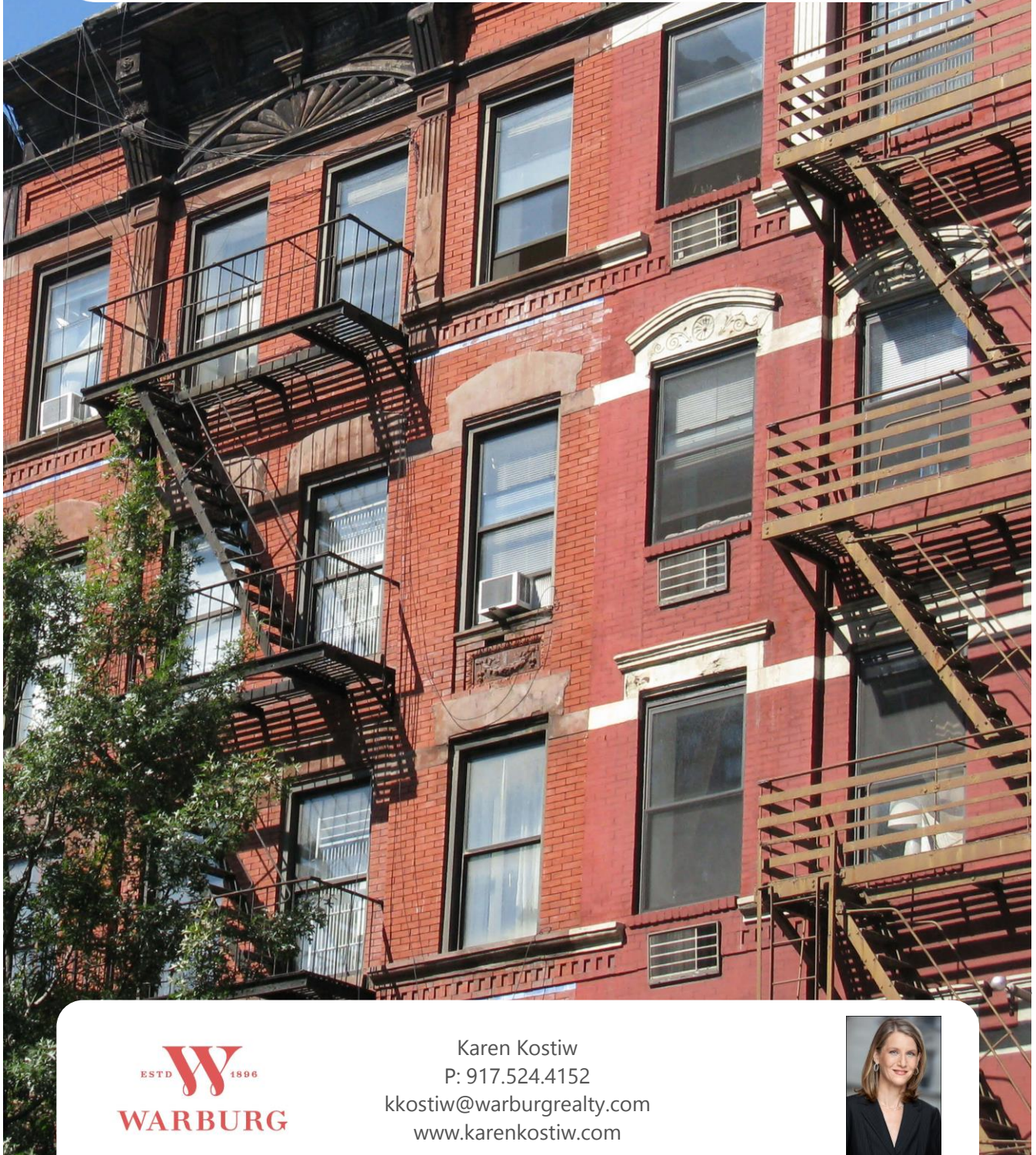


YORKVILLE

A quarterly analysis of residential sales
in Yorkville, Manhattan

4th Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 4th Quarter 2019

Yorkville, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$855K

0% YoY

NO. OF TRANSACTIONS

153

-4% YoY

MEDIAN PRICE/SQ.FT.

