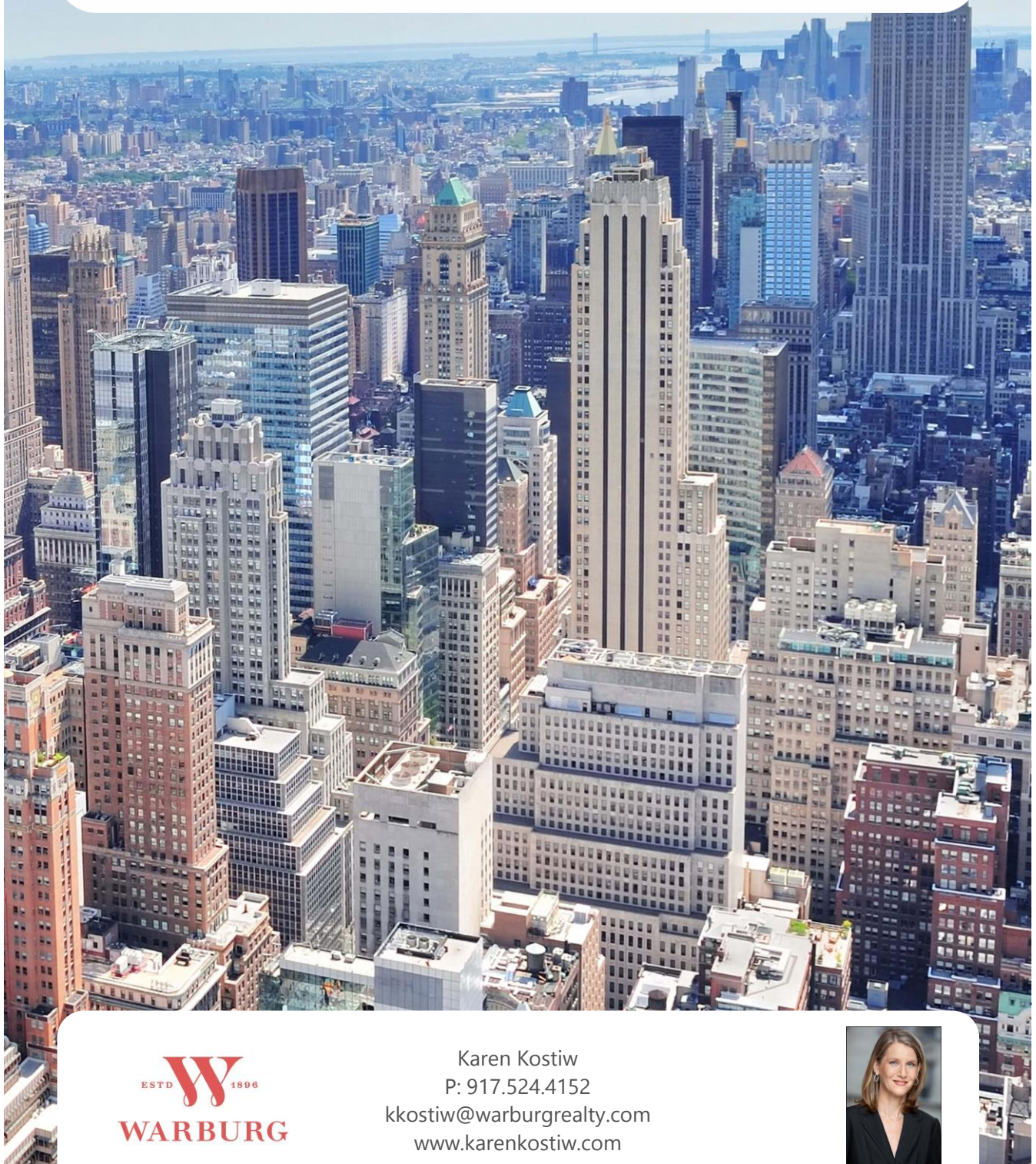


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

East Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$721K

1% YoY

NO. OF TRANSACTIONS

48

50% YoY

MEDIAN PRICE/SQ.FT.

