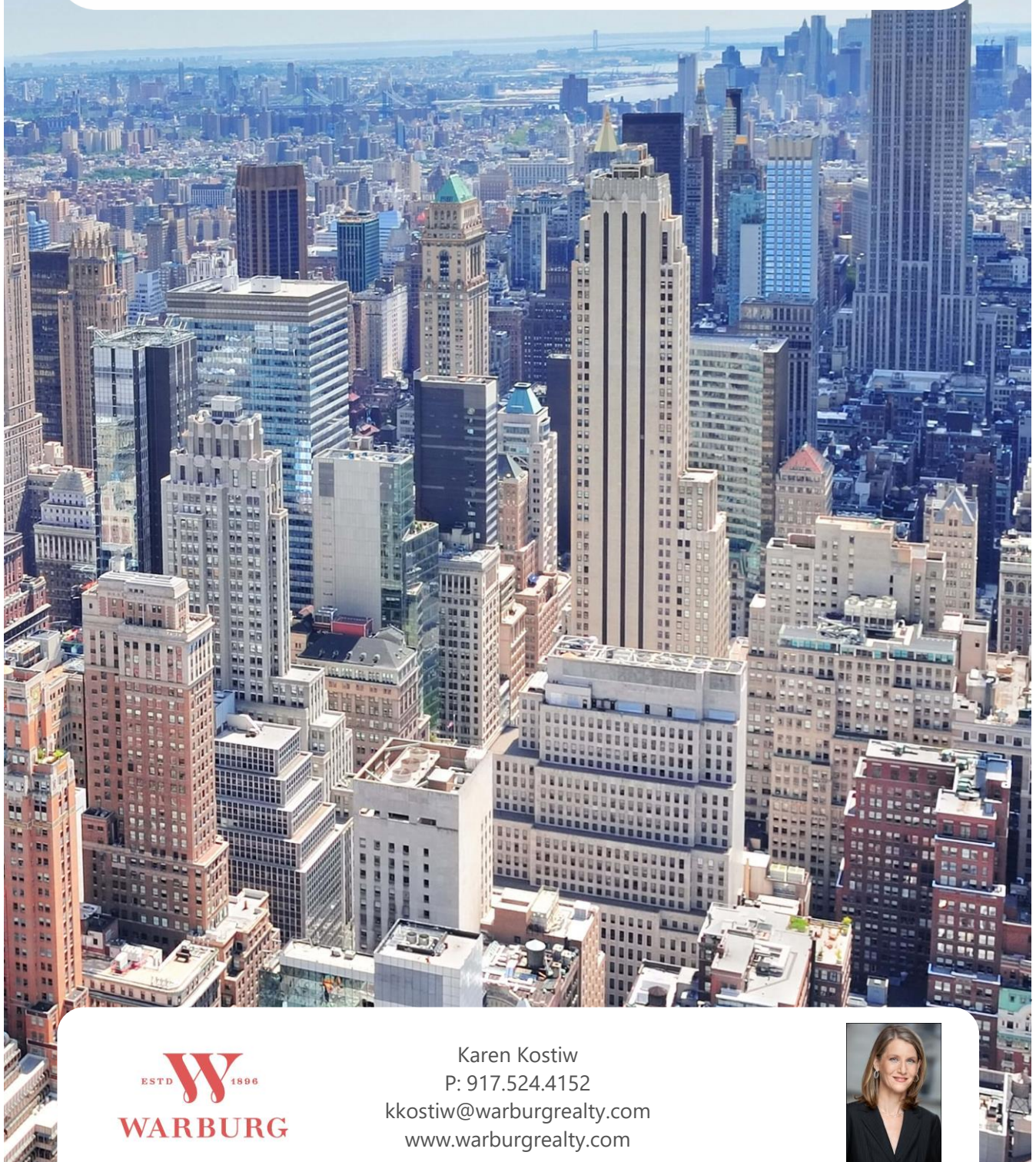


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

4th Quarter 2017



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



Residential Market Report, 4th Quarter 2017

Uptown Manhattan, Manhattan

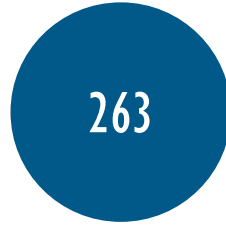
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



