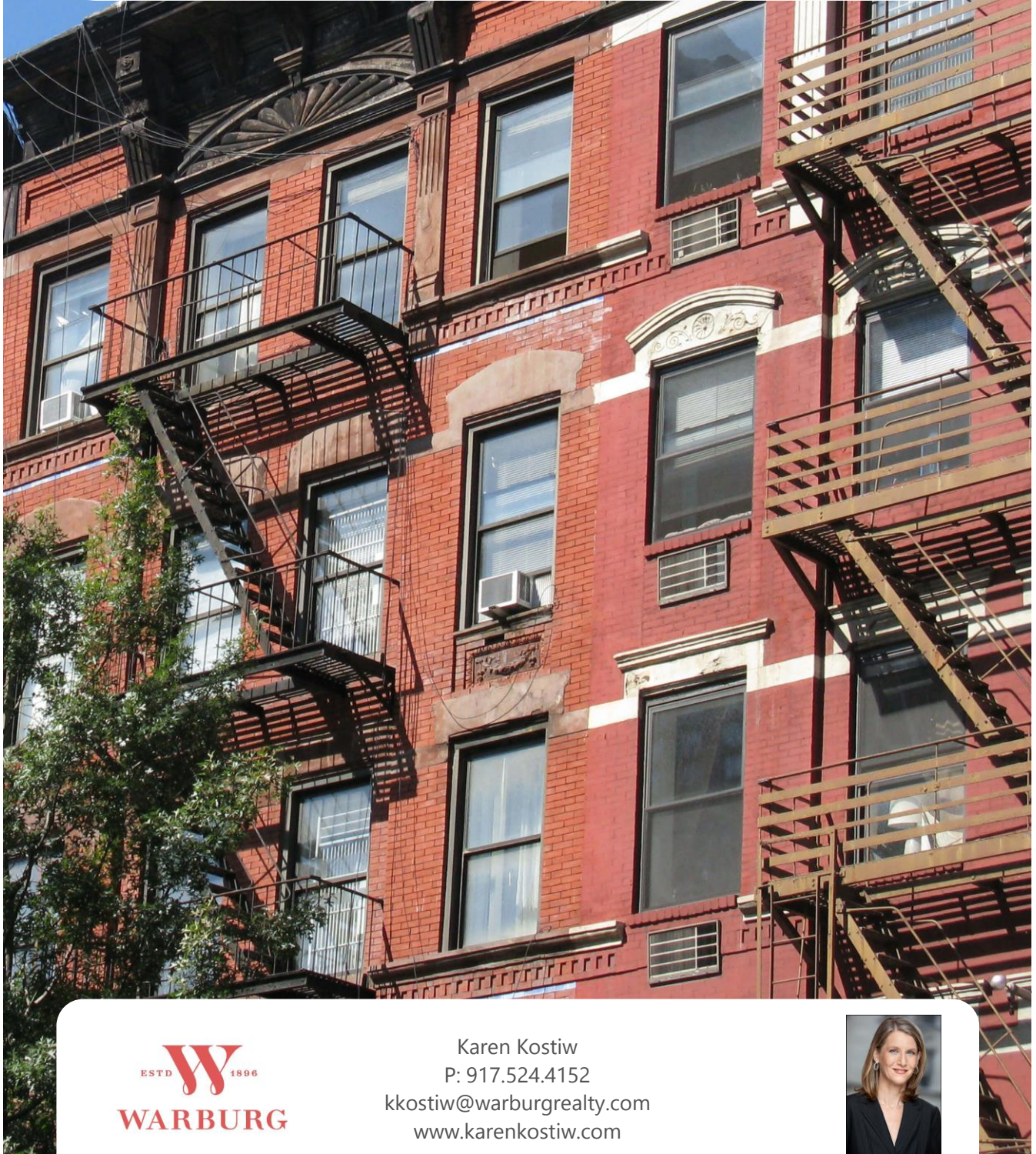


YORKVILLE

A quarterly analysis of residential sales
in Yorkville, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Yorkville, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$871K

