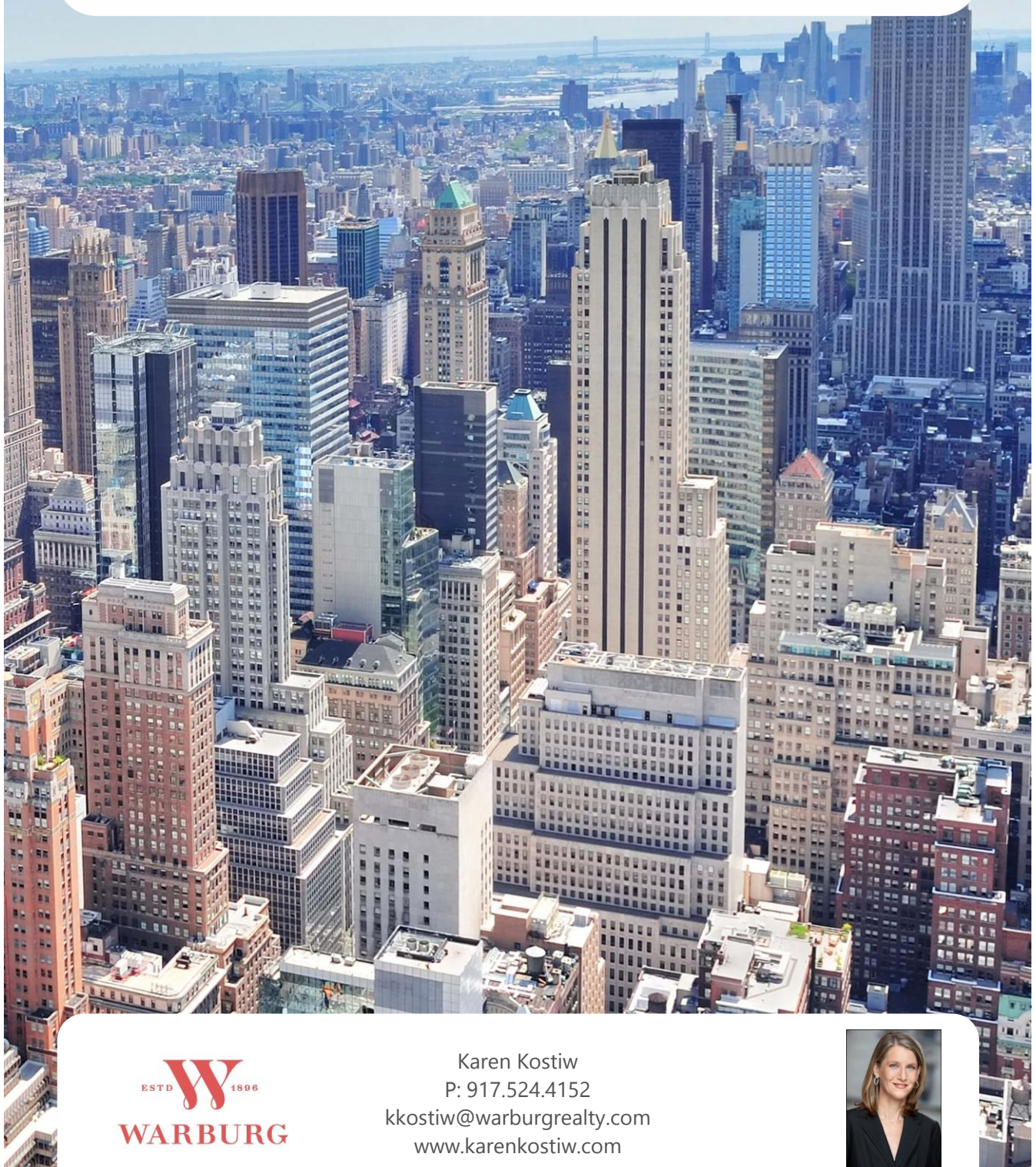


ALL UPPER EAST SIDE

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

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.12M

-5% YoY

NO. OF TRANSACTIONS

570

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,162

