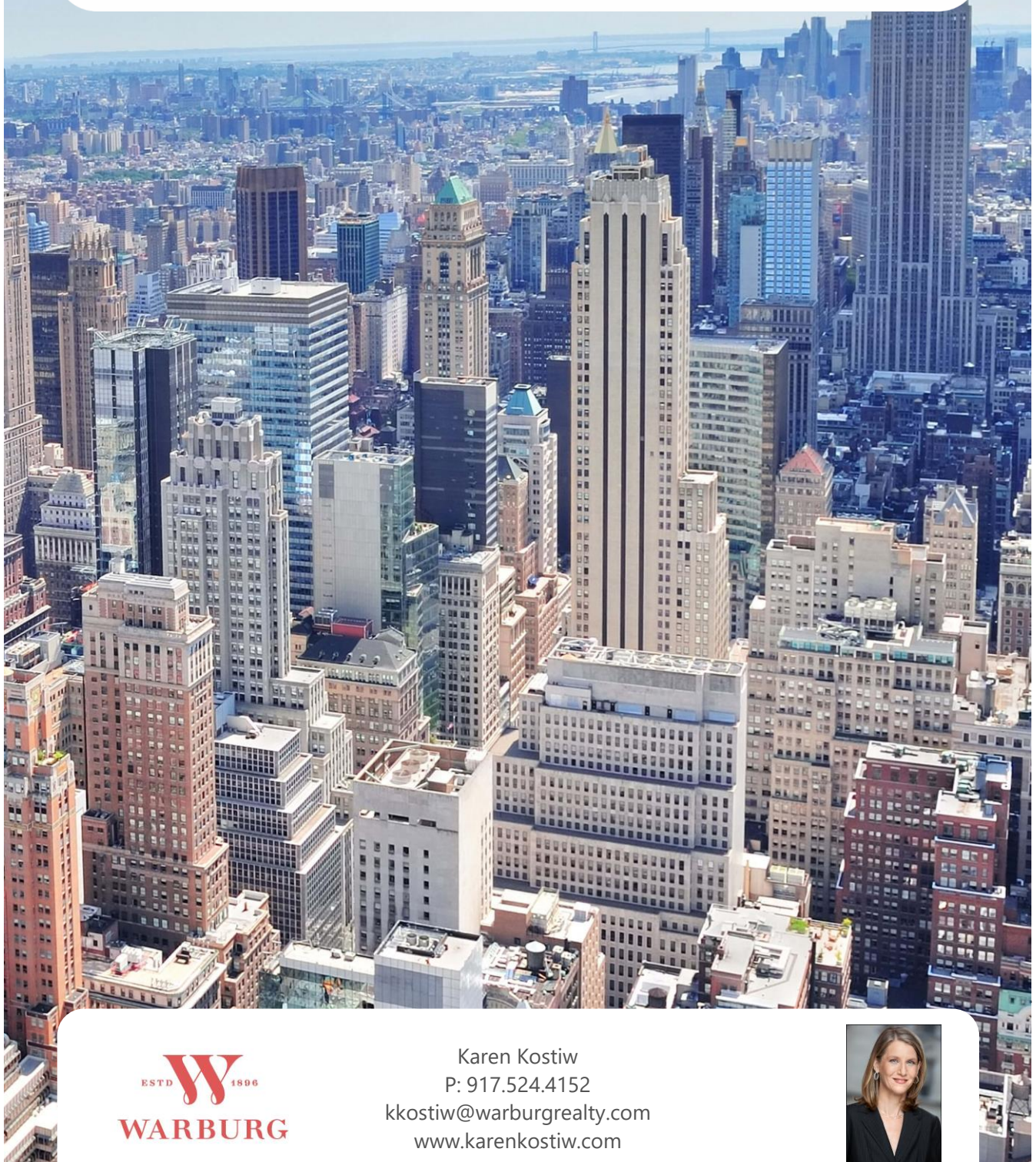


EAST HARLEM

A quarterly analysis of residential sales
in East Harlem, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

East Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$598K

-6% YoY

NO. OF TRANSACTIONS

27

-7% YoY

MEDIAN PRICE/SQ.FT.

\$863

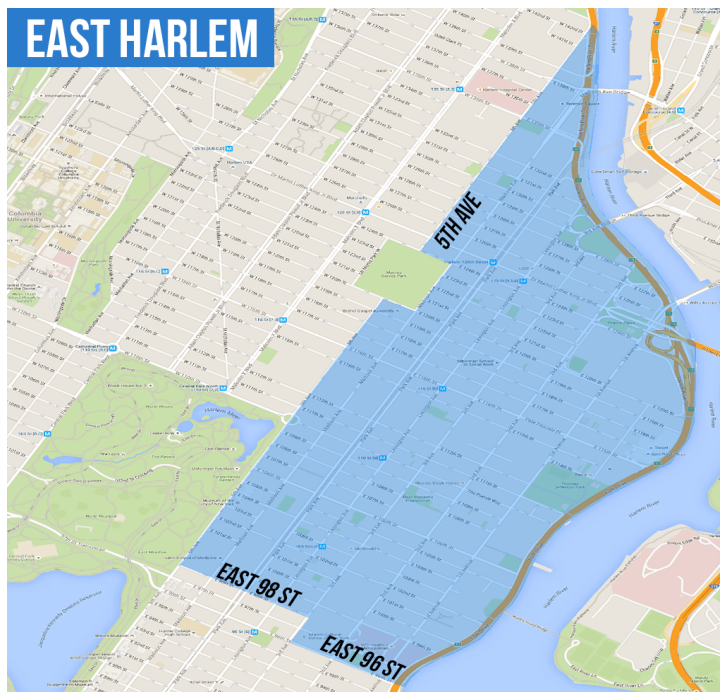
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

