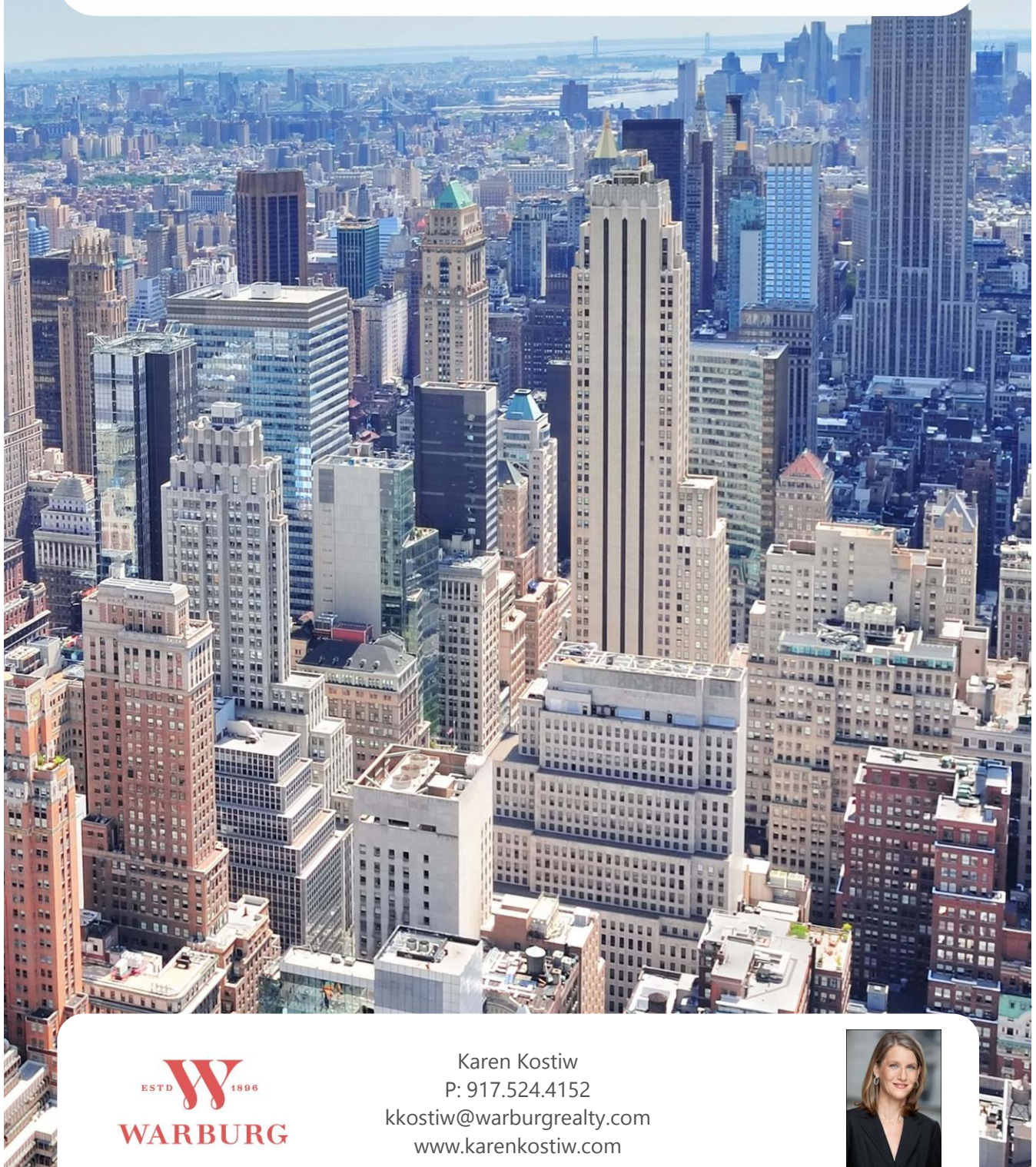


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

East Harlem, Manhattan

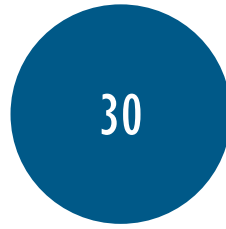
SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



