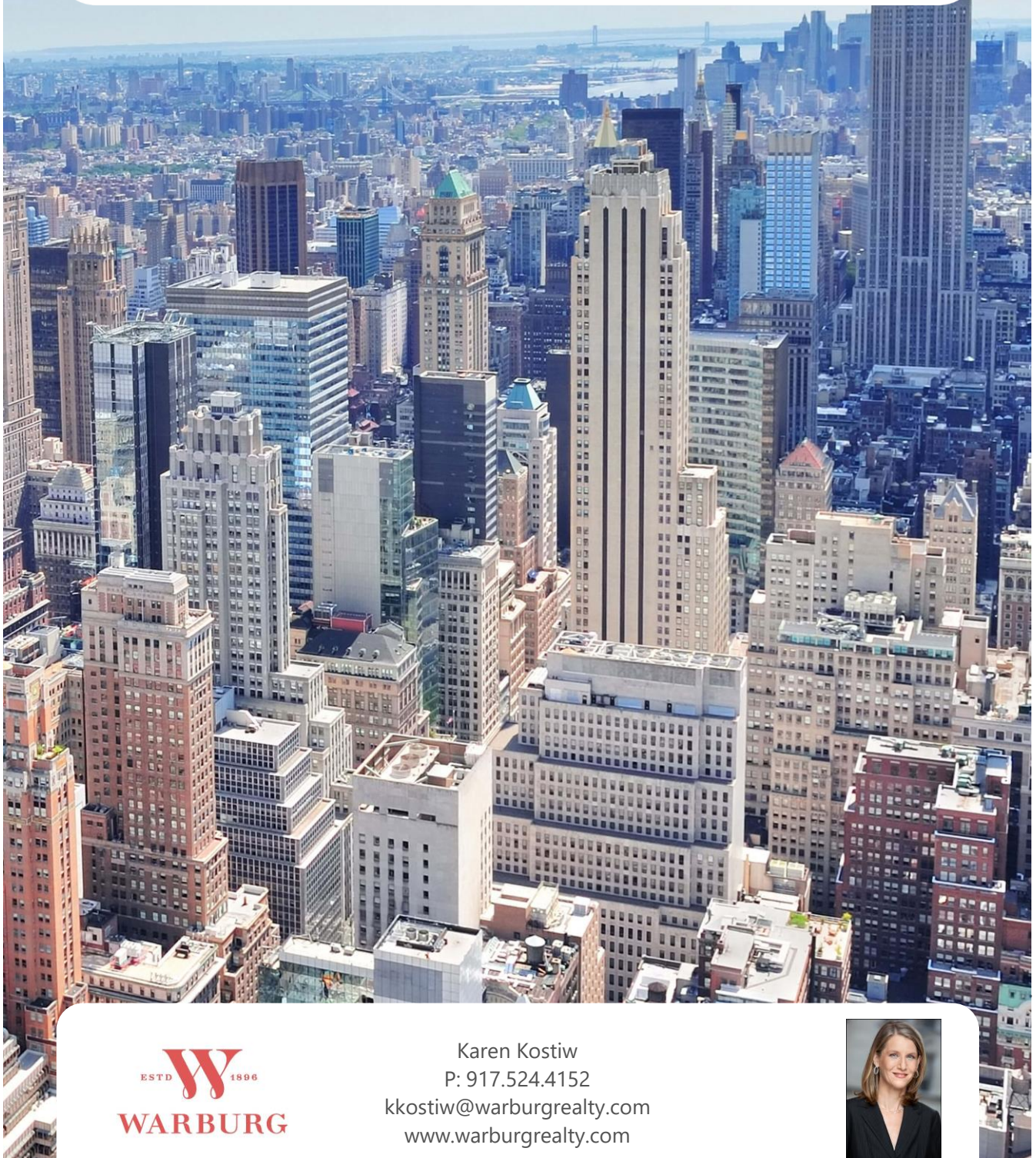


# UPPER WEST SIDE

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

1st Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Upper West Side, Manhattan

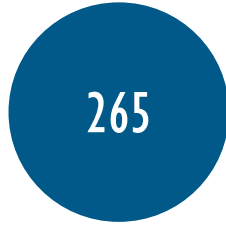
### SUMMARY

MEDIAN SALE PRICE



22% YoY

NO. OF TRANSACTIONS



4% YoY

MEDIAN PRICE/SQ.FT.



