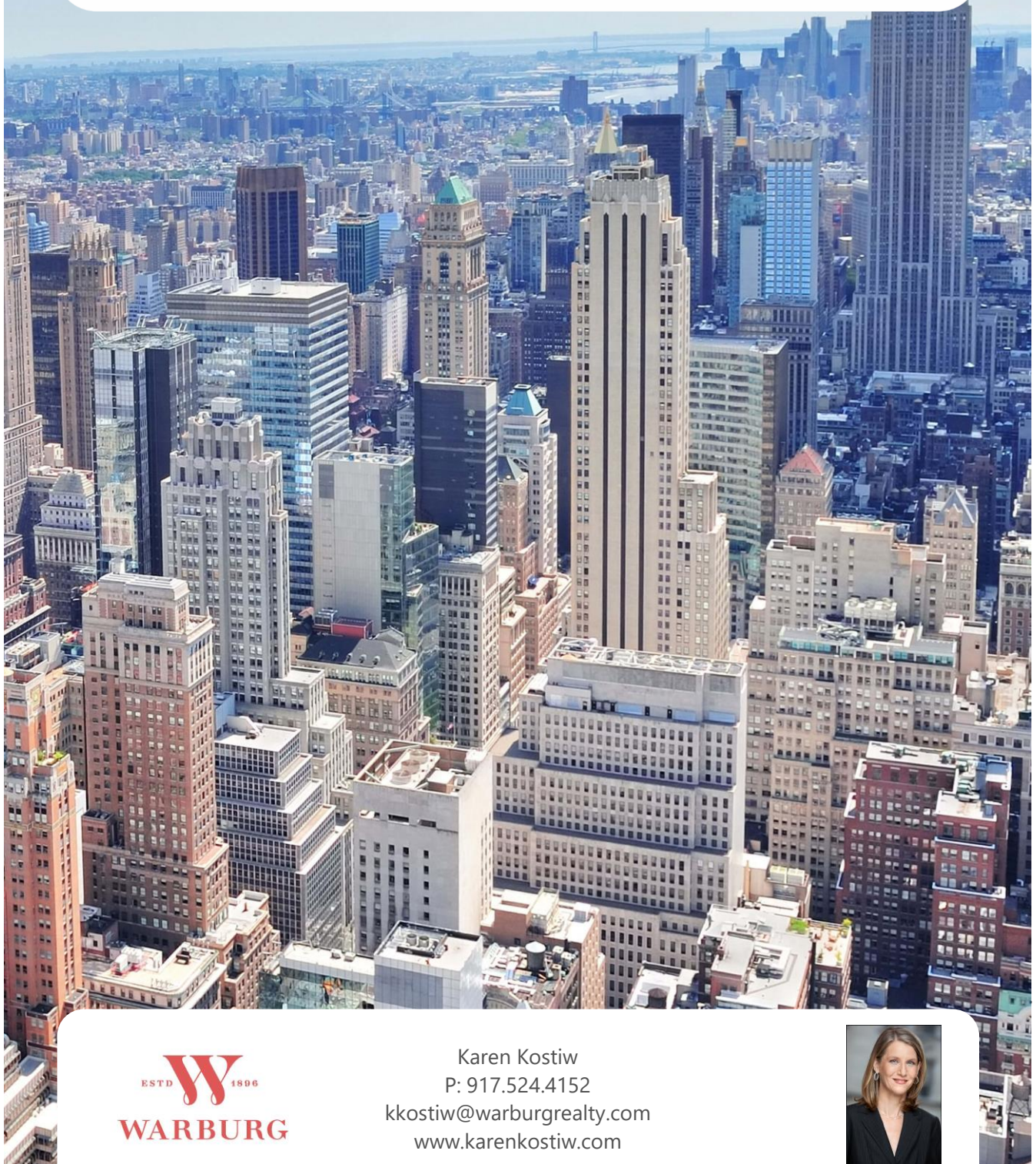


ALL UPPER EAST SIDE

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

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

All Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.06M

-3% YoY

NO. OF TRANSACTIONS

457

-14% YoY

MEDIAN PRICE/SQ.FT.

