

MARKET ACTIVITY REPORT

Midtown East in New York, NY



Presented by

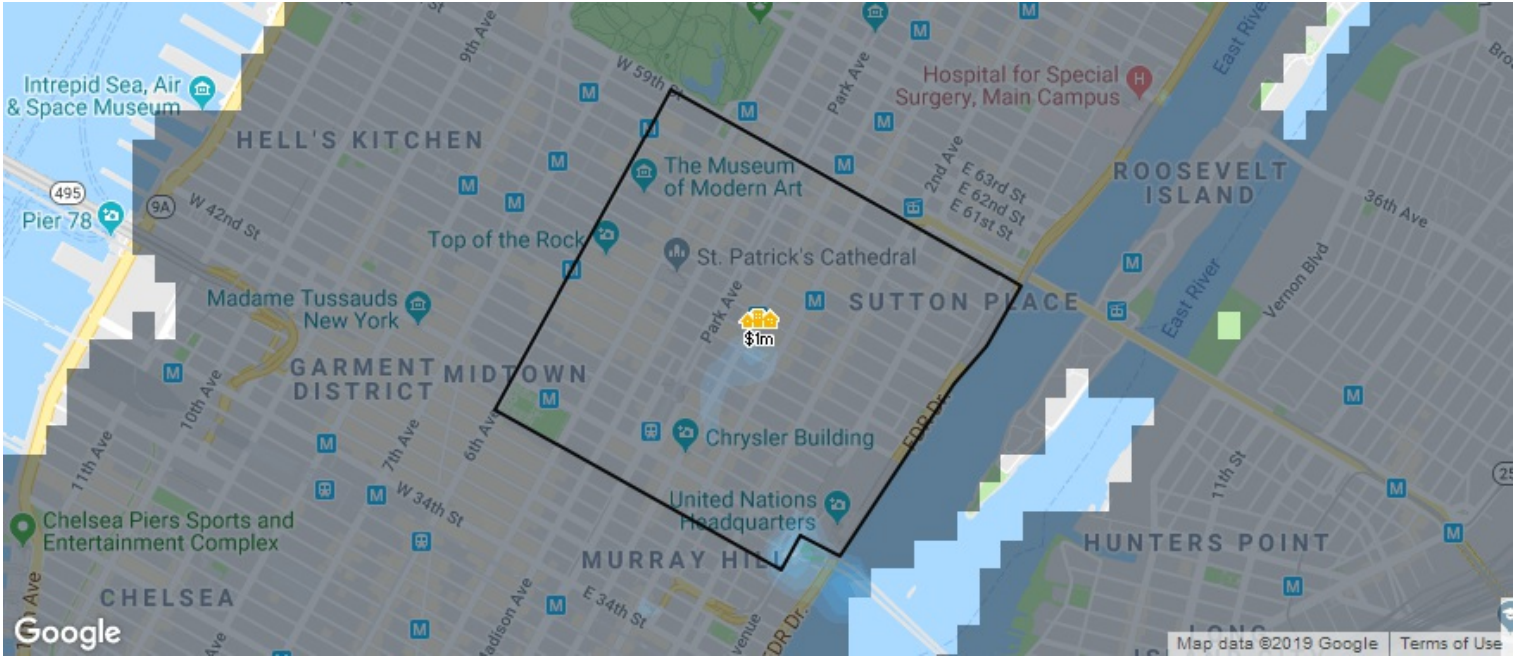
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Engel & Völkers - Monmouth County
960 Holmdel Road, Building 1
Holmdel, NJ 07733

