

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Yorkville Report

A monthly analysis of residential sales
in Yorkville, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Yorkville, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$972K

25% Y-o-Y

NO. OF TRANSACTIONS

105

84% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,092

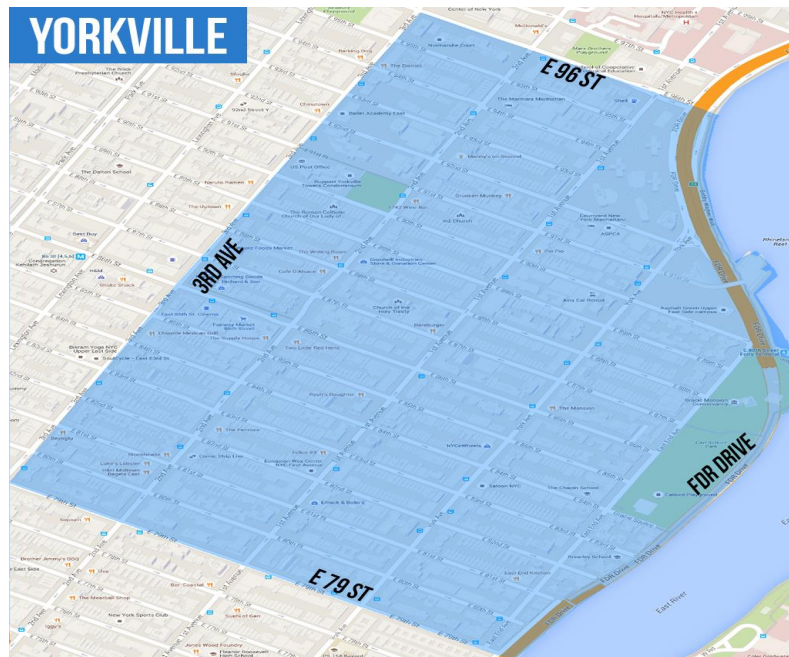
14% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

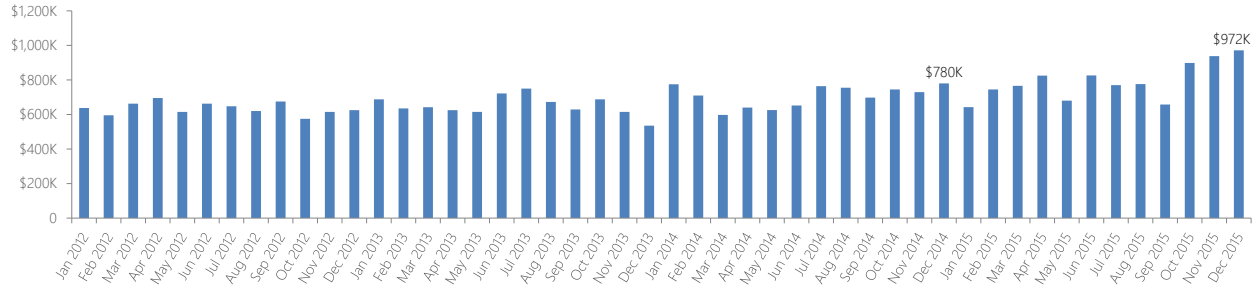
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

