

# LINCOLN SQUARE

A quarterly analysis of residential sales  
in Lincoln Square, Manhattan

Ist Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Lincoln Square, Manhattan

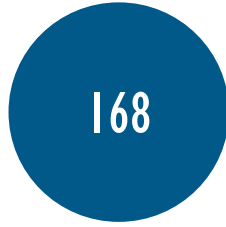
### SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



23% YoY

MEDIAN PRICE/SQ.FT.



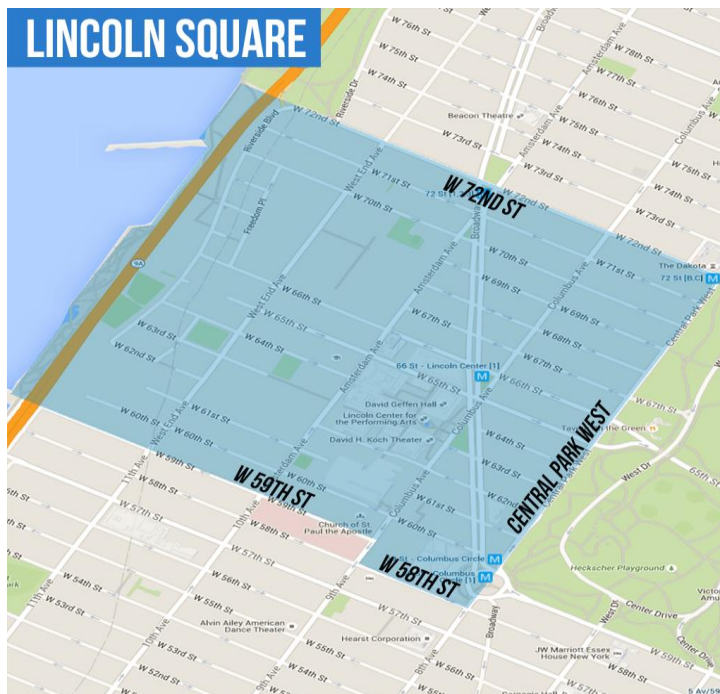
-5% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

