

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

4th Quarter 2017



Karen Kostiw
P: 917.524.4152
kkostiw@warburealty.com
www.warburgrealty.com



Residential Market Report, 4th Quarter 2017

Lincoln Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.85M

35% YoY

NO. OF TRANSACTIONS

265

42% YoY

MEDIAN PRICE/SQ.FT.

\$1,523

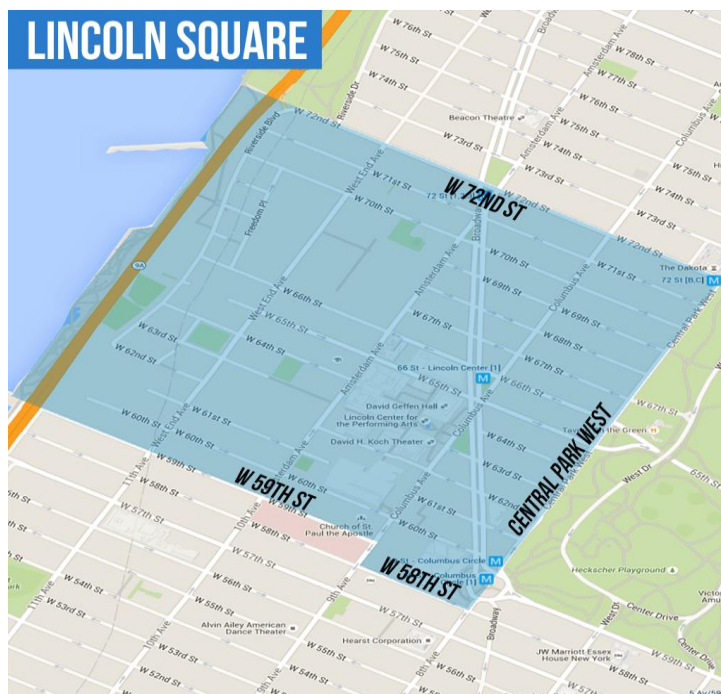
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