\$1,163

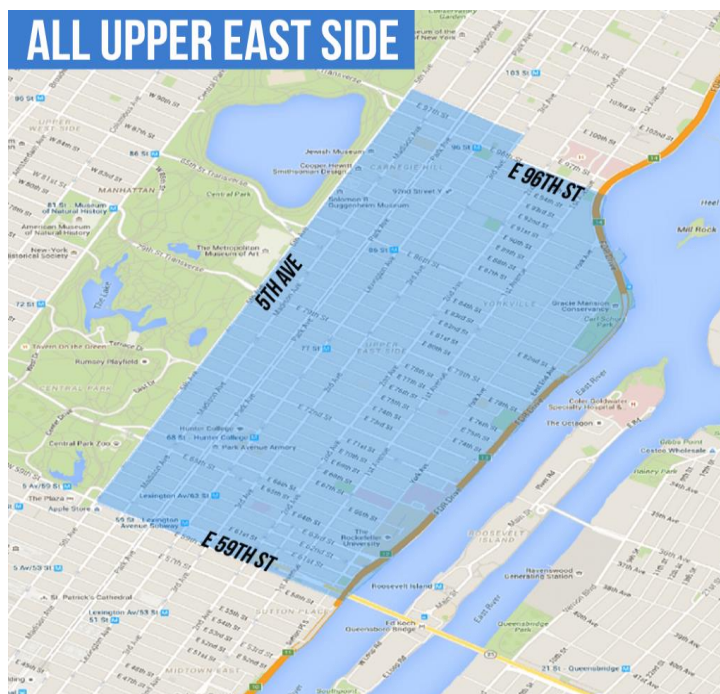
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

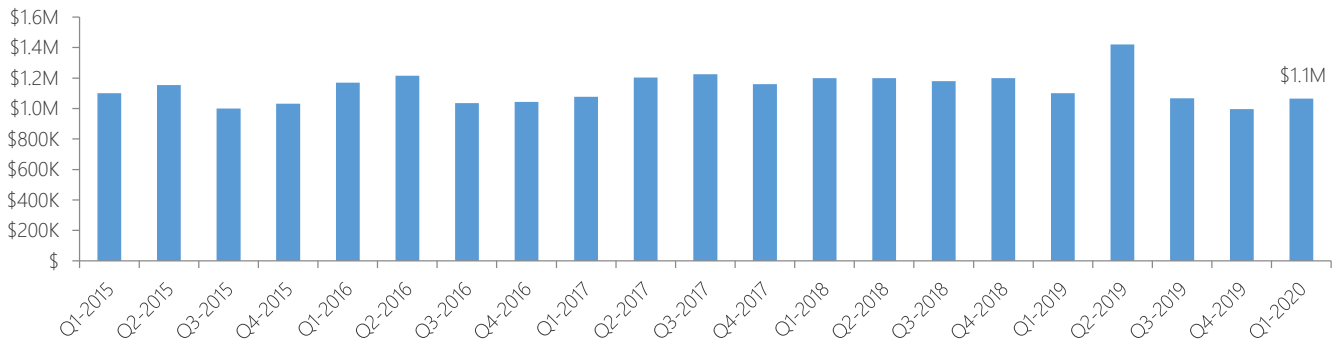


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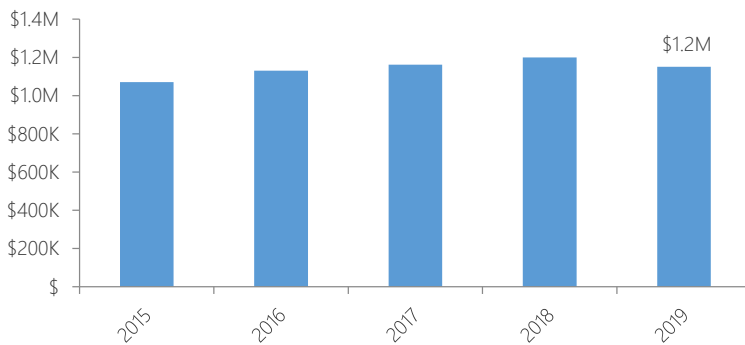