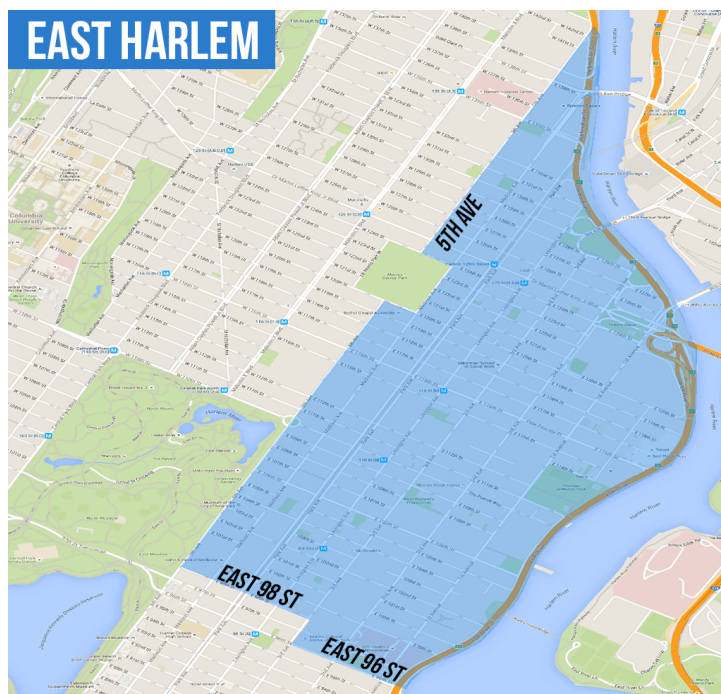
-12% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

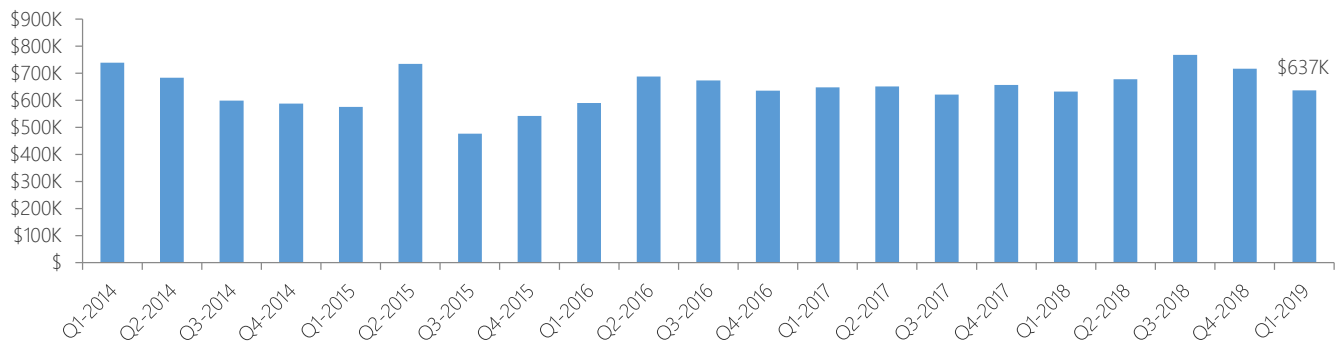


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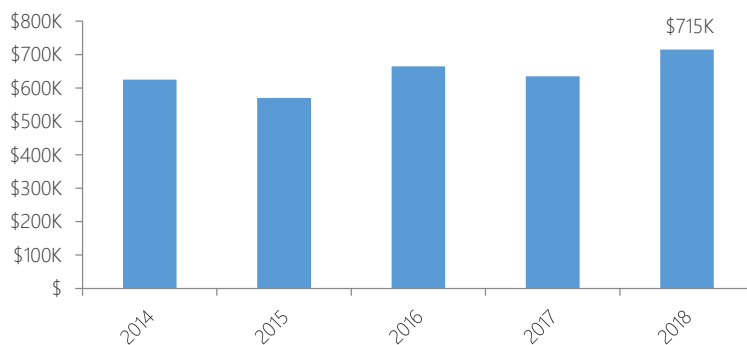


