

# MANHATTAN VALLEY

A quarterly analysis of residential sales  
in Manhattan Valley, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Manhattan Valley, Manhattan

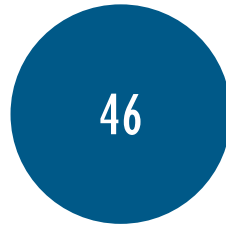
### SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



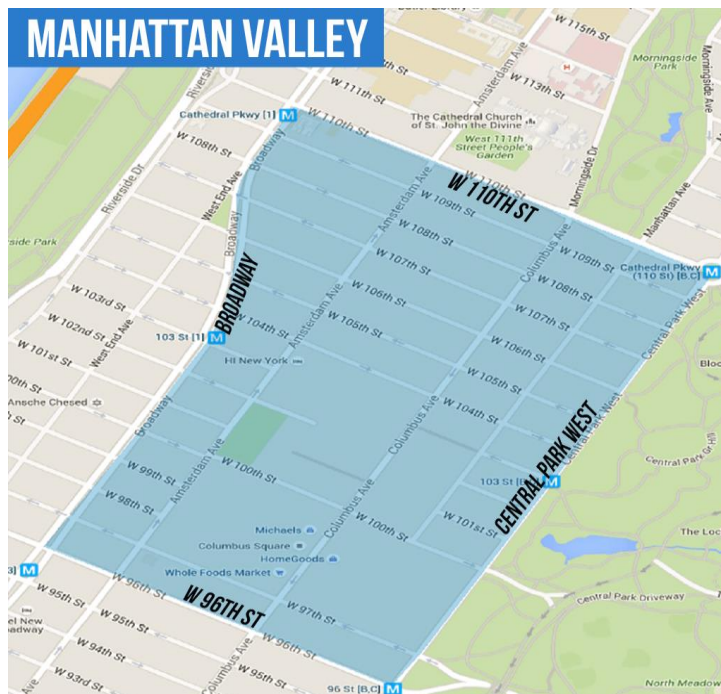
-8% YoY

MANHATTAN  
MEDIAN SALE PRICE



11% YoY

### NEIGHBORHOOD BOUNDARIES

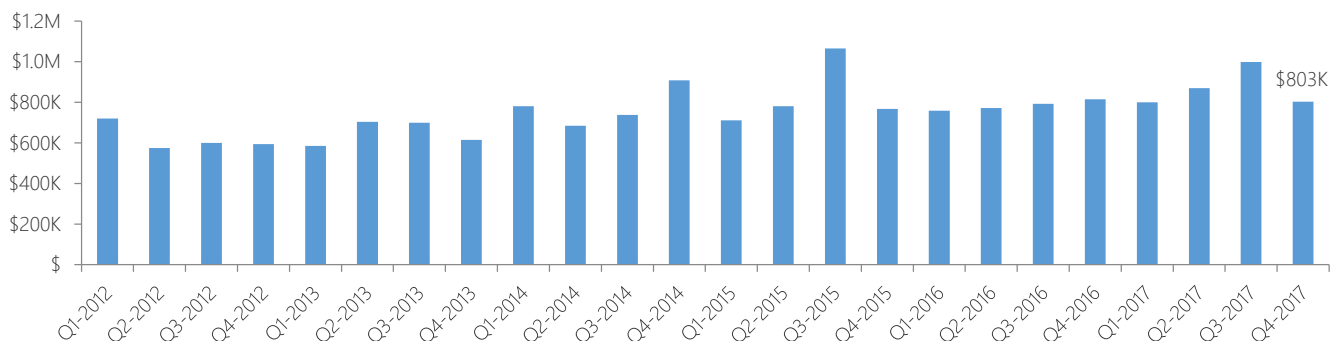


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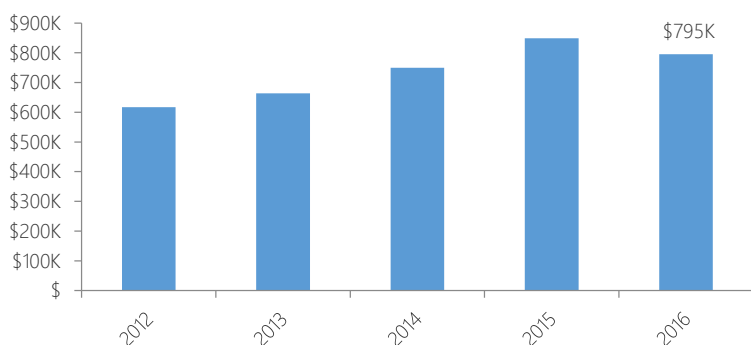