\$1,056

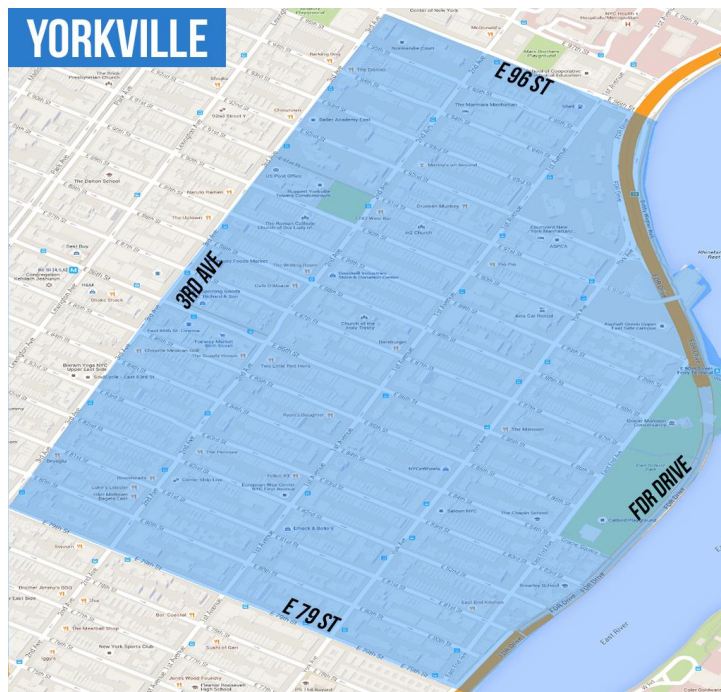
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