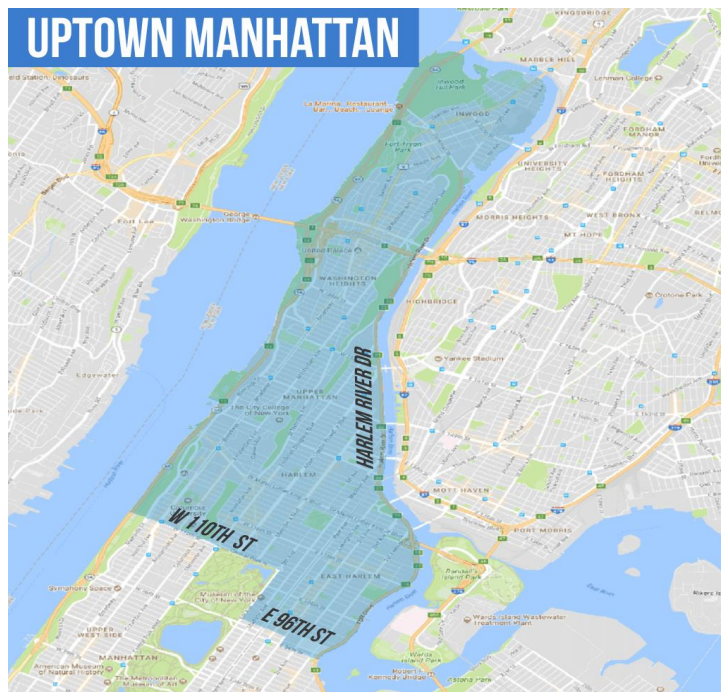
2% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