Midtown East in New York, NY

Market Snapshot: Estimated Home Values



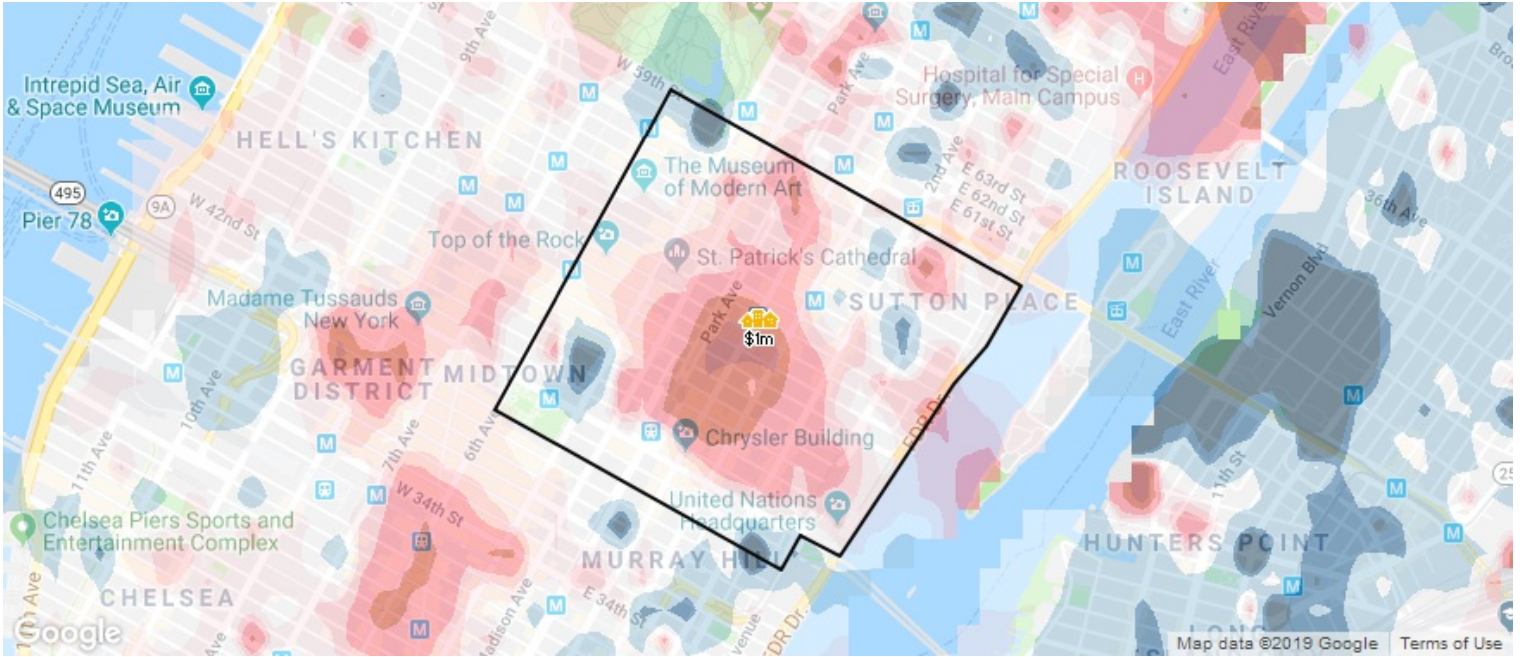
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$1.05M</p> <p>Updated: 2/28/2019</p>	<p>Change Over Last Month</p> <p>↓ 8.62%</p>	<p>Change Over Last Quarter</p> <p>↓ 20.89%</p>	<p>Change Over Last 12 Months</p> <p>↓ 5.67%</p>	<p>Change Over Last 24 Months</p> <p>↓ 15.14%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Midtown East in New York, NY

Market Snapshot: 12-Month Change in Estimated Value



-15% 2.5% +20%

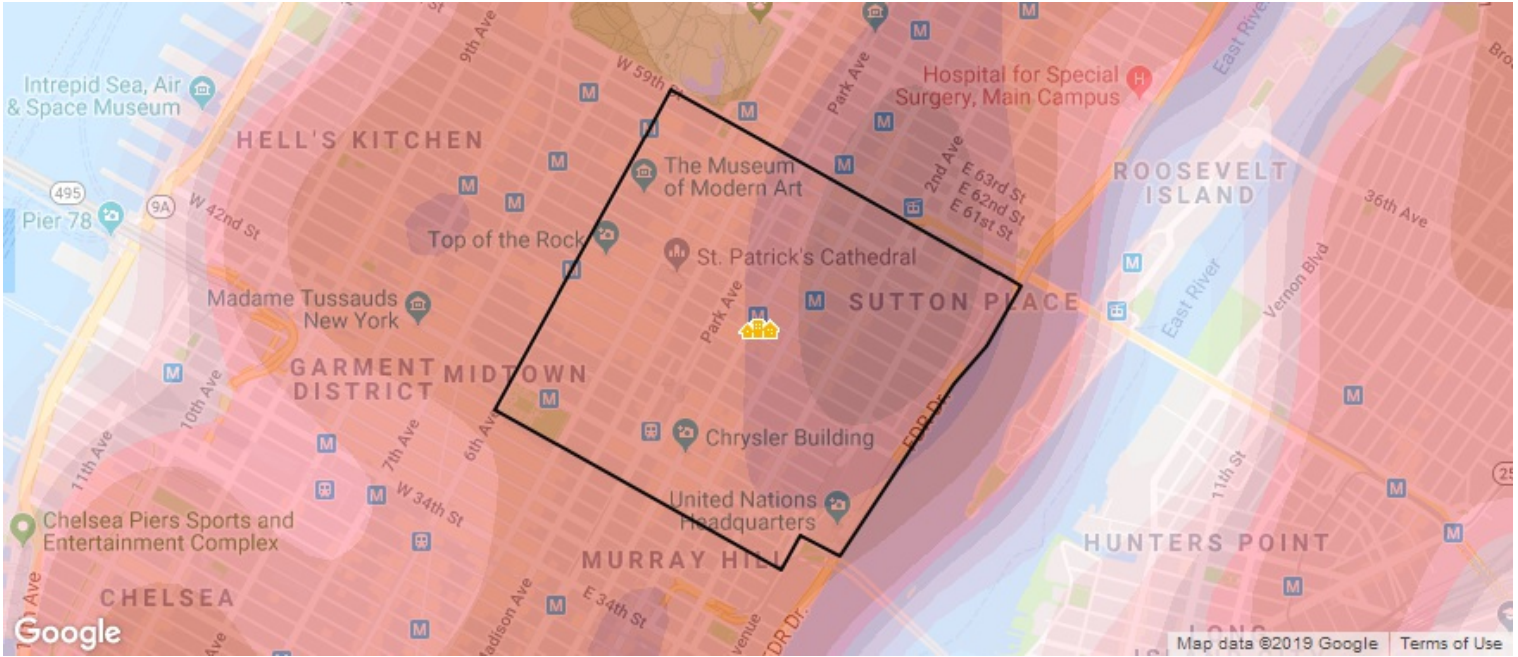
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$1.05M</p> <p>Updated: 2/28/2019</p>	<p>Change Over Last 12 Months</p> <p>↓ 5.67%</p>	<p>Change Over Last 24 Months</p> <p>↓ 15.14%</p>	<p>Change Over Last 36 Months</p> <p>↓ 7.66%</p>
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*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Midtown East in New York, NY

