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Inside Look: How much it costs to live near the Second Avenue subway

The subway has been affecting prices even though it still hasn't opened.



The Second Avenue subway is (supposedly) opening early next year, bringing three new stops — 72nd Street, 86th Street and 96th Street to the “Far Upper East Side” in its first phase.

Since the long-awaited MTA project got underway, there was talk of what it could do to real estate prices in the area. Some snatched up existing places as a good investment, while new luxury buildings went up in what was once a less desirable area of the Upper East Side.

Here are two affordable Manhattan apartments in a co-op just blocks away from the 72nd Street and Second Avenue stop that could still be a good investment as the area and the line grow.

Apartment 14 in 332 E. 77th St. is described as a large, sunny studio. There are 9-foot ceilings, hardwood floors and an open kitchen with an island. A decorative fireplace and tree-top views also add charm to the home and a washer/dryer adds convenience. Priced at \$375,000.

For \$399,000, apartment 7 is a renovated, one-bedroom, one-bathroom unit, where a washer/dryer can be installed. There are also 9-foot ceilings and hardwood floors, as well as a kitchen with granite countertops and custom wood cabinets. The living room is large enough for a separate dining area and the bedroom can fit a queen sized bed.