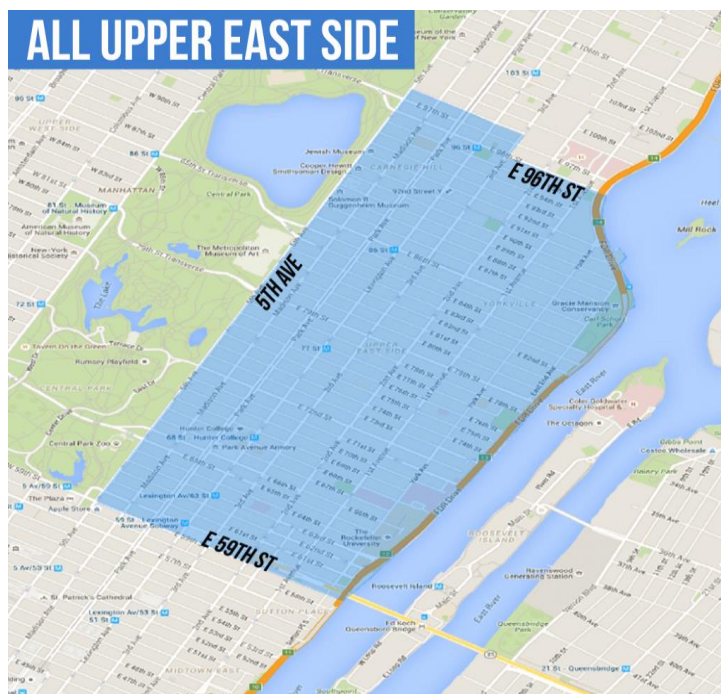
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

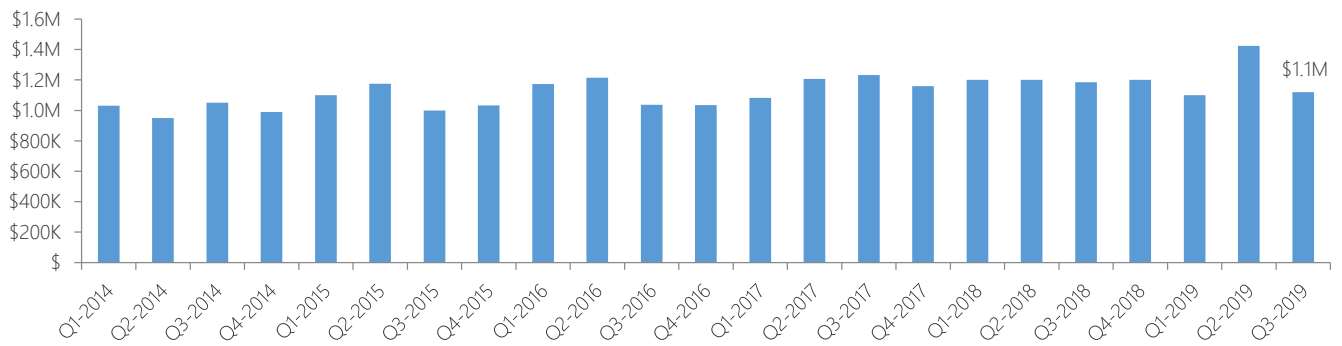


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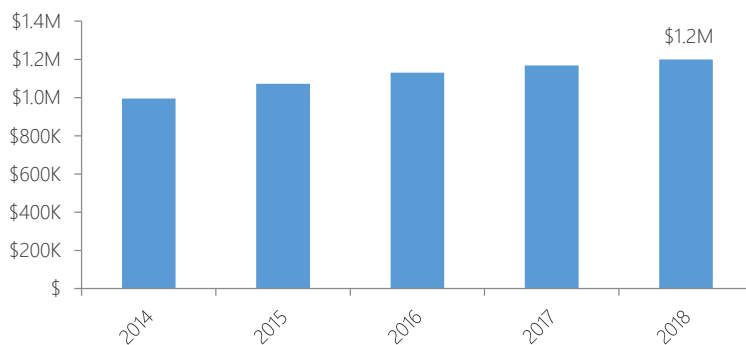