1% YoY

NO. OF TRANSACTIONS

162

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,092

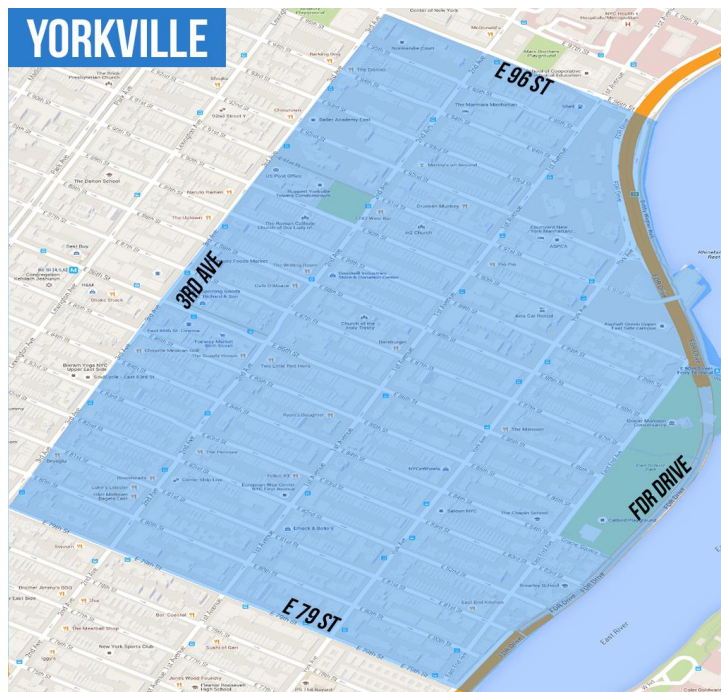
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

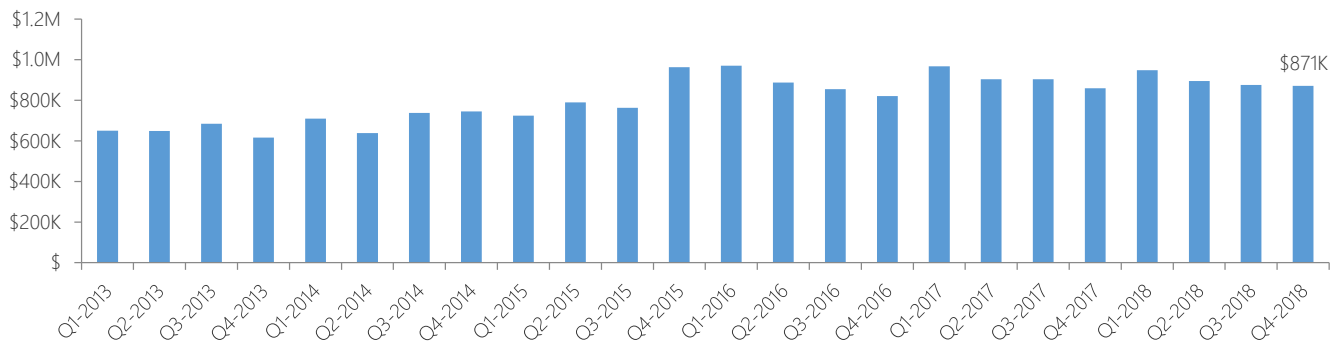


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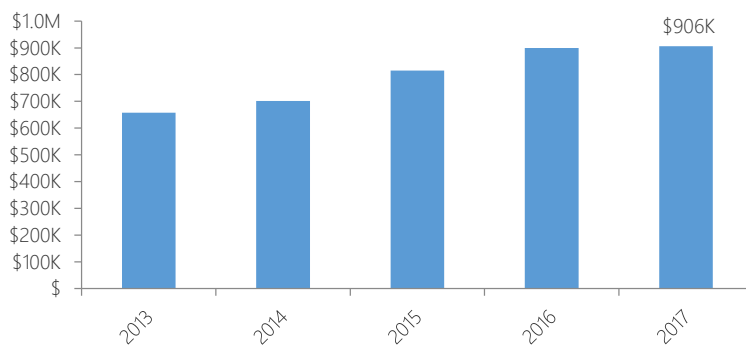


