

ALL UPPER EAST SIDE

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

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

All Upper East Side, Manhattan

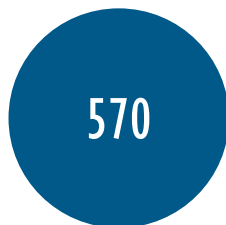
SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



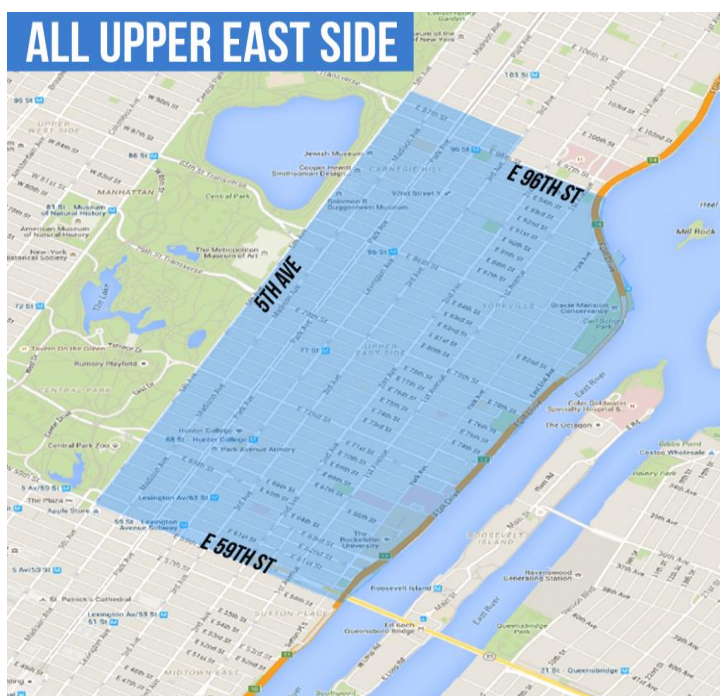
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



