

UPPER EAST SIDE

A monthly analysis of residential sales
in Upper East Side, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Upper East Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.27M

3% YoY

NO. OF TRANSACTIONS

248

-22% YoY

MEDIAN PRICE/SQ.FT.

\$1,323

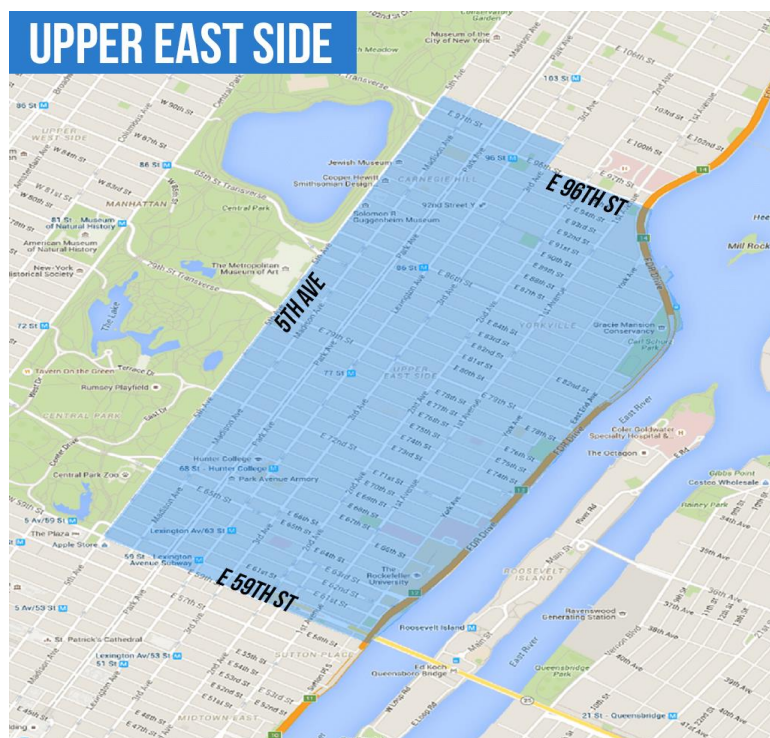
11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



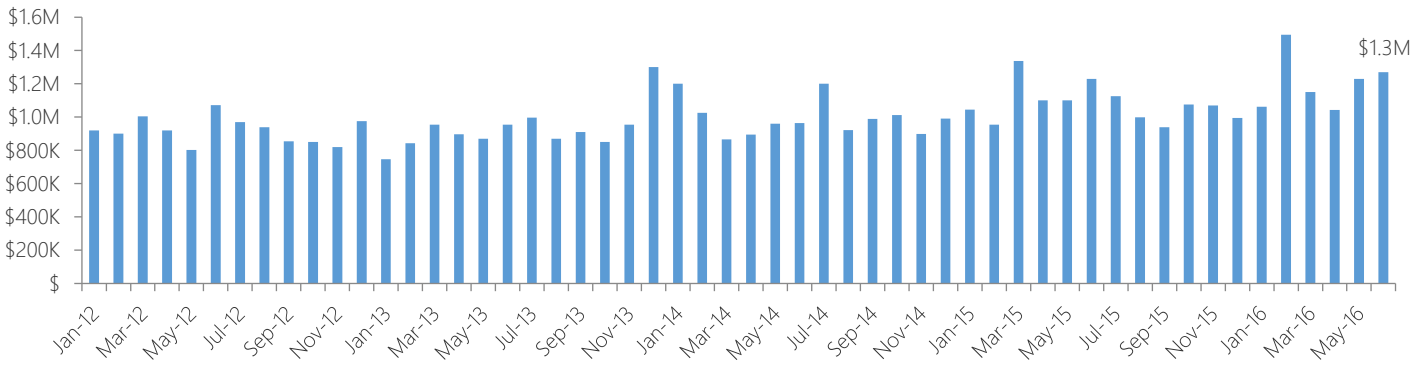
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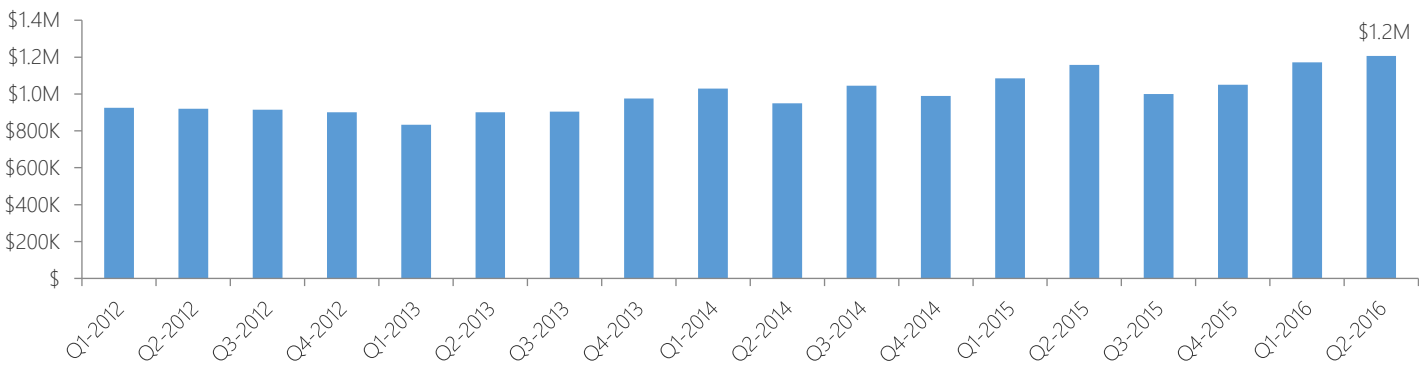
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RESIDENTIAL STATS