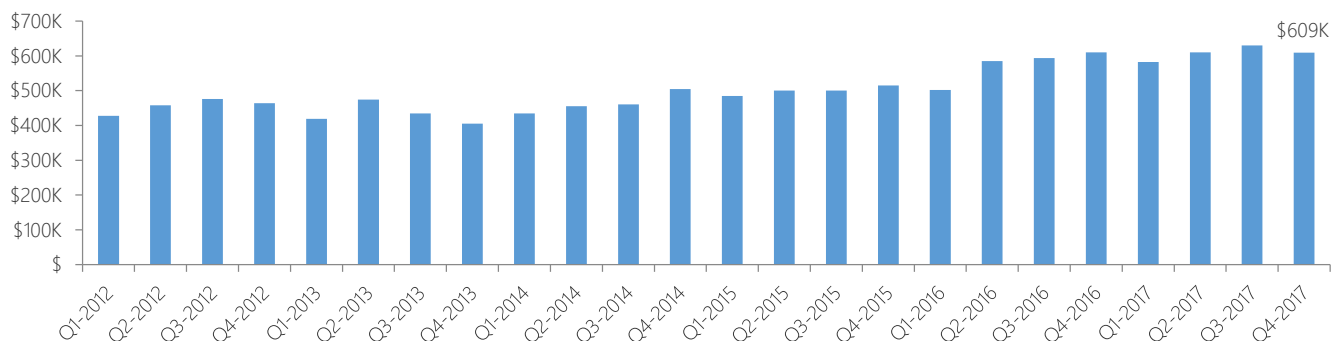


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

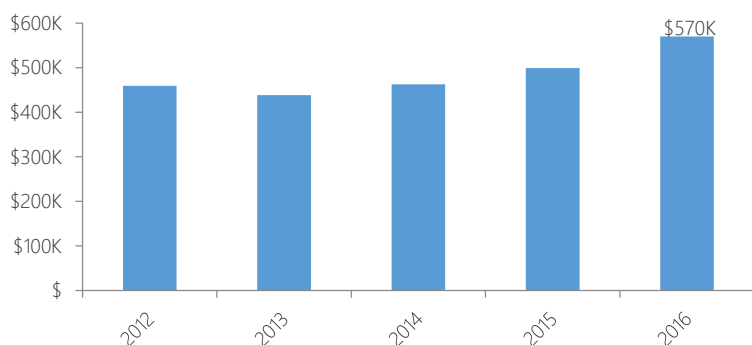


RESIDENTIAL STATS

Median Sale Price by Quarter

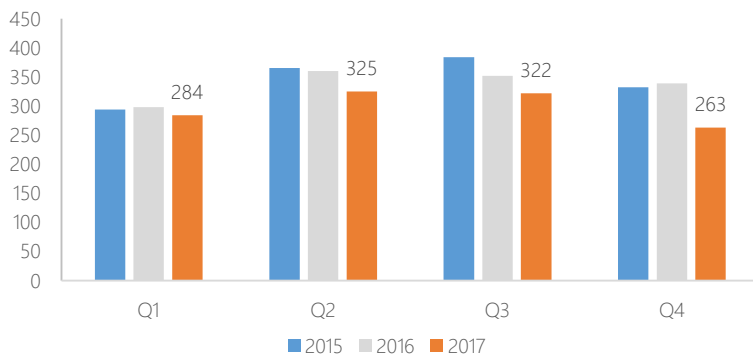


Median Sale Price by Year



Number of Transactions

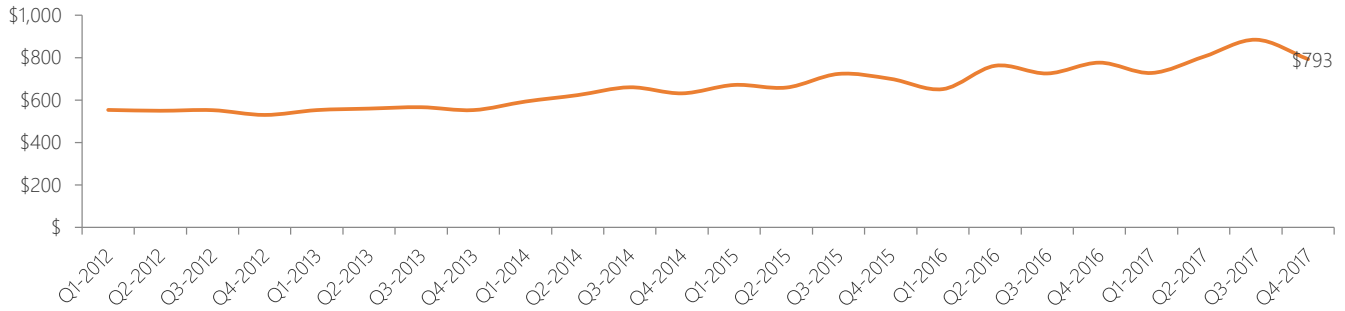
Quarter	2012	2013	2014	2015	2016	2017
Q1	275	284	295	294	298	284
Q2	395	471	415	365	360	325
Q3	374	486	432	384	352	322
Q4	270	401	359	332	339	263



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



Median Sale Price per Square Foot

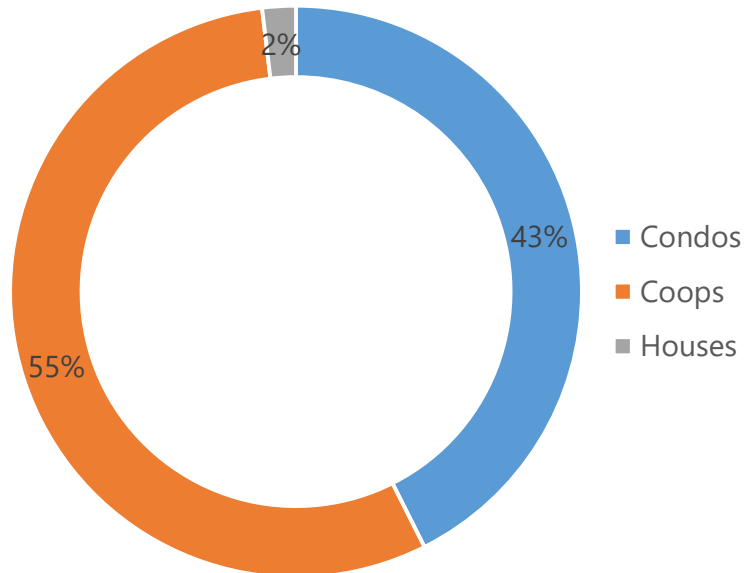


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$741,661	4%	\$898	0%	112
Coops	\$532,500	16%	\$667	5%	146
Houses	\$1,325,000	-41%	\$733	2%	5

