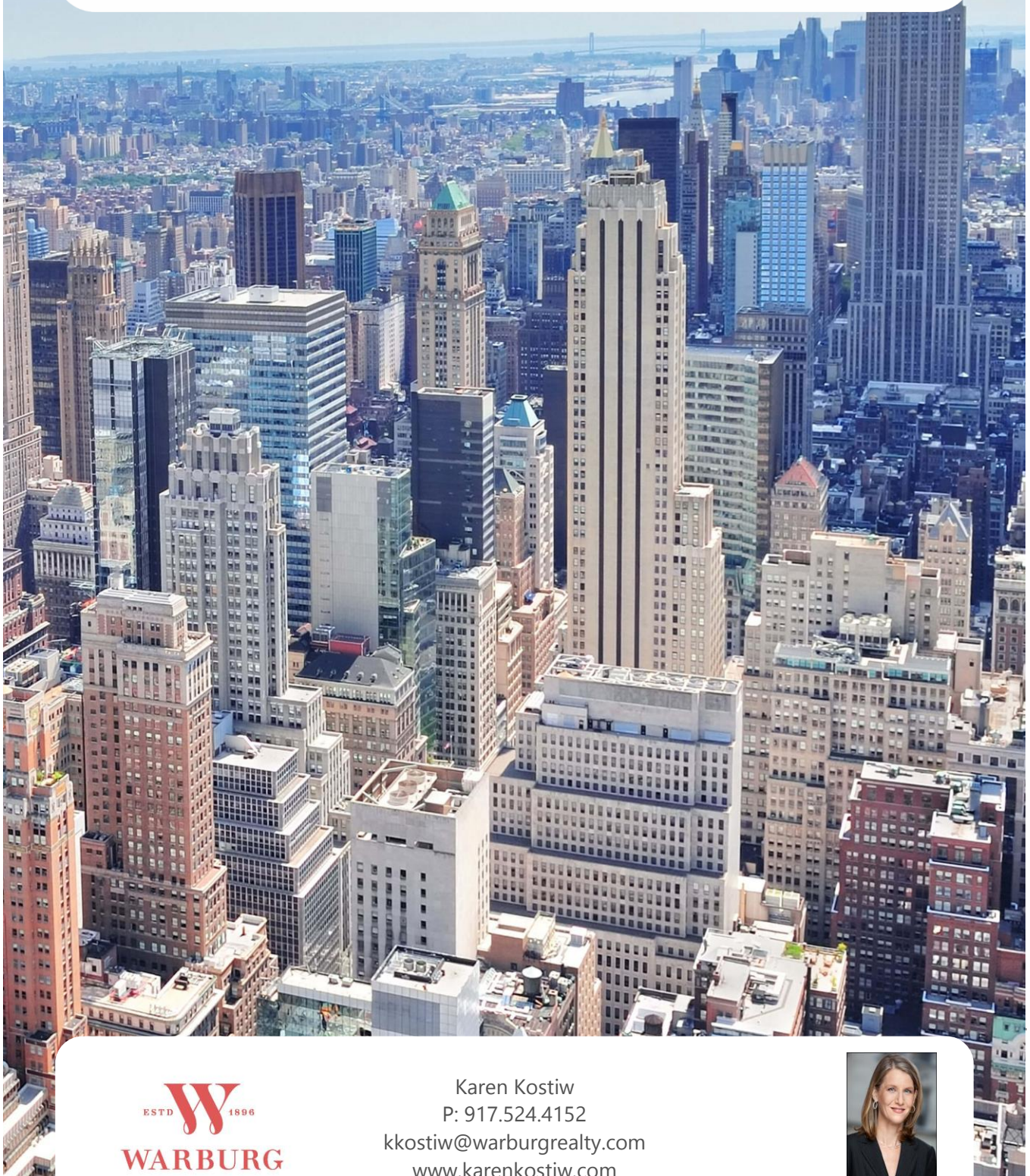


ROOSEVELT ISLAND

A quarterly analysis of residential sales
in Roosevelt Island, Manhattan

4th Quarter 2018



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XXXXXXXXXXXXXXXXXXXX



Residential Market Report, 4th Quarter 2018

Roosevelt Island, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.15M

49% YoY

NO. OF TRANSACTIONS

7

-13% YoY

MEDIAN PRICE/SQ.FT.

