

## YORKVILLE

A monthly analysis of residential sales  
in Yorkville, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Yorkville, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$1.18M**

42% YoY

NO. OF TRANSACTIONS

**63**

-2% YoY

MEDIAN PRICE/SQ.FT.

**\$1,232**

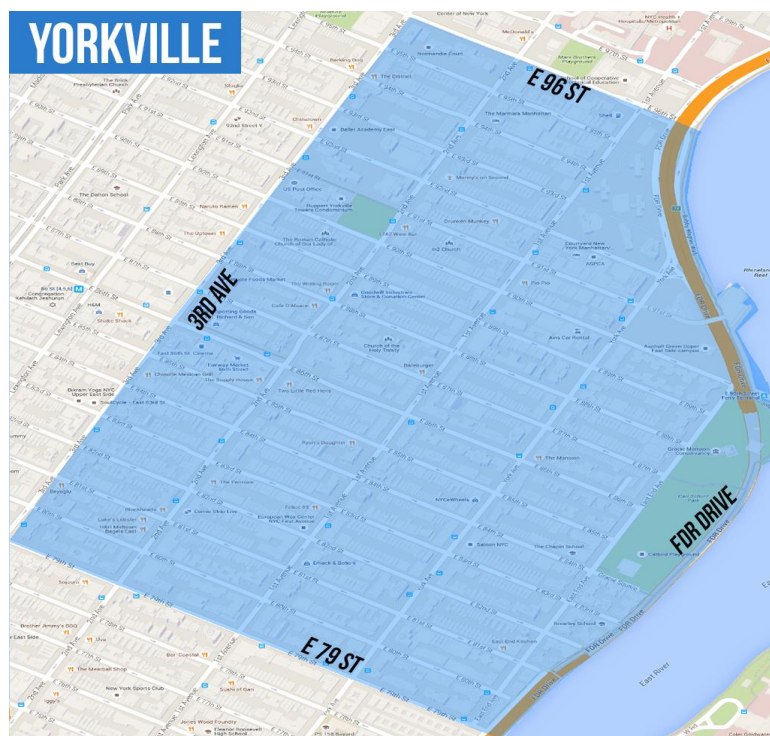
30% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



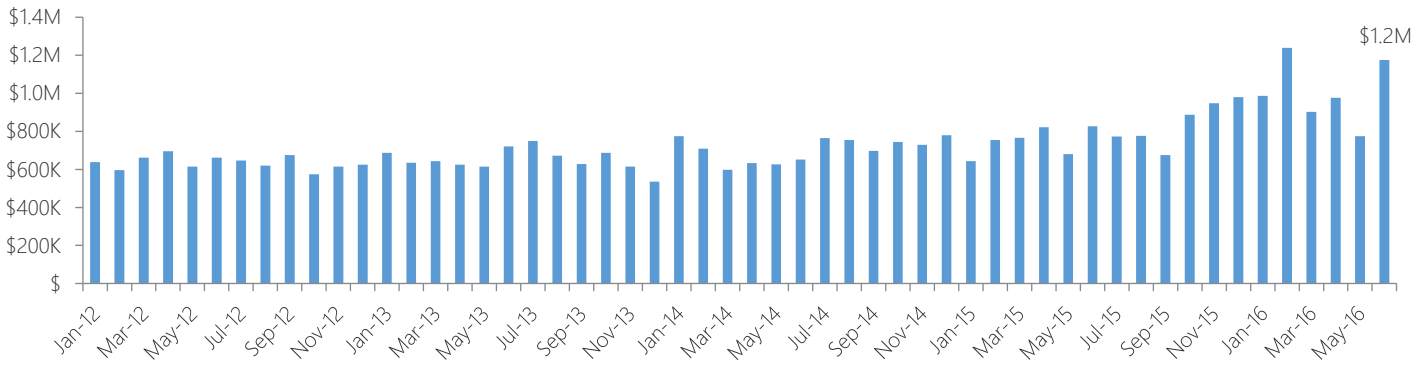
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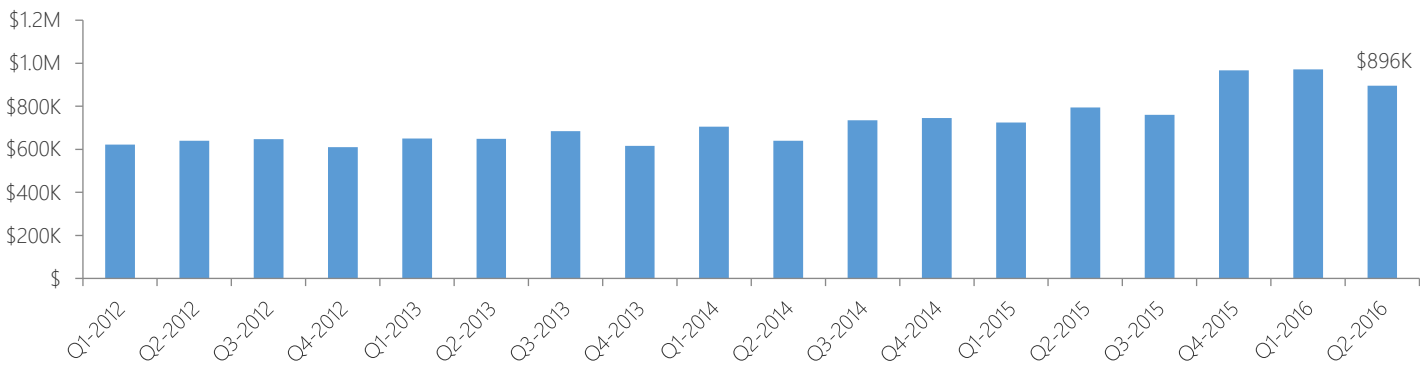
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## RESIDENTIAL STATS