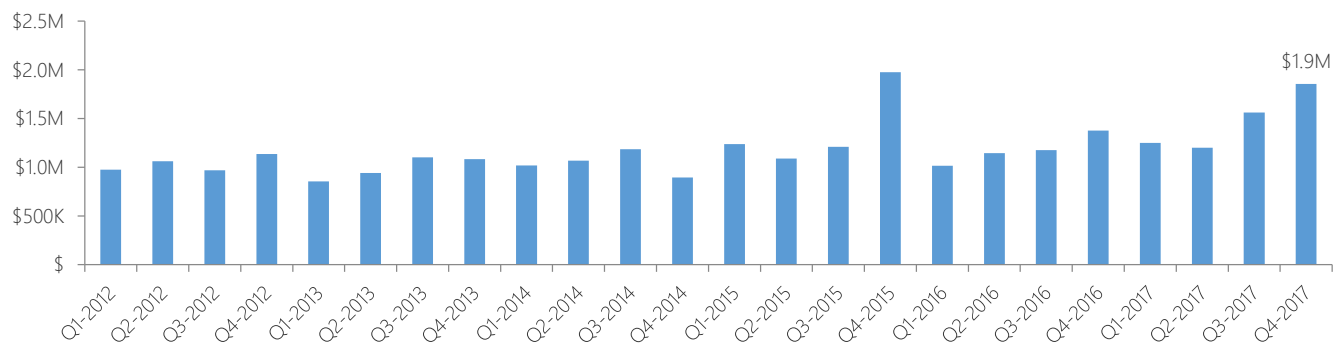


Karen Kostiw
P: 917.524.4152
kkostiw@warburealty.com
www.warburgrealty.com

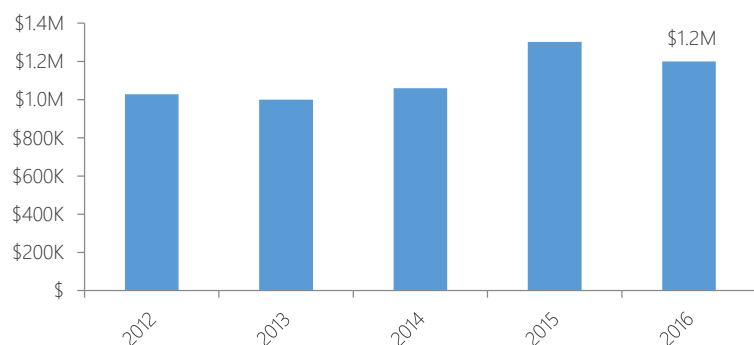


RESIDENTIAL STATS

Median Sale Price by Quarter

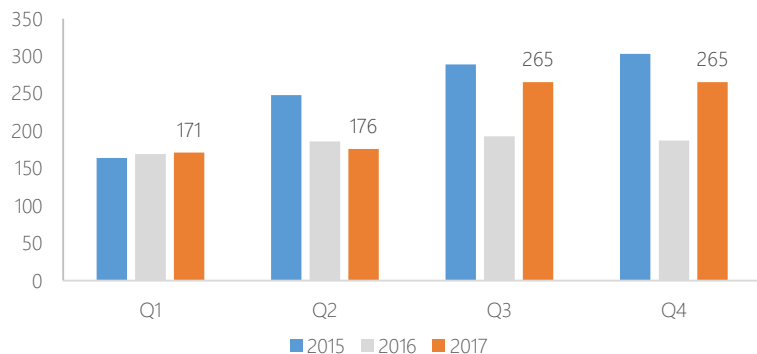


Median Sale Price by Year



Number of Transactions

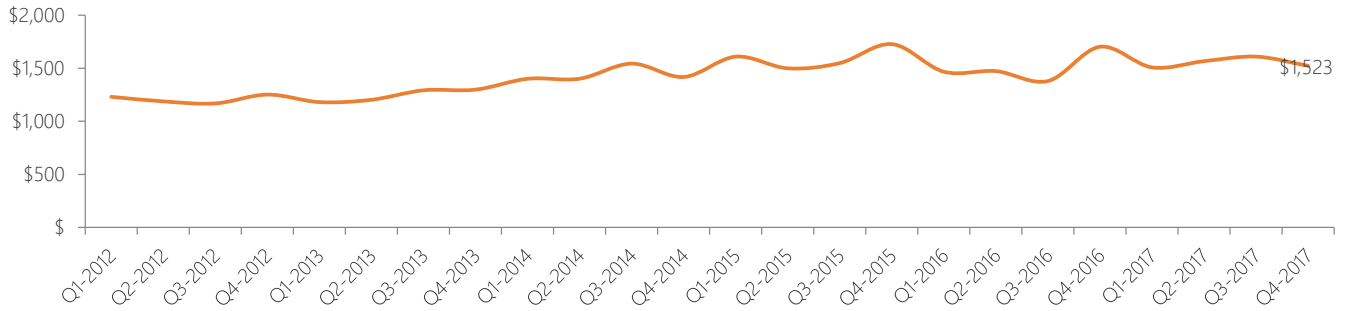
Quarter	2012	2013	2014	2015	2016	2017
Q1	194	157	229	164	169	171
Q2	276	267	240	248	186	176
Q3	303	307	255	289	193	265
Q4	277	238	230	303	187	265