\$1,239

17% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

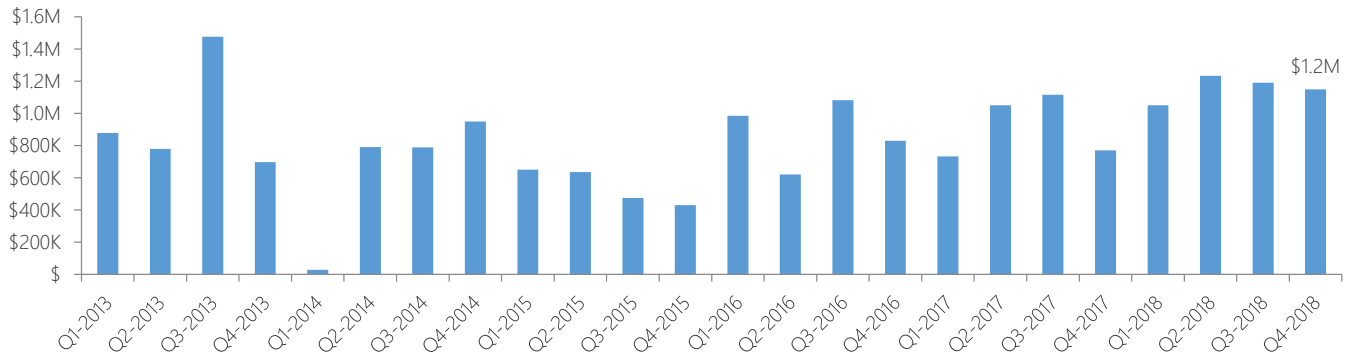
-7% YoY

NEIGHBORHOOD BOUNDARIES

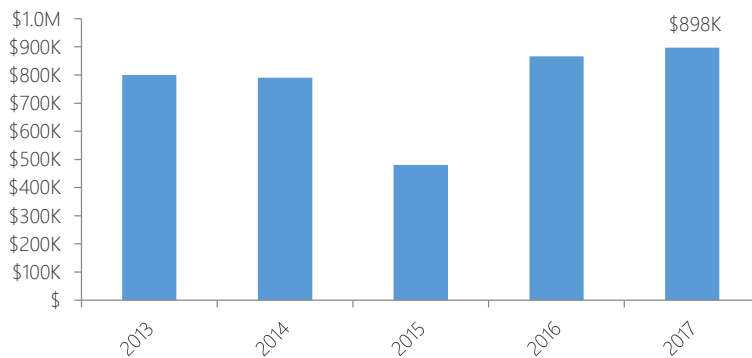


RESIDENTIAL STATS

Median Sale Price by Quarter

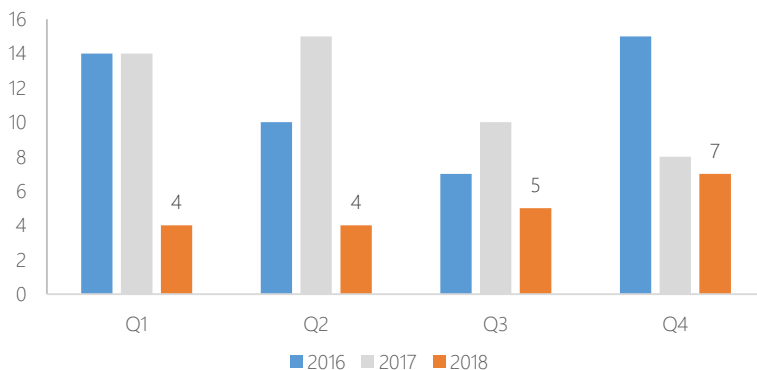


Median Sale Price by Year

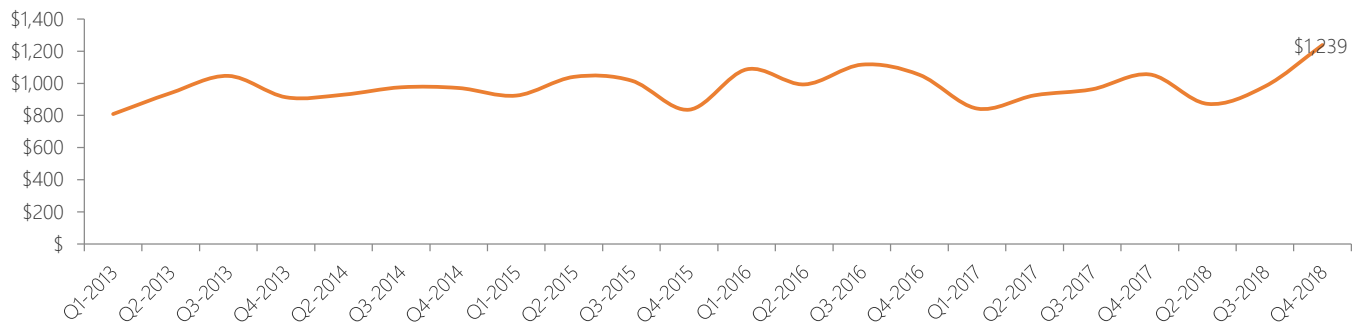


Number of Transactions

Quarter	2013	2014	2015	2016	2017	2018
Q1	10	2	8	14	14	4
Q2	7	7	6	10	15	4
Q3	3	10	45	7	10	5
Q4	6	10	21	15	8	7



Median Sale Price per Square Foot

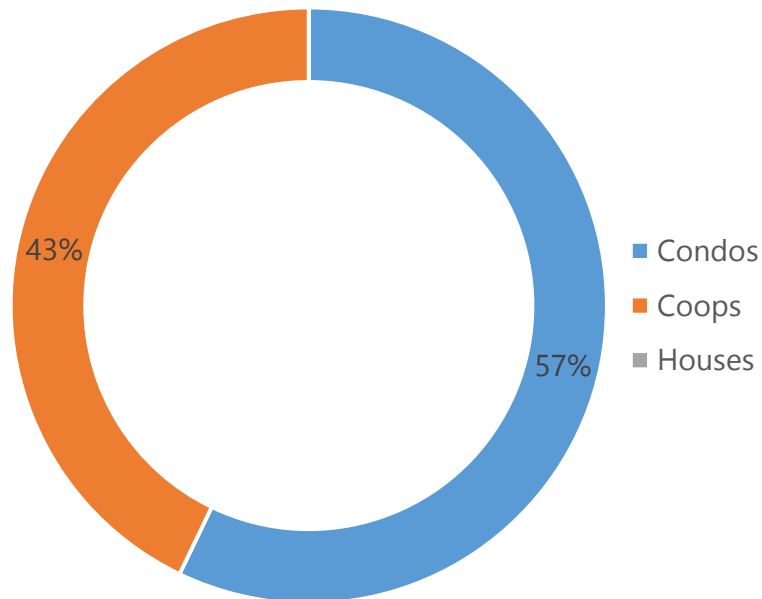


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,357,500	72%	\$1,239	-5%	4
Coops	\$655,000	-15%	-	-	3
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
415 Main St #10F	1-01373-1673	16-Nov-18	\$1,485,000	Condo	1,153
415 Main St #10A	1-01373-1668	16-Oct-18	\$1,475,000	Condo	1,197
455 Main St #12B	1-01373-1029	12-Oct-18	\$1,240,000	Condo	996
531 Main St #912	1-01373-0040	12-Dec-18	\$1,150,000	Coop	
531 Main St #1717	1-01373-0040	29-Oct-18	\$655,000	Coop	
551 Main St #RES	1-01373-1901	6-Nov-18	\$512,896	Coop	
415 Main St #7D	1-01373-1647	21-Dec-18	\$250,575	Condo	885



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