RESIDENTIAL STATS

Median Sale Price by Quarter

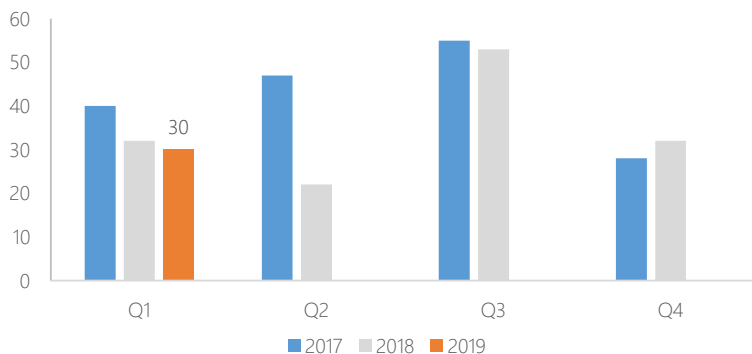


Median Sale Price by Year



Number of Transactions

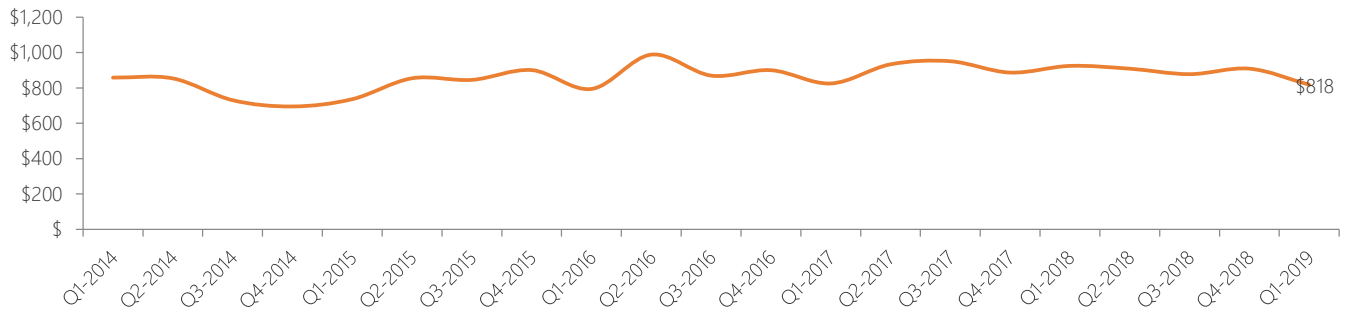
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	35	43	40	32	30
Q2	44	34	66	47	22	
Q3	47	44	82	55	53	
Q4	42	50	48	28	32	



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Median Sale Price per Square Foot

