

EAST HARLEM

A monthly analysis of residential sales
in East Harlem, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

East Harlem, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$718K

-16% YoY

NO. OF TRANSACTIONS

20

11% YoY

MEDIAN PRICE/SQ.FT.

\$997

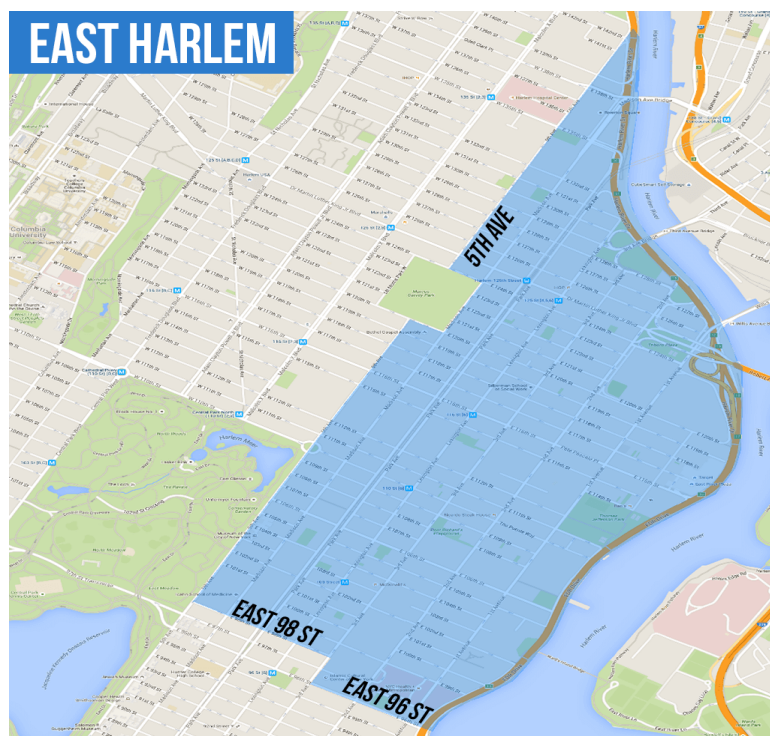
12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



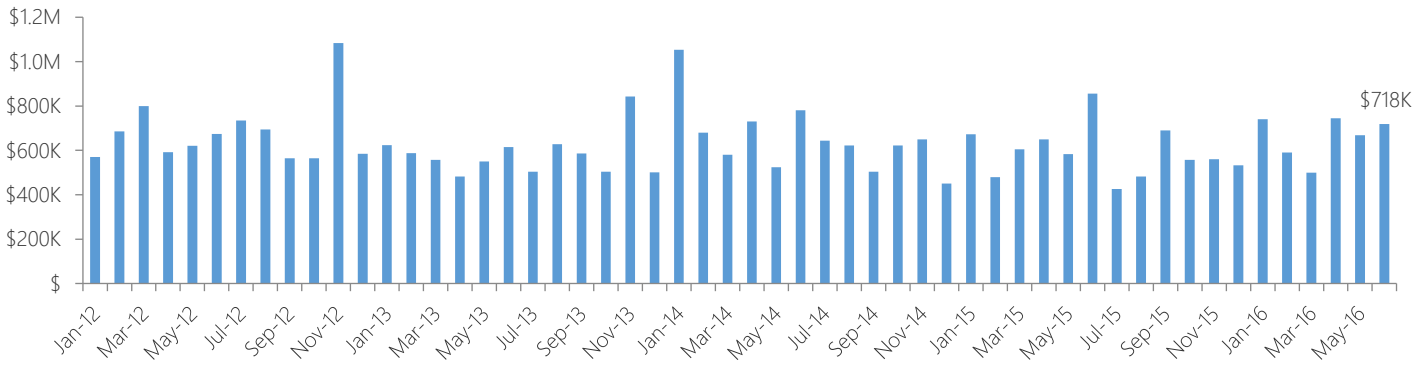
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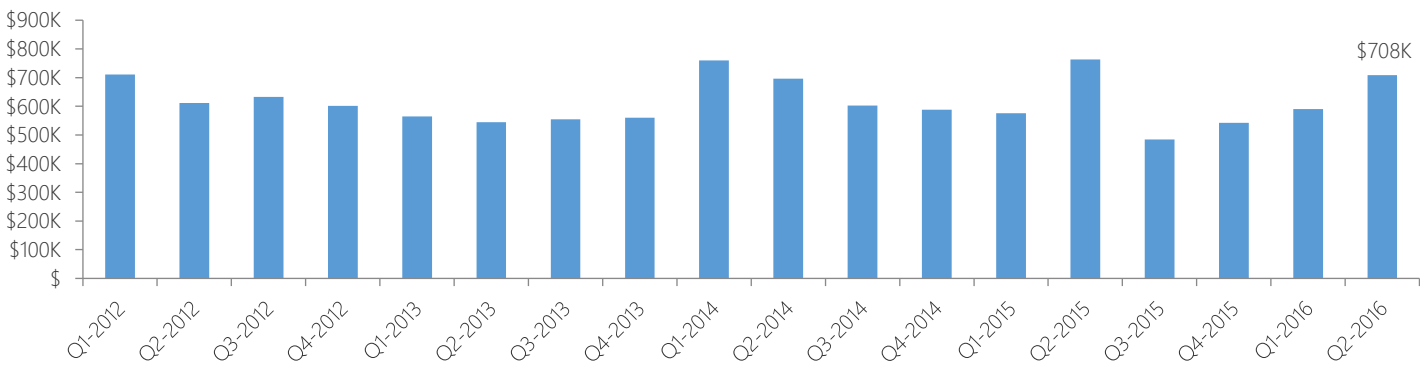
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RESIDENTIAL STATS