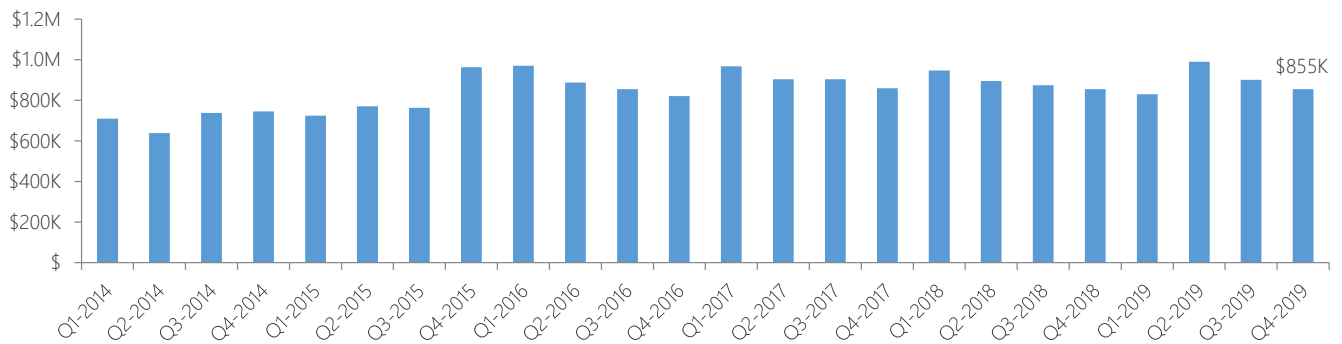


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

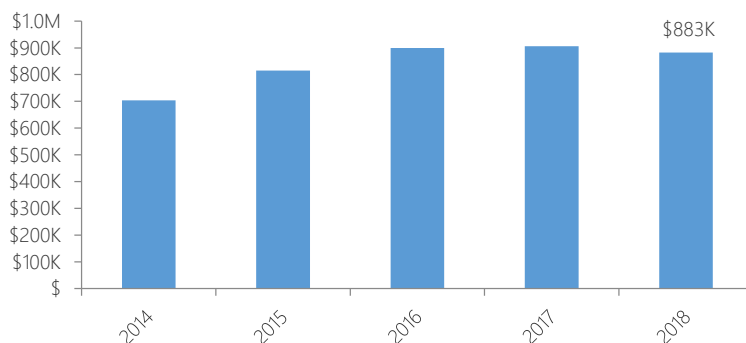


RESIDENTIAL STATS

Median Sale Price by Quarter

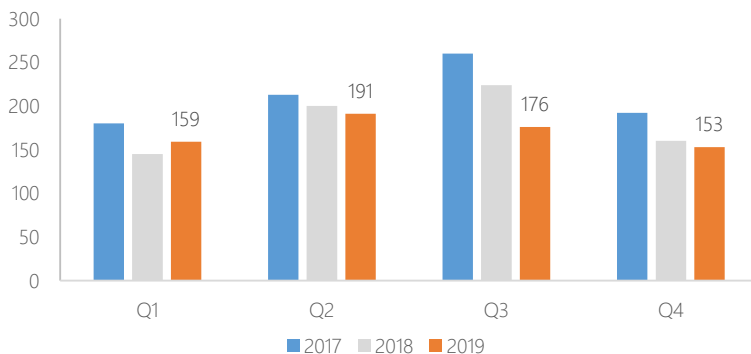


Median Sale Price by Year



Number of Transactions

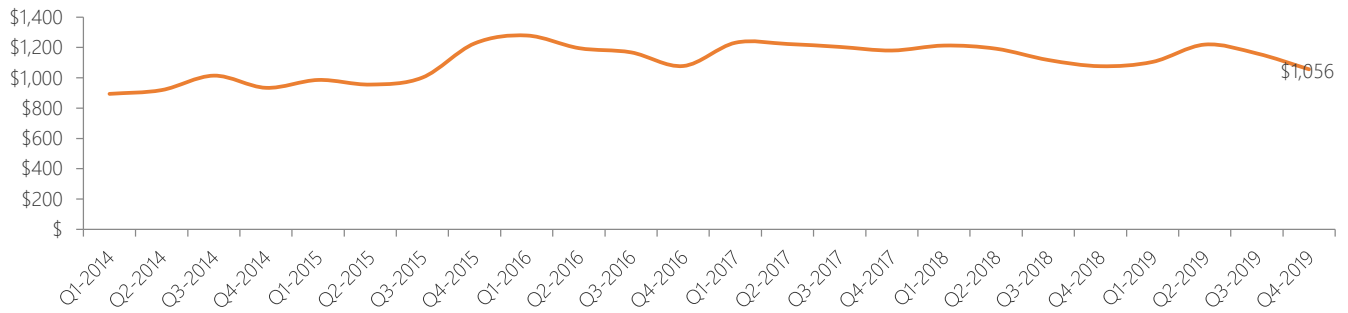
Quarter	2014	2015	2016	2017	2018	2019
Q1	177	162	269	180	145	159
Q2	216	197	188	213	200	191
Q3	250	221	210	260	224	176
Q4	193	254	125	192	160	153



