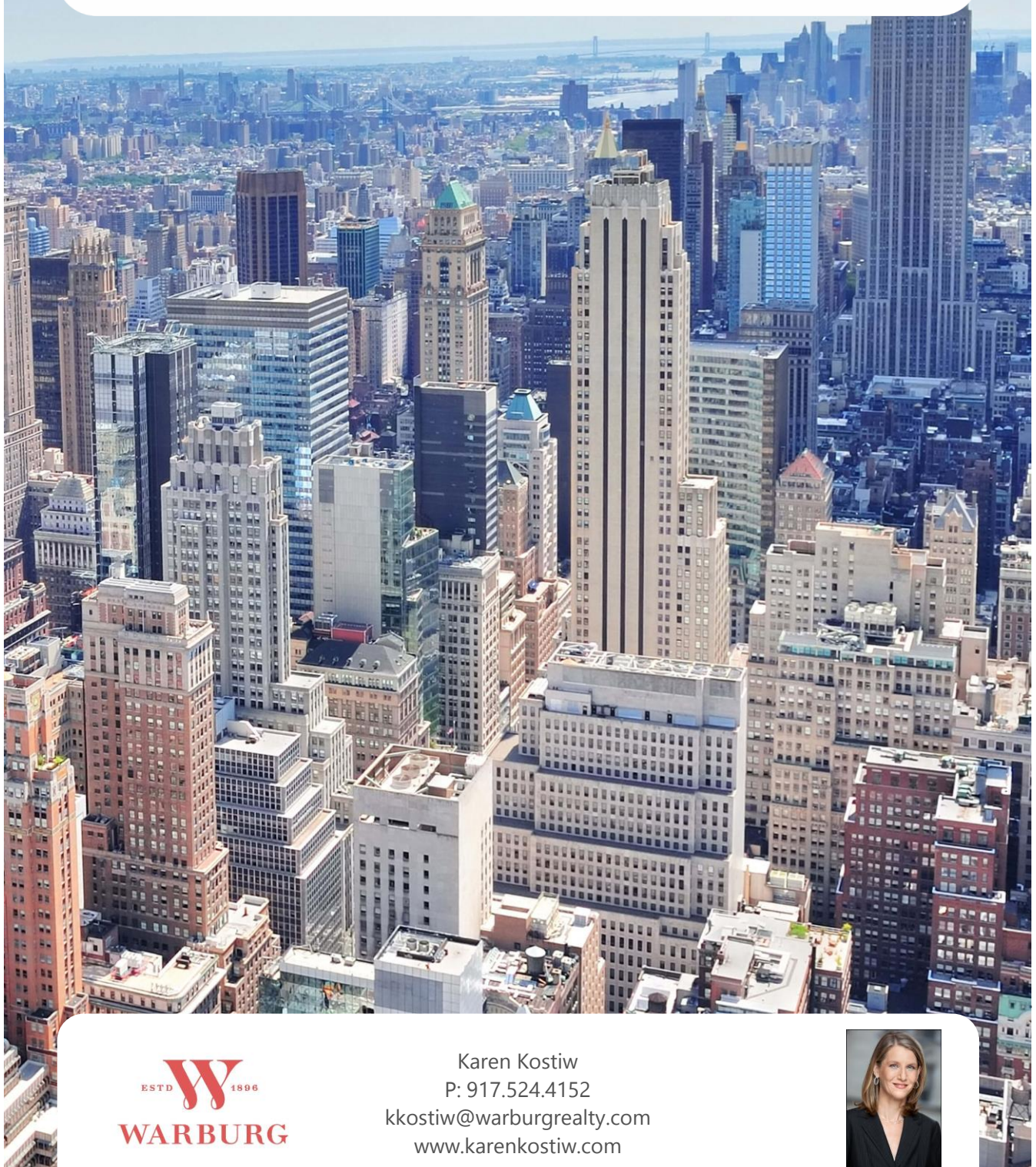


ALL UPPER EAST SIDE

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

2nd Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 2nd Quarter 2019

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.43M

19% YoY

NO. OF TRANSACTIONS

717

10% YoY

MEDIAN PRICE/SQ.FT.

