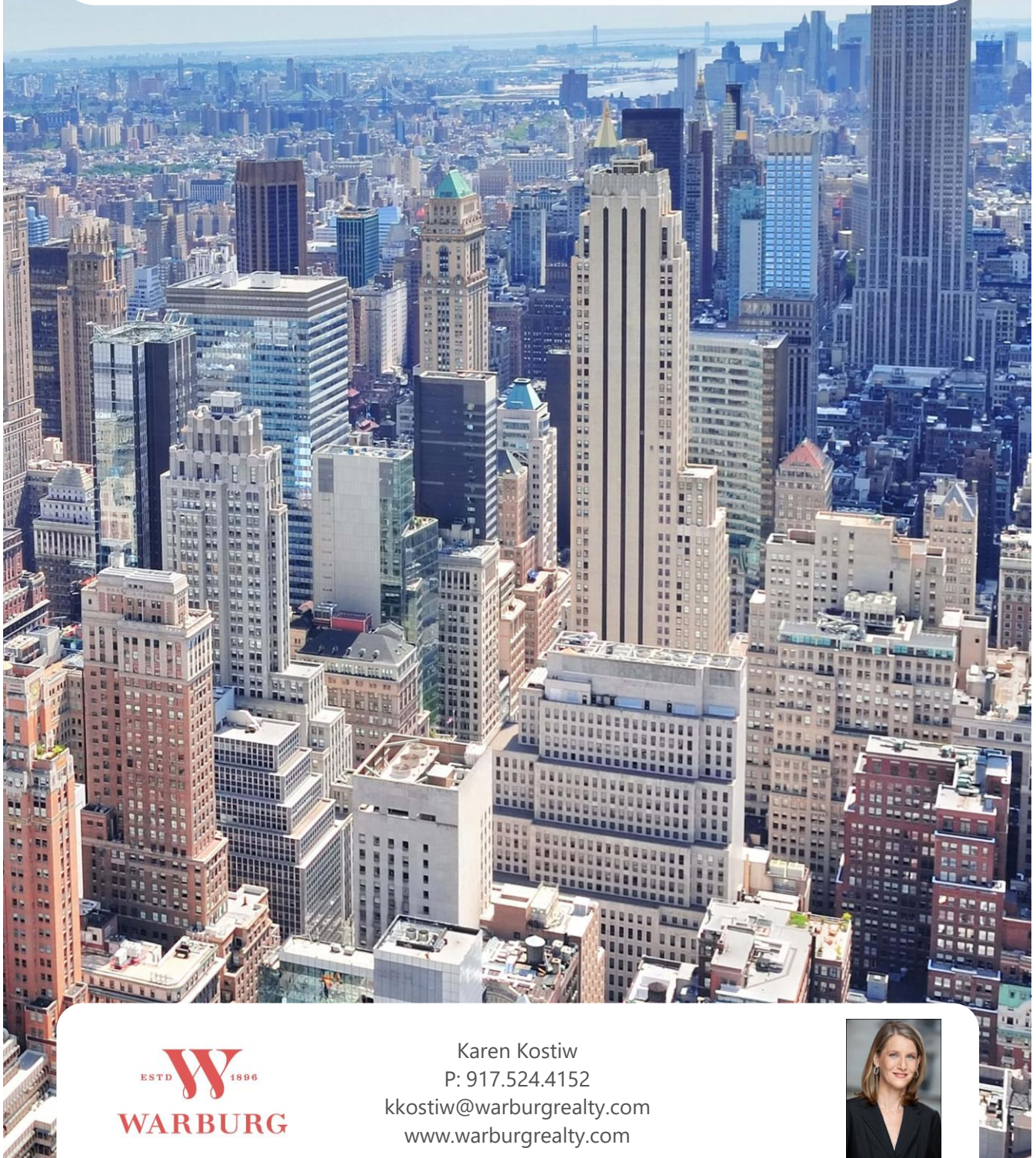


UPPER WEST SIDE

A quarterly analysis of residential sales
in Upper West Side, Manhattan

4th Quarter 2017



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



Residential Market Report, 4th Quarter 2017