### Median Sale Price by Month

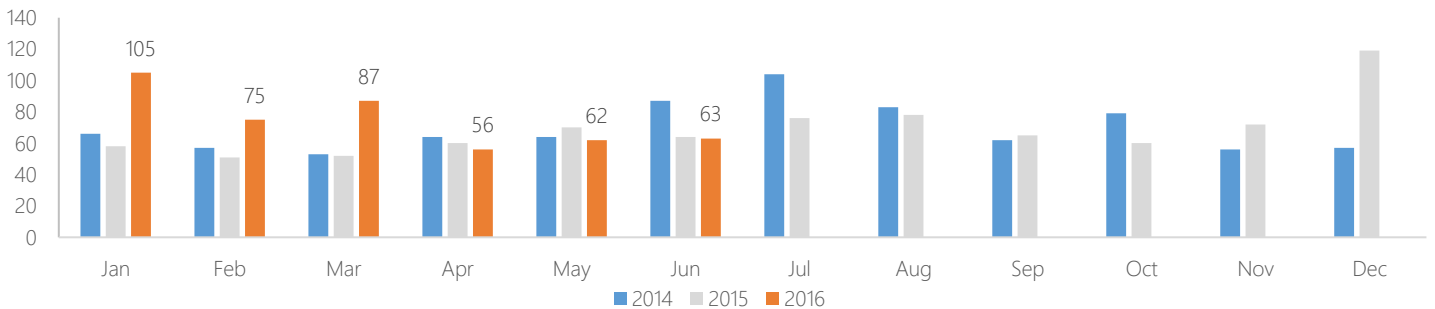


### Median Sale Price by Quarter



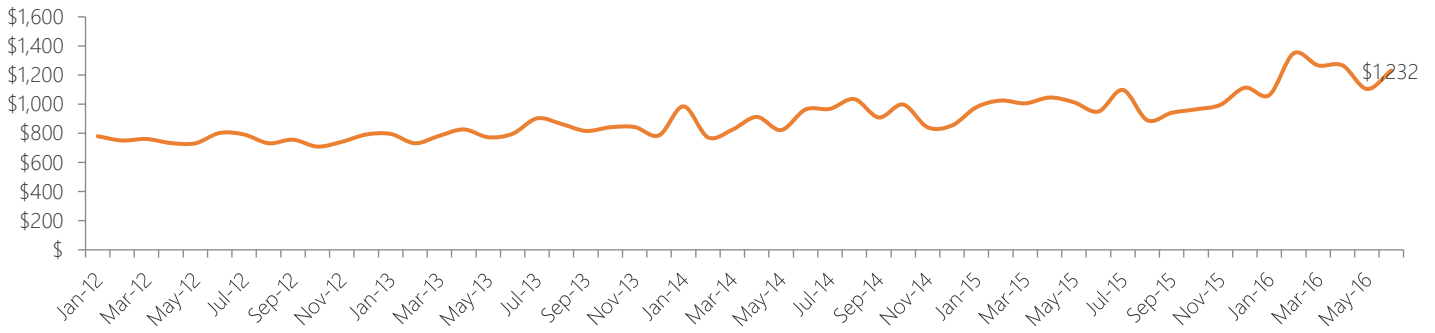
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	48	44	37	46	64	86	54	65	44	46	35	47
2012	46	46	36	56	71	60	66	63	63	77	57	93
2013	63	45	56	60	77	115	94	112	70	103	71	53
2014	66	57	53	64	64	87	104	83	62	79	56	57
2015	58	51	52	60	70	64	76	78	65	60	72	119
2016	105	75	87	56	62	63						



