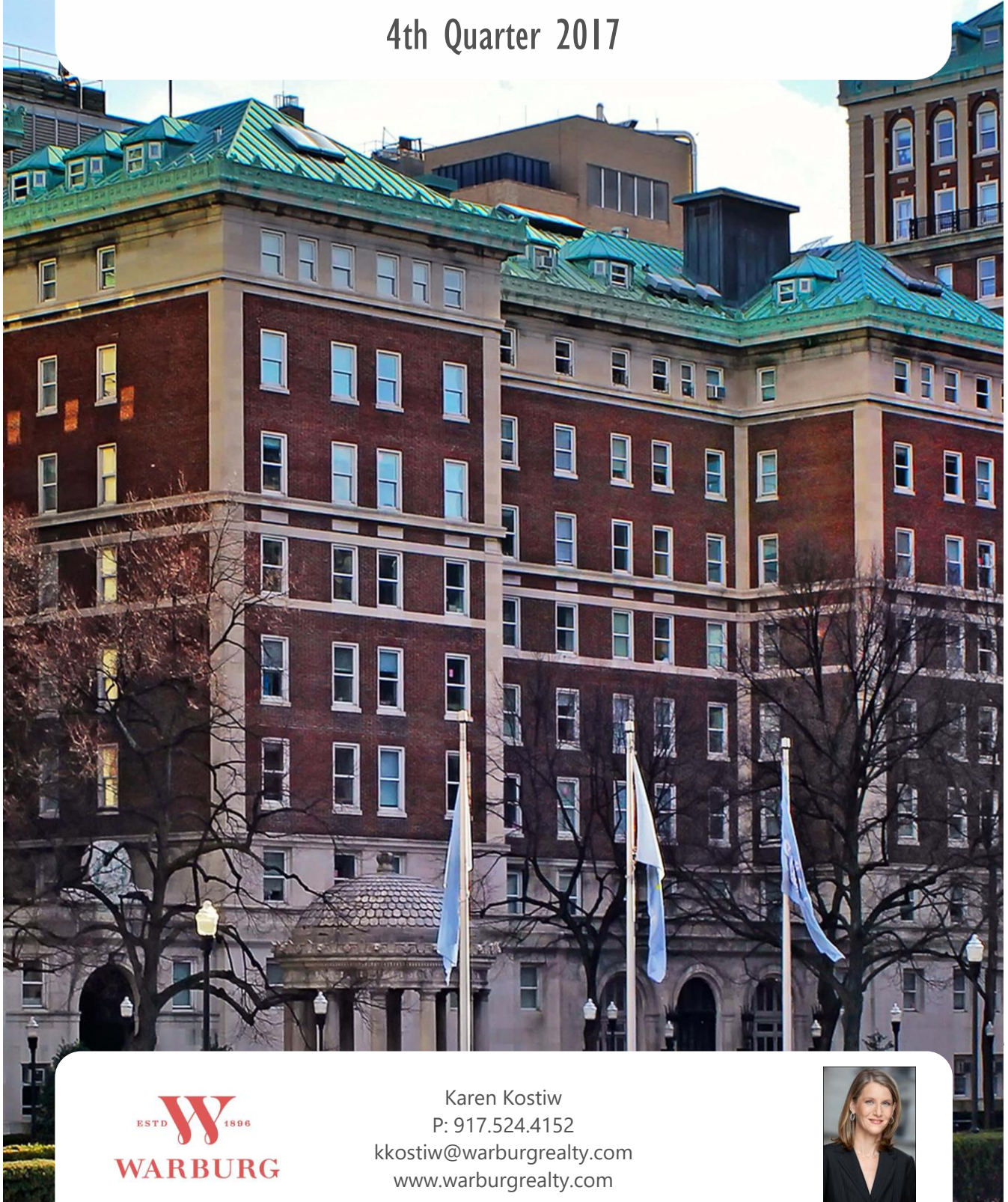


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Morningside Heights, Manhattan