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE



18% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



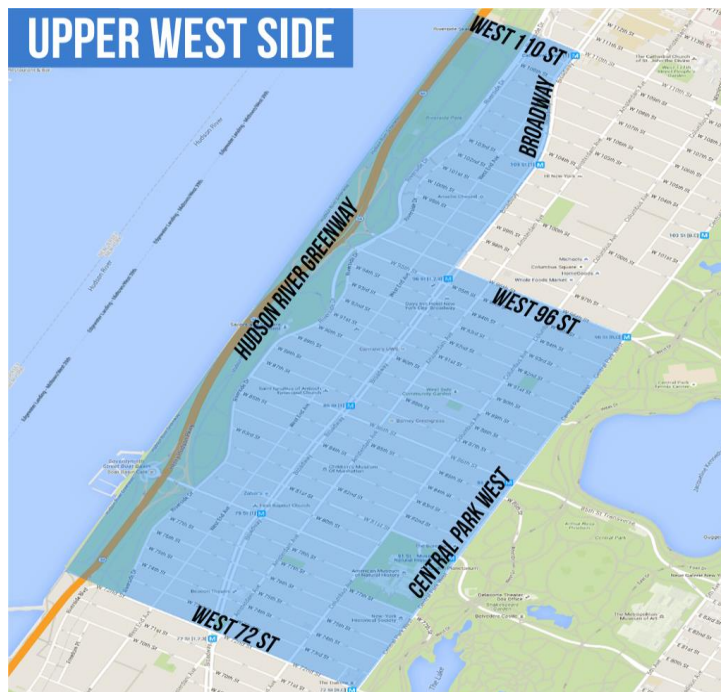
6% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

