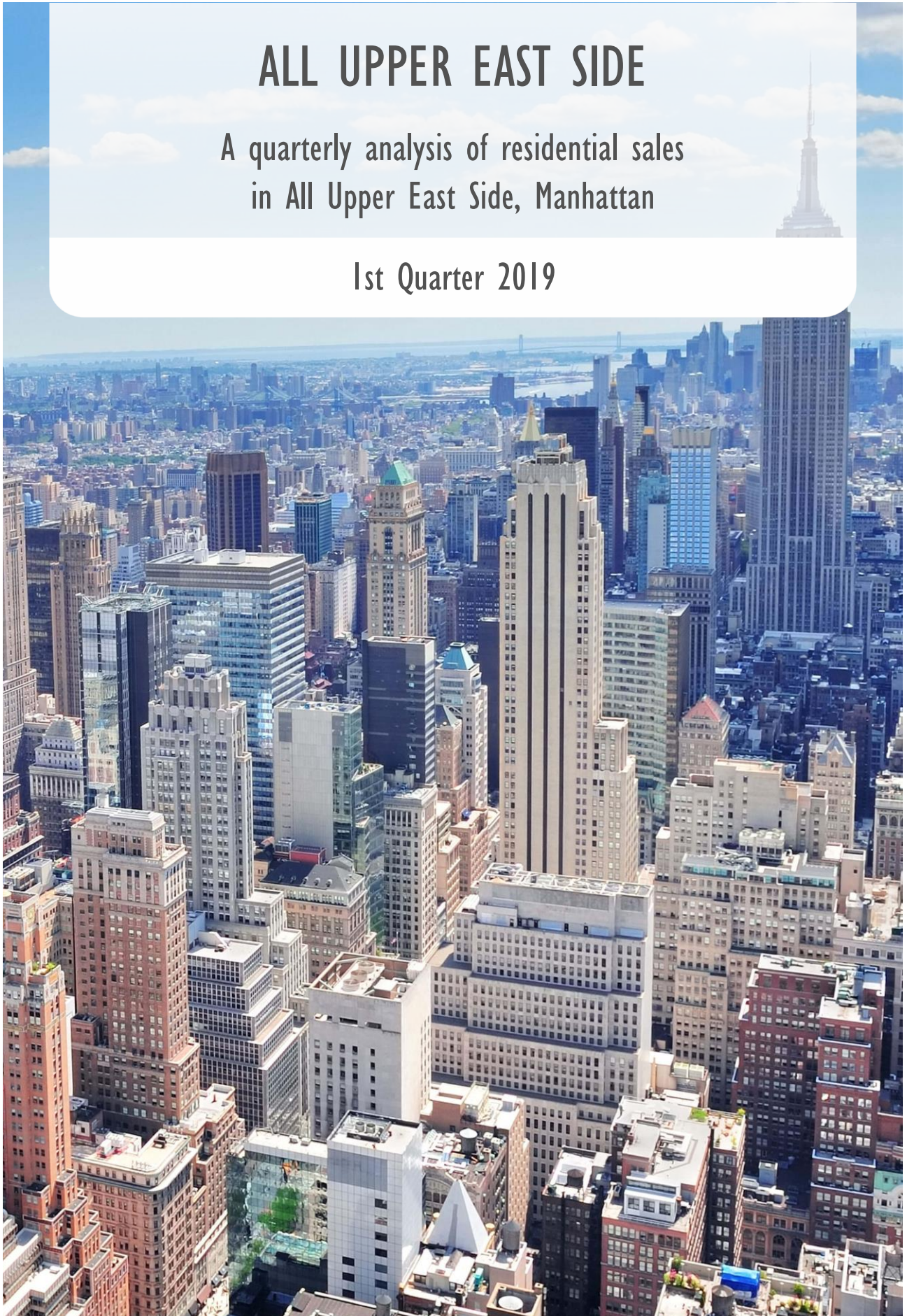


ALL UPPER EAST SIDE

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

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

All Upper East Side, Manhattan

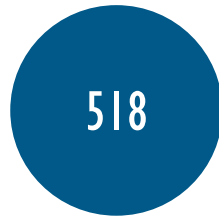
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-9% YoY

MEDIAN PRICE/SQ.FT.