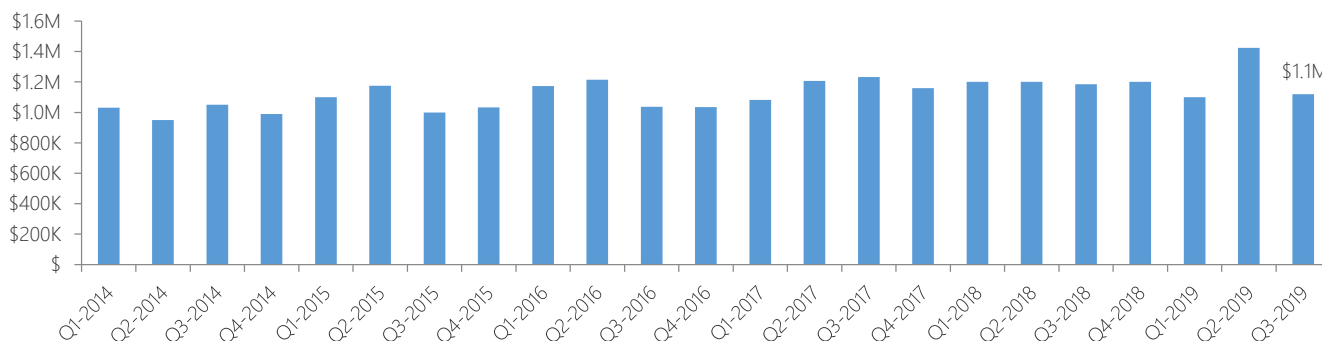
-9% YoY

NEIGHBORHOOD BOUNDARIES

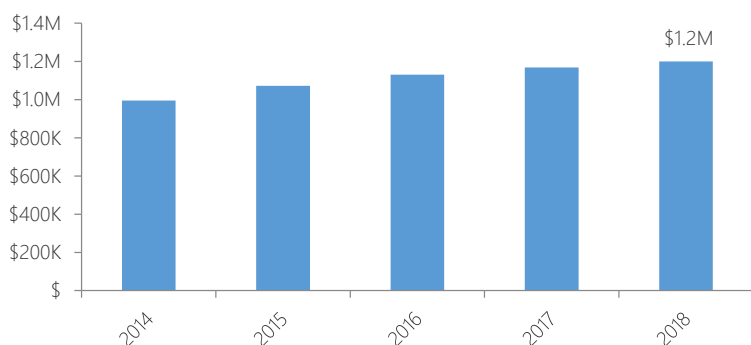


RESIDENTIAL STATS

Median Sale Price by Quarter

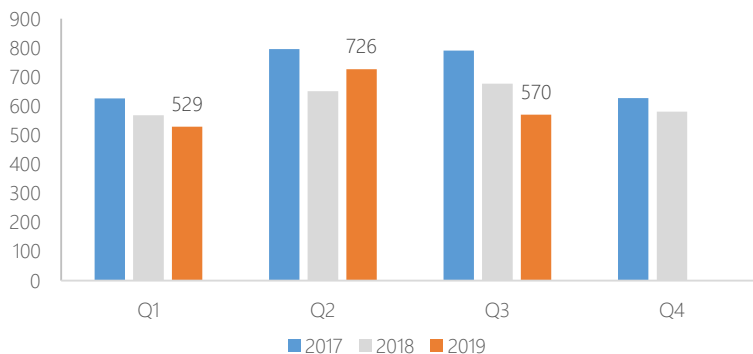


Median Sale Price by Year

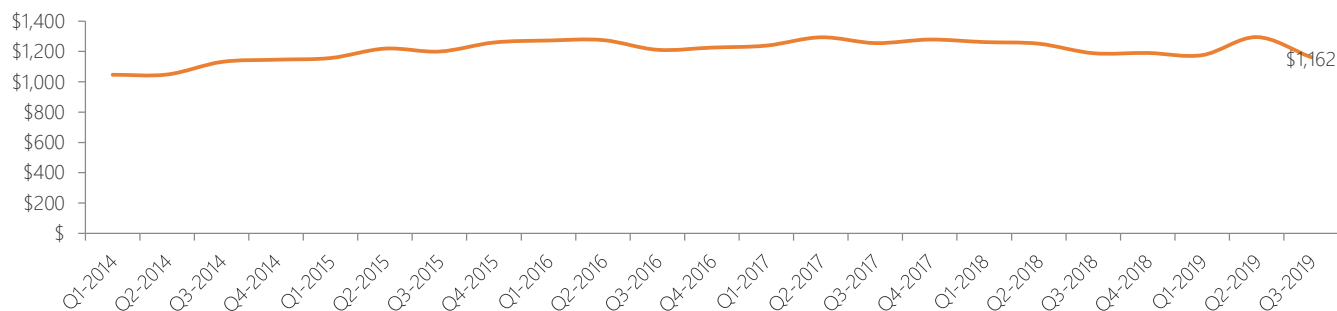


Number of Transactions

| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1 | 732 | 645 | 744 | 626 | 568 | 529 |
| Q2 | 817 | 789 | 701 | 796 | 651 | 726 |
| Q3 | 871 | 865 | 751 | 790 | 677 | 570 |
| Q4 | 703 | 765 | 513 | 627 | 581 | |