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## Median Sale Price per Square Foot

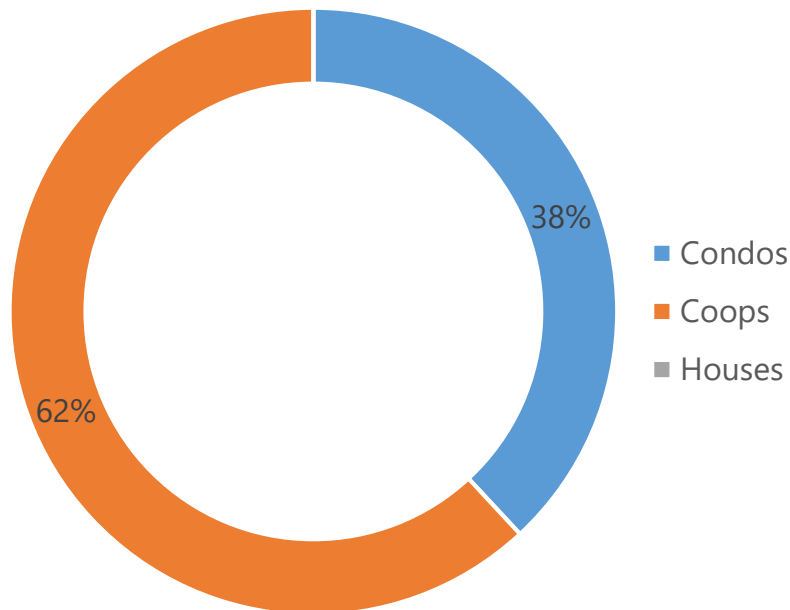


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,577,115	12%	\$1,480	14%	24
Coops	\$732,000	6%	\$848	4%	39
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
554 East 82 Street #4	1-01578-1204	14-Jun-16	\$3,600,000	Condo	2,161
52 East End Avenue #26B	1-01578-1055	16-Jun-16	\$3,525,000	Condo	1,204
52 East End Avenue #15B	1-01578-1029	21-Jun-16	\$3,520,000	Condo	936
201 East 80 Street #22A	1-01526-1099	23-Jun-16	\$3,250,000	Condo	3,472
535 E 86 St #9D	1-01583-0015	8-Jun-16	\$3,025,000	Coop	
75 E End Ave #18C	1-01590-0008	29-Jun-16	\$2,950,000	Coop	
517-519 E 86 St #3AB	1-01583-0009	30-Jun-16	\$2,795,000	Coop	
229 E 79 St #2AB	1-01525-0015	2-Jun-16	\$2,794,000	Coop	
200 East 94 Street #721	1-01539-1412	1-Jun-16	\$2,192,706	Condo	1,406
450 East 83 Street #10D	1-01562-1061	21-Jun-16	\$2,100,250	Condo	1,327
200 East 94 Street #404	1-01539-1359	20-Jun-16	\$2,043,251	Condo	1,407
1761 1 Ave #21C	1-01554-0023	29-Jun-16	\$1,840,000	Coop	1,391
200 East 94 Street #815	1-01539-1426	23-Jun-16	\$1,665,088	Condo	1,076
360 East 88 Street #28B	1-01550-1117	21-Jun-16	\$1,645,000	Condo	1,091
200 East 94 Street #301	1-01539-1336	16-Jun-16	\$1,634,201	Condo	1,048
75 E End Ave #7F	1-01590-0008	8-Jun-16	\$1,625,000	Coop	1,450
1441 3 Avenue #2A	1-01527-1001	1-Jun-16	\$1,585,000	Condo	1,223
200 East 94 Street #315	1-01539-1323	13-Jun-16	\$1,569,231	Condo	1,076
436-444 E 86 St #8G	1-01565-0029	15-Jun-16	\$1,500,000	Coop	1,450
200 East 94 Street #118	1-01539-1305	29-Jun-16	\$1,451,006	Condo	1,241
1391-1395 3 Ave #14B	1-01525-0001	14-Jun-16	\$1,375,000	Coop	
245 East 93 Street #27J	1-01539-1264	27-Jun-16	\$1,300,000	Condo	973
200 East 94 Street #2511	1-01539-1549	10-Jun-16	\$1,277,092	Condo	854
215 East 80 Street #5E	1-01526-1253	13-Jun-16	\$1,275,000	Condo	985
200 East 94 Street #1911	1-01539-1507	15-Jun-16	\$1,261,761	Condo	854
