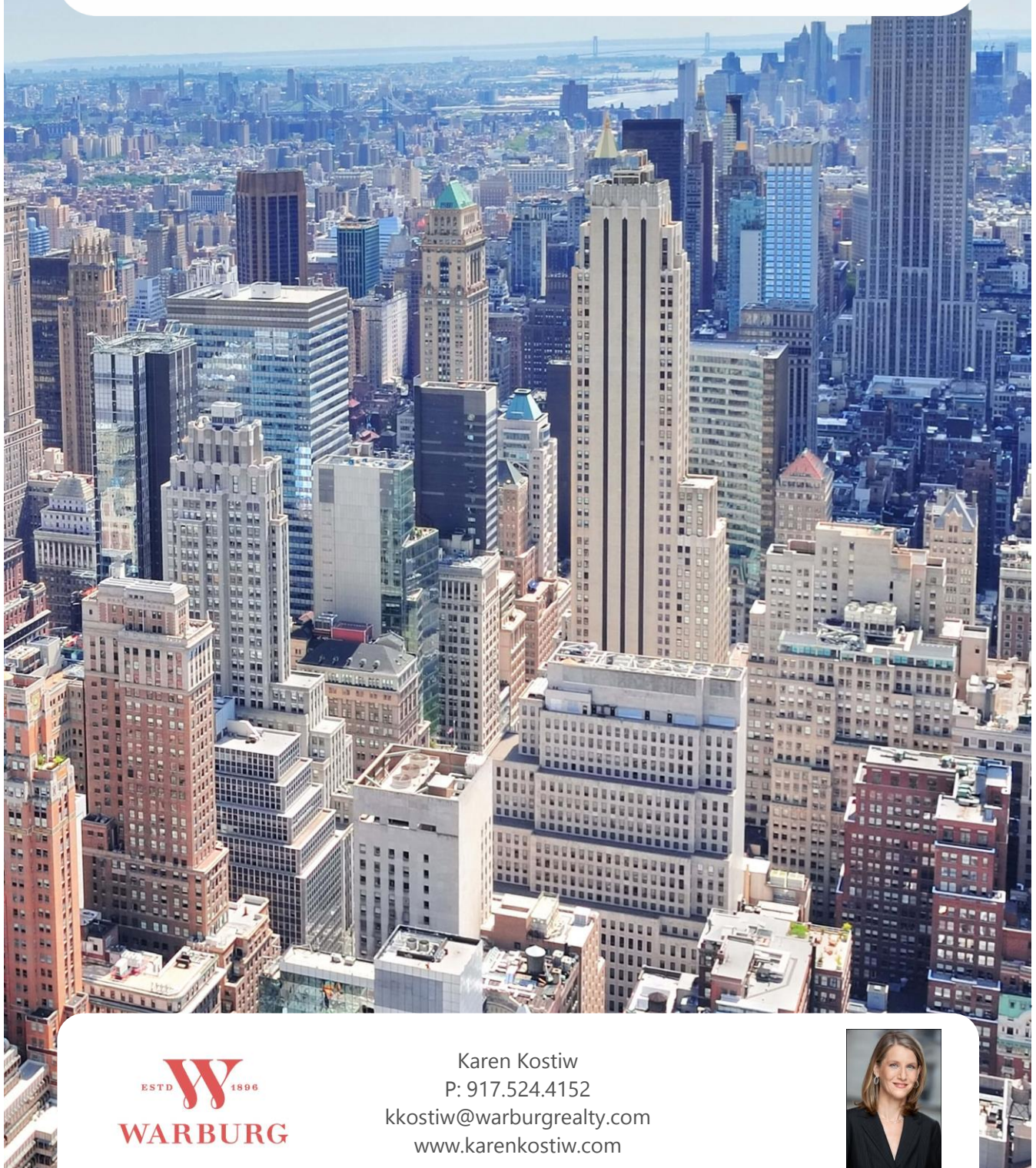


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

East Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$815K

20% YoY

NO. OF TRANSACTIONS

51

132% YoY

MEDIAN PRICE/SQ.FT.