RESIDENTIAL STATS

Median Sale Price by Quarter

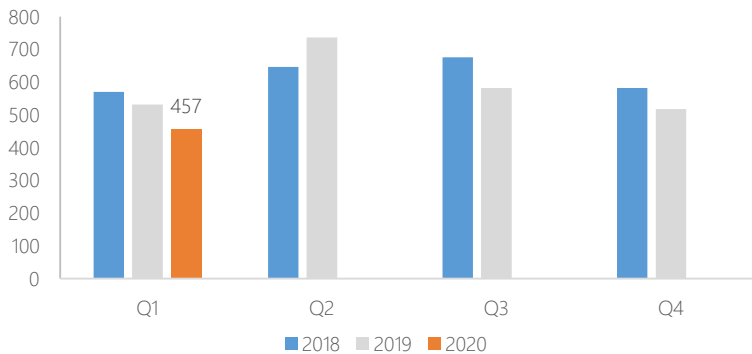


Median Sale Price by Year



Number of Transactions

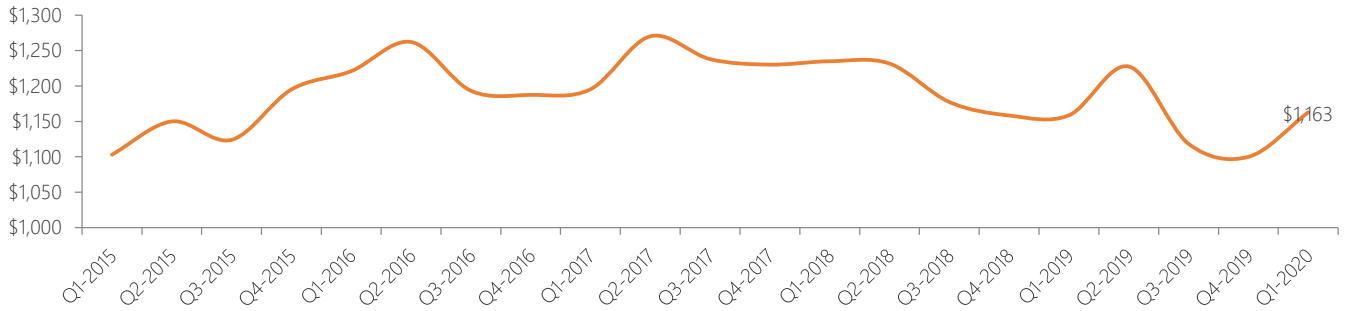
| Quarter | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------|------|------|------|------|------|------|
| Q1 | 645 | 743 | 625 | 570 | 532 | 457 |
| Q2 | 786 | 700 | 794 | 647 | 737 | |
| Q3 | 861 | 749 | 790 | 676 | 582 | |
| Q4 | 768 | 514 | 627 | 582 | 518 | |



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Median Sale Price per Square Foot