# RESIDENTIAL STATS

## Median Sale Price by Quarter

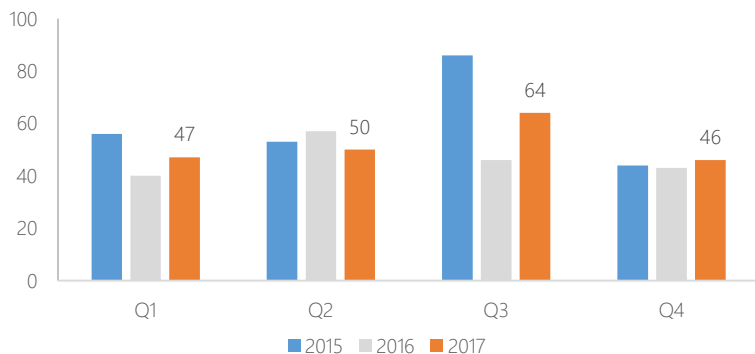


## Median Sale Price by Year



## Number of Transactions

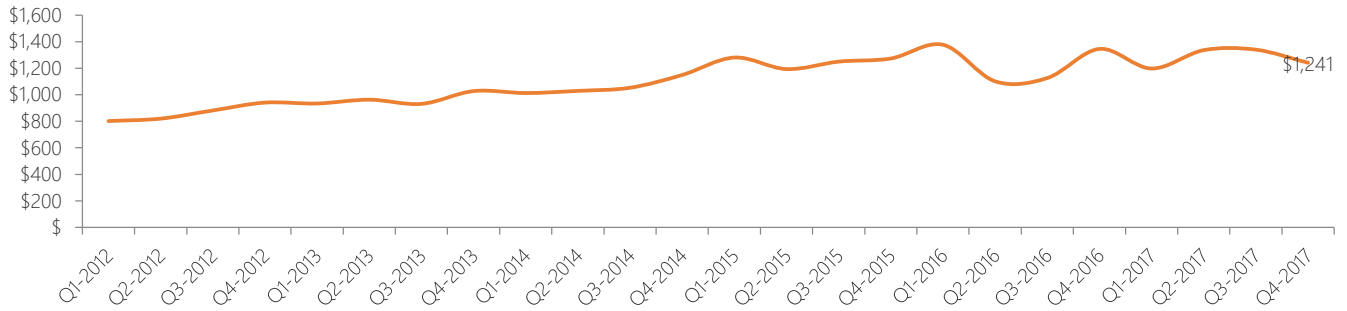
Quarter	2012	2013	2014	2015	2016	2017
Q1	39	38	35	56	40	47
Q2	48	61	51	53	57	50
Q3	53	77	63	86	46	64
Q4	58	40	54	44	43	46



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## Median Sale Price per Square Foot