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #10A	1-01826-1251	29-Nov-17	\$7,238,750	Condo	
404 Riverside Dr #12N	1-01895-0038	2-Nov-17	\$5,200,000	Coop	3,650
1212 5 Ave #8A	1-01607-1127	13-Dec-17	\$5,000,000	Condo	2,389
2040 Frederick Douglass B #3A	1-01826-1210	20-Dec-17	\$3,436,746	Condo	
457 W 140 St	1-02057-0037	13-Nov-17	\$3,300,000	House	4,500
2040 Frederick Douglass B #3H	1-01826-1217	4-Oct-17	\$3,049,659	Condo	
535-541 W 110 St #14DE	1-01882-0008	20-Dec-17	\$2,950,000	Coop	2,150
320 W 115 St #PH	1-01848-1606	11-Dec-17	\$2,800,188	Condo	
226 W 132 St	1-01937-0143	26-Oct-17	\$2,720,000	House	3,432
320 W 115 St #2	1-01848-1603	15-Dec-17	\$2,646,126	Condo	1,999
320 W 115 St #3	1-01848-1604	19-Dec-17	\$2,632,000	Condo	
320 W 115 St #1	1-01848-1602	20-Dec-17	\$2,600,000	Condo	1,958
138-140 W 124 St #8B	1-01908-1117	20-Dec-17	\$2,350,000	Condo	1,997
320 W 115 St #4	1-01848-1605	15-Dec-17	\$2,336,400	Condo	1,947
2300 Fredrick Douglass Blvd #9F	1-01929-1326	13-Oct-17	\$2,140,000	Condo	1,598
1280 5 Ave #19F	1-01615-1104	4-Oct-17	\$2,000,000	Condo	1,284
1485 5 Ave #16H	1-01746-1092	20-Dec-17	\$2,000,000	Condo	1,490
394 Manhattan Ave #5	1-01943-1305	21-Nov-17	\$1,995,000	Condo	1,398
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
2110 Fredrick Douglass Blvd #4B	1-01830-1213	15-Dec-17	\$1,635,000	Condo	1,322
250 Manhattan Ave #6A	1-01846-1317	29-Nov-17	\$1,608,835	Condo	1,082
1485 5 Ave #17K	1-01746-1104	31-Oct-17	\$1,600,000	Condo	1,104
1890 Adam C Powell Blvd #2E	1-01830-1012	15-Dec-17	\$1,600,000	Condo	1,683
304 W 115 St #1B	1-01848-1002	16-Nov-17	\$1,500,000	Condo	1,167
103 W 117 St #1	1-01902-1301	6-Dec-17	\$1,445,000	Condo	1,902
401 W 115 St #64	1-01867-0059	24-Oct-17	\$1,420,000	Coop	1,285
163 St Nicholas Ave #7A	1-01924-1078	18-Dec-17	\$1,410,000	Condo	1,323
2 Sylvan Ct	1-01770-0075	29-Dec-17	\$1,325,000	House	1,512
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	
32 W 128 St #4	1-01725-1004	30-Oct-17	\$1,185,000	Condo	1,229
779 Riverside Dr #A20	1-02134-1214	13-Oct-17	\$1,178,000	Condo	1,440
301 W 110 St #4N	1-01846-1072	31-Oct-17	\$1,158,000	Condo	1,183
130 Bradhurst Ave #1	1-02045-1501	19-Dec-17	\$1,125,000	Coop	
258 St Nicholas Ave #3D	1-01950-1013	18-Dec-17	\$1,125,000	Condo	1,286
1890 Adam C Powell Blvd #3A	1-01830-1013	30-Nov-17	\$1,125,000	Condo	1,299
504-506 W 111 St #46	1-01882-0038	4-Oct-17	\$1,110,000	Coop	
1890 Adam C Powell Blvd #6C	1-01830-1030	22-Dec-17	\$1,105,000	Condo	1,107
250 Manhattan Ave #1C	1-01846-1304	19-Oct-17	\$1,100,000	Condo	1,014
300 W 135 St #7V	1-01959-1167	12-Dec-17	\$1,085,000	Condo	955
309 W 118 St #4L	1-01945-1168	16-Oct-17	\$1,067,500	Condo	931
300 W 135 St #8G	1-01959-1076	7-Nov-17	\$1,025,000	Condo	1,039
469 W 152 St #2A	1-02067-1103	14-Dec-17	\$1,021,500	Condo	1,354
1635 Lexington Ave #2B	1-01631-1004	14-Dec-17	\$1,017,232	Condo	719
721 St Nicholas Ave #4	1-02060-1205	10-Oct-17	\$999,999	Condo	
152 W 131 St #5	1-01915-0057	7-Nov-17	\$999,000	Coop	1,750
257 W 117 St #4E	1-01923-1028	27-Nov-17	\$999,000	Condo	1,055
721 St Nicholas Ave #3	1-02060-1204	15-Dec-17	\$999,000	Condo	
362 W 127 St #4A	1-01953-1409	31-Oct-17	\$980,609	Condo	800
2056 5 Ave #5B	1-01724-1313	26-Oct-17	\$975,000	Condo	1,130



