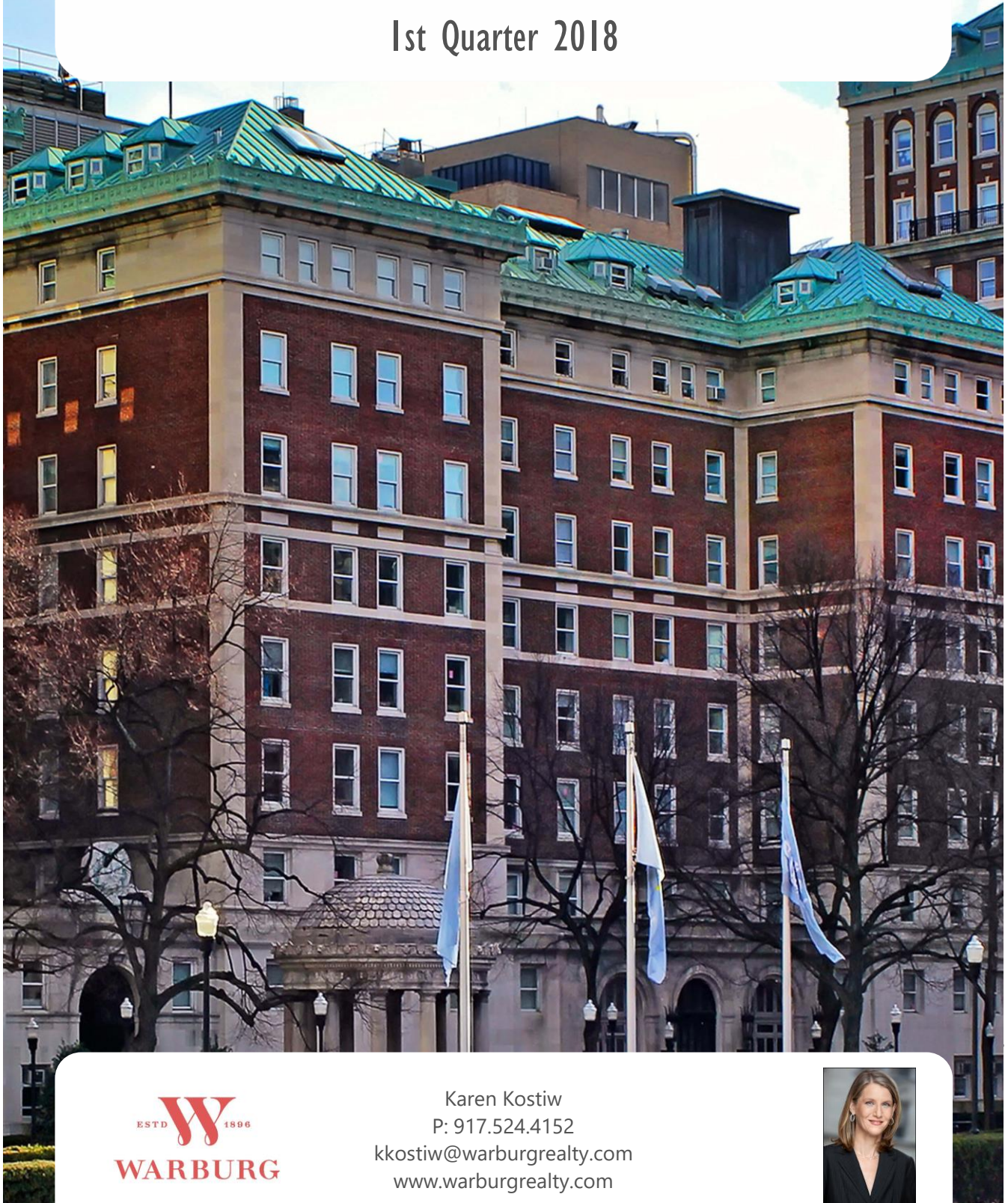


# MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales  
in Morningside Heights, Manhattan

1st Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Morningside Heights, Manhattan

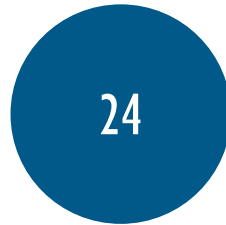
### SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



9% YoY

MEDIAN PRICE/SQ.FT.