RESIDENTIAL STATS

Median Sale Price by Quarter

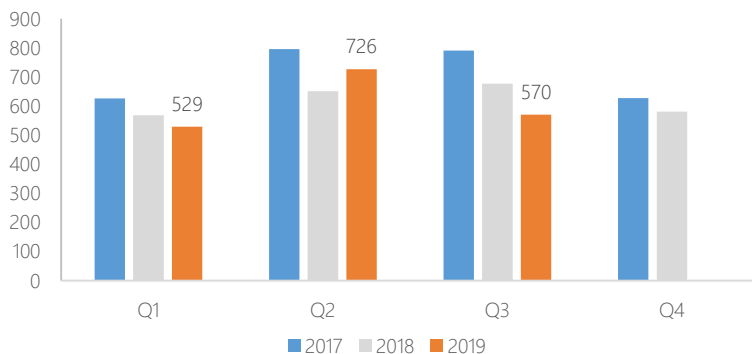


Median Sale Price by Year



Number of Transactions

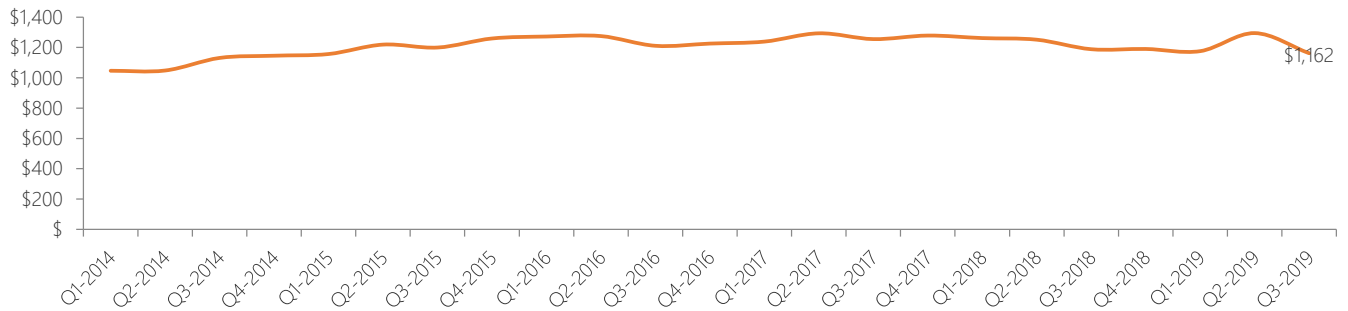
Quarter	2014	2015	2016	2017	2018	2019
Q1	732	645	744	626	568	529
Q2	817	789	701	796	651	726
Q3	871	865	751	790	677	570
Q4	703	765	513	627	581	



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Median Sale Price per Square Foot