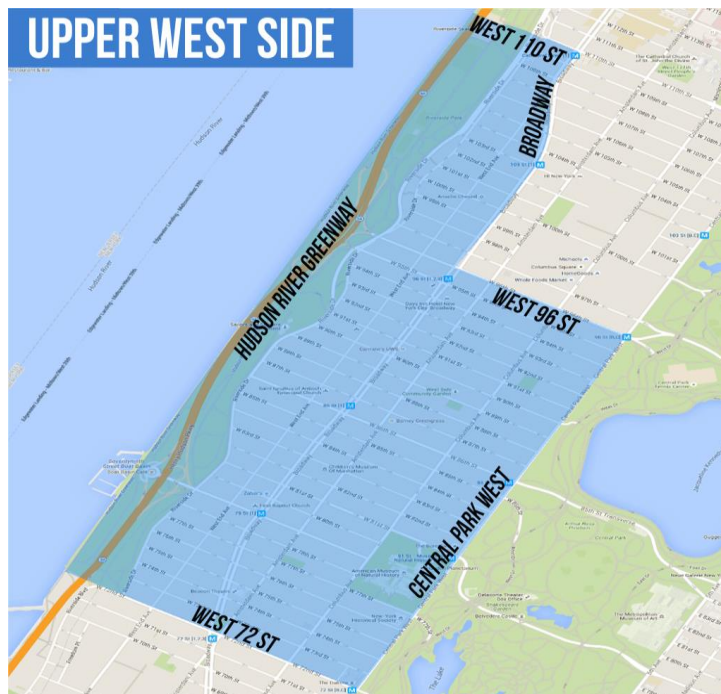
7% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES



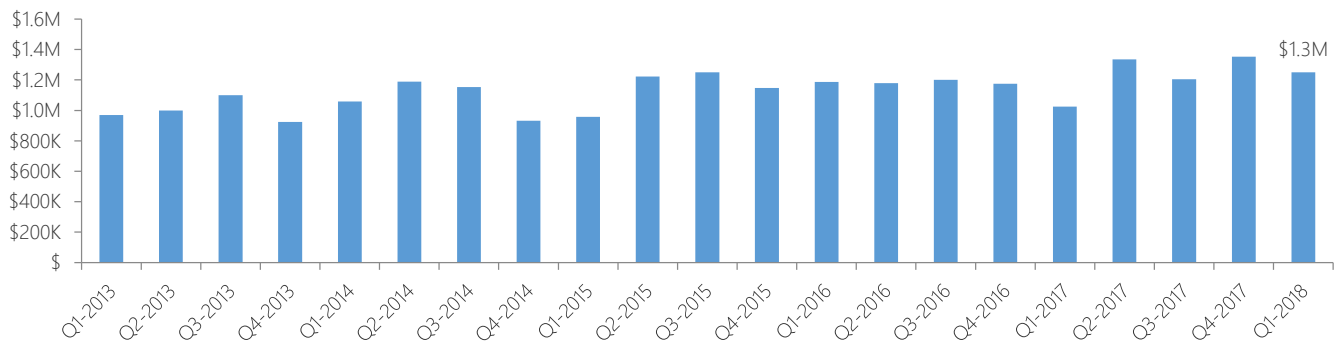
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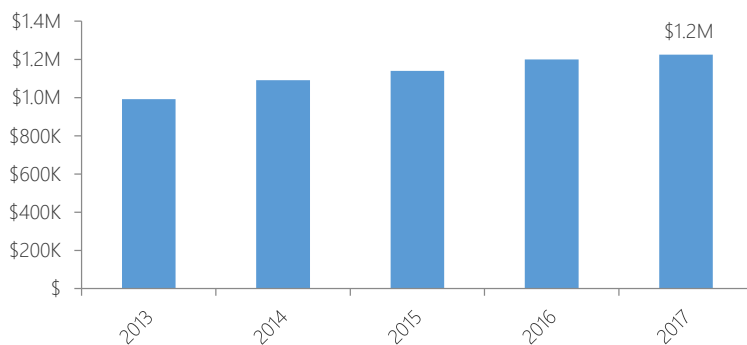