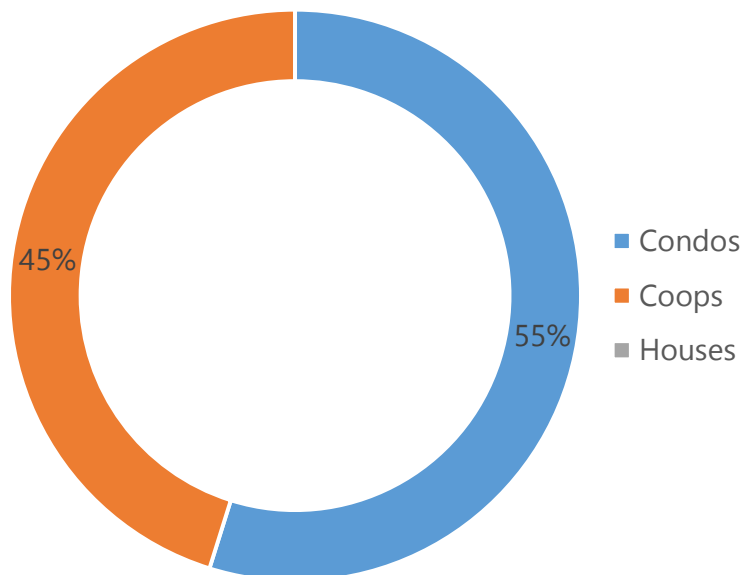


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$788,875	12%	\$836	-11%	17
Coops	\$510,000	-2%	\$751	28%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1481 Fifth Ave #2728A	1-01746-1157	30-Jan-19	\$2,700,000	Condo	2,386
1215 Fifth Ave #16C	1-01608-0001	16-Jan-19	\$1,800,000	Coop	
1481 Fifth Ave #14B	1-01746-1068	31-Jan-19	\$1,325,000	Condo	1,108
2077 Fifth Ave #5C	1-01753-1210	10-Jan-19	\$1,270,000	Condo	1,260
215 E 96th St #CONDP	1-01646-1103	5-Mar-19	\$1,200,000	Coop	679
1270 Fifth Ave #9L	1-01614-0001	11-Mar-19	\$945,000	Coop	1,000
319 E 105th St #1E	1-01677-1205	22-Jan-19	\$920,000	Condo	1,227
416 E 117th St #3A	1-01710-1105	22-Feb-19	\$910,000	Condo	1,227
161 E 110th St #6F	1-01638-1051	15-Mar-19	\$820,000	Condo	888
77 E 110th St #3A	1-01616-1005	22-Jan-19	\$810,000	Condo	1,033
1790 Third Ave #901	1-01627-1136	6-Mar-19	\$802,750	Condo	
333 E 109th St #PHE	1-01681-1235	14-Mar-19	\$775,000	Condo	807
1270 Fifth Ave #6M	1-01614-0001	26-Feb-19	\$670,000	Coop	
416 E 117th St #4C	1-01710-1110	18-Jan-19	\$658,630	Condo	771
69 E 130th St #4C	1-01755-1013	14-Jan-19	\$636,500	Condo	778
1790 Third Ave #504	1-01627-1121	29-Mar-19	\$606,000	Condo	
1919 Madison Ave #616	1-01748-0035	7-Jan-19	\$589,000	Coop	
1919 Madison Ave #306	1-01748-0035	19-Mar-19	\$559,000	Coop	
1790 Third Ave #605	1-01627-1127	28-Feb-19	\$527,000	Condo	
1790 Third Ave #205	1-01627-1107	26-Mar-19	\$511,925	Condo	
215 E 96th St #CONDP	1-01646-1103	8-Jan-19	\$510,000	Coop	679
1787 Madison Ave #506	1-01623-1002	31-Jan-19	\$430,000	Coop	610
152 E 118th St #3D	1-01645-0050	12-Mar-19	\$405,000	Coop	645
306 E 105th St #2B	1-01676-1304	29-Mar-19	\$325,000	Condo	655
15 E 131st St #5B	1-01756-0011	11-Feb-19	\$275,000	Coop	
2090 Madison Ave #4B	1-01756-0056	25-Feb-19	\$230,000	Coop	
129 E 102nd St #4C	1-01630-0016	8-Jan-19	\$215,000	Coop	
215 E 96th St #24D	1-01646-1103	31-Jan-19	\$207,241	Coop	
2279 Third Ave #5C	1-01788-1012	28-Jan-19	\$187,000	Condo	757



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