Median Sale Price per Square Foot

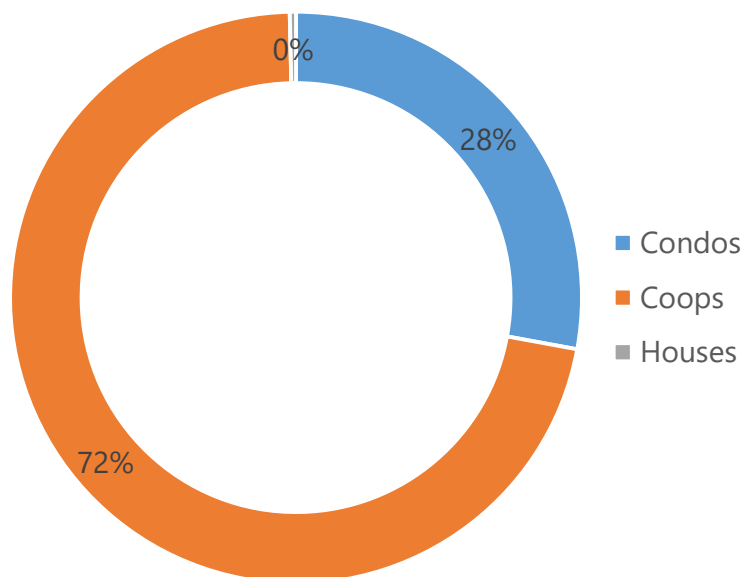


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,330,000 | -21% | \$1,305 | -9% | 159 |
| Coops | \$965,000 | -1% | \$994 | -1% | 409 |
| Houses | \$16,125,000 | 33% | \$2,742 | 17% | 2 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|---------------------------|--------------|-----------|--------------|---------------|--------|
| 834 Fifth Ave #8A | 1-01379-0001 | 27-Aug-19 | \$53,000,000 | Coop | |
| 11 E 68th St #PHE | 1-01383-1031 | 23-Jul-19 | \$34,200,000 | Condo | 10,042 |
| 18 E 73rd St | 1-01387-0062 | 11-Sep-19 | \$27,000,000 | House | 7,771 |
| 520 Park Ave #28 | 1-01375-1423 | 10-Sep-19 | \$23,500,000 | Condo | |
| 1110 Park Ave #H | 1-01501-1108 | 22-Jul-19 | \$11,589,705 | Condo | 5,097 |
| 1175 Park Ave #9A | 1-01521-0069 | 17-Sep-19 | \$11,500,000 | Coop | |
| 12 E 88th St #PH11A | 1-01499-1136 | 29-Jul-19 | \$10,325,000 | Condo | |
| 30 E 85th St #PH26A | 1-01496-1027 | 7-Aug-19 | \$9,200,000 | Condo | 2,718 |
| 141 E 88th St #PH11A | 1-01517-1177 | 13-Sep-19 | \$8,900,000 | Condo | 3,970 |
| 125 E 72nd St #8D | 1-01407-0016 | 5-Sep-19 | \$5,600,000 | Coop | |
| 1150 Fifth Ave #9B | 1-01602-0001 | 1-Jul-19 | \$5,430,000 | Coop | |
| 1115 Fifth Ave #7A | 1-01504-0069 | 9-Jul-19 | \$5,300,000 | Coop | |
| 107 E 91st St | 1-01520-0105 | 29-Aug-19 | \$5,250,000 | House | 2,613 |
| 170 E End Ave #10A | 1-01584-1071 | 26-Sep-19 | \$5,200,000 | Condo | 2,340 |
| 1111 Park Ave #8D | 1-01518-0069 | 13-Aug-19 | \$4,995,000 | Coop | |
| 205 E 85th St #20D | 1-01531-1155 | 9-Sep-19 | \$4,730,000 | Condo | 2,379 |
| 180 E 88th St #14A | 1-01516-1222 | 2-Jul-19 | \$4,700,000 | Condo | |
| 980 Fifth Ave #3B | 1-01491-0001 | 29-Aug-19 | \$4,450,000 | Coop | 2,750 |
| 815 Park Ave #12C | 1-01409-0069 | 27-Aug-19 | \$4,400,000 | Coop | 2,100 |
| 125 E 72nd St #2D | 1-01407-0016 | 11-Jul-19 | \$4,375,000 | Coop | |
| 200 E 66th St #C1705 | 1-01420-1331 | 14-Aug-19 | \$4,250,000 | Condo | 1,843 |
| 955 Lexington Ave #8AB | 1-01404-0052 | 7-Aug-19 | \$4,230,000 | Coop | |
| 1020 Park Ave #15AB | 1-01497-0034 | 11-Sep-19 | \$4,200,000 | Coop | |
| 188 E 78th St #18A | 1-01412-1148 | 27-Aug-19 | \$4,200,000 | Condo | 2,530 |
| 200 E 95th St #8C | 1-01540-1347 | 5-Aug-19 | \$4,119,380 | Condo | |
| 188 E 76th St #12A | 1-01410-1239 | 10-Jul-19 | \$4,100,000 | Condo | 2,006 |
| 245 E 72nd St #1718C | 1-01427-0018 | 15-Jul-19 | \$4,083,000 | Coop | |
| 520 E 86th St #15A | 1-01582-0040 | 11-Jul-19 | \$4,000,000 | Coop | |
| 655 Park Ave #4D | 1-01402-0001 | 15-Jul-19 | \$3,950,000 | Coop | 2,350 |
| 200 E 95th St #15C | 1-01540-1365 | 27-Sep-19 | \$3,934,300 | Condo | |