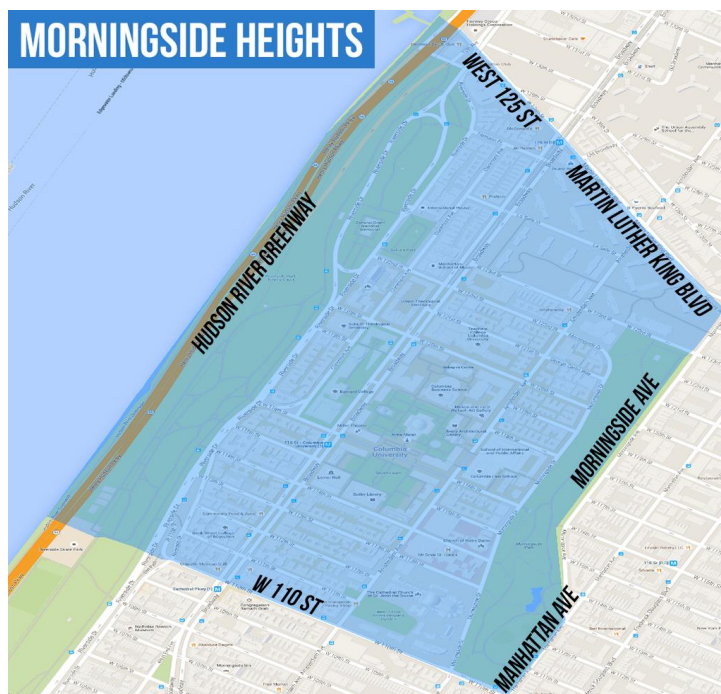
-17% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

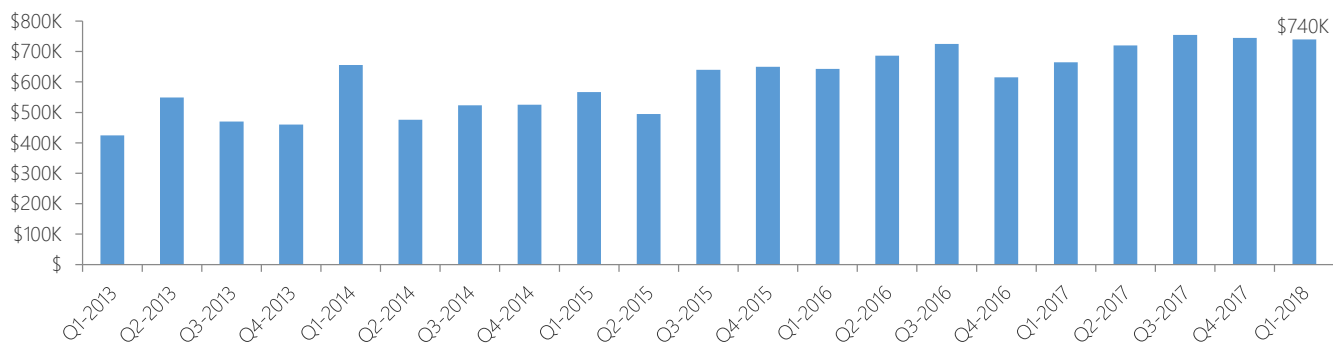


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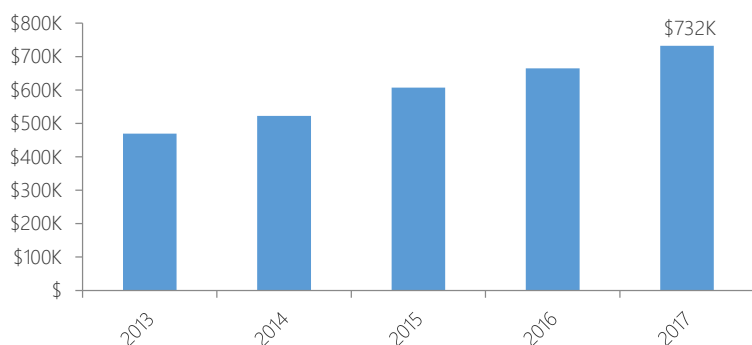