Karen Kostiw
 P: 917.524.4152
 kkostiw@warburealty.com
 www.warburgrealty.com



Median Sale Price per Square Foot

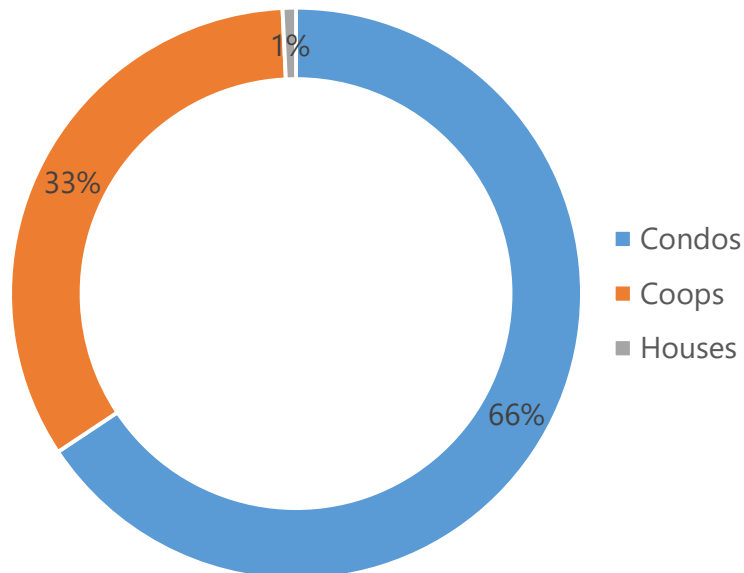


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,344,580	1%	\$1,637	-16%	174
Coops	\$878,750	4%	\$1,059	3%	89
Houses	\$14,357,838	103%	\$2,365	65%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Central Park W #14D	1-01114-1521	18-Dec-17	\$29,500,000	Condo	4,170
15 Central Park W #8B	1-01114-1499	29-Dec-17	\$21,500,000	Condo	3,480
1965 Broadway #PH3B	1-01138-1451	11-Dec-17	\$18,625,000	Condo	2,755
50 Riverside Blvd #PH1A	1-01171-2527	12-Dec-17	\$16,296,000	Condo	6,168
39 W 70 St	1-01123-0114	1-Dec-17	\$15,000,000	House	6,580
24 W 71 St	1-01123-0045	13-Dec-17	\$13,715,675	House	5,596
115 Central Park W #24C	1-01124-0027	29-Nov-17	\$12,240,000	Coop	
120 W 72 St #PH1	1-01143-1419	30-Oct-17	\$10,395,000	Condo	3,335
1 W End Ave #22F	1-01171-4670	11-Oct-17	\$9,617,096	Condo	
50 Riverside Blvd #27B	1-01171-2554	25-Oct-17	\$7,437,225	Condo	3,348
1 Central Park W #28C	1-01113-1418	10-Oct-17	\$7,300,000	Condo	1,591
1 W End Ave #39B	1-01171-4571	27-Dec-17	\$7,224,266	Condo	
50 Riverside Blvd #8N	1-01171-2683	15-Dec-17	\$6,800,819	Condo	3,703
1 W End Ave #31A	1-01171-4530	27-Dec-17	\$6,558,773	Condo	
2-70 W 67 St #15AB	1-01119-0036	4-Oct-17	\$6,301,117	Coop	
1 W End Ave #28F	1-01171-4676	29-Dec-17	\$6,298,800	Condo	
15 Central Park W #7M	1-01114-1327	25-Oct-17	\$6,250,000	Condo	1,540
1 W End Ave #27F	1-01171-4675	30-Nov-17	\$5,970,488	Condo	
160 W 66 St #57D	1-01137-1331	1-Dec-17	\$5,900,000	Condo	1,775
1 W End Ave #24A	1-01171-4524	11-Oct-17	\$5,809,489	Condo	
30 W 61 St #29D	1-01113-1154	29-Dec-17	\$4,962,500	Condo	1,080
1 W End Ave #17A	1-01171-4517	5-Oct-17	\$4,902,625	Condo	