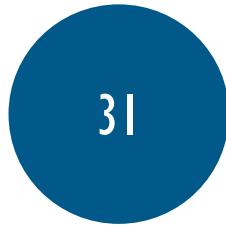
SUMMARY

MEDIAN SALE PRICE



20% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



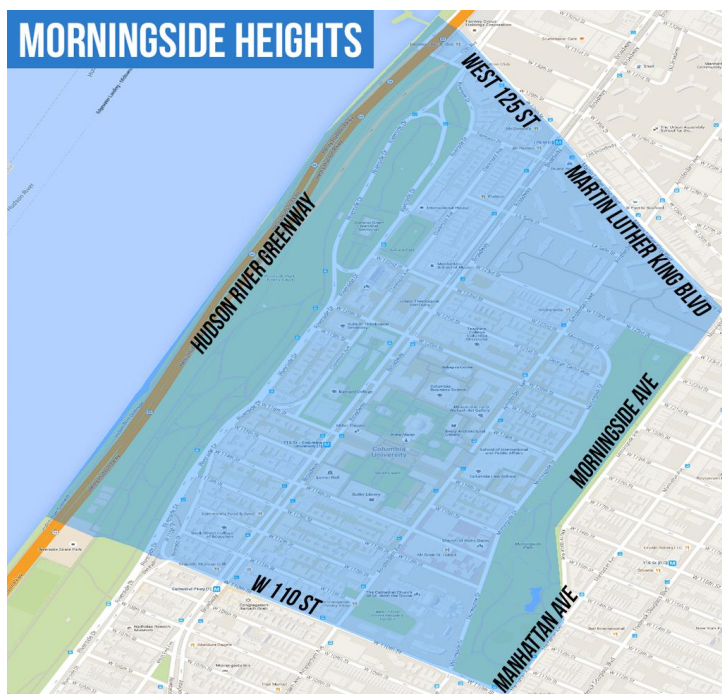
5% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

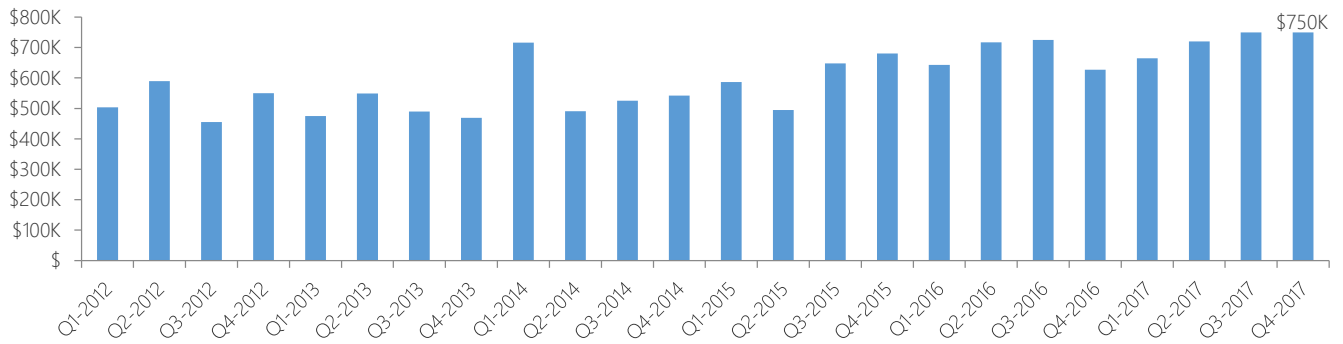


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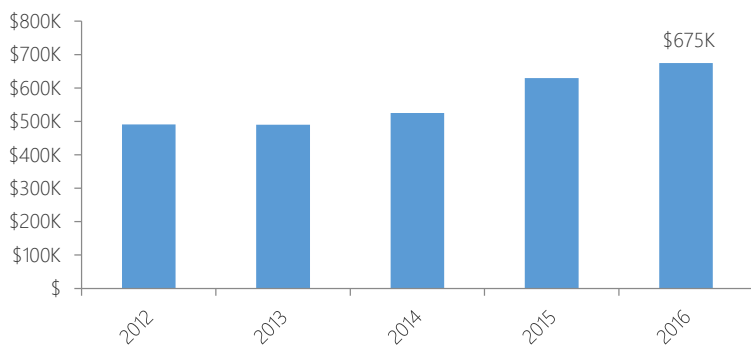


