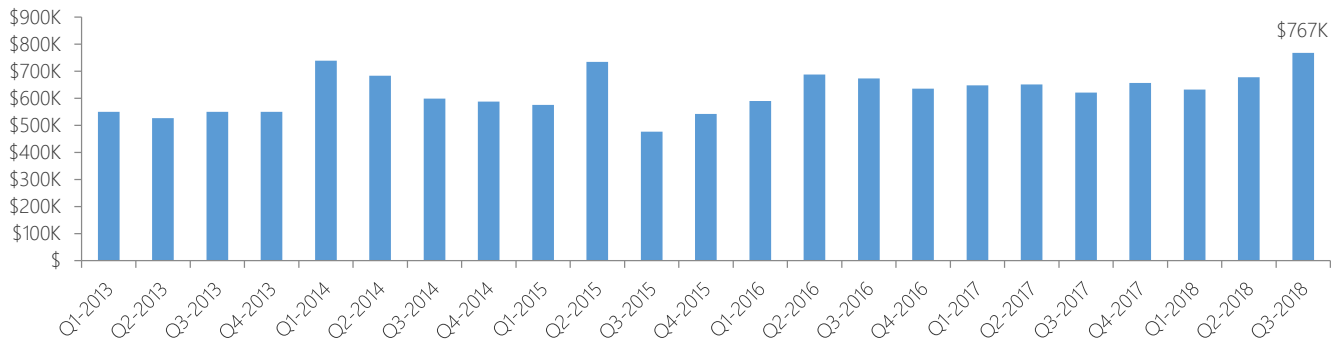


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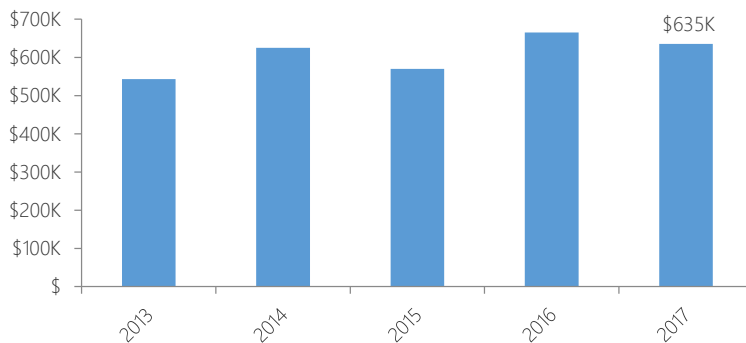