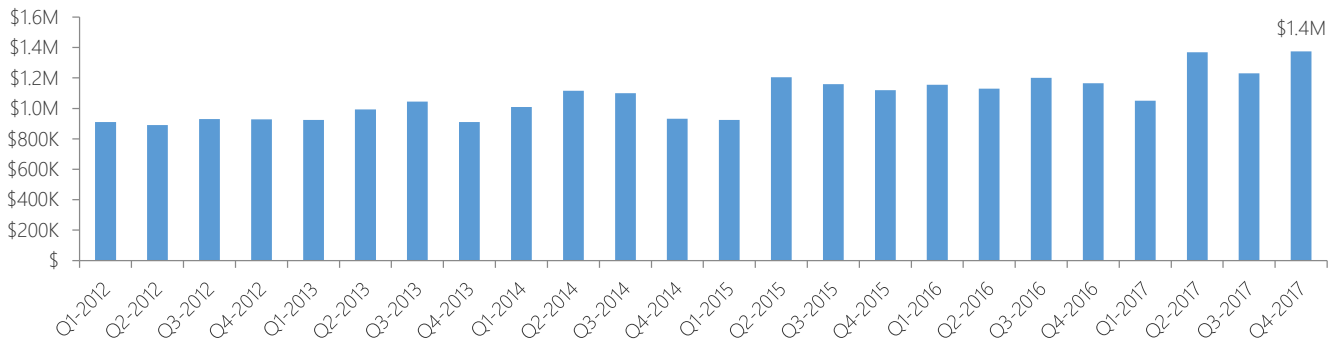


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

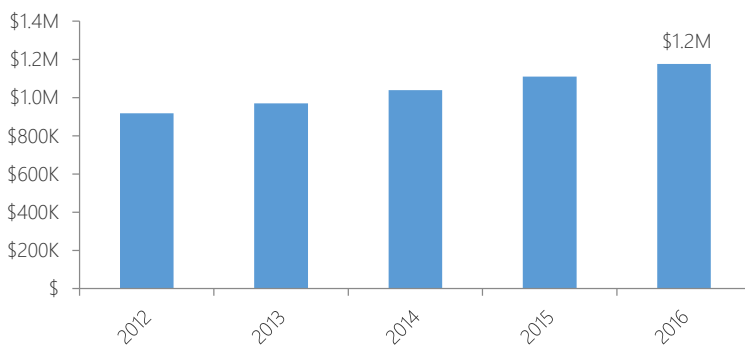


RESIDENTIAL STATS

Median Sale Price by Quarter

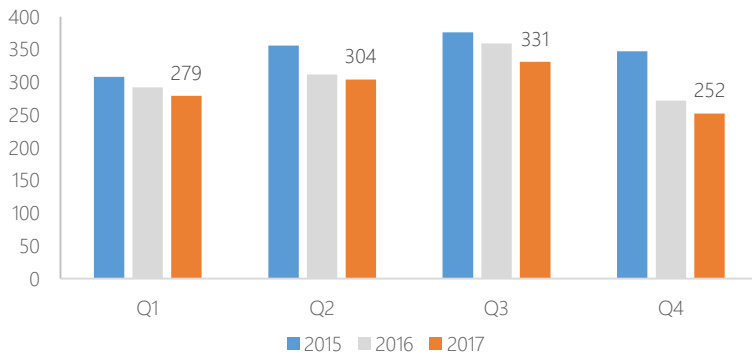


Median Sale Price by Year



Number of Transactions

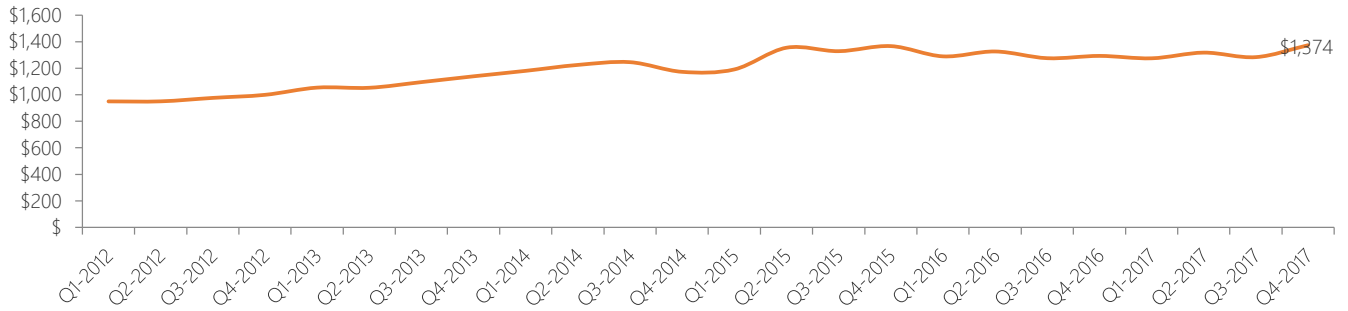
Quarter	2012	2013	2014	2015	2016	2017
Q1	255	286	335	308	292	279
Q2	364	376	383	356	312	304
Q3	412	443	430	376	359	331
Q4	334	403	278	347	272	252