Median Sale Price by Month

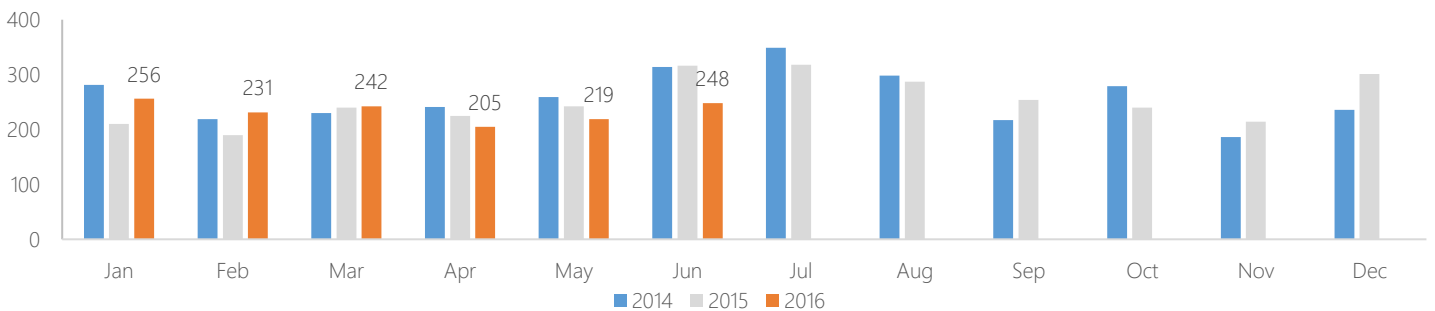


Median Sale Price by Quarter



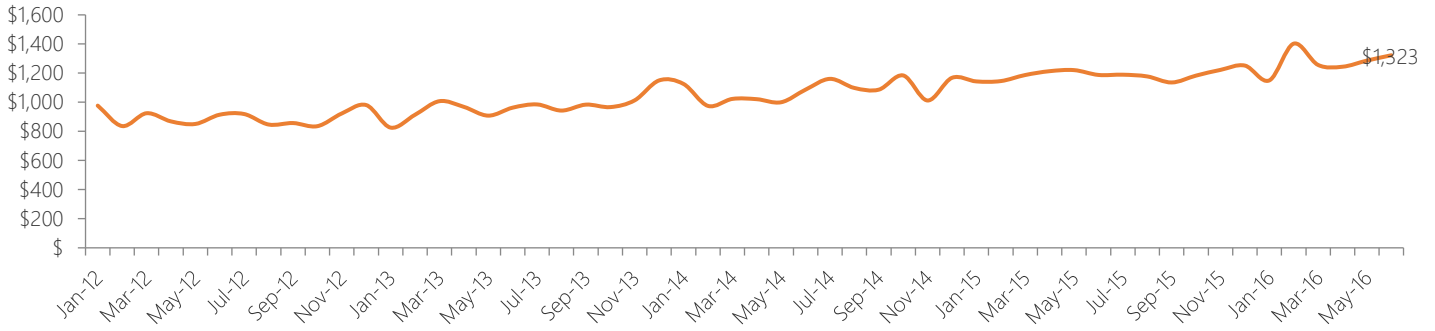
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	178	177	190	238	252	315	240	253	188	186	154	181
2012	179	184	172	221	265	290	253	261	227	259	246	428
2013	207	176	225	256	300	388	366	361	275	355	240	288
2014	281	219	230	241	259	314	349	298	217	279	186	236
2015	210	190	240	225	242	316	318	287	254	240	214	301
2016	256	231	242	205	219	248						



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Median Sale Price per Square Foot

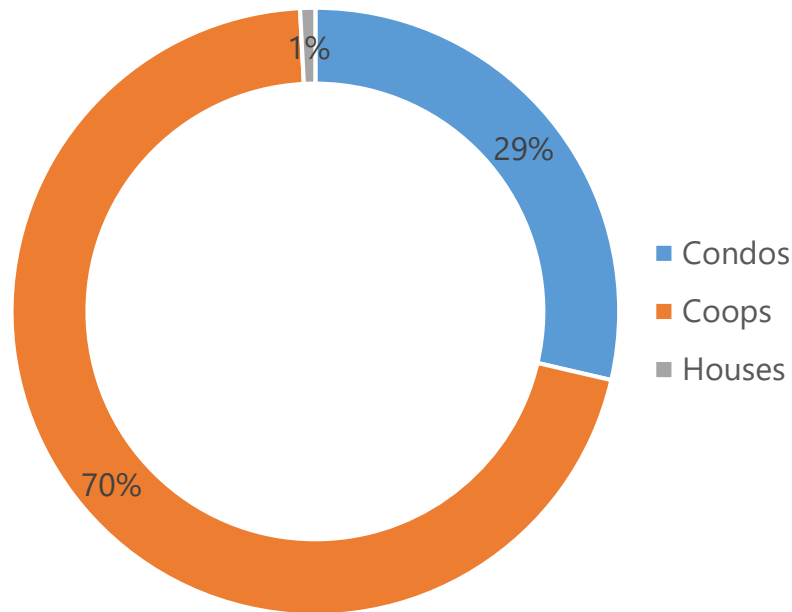


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,639,600	1%	\$1,531	0%	71
Coops	\$872,500	-13%	\$952	4%	175
Houses	\$9,037,000	55%	\$2,329	37%	2