Market Snapshot: Concentration of Distressed Properties



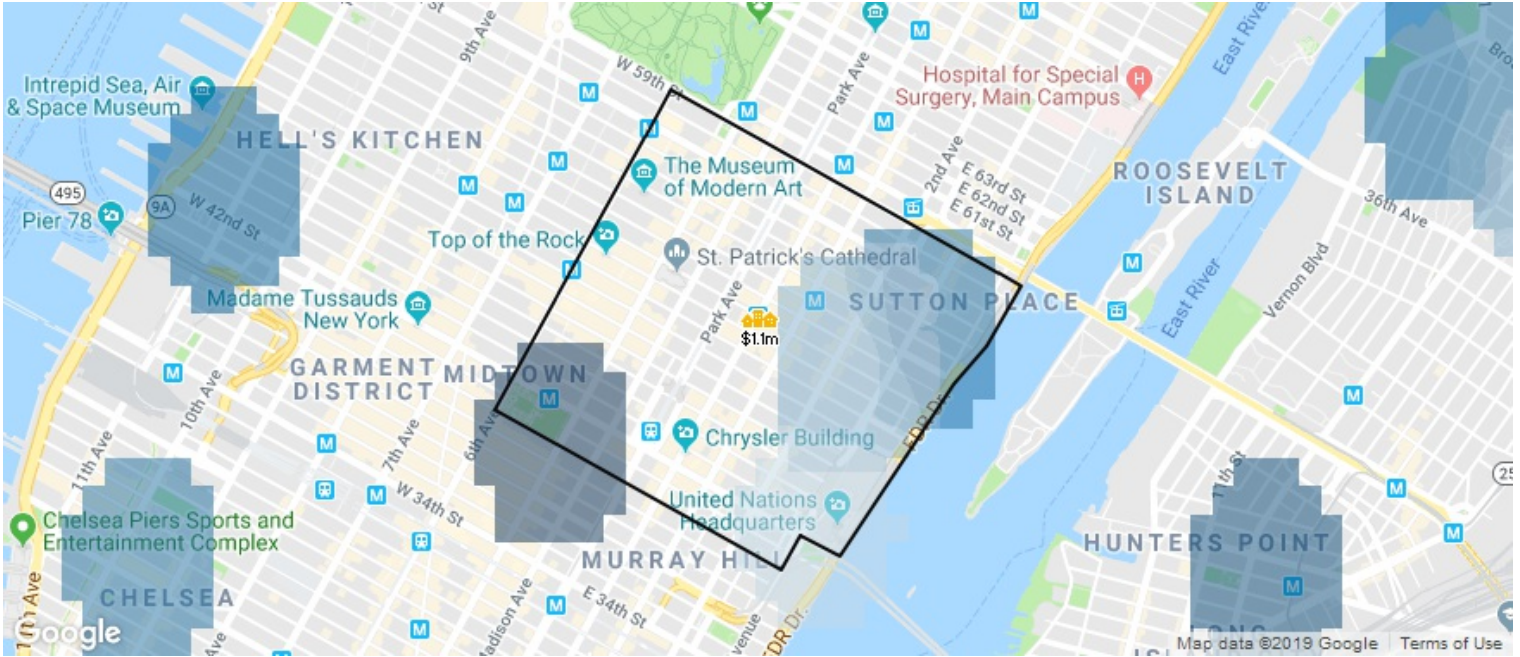
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">85</p> <p>Updated: 3/9/2019</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">81</p>	<p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">4</p>	<p># of Short Sales</p> <p style="font-size: 2em; text-align: center;">0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 3/9/2019.