Median Sale Price by Month

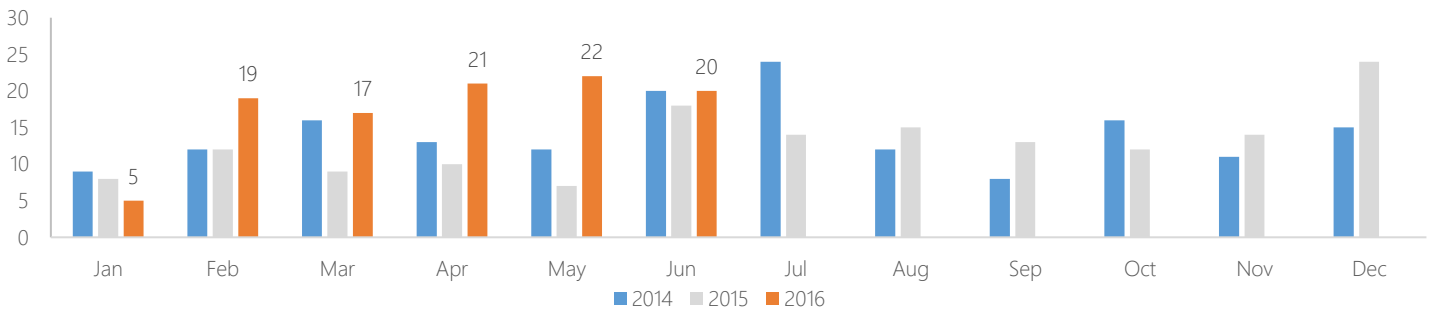


Median Sale Price by Quarter



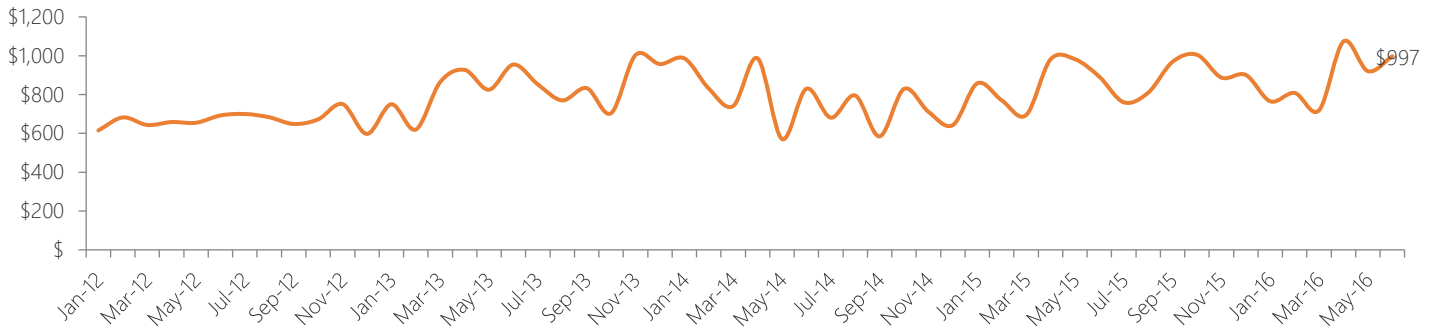
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	12	8	9	14	14	19	11	18	21	31	19	19
2012	22	22	32	28	35	44	37	41	16	20	18	13
2013	23	14	24	56	64	60	58	29	32	29	14	24
2014	9	12	16	13	12	20	24	12	8	16	11	15
2015	8	12	9	10	7	18	14	15	13	12	14	24
2016	5	19	17	21	22	20						