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



Median Sale Price per Square Foot

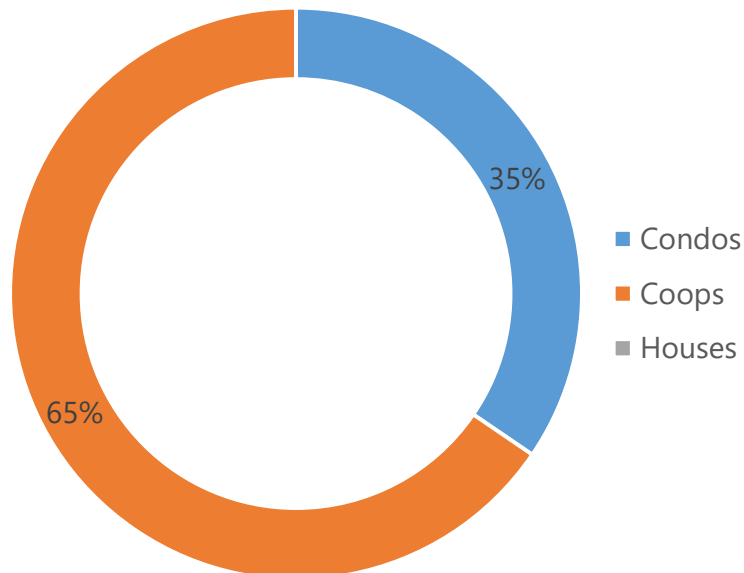


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,563,231	-22%	\$1,539	2%	87
Coops	\$1,355,000	54%	\$1,208	14%	165
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
300 Central Park W #4D	1-01204-0029	12-Dec-17	\$9,900,000	Coop	3,150
272 W 86 St #PH	1-01233-1307	10-Nov-17	\$9,676,430	Condo	
210 W 77 St #16FL	1-01168-1324	31-Oct-17	\$9,500,000	Condo	
271 Central Park W #7E	1-01201-0029	3-Nov-17	\$8,475,000	Coop	
2211 Broadway #12H	1-01170-1206	4-Dec-17	\$8,350,000	Condo	1,825
2211 Broadway #12F	1-01170-1184	18-Dec-17	\$8,200,000	Condo	2,539
2162-2168 Broadway #PH	1-01168-0022	25-Oct-17	\$7,950,000	Coop	3,700
235 W 75 St #423	1-01167-1237	1-Nov-17	\$7,537,835	Condo	2,974
219 W 77 St #8W	1-01169-1212	6-Nov-17	\$7,467,525	Condo	
219 W 77 St #12W	1-01169-1220	17-Nov-17	\$7,125,000	Condo	
2211 Broadway #9J	1-01170-1215	27-Dec-17	\$6,000,000	Condo	3,069
44-48 W 77 St #4W	1-01129-0055	15-Dec-17	\$5,900,000	Coop	
360 Central Park W #DUPC	1-01209-1398	20-Dec-17	\$5,656,379	Condo	
211-219 Central Park W #12G	1-01195-0029	20-Nov-17	\$5,600,000	Coop	
205 W 76 St #PH3B	1-01168-1124	27-Dec-17	\$5,450,000	Condo	1,801
210 W 77 St #8E	1-01168-1313	15-Nov-17	\$5,065,794	Condo	
272 W 86 St #4W	1-01233-1306	20-Nov-17	\$4,730,280	Condo	
272 W 86 St #2W	1-01233-1303	14-Dec-17	\$4,710,934	Condo	
272 W 86 St #3W	1-01233-1305	7-Nov-17	\$4,582,125	Condo	
400-406 W End Ave #PHA	1-01227-0001	7-Nov-17	\$4,500,000	Coop	
300 Central Park W #10J	1-01204-0029	29-Nov-17	\$4,300,000	Coop	2,200
317 W 89 St #4W	1-01250-1212	14-Dec-17	\$4,250,000	Condo	2,651
257 W 86 St #12B	1-01234-0007	27-Oct-17	\$4,150,000	Coop	