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



Address	BBL	Sale date	Sale price	Property type	Sqft
720 Ft Washington Ave #5W	1-02180-0614	18-Dec-17	\$961,000	Coop	
163 St Nicholas Ave #2K	1-01924-1033	26-Oct-17	\$960,000	Condo	920
519 W 135 St #2B	1-01988-1004	8-Dec-17	\$955,000	Condo	1,328
152 E 118 St #7L	1-01645-0050	19-Dec-17	\$951,000	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	
360 Cabrini Blvd #3M	1-02179-0489	13-Dec-17	\$920,000	Coop	1,250
420 Riverside Dr #4F	1-01896-0001	26-Oct-17	\$912,500	Coop	1,500
130 Bradhurst Ave #1106	1-02045-1501	22-Dec-17	\$907,500	Coop	994
1485 5 Ave #15D	1-01746-1079	1-Dec-17	\$905,000	Condo	856
603 W 148 St #8D	1-02095-1033	11-Oct-17	\$890,000	Condo	1,094
1865 2 Ave #39G	1-01646-1002	18-Dec-17	\$885,000	Coop	
170 Claremont Ave #10	1-01993-0043	25-Oct-17	\$885,000	Coop	950
215 E 96 St #CONDP	1-01646-1103	19-Oct-17	\$880,000	Coop	679
68 Bradhurst Ave #5E	1-02045-1068	17-Nov-17	\$872,000	Condo	993
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
40 W 116 St #A916	1-01599-1323	28-Dec-17	\$855,000	Condo	830
604-608 Riverside Dr #6C	1-02086-0054	10-Oct-17	\$850,000	Coop	925
725 Riverside Dr #7D	1-02096-1043	27-Oct-17	\$850,000	Condo	1,016
249 E 118 St #6A	1-01783-1018	6-Oct-17	\$842,500	Condo	963
55-57 Park Ter E #B88	1-02243-0210	6-Dec-17	\$840,000	Coop	
1831-1833 Madison Ave #9E	1-01746-0021	29-Dec-17	\$838,000	Coop	
68 Bradhurst Ave #4C	1-02045-1043	28-Nov-17	\$823,000	Condo	1,085
362 St Nicholas Ave #9A	1-01955-1117	9-Nov-17	\$821,800	Condo	881
88 Morningside Ave #7G	1-01948-1101	27-Dec-17	\$820,000	Coop	780
255 Cabrini Blvd #6C	1-02179-1034	3-Oct-17	\$810,000	Condo	1,222
552 Riverside Dr #6K	1-01995-0077	3-Oct-17	\$800,000	Coop	
120 Cabrini Blvd #58	1-02179-0010	19-Dec-17	\$799,000	Coop	
114 Morningside Dr #63	1-01963-0055	16-Oct-17	\$787,000	Coop	900
33-39 Cooper St #6B	1-02238-0017	28-Nov-17	\$781,000	Coop	1,228
142 Edgecombe Ave #4A	1-02043-1208	27-Nov-17	\$780,000	Condo	726
870 W 181 St #52	1-02177-0170	3-Oct-17	\$779,000	Coop	
552 Riverside Dr #3B	1-01995-0077	1-Nov-17	\$777,552	Coop	
1831-1833 Madison Ave #8I	1-01746-0021	31-Oct-17	\$765,000	Coop	
116 Pinehurst Ave #J43	1-02179-0170	10-Oct-17	\$765,000	Coop	
706 Riverside Dr #5B	1-02094-1022	18-Oct-17	\$760,000	Condo	860
360 Cabrini Blvd #8D	1-02179-0489	31-Oct-17	\$755,000	Coop	876
49-55 Pinehurst Ave #41	1-02177-0154	20-Dec-17	\$754,000	Coop	
835 Riverside Dr #3E	1-02135-1024	14-Dec-17	\$750,000	Condo	1,137
2560 Fredrick Douglass Blvd #2560A	1-01942-1023	16-Nov-17	\$750,000	Condo	978
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 #3D	1-01978-0001	11-Dec-17	\$750,000	Coop	950
835 Riverside Dr #1J	1-02135-1009	10-Oct-17	\$748,414	Condo	990
301 W 110 St #20D	1-01846-1253	26-Oct-17	\$743,323	Condo	589
66-72 St Nicholas Ave #6D	1-01823-1042	14-Nov-17	\$740,000	Condo	860
80 La Salle St #3G	1-01978-0001	19-Dec-17	\$740,000	Coop	
15818-15900 Riverside Dr W #5M	1-02135-0060	18-Dec-17	\$730,000	Coop	
70-72 Park Ter W #E85	1-02243-0236	29-Nov-17	\$730,000	Coop	1,050
88 Morningside Ave #12C	1-01948-1101	12-Dec-17	\$725,000	Coop	1,268



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

