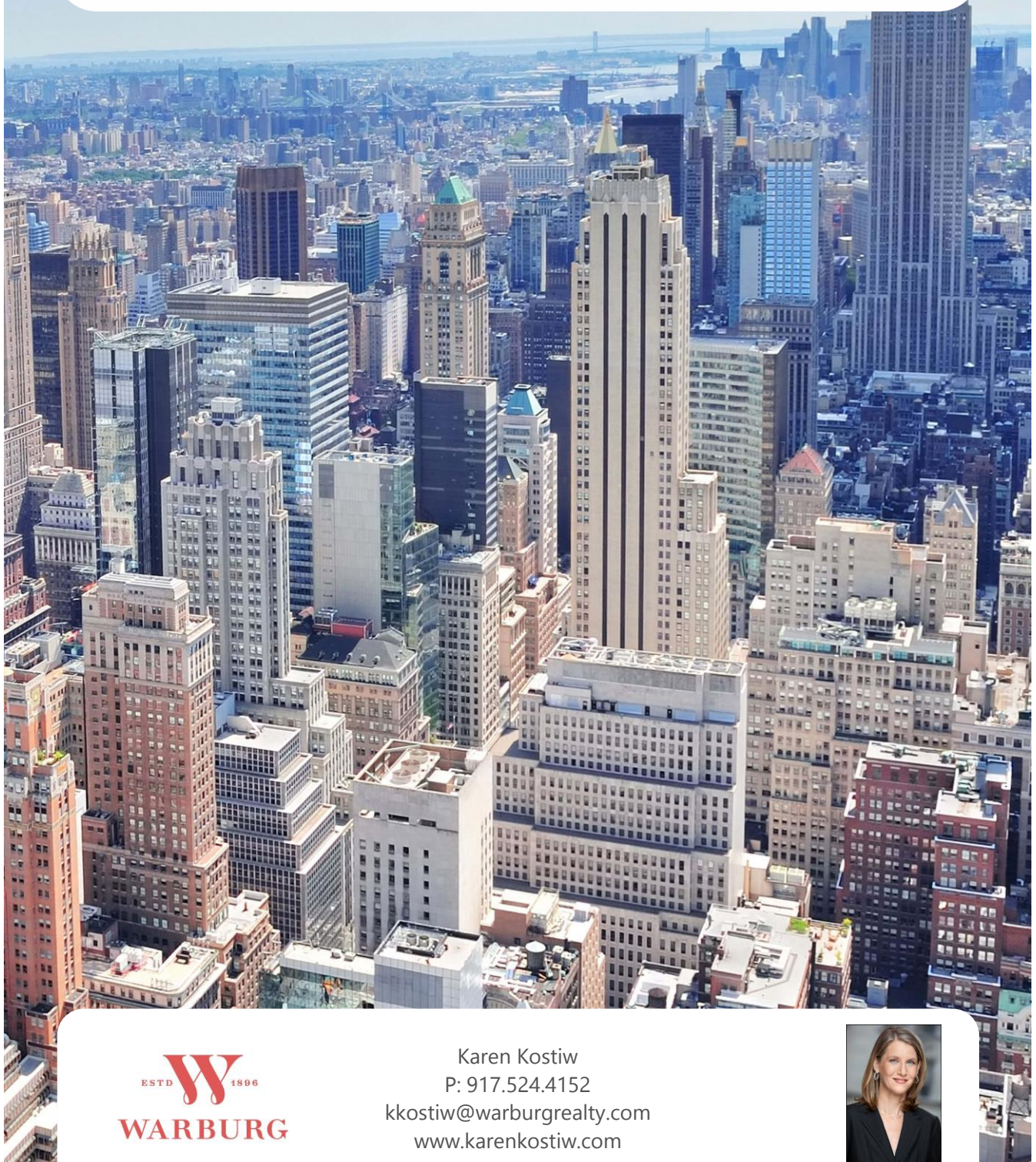


ALL UPPER EAST SIDE

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

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$996K

-17% YoY

NO. OF TRANSACTIONS

514

-12% YoY

MEDIAN PRICE/SQ.FT.