617 W End Ave #12B	1-01250-0100	13-Oct-17	\$4,080,000	Coop	
272 W 86 St #3E	1-01233-1304	30-Nov-17	\$3,938,634	Condo	
300 Central Park W #5J	1-01204-0029	23-Oct-17	\$3,850,000	Coop	
112-118 W 79 St #6C	1-01150-0037	2-Nov-17	\$3,818,438	Coop	2,400
360 Central Park W #12E	1-01209-1358	27-Dec-17	\$3,721,704	Condo	
732 W End Ave #2	1-01243-1302	8-Dec-17	\$3,632,868	Condo	2,520
255 W 85 St #9A	1-01233-1131	24-Oct-17	\$3,612,000	Condo	1,353
255 W 85 St #9B	1-01233-1131	24-Oct-17	\$3,612,000	Condo	1,353
2250 Broadway #20C	1-01228-1121	19-Dec-17	\$3,600,000	Condo	751
315 W End Ave #7AB	1-01184-0083	26-Oct-17	\$3,550,000	Coop	
321-331 W 78 St #1A	1-01186-0059	9-Nov-17	\$3,510,000	Coop	2,550
12 W 96 St #8	1-01209-0037	17-Oct-17	\$3,507,000	Coop	
103 W 89 St #3	1-01220-1101	23-Oct-17	\$3,495,000	Condo	1,710
103 W 89 St #GA	1-01220-1101	23-Oct-17	\$3,495,000	Condo	1,710
230-234 Central Park W #5FGHI	1-01197-0029	12-Dec-17	\$3,461,600	Coop	
6-16 W 77 St #2A	1-01129-0039	3-Oct-17	\$3,450,500	Coop	2,500
40-42 W 77 St #11E	1-01129-0050	12-Oct-17	\$3,250,000	Coop	
360 Central Park W #9E	1-01209-1340	21-Dec-17	\$3,146,393	Condo	
161 W 75 St #6GH7G	1-01147-1003	1-Dec-17	\$3,000,000	Coop	1,541
325 W End Ave #7D	1-01185-0019	27-Dec-17	\$2,970,400	Coop	3,000
512-516 W End Ave #16B	1-01232-0061	16-Oct-17	\$2,960,000	Coop	
205 W 76 St #4J	1-01168-1060	20-Dec-17	\$2,886,000	Condo	1,865
295-299 Riverside Dr #2B	1-01889-0072	30-Nov-17	\$2,835,000	Coop	
215 W 90 St #8A	1-01238-1247	27-Dec-17	\$2,800,000	Condo	1,933
235 W 75 St #202	1-01167-1203	6-Oct-17	\$2,732,800	Condo	1,311
251 W 89 St #4F	1-01237-1065	8-Nov-17	\$2,700,000	Condo	2,111
215 W 90 St #14E	1-01238-1286	7-Dec-17	\$2,625,000	Condo	1,837