1 W End Ave #11A	1-01171-4512	12-Oct-17	\$4,802,755	Condo	
1 W End Ave #12A	1-01171-4513	6-Nov-17	\$4,714,768	Condo	
1 W End Ave #14A	1-01171-4514	15-Nov-17	\$4,641,606	Condo	
200 Riverside Blvd #PH2A	1-01171-1073	31-Oct-17	\$4,450,000	Condo	2,088
1 W End Ave #10A	1-01171-4511	27-Oct-17	\$4,424,397	Condo	
1 W End Ave #26C	1-01171-4590	20-Nov-17	\$4,319,202	Condo	
1 W End Ave #9A	1-01171-4510	4-Dec-17	\$4,314,768	Condo	
101 W 67 St #47C	1-01139-1415	6-Nov-17	\$4,200,000	Condo	1,284
1 W End Ave #27C	1-01171-4591	16-Nov-17	\$4,196,595	Condo	
1 W End Ave #23C	1-01171-4587	10-Oct-17	\$4,149,422	Condo	
1 W End Ave #25C	1-01171-4589	9-Nov-17	\$4,149,417	Condo	
1 W End Ave #18D	1-01171-4615	9-Nov-17	\$4,044,275	Condo	
80 Columbus Cir #NT66F	1-01049-1156	28-Nov-17	\$4,000,000	Condo	938
50 Central Park W #7C	1-01117-0036	15-Nov-17	\$4,000,000	Coop	
1 W End Ave #24C	1-01171-4588	11-Oct-17	\$3,971,794	Condo	
1 W End Ave #15D	1-01171-4612	14-Nov-17	\$3,952,637	Condo	
1 W End Ave #16D	1-01171-4613	29-Nov-17	\$3,912,011	Condo	
1 W End Ave #12D	1-01171-4610	12-Oct-17	\$3,891,537	Condo	
1 W End Ave #14D	1-01171-4611	8-Dec-17	\$3,867,845	Condo	
240 Riverside Blvd #10E	1-01171-2194	31-Oct-17	\$3,800,000	Condo	1,946
1 W End Ave #10D	1-01171-4608	16-Oct-17	\$3,761,794	Condo	
1 W End Ave #11D	1-01171-4609	2-Nov-17	\$3,678,609	Condo	
115 Central Park W #16K	1-01124-0027	11-Dec-17	\$3,672,000	Coop	
1 W End Ave #27B	1-01171-4559	27-Oct-17	\$3,627,941	Condo	
1 W End Ave #28A	1-01171-4528	21-Dec-17	\$3,617,056	Condo	
55 Central Park W #18B	1-01118-0036	19-Dec-17	\$3,600,000	Coop	
1 W End Ave #26B	1-01171-4558	30-Nov-17	\$3,574,482	Condo	
15 Central Park W #8K	1-01114-1341	7-Dec-17	\$3,550,000	Condo	1,034