Midtown East in New York, NY

Market Snapshot: Sales Price



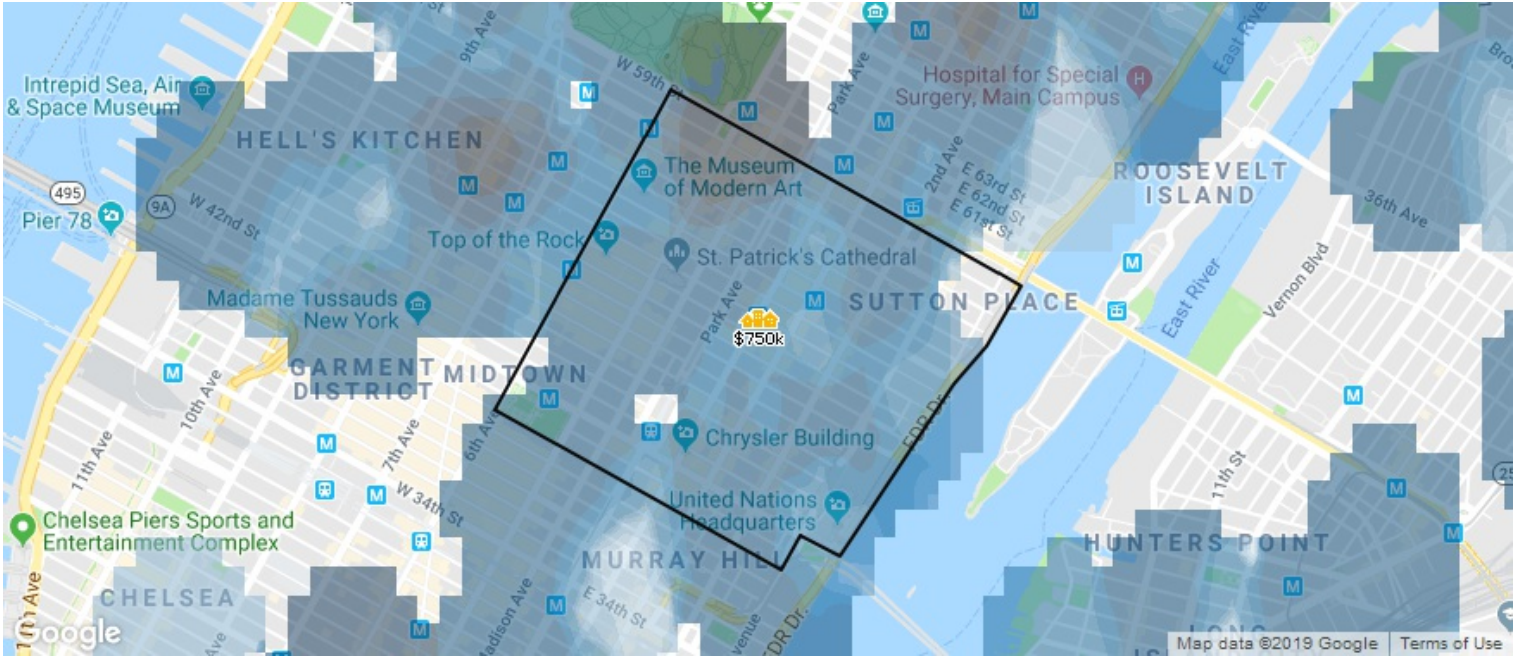
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$1.13M</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 36.12%</p>	<p>Change Over Last Quarter</p> <p>↓ 36.12%</p>	<p>Change Over Last 12 Months</p> <p>↓ 30.56%</p>	<p>Change Over Last 24 Months</p> <p>↓ 29.85%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **public records** data.