## RESIDENTIAL STATS

### Median Sale Price by Quarter

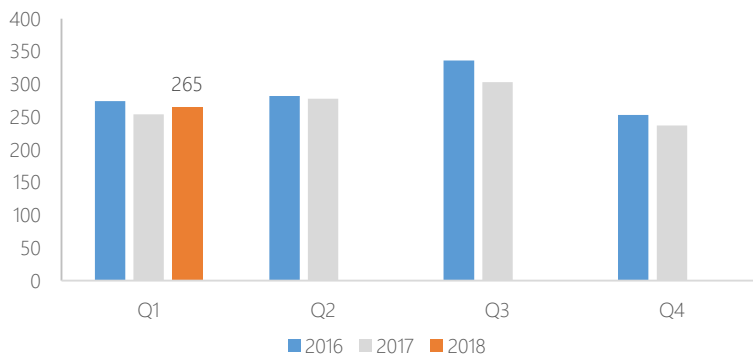


### Median Sale Price by Year



### Number of Transactions

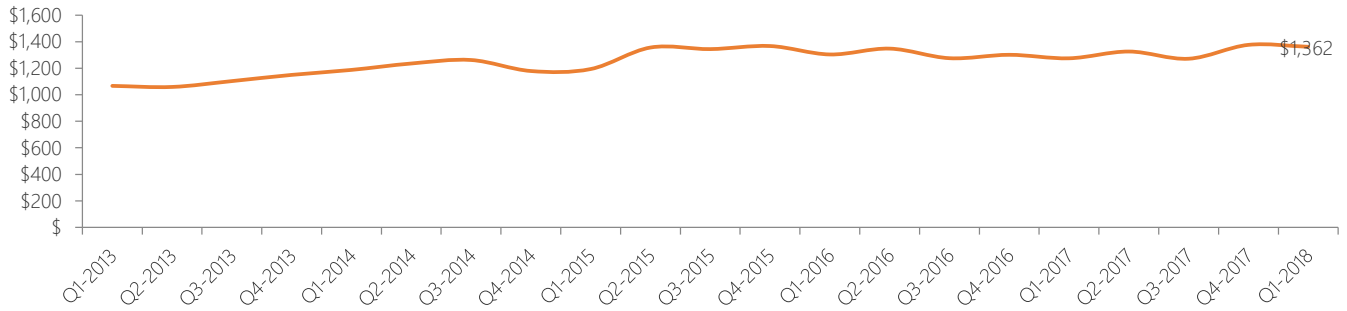
Quarter	2013	2014	2015	2016	2017	2018
Q1	264	306	282	274	254	265
Q2	356	356	324	282	278	
Q3	409	389	347	336	303	
Q4	363	260	334	253	237	



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## Median Sale Price per Square Foot