\$1,135

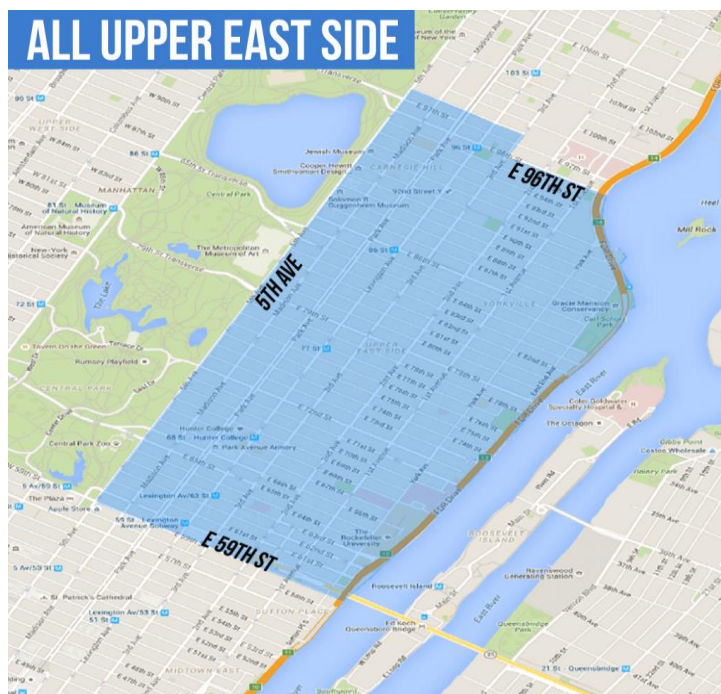
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

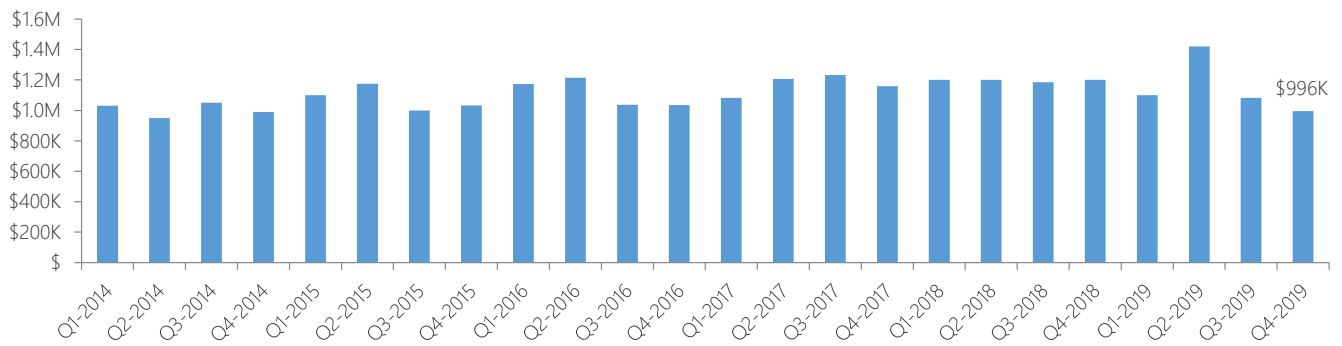


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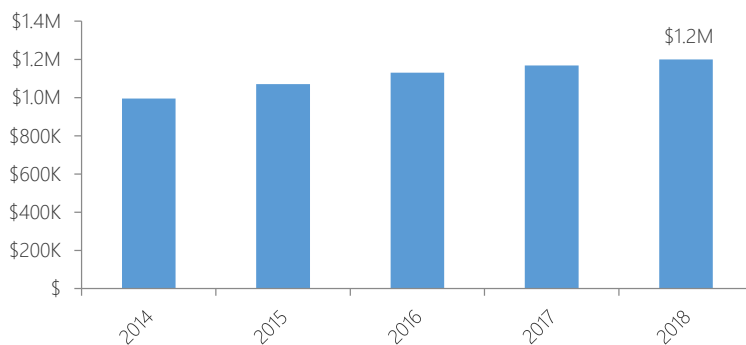