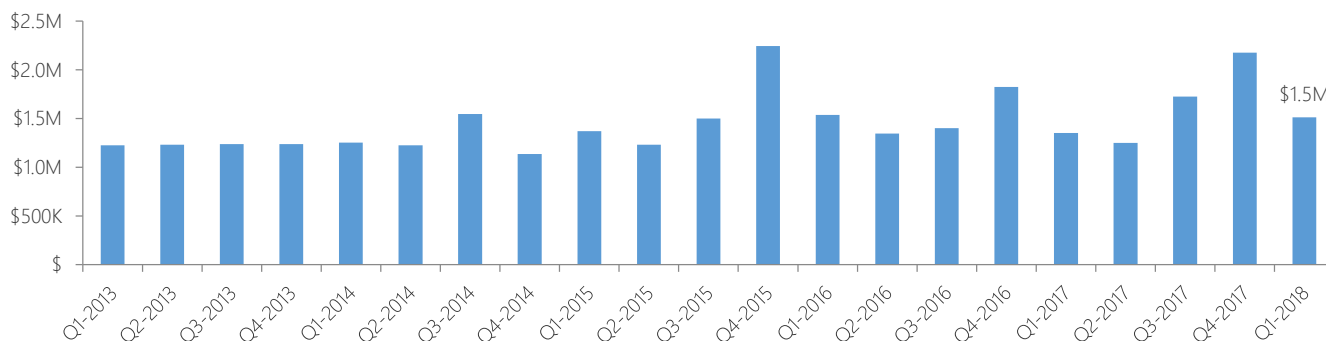


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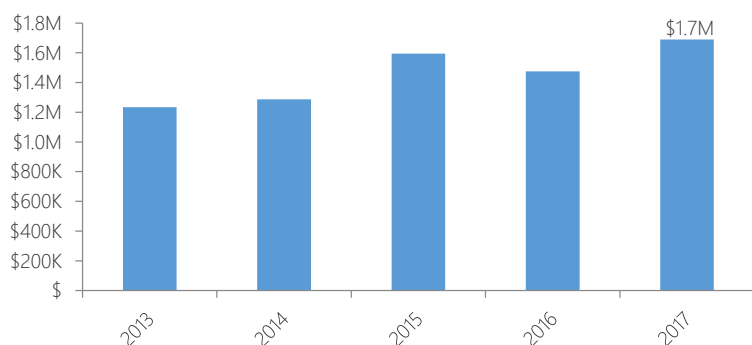


## RESIDENTIAL STATS

### Median Sale Price by Quarter

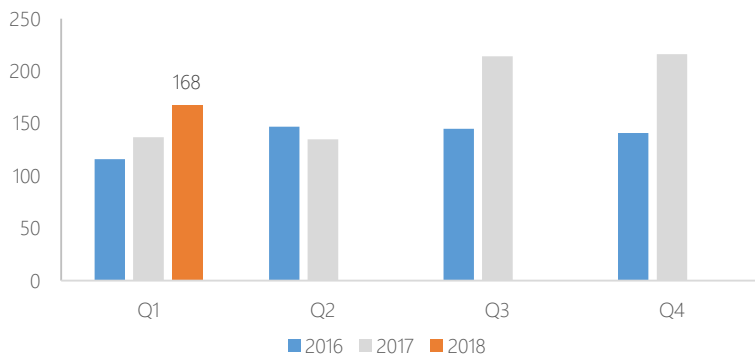


### Median Sale Price by Year



### Number of Transactions

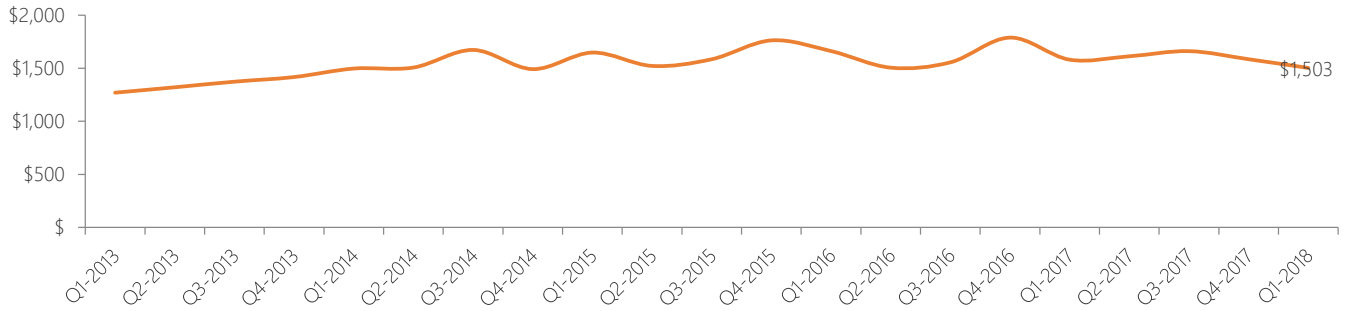
Quarter	2013	2014	2015	2016	2017	2018
Q1	107	188	137	116	137	168
Q2	199	187	191	147	135	
Q3	247	202	233	145	214	
Q4	193	171	258	141	216	



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## Median Sale Price per Square Foot