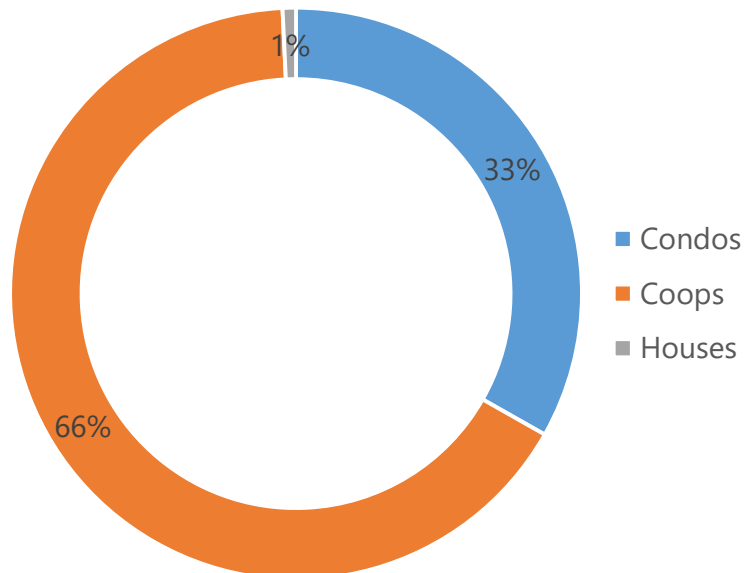


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,410,000	4%	\$1,565	6%	88
Coops	\$1,062,000	18%	\$1,136	5%	175
Houses	\$12,800,000	13%	\$1,978	-5%	2