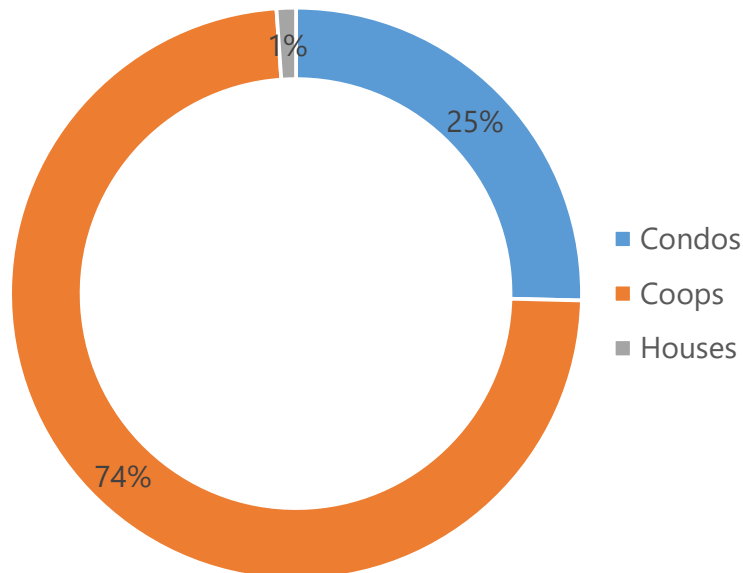


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,442,500 | -12% | \$1,356 | -6% | 116 |
| Coops | \$950,000 | 6% | \$907 | -5% | 336 |
| Houses | \$11,000,000 | -18% | - | - | 5 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|--------------------------|--------------|-----------|--------------|---------------|-------|
| 8 E 75th St | 1-01389-0064 | 3-Jan-20 | \$38,000,000 | House | |
| 610 Park Ave #PH 16E | 1-01379-1189 | 14-Feb-20 | \$32,000,000 | Condo | 3,218 |
| 993 Fifth Ave #10 | 1-01492-0003 | 16-Mar-20 | \$25,285,000 | Coop | |
| 520 Park Ave #27 | 1-01375-1422 | 11-Mar-20 | \$22,000,000 | Condo | |
| 15 E 90th St | 1-01502-0011 | 16-Jan-20 | \$14,300,000 | House | |
| 893-899 Park Ave #8B/9B | 1-01413-0071 | 27-Jan-20 | \$12,250,000 | Coop | |
| 167 E 69th St | 1-01404-0032 | 24-Feb-20 | \$11,000,000 | House | |
| 1060 Fifth Ave #11C | 1-01499-0001 | 3-Mar-20 | \$10,776,700 | Coop | |
| 33 E 70th St #7A | 1-01385-1102 | 3-Mar-20 | \$9,700,000 | Coop | |
| 870 Fifth Ave #17A | 1-01383-0001 | 24-Jan-20 | \$9,125,000 | Coop | 2,700 |
| 930 Park Ave #12N | 1-01492-0037 | 4-Feb-20 | \$8,750,000 | Coop | 3,000 |
| 800 Park Ave #14 | 1-01389-0036 | 11-Feb-20 | \$8,700,000 | Coop | |
| 888 Park Ave #9B | 1-01393-0033 | 11-Mar-20 | \$8,000,000 | Coop | |
| 116 E 95th St | 1-01523-0068 | 20-Mar-20 | \$8,000,000 | House | |
| 150 E 69th St #12/14 | 1-01403-0033 | 3-Feb-20 | \$7,777,000 | Coop | |
| 40 E 88th St #14B | 1-01499-0051 | 7-Feb-20 | \$6,850,000 | Coop | |
| 530 Park Ave #10A | 1-01375-1261 | 20-Feb-20 | \$6,800,000 | Condo | 2,755 |
| 200 E 74th St #12A, F, G | 1-01428-0045 | 17-Mar-20 | \$6,650,000 | Coop | |
| 941 Park Ave #11B | 1-01510-0001 | 31-Jan-20 | \$6,500,000 | Coop | |
| 137 E 66th St #9B/10B | 1-01401-0027 | 10-Mar-20 | \$6,100,000 | Coop | |
| 1355 First Ave #25 | 1-01447-1125 | 3-Jan-20 | \$6,050,000 | Condo | |
| 314 E 69th St | 1-01443-0048 | 28-Feb-20 | \$5,875,000 | House | |
| 125 E 72nd St #14D | 1-01407-0016 | 18-Mar-20 | \$5,850,000 | Coop | |
| 200 E 94th St #PH E | 1-01539-1590 | 25-Mar-20 | \$5,764,698 | Condo | 2,587 |
| 860 Fifth Ave #11A, G | 1-01382-0069 | 15-Jan-20 | \$5,750,000 | Coop | |
| 1112 Park Ave #6A | 1-01501-0040 | 22-Jan-20 | \$5,700,000 | Coop | 3,000 |
| 12 E 88th St #9A | 1-01499-1130 | 18-Mar-20 | \$5,600,000 | Condo | |
| 1060 Fifth Ave #2D | 1-01499-0001 | 5-Mar-20 | \$5,400,000 | Coop | 2,900 |
| 1075 Park Ave #5D | 1-01516-0069 | 7-Feb-20 | \$5,400,000 | Coop | |
| 965 Fifth Ave #15A | 1-01392-0070 | 29-Jan-20 | \$4,950,000 | Coop | 2,000 |
| 90 E End Ave #22A | 1-01580-1043 | 18-Feb-20 | \$4,780,000 | Condo | 5,304 |