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

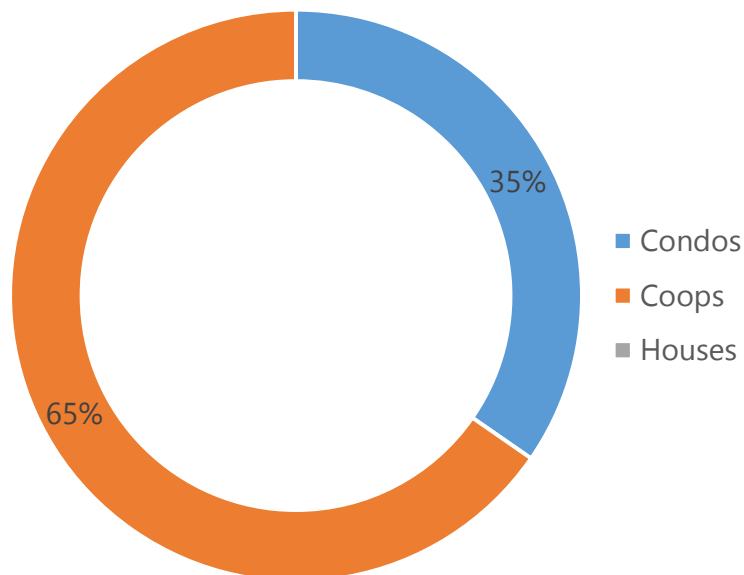


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,252,500	-4%	\$1,286	2%	53
Coops	\$647,000	-4%	\$917	0%	100
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
40 E End Ave #10A	1-01578-1318	16-Oct-19	\$5,859,509	Condo	
360 E 89th St #28A	1-01551-1174	6-Nov-19	\$5,700,000	Condo	
201 E 80th St #22A	1-01526-1099	6-Nov-19	\$5,300,000	Condo	3,472
360 E 89th St #32B	1-01551-1182	12-Dec-19	\$4,950,000	Condo	
201 E 80th St #3B	1-01526-1003	20-Dec-19	\$3,575,000	Condo	1,314
201 E 80th St #11G	1-01526-1066	6-Nov-19	\$3,325,000	Condo	2,139
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
90 E End Ave #14B	1-01580-1034	23-Oct-19	\$2,970,000	Condo	2,164
1437 Third Ave #24A	1-01527-1060	24-Dec-19	\$2,895,000	Condo	1,882
201 E 80th St #17E	1-01526-1094	20-Nov-19	\$2,815,000	Condo	1,634
389 E 89th St #31A	1-01552-1448	12-Nov-19	\$2,680,000	Condo	
1760 Second Ave #29A	1-01554-1127	7-Oct-19	\$2,410,000	Condo	1,824
350 E 82nd St #18D	1-01544-1149	18-Oct-19	\$2,181,250	Condo	1,523
180 E End Ave #21E	1-01585-0023	16-Oct-19	\$2,100,000	Coop	
75 E End Ave #16G	1-01590-0008	10-Dec-19	\$2,095,000	Coop	1,900
52 E End Ave #23A	1-01578-1048	19-Nov-19	\$1,990,000	Condo	1,460
10 E End Ave #17C	1-01576-0027	7-Oct-19	\$1,975,000	Coop	
200 E 94th St #2915	1-01539-1573	13-Nov-19	\$1,937,030	Condo	1,076
389 E 89th St #23C	1-01552-1418	26-Dec-19	\$1,934,983	Condo	
360 E 88th St #27D	1-01550-1115	6-Dec-19	\$1,850,000	Condo	1,338
400 E 90th St #21B	1-01569-1420	21-Nov-19	\$1,825,000	Condo	1,432
200 E End Ave #16EF	1-01586-0021	30-Dec-19	\$1,775,000	Coop	
215 E 80th St #7K	1-01526-1315	16-Dec-19	\$1,734,102	Condo	1,258
345 E 81st St #5HJ	1-01544-0019	12-Dec-19	\$1,725,000	Coop	
535 E 86th St #8J	1-01583-0015	17-Oct-19	\$1,725,000	Coop	
510 E 84th St #5A	1-01580-0043	1-Nov-19	\$1,650,000	Coop	
300 E 85th St #4	1-01547-0049	20-Nov-19	\$1,640,000	Coop	
1641 Third Ave #11A	1-01537-2180	2-Oct-19	\$1,587,000	Condo	1,367
1641 Third Ave #19A	1-01537-2267	14-Nov-19	\$1,565,000	Condo	1,391
455 E 86th St #20E	1-01566-1139	19-Nov-19	\$1,511,250	Condo	1,325
360 E 88th St #15B	1-01550-1065	21-Oct-19	\$1,495,000	Condo	1,099
225 E 79th St #5AB	1-01525-0013	2-Oct-19	\$1,495,000	Coop	
215 E 79th St #3A	1-01525-0009	10-Oct-19	\$1,440,000	Coop	
535 E 86th St #7E	1-01583-0015	18-Oct-19	\$1,400,000	Coop	1,350
1 Gracie Sq #15E	1-01590-0042	1-Oct-19	\$1,390,500	Coop	
239 E 79th St #11A	1-01525-0021	7-Oct-19	\$1,350,000	Coop	
501 E 79th St #2D	1-01576-0001	28-Oct-19	\$1,350,000	Coop	
239 E 79th St #6P	1-01525-0021	22-Nov-19	\$1,345,000	Coop	
225 E 79th St #11CD	1-01525-0013	30-Oct-19	\$1,325,000	Coop	
245 E 93rd St #24A	1-01539-1026	6-Dec-19	\$1,255,000	Condo	967
235 E 87th St #7K	1-01533-0122	7-Nov-19	\$1,254,750	Coop	
1619 Third Ave #24H	1-01536-1626	17-Dec-19	\$1,250,000	Condo	1,162
505 E 79th St #7L	1-01576-0005	18-Oct-19	\$1,250,000	Coop	
515 E 85th St #11C	1-01582-0005	10-Oct-19	\$1,235,000	Coop	
245 E 93rd St #20J	1-01539-1257	3-Dec-19	\$1,200,000	Condo	973
425 E 79th St #7E	1-01559-0010	4-Oct-19	\$1,200,000	Coop	
80 E End Ave #4K	1-01580-0023	23-Oct-19	\$1,175,000	Coop	