\$849

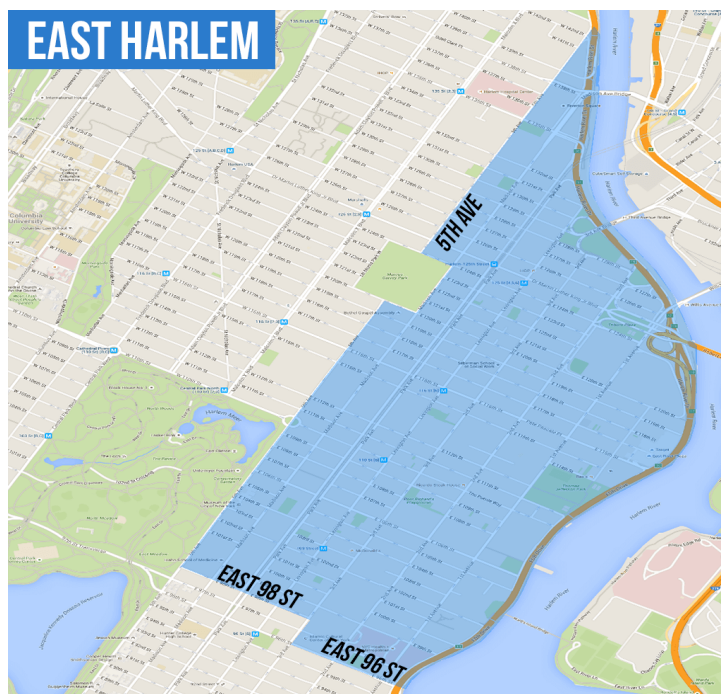
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

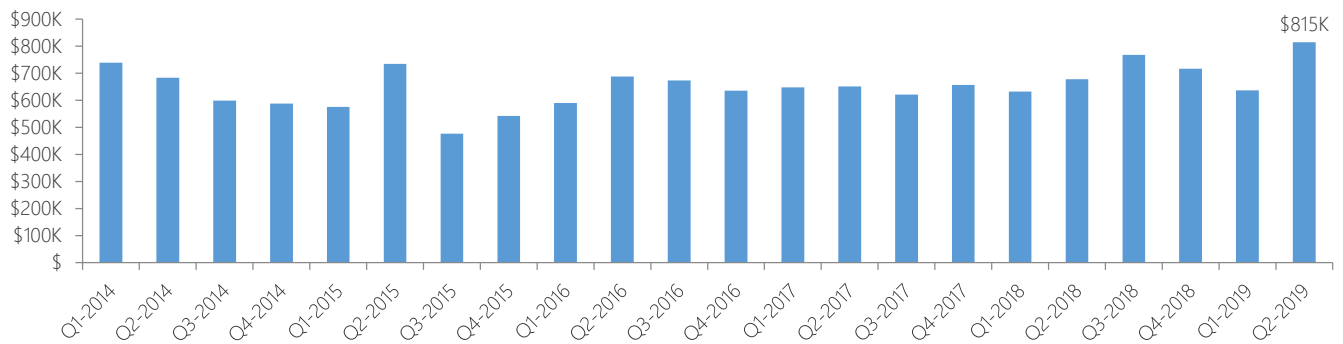


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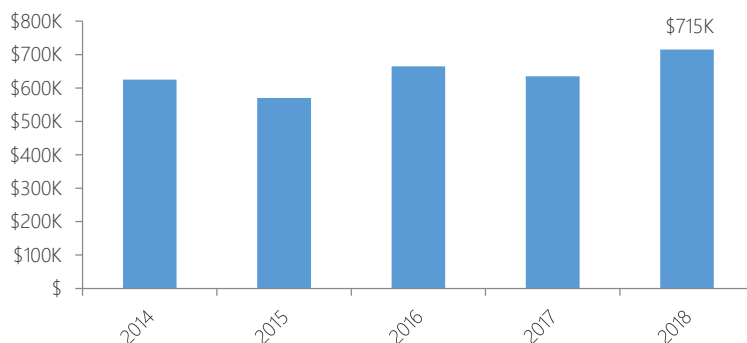