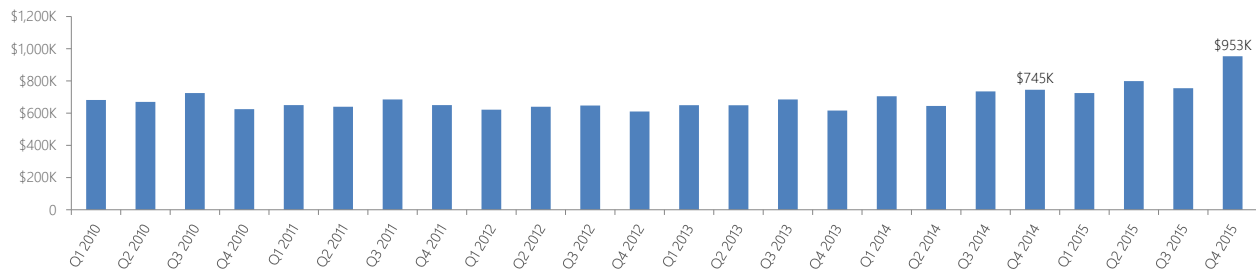


RESIDENTIAL STATS

Median Sale Price by Month

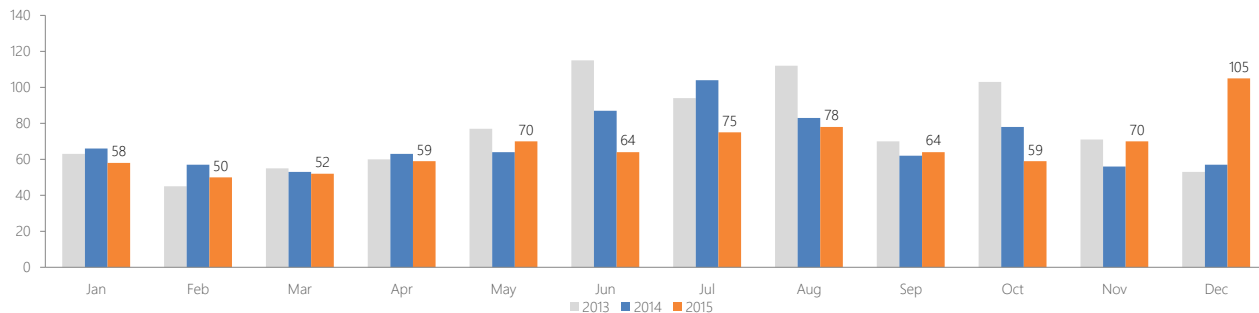


Median Sale Price by Quarter

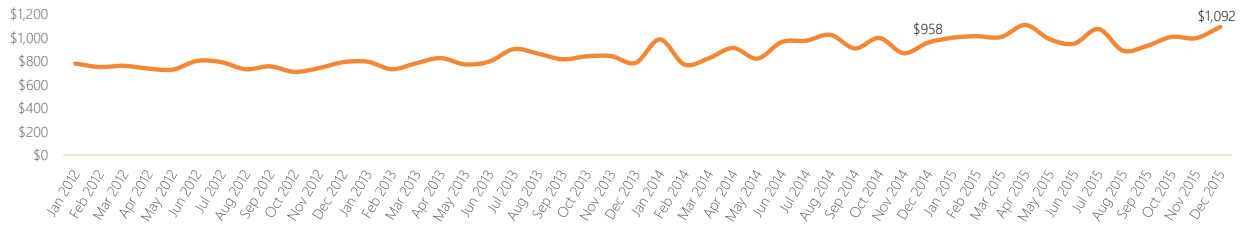


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	66	48	46	63	66	58
Feb	80	44	46	45	57	50
Mar	60	37	36	55	53	52
Apr	74	46	56	60	63	59
May	67	64	71	77	64	70
Jun	104	86	60	115	87	64
Jul	66	54	66	94	104	75
Aug	94	65	63	112	83	78
Sep	77	44	63	70	62	64
Oct	52	46	77	103	78	59
Nov	40	34	57	71	56	70
Dec	59	47	93	53	57	105



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,462,014	24%	\$1,250	7%	59
Co-ops	\$612,500	-11%	\$833	7%	46
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
43.8%