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
998 5 Ave #3W	1-01493-0001	16-Jun-16	\$21,000,000	Coop	
40 East 94 Street #28B	1-01505-1239	29-Jun-16	\$13,750,000	Condo	1,822
40 East 94 Street #28A	1-01505-1239	29-Jun-16	\$13,750,000	Condo	1,822
200 East 66 Street #E2101	1-01420-1475	9-Jun-16	\$11,700,000	Condo	4,023
128 E 93 St	1-01521-0061	20-Jun-16	\$10,324,000	House	4,000
150 East 86 Street #11A	1-01514-1132	16-Jun-16	\$9,725,000	Condo	3,478
535 Park Ave #7A	1-01396-0001	13-Jun-16	\$9,500,000	Coop	
30-32 E 72 St #FL5	1-01386-0049	28-Jun-16	\$7,767,000	Coop	
362 E 69 St	1-01443-0032	28-Jun-16	\$7,750,000	House	3,730
875 5 Ave #18EF	1-01383-0069	30-Jun-16	\$7,500,000	Coop	
860 5 Ave #12H	1-01382-0069	27-Jun-16	\$7,350,000	Coop	2,200
30 East 85 Street #25B	1-01496-1049	8-Jun-16	\$5,940,000	Condo	1,447
141 East 88 Street #2F	1-01517-1115	21-Jun-16	\$5,350,000	Condo	2,615
850 Park Ave #11D	1-01391-0040	1-Jun-16	\$5,350,000	Coop	2,600
571-575 Park Ave #105	1-01397-0069	14-Jun-16	\$5,300,000	Coop	
655-657 Park Ave #2D	1-01402-0001	1-Jun-16	\$4,825,000	Coop	2,250
1128 Park Ave #143	1-01502-0040	6-Jun-16	\$4,625,000	Coop	
200 East 62 Street #14D	1-01416-1054	9-Jun-16	\$4,302,106	Condo	2,001
200 East 62 Street #12D	1-01416-1050	14-Jun-16	\$4,076,800	Condo	1,980
860 5 Ave #6H	1-01382-0069	30-Jun-16	\$3,850,000	Coop	
111-115 E 85 St #16DE	1-01514-0008	7-Jun-16	\$3,825,000	Coop	2,600
923 5 Avenue #6B	1-01388-1031	21-Jun-16	\$3,800,000	Condo	1,100
554 East 82 Street #4	1-01578-1204	14-Jun-16	\$3,600,000	Condo	2,161
1254-1266 Madison Ave #2A	1-01502-0017	14-Jun-16	\$3,600,000	Coop	2,230
40 East 94 Street #13A	1-01505-1134	22-Jun-16	\$3,540,000	Condo	1,822
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
1355 1 Avenue #2FL	1-01447-1103	2-Jun-16	\$3,500,000	Condo	2,089
401 East 60 Street #37A	1-01455-1103	8-Jun-16	\$3,500,000	Condo	1,998
116-122 E 63 St #4A	1-01397-0066	8-Jun-16	\$3,475,000	Coop	
201 East 80 Street #22A	1-01526-1099	23-Jun-16	\$3,250,000	Condo	3,472
955-959 Lexington Ave #4A	1-01404-0052	17-Jun-16	\$3,181,500	Coop	
1250-1268 3 Ave #19L	1-01407-0033	8-Jun-16	\$3,100,000	Coop	1,900
875 5 Ave #15D	1-01383-0069	3-Jun-16	\$3,058,980	Coop	1,700
200 East 62 Street #8B	1-01416-1028	6-Jun-16	\$3,038,000	Condo	1,695
535 E 86 St #9D	1-01583-0015	8-Jun-16	\$3,025,000	Coop	
181 East 90 Street #8C	1-01519-1030	14-Jun-16	\$3,005,000	Condo	2,077
1498 2 Ave #17BC	1-01453-0001	22-Jun-16	\$3,000,000	Coop	
75 E End Ave #18C	1-01590-0008	29-Jun-16	\$2,950,000	Coop	
1150-1156 Park Ave	1-01503-0038	30-Jun-16	\$2,900,000	Coop	1,400
12-14 E 87 St #2D	1-01498-0061	15-Jun-16	\$2,900,000	Coop	
1178-1188 Madison Ave #1CD	1-01498-0014	13-Jun-16	\$2,800,000	Coop	
222-226 E 71 St #3	1-01425-0035	3-Jun-16	\$2,795,000	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	
45 E 85 St #6D	1-01497-0028	29-Jun-16	\$2,750,000	Coop	
108 E 82 St #3A	1-01510-0065	20-Jun-16	\$2,748,900	Coop	
11 E 92 St #3R	1-01504-0009	30-Jun-16	\$2,700,000	Coop	
40 East 94 Street #28F	1-01505-1244	17-Jun-16	\$2,560,000	Condo	1,388
1296 2 Ave #9AB	1-01443-0001	20-Jun-16	\$2,495,000	Coop	1,760