RESIDENTIAL STATS

Median Sale Price by Quarter

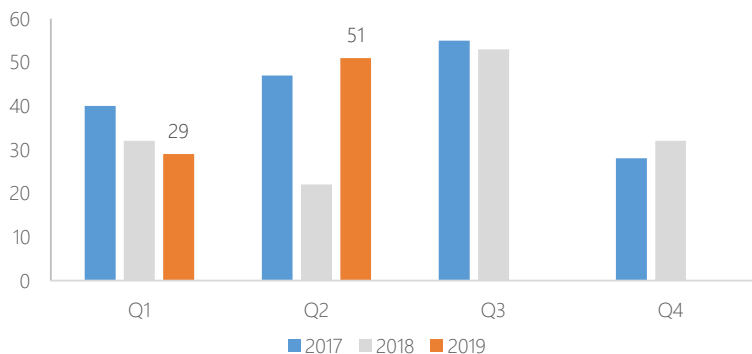


Median Sale Price by Year



Number of Transactions

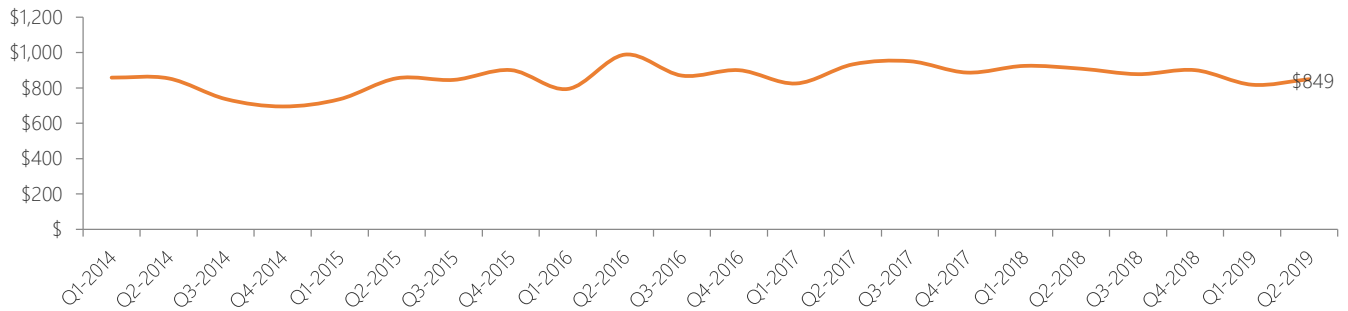
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	35	43	40	32	29
Q2	44	34	66	47	22	51
Q3	47	44	82	55	53	
Q4	42	50	48	28	32	



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Median Sale Price per Square Foot

