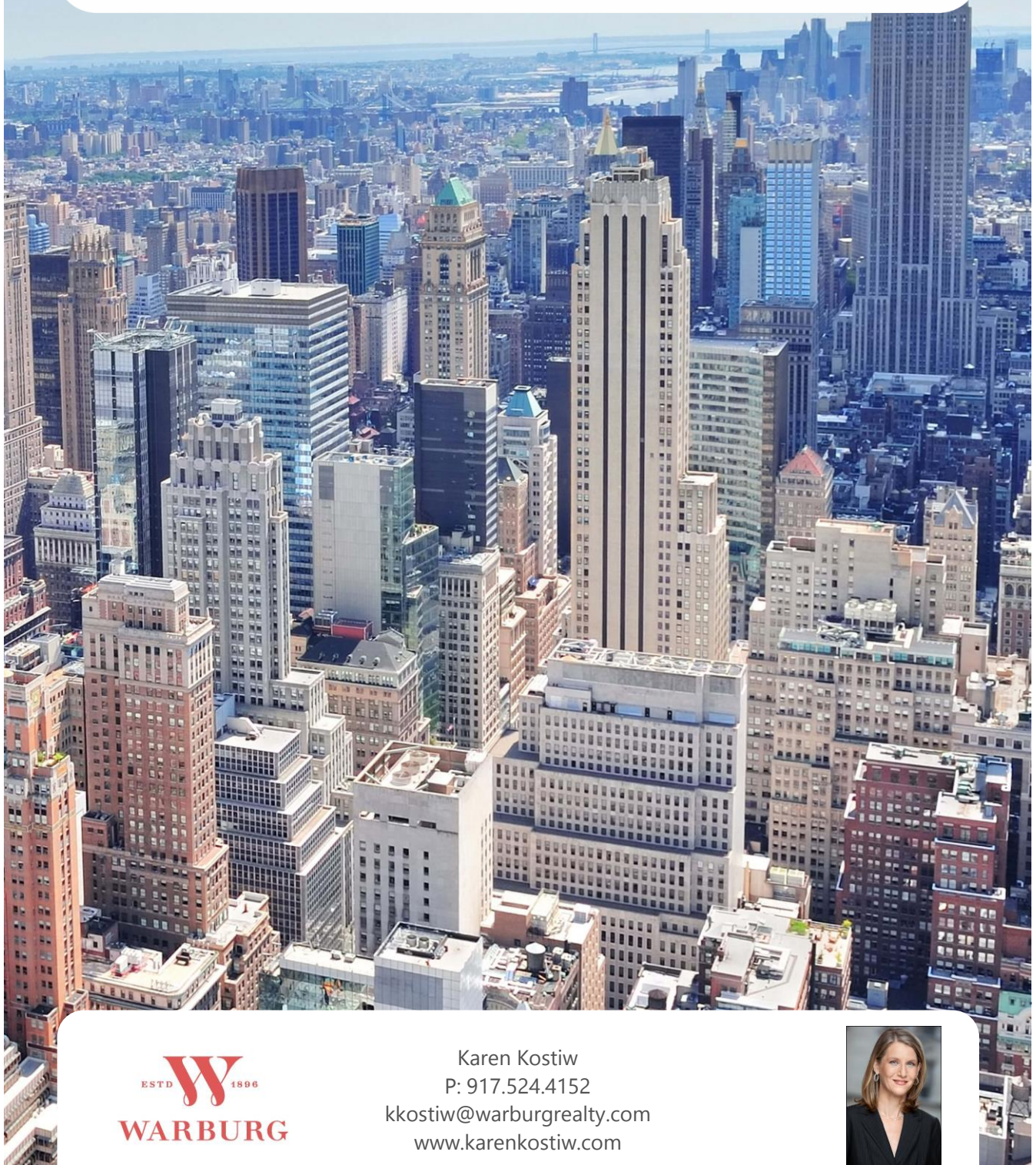


ROOSEVELT ISLAND

A quarterly analysis of residential sales
in Roosevelt Island, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Roosevelt Island, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.24M

4% YoY

NO. OF TRANSACTIONS

10

100% YoY

MEDIAN PRICE/SQ.FT.