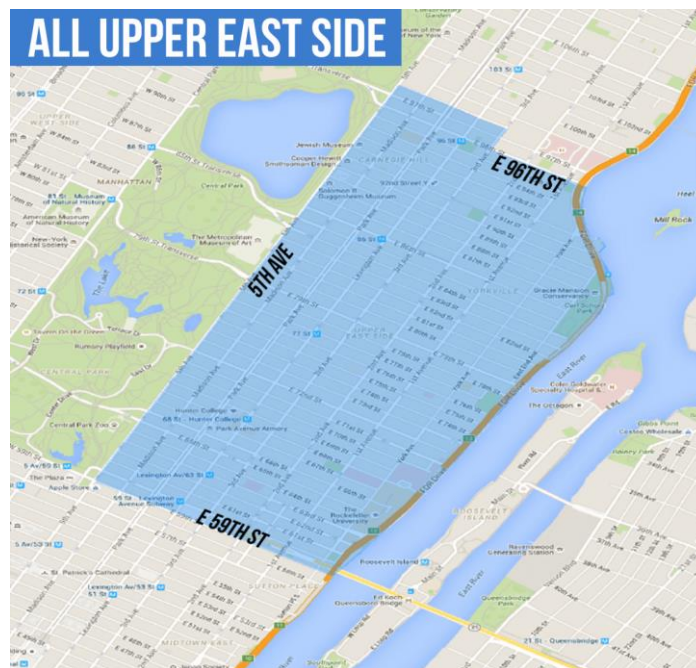
-7% YoY

MANHATTAN
MEDIAN SALE PRICE



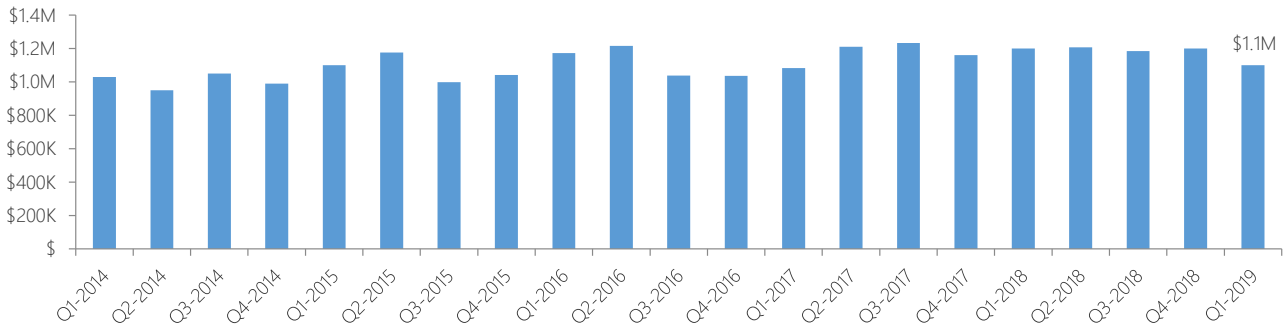
3% YoY

NEIGHBORHOOD BOUNDARIES

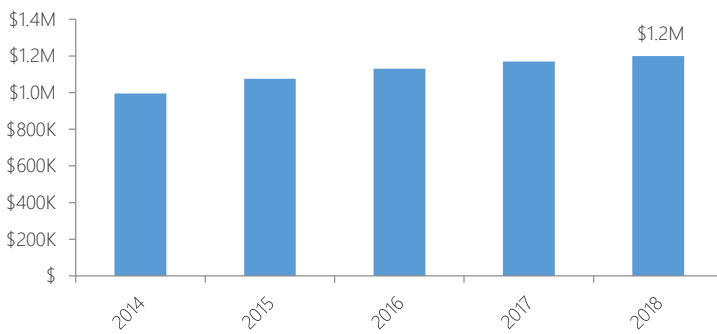


RESIDENTIAL STATS

Median Sale Price by Quarter

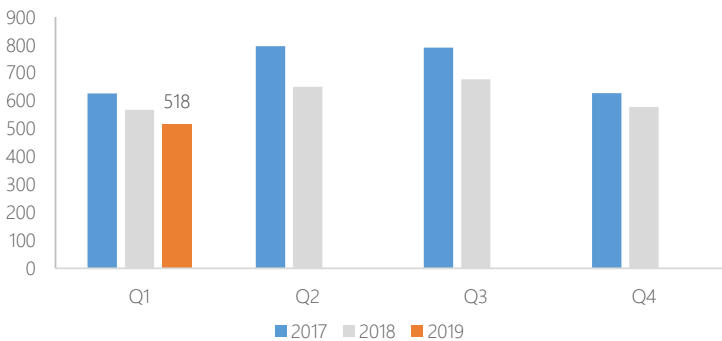


Median Sale Price by Year

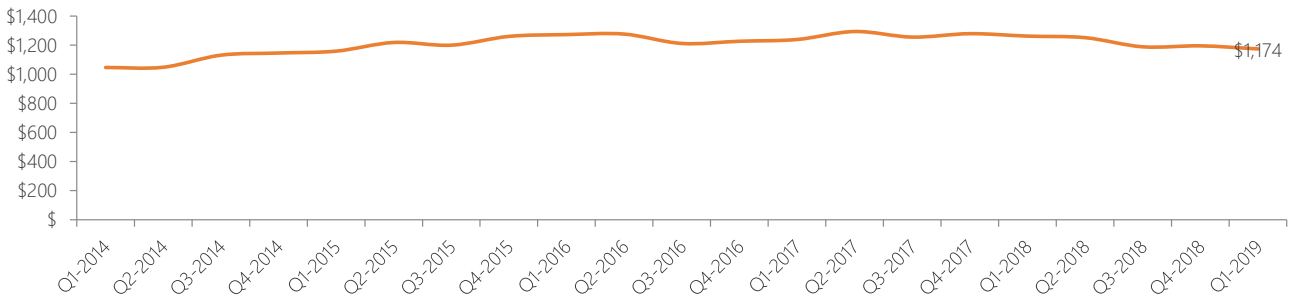


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	732	645	744	626	567	518
Q2	817	789	701	795	650	
Q3	871	865	751	790	677	
Q4	703	764	513	627	578	