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300 East 79 Street #9B	1-01453-1021	13-Jun-16	\$2,485,000	Condo	1,364
220 East 65 Street #3C	1-01419-1553	20-Jun-16	\$2,428,000	Condo	1,323
337 E 62 St #6B	1-01437-1020	8-Jun-16	\$2,418,344	Condo	
1438 3 Avenue #6B	1-01510-1034	6-Jun-16	\$2,400,000	Condo	1,692
44 East 67 Street #3A	1-01381-1207	2-Jun-16	\$2,300,000	Condo	1,141
200 East 94 Street #721	1-01539-1412	1-Jun-16	\$2,192,706	Condo	1,406
201 E 62 St #6D	1-01417-0001	23-Jun-16	\$2,190,000	Coop	1,981
1218-1228 3 Ave #7D	1-01405-0040	28-Jun-16	\$2,185,000	Coop	
726 Madison Ave #2B	1-01378-0056	15-Jun-16	\$2,171,500	Coop	
450 East 83 Street #10D	1-01562-1061	21-Jun-16	\$2,100,250	Condo	1,327
931-941 Lexington Ave #8P	1-01403-0033	28-Jun-16	\$2,075,000	Coop	
200 East 94 Street #404	1-01539-1359	20-Jun-16	\$2,043,251	Condo	1,407
343 East 74 Street #11GJK	1-01449-1302	28-Jun-16	\$2,025,000	Coop	
340 East 64 Street #9J	1-01438-0909	21-Jun-16	\$2,000,000	Condo	1,487
230 E 73 St #11D	1-01427-0030	15-Jun-16	\$1,995,000	Coop	1,400
200 East 62 Street #5C	1-01416-1014	30-Jun-16	\$1,959,250	Condo	1,156
1325 1 Ave #C3204	1-01446-0023	30-Jun-16	\$1,950,000	Coop	
931-941 Lexington Ave #3Q	1-01403-0033	14-Jun-16	\$1,950,000	Coop	1,756
931-941 Lexington Ave #19B	1-01403-0033	9-Jun-16	\$1,950,000	Coop	
1408 2 Ave #35F	1-01448-0003	20-Jun-16	\$1,900,000	Coop	
1175 York Avenue #6D	1-01458-1103	28-Jun-16	\$1,892,750	Coop	
530-538 E 72 St #18A	1-01483-0028	21-Jun-16	\$1,875,000	Coop	
1761 1 Ave #21C	1-01554-0023	29-Jun-16	\$1,840,000	Coop	1,391
134 East 93 Street #5A	1-01521-1009	27-Jun-16	\$1,800,000	Condo	1,072
120 E 79 St #PHA	1-01413-0064	1-Jun-16	\$1,795,000	Coop	1,025
1334-1344 3 Ave #7FG	1-01411-0040	20-Jun-16	\$1,770,000	Coop	1,400
1133 Madison Ave #10E	1-01496-0054	8-Jun-16	\$1,749,000	Coop	
162-166 E 80 St #7C	1-01508-0046	9-Jun-16	\$1,708,000	Coop	1,200
1254-1266 Madison Ave #4D	1-01502-0017	21-Jun-16	\$1,680,000	Coop	
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
1206-1212 1 Ave #13CD	1-01460-0001	22-Jun-16	\$1,630,000	Coop	1,550
75 E End Ave #7F	1-01590-0008	8-Jun-16	\$1,625,000	Coop	1,450
225 E 73 St #4A	1-01428-0013	27-Jun-16	\$1,600,000	Coop	
422 East 72 Street #16C	1-01466-1081	1-Jun-16	\$1,600,000	Condo	1,139
340 East 64 Street #17K	1-01438-1710	10-Jun-16	\$1,600,000	Condo	1,423
125 E 63 St #4C	1-01398-0010	20-Jun-16	\$1,600,000	Coop	1,200
1441 3 Avenue #2A	1-01527-1001	1-Jun-16	\$1,585,000	Condo	1,223
220 E 73 St #9FG	1-01427-0034	14-Jun-16	\$1,580,000	Coop	
200 East 94 Street #315	1-01539-1323	13-Jun-16	\$1,569,231	Condo	1,076
1250-1268 3 Ave #4C	1-01407-0033	2-Jun-16	\$1,500,000	Coop	
436-444 E 86 St #8G	1-01565-0029	15-Jun-16	\$1,500,000	Coop	1,450
156 E 79 St #7B	1-01413-0050	2-Jun-16	\$1,500,000	Coop	
1060-1068 Park Ave #9D	1-01499-0032	14-Jun-16	\$1,495,000	Coop	
300 East 64 Street #16C	1-01438-3655	23-Jun-16	\$1,495,000	Condo	976
44 East 61 Street #12A	1-01375-1045	22-Jun-16	\$1,464,000	Condo	915
55-57 E 76 St #4	1-01391-0029	1-Jun-16	\$1,462,000	Coop	1,500
325 E 72 St #4B	1-01447-0013	2-Jun-16	\$1,458,600	Coop	1,100
200 East 94 Street #118	1-01539-1305	29-Jun-16	\$1,451,006	Condo	1,241