Condos
56.2%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
535 E 86 St #PHB	1-01583-0015	09-Dec-15	\$3,895,000	Coop	n/a
229 E 79 St #7AB	1-01525-0015	03-Dec-15	\$3,210,000	Coop	n/a
200 East 94 Street #2017	1-01539-1513	21-Dec-15	\$2,891,830	Condo	n/a
200 East 94 Street #2212	1-01539-1531	21-Dec-15	\$2,638,736	Condo	n/a
200 East 94 Street #1709	1-01539-1495	14-Dec-15	\$2,542,853	Condo	n/a
2 E End Ave #3B	1-01576-0023	03-Dec-15	\$2,450,000	Coop	n/a
535 E 86 St #5F	1-01583-0015	07-Dec-15	\$2,260,000	Coop	n/a
180 E End Ave #16F	1-01585-0023	29-Dec-15	\$2,100,000	Coop	n/a
1391-1395 3 Ave #17C	1-01525-0001	01-Dec-15	\$2,080,000	Coop	n/a
205 East 85 Street #6L	1-01531-1039	01-Dec-15	\$2,067,000	Condo	1,094
1761 1 Ave #24C	1-01554-0023	01-Dec-15	\$1,878,671	Coop	n/a
200 East 94 Street #2414	1-01539-1546	03-Dec-15	\$1,827,938	Condo	n/a
200 East 94 Street #2515	1-01539-1547	17-Dec-15	\$1,766,905	Condo	n/a
200 East 94 Street #1714	1-01539-1497	01-Dec-15	\$1,756,595	Condo	n/a
200 East 94 Street #1715	1-01539-1492	04-Dec-15	\$1,736,282	Condo	n/a
1641 3 Avenue #9A	1-01537-2158	14-Dec-15	\$1,725,000	Condo	1,367
245 East 93 Street #15D	1-01539-1110	10-Dec-15	\$1,700,000	Condo	1,372
200 East 94 Street #1014	1-01539-1458	07-Dec-15	\$1,695,443	Condo	n/a
200 East 94 Street #615	1-01539-1384	30-Dec-15	\$1,685,274	Condo	n/a
200 East 94 Street #2215	1-01539-1525	04-Dec-15	\$1,675,234	Condo	n/a
200 East 94 Street #1015	1-01539-1452	09-Dec-15	\$1,675,130	Condo	n/a
200 East 94 Street #1415	1-01539-1472	09-Dec-15	\$1,654,793	Condo	n/a
200 East 94 Street #2315	1-01539-1532	18-Dec-15	\$1,614,149	Condo	n/a
325 E 79 St #12B	1-01542-0014	18-Dec-15	\$1,600,000	Coop	n/a
345 East 80 Street #29K	1-01543-1301	10-Dec-15	\$1,595,000	Condo	647
200 East 94 Street #2114	1-01539-1524	01-Dec-15	\$1,593,712	Condo	n/a
525 E 86 St #15F	1-01583-0012	30-Dec-15	\$1,585,000	Coop	n/a
200 East 94 Street #1814	1-01539-1503	15-Dec-15	\$1,573,319	Condo	n/a
200 East 94 Street #808	1-01539-1435	15-Dec-15	\$1,563,943	Condo	n/a
200 East 94 Street #1815	1-01539-1498	10-Dec-15	\$1,563,189	Condo	n/a
200 East 94 Street #907	1-01539-1442	09-Dec-15	\$1,553,694	Condo	n/a
200 East 94 Street #508	1-01539-1381	11-Dec-15	\$1,553,656	Condo	n/a
200 East 94 Street #314	1-01539-1342	28-Dec-15	\$1,542,649	Condo	n/a
200 East 94 Street #807	1-01539-1430	15-Dec-15	\$1,525,838	Condo	n/a
200 East 94 Street #707	1-01539-1416	08-Dec-15	\$1,518,036	Condo	n/a
350 East 82 Street #3V	1-01544-1032	04-Dec-15	\$1,500,000	Condo	1,136
200 East 94 Street #2814	1-01539-1572	04-Dec-15	\$1,499,082	Condo	n/a
200 East 94 Street #2614	1-01539-1560	03-Dec-15	\$1,480,734	Condo	n/a
200 East 94 Street #507	1-01539-1376	17-Dec-15	\$1,462,014	Condo	n/a
200 East 94 Street #414	1-01539-1364	08-Dec-15	\$1,440,823	Condo	n/a
360 East 88 Street #20A	1-01550-1084	15-Dec-15	\$1,368,500	Condo	984
200 East 94 Street #1517	1-01539-1482	11-Dec-15	\$1,301,832	Condo	n/a
1589 3 Ave #19F	1-01535-0003	16-Dec-15	\$1,300,000	Coop	n/a
1641 3 Avenue #12F	1-01537-2196	28-Dec-15	\$1,275,250	Condo	1,157
200 East 94 Street #2111	1-01539-1521	03-Dec-15	\$1,246,506	Condo	n/a
200 East 94 Street #2611	1-01539-1557	02-Dec-15	\$1,134,546	Condo	n/a
200 East 94 Street #2411	1-01539-1544	22-Dec-15	\$1,053,067	Condo	n/a
515 E 85 St #3C	1-01582-0005	01-Dec-15	\$999,000	Coop	n/a
515 E 79 St #11C	1-01576-0014	08-Dec-15	\$995,000	Coop	n/a
455 East 86 Street #17B	1-01566-1051	07-Dec-15	\$980,000	Condo	834
425 E 86 St #16D	1-01566-0010	23-Dec-15	\$977,000	Coop	n/a
200 East 94 Street #1612	1-01539-1490	14-Dec-15	\$975,916	Condo	n/a
200 East 94 Street #1811	1-01539-1501	10-Dec-15	\$971,550	Condo	n/a
200 East 94 Street #1511	1-01539-1483	14-Dec-15	\$966,431	Condo	n/a
200 East 94 Street #2812	1-01539-1571	04-Dec-15	\$960,756	Condo	n/a
200 East 94 Street #2916	1-01539-1574	17-Dec-15	\$945,487	Condo	n/a
200 East 94 Street #626	1-01539-1388	18-Dec-15	\$914,731	Condo	n/a
325 E 80 St #3H	1-01543-0014	21-Dec-15	\$895,042	Coop	n/a
1725-1729 York Ave #31C	1-01569-0016	15-Dec-15	\$885,000	Coop	n/a
305 E 88 St #6A	1-01551-0005	04-Dec-15	\$875,000	Coop	n/a
200 East 94 Street #2910	1-01539-1578	16-Dec-15	\$874,399	Condo	n/a