RESIDENTIAL STATS

Median Sale Price by Quarter

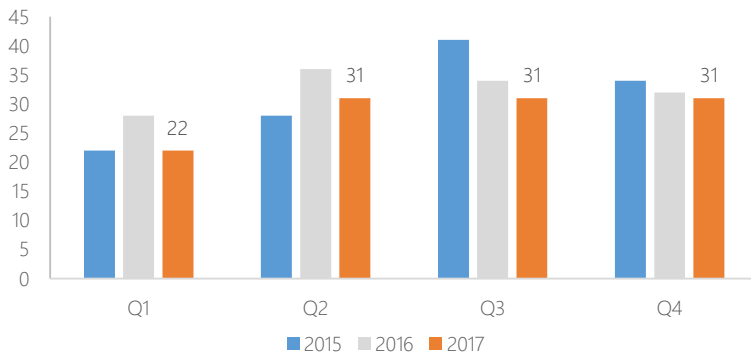


Median Sale Price by Year



Number of Transactions

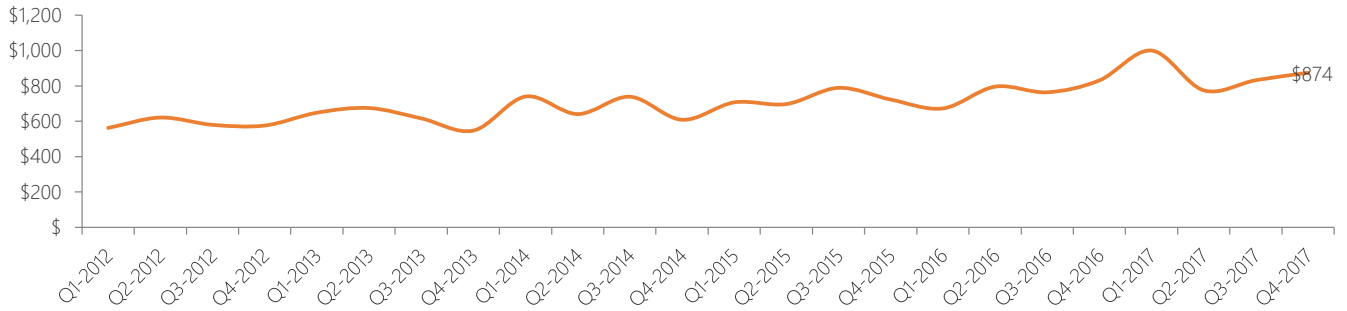
Quarter	2012	2013	2014	2015	2016	2017
Q1	26	25	20	22	28	22
Q2	29	40	42	28	36	31
Q3	46	47	47	41	34	31
Q4	33	49	30	34	32	31



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Median Sale Price per Square Foot