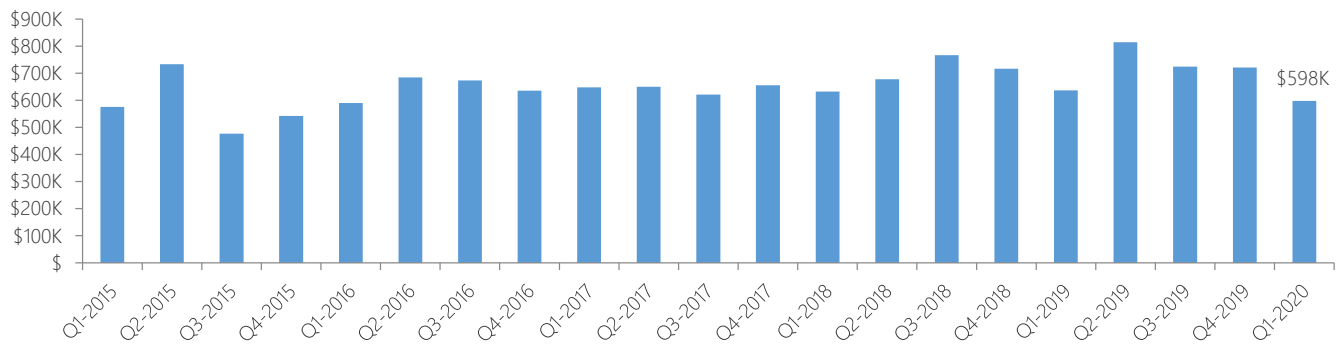


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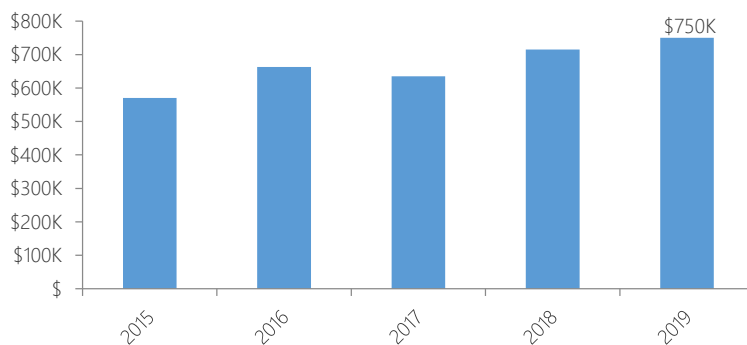


RESIDENTIAL STATS

Median Sale Price by Quarter

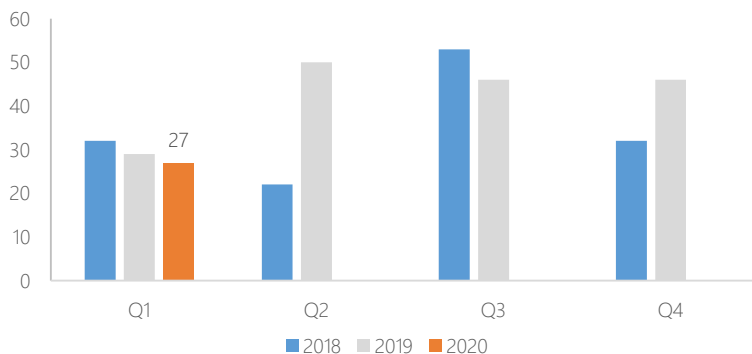


Median Sale Price by Year



Number of Transactions

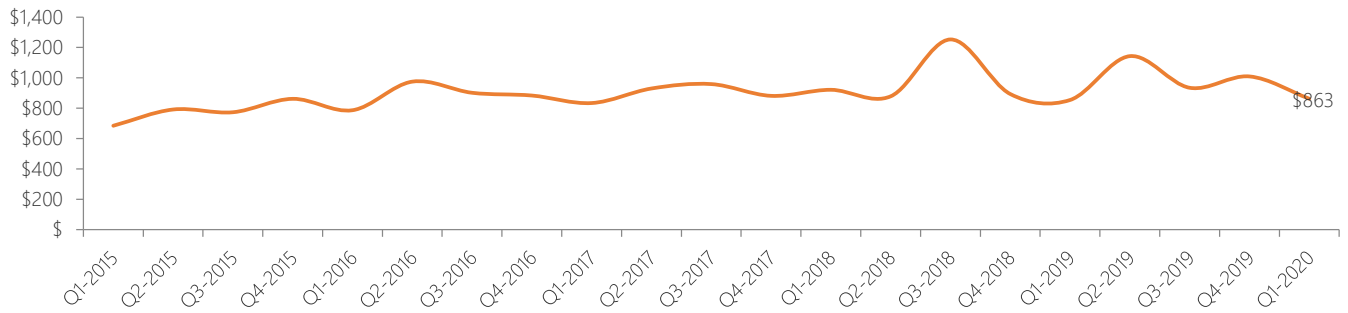
Quarter	2015	2016	2017	2018	2019	2020
Q1	35	43	40	32	29	27
Q2	34	65	47	22	50	
Q3	44	82	55	53	46	
Q4	50	48	28	32	46	