Median Sale Price per Square Foot

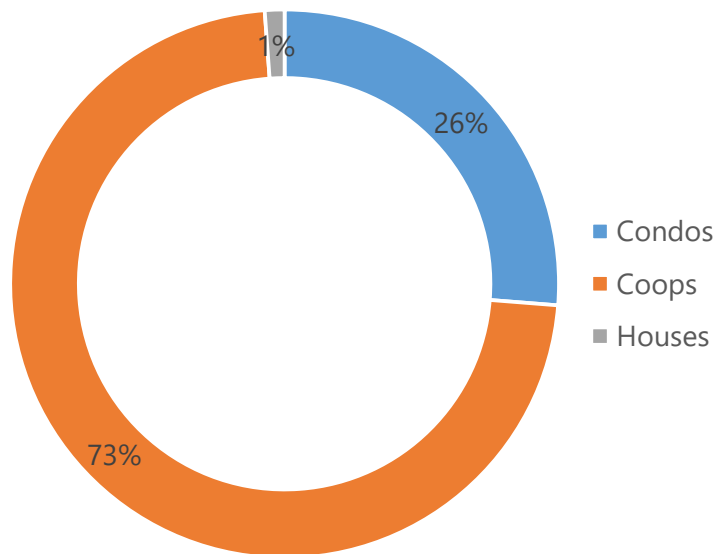


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,631,406	-5%	\$1,400	-9%	136
Coops	\$895,000	-4%	\$954	-6%	376
Houses	\$13,425,000	1%	\$2,383	4%	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
520 Park Ave #DPH54	1-01375-1437	25-Jan-19	\$64,250,000	Condo	
520 Park Ave #PH48	1-01375-1432	7-Jan-19	\$32,396,000	Condo	
520 Park Ave #PH51	1-01375-1435	1-Feb-19	\$32,000,000	Condo	
11 E 82nd St	1-01494-0011	4-Mar-19	\$30,139,360	House	7,340
21 E 61st St #TOWNH	1-01376-0015	17-Jan-19	\$27,496,000	Coop	
778 Park Ave #11	1-01388-0033	7-Mar-19	\$27,000,000	Coop	
1120 Park Ave #20C	1-01502-0033	13-Feb-19	\$24,500,000	Coop	
740 Park Ave #5D	1-01386-0033	5-Mar-19	\$20,500,000	Coop	
49 E 68th St	1-01383-0032	19-Feb-19	\$19,000,000	House	8,200
101 E 63rd St	1-01398-0005	15-Jan-19	\$18,000,000	House	7,349
520 Park Ave #16	1-01375-1411	3-Jan-19	\$16,295,000	Condo	
20 E End Ave #7C	1-01577-1421	1-Feb-19	\$11,350,000	Condo	
781 Fifth Ave #32	1-01374-0001	31-Jan-19	\$11,000,000	Coop	
21 E 61st St #S7	1-01376-0015	28-Mar-19	\$10,185,750	Coop	
900 Fifth Ave #PHA	1-01386-0001	21-Feb-19	\$9,912,500	Coop	
812 Fifth Ave #17FLR	1-01377-0003	10-Jan-19	\$9,500,000	Coop	
151 E 85th St #17D	1-01514-1178	10-Jan-19	\$8,950,000	Condo	4,158
216 E 72nd St	1-01426-0140	31-Jan-19	\$8,850,000	House	3,457
1125 Park Ave #14B	1-01519-0001	20-Feb-19	\$8,575,000	Coop	3,000
980 Fifth Ave #24B	1-01491-0001	7-Mar-19	\$8,000,000	Coop	
730 Park Ave #7C	1-01385-0037	1-Mar-19	\$7,750,000	Coop	
255 E 74th St #29A	1-01429-1177	4-Jan-19	\$7,200,000	Condo	3,505
784 Park Ave #18B	1-01388-0037	20-Feb-19	\$7,100,000	Coop	
200 E 79th St #6A	1-01433-1118	15-Feb-19	\$6,540,193	Condo	1,920
1175 Park Ave #7C	1-01521-0069	19-Mar-19	\$6,425,000	Coop	
246 E 62nd St	1-01416-0029	8-Mar-19	\$6,400,000	House	3,368
1355 First Ave #23FL	1-01447-1123	28-Feb-19	\$6,000,000	Condo	3,453
1112 Park Ave #PHA	1-01501-0040	21-Feb-19	\$5,850,000	Coop	
815 Park Ave #PH1	1-01409-0069	27-Mar-19	\$5,600,000	Coop	
450 E 83rd St #17B	1-01562-1085	26-Mar-19	\$5,400,000	Condo	1,866
860 Fifth Ave #3C	1-01382-0069	21-Mar-19	\$5,200,000	Coop	