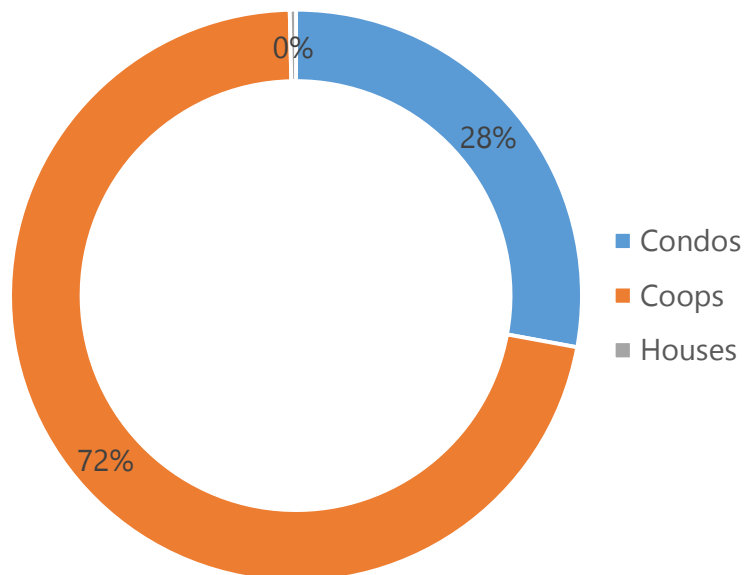


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,330,000	-21%	\$1,305	-9%	159
Coops	\$965,000	-1%	\$994	-1%	409
Houses	\$16,125,000	33%	\$2,742	17%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
834 Fifth Ave #8A	1-01379-0001	27-Aug-19	\$53,000,000	Coop	
11 E 68th St #PHE	1-01383-1031	23-Jul-19	\$34,200,000	Condo	10,042
18 E 73rd St	1-01387-0062	11-Sep-19	\$27,000,000	House	7,771
520 Park Ave #28	1-01375-1423	10-Sep-19	\$23,500,000	Condo	
1110 Park Ave #H	1-01501-1108	22-Jul-19	\$11,589,705	Condo	5,097
1175 Park Ave #9A	1-01521-0069	17-Sep-19	\$11,500,000	Coop	
12 E 88th St #PH11A	1-01499-1136	29-Jul-19	\$10,325,000	Condo	
30 E 85th St #PH26A	1-01496-1027	7-Aug-19	\$9,200,000	Condo	2,718
141 E 88th St #PH11A	1-01517-1177	13-Sep-19	\$8,900,000	Condo	3,970
125 E 72nd St #8D	1-01407-0016	5-Sep-19	\$5,600,000	Coop	
1150 Fifth Ave #9B	1-01602-0001	1-Jul-19	\$5,430,000	Coop	
1115 Fifth Ave #7A	1-01504-0069	9-Jul-19	\$5,300,000	Coop	
107 E 91st St	1-01520-0105	29-Aug-19	\$5,250,000	House	2,613
170 E End Ave #10A	1-01584-1071	26-Sep-19	\$5,200,000	Condo	2,340
1111 Park Ave #8D	1-01518-0069	13-Aug-19	\$4,995,000	Coop	
205 E 85th St #20D	1-01531-1155	9-Sep-19	\$4,730,000	Condo	2,379
180 E 88th St #14A	1-01516-1222	2-Jul-19	\$4,700,000	Condo	
980 Fifth Ave #3B	1-01491-0001	29-Aug-19	\$4,450,000	Coop	2,750
815 Park Ave #12C	1-01409-0069	27-Aug-19	\$4,400,000	Coop	2,100
125 E 72nd St #2D	1-01407-0016	11-Jul-19	\$4,375,000	Coop	
200 E 66th St #C1705	1-01420-1331	14-Aug-19	\$4,250,000	Condo	1,843
955 Lexington Ave #8AB	1-01404-0052	7-Aug-19	\$4,230,000	Coop	
1020 Park Ave #15AB	1-01497-0034	11-Sep-19	\$4,200,000	Coop	
188 E 78th St #18A	1-01412-1148	27-Aug-19	\$4,200,000	Condo	2,530
200 E 95th St #8C	1-01540-1347	5-Aug-19	\$4,119,380	Condo	
188 E 76th St #12A	1-01410-1239	10-Jul-19	\$4,100,000	Condo	2,006
245 E 72nd St #1718C	1-01427-0018	15-Jul-19	\$4,083,000	Coop	
520 E 86th St #15A	1-01582-0040	11-Jul-19	\$4,000,000	Coop	
655 Park Ave #4D	1-01402-0001	15-Jul-19	\$3,950,000	Coop	2,350
200 E 95th St #15C	1-01540-1365	27-Sep-19	\$3,934,300	Condo	
1148 Fifth Ave #2A	1-01507-0069	11-Jul-19	\$3,850,000	Coop	
200 E 95th St #10C	1-01540-1353	8-Aug-19	\$3,849,930	Condo	1,959
151 E 83rd St #6A	1-01512-0025	31-Jul-19	\$3,650,000	Coop	2,750
150 E 77th St #9A	1-01411-0053	12-Sep-19	\$3,525,000	Coop	
1158 Fifth Ave #4A	1-01602-0069	2-Jul-19	\$3,500,000	Coop	2,500
141 E 88th St #4C	1-01517-1128	5-Aug-19	\$3,500,000	Condo	1,790
200 E 95th St #6G	1-01540-1338	5-Aug-19	\$3,497,530	Condo	
200 E 95th St #5G	1-01540-1331	31-Jul-19	\$3,479,880	Condo	1,871
1082-1088 Madison Ave #5B	1-01493-1207	29-Aug-19	\$3,450,000	Coop	
155 E 72nd St #3	1-01407-0026	11-Sep-19	\$3,450,000	Coop	
1120 Park Ave #12B	1-01502-0033	22-Aug-19	\$3,360,000	Coop	
1035 Fifth Ave #7A	1-01496-0071	9-Sep-19	\$3,350,000	Coop	
65 E 76th St #8C	1-01391-0031	16-Sep-19	\$3,300,000	Coop	
14 E 90th St #4C	1-01501-0056	23-Sep-19	\$3,300,000	Coop	
200 E 62nd St #28D	1-01416-1110	26-Aug-19	\$3,297,739	Condo	1,742
1148 Fifth Ave #7D	1-01507-0069	7-Aug-19	\$3,287,500	Coop	
900 Fifth Ave #8C	1-01386-0001	24-Sep-19	\$3,200,000	Coop	
1192 Park Ave #2C	1-01505-0040	1-Jul-19	\$3,175,000	Coop	2,270
840 Park Ave #11A	1-01391-0034	11-Sep-19	\$3,100,000	Coop	2,400