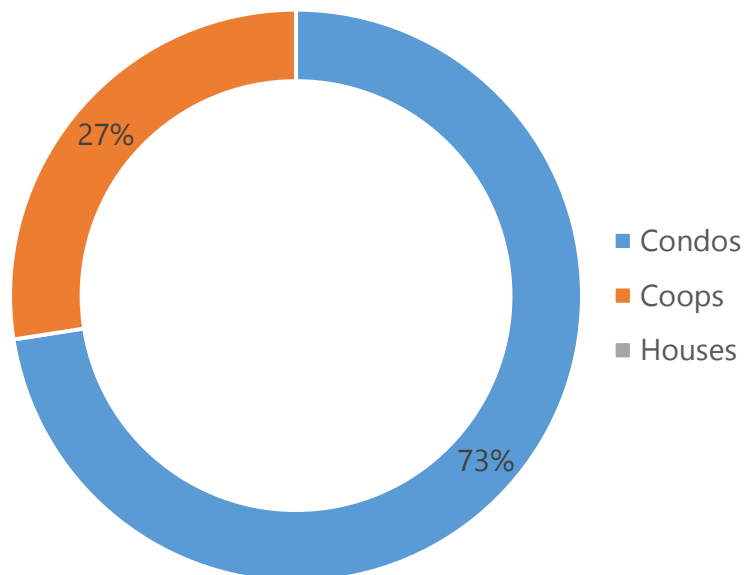


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$876,469	30%	\$871	-5%	37
Coops	\$742,000	8%	\$766	-7%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 Fifth Ave #4A	1-01607-1111	24-Jun-19	\$3,612,500	Condo	2,389
1399 Park Ave #8D	1-01631-1120	29-May-19	\$1,720,000	Condo	
1280 Fifth Ave #7H	1-01615-1021	16-May-19	\$1,695,000	Condo	1,372
1399 Park Ave #7D	1-01631-1113	29-May-19	\$1,650,000	Condo	
1399 Park Ave #6D	1-01631-1106	7-Jun-19	\$1,650,000	Condo	
1865 Second Ave #24FG	1-01646-1002	2-Apr-19	\$1,399,000	Coop	
77 E 110th St #8B	1-01616-1021	17-May-19	\$1,380,000	Condo	1,174
1399 Park Ave #11C	1-01631-1140	20-Jun-19	\$1,306,817	Condo	
1399 Park Ave #12B	1-01631-1146	29-May-19	\$1,275,000	Condo	
1399 Park Ave #6C	1-01631-1105	28-Jun-19	\$1,196,444	Condo	
1399 Park Ave #10C	1-01631-1133	29-May-19	\$1,181,170	Condo	
1399 Park Ave #11B	1-01631-1139	28-Jun-19	\$1,155,000	Condo	
1399 Park Ave #9A	1-01631-1124	30-May-19	\$1,125,000	Condo	
215 E 96th St #CONDP	1-01646-1103	10-May-19	\$1,090,000	Coop	679
1865 Second Ave #25D	1-01646-1002	16-Apr-19	\$1,075,000	Coop	
1399 Park Ave #8A	1-01631-1117	7-Jun-19	\$1,055,000	Condo	
1790 Third Ave #PH1	1-01627-1152	7-Jun-19	\$985,000	Condo	
1787 Madison Ave #707	1-01623-1002	25-Apr-19	\$965,000	Coop	
305 E 108th St #5A	1-01680-1032	30-May-19	\$950,000	Condo	1,414
1399 Park Ave #9F	1-01631-1129	13-Jun-19	\$933,441	Condo	
1399 Park Ave #7F	1-01631-1115	13-Jun-19	\$877,939	Condo	
1399 Park Ave #6F	1-01631-1108	28-Jun-19	\$875,000	Condo	
215 E 96th St #CONDP	1-01646-1103	15-May-19	\$860,000	Coop	679
1270 Fifth Ave #2L	1-01614-0001	26-Apr-19	\$835,000	Coop	
1399 Park Ave #6E	1-01631-1107	29-May-19	\$795,000	Condo	
1790 Third Ave #701	1-01627-1128	7-May-19	\$785,000	Condo	
1280 Fifth Ave #19E	1-01615-1103	13-Jun-19	\$780,000	Condo	838
1790 Third Ave #403	1-01627-1115	7-May-19	\$750,000	Condo	
319 E 105th St #6E	1-01677-1235	31-May-19	\$750,000	Condo	841
2041 Fifth Ave #6G	1-01751-0001	4-Jun-19	\$749,000	Coop	1,475
1787 Madison Ave #405	1-01623-1002	28-May-19	\$735,000	Coop	960
1790 Third Ave #202	1-01627-1104	7-May-19	\$725,000	Condo	
1399 Park Ave #15C	1-01631-1159	13-Jun-19	\$722,958	Condo	
2132 Second Ave #6B	1-01681-1026	11-Apr-19	\$672,000	Condo	1,010
346 E 119th St #2A	1-01795-1102	23-Apr-19	\$620,000	Condo	730
1790 Third Ave #604	1-01627-1126	21-May-19	\$609,750	Condo	
1481 Fifth Ave #12G	1-01746-1056	29-May-19	\$600,000	Condo	568
2132 Second Ave #4A	1-01681-1015	11-Jun-19	\$589,000	Condo	770
1919 Madison Ave #317	1-01748-0035	12-Apr-19	\$520,000	Coop	
342 E 110th St #2C	1-01681-1105	12-Jun-19	\$515,000	Condo	690
105 E 100th St #5B	1-01628-1009	30-May-19	\$500,000	Condo	535
1787 Madison Ave #206	1-01623-1002	21-May-19	\$420,000	Coop	
152 E 118th St #3K	1-01645-0050	26-Apr-19	\$408,000	Coop	667
1635 Lexington Ave #6B	1-01631-1028	31-May-19	\$372,645	Condo	719
169 E 102nd St #4A	1-01630-1012	24-May-19	\$365,000	Condo	436
302 E 119th St #5A	1-01795-0150	6-Jun-19	\$260,000	Coop	
205 E 124th St #5B	1-01789-0005	25-Apr-19	\$192,500	Coop	
424 E 115th St #4D	1-01708-0038	3-May-19	\$123,000	Coop	



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