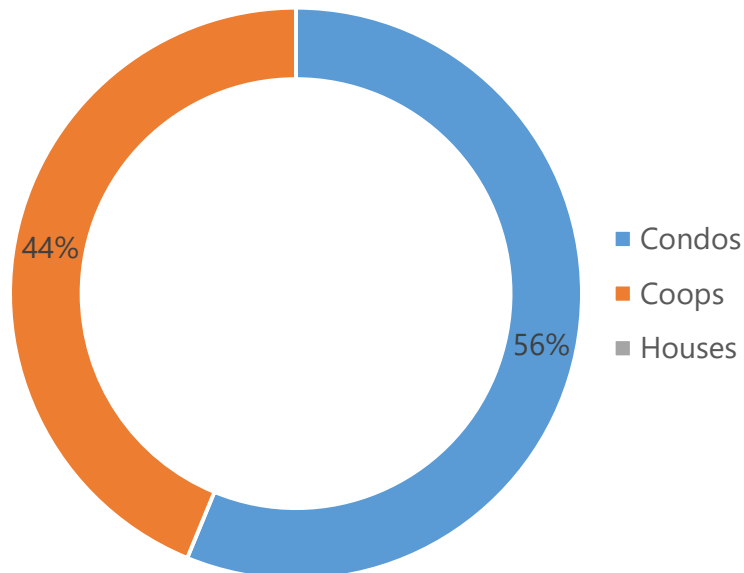


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,977,597	-9%	\$1,695	-4%	95
Coops	\$999,000	20%	\$1,154	7%	74
Houses	-	-	-	-	0

### Number of Sales by Building Type





## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Central Park W #47C	1-01113-1525	19-Mar-18	\$25,000,000	Condo	4,415
101-105 Central Park W #16B	1-01123-0029	8-Mar-18	\$19,200,000	Coop	
101-105 Central Park W #10E	1-01123-0029	15-Feb-18	\$13,955,000	Coop	3,475
88 Central Park W #5S	1-01121-0036	4-Jan-18	\$10,850,000	Coop	3,500
115 Central Park W #19C	1-01124-0027	7-Feb-18	\$9,090,000	Coop	
25 Central Park W #18Q	1-01115-1357	30-Mar-18	\$7,750,000	Condo	2,236
50 Riverside Blvd #18E	1-01171-2597	2-Mar-18	\$7,589,963	Condo	4,224
1 W End Ave #35B	1-01171-4567	17-Jan-18	\$7,231,808	Condo	
15 Central Park W #8G	1-01114-1338	2-Feb-18	\$6,775,000	Condo	1,756
135-145 W 70 St #C	1-01142-1086	14-Feb-18	\$6,600,000	Condo	3,165
135-145 W 70 St #PHB	1-01142-1086	14-Feb-18	\$6,600,000	Condo	3,165
75 Central Park W #2CD	1-01120-0029	27-Feb-18	\$6,550,000	Coop	2,200
144 Columbus Ave #14F	1-01138-1062	19-Jan-18	\$6,000,000	Condo	1,609
340 W 72 St #1008	1-01183-0050	2-Mar-18	\$5,890,256	Coop	
1 W End Ave #39C	1-01171-4603	16-Jan-18	\$5,876,206	Condo	
1 W End Ave #38C	1-01171-4602	12-Jan-18	\$5,836,553	Condo	
1 W End Ave #28E	1-01171-4656	5-Feb-18	\$5,690,649	Condo	
75 Central Park W #4B	1-01120-0029	27-Feb-18	\$5,550,000	Coop	
25 Central Park W #3N	1-01115-1069	30-Jan-18	\$4,650,000	Condo	1,996
1 W End Ave #15A	1-01171-4515	20-Feb-18	\$4,639,755	Condo	
1 W End Ave #28C	1-01171-4592	23-Jan-18	\$4,426,118	Condo	
25 Central Park W #14T	1-01115-1307	28-Feb-18	\$4,360,000	Condo	1,815
