

ALL UPPER EAST SIDE

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

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

3% YoY

NO. OF TRANSACTIONS

564

-10% YoY

MEDIAN PRICE/SQ.FT.

\$1,193

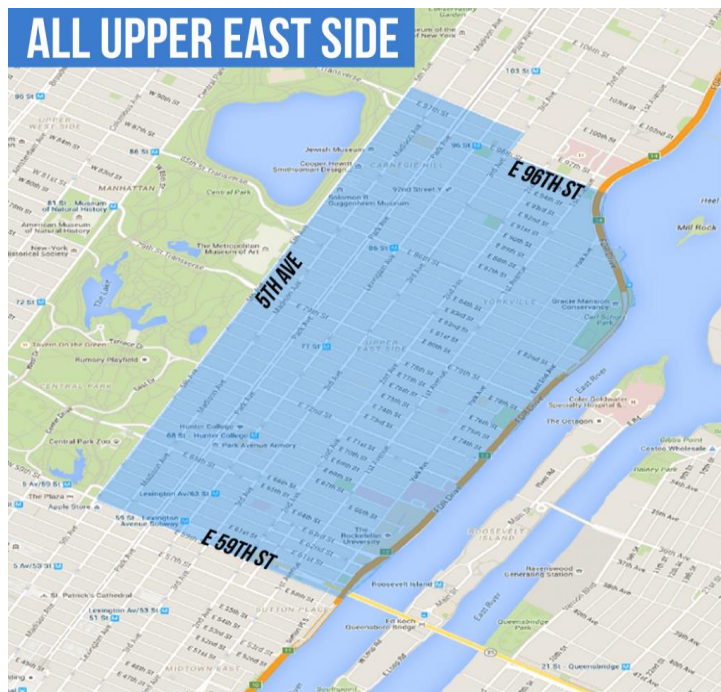
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