| 1148 Fifth Ave #2A | 1-01507-0069 | 11-Jul-19 | \$3,850,000 | Coop | |
| 200 E 95th St #10C | 1-01540-1353 | 8-Aug-19 | \$3,849,930 | Condo | 1,959 |
| 151 E 83rd St #6A | 1-01512-0025 | 31-Jul-19 | \$3,650,000 | Coop | 2,750 |
| 150 E 77th St #9A | 1-01411-0053 | 12-Sep-19 | \$3,525,000 | Coop | |
| 1158 Fifth Ave #4A | 1-01602-0069 | 2-Jul-19 | \$3,500,000 | Coop | 2,500 |
| 141 E 88th St #4C | 1-01517-1128 | 5-Aug-19 | \$3,500,000 | Condo | 1,790 |
| 200 E 95th St #6G | 1-01540-1338 | 5-Aug-19 | \$3,497,530 | Condo | |
| 200 E 95th St #5G | 1-01540-1331 | 31-Jul-19 | \$3,479,880 | Condo | 1,871 |
| 1082-1088 Madison Ave #5B | 1-01493-1207 | 29-Aug-19 | \$3,450,000 | Coop | |
| 155 E 72nd St #3 | 1-01407-0026 | 11-Sep-19 | \$3,450,000 | Coop | |
| 1120 Park Ave #12B | 1-01502-0033 | 22-Aug-19 | \$3,360,000 | Coop | |
| 1035 Fifth Ave #7A | 1-01496-0071 | 9-Sep-19 | \$3,350,000 | Coop | |
| 65 E 76th St #8C | 1-01391-0031 | 16-Sep-19 | \$3,300,000 | Coop | |
| 14 E 90th St #4C | 1-01501-0056 | 23-Sep-19 | \$3,300,000 | Coop | |
| 200 E 62nd St #28D | 1-01416-1110 | 26-Aug-19 | \$3,297,739 | Condo | 1,742 |
| 1148 Fifth Ave #7D | 1-01507-0069 | 7-Aug-19 | \$3,287,500 | Coop | |
| 900 Fifth Ave #8C | 1-01386-0001 | 24-Sep-19 | \$3,200,000 | Coop | |
| 1192 Park Ave #2C | 1-01505-0040 | 1-Jul-19 | \$3,175,000 | Coop | 2,270 |
| 840 Park Ave #11A | 1-01391-0034 | 11-Sep-19 | \$3,100,000 | Coop | 2,400 |
| 1120 Park Ave #19A | 1-01502-0033 | 23-Jul-19 | \$3,100,000 | Coop | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|------------------------|--------------|-----------|-------------|---------------|-------|
| 50 E 89th St #19AG | 1-01500-0045 | 15-Aug-19 | \$3,087,500 | Coop | |
| 1185 Park Ave #6L | 1-01522-0001 | 2-Aug-19 | \$3,050,000 | Coop | |
| 880 Fifth Ave #5E | 1-01384-0001 | 27-Sep-19 | \$3,015,000 | Coop | |
| 139 E 79th St #PH | 1-01508-0016 | 19-Sep-19 | \$3,015,000 | Coop | |
| 502 Park Ave #19D | 1-01374-1249 | 1-Aug-19 | \$2,999,500 | Condo | 2,178 |
| 25 E 86th St #7D | 1-01498-0014 | 6-Sep-19 | \$2,995,000 | Coop | |
| 50 E 79th St #12E | 1-01393-0052 | 29-Jul-19 | \$2,995,000 | Coop | 2,000 |
| 108 E 82nd St #6A | 1-01510-0065 | 20-Aug-19 | \$2,994,000 | Coop | 1,800 |
| 45 E 89th St #4B | 1-01501-1005 | 18-Jul-19 | \$2,900,000 | Coop | |
| 45 E 85th St #8D | 1-01497-0028 | 28-Aug-19 | \$2,900,000 | Coop | |
| 1185 Park Ave #9E | 1-01522-0001 | 29-Aug-19 | \$2,900,000 | Coop | |
| 340 E 64th St #26D | 1-01438-2604 | 7-Aug-19 | \$2,875,000 | Condo | 1,594 |
| 910 Fifth Ave #3C | 1-01387-0001 | 31-Jul-19 | \$2,875,000 | Coop | 1,500 |
| 40 E 88th St #7A | 1-01499-0051 | 7-Aug-19 | \$2,825,000 | Coop | |
| 350 E 72nd St #18B | 1-01446-1030 | 13-Aug-19 | \$2,810,000 | Condo | 2,808 |