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
320 Central Park W #22B	1-01205-0034	22-Mar-18	\$15,000,000	Coop	
28 W 76 St	1-01128-0049	19-Jan-18	\$13,100,000	House	6,640
308 W 88 St	1-01249-0038	10-Jan-18	\$12,500,000	House	6,306
121 Central Park W #77	1-01125-0025	20-Feb-18	\$9,475,000	Coop	4,000
2148 Broadway #12D	1-01167-1153	26-Jan-18	\$8,900,000	Condo	2,959
300 W End Ave #13A	1-01166-0001	2-Jan-18	\$6,700,000	Coop	
173 Riverside Dr #PHC	1-01250-0067	26-Feb-18	\$6,581,000	Coop	
285 Central Park W #PHA	1-01202-0036	5-Mar-18	\$5,995,000	Coop	
182 W 82 St #4W	1-01212-1107	17-Jan-18	\$5,800,000	Condo	2,432
137-139 Riverside Dr #6BC	1-01247-0057	27-Mar-18	\$5,675,000	Coop	
211-219 Central Park W #3E	1-01195-0029	22-Mar-18	\$5,540,000	Coop	
272 W 86 St #THE	1-01233-1301	13-Mar-18	\$5,478,000	Condo	2,817
2112 Broadway #8FT	1-01165-1926	12-Feb-18	\$5,300,000	Condo	2,967
300 Central Park W #18J	1-01204-0029	6-Feb-18	\$5,300,000	Coop	
2112 Broadway #7	1-01165-1926	12-Feb-18	\$5,300,000	Condo	2,967
360 Central Park W #8H	1-01209-1337	26-Mar-18	\$5,221,405	Condo	2,941
375 W End Ave #9AB	1-01186-0033	28-Mar-18	\$5,100,000	Coop	
360 Central Park W #4B	1-01209-1307	26-Feb-18	\$5,086,159	Condo	2,432
100 W 80 St #3E	1-01210-1407	23-Mar-18	\$5,000,000	Condo	2,512
207 W 79 St #7B	1-01227-1011	28-Mar-18	\$5,000,000	Condo	2,026
207 W 79 St #4A	1-01227-1004	29-Mar-18	\$4,715,364	Condo	
360 Central Park W #10A	1-01209-1346	31-Jan-18	\$4,505,756	Condo	1,921
360 Central Park W #6A	1-01209-1319	27-Mar-18	\$4,271,559	Condo	
110-118 Riverside Dr #11B	1-01245-0047	8-Jan-18	\$4,200,000	Coop	2,000
2211 Broadway #12H	1-01170-1206	1-Jan-18	\$4,175,000	Condo	1,825
270 Riverside Dr #6C	1-01888-1328	18-Jan-18	\$4,150,000	Condo	2,395
270 Riverside Dr #8C	1-01888-1338	5-Jan-18	\$4,150,000	Condo	2,395
207 W 79 St #8B	1-01227-1013	27-Mar-18	\$4,024,838	Condo	
101 W 79 St #23C	1-01210-1123	8-Jan-18	\$4,001,000	Condo	1,575
329 W 77 St #13B	1-01186-0001	23-Mar-18	\$4,000,000	Coop	
235 W 75 St #226	1-01167-1214	24-Jan-18	\$3,804,765	Condo	1,775
180 Riverside Dr #8C	1-01251-0001	11-Jan-18	\$3,800,000	Coop	
360 Central Park W #10E	1-01209-1348	22-Jan-18	\$3,665,700	Condo	1,923
360 Central Park W #7E	1-01209-1330	8-Mar-18	\$3,558,784	Condo	
110-118 Riverside Dr #9D	1-01245-0047	11-Jan-18	\$3,450,000	Coop	
2420-2424 Broadway #9H	1-01237-0017	15-Feb-18	\$3,275,000	Coop	
225 Central Park W #1401	1-01196-0029	16-Mar-18	\$3,212,300	Coop	
15 W 72 St #8KLM	1-01125-0024	21-Feb-18	\$3,200,000	Coop	
498 W End Ave #6C	1-01231-1418	26-Mar-18	\$3,195,000	Condo	
355 Riverside Dr #6W	1-01892-0064	9-Jan-18	\$3,150,000	Coop	
222 Riverside Dr #2B	1-01253-1120	21-Feb-18	\$3,137,500	Condo	1,982
2273-2279 Broadway #32	1-01229-0054	12-Feb-18	\$3,100,000	Coop	2,175
360 Central Park W #3B	1-01209-1304	13-Feb-18	\$3,049,659	Condo	1,523
871-875 W End Ave #5B	1-01890-0024	4-Jan-18	\$3,040,000	Coop	
320 Central Park W #20C	1-01205-0034	26-Feb-18	\$3,000,000	Coop	2,000
134 W 78 St #1	1-01149-0047	26-Mar-18	\$3,000,000	Coop	
15 W 72 St #23FG	1-01125-0024	9-Jan-18	\$2,950,000	Coop	
2420-2424 Broadway #7H	1-01237-0017	6-Mar-18	\$2,900,000	Coop	2,000
67 Riverside Dr #3B	1-01186-0095	29-Mar-18	\$2,895,073	Coop	
15 W 72 St #30G	1-01125-0024	6-Mar-18	\$2,787,500	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