RESIDENTIAL STATS

Median Sale Price by Quarter

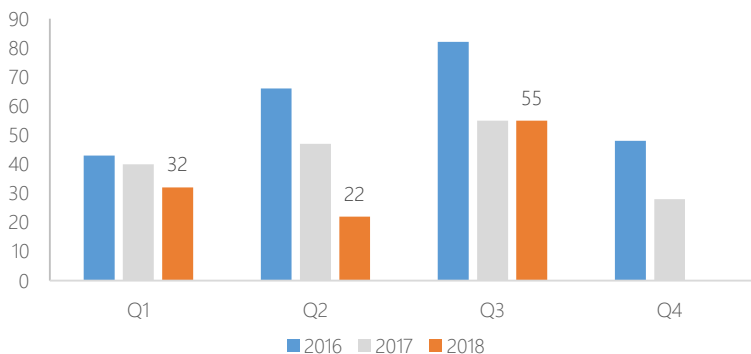


Median Sale Price by Year



Number of Transactions

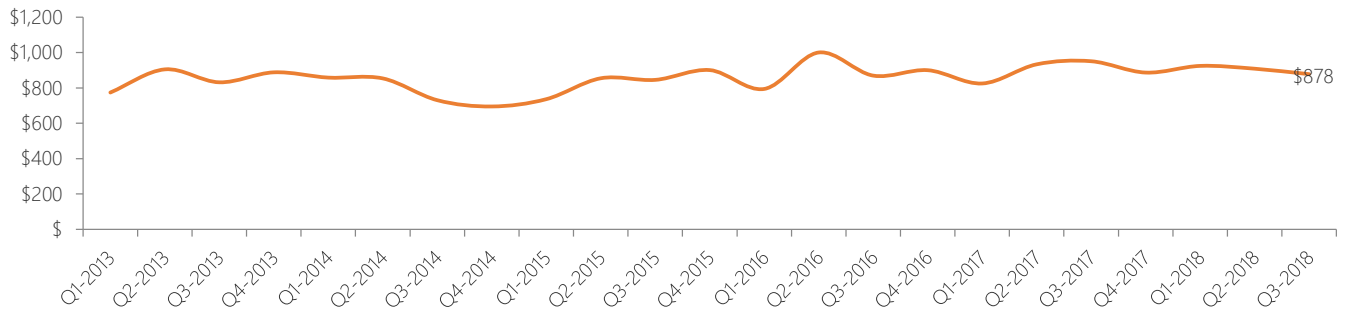
Quarter	2013	2014	2015	2016	2017	2018
Q1	61	38	35	43	40	32
Q2	175	44	34	66	47	22
Q3	115	47	44	82	55	55
Q4	67	42	50	48	28	



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Median Sale Price per Square Foot

