# YORKVILLE

A monthly analysis of residential sales
in Yorkville, Manhattan

January 2017

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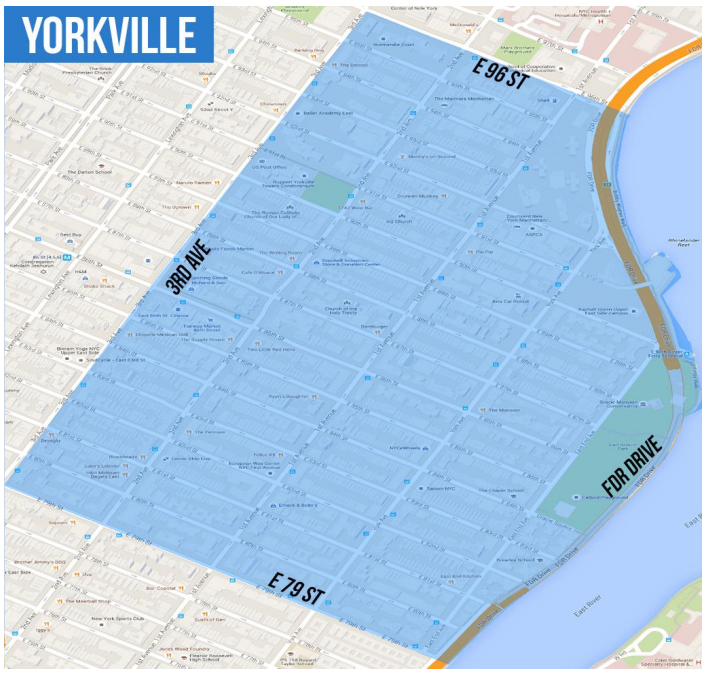
# Residential Market Report, January 2017

## Yorkville, Manhattan

### SUMMARY

| MEDIAN SALE PRICE | NO. OF TRANSACTIONS | MEDIAN PRICE/SQ.FT. | MANHATTAN MEDIAN SALE PRICE |
|---|---|---|---|
| $959K | 63 | $1,184 | $1.13M |
| -2% YoY | -41% YoY | -6% YoY | -2% YoY |

### NEIGHBORHOOD BOUNDARIES

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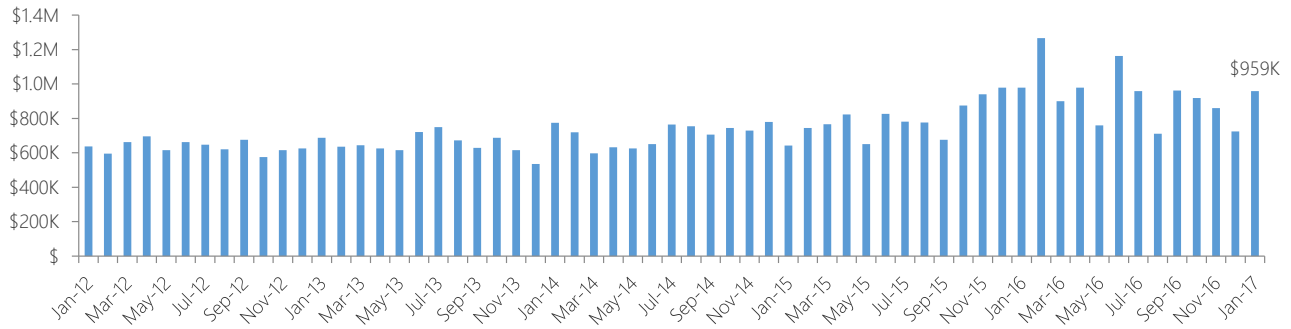
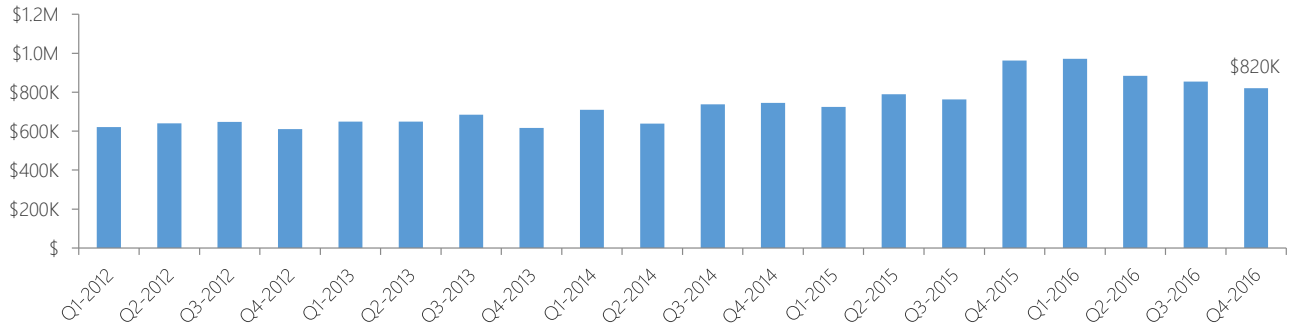
## RESIDENTIAL STATS