\$805

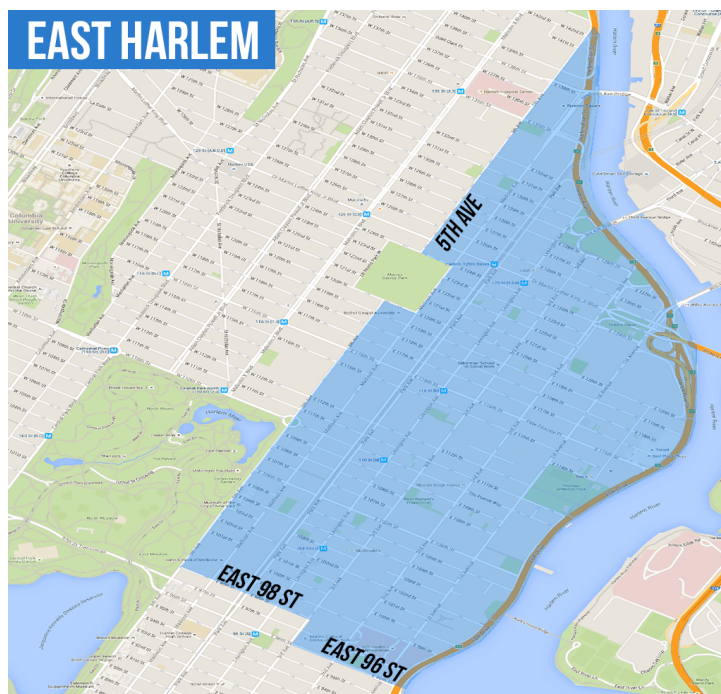
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

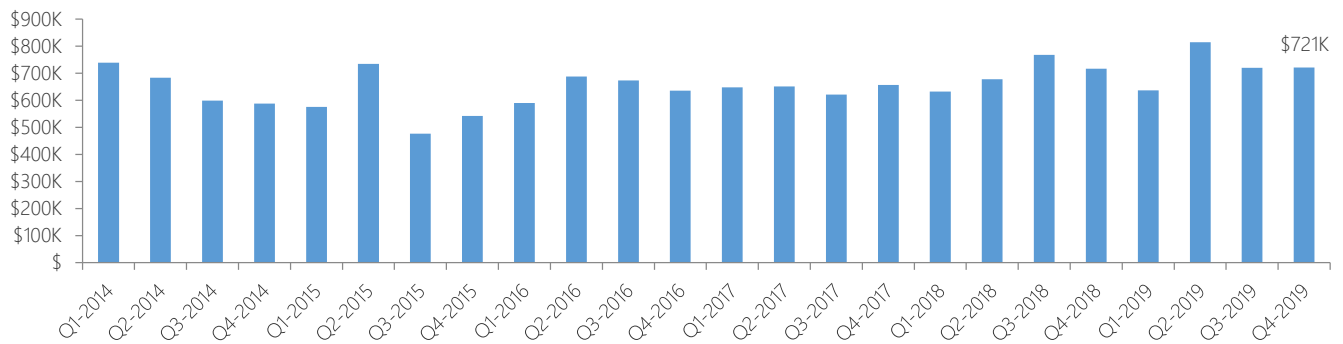


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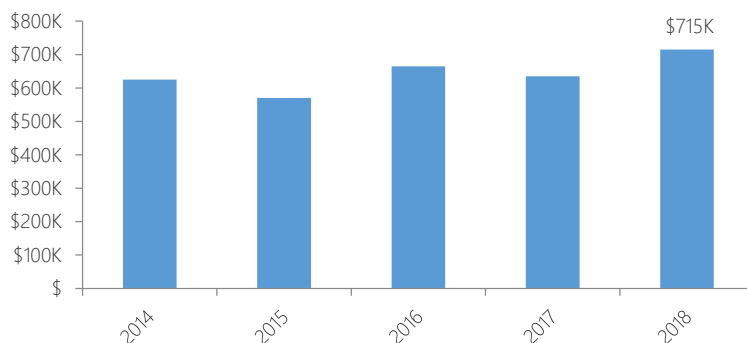