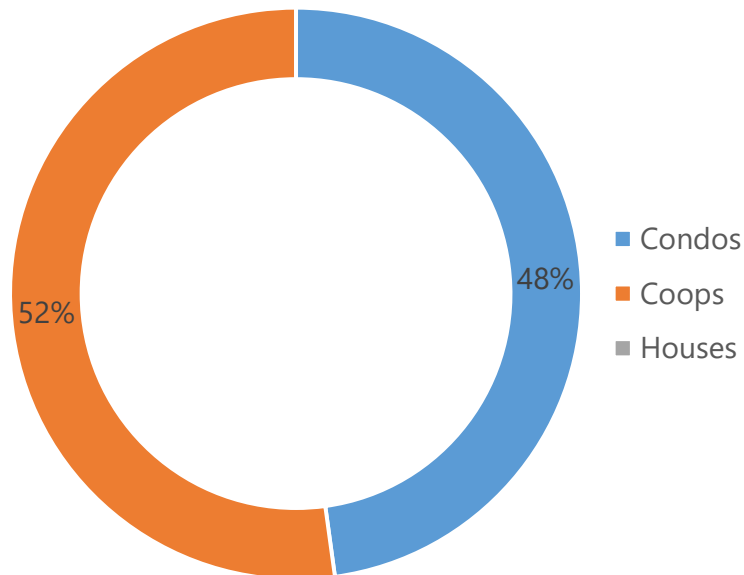


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$882,500	-12%	\$1,348	-5%	22
Coops	\$625,000	-5%	\$975	11%	24
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
441-444 Central Park W #10H	1-01840-0029	27-Dec-17	\$1,800,000	Coop	1,450
382 Central Park W #17D	1-01833-1330	30-Oct-17	\$1,665,000	Condo	1,141
41 W 96 St #2A	1-01832-0010	4-Dec-17	\$1,650,000	Coop	1,350
400 Central Park W #18A	1-01833-4349	17-Nov-17	\$1,495,000	Condo	788
514 W 110 St #9C	1-01881-1336	29-Dec-17	\$1,400,000	Condo	1,203
514 W 110 St #2C	1-01881-1308	10-Oct-17	\$1,364,455	Condo	1,203
372 Central Park W #10W	1-01833-2214	8-Dec-17	\$1,330,000	Condo	823
968-974 Amsterdam Ave #8B	1-01879-0036	22-Dec-17	\$1,225,000	Coop	
514 W 110 St #5D	1-01881-1321	22-Dec-17	\$1,138,404	Condo	851
392 Central Park W #18J	1-01833-3357	18-Dec-17	\$1,125,000	Condo	824
205-209 W 103 St #5F	1-01875-0026	3-Oct-17	\$999,000	Coop	
382 Central Park W #18K	1-01833-1358	29-Nov-17	\$950,000	Condo	901
467 Central Park W #12D	1-01842-1076	25-Oct-17	\$930,000	Condo	736
4-6 W 109 St #1C	1-01844-0037	25-Oct-17	\$900,000	Coop	
372 Central Park W #1A	1-01833-2002	12-Oct-17	\$890,000	Condo	787
400 Central Park W #17L	1-01833-4337	22-Dec-17	\$882,500	Condo	649
400 Central Park W #12L	1-01833-4249	30-Oct-17	\$875,000	Condo	649
205-209 W 103 St #6A	1-01875-0026	30-Nov-17	\$868,567	Coop	
478 Central Park W #6C	1-01844-1019	23-Oct-17	\$865,000	Condo	594
239 W 108 St #54	1-01880-0010	30-Oct-17	\$850,000	Coop	
50-52 W 106 St #15C	1-01841-0052	25-Oct-17	\$807,000	Coop	850
400 Central Park W #18G	1-01833-4355	30-Oct-17	\$805,000	Condo	545
392 Central Park W #17S	1-01833-3342	3-Oct-17	\$800,000	Condo	540
441-444 Central Park W #5G	1-01840-0029	17-Nov-17	\$800,000	Coop	810
372 Central Park W #14S	1-01833-2276	23-Oct-17	\$775,000	Condo	540
392 Central Park W #7S	1-01833-3144	4-Dec-17	\$735,000	Condo	540
400 Central Park W #1T	1-01833-4015	11-Dec-17	\$675,000	Condo	533
234-240 W 106 St #3C	1-01877-0042	30-Oct-17	\$661,500	Coop	630
127-131 W 96 St #3H	1-01851-0012	11-Oct-17	\$657,000	Coop	
370 Central Park W #102	1-01832-0036	21-Nov-17	\$625,000	Coop	
4-6 W 109 St #6A	1-01844-0037	13-Dec-17	\$625,000	Coop	650
50-52 W 106 St #5C	1-01841-0052	17-Oct-17	\$620,000	Coop	
65 W 107 St #2C	1-01843-1024	11-Dec-17	\$620,000	Condo	549
127-131 W 96 St #9E	1-01851-0012	28-Nov-17	\$575,000	Coop	
420-424 Central Park W #1F	1-01838-1006	18-Oct-17	\$560,000	Condo	481
4-6 W 109 St #5G	1-01844-0037	17-Nov-17	\$555,000	Coop	650
50-52 W 106 St #15A	1-01841-0052	21-Nov-17	\$545,000	Coop	
50-52 W 106 St #6A	1-01841-0052	18-Dec-17	\$540,000	Coop	
205-209 W 103 St #6D	1-01875-0026	14-Dec-17	\$489,255	Coop	
119-125 W 96 St #4B	1-01851-0016	7-Dec-17	\$460,000	Coop	
205-209 W 103 St #1C	1-01875-0026	29-Dec-17	\$452,500	Coop	750
2788-2792 Broadway #3C	1-01879-0062	22-Dec-17	\$285,000	Coop	
241-245 W 108 St #4A	1-01880-0007	16-Nov-17	\$250,000	Coop	
58 W 106 St #4D	1-01841-1016	8-Dec-17	\$19,300	Condo	852



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