115 Central Park W #8H	1-01124-0027	17-Jan-18	\$4,100,000	Coop	2,000
1 W End Ave #28B	1-01171-4560	9-Jan-18	\$3,699,218	Condo	
25 Central Park W #27R	1-01115-1418	28-Feb-18	\$3,500,000	Condo	884
240 Riverside Blvd #6ET	1-01171-2190	24-Jan-18	\$3,500,000	Condo	1,970
60 Riverside Blvd #2001	1-01171-4386	9-Feb-18	\$3,500,000	Condo	1,826
12-18 W 72 St #17BE	1-01124-0042	28-Mar-18	\$3,425,000	Coop	1,700
55 Central Park W #13C	1-01118-0036	16-Feb-18	\$3,183,000	Coop	
160 W 66 St #26D	1-01137-1101	19-Jan-18	\$3,175,000	Condo	1,087
1 W End Ave #16J	1-01171-4723	2-Feb-18	\$3,165,156	Condo	
1 W End Ave #16K	1-01171-4735	17-Jan-18	\$3,139,518	Condo	
1 W End Ave #15K	1-01171-4734	1-Feb-18	\$3,108,971	Condo	
1 W End Ave #12J	1-01171-4720	13-Feb-18	\$3,042,812	Condo	
50 W 67 St #7CD	1-01119-0050	4-Jan-18	\$3,000,000	Coop	
20 W 64 St #18RS	1-01116-1527	14-Mar-18	\$2,995,000	Condo	1,775
1 W End Ave #14J	1-01171-4721	18-Jan-18	\$2,992,053	Condo	
1 W End Ave #10J	1-01171-4718	16-Jan-18	\$2,981,871	Condo	
1 W End Ave #11J	1-01171-4719	17-Jan-18	\$2,951,323	Condo	
1 W End Ave #9J	1-01171-4717	18-Jan-18	\$2,951,323	Condo	
1 W End Ave #9K	1-01171-4729	8-Feb-18	\$2,940,960	Condo	
1 W End Ave #12K	1-01171-4732	25-Jan-18	\$2,930,777	Condo	
220 Riverside Blvd #23H	1-01171-1663	22-Feb-18	\$2,850,000	Condo	1,591
1 W End Ave #8K	1-01171-4728	19-Jan-18	\$2,737,310	Condo	
200 W End Ave #12C	1-01158-1600	15-Feb-18	\$2,655,000	Condo	1,431
1 W End Ave #16H	1-01171-4703	12-Jan-18	\$2,579,263	Condo	
2 Columbus Ave #17C	1-01131-1062	7-Feb-18	\$2,575,000	Condo	1,447
1 W End Ave #8J	1-01171-4716	31-Jan-18	\$2,554,208	Condo	
240 Riverside Blvd #6DT	1-01171-2179	24-Jan-18	\$2,500,000	Condo	1,577
40 W 67 St #6B	1-01119-0047	13-Mar-18	\$2,500,000	Coop	1,400