Midtown East in New York, NY

Market Snapshot: List Price

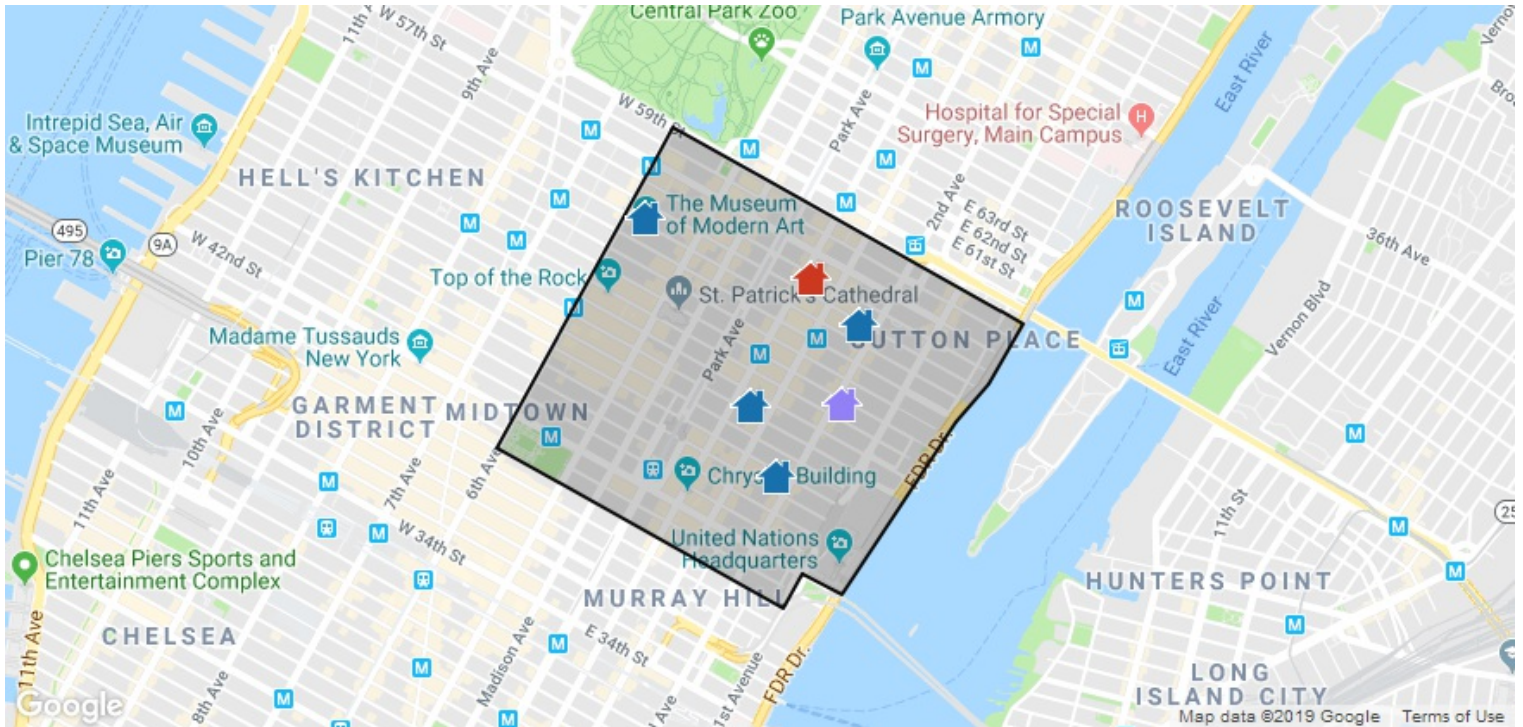


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$750K</p> <p>Updated: 1/31/2019</p>	<p>Change Over Last Month</p> <p>↓ 3.18%</p>	<p>Change Over Last Quarter</p> <p>↓ 3.18%</p>	<p>Change Over Last 12 Months</p> <p>↓ 11.27%</p>	<p>Change Over Last 24 Months</p> <p>↑ 42.82%</p>
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About this data: The Metrics displayed here reflect average sales price for **All Residential Properties** using **MLS listing** data.

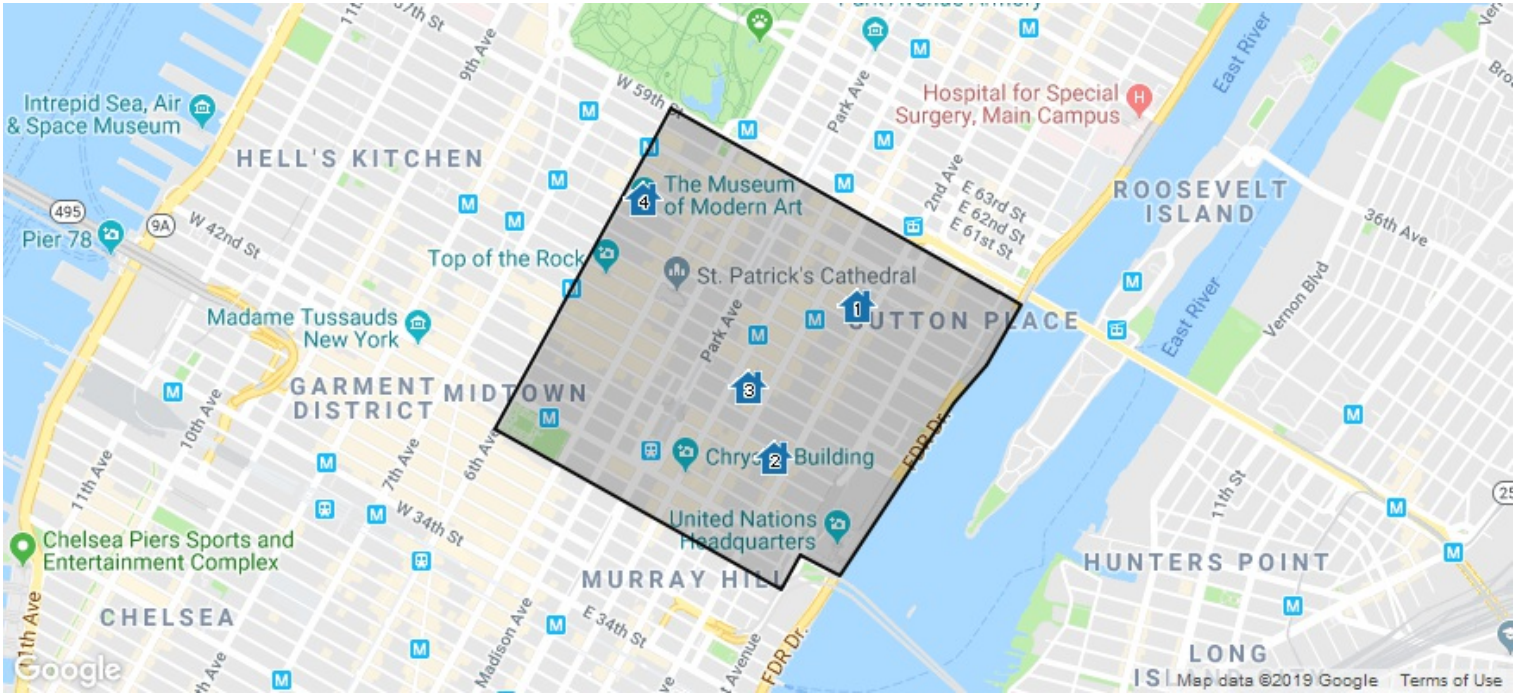
Market Activity Summary Stats






Search Criteria | **Location:** Midtown East in New York, NY; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Expired, New For Lease, Recently Leased; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

	New Listings	Price Changes	Distressed Activity	New For Lease
Number of Properties	4	3	1	1
Low Price / Value	\$489,900	\$799,000	\$1,392,000	\$1,999
Median Price / Value	\$813,500	\$828,000	\$1,392,000	\$1,999
High Price / Value	\$980,000	\$980,000	\$1,392,000	\$1,999
Average Price / Sq. Ft.	\$778	\$1,035	\$1,121	–
Median Price / Sq. Ft.	\$900	\$1,110	\$1,121	–
Average Days in RPR	97	122	–	50
Median Days in RPR	107	119	–	50
Total Volume	\$3,096,900	\$2,607,000	\$1,392,000	\$1,999