\$1,293

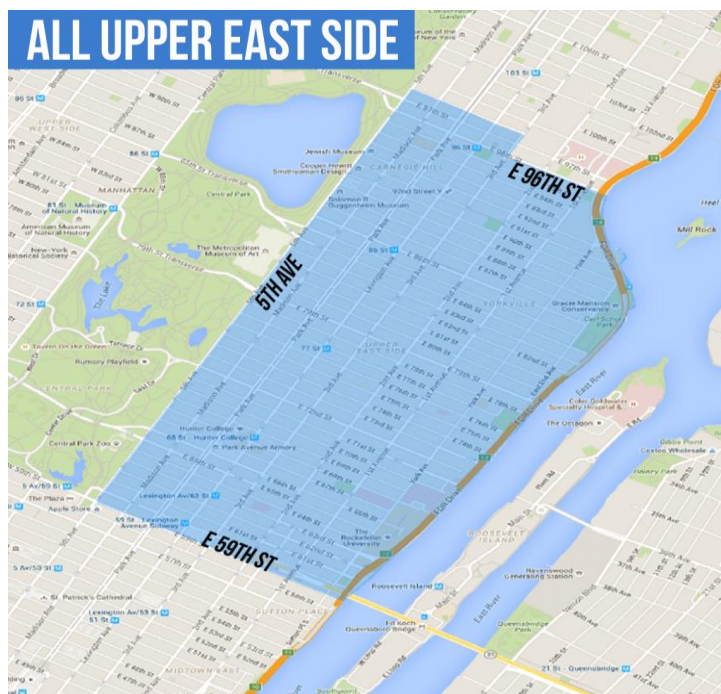
3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

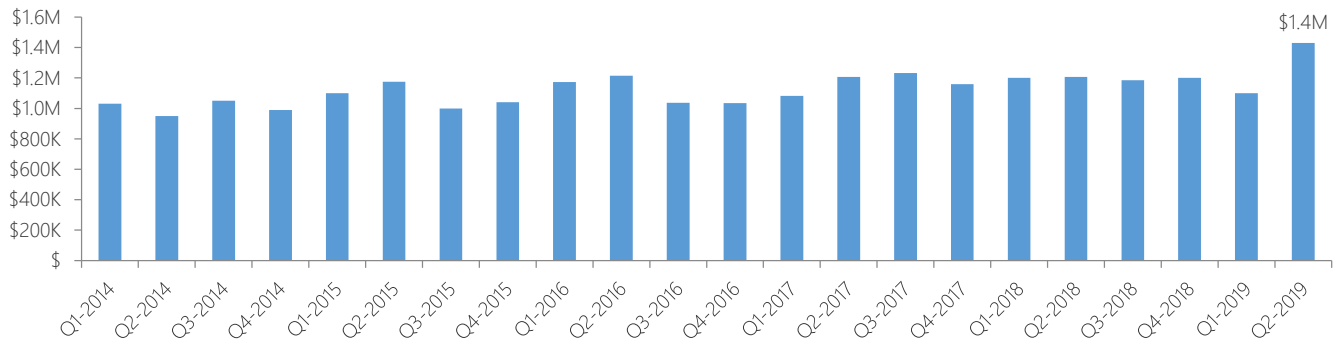


Karen Kostiw
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www.karenkostiw.com