RESIDENTIAL STATS

Median Sale Price by Quarter

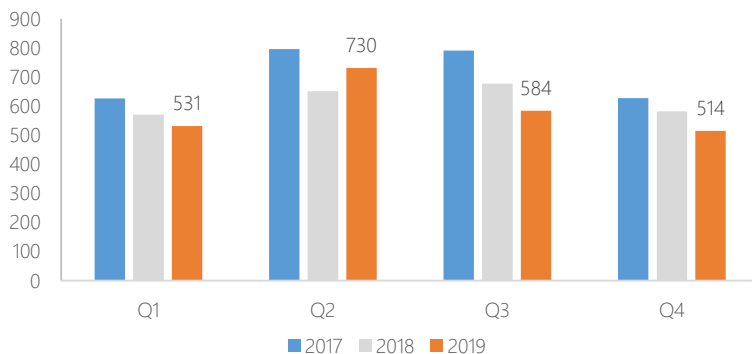


Median Sale Price by Year



Number of Transactions

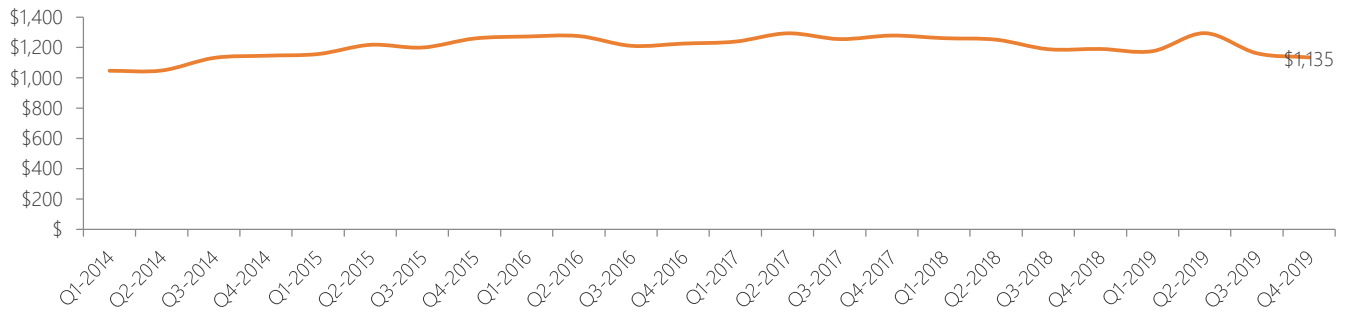
Quarter	2014	2015	2016	2017	2018	2019
Q1	732	645	744	626	570	531
Q2	817	791	701	796	651	730
Q3	871	865	751	790	677	584
Q4	703	765	513	627	582	514



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Median Sale Price per Square Foot