965 Fifth Ave #11B	1-01392-0070	5-Mar-19	\$5,100,000	Coop	
305 E 85th St #16B	1-01548-1349	7-Jan-19	\$5,050,000	Condo	2,923
1355 First Ave #11FL	1-01447-1112	12-Mar-19	\$4,975,000	Condo	3,140
21 E 66th St #5W	1-01381-1311	6-Mar-19	\$4,850,000	Condo	1,902
255 E 74th St	1-01429-1180	4-Jan-19	\$4,800,000	Condo	2,475
200 E 62nd St #27E	1-01416-1107	6-Feb-19	\$4,800,000	Condo	2,592
150 E 73rd St #D	1-01407-0051	15-Feb-19	\$4,750,000	Coop	
253 E 61st St	1-01416-0121	1-Feb-19	\$4,600,000	House	2,370
1235 Park Ave #16B	1-01524-1058	8-Mar-19	\$4,500,000	Condo	1,537
860 Fifth Ave	1-01382-0069	27-Feb-19	\$4,475,000	Coop	
980 Fifth Ave #11B	1-01491-0001	7-Mar-19	\$4,455,000	Coop	2,570
200 E 62nd St #29D	1-01416-1113	20-Mar-19	\$4,350,000	Condo	1,728
580 Park Ave #5C	1-01378-0033	25-Mar-19	\$4,300,000	Coop	
39 E 79th St #5B	1-01491-0023	7-Jan-19	\$4,300,000	Coop	
19 E 88th St #15D	1-01500-0015	15-Feb-19	\$4,300,000	Coop	
975 Park Ave #6B	1-01511-0069	29-Mar-19	\$4,210,000	Coop	
50 E 77th St #7A	1-01391-0054	17-Jan-19	\$4,200,000	Coop	2,400
200 E 95th St #12C	1-01540-1359	18-Mar-19	\$4,189,008	Condo	
167 E 61st St #PHD	1-01396-0033	11-Feb-19	\$4,170,449	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1 E 62nd St #1A	1-01377-1100	7-Mar-19	\$4,112,000	Condo	878
1165 Fifth Ave #10B	1-01603-0069	22-Feb-19	\$4,100,000	Coop	
1120 Park Ave #17B	1-01502-0033	28-Feb-19	\$4,100,000	Coop	
200 E 62nd St #20A	1-01416-1078	1-Mar-19	\$4,040,404	Condo	1,689
565 Park Ave #6W	1-01397-0004	7-Feb-19	\$4,025,000	Coop	
140 E 63rd St #7G	1-01397-1535	19-Feb-19	\$4,000,000	Condo	804
200 E 62nd St #17D	1-01416-1068	19-Mar-19	\$3,825,000	Condo	1,980
1088 Park Ave #11F	1-01500-0040	11-Mar-19	\$3,800,000	Coop	
152 E 94th St #10AJ	1-01522-0044	8-Feb-19	\$3,785,000	Coop	2,972
301 E 61st St #16A	1-01436-1428	15-Mar-19	\$3,733,763	Condo	
1192 Park Ave #8A	1-01505-0040	4-Jan-19	\$3,700,000	Coop	
360 E 89th St #19A	1-01551-1150	5-Feb-19	\$3,650,000	Condo	
1192 Park Ave #6B	1-01505-0040	28-Jan-19	\$3,600,000	Coop	2,800
1185 Park Ave #6K	1-01522-0001	22-Jan-19	\$3,550,000	Coop	2,500
103 E 75th St #7FE	1-01410-0005	9-Jan-19	\$3,550,000	Coop	2,200