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



Address	BBL	Sale date	Sale price	Property type	Sqft
2109 Broadway #1579	1-01165-1781	18-Dec-17	\$2,551,000	Condo	1,126
21 W 75 St #3	1-01128-1203	29-Nov-17	\$2,476,000	Condo	1,692
541 Amsterdam Ave #12B	1-01217-0064	27-Nov-17	\$2,455,000	Coop	1,750
470-472 W End Ave #4E	1-01230-0061	26-Dec-17	\$2,395,000	Coop	1,840
2420-2424 Broadway #5J	1-01237-0017	24-Oct-17	\$2,375,000	Coop	
600 Amsterdam Ave #2F	1-01237-0029	4-Oct-17	\$2,360,000	Coop	1,800
32 W 82 St #9A	1-01195-0048	31-Oct-17	\$2,354,700	Coop	
320 W End Ave #4B	1-01167-0001	14-Nov-17	\$2,350,000	Coop	
677 W End Ave #14AB	1-01252-0020	19-Dec-17	\$2,318,000	Coop	1,900
11 Riverside Dr #17CE	1-01184-0031	27-Oct-17	\$2,300,000	Coop	
200 W 79 St #1718E	1-01170-1010	27-Nov-17	\$2,262,500	Coop	
336 Central Park W #3CD	1-01207-0034	8-Nov-17	\$2,250,000	Coop	
100 Riverside Dr #4D	1-01245-0003	16-Nov-17	\$2,178,150	Coop	
871-875 W End Ave #4A	1-01890-0024	21-Nov-17	\$2,175,000	Coop	1,800
790-804 W End Ave #8C	1-01870-0004	29-Nov-17	\$2,175,000	Coop	1,800
235 W 75 St #223	1-01167-1212	4-Dec-17	\$2,172,798	Condo	1,076
5 Riverside Dr #13C	1-01184-0028	17-Nov-17	\$2,125,000	Coop	1,250
54-59 Riverside Dr #11D	1-01186-0048	4-Oct-17	\$2,125,000	Coop	
50-58 W 96 St #5B	1-01209-0053	25-Oct-17	\$2,100,000	Coop	1,620
600 Amsterdam Ave #6CD	1-01237-0029	1-Nov-17	\$2,050,000	Coop	1,900
131 Riverside Dr #3D	1-01247-0001	11-Oct-17	\$2,050,000	Coop	
590 W End Ave #7C	1-01236-0061	21-Dec-17	\$2,021,458	Coop	
600 Amsterdam Ave #8G	1-01237-0029	21-Nov-17	\$2,005,000	Coop	
180 Riverside Dr #2E	1-01251-0001	12-Oct-17	\$2,000,000	Coop	
302-308 W 86 St #2A	1-01247-0037	15-Nov-17	\$2,000,000	Coop	
23-35 W 73 St #101	1-01126-0014	13-Nov-17	\$2,000,000	Coop	1,400
310 W 97 St #62	1-01887-1051	21-Nov-17	\$1,967,794	Condo	1,254
2373 Broadway #606	1-01234-1003	2-Oct-17	\$1,950,000	Coop	
18 W 90 St #E	1-01203-0043	15-Nov-17	\$1,925,000	Coop	1,500
607-613 W End Ave #4B	1-01250-0094	18-Oct-17	\$1,925,000	Coop	
23-35 W 73 St #1509	1-01126-0014	20-Oct-17	\$1,875,000	Coop	
2721-2727 Broadway #8D	1-01876-0007	30-Nov-17	\$1,865,000	Coop	
176 W 86 St #11A	1-01216-1050	21-Dec-17	\$1,850,000	Condo	1,059
15 W 72 St #6C	1-01125-0024	10-Nov-17	\$1,850,000	Coop	
2250 Broadway #14B	1-01228-1099	2-Oct-17	\$1,835,000	Condo	1,091
530-534 Amsterdam Ave #11M	1-01233-0033	11-Oct-17	\$1,825,000	Coop	
530-534 Amsterdam Ave #20D	1-01233-0033	16-Nov-17	\$1,801,000	Coop	
264-267 Riverside Dr #5C	1-01888-0036	11-Oct-17	\$1,790,000	Coop	
251 W 89 St #4D	1-01237-1039	9-Nov-17	\$1,750,000	Condo	1,839
23-35 W 73 St #1409	1-01126-0014	13-Dec-17	\$1,730,000	Coop	
140-147 Riverside Dr #15N	1-01248-0001	22-Dec-17	\$1,685,000	Coop	
105 W 78 St #1ST	1-01150-1002	16-Nov-17	\$1,675,000	Condo	915
275 W 96 St #10J	1-01868-1124	6-Oct-17	\$1,675,000	Condo	1,187
11 Riverside Dr #13BE	1-01184-0031	20-Dec-17	\$1,675,000	Coop	
320-322 W 76 St #7E	1-01185-0032	20-Oct-17	\$1,672,500	Coop	
250 W 90 St #14A	1-01237-1114	22-Dec-17	\$1,670,000	Condo	1,182
203-211 W 81 St #9B	1-01229-1018	15-Nov-17	\$1,651,000	Condo	1,270
320 Riverside Dr #13G	1-01891-0001	17-Nov-17	\$1,650,000	Coop	1,450
610 W 110 St #8C	1-01893-1134	24-Oct-17	\$1,650,000	Condo	886
164-166 W 79 St #15A	1-01150-0056	7-Dec-17	\$1,650,000	Coop	



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