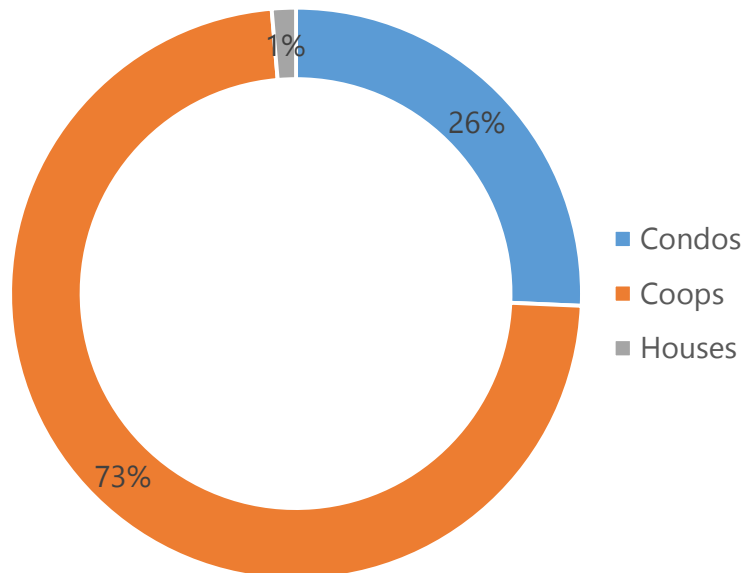


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,437,000	-22%	\$1,321	-11%	132
Coops	\$938,875	-2%	\$923	-6%	375
Houses	\$10,750,000	85%	\$2,054	-9%	7

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
960 Fifth Ave #10A	1-01392-0001	7-Nov-19	\$47,000,000	Coop	
3 E 94th St	1-01506-0006	6-Nov-19	\$21,000,000	House	7,110
993 Fifth Ave #11	1-01492-0003	2-Oct-19	\$19,000,000	Coop	
46 E 82nd St	1-01493-0046	30-Oct-19	\$15,100,000	House	7,352
2 E 61st St #1107	1-01375-0067	17-Dec-19	\$12,000,000	Coop	
49 E 67th St	1-01382-0032	23-Oct-19	\$11,750,000	House	6,340
993 Fifth Ave #16FL	1-01492-0003	26-Nov-19	\$11,300,000	Coop	
235 E 72nd St	1-01427-0016	17-Dec-19	\$10,750,000	House	2,634
36 E 64th St	1-01378-0046	30-Oct-19	\$9,737,500	House	5,808
21 E 90th St #PHD	1-01502-0017	6-Nov-19	\$9,150,000	Coop	
181 E 65th St #29A	1-01400-1087	2-Oct-19	\$8,300,000	Condo	2,865
159 E 78th St	1-01413-0124	5-Dec-19	\$7,225,000	House	2,052
159 E 82nd St	1-01511-0027	18-Oct-19	\$6,950,000	House	3,420
29 E 64th St #5B	1-01379-0021	23-Dec-19	\$6,850,000	Coop	
15 E 69th St #3A	1-01384-1102	20-Nov-19	\$6,650,000	Condo	3,020
180 E 88th St #18B	1-01516-1225	23-Dec-19	\$6,500,000	Condo	
1000 Park Ave #7CD	1-01496-0034	5-Dec-19	\$6,489,250	Coop	
1056 Fifth Ave #18CD	1-01498-0069	6-Dec-19	\$6,255,900	Coop	
907 Fifth Ave	1-01386-0069	5-Dec-19	\$6,000,000	Coop	147,257
40 E End Ave #10A	1-01578-1318	16-Oct-19	\$5,859,509	Condo	
850 Park Ave #3B	1-01391-0040	11-Nov-19	\$5,800,000	Coop	
360 E 89th St #28A	1-01551-1174	6-Nov-19	\$5,700,000	Condo	
1016 Fifth Ave #7A	1-01494-0069	10-Oct-19	\$5,641,250	Coop	
