

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

Manhattan Valley, Manhattan

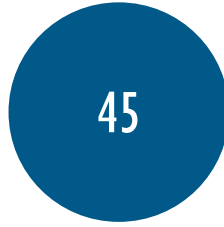
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



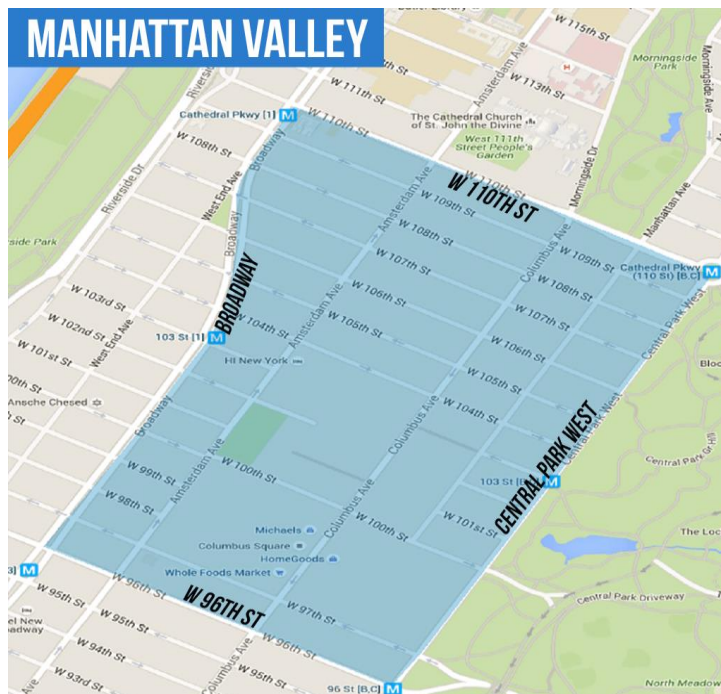
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

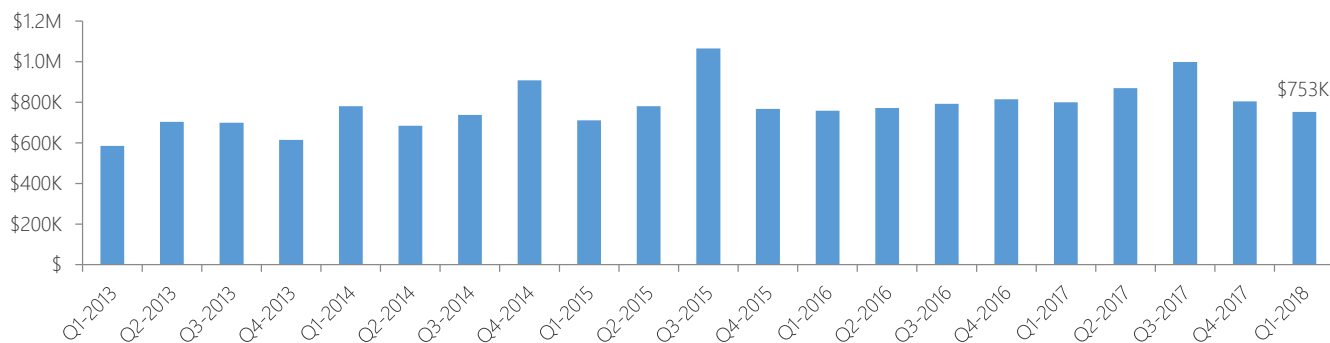


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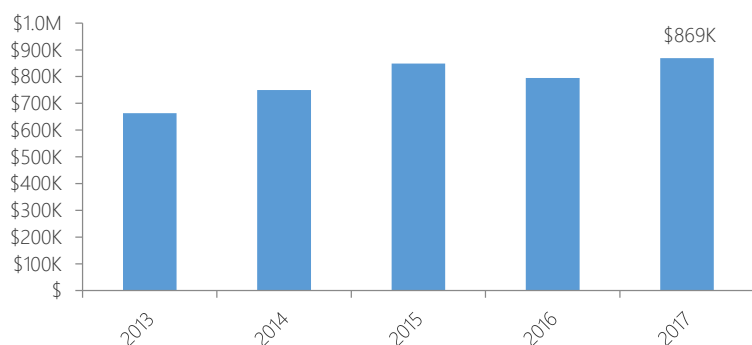