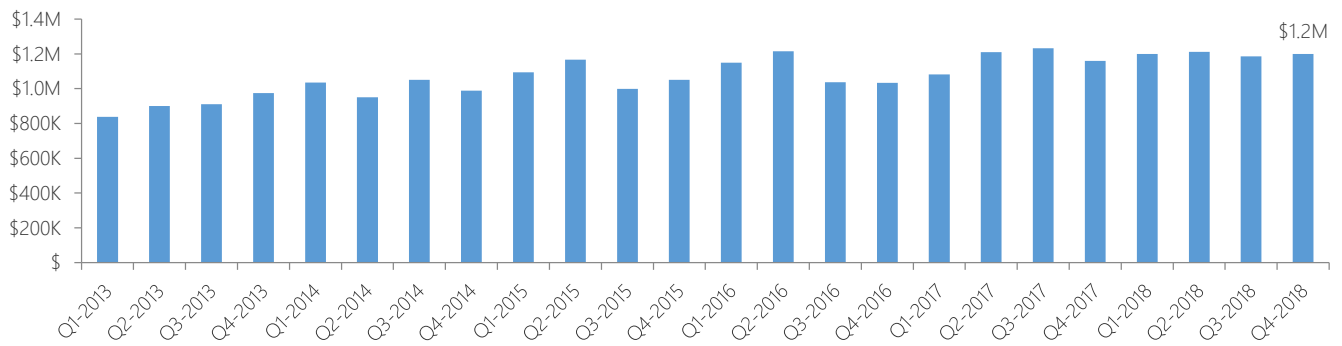
-7% YoY

NEIGHBORHOOD BOUNDARIES

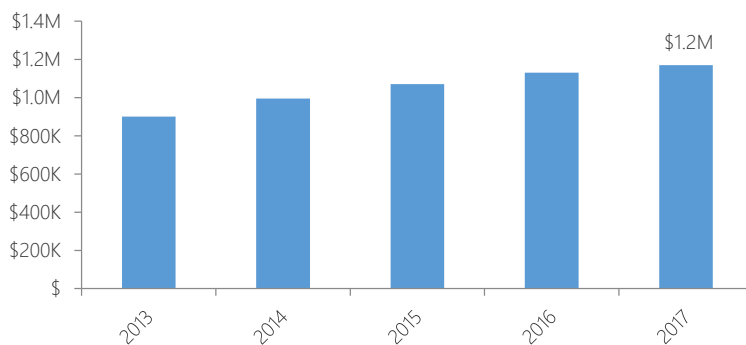


RESIDENTIAL STATS

Median Sale Price by Quarter

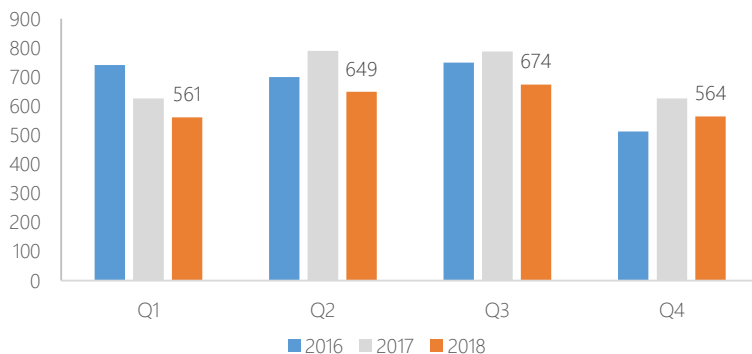


Median Sale Price by Year



Number of Transactions

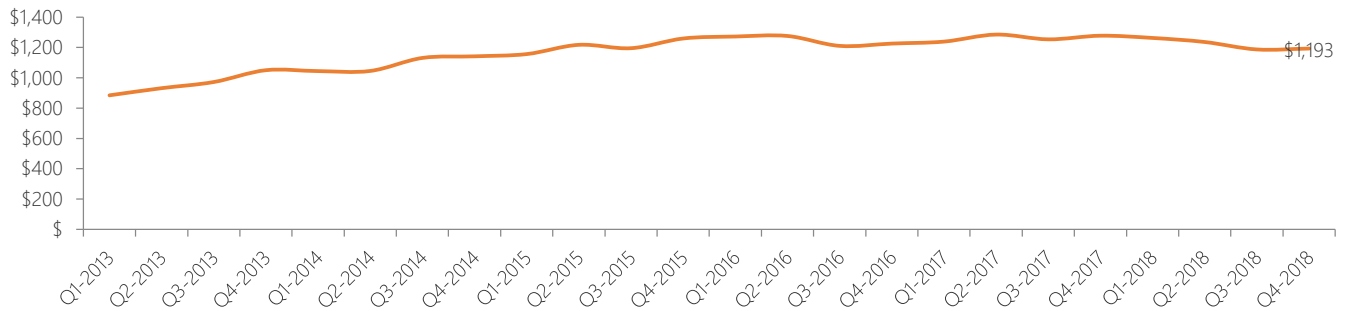
Quarter	2013	2014	2015	2016	2017	2018
Q1	608	731	642	741	626	561
Q2	944	813	786	699	789	649
Q3	1001	869	862	749	787	674
Q4	883	702	762	512	626	564



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Median Sale Price per Square Foot

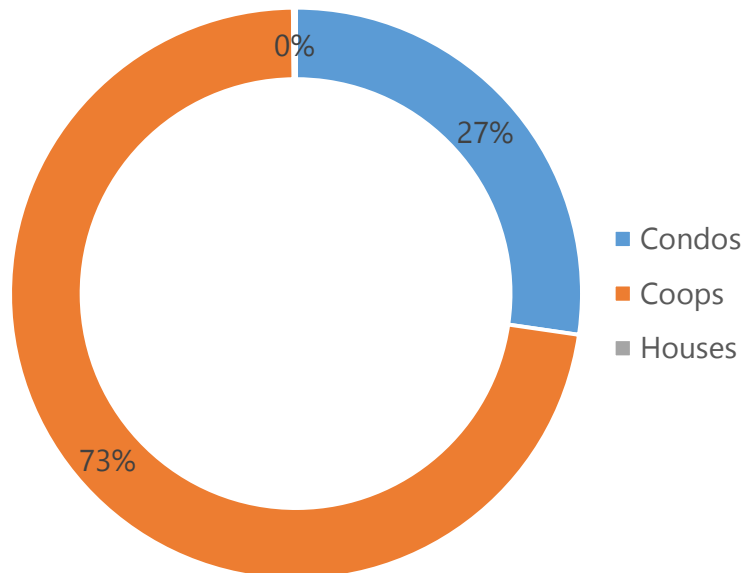


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,837,500	10%	\$1,445	-5%	154
Coops	\$962,000	13%	\$982	3%	409
Houses	\$5,800,000	-38%	\$2,266	29%	1