| 45 E 66th St #5W | 1-01381-1104 | 16-Jan-20 | \$4,725,000 | Coop | |
| 205 E 85th St #16C, D | 1-01531-1128 | 15-Jan-20 | \$4,700,000 | Condo | 3,326 |
| 1220 Park Ave #9D | 1-01507-0033 | 6-Feb-20 | \$4,550,000 | Coop | |
| 825 Fifth Ave #7A, B | 1-01378-0070 | 7-Jan-20 | \$4,500,000 | Coop | |
| 930 Fifth Ave #6A | 1-01389-0001 | 13-Feb-20 | \$4,450,000 | Coop | |
| 1000 Park Ave #12C | 1-01496-0034 | 13-Feb-20 | \$4,400,000 | Coop | |
| 530 E 76th St #36I, L | 1-01487-1420 | 31-Jan-20 | \$4,150,000 | Condo | 780 |
| 1185 Park Ave #11K | 1-01522-0001 | 27-Feb-20 | \$4,090,000 | Coop | |
| 1148 Fifth Ave #14A | 1-01507-0069 | 7-Feb-20 | \$4,050,000 | Coop | |
| 60 E 88th St #12A | 1-01499-1016 | 3-Mar-20 | \$4,000,000 | Condo | 3,494 |
| 910 Fifth Ave #9B | 1-01387-0001 | 19-Mar-20 | \$4,000,000 | Coop | |
| 730 Park Ave #1A/2A | 1-01385-0037 | 15-Jan-20 | \$4,000,000 | Coop | |
| 1111 Park Ave #4A | 1-01518-0069 | 23-Jan-20 | \$3,900,000 | Coop | |
| 784 Park Ave #10A | 1-01388-0037 | 3-Feb-20 | \$3,500,000 | Coop | |
| 1088 Park Ave #4E | 1-01500-0040 | 19-Feb-20 | \$3,495,000 | Coop | |
| 960 Fifth Ave #SER9 | 1-01392-0001 | 4-Mar-20 | \$3,495,000 | Coop | |
| 1080 Fifth Ave #4C | 1-01501-0001 | 13-Mar-20 | \$3,475,000 | Coop | |
| 15 E 69th St #8B | 1-01384-1117 | 5-Mar-20 | \$3,450,000 | Condo | 1,584 |
| 1050 Fifth Ave #8F | 1-01498-0001 | 15-Jan-20 | \$3,450,000 | Coop | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-----------------------|--------------|-----------|-------------|---------------|-------|
| 1 E 66th St #5D | 1-01381-0001 | 26-Feb-20 | \$3,400,000 | Coop | |
| 1035 Park Ave #10A | 1-01514-0069 | 29-Jan-20 | \$3,400,000 | Coop | |
| 350 E 72nd St #10B | 1-01446-1018 | 7-Feb-20 | \$3,370,000 | Condo | 1,327 |
| 900 Park Ave #25E | 1-01491-1255 | 29-Jan-20 | \$3,350,000 | Condo | |
| 422 E 72nd St #30C | 1-01466-1159 | 26-Feb-20 | \$3,250,000 | Condo | 1,850 |
| 245 E 93rd St #16H | 1-01539-1225 | 10-Jan-20 | \$3,245,000 | Condo | |
| 200 E 84th St #19B | 1-01529-0045 | 2-Mar-20 | \$3,015,000 | Coop | |
| 150 E 77th St #10A, B | 1-01411-0053 | 25-Feb-20 | \$2,999,999 | Coop | 3,000 |
| 875 Park Ave #2C | 1-01412-0071 | 19-Feb-20 | \$2,990,000 | Coop | |
| 177 E 77th St #8A | 1-01412-1337 | 31-Mar-20 | \$2,975,000 | Condo | 1,533 |
| 50 E 79th St #18B | 1-01393-0052 | 13-Feb-20 | \$2,969,010 | Coop | |
| 150 E 69th St #29L | 1-01403-0033 | 29-Jan-20 | \$2,900,000 | Coop | |
| 200 E 66th St #D 2001 | 1-01420-1361 | 27-Jan-20 | \$2,875,000 | Condo | 2,245 |
| 201 E 80th St #9F | 1-01526-1053 | 11-Feb-20 | \$2,850,000 | Condo | 1,948 |
| 188 E 78th St #11B | 1-01412-1132 | 25-Feb-20 | \$2,850,000 | Condo | 1,684 |