RESIDENTIAL STATS

Median Sale Price by Quarter

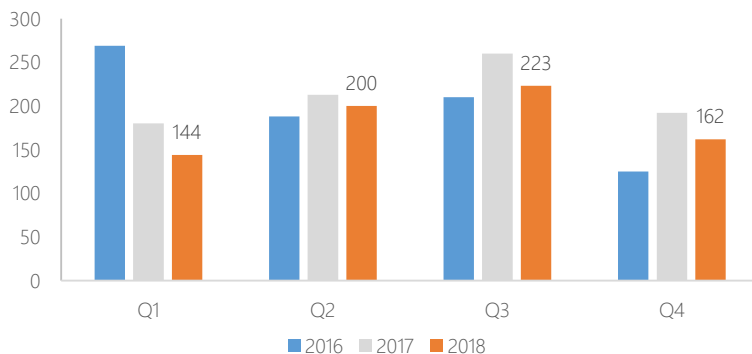


Median Sale Price by Year



Number of Transactions

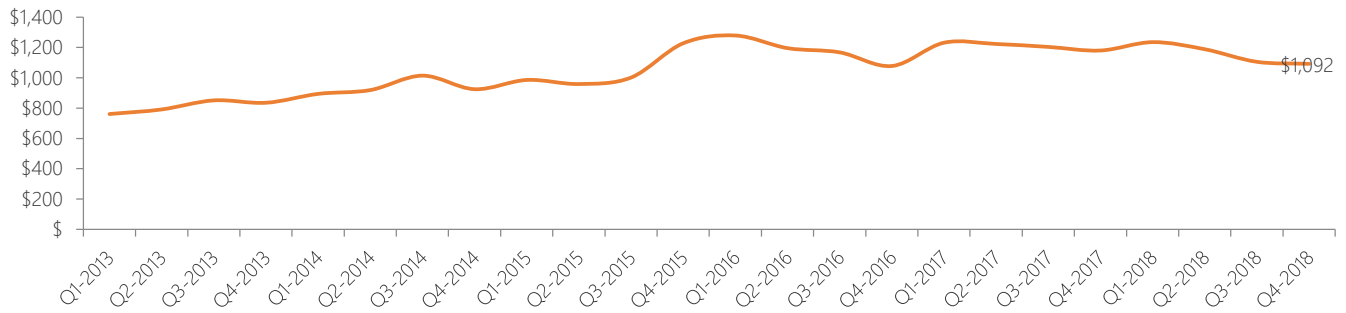
Quarter	2013	2014	2015	2016	2017	2018
Q1	164	177	162	269	180	144
Q2	252	216	195	188	213	200
Q3	276	250	221	210	260	223
Q4	227	192	254	125	192	162



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Median Sale Price per Square Foot