26 E 63rd St #4A	1-01377-1033	10-Jan-19	\$3,500,000	Condo	1,316
136 E 64th St #11C	1-01398-0060	22-Mar-19	\$3,500,000	Coop	1,850
188 E 78th St #16A	1-01412-1142	6-Feb-19	\$3,450,000	Condo	2,068
605 Park Ave #7B	1-01399-0074	10-Jan-19	\$3,400,000	Coop	
900 Park Ave #8E	1-01491-1085	11-Jan-19	\$3,400,000	Condo	1,288
333 E 91st St #20CD	1-01554-0023	31-Jan-19	\$3,375,000	Coop	2,968
1112 Park Ave #7C	1-01501-0040	15-Jan-19	\$3,350,000	Coop	
21 E 87th St #7E	1-01499-0014	16-Jan-19	\$3,350,000	Coop	
555 Park Ave #2W	1-01396-0071	25-Feb-19	\$3,250,000	Coop	
103 E 75th St #9FE	1-01410-0005	20-Mar-19	\$3,200,000	Coop	
150 E 69th St #7G	1-01403-0033	5-Feb-19	\$3,150,000	Coop	
139 E 94th St #3CD	1-01523-0014	13-Feb-19	\$3,050,000	Coop	
11 E 68th St #2EE	1-01383-1007	29-Mar-19	\$3,027,375	Condo	1,252
1725 York Ave #11FG	1-01569-0016	17-Jan-19	\$3,023,500	Coop	
21 E 90th St #14C	1-01502-0017	24-Jan-19	\$2,995,000	Coop	1,600
320 E 72nd St #12A	1-01446-0042	12-Feb-19	\$2,995,000	Coop	
200 E 94th St #1909	1-01539-1508	19-Mar-19	\$2,940,248	Condo	1,576
111-119 E 67th St #4B	1-01402-0006	8-Mar-19	\$2,910,000	Coop	
10 E 70th St #5A	1-01384-0063	26-Mar-19	\$2,885,000	Coop	
200 E 94th St #2815	1-01539-1567	19-Mar-19	\$2,823,500	Condo	1,780
179 E 70th St #1920A	1-01405-0033	27-Feb-19	\$2,800,000	Coop	
188 E 76th St #21B	1-01410-1258	19-Mar-19	\$2,800,000	Condo	1,633
201 E 80th St #5C	1-01526-1020	21-Feb-19	\$2,800,000	Condo	1,889
181 E 65th St #4C	1-01400-1005	3-Jan-19	\$2,750,000	Condo	1,606
360 E 88th St #36C	1-01550-1143	25-Jan-19	\$2,750,000	Condo	2,237
176 E 71st St #16F	1-01405-0040	7-Feb-19	\$2,710,000	Coop	2,300
200 E 66th St #D1201	1-01420-1354	26-Mar-19	\$2,700,000	Condo	1,463
360 E 89th St #24B	1-01551-1166	28-Feb-19	\$2,660,000	Condo	
201 E 83rd St #14ABC	1-01529-0001	5-Mar-19	\$2,650,000	Coop	
303 E 77th St #10B	1-01452-1019	29-Jan-19	\$2,600,000	Condo	1,621
200 E 90th St #10EF	1-01535-0003	3-Jan-19	\$2,600,000	Coop	
815 Park Ave #8B	1-01409-0069	8-Mar-19	\$2,600,000	Coop	
515 E 72nd St #36E	1-01484-1346	31-Jan-19	\$2,600,000	Condo	1,669
880 Fifth Ave #2G	1-01384-0001	7-Feb-19	\$2,575,000	Coop	
360 E 89th St #21B	1-01551-1157	20-Mar-19	\$2,575,000	Condo	