300 E 93rd St #16B	1-01555-1155	9-Dec-19	\$1,150,000	Condo	914
401 E 89th St #7P	1-01569-1103	2-Oct-19	\$1,100,000	Coop	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
333 E 79th St #8E	1-01542-0019	3-Dec-19	\$1,100,000	Coop	
421 E 84th St #2R	1-01564-0110	26-Dec-19	\$1,100,000	Coop	1,200
229 E 79th St #5F	1-01525-0015	3-Dec-19	\$1,095,000	Coop	1,100
229 E 79th St #12D	1-01525-0015	19-Dec-19	\$1,060,000	Coop	
45 E End Ave #5H	1-01589-0034	8-Oct-19	\$1,030,000	Coop	1,100
1623 Third Ave #41K	1-01537-2070	15-Oct-19	\$999,000	Condo	1,159
501 E 79th St #9B	1-01576-0001	25-Oct-19	\$995,000	Coop	
222 E 80th St #10C	1-01525-0036	19-Nov-19	\$990,000	Coop	
1725 York Ave #26H	1-01569-0016	15-Oct-19	\$975,000	Coop	1,025
52 E End Ave #21B	1-01578-1044	16-Oct-19	\$960,000	Condo	936
400 E 85th St #20C	1-01564-0047	1-Nov-19	\$955,000	Coop	
200 E End Ave #2F	1-01586-0021	15-Nov-19	\$949,000	Coop	
227 E 87th St #D	1-01533-0013	28-Oct-19	\$940,000	Coop	
200 E 94th St #316	1-01539-1324	18-Dec-19	\$935,000	Condo	704
200 E 84th St #14F	1-01529-0045	13-Nov-19	\$925,000	Coop	950
350 E 82nd St #6N	1-01544-1079	24-Oct-19	\$920,000	Condo	700
222 E 82nd St #4E	1-01527-0035	10-Dec-19	\$920,000	Coop	950
222 E 80th St #8G	1-01525-0036	16-Dec-19	\$920,000	Coop	
1623 Third Ave #26D	1-01537-1901	12-Nov-19	\$905,000	Condo	814
1641 Third Ave #33G	1-01537-2418	11-Oct-19	\$887,500	Condo	835
1619 Third Ave #24D	1-01536-1622	25-Nov-19	\$865,000	Condo	794
1641 Third Ave #18J	1-01537-2265	17-Oct-19	\$865,000	Condo	833
345 E 93rd St #20C	1-01556-0023	11-Dec-19	\$855,000	Coop	
200 E 89th St #18G	1-01534-1232	13-Nov-19	\$830,000	Condo	638
235 E 87th St #10D	1-01533-0122	13-Nov-19	\$825,000	Coop	900
301 E 79th St #32F	1-01542-1455	27-Dec-19	\$825,000	Condo	619
301 E 79th St #23L	1-01542-1320	17-Dec-19	\$805,000	Condo	570
301 E 79th St #18L	1-01542-1241	25-Nov-19	\$790,000	Condo	570
350 E 82nd St #6G	1-01544-1073	9-Oct-19	\$790,000	Condo	748
235 E 87th St #3J	1-01533-0122	23-Dec-19	\$778,500	Coop	
345 E 80th St #8L	1-01543-1311	5-Dec-19	\$751,468	Condo	590
350 E 82nd St #3M	1-01544-1025	12-Nov-19	\$740,000	Condo	717
444 E 84th St #9G	1-01563-0032	12-Nov-19	\$730,000	Coop	
345 E 80th St #17A	1-01543-1021	1-Nov-19	\$720,000	Condo	572
350 E 82nd St #5C	1-01544-1054	5-Nov-19	\$710,000	Condo	706
505 E 79th St #15D	1-01576-0005	4-Nov-19	\$700,000	Coop	750
401 E 86th St #7E	1-01566-0001	16-Dec-19	\$700,000	Coop	
330 E 80th St #5D	1-01542-0033	7-Nov-19	\$697,000	Coop	750
345 E 86th St #2G	1-01549-0018	4-Oct-19	\$695,000	Coop	880
435 E 86th St #6F	1-01566-0014	6-Nov-19	\$689,000	Coop	675
402 E 90th St #5F	1-01569-1032	15-Oct-19	\$687,000	Condo	844
330 E 80th St #1A	1-01542-0033	4-Oct-19	\$685,000	Coop	
333 E 79th St #21J	1-01542-0019	11-Dec-19	\$650,000	Coop	
231 E 88th St #1W	1-01534-0019	15-Nov-19	\$647,000	Coop	
231 E 88th St #2W	1-01534-0019	10-Oct-19	\$645,000	Coop	
10 E End Ave #7A	1-01576-0027	14-Nov-19	\$630,000	Coop	800
333 E 79th St #7H	1-01542-0019	18-Dec-19	\$630,000	Coop	
345 E 93rd St #13B	1-01556-0023	31-Oct-19	\$629,000	Coop	750
10 E End Ave #16E	1-01576-0027	12-Dec-19	\$625,000	Coop	800
301 E 87th St #15E	1-01550-0001	18-Dec-19	\$625,000	Coop	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