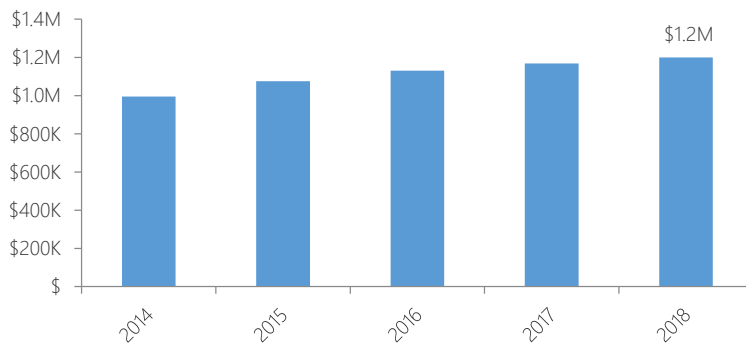


RESIDENTIAL STATS

Median Sale Price by Quarter

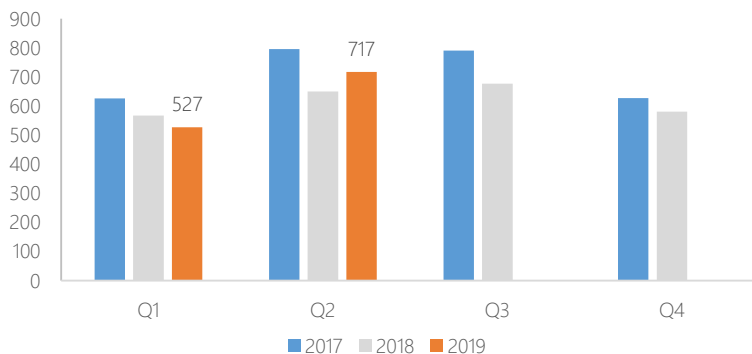


Median Sale Price by Year



Number of Transactions

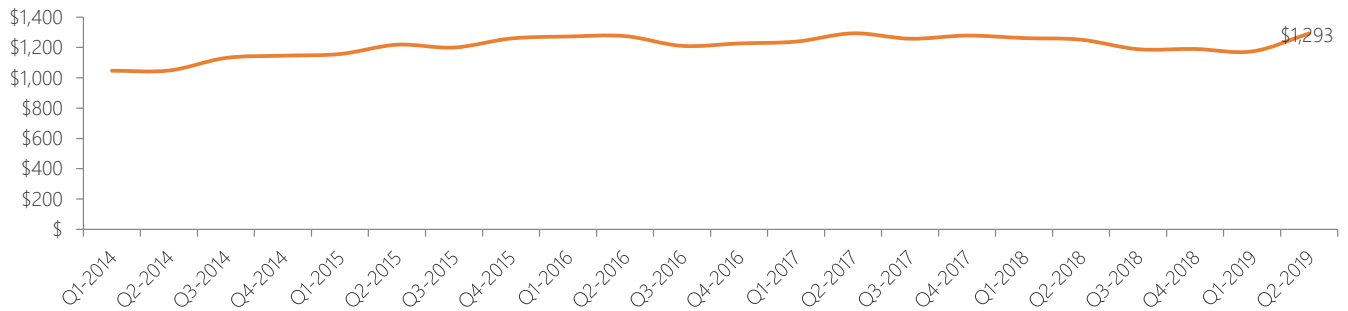
Quarter	2014	2015	2016	2017	2018	2019
Q1	732	645	744	626	567	527
Q2	817	789	701	796	650	717
Q3	871	865	751	790	677	
Q4	703	764	513	627	581	



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Median Sale Price per Square Foot

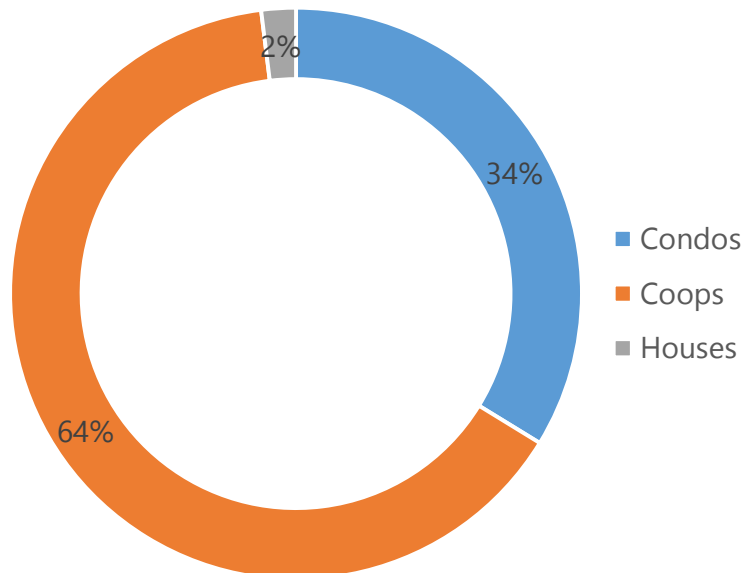


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,785,000	2%	\$1,460	2%	242
Coops	\$1,125,000	25%	\$992	0%	461
Houses	\$9,997,500	-37%	\$2,263	-26%	14