325 E 79 St #6C	1-01542-0014	22-Jun-16	\$1,250,000	Coop	1,150
52 East End Avenue #2A	1-01578-1002	23-Jun-16	\$1,200,000	Condo	855
510 E 86 St #14B	1-01582-0046	8-Jun-16	\$1,175,000	Coop	
301 East 79 Street #3J	1-01542-1017	8-Jun-16	\$1,175,000	Condo	846
515-519 E 89 St #5K	1-01586-0005	8-Jun-16	\$1,150,000	Coop	
301 East 79 Street #27G	1-01542-1379	8-Jun-16	\$910,000	Condo	614
75 E End Ave #15G	1-01590-0008	22-Jun-16	\$875,000	Coop	
425 E 79 St #15J	1-01559-0010	1-Jun-16	\$850,000	Coop	980
215-223 E 79 St #3D	1-01525-0009	21-Jun-16	\$842,500	Coop	925
75 E End Ave #9C	1-01590-0008	13-Jun-16	\$825,000	Coop	1,050
425 E 79 St #12G	1-01559-0010	27-Jun-16	\$817,000	Coop	925
345 E 86 St #14C	1-01549-0018	28-Jun-16	\$780,000	Coop	750
436-444 E 86 St #37J	1-01565-0029	28-Jun-16	\$732,000	Coop	
10 E End Ave #14N	1-01576-0027	8-Jun-16	\$650,000	Coop	750
345 E 81 St #8C	1-01544-0019	27-Jun-16	\$628,000	Coop	
520 East 81 Street #7D	1-01577-1081	8-Jun-16	\$606,000	Condo	464
415 E 85 St #7J	1-01565-0009	22-Jun-16	\$550,000	Coop	
1781 1 Ave #20E	1-01555-0023	20-Jun-16	\$545,000	Coop	665
237 East 88 Street #502	1-01534-1317	13-Jun-16	\$538,000	Condo	363
517 E 87 St #4W	1-01584-0012	2-Jun-16	\$530,500	Coop	725
330-336 E 80 St #5B	1-01542-0033	9-Jun-16	\$525,000	Coop	
235-243 E 87 St #10I	1-01533-0122	15-Jun-16	\$420,000	Coop	600
444 E 87 St #5D	1-01566-0029	2-Jun-16	\$415,000	Coop	500
509 E 88 St #1D	1-01585-0007	6-Jun-16	\$399,000	Coop	733
321 E 89 St #5D	1-01552-0013	14-Jun-16	\$390,000	Coop	450

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448 E 84 St #1D	1-01563-0031	8-Jun-16	\$345,000	Coop	
225 E 79 St #9C	1-01525-0013	30-Jun-16	\$327,500	Coop	450
330 E 90 St #4D	1-01552-0034	6-Jun-16	\$325,000	Coop	400
435-443 E 85 St #2G	1-01565-0017	16-Jun-16	\$325,000	Coop	400
205 E 89 St #5D	1-01535-0006	1-Jun-16	\$315,000	Coop	500
237 E 79 St #3B	1-01525-0019	27-Jun-16	\$299,000	Coop	
523-535 E 84 St #1A	1-01581-0012	7-Jun-16	\$282,000	Coop	