## RESIDENTIAL STATS

### Median Sale Price by Quarter

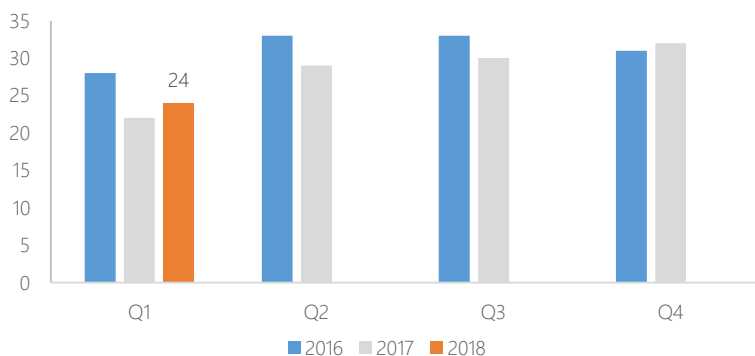


### Median Sale Price by Year



### Number of Transactions

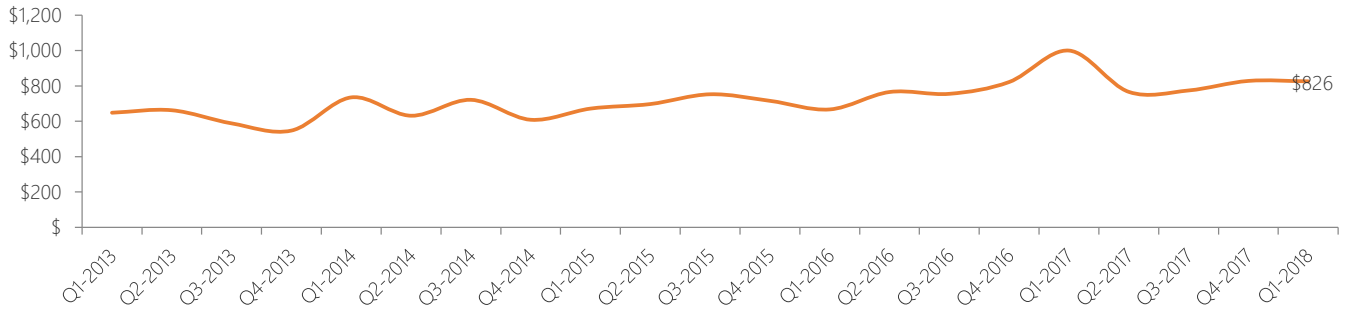
Quarter	2013	2014	2015	2016	2017	2018
Q1	23	18	20	28	22	24
Q2	37	40	28	33	29	
Q3	43	42	37	33	30	
Q4	45	29	29	31	32	



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## Median Sale Price per Square Foot

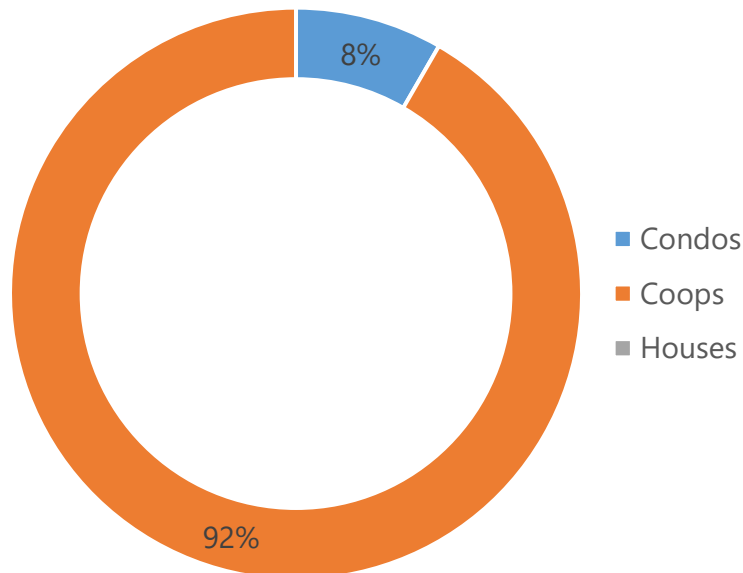


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,953,125	83%	\$1,626	19%	2
Coops	\$625,000	-5%	\$783	-14%	22
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 110 St #11A	1-01882-1190	1-Feb-18	\$6,200,000	Condo	3,186
545 W 110 St #3B	1-01882-1146	28-Mar-18	\$1,706,250	Condo	1,306
420 Riverside Dr #GE	1-01896-0001	26-Mar-18	\$1,195,000	Coop	
528 W 111 St #35	1-01882-0051	7-Feb-18	\$1,100,000	Coop	1,200
80 La Salle St #8F	1-01978-0001	5-Jan-18	\$1,100,000	Coop	
80 La Salle St #21F	1-01978-0001	5-Mar-18	\$1,085,000	Coop	1,236
80 La Salle St #19F	1-01978-0001	5-Jan-18	\$1,040,000	Coop	1,250
420 Riverside Dr #12E	1-01896-0001	5-Jan-18	\$999,000	Coop	
80 La Salle St #6F	1-01978-0001	2-Mar-18	\$932,800	Coop	1,250
80 La Salle St #16D	1-01978-0001	2-Mar-18	\$827,500	Coop	904
170 Claremont Ave #11	1-01993-0043	15-Feb-18	\$776,000	Coop	
80 La Salle St #4C	1-01978-0001	16-Feb-18	\$740,000	Coop	
615-617 W 113 St #26	1-01895-0047	8-Jan-18	\$625,000	Coop	500
200 Claremont Ave #23	1-01993-0096	13-Mar-18	\$602,000	Coop	
510-512 W 123 St #31	1-01977-0037	23-Feb-18	\$600,000	Coop	
80 La Salle St #18H	1-01978-0001	1-Mar-18	\$600,000	Coop	900
80 La Salle St #9C	1-01978-0001	4-Jan-18	\$580,000	Coop	
395 Riverside Dr #2D	1-01894-0067	27-Feb-18	\$570,000	Coop	900
1264-1266 Amsterdam Ave #1D	1-01977-0031	15-Feb-18	\$410,000	Coop	500
140 Claremont Ave #6B	1-01993-0057	10-Jan-18	\$405,000	Coop	600
80 La Salle St #14D	1-01978-0001	11-Jan-18	\$356,384	Coop	
3115 Broadway #35	1-01993-0021	29-Mar-18	\$352,000	Coop	550
80 La Salle St #21E	1-01978-0001	18-Jan-18	\$290,000	Coop	540



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