RESIDENTIAL STATS

Median Sale Price by Quarter

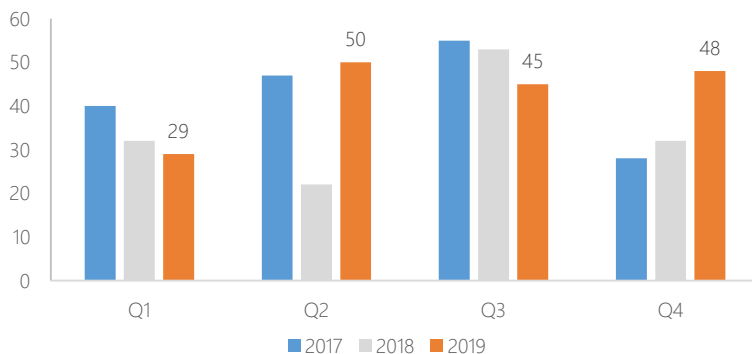


Median Sale Price by Year



Number of Transactions

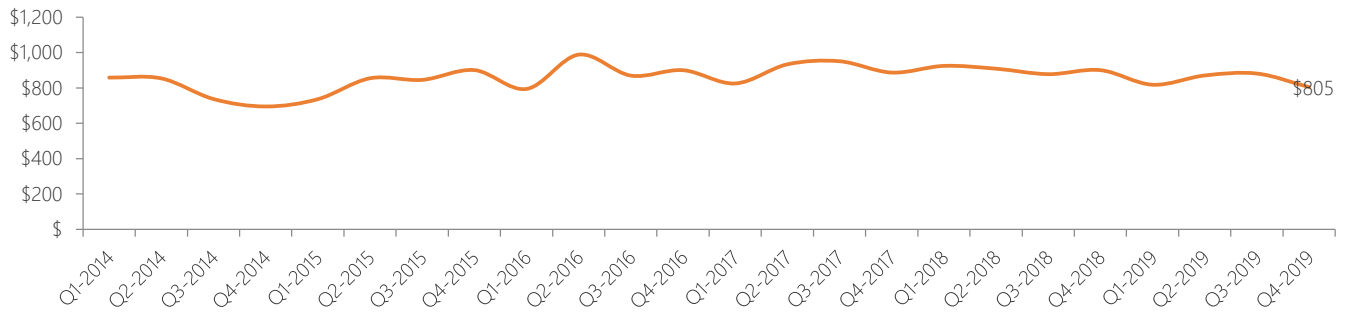
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	35	43	40	32	29
Q2	44	34	66	47	22	50
Q3	47	44	82	55	53	45
Q4	42	50	48	28	32	48



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Median Sale Price per Square Foot