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH60	1-01375-1441	19-Nov-18	\$73,800,000	Condo	
520 Park Ave #DPH56	1-01375-1438	20-Dec-18	\$67,921,053	Condo	
520 Park Ave #DPH52	1-01375-1436	15-Nov-18	\$62,000,000	Condo	
520 Park Ave #36	1-01375-1431	2-Oct-18	\$31,500,000	Condo	
520 Park Ave #PH49	1-01375-1433	27-Nov-18	\$30,000,000	Condo	
520 Park Ave #34	1-01375-1429	20-Nov-18	\$30,000,000	Condo	
520 Park Ave #30	1-01375-1425	8-Nov-18	\$25,866,550	Condo	
520 Park Ave #24	1-01375-1419	14-Nov-18	\$23,000,000	Condo	
520 Park Ave #25	1-01375-1420	3-Dec-18	\$21,029,863	Condo	
520 Park Ave #23	1-01375-1418	13-Nov-18	\$20,011,613	Condo	
520 Park Ave #14	1-01375-1409	6-Dec-18	\$17,000,000	Condo	
520 Park Ave #17	1-01375-1412	12-Nov-18	\$16,702,300	Condo	
520 Park Ave #15	1-01375-1410	19-Oct-18	\$15,089,419	Condo	
933 Madison Ave #4A	1-01389-1104	2-Nov-18	\$15,000,000	Condo	3,851
2 E 61st St #1618	1-01375-0067	13-Nov-18	\$14,000,000	Coop	
781 Fifth Ave #35T	1-01374-0001	28-Dec-18	\$13,600,000	Coop	
775 Park Ave #PHA	1-01407-0001	30-Nov-18	\$11,750,000	Coop	
620 Park Ave #10TH	1-01380-0035	18-Oct-18	\$11,675,625	Coop	
781 Fifth Ave #319	1-01374-0001	6-Nov-18	\$11,100,000	Coop	
21 E 61st St #S18	1-01376-0015	9-Oct-18	\$10,425,039	Coop	
956 Fifth Ave #12FL	1-01391-0071	19-Dec-18	\$10,000,000	Coop	
1175 Park Ave #12A	1-01521-0069	28-Nov-18	\$9,155,000	Coop	4,400
12 E 88th St #10B	1-01499-1135	11-Dec-18	\$8,750,000	Condo	
1155 Park Ave #10SW	1-01520-0004	28-Dec-18	\$8,550,000	Coop	
880 Fifth Ave #9BC	1-01384-0001	11-Oct-18	\$8,350,000	Coop	3,000
925 Park Ave #12	1-01509-0001	10-Oct-18	\$8,300,000	Coop	
635 Park Ave #6	1-01400-0069	14-Nov-18	\$8,300,000	Coop	
12 E 88th St #4A	1-01499-1113	23-Oct-18	\$8,100,000	Condo	
12 E 88th St #5B	1-01499-1118	15-Nov-18	\$8,100,000	Condo	
983 Park Ave #14C	1-01512-0001	24-Oct-18	\$7,900,000	Coop	
10 Gracie Sq #7A	1-01590-0030	29-Oct-18	\$7,865,981	Coop	
983 Park Ave #6A	1-01512-0001	1-Nov-18	\$7,600,000	Coop	3,300
200 E 62nd St #PHA	1-01416-1118	5-Oct-18	\$7,295,000	Condo	2,798
1185 Park Ave #12G	1-01522-0001	15-Oct-18	\$6,750,000	Coop	
983 Park Ave #7B	1-01512-0001	11-Oct-18	\$6,300,000	Coop	
930 Fifth Ave #4A	1-01389-0001	28-Nov-18	\$6,000,000	Coop	2,000
170 E End Ave #8E	1-01584-1067	1-Oct-18	\$6,000,000	Condo	5,002
33 E 70th St #4D	1-01385-1102	13-Nov-18	\$6,000,000	Coop	3,200
170 E End Ave #8F	1-01584-1067	1-Oct-18	\$6,000,000	Condo	5,002
134 E 92nd St	1-01520-0059	4-Oct-18	\$5,800,000	House	2,560
68 E 86th St #12A	1-01497-0044	7-Nov-18	\$5,800,000	Coop	
188 E 76th St #10B	1-01410-1234	20-Dec-18	\$5,700,000	Condo	1,407
1120 Park Ave #10C	1-01502-0033	17-Dec-18	\$5,500,000	Coop	
200 E 66th St #A1202	1-01420-1039	15-Nov-18	\$5,450,000	Condo	2,575
200 E 66th St #B0604	1-01420-1188	29-Nov-18	\$5,406,563	Condo	2,999
320 E 82nd St #5	1-01544-1305	24-Oct-18	\$5,400,000	Condo	
610 Park Ave #5E	1-01379-1143	13-Dec-18	\$5,200,000	Condo	2,112
1100 Park Ave #12B	1-01501-0033	13-Dec-18	\$5,200,000	Coop	2,870
200 E 95th St #28C	1-01540-1404	22-Oct-18	\$5,125,798	Condo	
200 E 95th St #27C	1-01540-1401	15-Nov-18	\$5,121,500	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