### Median Sale Price by Month

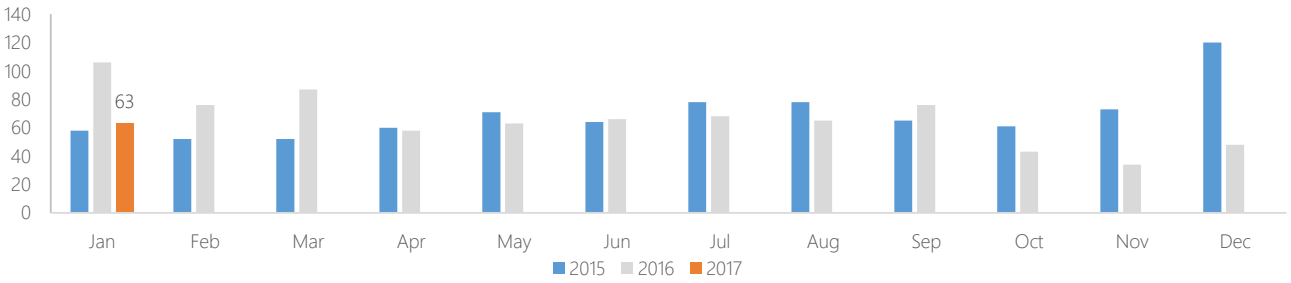



### Median Sale Price by Quarter




### Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | 58 | 53 | 64 | 64 | 88 | 104 | 83 | 63 | 79 | 56 | 57 |
| 2015 | 58 | 52 | 52 | 60 | 71 | 64 | 78 | 78 | 65 | 61 | 73 | 120 |
| 2016 | 106 | 76 | 87 | 58 | 63 | 66 | 68 | 65 | 76 | 43 | 34 | 48 |
| 2017 | 63 | | | | | | | | | | | |

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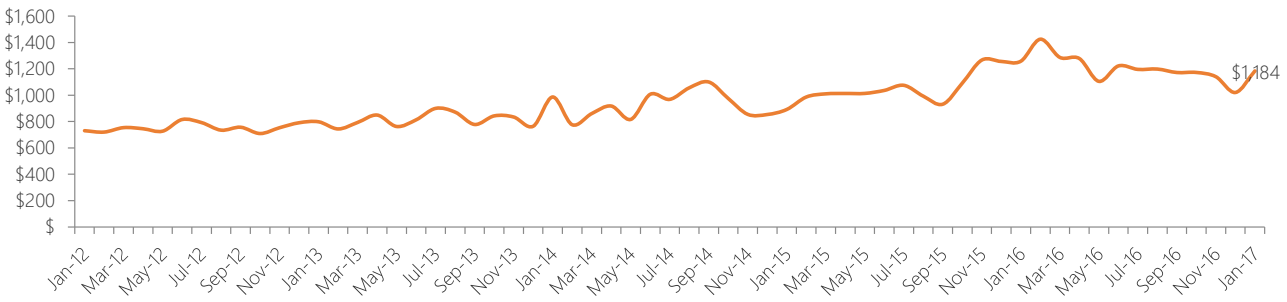
## Median Sale Price per Square Foot