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56-60 E 87 St #6D	1-01498-0045	3-Jun-16	\$1,450,000	Coop	
420 E 72 St #8A	1-01466-0037	21-Jun-16	\$1,437,101	Coop	
200 East 69 Street #19E	1-01423-1248	16-Jun-16	\$1,425,000	Condo	774
177 E 74 St #12C	1-01409-0033	28-Jun-16	\$1,399,000	Coop	
1391-1395 3 Ave #14B	1-01525-0001	14-Jun-16	\$1,375,000	Coop	
425 East 63 Street #E8	1-01458-1202	24-Jun-16	\$1,370,000	Coop	1,200
136 East 63 Street #7A	1-01397-1402	9-Jun-16	\$1,350,000	Coop	
1445 1 Ave #B601	1-01450-0023	14-Jun-16	\$1,340,000	Coop	1,050
245 East 93 Street #27J	1-01539-1264	27-Jun-16	\$1,300,000	Condo	973
1445 1 Ave #A408	1-01450-0023	20-Jun-16	\$1,300,000	Coop	
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 69 Street #12D	1-01423-1217	14-Jun-16	\$1,265,000	Condo	874
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
1438 3 Avenue #21B	1-01510-1049	14-Jun-16	\$1,230,000	Condo	790
1429 Lexington Ave #10A	1-01522-0020	30-Jun-16	\$1,215,000	Coop	1,200
52 East End Avenue #2A	1-01578-1002	23-Jun-16	\$1,200,000	Condo	855
1223-1233 Lexington Ave #6D	1-01512-0123	29-Jun-16	\$1,200,000	Coop	
301 East 79 Street #3J	1-01542-1017	8-Jun-16	\$1,175,000	Condo	846
510 E 86 St #14B	1-01582-0046	8-Jun-16	\$1,175,000	Coop	
515-519 E 89 St #5K	1-01586-0005	8-Jun-16	\$1,150,000	Coop	
300 East 64 Street #19B	1-01438-3666	8-Jun-16	\$1,125,000	Condo	636
20 East 68 Street #5G	1-01382-1003	23-Jun-16	\$1,100,000	Coop	800
425 East 63 Street #E12	1-01458-1202	7-Jun-16	\$1,096,635	Coop	740
515 East 72 Street #21E	1-01484-1225	22-Jun-16	\$995,000	Condo	650
925-927 Park Ave #10D	1-01509-0001	24-Jun-16	\$990,000	Coop	
159-161 E 91 St #6E	1-01520-0027	1-Jun-16	\$985,000	Coop	975
150 East 85 Street #7A	1-01513-1347	9-Jun-16	\$960,000	Condo	765
188-190 E 75 St #4CD	1-01409-0043	20-Jun-16	\$959,500	Coop	
404 East 79 Street #18B	1-01473-1040	17-Jun-16	\$955,000	Condo	672
1250-1268 3 Ave #5F	1-01407-0033	6-Jun-16	\$950,000	Coop	850
304 East 65 Street #14C	1-01439-1092	2-Jun-16	\$950,000	Condo	763
301 East 79 Street #27G	1-01542-1379	8-Jun-16	\$910,000	Condo	614
144 E 84 St #4B	1-01512-0052	29-Jun-16	\$875,000	Coop	800
75 E End Ave #15G	1-01590-0008	22-Jun-16	\$875,000	Coop	
1296-1304 3 Ave #19B	1-01409-0040	1-Jun-16	\$870,000	Coop	
225-239 E 74 St #6P	1-01429-0013	23-Jun-16	\$865,000	Coop	1,000