| 239 E 79th St #17E | 1-01525-0021 | 28-Jan-20 | \$2,848,000 | Coop | |
| 363 E 76th St #15F, G | 1-01451-0023 | 2-Feb-20 | \$2,750,000 | Coop | |
| 180 E 79th St #4D | 1-01413-0040 | 11-Feb-20 | \$2,733,333 | Coop | 2,021 |
| 860 Fifth Ave #10C | 1-01382-0069 | 15-Jan-20 | \$2,700,000 | Coop | |
| 215 E 72nd St #3E | 1-01427-0007 | 22-Jan-20 | \$2,675,000 | Coop | |
| 167 E 82nd St #10A | 1-01511-1136 | 21-Jan-20 | \$2,650,000 | Condo | 1,621 |
| 1133 Park Ave #3W | 1-01519-0069 | 14-Feb-20 | \$2,620,000 | Coop | |
| 35 E 75th St #10D | 1-01390-0023 | 8-Jan-20 | \$2,600,000 | Coop | 1,600 |
| 563 Park Ave #12E | 1-01397-0001 | 6-Feb-20 | \$2,600,000 | Coop | |
| 1088 Park Ave #2A | 1-01500-0040 | 13-Jan-20 | \$2,560,000 | Coop | |
| 40 E 94th St #30B | 1-01505-1254 | 21-Feb-20 | \$2,550,000 | Condo | 1,300 |
| 200 E 66th St #D 1402 | 1-01420-1375 | 10-Feb-20 | \$2,530,000 | Condo | 1,448 |
| 156 E 79th St #10C | 1-01413-0050 | 11-Feb-20 | \$2,525,000 | Coop | |
| 203 E 72nd St #8B | 1-01427-0001 | 24-Jan-20 | \$2,525,000 | Coop | |
| 220 E 65th St #24G | 1-01419-1792 | 17-Jan-20 | \$2,525,000 | Condo | |
| 53 E 66th St #6B | 1-01381-0025 | 5-Mar-20 | \$2,506,000 | Coop | |
| 1050 Fifth Ave #3D | 1-01498-0001 | 4-Feb-20 | \$2,500,000 | Coop | |
| 171 E 84th St #22E | 1-01513-1154 | 5-Mar-20 | \$2,500,000 | Condo | 1,012 |
| 201 E 66th St #11KL | 1-01421-0001 | 11-Mar-20 | \$2,500,000 | Coop | |
| 40 E 94th St #27B | 1-01505-1233 | 3-Feb-20 | \$2,450,000 | Condo | 1,300 |
| 370 E 76th St #B 1503 | 1-01450-0023 | 2-Mar-20 | \$2,450,000 | Coop | |
| 1185 Park Ave #6J | 1-01522-0001 | 13-Feb-20 | \$2,375,000 | Coop | |
| 70 E 96th St #13B | 1-01507-0041 | 10-Mar-20 | \$2,375,000 | Coop | |
| 200 E 66th St #B 1204 | 1-01420-1194 | 17-Jan-20 | \$2,350,000 | Condo | 1,442 |
| 969 Park Ave #2A | 1-01511-0001 | 16-Mar-20 | \$2,350,000 | Coop | |
| 524 E 72nd St #28A, G | 1-01483-1045 | 10-Mar-20 | \$2,325,000 | Condo | 863 |
| 170 E 87th St #W 12A | 1-01515-1669 | 20-Feb-20 | \$2,300,000 | Condo | 1,769 |
| 655 Park Ave #5D | 1-01402-0001 | 21-Jan-20 | \$2,300,000 | Coop | |
| 300 E 93rd St #36B | 1-01555-1173 | 14-Feb-20 | \$2,300,000 | Condo | 914 |
| 900 Park Ave #5A | 1-01491-1051 | 17-Jan-20 | \$2,265,000 | Condo | |
| 130 E 63rd St #PH B | 1-01397-1402 | 12-Mar-20 | \$2,262,250 | Coop | 1,600 |
| 53 E 66th St #5C | 1-01381-0025 | 5-Mar-20 | \$2,250,000 | Coop | 1,550 |
| 315 E 72nd St #19B | 1-01447-0009 | 20-Feb-20 | \$2,200,000 | Coop | |
| 880 Fifth Ave #14C | 1-01384-0001 | 5-Feb-20 | \$2,200,000 | Coop | |
| 120 E 81st St #2F | 1-01509-0056 | 13-Jan-20 | \$2,200,000 | Coop | |



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