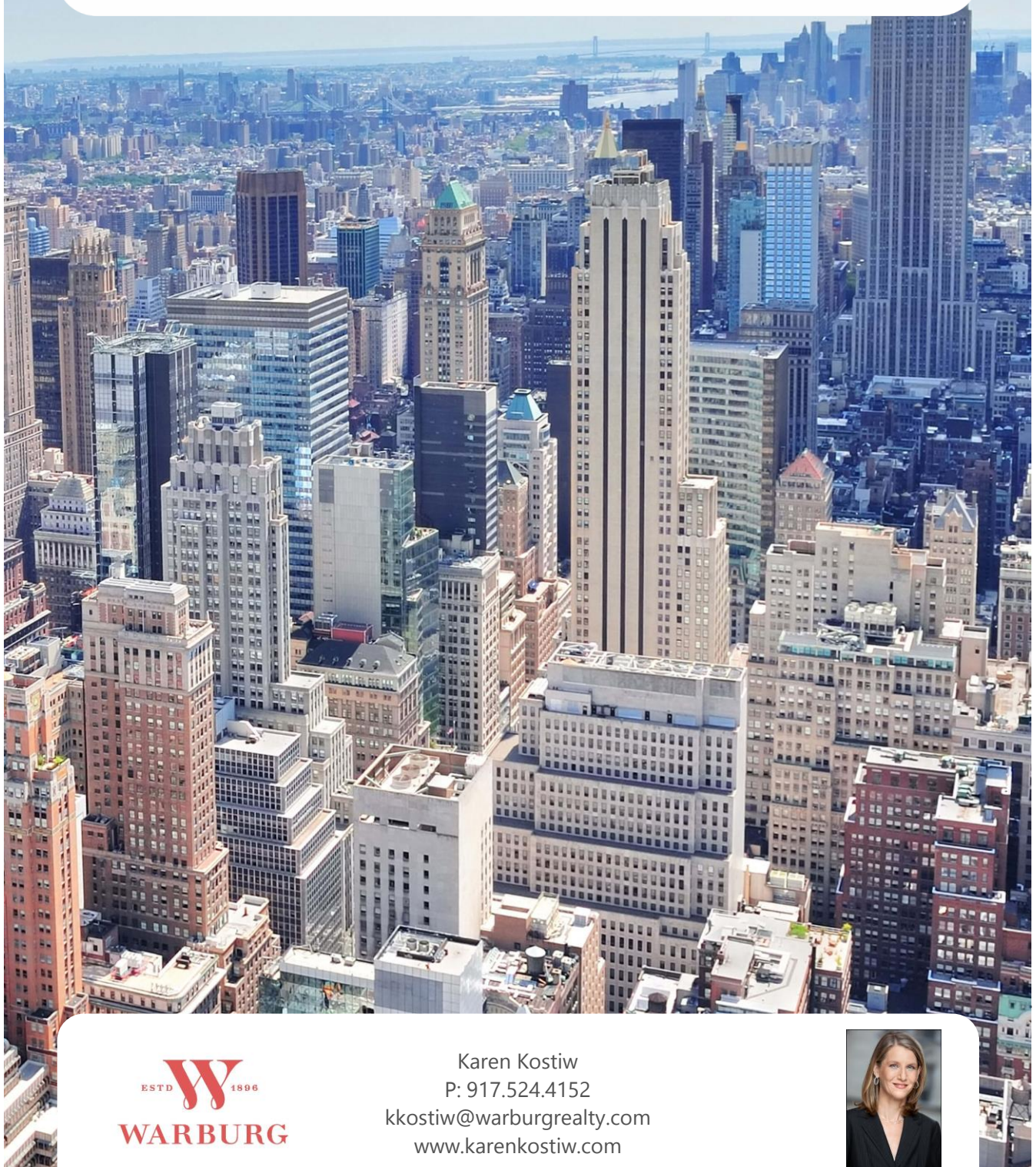


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

East Harlem, Manhattan

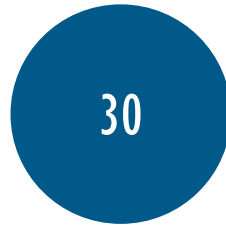
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