Midtown East in New York, NY

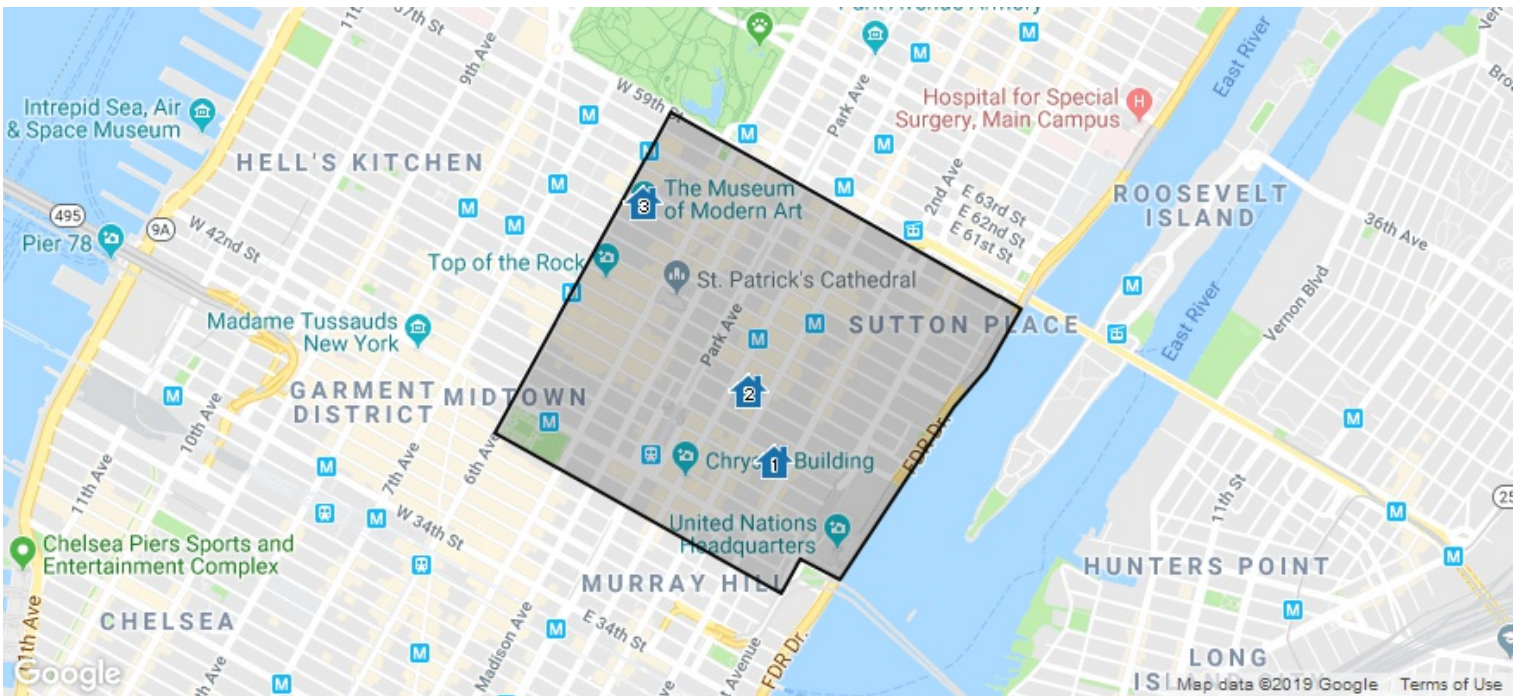


New Listings: 4




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <p>FOR SALE • New, New: 2/14/2019 <i>MLS ID: 3101319</i></p> <p>240 E 55th St, Apt 11C</p> <p>Co-Op -/1 68,225 sq ft 7,531 1963 2/14/2019 \$489,900 \$7</p> <p>Large, Alcove Studio Apartment In Sutton Place. Conveniently Located Near Whole Foods, Restaurants, Bars And Much More. The Lexington Ave-53 St Subway Station Is Just A 3-Minute Walk From The Property. The Building Offers An On-Site Superintendent, Doorman, Laundry Room, And Storage Room. Pied-A-Terre And Parents Buying For Their Children Is Allowed. This Is A Fannie Mae Homepath Property. Why Pay Rent When You Can Own? Call Now, Don't Wait!</p> <p><i>Listing Courtesy of Rock Realty Inc</i></p>								
 <p>FOR SALE • Price Change: 12/3/2018 <i>MLS ID: 3084718</i></p> <p>240 E 46th St, Apt 1D</p> <p>Condo 2/1 720 sq ft - 1961 12/3/2018 \$799,000 \$1,110</p> <p>Beautiful Apartment Located In Midtown Manhattan. This Condo Apts Feature Living Room, Kitchen, 2 Bedrooms, Bathroom With Plenty Of Closet Space. It Has 24 Hrs Doorman, On Site Superintendent And New On Site Laundry Room.</p> <p><i>Listing Courtesy of LAFFEY REAL ESTATE</i></p>								
 <p>FOR SALE • Price Change: 11/9/2018 <i>MLS ID: 3080194</i></p> <p>145 E 48th St, Apt 19C</p> <p>Condo 1/1 750 sq ft - 1985 11/9/2018 \$980,000 \$1,307</p> <p>-</p> <p><i>Listing Courtesy of Winzone Realty Inc</i></p>								