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Address	BBL	Sale date	Sale price	Property type	Sqft
220 Riverside Blvd #16MT	1-01171-1719	8-Jan-18	\$2,350,000	Condo	1,524
101-105 Central Park W #15A	1-01123-0029	18-Jan-18	\$2,322,594	Coop	2,500
30 W 63 St #7K	1-01115-1693	30-Jan-18	\$2,280,000	Condo	1,262
2039-2049 Broadway #32H	1-01162-0029	9-Feb-18	\$2,260,000	Coop	
25 Central Park W #5Y	1-01115-1127	22-Mar-18	\$2,200,000	Condo	1,291
161 W 61 St #23G	1-01132-1145	5-Feb-18	\$2,105,000	Condo	1,302
111 W 67 St #31C	1-01139-1320	12-Mar-18	\$2,100,000	Condo	1,051
200 Riverside Blvd #31D	1-01171-1191	22-Jan-18	\$1,995,000	Condo	1,325
135 W 70 St #2K	1-01142-1021	22-Mar-18	\$1,995,000	Condo	1,171
1 W End Ave #25H	1-01171-4712	29-Mar-18	\$1,960,194	Condo	
50 Riverside Blvd #7K	1-01171-2651	9-Mar-18	\$1,925,000	Condo	1,028
140 W End Ave #11U	1-01158-1310	24-Jan-18	\$1,905,000	Coop	
39-41 W 67 St #302	1-01120-0007	21-Feb-18	\$1,895,000	Coop	
1 W End Ave #21H	1-01171-4708	30-Mar-18	\$1,848,186	Condo	
1 W End Ave #20L	1-01171-4751	26-Mar-18	\$1,827,813	Condo	
25 Central Park W #5K	1-01115-1115	2-Mar-18	\$1,825,000	Condo	907
44-53 W 62 St #22B	1-01114-0061	5-Mar-18	\$1,800,000	Coop	1,400
50 Riverside Blvd #24A	1-01171-2520	28-Feb-18	\$1,800,000	Condo	3,190
1 W End Ave #15L	1-01171-4746	20-Mar-18	\$1,736,085	Condo	
1 W End Ave #19L	1-01171-4750	26-Mar-18	\$1,700,532	Condo	
1 W End Ave #8L	1-01171-4740	9-Mar-18	\$1,629,255	Condo	
1 W End Ave #14L	1-01171-4745	27-Mar-18	\$1,624,163	Condo	
1 W End Ave #17L	1-01171-4748	23-Mar-18	\$1,619,080	Condo	
1 W End Ave #12L	1-01171-4744	19-Mar-18	\$1,608,890	Condo	
60-66 W 68 St #9	1-01120-0057	5-Jan-18	\$1,600,000	Coop	
43 W 61 St #12E	1-01114-1020	29-Mar-18	\$1,550,000	Condo	1,220
1 W End Ave #11L	1-01171-4743	23-Mar-18	\$1,542,711	Condo	
1 W End Ave #10L	1-01171-4742	19-Mar-18	\$1,527,438	Condo	
30 W 61 St #18A	1-01113-1085	18-Jan-18	\$1,525,000	Condo	1,247
1 W End Ave #9L	1-01171-4741	12-Mar-18	\$1,512,156	Condo	
345 W 58 St #5A	1-01049-0001	1-Feb-18	\$1,505,000	Coop	1,225
12-18 W 72 St #4BC	1-01124-0042	21-Mar-18	\$1,495,000	Coop	
24 W 69 St #1B	1-01121-0043	20-Mar-18	\$1,450,000	Coop	1,191
20 W 64 St #35S	1-01116-1552	12-Feb-18	\$1,440,000	Condo	715
45 W 67 St #18E	1-01120-1099	8-Jan-18	\$1,400,000	Condo	764
315-329 W 70 St #11B	1-01182-0020	26-Mar-18	\$1,395,000	Coop	
160 W 66 St #30J	1-01137-1142	1-Feb-18	\$1,390,000	Condo	890
170 W End Ave #14P	1-01158-1405	2-Mar-18	\$1,375,000	Coop	1,200
2039-2049 Broadway #15I	1-01162-0029	19-Mar-18	\$1,365,000	Coop	
39-41 W 67 St #501	1-01120-0007	31-Jan-18	\$1,350,000	Coop	1,100
315-329 W 70 St #10023	1-01182-0020	25-Jan-18	\$1,350,000	Coop	
20 W 64 St #21G	1-01116-1207	10-Jan-18	\$1,350,000	Condo	723
555 W 59 St #14C	1-01151-1375	15-Mar-18	\$1,350,000	Condo	740
60-66 W 68 St #5D	1-01120-0057	13-Mar-18	\$1,350,000	Coop	
45 W 67 St #24C	1-01120-1132	9-Mar-18	\$1,310,000	Condo	719
2000 Broadway #3D	1-01140-2008	27-Mar-18	\$1,300,000	Condo	991
80 Riverside Blvd #3T	1-01171-4025	24-Jan-18	\$1,285,000	Condo	775
235-239 W 70 St #3JH	1-01162-0016	5-Mar-18	\$1,275,000	Coop	
20 W 72 St #1102A	1-01124-0046	16-Mar-18	\$1,260,000	Coop	
140 W 71 St #5BC	1-01142-0048	3-Jan-18	\$1,250,000	Coop	



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