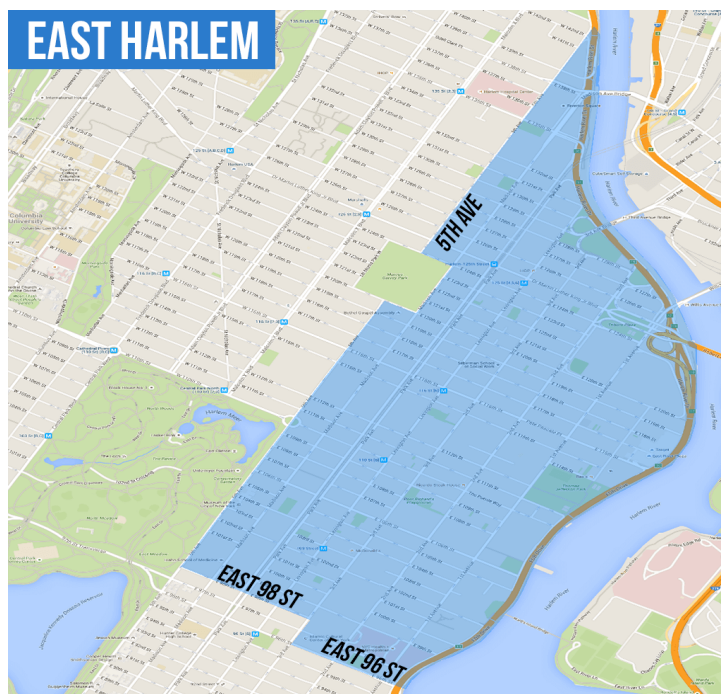
2% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

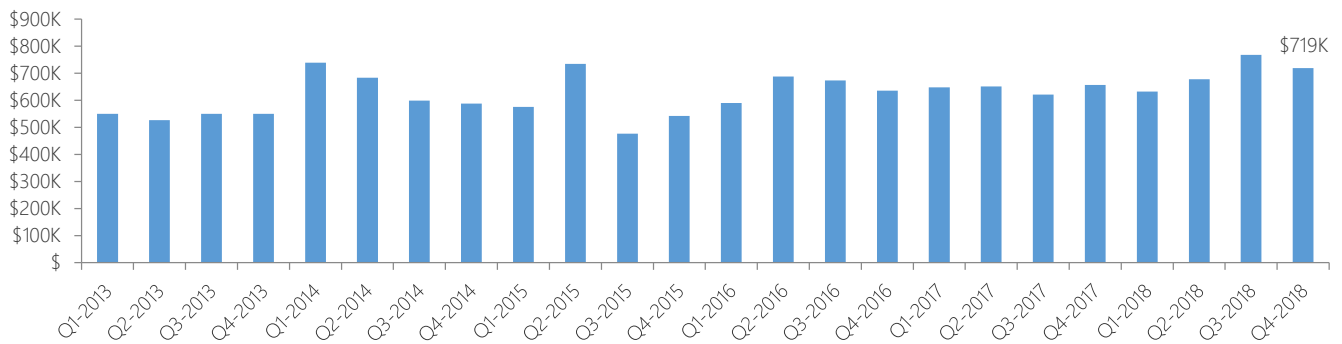


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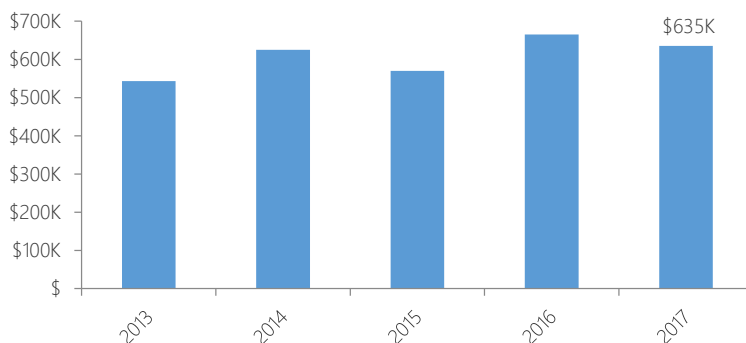