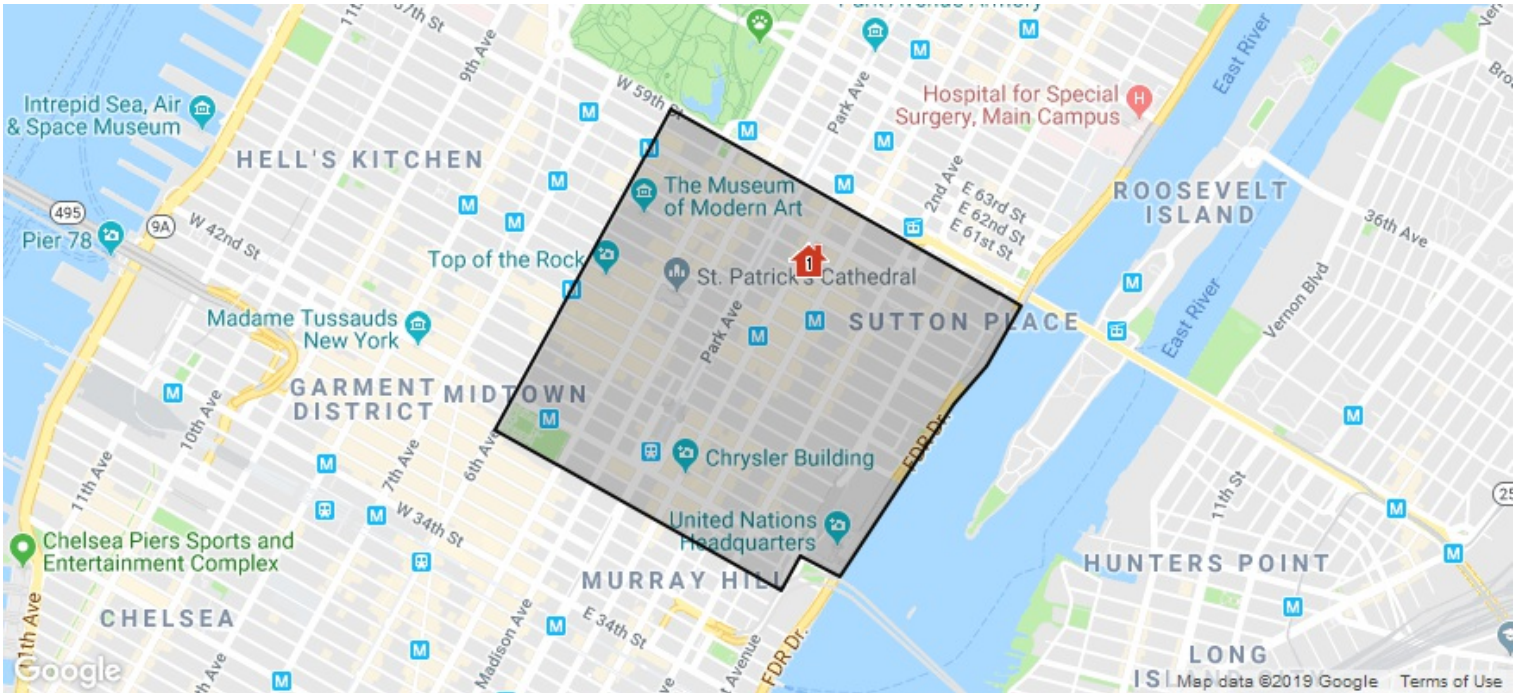
New Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	  Price Change: 10/6/2018	MLS ID: 3071356						
45 W 54th St, #7E	Co-Op	2/2	1,200 sq ft	7,481	1949	10/6/2018	\$828,000	\$690
Estate Sale:Location!Location!Location: Spacious Post War 2Br, 2Bath Co-Op Across The Street From The Museum Of Modern Art And Only Blocks From Rockefeller Center, Carnegie Hall And Saint Patrick's Cathedral. Time Warner Center, Radio City Music Hall, The Theater District And Central Park Are All Within A Short Walking Distance. Only 2 Blocks From The E, M And F Trains. Updated Air Conditioning, Heat And Electrics. New Soundproof Windows, Plenty Of Closet Space.24Hr Doorman. Central Laundry Room.								
<i>Listing Courtesy of East Coast REALTORS Inc</i>								