310-312 E 70 St #3D	1-01444-0043	28-Jun-16	\$865,000	Coop	950
400 East 70 Street #501	1-01464-1016	17-Jun-16	\$860,000	Condo	767
425 E 79 St #15J	1-01559-0010	1-Jun-16	\$850,000	Coop	980
208-210 E 70 St #1AB	1-01424-0041	16-Jun-16	\$850,000	Coop	900
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
404 East 76 Street #17B	1-01470-1127	24-Jun-16	\$807,500	Condo	588
170-176 E 88 St #2D	1-01516-0042	22-Jun-16	\$800,000	Coop	
230 E 73 St #10B	1-01427-0030	16-Jun-16	\$795,000	Coop	850
345 E 86 St #14C	1-01549-0018	28-Jun-16	\$780,000	Coop	750
1296 2 Ave #12R	1-01443-0001	22-Jun-16	\$780,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
440 E 79 St #15K	1-01473-0018	6-Jun-16	\$775,000	Coop	830
1150-1154 3 Ave #17D	1-01402-0033	16-Jun-16	\$775,000	Coop	
308 E 79 St #6C	1-01453-0043	29-Jun-16	\$772,500	Coop	
1175 York Avenue #E2	1-01458-1103	23-Jun-16	\$749,000	Coop	
1296 2 Ave #5B	1-01443-0001	27-Jun-16	\$735,000	Coop	
333-341 E 66 St #10L	1-01441-0017	1-Jun-16	\$732,450	Coop	
436-444 E 86 St #37J	1-01565-0029	28-Jun-16	\$732,000	Coop	
55-69 E 87 St #6B	1-01499-0025	16-Jun-16	\$730,000	Coop	
1223-1233 Lexington Ave #1A	1-01512-0123	6-Jun-16	\$720,000	Coop	
333 East 75 Street #7A	1-01450-1002	1-Jun-16	\$715,000	Coop	
1440 2 Ave #11C	1-01450-0001	13-Jun-16	\$712,490	Coop	700
205-211 E 69 St #9G	1-01424-0006	29-Jun-16	\$710,000	Coop	925
205 East 78 Street #10T	1-01433-1002	9-Jun-16	\$699,000	Coop	
420 E 72 St #9G	1-01466-0037	27-Jun-16	\$695,000	Coop	
300 East 71 Street #4K	1-01445-1002	2-Jun-16	\$695,000	Coop	725
1222 2 Ave #9C	1-01439-0001	13-Jun-16	\$680,000	Coop	
233 East 69 Street #12I	1-01424-1003	22-Jun-16	\$675,000	Coop	
233 East 69 Street #9E	1-01424-1003	22-Jun-16	\$668,000	Coop	
350-352 E 77 St #1H	1-01451-0031	2-Jun-16	\$667,972	Coop	
124 East 79 Street #5A	1-01413-1004	29-Jun-16	\$650,000	Condo	519
10 E End Ave #14N	1-01576-0027	8-Jun-16	\$650,000	Coop	750
308 E 79 St #6M	1-01453-0043	16-Jun-16	\$635,000	Coop	750
345 E 81 St #8C	1-01544-0019	27-Jun-16	\$628,000	Coop	
245-251 E 72 St #7G	1-01427-0018	20-Jun-16	\$625,000	Coop	
1218-1228 3 Ave #3A	1-01405-0040	20-Jun-16	\$625,000	Coop	
301 East 69 Street #3M	1-01444-1003	15-Jun-16	\$620,000	Coop	725
520 East 81 Street #7D	1-01577-1081	8-Jun-16	\$606,000	Condo	464
345 E 77 St #4J	1-01452-0019	8-Jun-16	\$599,000	Coop	
134 East 93 Street #3C	1-01521-1005	27-Jun-16	\$572,000	Condo	468