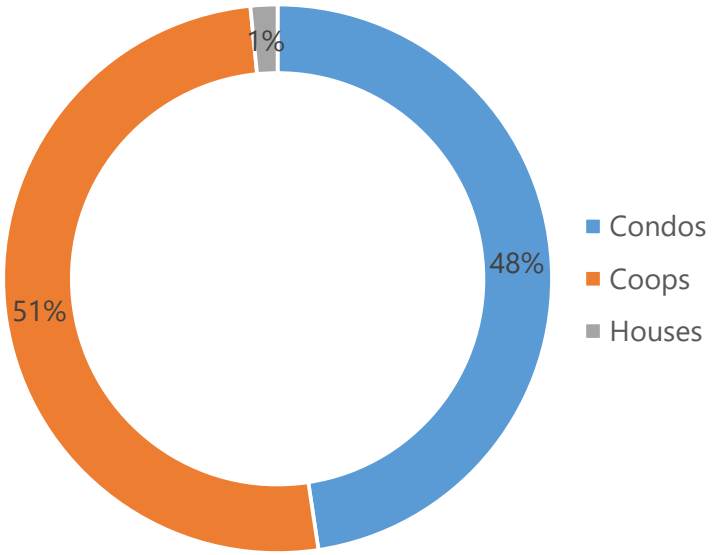



## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---|---|---|---|---|---|
| Condos | $1,087,186 | -16% | $1,239 | -12% | 30 |
| Coops | $730,000 | 4% | $955 | -3% | 32 |
| Houses | $4,495,000 | 231% | $2,464 | 445% | 1 |