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Median Sale Price per Square Foot

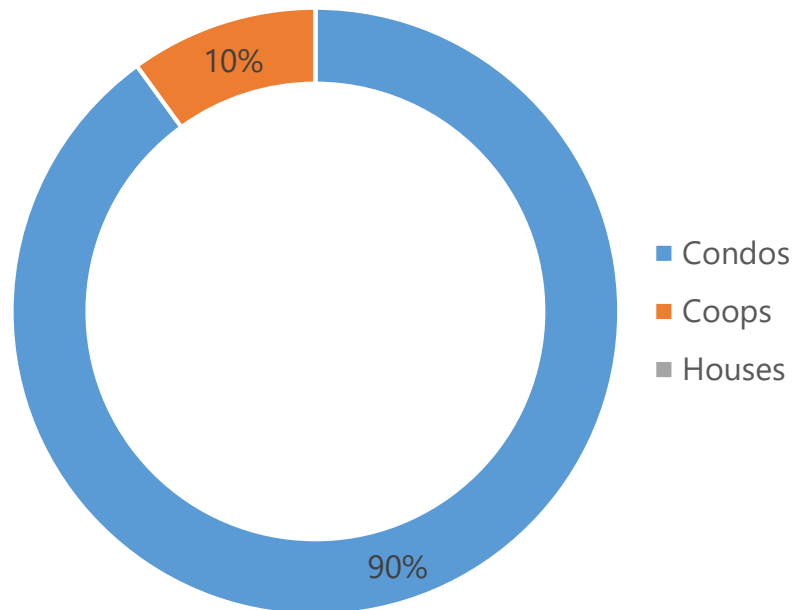


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$718,323	-12%	\$997	12%	18
Coops	\$537,500	-40%	-	-	2
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1280 5 Avenue #15C	1-01615-1073	10-Jun-16	\$1,900,000	Condo	1,344
1485 5 Avenue #10E	1-01746-1038	8-Jun-16	\$1,225,000	Condo	1,169
2279 3 Avenue #5A	1-01788-1010	29-Jun-16	\$1,053,889	Condo	1,305
77 East 110 Street #7B	1-01616-1018	10-Jun-16	\$993,812	Condo	
1865 2 Avenue #37E	1-01646-1002	28-Jun-16	\$925,000	Coop	
194 E 101 St #6A	1-01628-1240	20-Jun-16	\$819,336	Condo	
194 E 101 St #5A	1-01628-1232	20-Jun-16	\$809,509	Condo	
194 E 101 St #4A	1-01628-1224	16-Jun-16	\$758,596	Condo	
249 East 118 Street #2D	1-01783-1006	29-Jun-16	\$745,000	Condo	927
1810 3 Ave #9D	1-01628-1263	10-Jun-16	\$691,646	Condo	
1810 3 Ave #5D	1-01628-1231	17-Jun-16	\$690,000	Condo	
1810 3 Ave #2C	1-01628-1206	21-Jun-16	\$680,000	Condo	
169 East 110 Street #6C	1-01638-1048	3-Jun-16	\$629,000	Condo	618
225 East 111 Street #6B	1-01661-1211	28-Jun-16	\$606,484	Condo	
1810 3 Ave #12C	1-01628-1278	13-Jun-16	\$595,000	Condo	
1810 3 Ave #3A	1-01628-1212	6-Jun-16	\$560,038	Condo	
2023 1 Avenue #4D	1-01676-1417	21-Jun-16	\$485,000	Condo	497
2159 1 Ave #4C	1-01683-0027	9-Jun-16	\$150,000	Coop	

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