1445 1 Ave #B607	1-01450-0023	1-Jun-16	\$562,000	Coop	
1415-1423 Lexington Ave #3D	1-01521-0051	21-Jun-16	\$560,000	Coop	650
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
1180 2 Ave #6E	1-01437-0001	9-Jun-16	\$545,000	Coop	550
237 East 88 Street #502	1-01534-1317	13-Jun-16	\$538,000	Condo	363
1461 1 Ave #1B	1-01451-0023	16-Jun-16	\$537,000	Coop	765
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	
425 E 78 St #3B	1-01473-0016	8-Jun-16	\$518,000	Coop	700
118 E 60 St #29A	1-01394-0007	17-Jun-16	\$515,000	Coop	
1206-1212 1 Ave #4E	1-01460-0001	8-Jun-16	\$505,000	Coop	
435-437 E 65 St #5G	1-01460-0017	9-Jun-16	\$500,000	Coop	
62 E 87 St #3C	1-01498-0043	24-Jun-16	\$499,000	Coop	650
515 East 72 Street #30C	1-01484-1304	16-Jun-16	\$490,762	Condo	1,148
1420 York Avenue #3G	1-01487-1025	27-Jun-16	\$488,000	Condo	431
1010 3 Avenue #15K	1-01395-1002	1-Jun-16	\$469,500	Coop	525
333-341 E 66 St #6A	1-01441-0017	30-Jun-16	\$465,000	Coop	600
220 E 67 St #4B	1-01421-0037	6-Jun-16	\$465,000	Coop	575
230 E 73 St #7F	1-01427-0030	6-Jun-16	\$439,000	Coop	
205 East 78 Street #11A	1-01433-1002	3-Jun-16	\$427,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
235-243 E 87 St #10I	1-01533-0122	15-Jun-16	\$420,000	Coop	600
440 E 79 St #8M	1-01473-0018	6-Jun-16	\$419,000	Coop	556
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
333-341 E 66 St #6R	1-01441-0017	27-Jun-16	\$380,000	Coop	
205 E 77 St #10H	1-01432-0005	20-Jun-16	\$370,000	Coop	400
448 E 84 St #1D	1-01563-0031	8-Jun-16	\$345,000	Coop	
235 E 73 St #1A	1-01428-0017	24-Jun-16	\$340,000	Coop	450
509-523 E 77 St #2M	1-01489-0008	17-Jun-16	\$335,000	Coop	
515 East 72 Street #10D	1-01484-1110	16-Jun-16	\$330,238	Condo	927
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
1202 2 Ave #11F	1-01438-0001	14-Jun-16	\$318,000	Coop	
205 E 89 St #5D	1-01535-0006	1-Jun-16	\$315,000	Coop	500
425 E 78 St #3A	1-01473-0016	30-Jun-16	\$305,000	Coop	400
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	
345 E 61 St #2B	1-01436-0019	2-Jun-16	\$272,000	Coop	
1202 2 Ave #6L	1-01438-0001	27-Jun-16	\$240,000	Coop	400
530-538 E 72 St #SQ8	1-01483-0028	14-Jun-16	\$160,000	Coop	
1463-1469 2 Ave #11	1-01431-0021	30-Jun-16	\$50,000	Coop	
535 Park Ave #7ELEV	1-01396-0001	13-Jun-16	\$45,000	Coop	

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