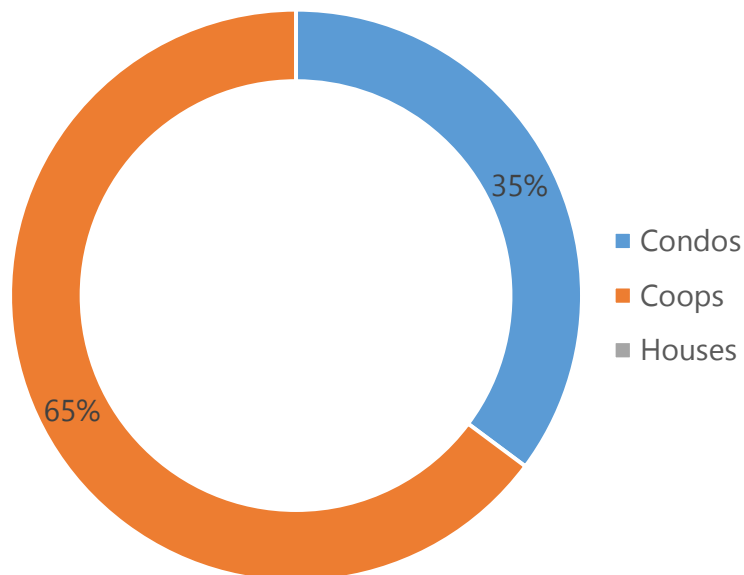


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,301,500	-6%	\$1,250	-7%	57
Coops	\$693,209	1%	\$896	-6%	105
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Gracie Sq #7A	1-01590-0030	29-Oct-18	\$7,865,981	Coop	
170 E End Ave #8E	1-01584-1067	1-Oct-18	\$6,000,000	Condo	5,002
170 E End Ave #8F	1-01584-1067	1-Oct-18	\$6,000,000	Condo	5,002
320 E 82nd St #5	1-01544-1305	24-Oct-18	\$5,400,000	Condo	
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	
200 E 95th St #11C	1-01540-1356	31-Oct-18	\$4,104,545	Condo	
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
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
333 E 79th St #18E	1-01542-0019	24-Oct-18	\$3,150,000	Coop	2,000
25 E End Ave #15G	1-01589-0019	13-Nov-18	\$3,100,000	Coop	
170 E End Ave #4H	1-01584-1038	16-Nov-18	\$3,020,000	Condo	1,749
305 E 85th St #4C	1-01548-1309	2-Nov-18	\$3,000,000	Condo	1,923
389 E 89th St #30A	1-01552-1444	19-Dec-18	\$2,958,730	Condo	
200 E 90th St #16ABC	1-01535-0003	10-Oct-18	\$2,900,000	Coop	
245 E 93rd St #6K	1-01539-1272	4-Oct-18	\$2,650,000	Condo	1,001
360 E 89th St #10C	1-01551-1128	5-Dec-18	\$2,600,000	Condo	
200 E 95th St #5C	1-01540-1327	4-Oct-18	\$2,546,347	Condo	
200 E 94th St #501	1-01539-1378	16-Nov-18	\$2,510,000	Condo	1,554
535 E 86th St #7A	1-01583-0015	28-Nov-18	\$2,475,000	Coop	
2 E End Ave #1B	1-01576-0023	17-Dec-18	\$2,275,000	Coop	
200 E End Ave #16IJ	1-01586-0021	28-Dec-18	\$2,200,000	Coop	
529 E 87th St #1W	1-01584-1102	10-Oct-18	\$2,100,000	Condo	2,068
300 E 93rd St #22F	1-01555-1316	20-Dec-18	\$2,050,000	Condo	639
250 E 87th St #28G	1-01532-0022	17-Dec-18	\$2,025,000	Coop	
250 E 87th St #24F	1-01532-0022	15-Oct-18	\$1,880,000	Coop	
360 E 89th St #2A	1-01551-1102	13-Nov-18	\$1,784,688	Condo	
222 E 80th St #7AB	1-01525-0036	13-Nov-18	\$1,750,000	Coop	
235 E 87th St #5AB	1-01533-0122	21-Nov-18	\$1,725,000	Coop	1,600
222 E 80th St #2GH	1-01525-0036	12-Oct-18	\$1,725,000	Coop	
245 E 93rd St #29H	1-01539-1238	14-Dec-18	\$1,625,000	Condo	1,357
200 E 89th St #11B	1-01534-1048	1-Oct-18	\$1,600,000	Condo	661
389 E 89th St #8G	1-01552-1345	1-Nov-18	\$1,590,000	Condo	
345 E 93rd St #13EF	1-01556-0023	19-Dec-18	\$1,535,888	Coop	
75 E End Ave #12J	1-01590-0008	31-Oct-18	\$1,500,000	Coop	1,450
180 E End Ave #16E	1-01585-0023	27-Dec-18	\$1,500,000	Coop	
239 E 79th St #3P	1-01525-0021	5-Nov-18	\$1,490,000	Coop	1,200
501 E 79th St #7C	1-01576-0001	12-Dec-18	\$1,442,500	Coop	
239 E 79th St #8P	1-01525-0021	6-Dec-18	\$1,425,000	Coop	1,350
245 E 87th St #12A	1-01533-0022	11-Oct-18	\$1,420,000	Coop	1,300
245 E 93rd St #26C	1-01539-1090	7-Dec-18	\$1,399,999	Condo	1,056
389 E 89th St #5E	1-01552-1319	27-Dec-18	\$1,390,000	Condo	
1760 Second Ave #23B	1-01554-1106	19-Nov-18	\$1,375,000	Condo	912
1619 Third Ave #13F	1-01536-1496	10-Dec-18	\$1,360,000	Condo	1,157
75 E End Ave #16D	1-01590-0008	29-Oct-18	\$1,360,000	Coop	
515 E 79th St #10A	1-01576-0014	4-Dec-18	\$1,350,000	Coop	
333 E 79th St #17O	1-01542-0019	11-Oct-18	\$1,340,000	Coop	1,100
530 E 84th St #5LMN	1-01580-0033	26-Oct-18	\$1,325,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