Karen Kostiw
P: 917.524.4152
kkostiw@warburealty.com
www.warburgrealty.com



Address	BBL	Sale date	Sale price	Property type	Sqft
1 W End Ave #24B	1-01171-4556	16-Oct-17	\$3,503,205	Condo	
144 Columbus Ave #27D	1-01138-1138	28-Nov-17	\$3,500,000	Condo	1,438
1 W End Ave #26G	1-01171-4693	22-Nov-17	\$3,490,949	Condo	
1 W End Ave #25B	1-01171-4557	26-Oct-17	\$3,475,417	Condo	
1 W End Ave #27G	1-01171-4694	17-Nov-17	\$3,461,881	Condo	
220 Riverside Blvd #26C	1-01171-1518	18-Dec-17	\$3,450,000	Condo	1,833
1 W End Ave #25G	1-01171-4692	20-Oct-17	\$3,429,467	Condo	
65 Central Park W #7B	1-01119-0029	19-Dec-17	\$3,400,000	Coop	1,800
1 W End Ave #24G	1-01171-4691	16-Oct-17	\$3,368,375	Condo	
2021 Broadway #24CDE	1-01141-1102	28-Dec-17	\$3,300,000	Coop	
5-13 W 65 St #22F	1-01118-0022	7-Nov-17	\$3,200,000	Coop	
1 W End Ave #17J	1-01171-4724	4-Oct-17	\$3,126,028	Condo	
1 W End Ave #15J	1-01171-4722	4-Dec-17	\$3,022,601	Condo	
1 W End Ave #11K	1-01171-4731	27-Dec-17	\$3,002,055	Condo	
1 W End Ave #26D	1-01171-4623	16-Nov-17	\$2,982,183	Condo	
1 W End Ave #27D	1-01171-4624	17-Nov-17	\$2,971,232	Condo	
1 W End Ave #16F	1-01171-4664	28-Nov-17	\$2,916,461	Condo	
1 W End Ave #15F	1-01171-4663	4-Dec-17	\$2,911,005	Condo	
1 W End Ave #14F	1-01171-4662	16-Nov-17	\$2,885,543	Condo	
1 W End Ave #12F	1-01171-4661	24-Oct-17	\$2,834,631	Condo	
1 W End Ave #24D	1-01171-4621	25-Oct-17	\$2,828,627	Condo	
45 W 67 St #26B	1-01120-1142	21-Dec-17	\$2,800,000	Condo	1,086
1 W End Ave #28D	1-01171-4625	19-Dec-17	\$2,783,624	Condo	
1 W End Ave #25D	1-01171-4622	27-Oct-17	\$2,783,624	Condo	
1 W End Ave #9F	1-01171-4658	19-Oct-17	\$2,758,262	Condo	
1 W End Ave #23D	1-01171-4620	10-Oct-17	\$2,732,709	Condo	
1 W End Ave #15H	1-01171-4702	28-Nov-17	\$2,717,682	Condo	
1 W End Ave #11F	1-01171-4660	11-Oct-17	\$2,656,442	Condo	
1 W End Ave #8B	1-01171-4541	6-Oct-17	\$2,656,434	Condo	
1 W End Ave #11H	1-01171-4699	23-Oct-17	\$2,640,358	Condo	
1 W End Ave #10F	1-01171-4659	3-Nov-17	\$2,630,986	Condo	
155 W 70 St #14D	1-01142-1159	10-Oct-17	\$2,600,000	Condo	1,306
1 W End Ave #14H	1-01171-4701	21-Nov-17	\$2,594,542	Condo	
1 W End Ave #12H	1-01171-4700	14-Nov-17	\$2,543,630	Condo	
1 Central Park W #1706	1-01113-1278	1-Nov-17	\$2,500,000	Condo	943
65 Central Park W #16A	1-01119-0029	8-Dec-17	\$2,495,000	Coop	
50 Riverside Blvd #8H	1-01171-2626	13-Dec-17	\$2,485,000	Condo	1,549
80 Riverside Blvd #9E	1-01171-4117	14-Dec-17	\$2,475,000	Condo	1,492
1 W End Ave #8H	1-01171-4696	6-Oct-17	\$2,462,170	Condo	
1 W End Ave #10H	1-01171-4698	10-Oct-17	\$2,426,526	Condo	
170 W End Ave #23PR	1-01158-1405	20-Dec-17	\$2,415,000	Coop	
555 W 59 St #12C	1-01151-1369	28-Dec-17	\$2,410,000	Condo	1,541
200 Riverside Blvd #PH2D	1-01171-1208	16-Oct-17	\$2,400,000	Condo	1,220
62 W 62 St #15B	1-01114-1137	9-Nov-17	\$2,400,000	Condo	1,314
30 W 63 St #15D	1-01115-1830	18-Dec-17	\$2,350,000	Condo	1,031
1 W End Ave #18G	1-01171-4686	2-Oct-17	\$2,339,159	Condo	
1 W End Ave #9G	1-01171-4678	16-Oct-17	\$2,293,338	Condo	
1 W End Ave #15G	1-01171-4683	17-Nov-17	\$2,278,056	Condo	
1 W End Ave #14G	1-01171-4682	9-Nov-17	\$2,257,699	Condo	
100 Riverside Blvd #21AT	1-01171-3423	22-Dec-17	\$2,250,000	Condo	1,156



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