### Number of Sales by Building Type

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## LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|---|---|---|---|---|---|
| 20 E End Ave #8B | 1-01577-1423 | 4-Jan-17 | $8,152,110 | Condo | |
| 20 E End Ave #7B | 1-01577-1420 | 27-Jan-17 | $8,039,084 | Condo | |
| 20 E End Ave #8A | 1-01577-1422 | 3-Jan-17 | $7,725,000 | Condo | |
| 20 E End Ave #3B | 1-01577-1405 | 26-Jan-17 | $7,000,469 | Condo | |
| 20 E End Ave #4A | 1-01577-1408 | 9-Jan-17 | $6,511,709 | Condo | |
| 90 E End Ave #7A | 1-01580-1019 | 31-Jan-17 | $6,150,000 | Condo | 5,304 |
| 558 E 87 St | 1-01583-0127 | 11-Jan-17 | $4,495,000 | House | 1,824 |
| 200 E 94 St #1917 | 1-01539-1506 | 1-Jan-17 | $3,405,028 | Condo | 1,880 |
| 535 E 86 St #11A | 1-01583-0015 | 10-Jan-17 | $3,050,000 | Coop | 2,100 |
| 90 E End Ave #11B | 1-01580-1026 | 31-Jan-17 | $2,985,000 | Condo | 2,172 |
| 305 E 85 St #7C | 1-01548-1318 | 30-Jan-17 | $2,900,000 | Condo | 1,774 |
| 425 E 86 St #16BC | 1-01566-0010 | 19-Jan-17 | $2,381,250 | Coop | |
| 1761 1 Ave #11A | 1-01554-0023 | 6-Jan-17 | $2,225,000 | Coop | 1,810 |
| 525 E 86 St #17G | 1-01583-0012 | 3-Jan-17 | $2,055,000 | Coop | |
| 215 E 80 St #10L | 1-01526-1331 | 11-Jan-17 | $2,050,000 | Condo | 1,663 |
| 360 E 88 St #22D | 1-01550-1095 | 19-Jan-17 | $1,770,000 | Condo | 1,338 |
| 436-444 E 86 St #18G | 1-01565-0029 | 31-Jan-17 | $1,520,000 | Coop | 1,400 |
| 333 E 79 St #14O | 1-01542-0019 | 31-Jan-17 | $1,300,000 | Coop | |
| 10 E End Ave #12E | 1-01576-0027 | 20-Jan-17 | $1,299,000 | Coop | 1,200 |
| 200 E 94 St #2911 | 1-01539-1576 | 1-Jan-17 | $1,291,934 | Condo | 854 |
| 325 E 79 St #4C | 1-01542-0014 | 26-Jan-17 | $1,225,000 | Coop | |
| 305 E 88 St #2FG | 1-01551-0005 | 18-Jan-17 | $1,185,000 | Coop | |
| 200 E 94 St #2910 | 1-01539-1578 | 4-Jan-17 | $1,180,000 | Condo | 744 |
| 389 E 89 St #17B | 1-01552-1389 | 31-Jan-17 | $1,087,186 | Condo | |
| 389 E 89 St #16B | 1-01552-1383 | 13-Jan-17 | $1,077,004 | Condo | |
| 245 E 93 St #17A | 1-01539-1019 | 4-Jan-17 | $1,075,000 | Condo | 967 |
| 200 E 94 St #2316 | 1-01539-1533 | 1-Jan-17 | $1,027,674 | Condo | 704 |
| 200 E 94 St #2116 | 1-01539-1519 | 1-Jan-17 | $1,017,887 | Condo | 704 |
| 345 E 81 St #14E | 1-01544-0019 | 12-Jan-17 | $959,000 | Coop | 950 |
| 235-243 E 87 St #10L | 1-01533-0122 | 20-Jan-17 | $957,734 | Coop | |
| 402 E 90 St #11D | 1-01569-1072 | 25-Jan-17 | $957,000 | Condo | 967 |
| 200 E 84 St #10G | 1-01529-0045 | 6-Jan-17 | $910,000 | Coop | |
| 525 E 89 St #3D | 1-01586-0013 | 13-Jan-17 | $882,000 | Coop | |
| 200 E 89 St #15G | 1-01534-1229 | 25-Jan-17 | $880,000 | Condo | 638 |
| 1623 3 Ave #22C | 1-01537-1856 | 31-Jan-17 | $850,000 | Condo | 789 |
| 401 E 84 St #10D | 1-01564-1134 | 18-Jan-17 | $850,000 | Condo | 685 |
| 431 E 86 St #GC | 1-01566-0014 | 5-Jan-17 | $775,000 | Coop | 650 |
| 200 E 94 St #2609 | 1-01539-1558 | 11-Jan-17 | $747,137 | Condo | 754 |
| 1589 3 Ave #11D | 1-01535-0003 | 24-Jan-17 | $730,000 | Coop | |
| 200 E 89 St #7A | 1-01534-1004 | 11-Jan-17 | $700,000 | Condo | 566 |
| 510 E 80 St #8G | 1-01576-1055 | 18-Jan-17 | $685,000 | Condo | 593 |
| 1471-1475 3 Ave #14F | 1-01529-0001 | 27-Jan-17 | $658,350 | Coop | 750 |
| 1623 3 Ave #39B | 1-01537-2047 | 26-Jan-17 | $625,000 | Condo | 528 |
| 504-524 E 90 St #3B | 1-01586-0043 | 25-Jan-17 | $620,000 | Coop | |
| 1781 1 Ave #14F | 1-01555-0023 | 31-Jan-17 | $619,000 | Coop | |
| 523-535 E 84 St #2B | 1-01581-0012 | 12-Jan-17 | $615,000 | Coop | |
| 204-208 E 90 St #1W | 1-01535-0042 | 9-Jan-17 | $525,000 | Coop | 700 |
| 345 E 93 St #10E | 1-01556-0023 | 24-Jan-17 | $518,000 | Coop | 700 |
| 333 E 79 St #19L | 1-01542-0019 | 4-Jan-17 | $501,000 | Coop | 575 |
| 218 E 82 St #2RE | 1-01527-0040 | 18-Jan-17 | $450,000 | Coop | 500 |

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|---|---|---|---|---|---|
| 403 E 90 St #3R | 1-01570-0005 | 30-Jan-17 | $450,000 | Coop | |
| 415-419 E 80 St #2A | 1-01560-0005 | 9-Jan-17 | $450,000 | Coop | 550 |
| 322 E 85 St #3B | 1-01547-0042 | 5-Jan-17 | $405,000 | Coop | |
| 605-609 E 82 St #11J | 1-01590-0007 | 26-Jan-17 | $400,000 | Coop | |
| 350 E 82 St #3M | 1-01544-1025 | 12-Jan-17 | $350,000 | Condo | 717 |
| 418 E 83 St #5C | 1-01562-0037 | 10-Jan-17 | $330,000 | Coop | |
| 521 E 83 St #4E | 1-01580-0014 | 17-Jan-17 | $62,442 | Coop | |