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Median Sale Price per Square Foot

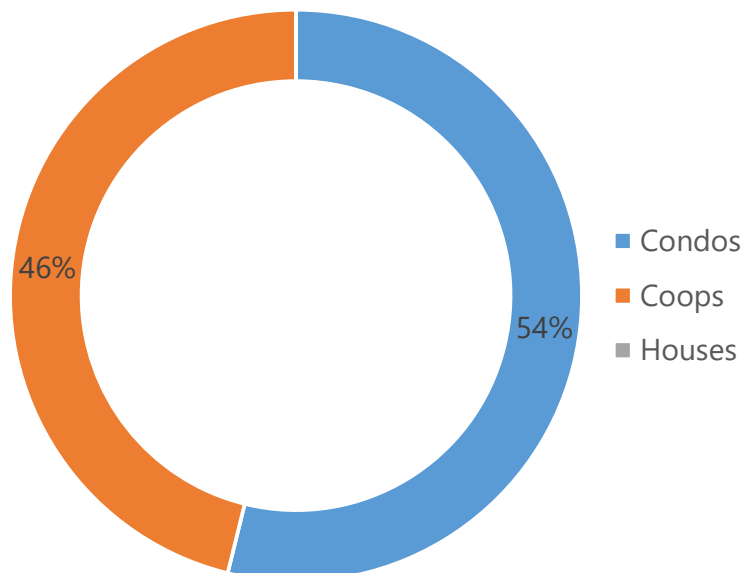


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$732,000	-7%	\$891	-5%	14
Coops	\$402,750	-21%	\$625	0%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1399 Park Ave #14E	1-01631-1155	5-Mar-20	\$1,295,000	Condo	1,002
2077 Fifth Ave #5A	1-01753-1208	6-Feb-20	\$1,225,000	Condo	1,266
2279 Third Ave #6A	1-01788-1013	28-Feb-20	\$1,190,000	Condo	1,296
215 E 96th St #28H	1-01646-1103	22-Jan-20	\$1,050,000	Coop	
1399 Park Ave #6A	1-01631-1103	23-Jan-20	\$995,000	Condo	885
305 E 108th St #2H	1-01680-1015	10-Mar-20	\$917,500	Condo	1,241
1790 Third Ave #1003	1-01627-1142	28-Feb-20	\$875,000	Condo	546
215 E 96th St #CONDP	1-01646-1103	16-Mar-20	\$825,000	Coop	184,939
1399 Park Ave #7E	1-01631-1114	30-Jan-20	\$775,000	Condo	705
1399 Park Ave #14C	1-01631-1153	21-Jan-20	\$689,000	Condo	506
232 E 118th St #3A	1-01667-1005	13-Jan-20	\$650,000	Condo	790
1825 Madison Ave #5E	1-01745-1002	25-Feb-20	\$630,000	Coop	
2019-2023 First Ave #4B	1-01676-1415	16-Jan-20	\$610,000	Condo	707
1831 Madison Ave #9C	1-01746-0021	12-Mar-20	\$585,000	Coop	650
342 E 119th St #4F	1-01795-0035	13-Feb-20	\$570,000	Coop	
319 E 105th St #5B	1-01677-1226	31-Jan-20	\$540,000	Condo	755
319 E 105th St #2C	1-01677-1209	25-Mar-20	\$526,000	Condo	721
152 E 118th St #6D	1-01645-0050	17-Mar-20	\$417,500	Coop	
125 E 101st St #1W	1-01629-0010	24-Mar-20	\$388,000	Coop	
117 E 102nd St #5B	1-01630-1209	24-Jan-20	\$370,000	Condo	782
152 E 118th St #6J	1-01645-0050	23-Jan-20	\$325,000	Coop	520
123 E 102nd St #5F	1-01630-0012	13-Jan-20	\$259,000	Coop	
129 E 102nd St #4D	1-01630-0016	16-Jan-20	\$250,000	Coop	
327 Pleasant Ave #3A	1-01711-0025	10-Mar-20	\$250,000	Coop	
327 Pleasant Ave	1-01711-0025	5-Mar-20	\$177,390	Condo	6,370
1779 Madison Ave #402	1-01622-0051	24-Feb-20	\$171,500	Coop	



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