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
14-16 E 67th St	1-01381-0061	4-Jun-19	\$77,100,000	House	14,240
520 Park Ave #35	1-01375-1430	27-Jun-19	\$30,500,000	Condo	
740 Park Ave #17B	1-01386-0033	26-Jun-19	\$29,500,000	Coop	
520 Park Ave #33	1-01375-1428	18-Jun-19	\$28,086,500	Condo	
520 Park Ave #31	1-01375-1426	26-Jun-19	\$26,000,000	Condo	
134 E 74th St	1-01408-0059	20-Jun-19	\$25,250,000	House	9,050
1010 Park Ave #TRDPX	1-01496-1103	28-Jun-19	\$24,971,690	Condo	
515 Park Ave #28	1-01394-1088	27-Jun-19	\$22,500,000	Condo	3,228
515 Park Ave #27	1-01394-1088	27-Jun-19	\$22,500,000	Condo	3,228
51 E 80th St	1-01492-0125	15-Apr-19	\$21,500,000	House	8,876
1107 Fifth Ave #14S	1-01503-0069	16-May-19	\$21,000,000	Coop	
9 E 84th St	1-01496-0009	12-Jun-19	\$19,000,000	House	10,250
46 E 66th St	1-01380-0048	8-May-19	\$17,700,000	House	5,900
730 Park Ave #19PHC	1-01385-0037	19-Jun-19	\$17,500,000	Coop	
1110 Park Ave #PH	1-01501-1109	28-Jun-19	\$17,250,000	Condo	7,000
770 Park Ave #15D	1-01387-0037	30-Apr-19	\$16,800,000	Coop	
60 E 83rd St	1-01494-0044	20-Jun-19	\$16,750,000	House	6,400
4 E 72nd St #13FL	1-01386-0064	10-Apr-19	\$16,750,000	Coop	
895 Park Ave #1011A	1-01413-0071	25-Apr-19	\$15,400,000	Coop	
720 Park Ave #4A	1-01385-0032	21-Jun-19	\$14,000,000	Coop	
127 E 79th St #MW	1-01508-1002	5-Apr-19	\$13,550,000	Condo	4,803
19 E 72nd St #16A	1-01387-0014	20-Jun-19	\$13,500,000	Coop	
1010 Park Ave #UNT8	1-01496-1107	28-Jun-19	\$12,732,325	Condo	
40-44 E 61st St #PHA	1-01375-1059	26-Jun-19	\$12,600,000	Condo	1,715
200 E 65th St #31E	1-01419-1389	26-Jun-19	\$12,150,000	Condo	1,366
960 Park Ave #2E	1-01494-0032	13-May-19	\$12,000,000	Coop	
15 E 69th St #16B	1-01384-1148	26-Jun-19	\$11,750,000	Condo	4,167
941 Park Ave #1415C	1-01510-0001	11-Jun-19	\$11,176,470	Coop	
21 E 61st St #6E	1-01376-0015	10-May-19	\$10,694,875	Coop	4,060
995 Fifth Ave #7S	1-01492-0069	27-Jun-19	\$10,600,000	Coop	4,357
941 Park Ave #1415	1-01510-0001	22-May-19	\$10,250,000	Coop	
1220 Park Ave #15B	1-01507-0033	10-Jun-19	\$10,250,000	Coop	4,270
47 E 88th St #10AB	1-01500-0020	1-May-19	\$10,200,000	Coop	
127 E 79th St #10W	1-01508-1019	5-Apr-19	\$10,100,000	Condo	3,287
117 E 72nd St #9THF	1-01407-0008	3-Apr-19	\$10,000,000	Coop	
215 E 61st St	1-01416-0008	25-Jun-19	\$9,999,999	House	5,045
160 E 61st St	1-01395-0045	27-Jun-19	\$9,995,000	House	4,750
721-731 Madison Ave #9E	1-01378-0048	11-Jun-19	\$9,950,000	Coop	
140 E 65th St	1-01399-0146	19-Jun-19	\$9,750,000	House	6,200
550 Park Ave #11E	1-01376-0037	26-Jun-19	\$9,550,000	Coop	
120 E 87th St #P8	1-01515-1260	21-Jun-19	\$9,500,000	Condo	4,435
205 E 85th St #PH1A	1-01531-1158	17-Jun-19	\$9,325,000	Condo	3,326
164 E 81st St	1-01509-0043	19-Jun-19	\$8,750,000	House	4,160
134 E 80th St	1-01508-0159	25-Jun-19	\$8,668,750	House	3,340
181 E 65th St #30A	1-01400-1089	15-Apr-19	\$8,400,000	Condo	2,865
150 E 72nd St #9N	1-01406-1220	27-Jun-19	\$8,300,000	Condo	3,545
160 E 71st St	1-01405-0145	16-Apr-19	\$8,200,000	House	4,314
4 E 62nd St #2	1-01376-1002	27-Jun-19	\$8,100,000	Condo	4,529
4 E 62nd St #3	1-01376-1002	27-Jun-19	\$8,100,000	Condo	4,529
555 Park Ave #10W	1-01396-0071	26-Jun-19	\$8,000,000	Coop	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