685-691 W End Ave #12B	1-01252-0050	19-Mar-18	\$2,775,000	Coop	2,000
310 W 79 St #7E	1-01186-0087	4-Jan-18	\$2,670,000	Coop	
270 Riverside Dr #1B	1-01888-1303	16-Feb-18	\$2,650,000	Condo	
100 Riverside Dr #15C	1-01245-0003	22-Mar-18	\$2,625,000	Coop	1,500
2511-2513 Broadway #8C	1-01241-0052	26-Feb-18	\$2,482,500	Coop	1,650
640 W End Ave #8A	1-01239-1031	1-Mar-18	\$2,400,000	Condo	1,729
225 Central Park W #503	1-01196-0029	25-Jan-18	\$2,400,000	Coop	
285-289 Riverside Dr #13G	1-01889-0036	14-Feb-18	\$2,400,000	Coop	
277 W End Ave #12D	1-01184-0019	12-Mar-18	\$2,350,000	Coop	
258 Riverside Dr #5A	1-01887-0065	27-Mar-18	\$2,265,000	Coop	
340-343 Riverside Dr #9C	1-01892-0001	14-Feb-18	\$2,250,000	Coop	
5 Riverside Dr #8A	1-01184-0028	2-Feb-18	\$2,225,000	Coop	1,500
186-187 Riverside Dr #10B	1-01251-0037	18-Jan-18	\$2,175,000	Coop	
140-147 Riverside Dr #17G	1-01248-0001	26-Jan-18	\$2,100,000	Coop	
101 W 87 St #406	1-01218-1028	5-Feb-18	\$1,955,850	Condo	1,003
790-804 W End Ave #8B	1-01870-0004	22-Feb-18	\$1,950,000	Coop	
790-804 W End Ave #2B	1-01870-0004	19-Mar-18	\$1,950,000	Coop	1,900
505 W End Ave #8D	1-01246-0029	27-Feb-18	\$1,910,000	Coop	
101 W 79 St #6C	1-01210-1037	22-Feb-18	\$1,870,000	Condo	933
266 W 77 St #5	1-01168-0159	11-Jan-18	\$1,870,000	Coop	
110-118 Riverside Dr #6E	1-01245-0047	1-Mar-18	\$1,850,000	Coop	
375 Riverside Dr #2BB	1-01893-0035	5-Feb-18	\$1,850,000	Coop	
250 W 88 St #709	1-01235-1061	28-Mar-18	\$1,800,000	Condo	699
323-329 W 86 St #9A	1-01248-0019	22-Feb-18	\$1,775,000	Coop	1,600
124 W 93 St #6B	1-01223-1131	13-Mar-18	\$1,750,000	Condo	1,247
360 Central Park W #5A	1-01209-1313	9-Feb-18	\$1,725,934	Condo	834
251 W 89 St #11C	1-01237-1035	14-Mar-18	\$1,700,000	Condo	1,138
323-329 W 86 St #4C	1-01248-0019	26-Mar-18	\$1,700,000	Coop	1,500
101 W 81 St #209	1-01212-1002	30-Jan-18	\$1,700,000	Coop	
332-338 W 86 St #5B	1-01247-0050	16-Mar-18	\$1,695,000	Coop	1,400
23-35 W 73 St #501	1-01126-0014	12-Mar-18	\$1,675,000	Coop	1,200
2721-2727 Broadway #16F	1-01876-0007	30-Jan-18	\$1,650,000	Coop	1,310
565-569 W End Ave #10A	1-01249-0029	23-Mar-18	\$1,645,000	Coop	1,350
600 Amsterdam Ave #6G	1-01237-0029	18-Jan-18	\$1,645,000	Coop	1,250
160 W 87 St #2C	1-01217-0054	31-Jan-18	\$1,630,000	Coop	1,300
817 W End Ave #4C	1-01888-1124	28-Feb-18	\$1,629,200	Condo	1,487
771 W End Ave #1B	1-01887-0050	15-Feb-18	\$1,625,000	Coop	
360 Central Park W #3A	1-01209-1303	5-Feb-18	\$1,603,744	Condo	864
110-118 Riverside Dr #5C	1-01245-0047	23-Jan-18	\$1,595,000	Coop	
24 W 83 St #1R	1-01196-0044	22-Mar-18	\$1,595,000	Coop	
205 W 76 St #703	1-01168-1020	23-Mar-18	\$1,580,000	Condo	826
263-267 W End Ave #5A	1-01184-0010	16-Jan-18	\$1,575,000	Coop	1,300
171 W 79 St #134	1-01210-0005	11-Jan-18	\$1,570,000	Coop	
511-519 W End Ave #8A	1-01246-0036	14-Feb-18	\$1,570,000	Coop	1,250
302-306 W 79 St #5CF	1-01186-0084	4-Jan-18	\$1,565,000	Coop	
240 W 98 St #9L	1-01869-1327	2-Jan-18	\$1,550,000	Condo	1,150
160-166 W 95 St #4D	1-01225-0055	21-Feb-18	\$1,549,000	Coop	1,200
2109 Broadway #5160	1-01165-1491	3-Jan-18	\$1,500,000	Condo	904
123 W 93 St #8G	1-01224-0023	17-Jan-18	\$1,500,000	Coop	
305-307 W 86 St #6B	1-01248-0027	26-Mar-18	\$1,495,000	Coop	1,100



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