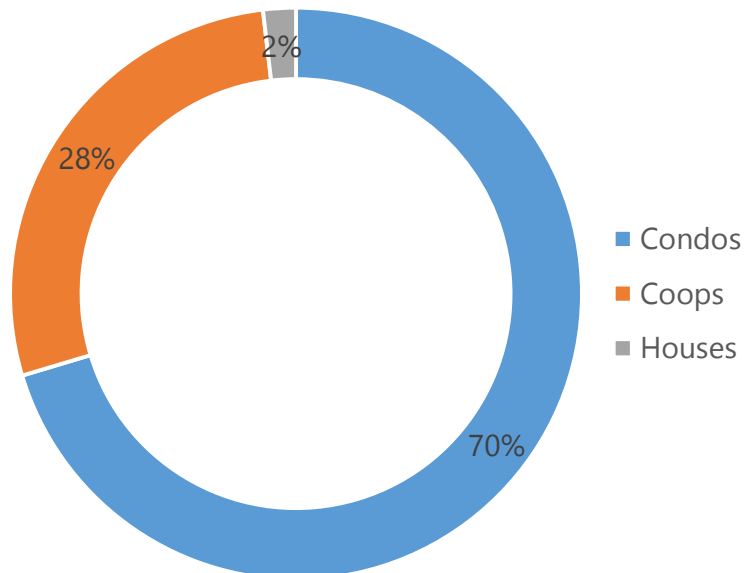


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$791,129	27%	\$808	-15%	38
Coops	\$685,000	10%	\$950	-19%	15
Houses	\$4,800,000	38300%	\$1,074	25084%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 Fifth Ave #6C	1-01607-1121	24-Jul-18	\$5,200,000	Condo	809
124 E 101st St	1-01628-0064	1-Aug-18	\$4,800,000	House	4,469
1215 Fifth Ave #8B	1-01608-0001	17-Sep-18	\$3,950,000	Coop	
1280 Fifth Ave #16B	1-01615-1079	17-Aug-18	\$3,100,000	Condo	1,756
1485 Fifth Ave #9A	1-01746-1026	23-Aug-18	\$1,800,000	Condo	1,436
1485 Fifth Ave #10C	1-01746-1036	12-Sep-18	\$1,615,000	Condo	1,511
1790 Third Ave #PH2	1-01627-1153	13-Aug-18	\$1,530,175	Condo	
215 E 96th St #CONDP	1-01646-1103	14-Sep-18	\$1,425,000	Coop	679
1790 Third Ave #904	1-01627-1139	23-Aug-18	\$1,224,700	Condo	
305 E 108th St #4B	1-01680-1025	14-Sep-18	\$1,160,000	Condo	1,509
69-71 E 130th St #1C	1-01755-1004	29-Aug-18	\$999,000	Condo	1,356
1270 Fifth Ave #2S	1-01614-0001	16-Aug-18	\$975,000	Coop	
1270 Fifth Ave #8L	1-01614-0001	30-Jul-18	\$950,000	Coop	1,000
1790 Third Ave #503	1-01627-1120	9-Aug-18	\$903,951	Condo	
1485 Fifth Ave #17D	1-01746-1098	17-Aug-18	\$889,000	Condo	856
1865 Second Ave #30L	1-01646-1002	23-Jul-18	\$880,000	Coop	
69-71 E 130th St #6C	1-01755-1023	17-Aug-18	\$869,000	Condo	1,075
1790 Third Ave #1203	1-01627-1150	9-Aug-18	\$868,313	Condo	
1790 Third Ave #1103	1-01627-1146	24-Aug-18	\$863,221	Condo	
506 E 119th St #2	1-01815-1002	27-Jul-18	\$845,000	Condo	1,077
249 E 118th St #8B	1-01783-1025	26-Jul-18	\$844,668	Condo	1,056
1790 Third Ave #1204	1-01627-1151	10-Aug-18	\$840,056	Condo	
1790 Third Ave #301	1-01627-1108	15-Aug-18	\$818,418	Condo	
1790 Third Ave #1104	1-01627-1147	16-Aug-18	\$807,218	Condo	
1790 Third Ave #502	1-01627-1119	7-Aug-18	\$791,129	Condo	
1270 Fifth Ave #8M	1-01614-0001	21-Aug-18	\$775,000	Coop	800
1790 Third Ave #401	1-01627-1113	7-Aug-18	\$767,251	Condo	
1790 Third Ave #402	1-01627-1114	14-Aug-18	\$751,214	Condo	
1831 Madison Ave #4M	1-01746-0021	7-Aug-18	\$750,000	Coop	
1790 Third Ave #1101	1-01627-1144	10-Aug-18	\$749,177	Condo	
1790 Third Ave #1001	1-01627-1140	15-Aug-18	\$743,577	Condo	
109 E 100th St #4A	1-01628-1108	2-Jul-18	\$730,000	Condo	979
317 E 111th St #1C	1-01683-1103	23-Aug-18	\$710,000	Condo	1,090
1790 Third Ave #1201	1-01627-1148	10-Aug-18	\$705,393	Condo	
1790 Third Ave #404	1-01627-1116	7-Aug-18	\$701,727	Condo	
1831 Madison Ave #4J	1-01746-0021	7-Sep-18	\$685,000	Coop	
1790 Third Ave #304	1-01627-1111	6-Aug-18	\$682,177	Condo	
1790 Third Ave #405	1-01627-1117	8-Aug-18	\$674,845	Condo	
1790 Third Ave #305	1-01627-1112	6-Aug-18	\$664,663	Condo	
1790 Third Ave #204	1-01627-1106	6-Aug-18	\$662,626	Condo	
232 E 118th St #4B	1-01667-1008	6-Sep-18	\$650,000	Condo	720
319 E 105th St #3A	1-01677-1213	19-Jul-18	\$645,000	Condo	841
319 E 105th St #5E	1-01677-1229	11-Sep-18	\$590,000	Condo	841
333 E 109th St #1A	1-01681-1201	29-Aug-18	\$575,000	Condo	655
51 E 131st St #2A	1-01756-1103	30-Jul-18	\$539,882	Condo	
1270 Fifth Ave #2J	1-01614-0001	9-Aug-18	\$530,000	Coop	750
158 E 100th St #2R	1-01627-1004	3-Aug-18	\$495,000	Condo	437
1919 Madison Ave #412	1-01748-0035	28-Aug-18	\$475,000	Coop	
1919 Madison Ave #101	1-01748-0035	3-Aug-18	\$460,000	Coop	
1825 Madison Ave #3D	1-01745-1002	12-Jul-18	\$425,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1901 Madison Ave #422	1-01748-0001	31-Jul-18	\$390,000	Coop	
205 E 124th St #3B	1-01789-0005	27-Jul-18	\$182,000	Coop	
325 Pleasant Ave #5B	1-01711-0024	6-Sep-18	\$160,640	Coop	440



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