Address	BBL	Sale date	Sale price	Property type	Sqft
525 E 89 St #2D	1-01586-0013	21-Dec-15	\$864,494	Coop	n/a
200 East 94 Street #1112	1-01539-1464	18-Dec-15	\$858,779	Condo	n/a
200 East 94 Street #812	1-01539-1436	16-Dec-15	\$853,659	Condo	n/a
1641 3 Avenue #9J	1-01537-2166	11-Dec-15	\$849,000	Condo	833
200 East 94 Street #2310	1-01539-1538	02-Dec-15	\$846,850	Condo	n/a
200 East 94 Street #2209	1-01539-1529	16-Dec-15	\$842,305	Condo	n/a
222-230 E 82 St #4H	1-01527-0035	30-Dec-15	\$825,000	Coop	n/a
515-519 E 89 St #4D	1-01586-0005	09-Dec-15	\$825,000	Coop	n/a
200 East 94 Street #511	1-01539-1375	30-Dec-15	\$815,135	Condo	n/a
200 East 89 Street #26A	1-01534-1022	01-Dec-15	\$785,000	Condo	566
332-340 E 84 St #4B	1-01546-0035	21-Dec-15	\$740,000	Coop	n/a
1659-1679 2 Ave #8D	1-01532-0022	03-Dec-15	\$710,000	Coop	n/a
360 East 88 Street #12E	1-01550-1058	22-Dec-15	\$695,000	Condo	534
437-449 E 86 St #7B	1-01566-0017	22-Dec-15	\$660,000	Coop	n/a
311 E 87 St #7D	1-01550-0007	21-Dec-15	\$650,000	Coop	n/a
200 East 94 Street #805	1-01539-1431	01-Dec-15	\$638,902	Condo	n/a
225 East 86 Street #301	1-01532-1010	09-Dec-15	\$590,585	Condo	691
345 E 93 St #31F	1-01556-0023	10-Dec-15	\$575,000	Coop	n/a
200 East 94 Street #303	1-01539-1335	23-Dec-15	\$552,284	Condo	n/a
403 E 90 St #3W	1-01570-0005	17-Dec-15	\$550,000	Coop	n/a
200 East 94 Street #410	1-01539-1362	16-Dec-15	\$547,754	Condo	n/a
415 E 85 St #2B	1-01565-0009	15-Dec-15	\$539,500	Coop	n/a
1623 3 Avenue #23B	1-01537-1866	11-Dec-15	\$537,000	Condo	528
1725-1729 York Ave #27G	1-01569-0016	08-Dec-15	\$515,000	Coop	n/a
1682-1690 2 Ave #8B	1-01550-0001	07-Dec-15	\$500,000	Coop	n/a
235-243 E 87 St #1B	1-01533-0122	15-Dec-15	\$438,000	Coop	n/a
417-421 E 90 St #4J	1-01570-0012	17-Dec-15	\$435,000	Coop	n/a
444 E 87 St #4C	1-01566-0029	18-Dec-15	\$433,823	Coop	n/a
516 E 82 St #4W	1-01578-0042	29-Dec-15	\$415,000	Coop	n/a
415-419 E 80 St #5B	1-01560-0005	14-Dec-15	\$412,000	Coop	n/a
415 E 85 St #5D	1-01565-0009	15-Dec-15	\$410,000	Coop	n/a
235-243 E 87 St #9G	1-01533-0122	04-Dec-15	\$400,000	Coop	n/a
515 E 85 St #8G	1-01582-0005	16-Dec-15	\$380,000	Coop	n/a
505-509 E 82 St #6H	1-01579-0005	11-Dec-15	\$355,000	Coop	n/a
1652-1658 1 Ave #3K	1-01566-0001	28-Dec-15	\$355,000	Coop	n/a
512 E 83 St #1D	1-01579-0044	01-Dec-15	\$342,701	Coop	n/a
519 E 81 St #1D	1-01578-0012	07-Dec-15	\$336,000	Coop	n/a
205 E 89 St #3A	1-01535-0006	21-Dec-15	\$325,000	Coop	n/a
416 E 83 St #1D	1-01562-0038	11-Dec-15	\$322,500	Coop	n/a
414 E 88 St #5A	1-01567-0040	30-Dec-15	\$320,000	Coop	n/a
446 E 86 St #2G	1-01565-0028	10-Dec-15	\$315,000	Coop	n/a
215 E 89 St #3B	1-01535-0011	07-Dec-15	\$315,000	Coop	n/a
312 E 89 St #4C	1-01551-0044	22-Dec-15	\$315,000	Coop	n/a
350 East 82 Street #3M	1-01544-1025	22-Dec-15	\$202,800	Condo	717