| 350 E 72nd St #18A | 1-01446-1030 | 13-Aug-19 | \$2,810,000 | Condo | 2,808 |
| 360 E 89th St #18C | 1-01551-1149 | 7-Aug-19 | \$2,750,000 | Condo | |
| 136 E 64th St #11D | 1-01398-0060 | 22-Jul-19 | \$2,735,000 | Coop | 1,900 |
| 60 E End Ave #29B | 1-01579-0023 | 19-Jul-19 | \$2,700,000 | Coop | 2,300 |
| 200 E 66th St #D1804 | 1-01420-1417 | 19-Sep-19 | \$2,700,000 | Condo | 1,489 |
| 181 E 65th St #10A | 1-01400-1031 | 5-Sep-19 | \$2,700,000 | Condo | 1,405 |
| 57 E 73rd St #5 | 1-01388-1305 | 1-Aug-19 | \$2,700,000 | Condo | 2,334 |
| 115 E 90th St #PHS | 1-01519-0008 | 23-Aug-19 | \$2,700,000 | Coop | |
| 125 E 84th St #5B | 1-01513-0015 | 29-Jul-19 | \$2,675,000 | Coop | |
| 1020 Park Ave #6A | 1-01497-0034 | 14-Aug-19 | \$2,660,000 | Coop | |
| 40 E 78th St #8G | 1-01392-1187 | 29-Aug-19 | \$2,650,000 | Condo | 1,635 |
| 400 E 67th St #18D | 1-01461-1088 | 22-Aug-19 | \$2,618,000 | Condo | 1,537 |
| 401 E 60th St #38C | 1-01455-1130 | 17-Jul-19 | \$2,600,000 | Condo | 1,956 |
| 11 E 68th St #1D | 1-01383-1004 | 18-Jul-19 | \$2,545,625 | Condo | 1,433 |
| 44 E 67th St #4C | 1-01381-1213 | 19-Aug-19 | \$2,500,000 | Condo | 1,380 |
| 860 Fifth Ave #8C | 1-01382-0069 | 10-Jul-19 | \$2,500,000 | Coop | |
| 350 E 82nd St #15A | 1-01544-1138 | 9-Aug-19 | \$2,475,000 | Condo | 1,608 |
| 400 E 85th St #11AL | 1-01564-0047 | 13-Aug-19 | \$2,462,500 | Coop | |
| 17 E 96th St #16A | 1-01602-0013 | 6-Aug-19 | \$2,432,500 | Coop | |
| 360 E 72nd St #B1110 | 1-01446-0023 | 24-Sep-19 | \$2,400,000 | Coop | |
| 200 E 66th St #C1001 | 1-01420-1247 | 16-Sep-19 | \$2,400,000 | Condo | 1,347 |
| 815 Park Ave #12B | 1-01409-0069 | 26-Sep-19 | \$2,400,000 | Coop | |
| 1623 Third Ave #28K | 1-01537-1931 | 21-Aug-19 | \$2,387,500 | Condo | 1,179 |
| 75 E End Ave #7E | 1-01590-0008 | 1-Jul-19 | \$2,385,000 | Coop | |
| 300 E 77th St #25C | 1-01451-1077 | 22-Jul-19 | \$2,375,000 | Condo | 1,604 |
| 300 E 77th St #6A | 1-01451-1018 | 16-Sep-19 | \$2,370,000 | Condo | 1,664 |
| 300 E 74th St #27BC | 1-01448-0003 | 5-Sep-19 | \$2,350,000 | Coop | 1,900 |
| 139 E 94th St #7A | 1-01523-0014 | 18-Sep-19 | \$2,350,000 | Coop | 1,900 |
| 303 E 77th St #10A | 1-01452-1018 | 26-Sep-19 | \$2,342,500 | Condo | 1,697 |
| 440 E 62nd St #4DE | 1-01456-0026 | 22-Aug-19 | \$2,316,519 | Coop | |
| 1150 Fifth Ave #7D | 1-01602-0001 | 22-Jul-19 | \$2,300,000 | Coop | |
| 525 E 86th St #15D | 1-01583-0012 | 15-Aug-19 | \$2,295,000 | Coop | 1,750 |
| 1349 Lexington Ave #7C | 1-01518-0049 | 27-Sep-19 | \$2,280,000 | Coop | |
| 1435 Lexington Ave #4E | 1-01522-0050 | 26-Aug-19 | \$2,250,000 | Coop | 2,000 |
| 200 E 66th St #D1602 | 1-01420-1377 | 2-Jul-19 | \$2,250,000 | Condo | 1,448 |