RESIDENTIAL STATS

Median Sale Price by Quarter

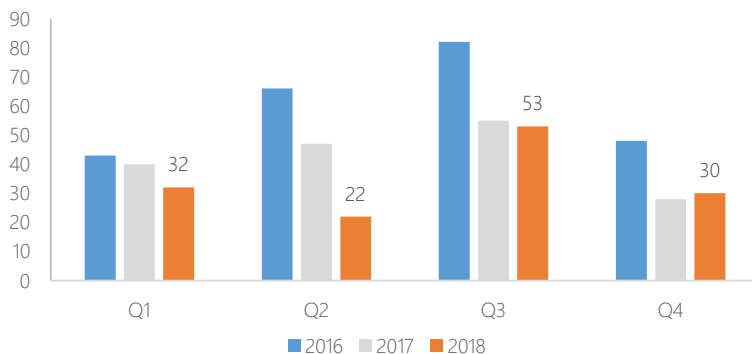


Median Sale Price by Year



Number of Transactions

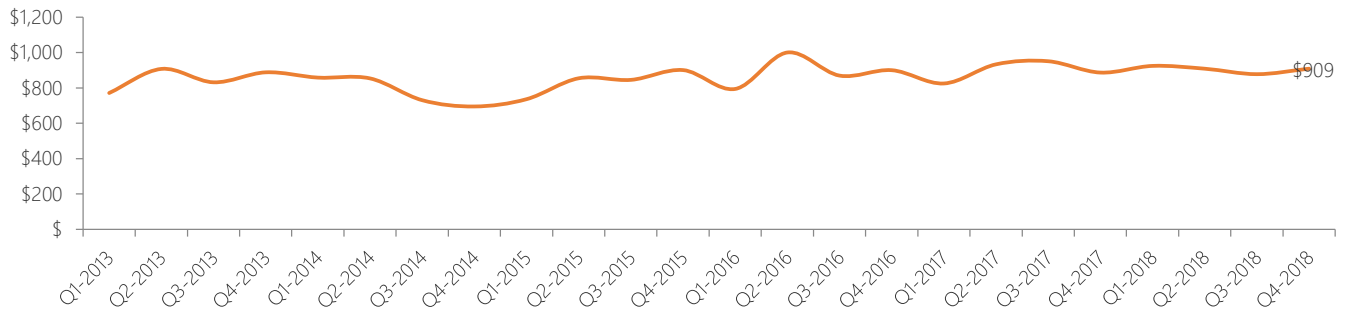
Quarter	2013	2014	2015	2016	2017	2018
Q1	61	38	35	43	40	32
Q2	175	44	34	66	47	22
Q3	115	47	44	82	55	53
Q4	67	42	50	48	28	30



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Median Sale Price per Square Foot