RESIDENTIAL STATS

Median Sale Price by Quarter

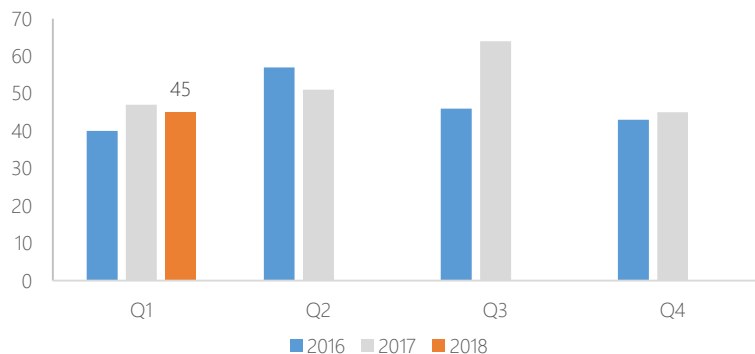


Median Sale Price by Year



Number of Transactions

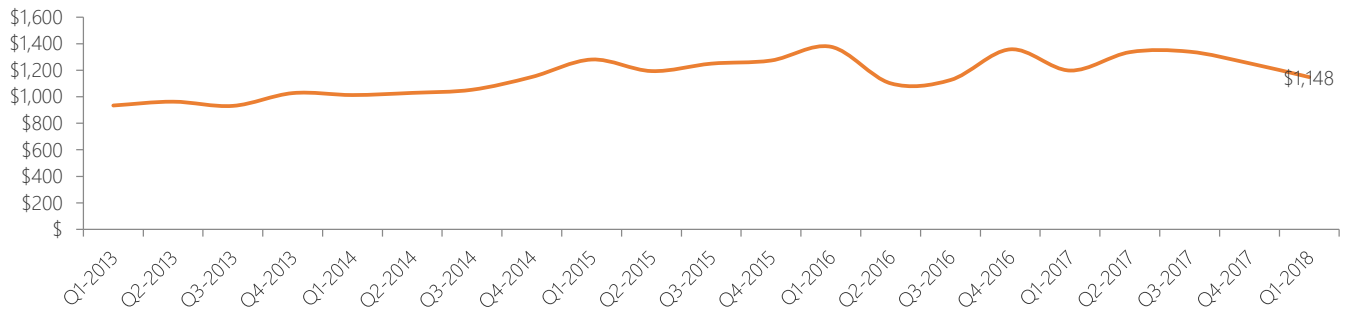
Quarter	2013	2014	2015	2016	2017	2018
Q1	38	35	56	40	47	45
Q2	61	51	53	57	51	
Q3	77	63	86	46	64	
Q4	40	54	44	43	45	



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Median Sale Price per Square Foot