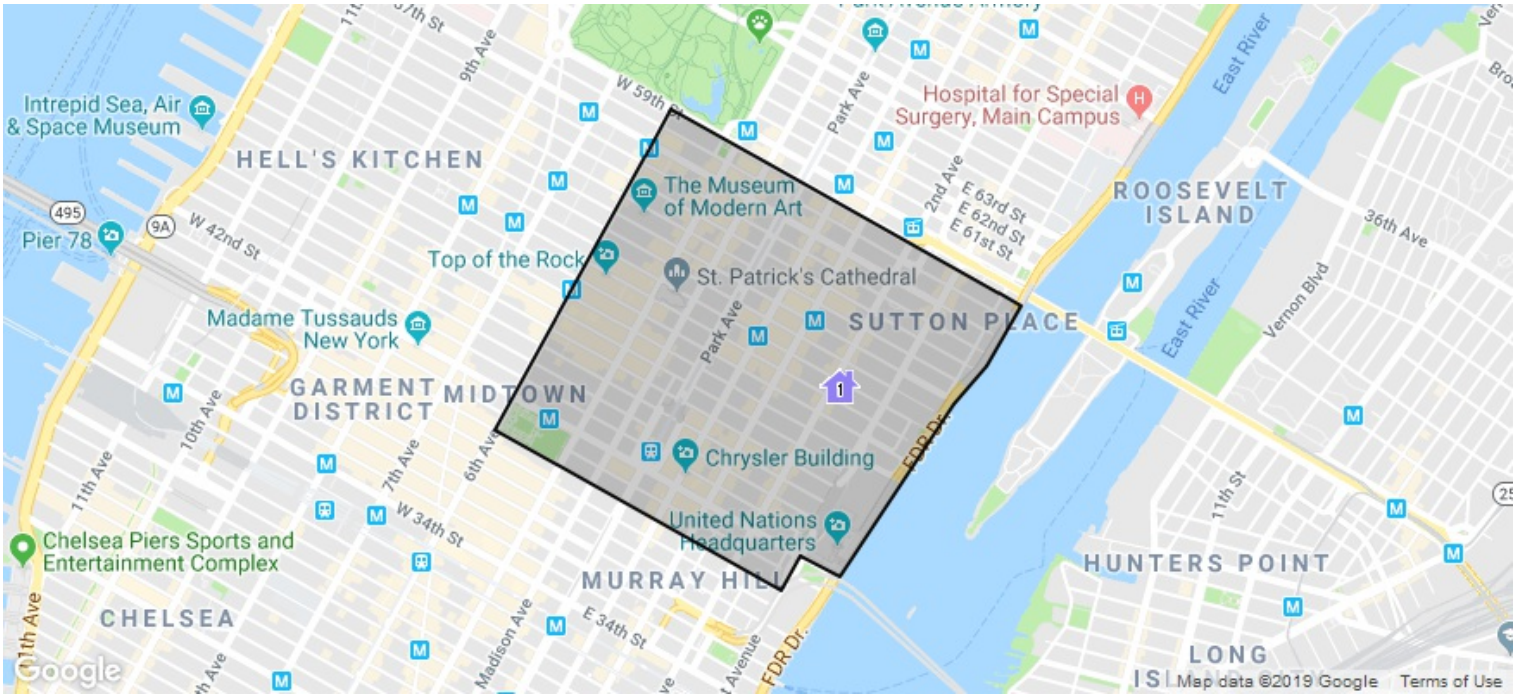
Price Changes: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.	
	• Price Change: 12/3/2018 240 E 46th St, Apt 1D	Condo	2/1	720 sq ft	12/3/2018	\$820,000	\$799,000	1/16/2019	-2.56%
Beautiful Apartment Located In Midtown Manhattan. This Condo Apts Feature Living Room, Kitchen, 2 Bedrooms, Bathroom With Plenty Of Closet Space. It Has 24 Hrs Doorman, On Site Superintendent And New On Site Laundry Room. <i>Listing Courtesy of LAFFEY REAL ESTATE</i>									
	• Price Change: 11/9/2018 145 E 48th St, Apt 19C	Condo	1/1	750 sq ft	11/9/2018	\$1,030,000	\$980,000	11/20/2018	-4.85%
- <i>Listing Courtesy of Winzone Realty Inc</i>									
	• Price Change: 10/6/2018 45 W 54th St, #7E	Co-Op	2/2	1,200 sq ft	10/6/2018	\$948,000	\$828,000	11/26/2018	-12.66%
Estate Sale:Location!Location!Location: Spacious Post War 2Br, 2Bath Co-Op Across The Street From The Museum Of Modern Art And Only Blocks From Rockefeller Center, Carnegie Hall And Saint Patrick's Cathedral. Time Warner Center, Radio City Music Hall, The Theater District And Central Park Are All Within A Short Walking Distance. Only 2 Blocks From The E, M And F Trains. Updated Air Conditioning, Heat And Electrics. New Soundproof Windows, Plenty Of Closet Space.24Hr Doorman. Central Laundry Room. <i>Listing Courtesy of East Coast REALTORS Inc</i>									




Distressed Activity: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	 OFF MARKET - Preforeclosure, Notice of Foreclosure Sale <i>MLS ID: -</i>							
140 E 56th St, Apt 16D	Condominium Unit (Residential)	-/-	1,242 sq ft	-	-	-	9/24/2018	Preforeclosure
-								



New For Lease: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <p>FOR LEASE • Price Change: 1/17/2019 <i>MLS ID: 3094523</i></p> <p>300 E 51st St, Apt 5B</p> <p>Midtown Manhattan Elevator Bldg, Doorman, King Bedroom Suite, Walk In Closet, Private Bath, Sublet/Share Kitchen Lr/Dining Area, Available Immediately!</p> <p><i>Courtesy of Lynda Baker Realty Corp</i></p>	Detached	1/1	-	-	-	1/17/2019	\$1,999	-

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