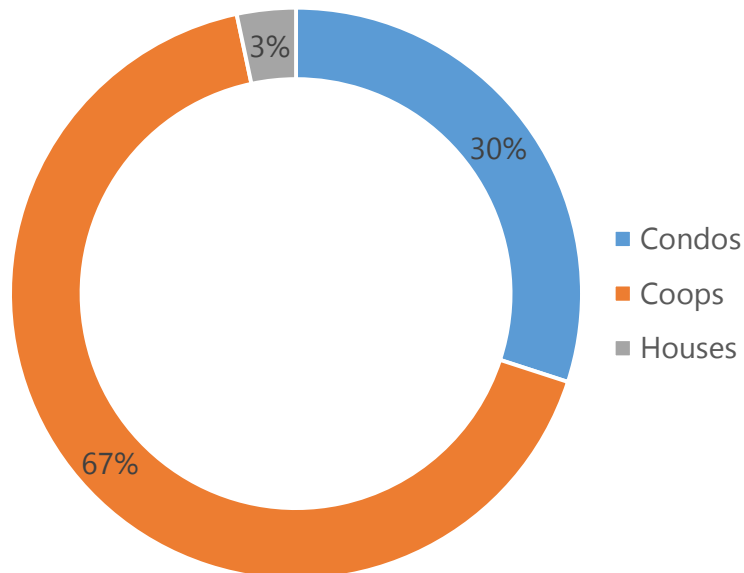


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$583,203	-24%	\$875	-15%	9
Coops	\$733,000	21%	\$962	71%	20
Houses	\$3,550,000	405%	\$1,216	169%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1170 Fifth Ave #6B	1-01604-0001	5-Oct-18	\$5,625,000	Coop	
1215 Fifth Ave #4B	1-01608-0001	23-Oct-18	\$3,600,000	Coop	
14 E 126th St	1-01750-0066	19-Oct-18	\$3,550,000	House	2,919
1170 Fifth Ave #12C	1-01604-0001	25-Oct-18	\$2,008,500	Coop	
1280 Fifth Ave #16F	1-01615-1083	20-Nov-18	\$1,625,000	Condo	1,284
1270 Fifth Ave #2T	1-01614-0001	9-Oct-18	\$1,302,500	Coop	1,265
1865 Second Ave #28D	1-01646-1002	5-Nov-18	\$1,075,000	Coop	
1270 Fifth Ave #7R	1-01614-0001	5-Oct-18	\$995,000	Coop	
1790 Third Ave #1004	1-01627-1143	9-Oct-18	\$899,899	Condo	
215 E 96th St #38E	1-01646-1103	1-Oct-18	\$850,000	Coop	785
215 E 96th St #CONDP	1-01646-1103	26-Nov-18	\$800,000	Coop	679
1270 Fifth Ave #7G	1-01614-0001	19-Dec-18	\$786,000	Coop	
1919 Madison Ave #408	1-01748-0035	6-Nov-18	\$739,000	Coop	
1919 Madison Ave #804	1-01748-0035	24-Oct-18	\$727,000	Coop	
330 E 109th St #8C	1-01680-1128	4-Oct-18	\$719,000	Condo	778
1485 Fifth Ave #17F	1-01746-1100	30-Oct-18	\$718,000	Condo	666
1787 Madison Ave #510	1-01623-1002	10-Dec-18	\$715,000	Coop	800
1831 Madison Ave #8O	1-01746-0021	9-Oct-18	\$651,500	Coop	850
1831 Madison Ave #3D	1-01746-0021	30-Oct-18	\$639,000	Coop	
1831 Madison Ave #4I	1-01746-0021	22-Oct-18	\$630,000	Coop	
152 E 118th St #2G	1-01645-0050	31-Oct-18	\$592,000	Coop	671
1790 Third Ave #505	1-01627-1122	9-Oct-18	\$583,203	Condo	
1919 Madison Ave #411	1-01748-0035	15-Oct-18	\$582,500	Coop	800
1919 Madison Ave #216	1-01748-0035	7-Nov-18	\$520,000	Coop	
215 E 96th St #28G	1-01646-1103	16-Nov-18	\$505,000	Coop	477
342 E 100th St #4B	1-01671-0030	28-Dec-18	\$480,000	Coop	
2019-2023 First Ave #3D	1-01676-1411	19-Nov-18	\$435,000	Condo	497
1485 Fifth Ave #14J	1-01746-1075	21-Nov-18	\$428,000	Condo	1,332
2141 Second Ave #5C	1-01660-1011	14-Nov-18	\$212,107	Condo	550
309 E 105th St #1N	1-01677-1102	14-Dec-18	\$91,500	Condo	1,102



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