200 E 66th St #B1006	1-01420-1229	4-Dec-19	\$5,600,000	Condo	3,187
993 Fifth Ave #2A	1-01492-0003	2-Oct-19	\$5,600,000	Coop	
925 Park Ave #10C	1-01509-0001	5-Dec-19	\$5,350,000	Coop	
201 E 80th St #22A	1-01526-1099	6-Nov-19	\$5,300,000	Condo	3,472
975 Park Ave #15B	1-01511-0069	25-Oct-19	\$5,300,000	Coop	
1155 Park Ave #8SE	1-01520-0004	17-Oct-19	\$5,125,000	Coop	
70 E 96th St #9B	1-01507-0041	29-Oct-19	\$4,999,999	Coop	
50 E 77th St #5A	1-01391-0054	25-Oct-19	\$4,995,000	Coop	
860 Fifth Ave #910JK	1-01382-0069	30-Dec-19	\$4,990,000	Coop	
360 E 89th St #32B	1-01551-1182	12-Dec-19	\$4,950,000	Condo	
255 E 74th St #28B	1-01429-1176	17-Dec-19	\$4,710,000	Condo	2,487
936 Fifth Ave #8B	1-01389-0069	25-Oct-19	\$4,500,000	Coop	
936 Fifth Ave #9B	1-01389-0069	4-Oct-19	\$4,500,000	Coop	
1172 Park Ave #8B	1-01504-0040	21-Oct-19	\$4,386,000	Coop	
234 E 70th St #PH	1-01424-1508	16-Dec-19	\$4,375,000	Condo	2,600
129 E 69th St #5B	1-01404-0014	23-Oct-19	\$4,255,000	Coop	2,400
1088 Park Ave #5E	1-01500-0040	3-Oct-19	\$4,250,000	Coop	2,450
160 E 72nd St #15FL	1-01406-0050	17-Oct-19	\$4,250,000	Coop	
200 E 62nd St #29E	1-01416-1114	22-Nov-19	\$4,120,000	Condo	2,592
907 Fifth Ave #3C	1-01386-0069	21-Oct-19	\$4,050,000	Coop	
515 E 72nd St #39B	1-01484-1358	14-Nov-19	\$3,810,000	Condo	2,214
1192 Park Ave #9B	1-01505-0040	29-Oct-19	\$3,737,000	Coop	
1165 Fifth Ave #5B	1-01603-0069	7-Oct-19	\$3,735,000	Coop	
860 Fifth Ave #11H	1-01382-0069	10-Oct-19	\$3,575,000	Coop	
201 E 80th St #3B	1-01526-1003	20-Dec-19	\$3,575,000	Condo	1,314
610 Park Ave #4F	1-01379-1138	23-Dec-19	\$3,500,000	Condo	1,676
875 Park Ave #5C	1-01412-0071	5-Nov-19	\$3,500,000	Coop	2,100