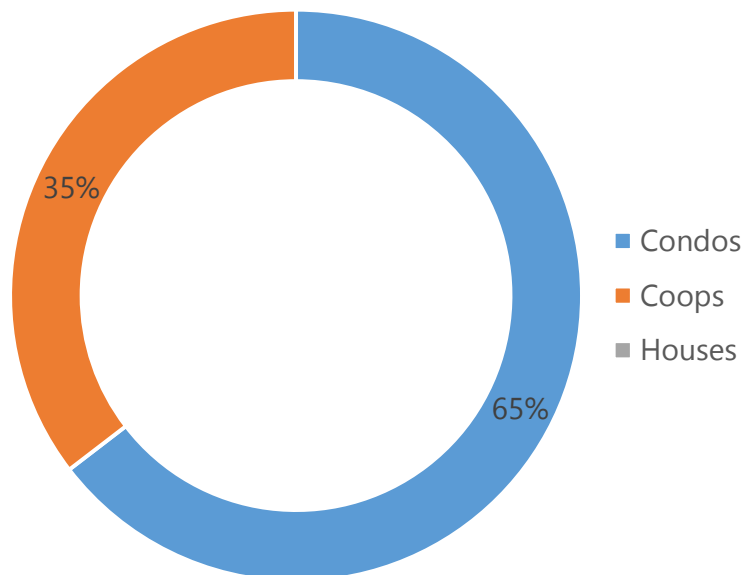


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$884,933	74%	\$830	-5%	31
Coops	\$600,000	-17%	\$741	-23%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1170 Fifth Ave #8A	1-01604-0001	25-Nov-19	\$3,500,000	Coop	
1200 Fifth Ave #1AC	1-01607-1002	25-Oct-19	\$1,895,000	Condo	1,565
1481 Fifth Ave #19C	1-01746-1114	24-Oct-19	\$1,625,000	Condo	1,431
1399 Park Ave #14B	1-01631-1152	25-Dec-19	\$1,192,258	Condo	
1481 Fifth Ave #16G	1-01746-1091	1-Oct-19	\$1,100,000	Condo	1,367
1399 Park Ave #14A	1-01631-1151	25-Dec-19	\$1,098,923	Condo	
1399 Park Ave #6B	1-01631-1104	18-Oct-19	\$995,000	Condo	
1399 Park Ave #8C	1-01631-1119	18-Dec-19	\$985,340	Condo	
1399 Park Ave #15A	1-01631-1157	20-Dec-19	\$984,266	Condo	
1399 Park Ave #7C	1-01631-1112	20-Dec-19	\$984,234	Condo	
1399 Park Ave #12A	1-01631-1145	18-Dec-19	\$978,938	Condo	
1399 Park Ave #11A	1-01631-1138	17-Dec-19	\$971,500	Condo	
1635 Lexington Ave #8C	1-01631-1041	4-Dec-19	\$967,338	Condo	971
64 E 126th St #2	1-01750-1003	7-Nov-19	\$910,000	Condo	1,064
1399 Park Ave #11E	1-01631-1142	18-Dec-19	\$895,615	Condo	
1399 Park Ave #10F	1-01631-1136	20-Dec-19	\$884,933	Condo	
1399 Park Ave #11F	1-01631-1143	18-Dec-19	\$877,789	Condo	
1399 Park Ave #10E	1-01631-1135	20-Dec-19	\$820,712	Condo	
1399 Park Ave #8E	1-01631-1121	20-Dec-19	\$812,274	Condo	
2027 First Ave #6	1-01676-1506	6-Dec-19	\$800,000	Condo	898
1270 Fifth Ave #8N	1-01614-0001	26-Nov-19	\$781,000	Coop	
215 E 96th St #CONDP	1-01646-1103	5-Dec-19	\$770,000	Coop	679
207 E 120th St #PH	1-01785-1011	12-Dec-19	\$730,000	Condo	958
1790 Third Ave #201	1-01627-1103	26-Nov-19	\$712,750	Condo	
1787 Madison Ave #608	1-01623-1002	12-Dec-19	\$695,000	Coop	
23 E 128th St #1F	1-01753-1001	1-Nov-19	\$650,000	Condo	852
1215 Fifth Ave #14D	1-01608-0001	11-Dec-19	\$650,000	Coop	
1831 Madison Ave #3N	1-01746-0021	22-Nov-19	\$630,000	Coop	850
1831 Madison Ave #7F	1-01746-0021	22-Nov-19	\$630,000	Coop	
1399 Park Ave #12C	1-01631-1147	17-Dec-19	\$616,248	Condo	
1270 Fifth Ave #11K	1-01614-0001	1-Nov-19	\$610,000	Coop	
333 E 119th St #1A	1-01796-0020	10-Dec-19	\$600,000	Coop	
342 E 110th St #6B	1-01681-1124	4-Dec-19	\$584,500	Condo	647
346 E 119th St #5B	1-01795-1109	19-Dec-19	\$570,000	Condo	730
152 E 118th St #6H	1-01645-0050	25-Nov-19	\$562,320	Coop	852
319 E 105th St #4C	1-01677-1221	3-Oct-19	\$560,000	Condo	721
306 E 105th St #4A	1-01676-1307	11-Oct-19	\$557,100	Condo	646
1919 Madison Ave #200	1-01748-0035	11-Oct-19	\$545,000	Coop	
2279 Third Ave #4C	1-01788-1009	16-Dec-19	\$525,000	Condo	757
1901 Madison Ave #116	1-01748-0001	10-Oct-19	\$420,000	Coop	
123 E 102nd St #4D	1-01630-0012	22-Nov-19	\$375,000	Coop	
2019-2023 First Ave #3D	1-01676-1411	31-Dec-19	\$360,000	Condo	497
129 E 102nd St #5D	1-01630-0016	26-Nov-19	\$225,000	Coop	
1215 Fifth Ave #16CH	1-01608-0001	11-Oct-19	\$120,666	Coop	
424 E 115th St #1A	1-01708-0038	5-Nov-19	\$102,900	Coop	
424 E 115th St #4B	1-01708-0038	5-Nov-19	\$90,000	Coop	



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