\$1,204

9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

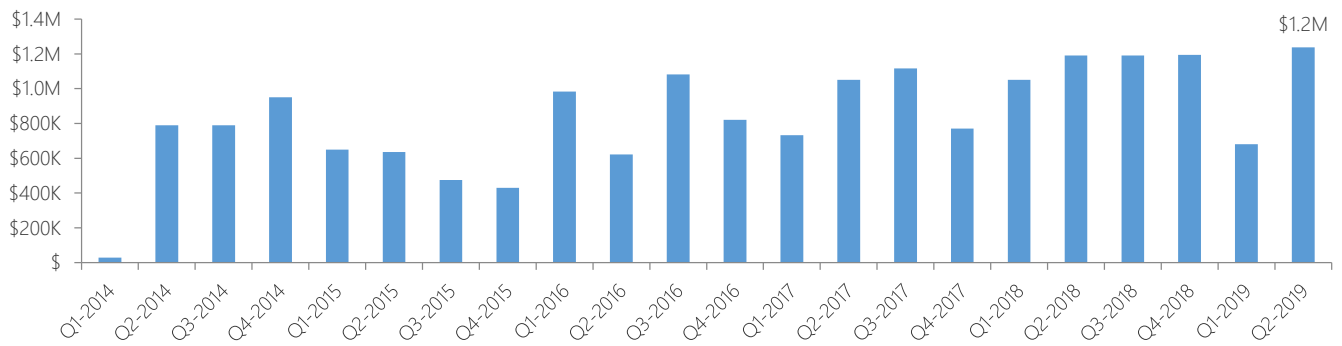
26% YoY

NEIGHBORHOOD BOUNDARIES

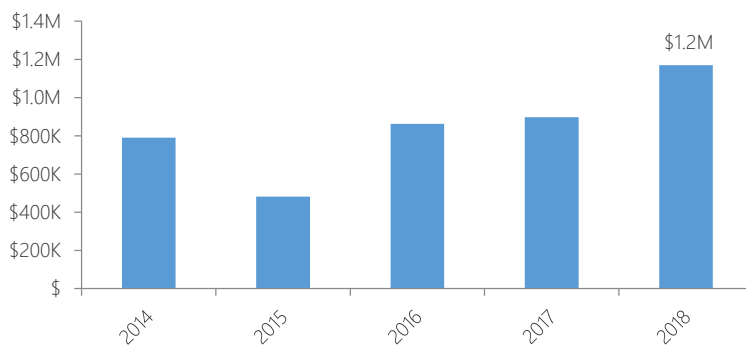


RESIDENTIAL STATS

Median Sale Price by Quarter

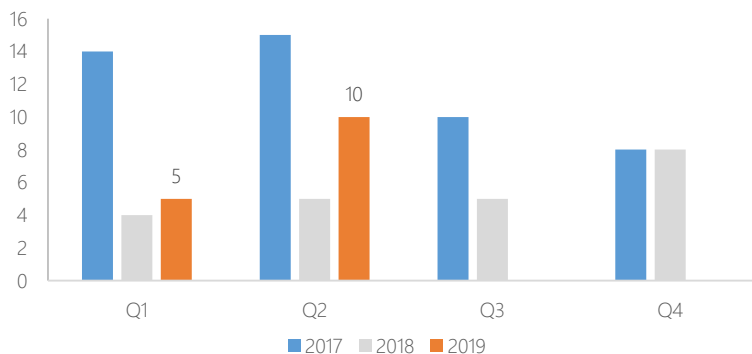


Median Sale Price by Year



Number of Transactions

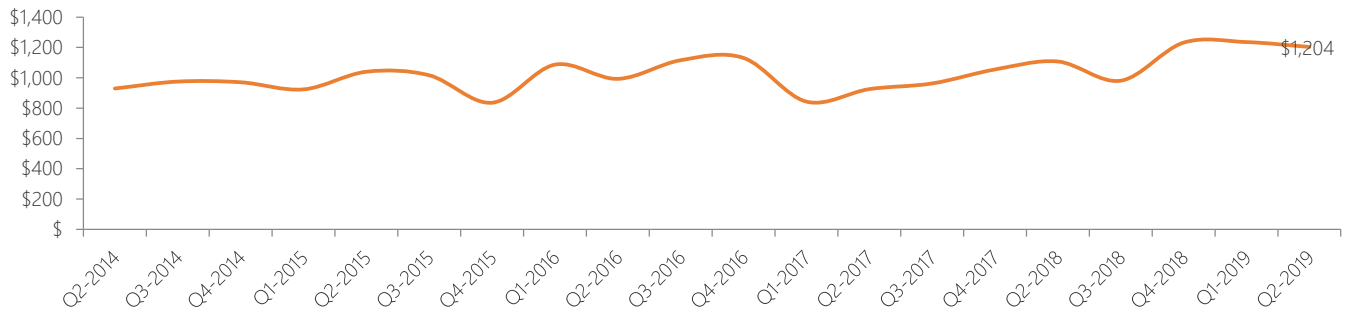
Quarter	2014	2015	2016	2017	2018	2019
Q1	2	8	14	14	4	5
Q2	7	6	10	15	5	10
Q3	10	45	7	10	5	
Q4	10	21	16	8	8	



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Median Sale Price per Square Foot

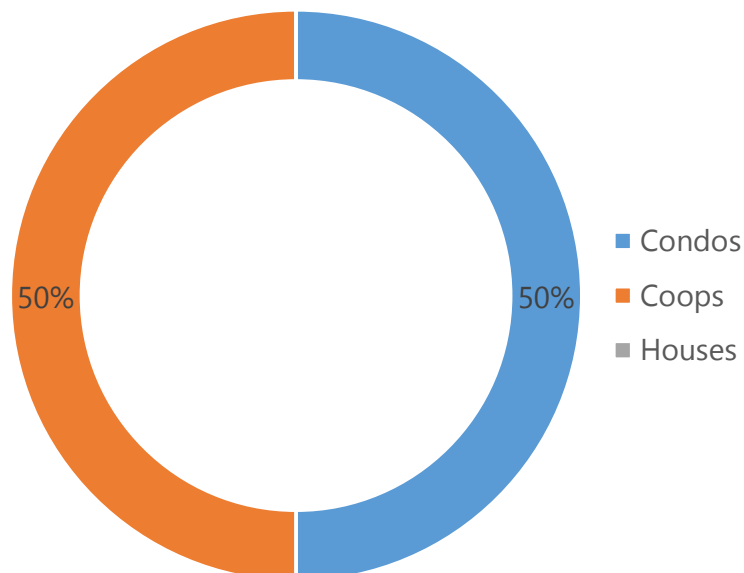


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,150,000	28%	\$1,204	-10%	5
Coops	\$1,315,000	7%	-	-	5
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Main St #10M	1-01373-1172	3-May-19	\$2,000,000	Condo	1,138
531 Main St #706	1-01373-0040	10-Jun-19	\$1,450,000	Coop	
551 Main St #RES	1-01373-1901	15-May-19	\$1,380,926	Coop	
531 Main St #502	1-01373-0040	9-May-19	\$1,315,000	Coop	
531 Main St #1319	1-01373-0040	11-Apr-19	\$1,305,000	Coop	
415 Main St #15H	1-01373-1707	17-Jun-19	\$1,170,000	Condo	1,019
455 Main St #3L	1-01373-1152	8-Apr-19	\$1,150,000	Condo	1,036
455 Main St #10C	1-01373-1043	22-Apr-19	\$998,000	Condo	829
455 Main St #11M	1-01373-1173	17-Apr-19	\$985,000	Condo	813
531 Main St #911	1-01373-0040	16-Apr-19	\$535,000	Coop	



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