1120 Park Ave #19A	1-01502-0033	23-Jul-19	\$3,100,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
50 E 89th St #19AG	1-01500-0045	15-Aug-19	\$3,087,500	Coop	
1185 Park Ave #6L	1-01522-0001	2-Aug-19	\$3,050,000	Coop	
880 Fifth Ave #5E	1-01384-0001	27-Sep-19	\$3,015,000	Coop	
139 E 79th St #PH	1-01508-0016	19-Sep-19	\$3,015,000	Coop	
502 Park Ave #19D	1-01374-1249	1-Aug-19	\$2,999,500	Condo	2,178
25 E 86th St #7D	1-01498-0014	6-Sep-19	\$2,995,000	Coop	
50 E 79th St #12E	1-01393-0052	29-Jul-19	\$2,995,000	Coop	2,000
108 E 82nd St #6A	1-01510-0065	20-Aug-19	\$2,994,000	Coop	1,800
45 E 89th St #4B	1-01501-1005	18-Jul-19	\$2,900,000	Coop	
45 E 85th St #8D	1-01497-0028	28-Aug-19	\$2,900,000	Coop	
1185 Park Ave #9E	1-01522-0001	29-Aug-19	\$2,900,000	Coop	
340 E 64th St #26D	1-01438-2604	7-Aug-19	\$2,875,000	Condo	1,594
910 Fifth Ave #3C	1-01387-0001	31-Jul-19	\$2,875,000	Coop	1,500
40 E 88th St #7A	1-01499-0051	7-Aug-19	\$2,825,000	Coop	
350 E 72nd St #18B	1-01446-1030	13-Aug-19	\$2,810,000	Condo	2,808
350 E 72nd St #18A	1-01446-1030	13-Aug-19	\$2,810,000	Condo	2,808
360 E 89th St #18C	1-01551-1149	7-Aug-19	\$2,750,000	Condo	
136 E 64th St #11D	1-01398-0060	22-Jul-19	\$2,735,000	Coop	1,900
60 E End Ave #29B	1-01579-0023	19-Jul-19	\$2,700,000	Coop	2,300
200 E 66th St #D1804	1-01420-1417	19-Sep-19	\$2,700,000	Condo	1,489
181 E 65th St #10A	1-01400-1031	5-Sep-19	\$2,700,000	Condo	1,405
57 E 73rd St #5	1-01388-1305	1-Aug-19	\$2,700,000	Condo	2,334
115 E 90th St #PHS	1-01519-0008	23-Aug-19	\$2,700,000	Coop	
125 E 84th St #5B	1-01513-0015	29-Jul-19	\$2,675,000	Coop	
1020 Park Ave #6A	1-01497-0034	14-Aug-19	\$2,660,000	Coop	
40 E 78th St #8G	1-01392-1187	29-Aug-19	\$2,650,000	Condo	1,635
400 E 67th St #18D	1-01461-1088	22-Aug-19	\$2,618,000	Condo	1,537
401 E 60th St #38C	1-01455-1130	17-Jul-19	\$2,600,000	Condo	1,956
11 E 68th St #1D	1-01383-1004	18-Jul-19	\$2,545,625	Condo	1,433
44 E 67th St #4C	1-01381-1213	19-Aug-19	\$2,500,000	Condo	1,380
860 Fifth Ave #8C	1-01382-0069	10-Jul-19	\$2,500,000	Coop	
350 E 82nd St #15A	1-01544-1138	9-Aug-19	\$2,475,000	Condo	1,608
400 E 85th St #11AL	1-01564-0047	13-Aug-19	\$2,462,500	Coop	
17 E 96th St #16A	1-01602-0013	6-Aug-19	\$2,432,500	Coop	
360 E 72nd St #B1110	1-01446-0023	24-Sep-19	\$2,400,000	Coop	
200 E 66th St #C1001	1-01420-1247	16-Sep-19	\$2,400,000	Condo	1,347
815 Park Ave #12B	1-01409-0069	26-Sep-19	\$2,400,000	Coop	
1623 Third Ave #28K	1-01537-1931	21-Aug-19	\$2,387,500	Condo	1,179
75 E End Ave #7E	1-01590-0008	1-Jul-19	\$2,385,000	Coop	
300 E 77th St #25C	1-01451-1077	22-Jul-19	\$2,375,000	Condo	1,604
300 E 77th St #6A	1-01451-1018	16-Sep-19	\$2,370,000	Condo	1,664
300 E 74th St #27BC	1-01448-0003	5-Sep-19	\$2,350,000	Coop	1,900
139 E 94th St #7A	1-01523-0014	18-Sep-19	\$2,350,000	Coop	1,900
303 E 77th St #10A	1-01452-1018	26-Sep-19	\$2,342,500	Condo	1,697
440 E 62nd St #4DE	1-01456-0026	22-Aug-19	\$2,316,519	Coop	
1150 Fifth Ave #7D	1-01602-0001	22-Jul-19	\$2,300,000	Coop	
525 E 86th St #15D	1-01583-0012	15-Aug-19	\$2,295,000	Coop	1,750
1349 Lexington Ave #7C	1-01518-0049	27-Sep-19	\$2,280,000	Coop	
1435 Lexington Ave #4E	1-01522-0050	26-Aug-19	\$2,250,000	Coop	2,000
200 E 66th St #D1602	1-01420-1377	2-Jul-19	\$2,250,000	Condo	1,448



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