141 E 88th St #10C	1-01517-1169	17-Jun-19	\$7,995,000	Condo	3,847
40 E 66th St #11A	1-01380-1029	26-Jun-19	\$7,975,000	Condo	2,435
1115 Fifth Ave #11A	1-01504-0069	31-May-19	\$7,750,000	Coop	
620 Park Ave #14	1-01380-0035	8-May-19	\$7,500,000	Coop	
150 E 72nd St #4N	1-01406-1210	28-Jun-19	\$7,500,000	Condo	3,504
15 E 69th St #8A	1-01384-1107	14-Jun-19	\$7,500,000	Condo	3,023
408 E 79th St #PHBD	1-01473-1636	27-Jun-19	\$7,150,000	Condo	3,573
850 Park Ave #10B	1-01391-0040	4-Jun-19	\$7,000,000	Coop	3,100
4 E 72nd St #EM	1-01386-0064	28-Jun-19	\$7,000,000	Coop	
925 Park Ave #14	1-01509-0001	5-Jun-19	\$6,850,000	Coop	
120 E 87th St #RPH2B	1-01515-1345	23-May-19	\$6,800,000	Condo	2,595
502 Park Ave #19A	1-01374-1247	24-Jun-19	\$6,725,000	Condo	3,211
784 Park Ave #21C	1-01388-0037	26-Jun-19	\$6,700,000	Coop	
850 Park Ave #2B	1-01391-0040	27-Jun-19	\$6,699,000	Coop	
50 E 77th St #9A	1-01391-0054	27-Jun-19	\$6,550,000	Coop	3,000
1355 First Ave #24FL	1-01447-1124	5-Apr-19	\$6,500,000	Condo	3,453
181 E 65th St #20A	1-01400-1065	21-Jun-19	\$6,500,000	Condo	2,410
1355 First Ave #15FL	1-01447-1115	3-Apr-19	\$6,400,000	Condo	3,451
1001 Park Ave #PHSE	1-01513-0001	26-Jun-19	\$6,400,000	Coop	
1220 Park Ave #5B	1-01507-0033	27-Jun-19	\$6,395,000	Coop	
360 E 89th St #31A	1-01551-1180	24-Jun-19	\$6,250,000	Condo	
941 Park Ave #6C	1-01510-0001	16-May-19	\$6,200,000	Coop	4,500
206 E 73rd St #ME	1-01427-1003	25-Jun-19	\$6,050,000	Condo	3,323
1021 Park Ave #3C	1-01514-0001	2-Apr-19	\$6,050,000	Coop	4,000
923 Fifth Ave #14D	1-01388-1077	27-Jun-19	\$6,000,000	Condo	1,894
120 E End Ave #11A	1-01582-0023	24-Apr-19	\$6,000,000	Coop	
200 E 66th St #D1001	1-01420-1352	23-May-19	\$5,850,000	Condo	3,184
885 Park Ave #4C	1-01413-0001	8-Apr-19	\$5,700,000	Coop	
360 E 89th St #25A	1-01551-1168	25-Jun-19	\$5,650,000	Condo	
1120 Fifth Ave #8C	1-01505-0001	16-May-19	\$5,600,000	Coop	
133 E 80th St #4A	1-01509-0016	4-Jun-19	\$5,500,000	Coop	3,300
360 E 89th St #27A	1-01551-1172	26-Jun-19	\$5,500,000	Condo	
605 Park Ave #16ADE	1-01399-0074	26-Jun-19	\$5,450,000	Coop	
1355 First Ave #6FL	1-01447-1107	19-Jun-19	\$5,400,000	Condo	3,637
900 Fifth Ave #9A	1-01386-0001	2-May-19	\$5,350,000	Coop	
1185 Park Ave #14K	1-01522-0001	25-Jun-19	\$5,325,000	Coop	
1010 Fifth Ave #6C	1-01494-0001	26-Jun-19	\$5,304,000	Coop	2,700
911 Park Ave #11C	1-01508-0072	27-Jun-19	\$5,300,000	Coop	
125 E 72nd St #7D	1-01407-0016	5-Jun-19	\$5,250,000	Coop	
530 Park Ave #4A	1-01375-1218	27-Jun-19	\$5,250,000	Condo	1,843
117 E 72nd St #5E	1-01407-0008	6-Jun-19	\$5,200,000	Coop	
120 E 87th St #P26	1-01515-1254	28-Jun-19	\$5,200,000	Condo	1,272
30 E 72nd St #1A	1-01386-0049	20-Jun-19	\$5,150,000	Coop	
125 E 72nd St #12A	1-01407-0016	12-Jun-19	\$5,100,000	Coop	
1130 Park Ave #151	1-01502-0040	26-Jun-19	\$5,100,000	Coop	
180 E 88th St #8A	1-01516-1212	30-May-19	\$5,100,000	Condo	
143 E 95th St	1-01524-0016	30-May-19	\$5,050,000	House	1,929
1075 Park Ave #2D	1-01516-0069	11-Jun-19	\$5,000,000	Coop	
781 Fifth Ave #2301	1-01374-0001	6-May-19	\$5,000,000	Coop	
360 E 89th St #31B	1-01551-1181	26-Apr-19	\$5,000,000	Condo	



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