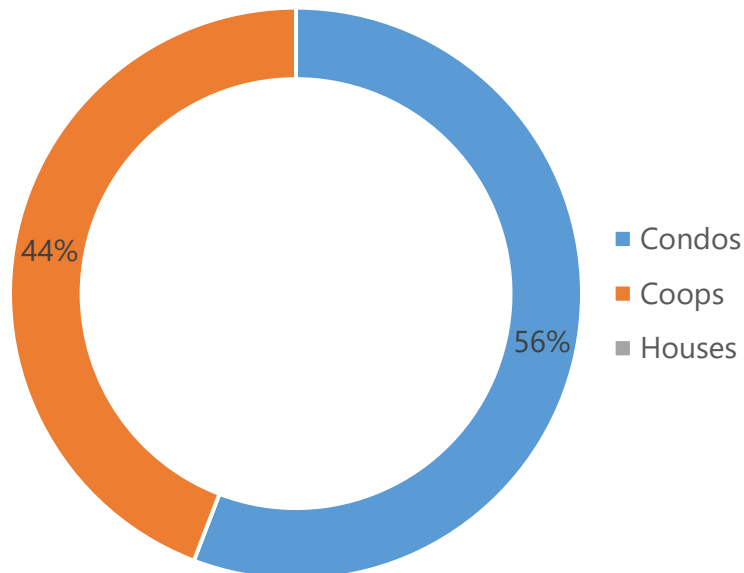


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$886,645	-7%	\$1,263	-3%	24
Coops	\$630,000	14%	\$930	9%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
372 Central Park W #9C	1-01833-2175	4-Jan-18	\$5,455,000	Condo	1,141
441-444 Central Park W #17F	1-01840-0029	26-Feb-18	\$3,300,000	Coop	1,900
372 Central Park W #14D	1-01833-2264	29-Mar-18	\$2,350,000	Condo	1,141
203 W 102 St #3	1-01874-0028	9-Feb-18	\$1,900,000	Coop	
41 W 96 St #6B	1-01832-0010	1-Feb-18	\$1,795,000	Coop	1,600
372 Central Park W #5W	1-01833-2104	15-Mar-18	\$1,275,000	Condo	823
23 W 104 St #31	1-01840-1030	5-Feb-18	\$1,275,000	Condo	1,138
400 Central Park W #19W	1-01833-4390	10-Jan-18	\$1,145,000	Condo	824
418 Central Park W #32	1-01837-1020	21-Feb-18	\$1,100,000	Condo	838
372 Central Park W #15D	1-01833-2286	15-Feb-18	\$1,100,000	Condo	1,141
400 Central Park W #14B	1-01833-4262	9-Mar-18	\$1,024,765	Condo	841
205-209 W 103 St #4F	1-01875-0026	9-Jan-18	\$965,000	Coop	
400 Central Park W #7Y	1-01833-4150	12-Mar-18	\$945,000	Condo	649
382 Central Park W #1B	1-01833-1002	9-Feb-18	\$926,000	Condo	840
392 Central Park W #5M	1-01833-3096	18-Jan-18	\$905,000	Condo	788
392 Central Park W #7V	1-01833-3147	9-Mar-18	\$886,645	Condo	702
7 W 107 St #3B	1-01843-0027	8-Jan-18	\$880,000	Coop	
382 Central Park W #16U	1-01833-1322	20-Feb-18	\$840,000	Condo	545
392 Central Park W #2H	1-01833-3026	17-Jan-18	\$825,000	Condo	702
26 W 97 St #3A	1-01832-1009	12-Mar-18	\$795,000	Condo	585
2800-2808 Broadway #4C	1-01880-0001	2-Mar-18	\$790,000	Coop	775
2788-2792 Broadway #7A	1-01879-0062	30-Jan-18	\$715,000	Coop	900
382 Central Park W #4T	1-01833-1079	9-Mar-18	\$708,425	Condo	532
400 Central Park W #12U	1-01833-4256	9-Mar-18	\$708,425	Condo	545
392 Central Park W #2E	1-01833-3023	9-Mar-18	\$690,603	Condo	540
49 W 96 St #1A	1-01832-0006	6-Feb-18	\$650,000	Coop	800
206-214 W 103 St #5G	1-01874-0037	27-Mar-18	\$630,000	Coop	700
410 Central Park W #2E	1-01836-0036	16-Jan-18	\$630,000	Coop	750
420-424 Central Park W #5A	1-01838-1041	26-Jan-18	\$590,000	Condo	515
382 Central Park W #14B	1-01833-1262	9-Mar-18	\$555,000	Condo	840
4-6 W 109 St #1F	1-01844-0037	10-Jan-18	\$550,000	Coop	
124 W 109 St #1A	1-01863-0048	30-Mar-18	\$512,000	Coop	
127-131 W 96 St #13C	1-01851-0012	24-Jan-18	\$510,000	Coop	
203-205 W 98 St #2D	1-01870-0028	1-Feb-18	\$510,000	Coop	
372 Central Park W #5V	1-01833-2103	9-Mar-18	\$497,500	Condo	702
2800-2808 Broadway #1E	1-01880-0001	16-Mar-18	\$480,000	Coop	500
233 W 108 St #5E	1-01880-0013	28-Feb-18	\$475,000	Coop	
392 Central Park W #12B	1-01833-3240	9-Mar-18	\$463,750	Condo	841
392 Central Park W #18L	1-01833-3359	9-Mar-18	\$450,000	Condo	649
161-163 W 105 St #3WF	1-01860-0005	9-Feb-18	\$395,000	Coop	
4 W 101 St #5	1-01836-0037	28-Feb-18	\$329,000	Coop	
441-444 Central Park W #HLWAY	1-01840-0029	13-Feb-18	\$37,000	Coop	



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