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THE RATNER TEAM



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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

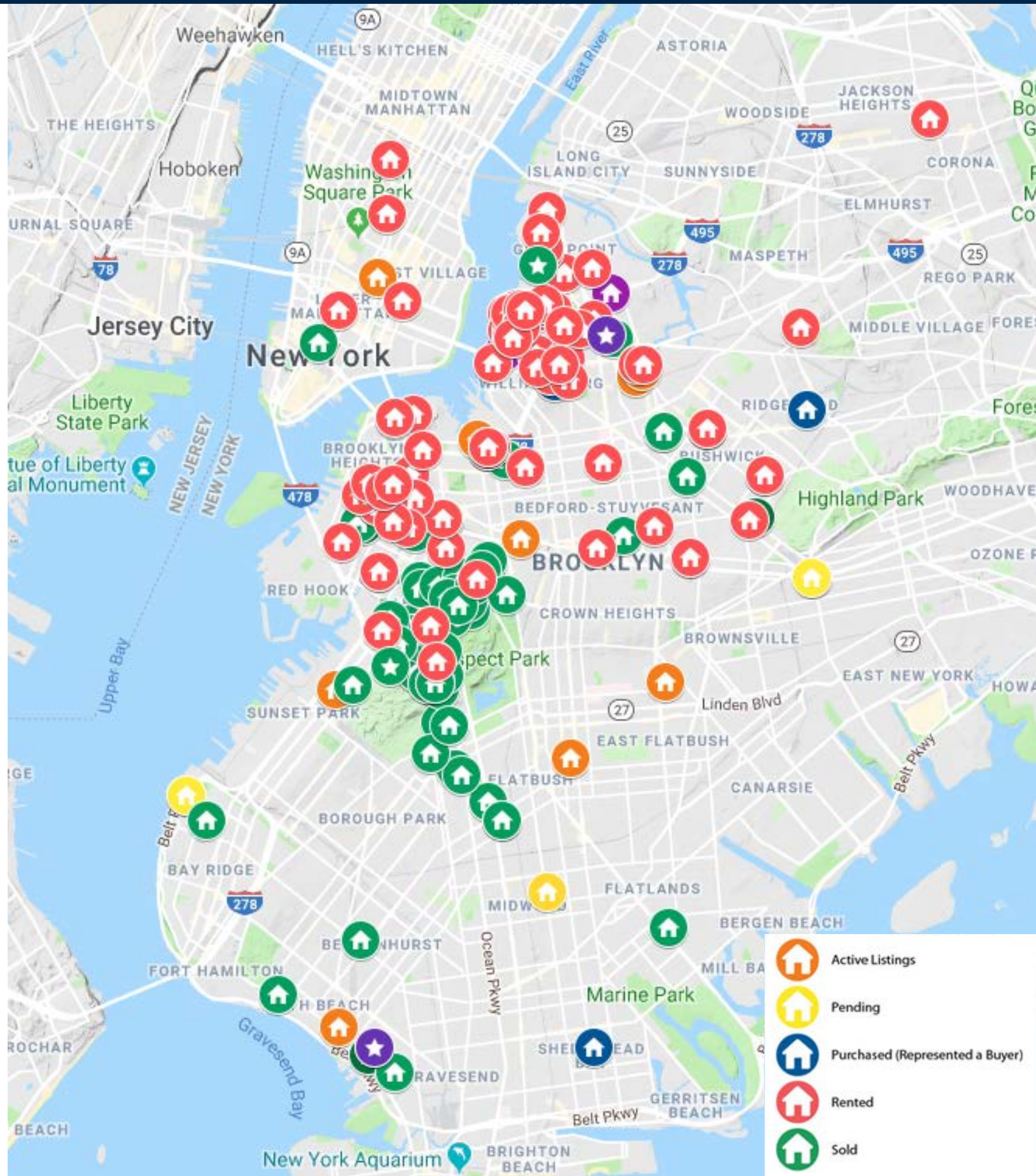
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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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 |
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