923 Fifth Ave #9C	1-01388-1051	26-Oct-18	\$5,049,000	Condo	1,386
1125 Park Ave #6C	1-01519-0001	24-Oct-18	\$5,015,000	Coop	
781 Fifth Ave #2301	1-01374-0001	6-Nov-18	\$5,000,000	Coop	
1185 Park Ave #9L	1-01522-0001	5-Nov-18	\$4,995,000	Coop	3,000
1136 Fifth Ave #10A	1-01506-0069	4-Oct-18	\$4,775,000	Coop	
12 E 88th St #3A	1-01499-1109	30-Oct-18	\$4,700,000	Condo	
133 E 64th St #9B	1-01399-0013	15-Oct-18	\$4,640,000	Coop	
150 E 69th St #15KL	1-01403-0033	30-Oct-18	\$4,550,000	Coop	
555 Park Ave #10E	1-01396-0071	15-Nov-18	\$4,550,000	Coop	2,600
181 E 65th St #6A	1-01400-1014	5-Nov-18	\$4,525,000	Condo	2,253
1001 Fifth Ave #19C	1-01493-0072	11-Dec-18	\$4,500,000	Coop	
200 E 79th St #4C	1-01433-1114	23-Oct-18	\$4,500,000	Condo	2,215
1095 Park Ave #9B	1-01517-0069	17-Oct-18	\$4,400,000	Coop	3,000
1136 Fifth Ave #2A	1-01506-0069	6-Dec-18	\$4,350,000	Coop	
17 E 96th St #9AB	1-01602-0013	1-Nov-18	\$4,335,000	Coop	
875 Fifth Ave #18D	1-01383-0069	1-Nov-18	\$4,200,000	Coop	1,650
910 Fifth Ave #15B	1-01387-0001	5-Dec-18	\$4,141,000	Coop	
200 E 95th St #11C	1-01540-1356	31-Oct-18	\$4,104,545	Condo	
510 Park Ave #3B	1-01374-0037	9-Nov-18	\$4,000,000	Coop	
55 E 87th St #9FGH	1-01499-0025	17-Dec-18	\$3,995,000	Coop	
1190-1200 Madison Ave #6E	1-01499-0014	28-Dec-18	\$3,900,000	Coop	
555 Park Ave #2E	1-01396-0071	17-Oct-18	\$3,900,000	Coop	
1100 Park Ave #5D	1-01501-0033	29-Oct-18	\$3,900,000	Coop	
225 E 73rd St #3BC	1-01428-0013	27-Nov-18	\$3,700,000	Coop	
188 E 76th St #11A	1-01410-1236	13-Dec-18	\$3,700,000	Condo	2,006
400 E 67th St #12C	1-01461-1067	19-Oct-18	\$3,650,000	Condo	2,136
1075 Park Ave #8C	1-01516-0069	28-Nov-18	\$3,600,000	Coop	
164 E 72nd St #3A	1-01406-0046	15-Oct-18	\$3,600,000	Coop	2,200
120 E 87th St #R28	1-01515-1370	2-Nov-18	\$3,585,000	Condo	1,831
150 E 69th St #26K	1-01403-0033	13-Dec-18	\$3,564,000	Coop	
530 Park Ave #7G	1-01375-1245	29-Nov-18	\$3,500,000	Condo	1,472
200 E 62nd St #7D	1-01416-1025	18-Oct-18	\$3,500,000	Condo	1,980
200 E 66th St #E1607	1-01420-1581	4-Oct-18	\$3,490,000	Condo	1,705
1010 Fifth Ave #12D	1-01494-0001	20-Dec-18	\$3,375,000	Coop	
35 E 75th St #8A	1-01390-0023	1-Nov-18	\$3,370,000	Coop	
1120 Park Ave #18B	1-01502-0033	3-Oct-18	\$3,366,000	Coop	2,300
400 E 67th St #29B	1-01461-1126	13-Dec-18	\$3,350,000	Condo	1,964
1185 Park Ave #8K	1-01522-0001	19-Dec-18	\$3,350,000	Coop	
150 E 69th St #19K	1-01403-0033	15-Nov-18	\$3,320,000	Coop	
655 Park Ave #4C	1-01402-0001	5-Nov-18	\$3,300,000	Coop	2,300
47 E 88th St #6D	1-01500-0020	23-Oct-18	\$3,300,000	Coop	
201 E 80th St #12G	1-01526-1072	20-Dec-18	\$3,300,000	Condo	2,139
455 E 86th St #33A	1-01566-1031	11-Dec-18	\$3,300,000	Condo	2,941
1010 Fifth Ave #14D	1-01494-0001	4-Oct-18	\$3,250,000	Coop	
1185 Park Ave #16E	1-01522-0001	24-Oct-18	\$3,250,000	Coop	2,200
180 E 79th St #9D	1-01413-0040	29-Oct-18	\$3,250,000	Coop	
333 E 91st St #11CD	1-01554-0023	9-Oct-18	\$3,250,000	Coop	2,968
450 E 83rd St #15B	1-01562-1077	26-Oct-18	\$3,210,000	Condo	1,866
1239 Madison Ave #24F	1-01501-1005	1-Oct-18	\$3,200,000	Coop	1,650
181 E 90th St #26A	1-01519-1079	18-Dec-18	\$3,200,000	Condo	1,948



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