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THE RATNER TEAM



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New Development Expert

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Eiffel DelRosario

Residential Sales &
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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

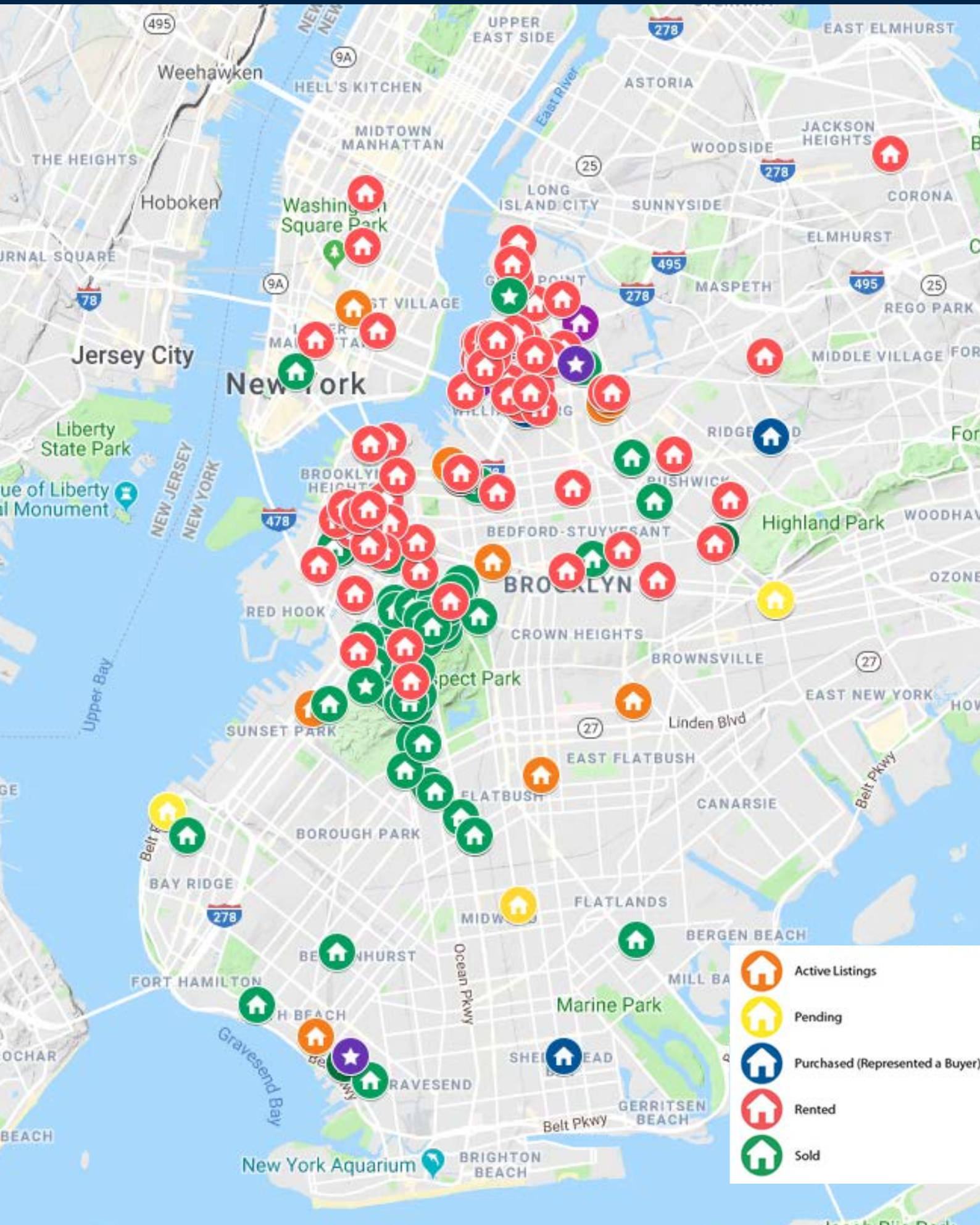
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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