400 E 90th St #23A	1-01569-1425	30-Oct-18	\$1,303,000	Condo	1,032
1441 Third Ave #9B	1-01527-1022	5-Oct-18	\$1,300,000	Condo	897
205 E 85th St #11B	1-01531-1083	20-Dec-18	\$1,300,000	Condo	640
1760 Second Ave #29B	1-01554-1128	14-Dec-18	\$1,290,000	Condo	987
401 E 84th St #17B	1-01564-1155	12-Oct-18	\$1,275,000	Condo	1,133
420 E 86th St #4A	1-01565-1026	31-Dec-18	\$1,260,000	Condo	1,186
222 E 80th St #8C	1-01525-0036	9-Oct-18	\$1,240,000	Coop	
360 E 88th St #16A	1-01550-1068	14-Nov-18	\$1,230,000	Condo	984
1760 Second Ave #28B	1-01554-1125	13-Nov-18	\$1,225,000	Condo	987
1623 Third Ave #6F	1-01537-1686	16-Nov-18	\$1,200,000	Condo	1,157
200 E 90th St #7G	1-01535-0003	28-Nov-18	\$1,200,000	Coop	
333 E 79th St #2E	1-01542-0019	16-Oct-18	\$1,190,000	Coop	1,000
446 E 86th St #8F	1-01565-0028	16-Oct-18	\$1,185,000	Coop	1,300
389 E 89th St #3B	1-01552-1303	19-Oct-18	\$1,180,000	Condo	
515 E 79th St #15F	1-01576-0014	16-Oct-18	\$1,175,000	Coop	1,000
200 E End Ave #6B	1-01586-0021	18-Oct-18	\$1,145,531	Coop	
444 E 86th St #27A	1-01565-0029	3-Oct-18	\$1,145,000	Coop	
444 E 86th St #16B	1-01565-0029	10-Oct-18	\$1,100,000	Coop	
80 E End Ave #8F	1-01580-0023	2-Oct-18	\$1,100,000	Coop	
239 E 79th St #7B	1-01525-0021	31-Oct-18	\$1,100,000	Coop	
75 E End Ave #2D	1-01590-0008	8-Nov-18	\$1,100,000	Coop	
245 E 93rd St #22F	1-01539-1176	12-Oct-18	\$1,055,000	Condo	787
519 E 86th St #3D	1-01583-0009	13-Dec-18	\$985,000	Coop	
52 E End Ave #22B	1-01578-1046	26-Nov-18	\$955,000	Condo	936
444 E 86th St #4A	1-01565-0029	18-Dec-18	\$925,000	Coop	
205 E 85th St #8A	1-01531-1055	25-Oct-18	\$880,000	Condo	547
52 E End Ave #11B	1-01578-1021	21-Nov-18	\$879,000	Condo	936
301 E 79th St #27N	1-01542-1385	16-Nov-18	\$862,500	Condo	565
235 E 87th St #5L	1-01533-0122	2-Nov-18	\$860,000	Coop	
200 E 89th St #27C	1-01534-1102	29-Nov-18	\$850,000	Condo	773
235 E 87th St #12L	1-01533-0122	8-Nov-18	\$836,000	Coop	950
301 E 79th St #34G	1-01542-1488	14-Dec-18	\$827,500	Condo	622
1641 Third Ave #29C	1-01537-2378	5-Dec-18	\$808,000	Condo	793
301 E 79th St #24M	1-01542-1337	19-Dec-18	\$805,000	Condo	556
301 E 79th St #18F	1-01542-1236	15-Nov-18	\$805,000	Condo	619
345 E 81st St #17E	1-01544-0019	7-Nov-18	\$800,000	Coop	
300 E 85th St #306	1-01547-0049	11-Dec-18	\$799,500	Coop	
1623 Third Ave #24C	1-01537-1878	4-Dec-18	\$785,000	Condo	813
201 E 79th St #18B	1-01525-0001	18-Dec-18	\$782,375	Coop	
345 E 80th St #25H	1-01543-1237	19-Oct-18	\$777,026	Condo	627
505 E 79th St #2C	1-01576-0005	18-Dec-18	\$775,000	Coop	1,100
301 E 79th St #21M	1-01542-1289	20-Nov-18	\$760,000	Condo	556
332 E 84th St #3F	1-01546-0035	1-Nov-18	\$735,000	Coop	850
333 E 79th St #11H	1-01542-0019	12-Dec-18	\$720,000	Coop	714
333 E 79th St #20K	1-01542-0019	19-Dec-18	\$710,000	Coop	
305 E 86th St #3A	1-01549-0001	23-Oct-18	\$710,000	Coop	
229 E 79th St #15E	1-01525-0015	28-Nov-18	\$707,000	Coop	
229 E 79th St #4E	1-01525-0015	4-Dec-18	\$705,000	Coop	865
300 E 95th St #2B	1-01557-1004	25-Oct-18	\$700,000	Condo	700
233 E 86th St #7C	1-01532-0015	13-Dec-18	\$699,000	Coop	650



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