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Address	BBL	Sale date	Sale price	Property type	Sqft
875 Fifth Ave #12A	1-01383-0069	9-Dec-19	\$3,500,000	Coop	
900 Fifth Ave #5B	1-01386-0001	24-Oct-19	\$3,450,000	Coop	
39 E 79th St #2A	1-01491-0023	27-Dec-19	\$3,400,000	Coop	
1150 Fifth Ave #8C	1-01602-0001	13-Dec-19	\$3,350,000	Coop	
201 E 80th St #11G	1-01526-1066	6-Nov-19	\$3,325,000	Condo	2,139
912 Fifth Ave #4B	1-01387-0004	8-Nov-19	\$3,300,000	Coop	
40 E End Ave #5B	1-01578-1309	12-Nov-19	\$3,222,242	Condo	
205 E 85th St #20A	1-01531-1152	14-Nov-19	\$3,200,000	Condo	1,662
530 E 72nd St #15EF	1-01483-0028	19-Nov-19	\$3,170,000	Coop	
19 E 88th St #15G	1-01500-0015	17-Oct-19	\$3,150,000	Coop	
171 E 84th St #16E	1-01513-1113	31-Oct-19	\$3,125,000	Condo	621
1010 Fifth Ave #7D	1-01494-0001	24-Oct-19	\$3,054,900	Coop	2,200
200 E 69th St #34A	1-01423-1291	22-Nov-19	\$3,000,000	Condo	1,958
1025 Fifth Ave #8FN	1-01495-0004	13-Nov-19	\$3,000,000	Coop	
255 E 74th St #10C	1-01429-1134	5-Dec-19	\$2,990,000	Condo	1,825
131 E 81st St #3A	1-01510-0015	28-Oct-19	\$2,975,000	Coop	
90 E End Ave #14B	1-01580-1034	23-Oct-19	\$2,970,000	Condo	2,164
21 E 66th St #2W	1-01381-1305	14-Nov-19	\$2,952,925	Condo	1,902
860 Fifth Ave #8A	1-01382-0069	4-Nov-19	\$2,950,000	Coop	1,640
200 E 66th St #A1703	1-01420-1060	10-Oct-19	\$2,940,000	Condo	1,522
129 E 69th St #7C	1-01404-0014	4-Dec-19	\$2,900,000	Coop	
1437 Third Ave #24A	1-01527-1060	24-Dec-19	\$2,895,000	Condo	1,882
200 E 66th St #D2004	1-01420-1419	7-Oct-19	\$2,880,000	Condo	1,491
132 A E 65th St #10B	1-01399-1119	20-Nov-19	\$2,875,000	Condo	1,400
8 E 83rd St #12F	1-01494-0059	5-Nov-19	\$2,850,000	Coop	1,500
960 Park Ave #11A	1-01494-0032	28-Oct-19	\$2,825,000	Coop	
201 E 80th St #17E	1-01526-1094	20-Nov-19	\$2,815,000	Condo	1,634
1185 Park Ave #4E	1-01522-0001	28-Oct-19	\$2,800,000	Coop	
1105 Park Ave #6C	1-01518-0001	3-Oct-19	\$2,750,000	Coop	
781 Fifth Ave #1116	1-01374-0001	27-Nov-19	\$2,750,000	Coop	
116 E 63rd St #8C	1-01397-0066	8-Nov-19	\$2,730,000	Coop	
815 Park Ave #6C	1-01409-0069	31-Oct-19	\$2,725,000	Coop	
1025 Fifth Ave #7BN	1-01495-0004	20-Dec-19	\$2,725,000	Coop	
389 E 89th St #31A	1-01552-1448	12-Nov-19	\$2,680,000	Condo	
181 E 65th St #15A	1-01400-1047	23-Oct-19	\$2,650,000	Condo	1,405
575 Park Ave #15013	1-01397-0069	25-Oct-19	\$2,600,000	Coop	
1140 Fifth Ave #7B	1-01507-0001	27-Nov-19	\$2,560,000	Coop	1,600
170 E 87th St #E10	1-01515-1558	12-Nov-19	\$2,500,000	Condo	1,750
955 Fifth Ave #8A	1-01391-0072	3-Oct-19	\$2,500,000	Coop	
200 E 66th St #C0404	1-01420-1299	3-Oct-19	\$2,500,000	Condo	1,489
524 E 72nd St #42DE	1-01483-1120	11-Oct-19	\$2,495,000	Condo	1,611
1760 Second Ave #29A	1-01554-1127	7-Oct-19	\$2,410,000	Condo	1,824
4 E 95th St #8B	1-01506-0065	22-Nov-19	\$2,400,000	Coop	
12 E 88th St #2C	1-01499-1107	26-Nov-19	\$2,390,000	Condo	
1050 Park Ave #14D	1-01498-0037	30-Dec-19	\$2,350,000	Coop	1,850
750 Park Ave #6BC	1-01386-0037	18-Dec-19	\$2,325,000	Coop	
340 E 72nd St #9F	1-01446-0038	5-Dec-19	\$2,250,000	Coop	
103 E 84th St #2A	1-01513-0005	15-Nov-19	\$2,250,000	Coop	1,800
150 E 61st St #6BC	1-01395-0050	3-Oct-19	\$2,222,000	Coop	
40 E 78th St #7E	1-01392-1161	2-Dec-19	\$2,213,000	Condo	1,283



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