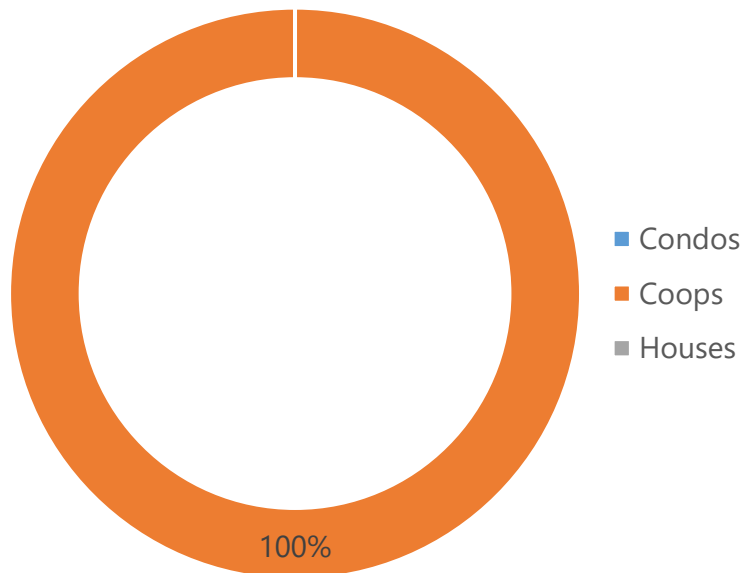


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$750,000	25%	\$874	14%	31
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
404 Riverside Dr #12N	1-01895-0038	2-Nov-17	\$5,200,000	Coop	3,650
535-541 W 110 St #14DE	1-01882-0008	20-Dec-17	\$2,950,000	Coop	2,150
401 W 115 St #64	1-01867-0059	24-Oct-17	\$1,420,000	Coop	1,285
420 Riverside Dr #9D	1-01896-0001	12-Oct-17	\$1,300,000	Coop	1,100
600 W 111 St #10F	1-01894-1002	19-Oct-17	\$1,295,000	Coop	
504-506 W 111 St #46	1-01882-0038	4-Oct-17	\$1,110,000	Coop	
80 La Salle St #9F	1-01978-0001	25-Oct-17	\$950,000	Coop	1,250
420 Riverside Dr #1D	1-01896-0001	31-Oct-17	\$945,000	Coop	
420 Riverside Dr #4F	1-01896-0001	26-Oct-17	\$912,500	Coop	1,500
170 Claremont Ave #10	1-01993-0043	25-Oct-17	\$885,000	Coop	950
552 Riverside Dr #6K	1-01995-0077	3-Oct-17	\$800,000	Coop	
114 Morningside Dr #63	1-01963-0055	16-Oct-17	\$787,000	Coop	900
552 Riverside Dr #3B	1-01995-0077	1-Nov-17	\$777,552	Coop	
80 La Salle St #3D	1-01978-0001	11-Dec-17	\$750,000	Coop	950
507-511 W 111 St #41	1-01883-0025	4-Oct-17	\$750,000	Coop	
1028-1034 Amsterdam Ave #4C	1-01882-0036	7-Dec-17	\$750,000	Coop	
80 La Salle St #3G	1-01978-0001	19-Dec-17	\$740,000	Coop	
400 Riverside Dr #5E	1-01895-0001	5-Dec-17	\$720,000	Coop	725
3117-3131 Broadway #27	1-01993-0023	18-Dec-17	\$640,000	Coop	800
80 La Salle St #20B	1-01978-0001	6-Dec-17	\$600,000	Coop	724
80 La Salle St #20H	1-01978-0001	5-Dec-17	\$587,000	Coop	
80 La Salle St #6A	1-01978-0001	12-Dec-17	\$519,800	Coop	
380 Riverside Dr #4L	1-01894-0001	21-Dec-17	\$515,000	Coop	
414 W 121 St #22	1-01963-0025	4-Dec-17	\$450,000	Coop	
615-617 W 113 St #5	1-01895-0047	17-Oct-17	\$400,000	Coop	425
80 La Salle St #21E	1-01978-0001	11-Dec-17	\$350,000	Coop	540
80 La Salle St #6E	1-01978-0001	5-Oct-17	\$295,000	Coop	500
615-617 W 113 St #85	1-01895-0047	27-Oct-17	\$293,000	Coop	
80 La Salle St #19E	1-01978-0001	20-Oct-17	\$275,000	Coop	
535-541 W 110 St #1K	1-01882-0008	4-Oct-17	\$70,000	Coop	



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