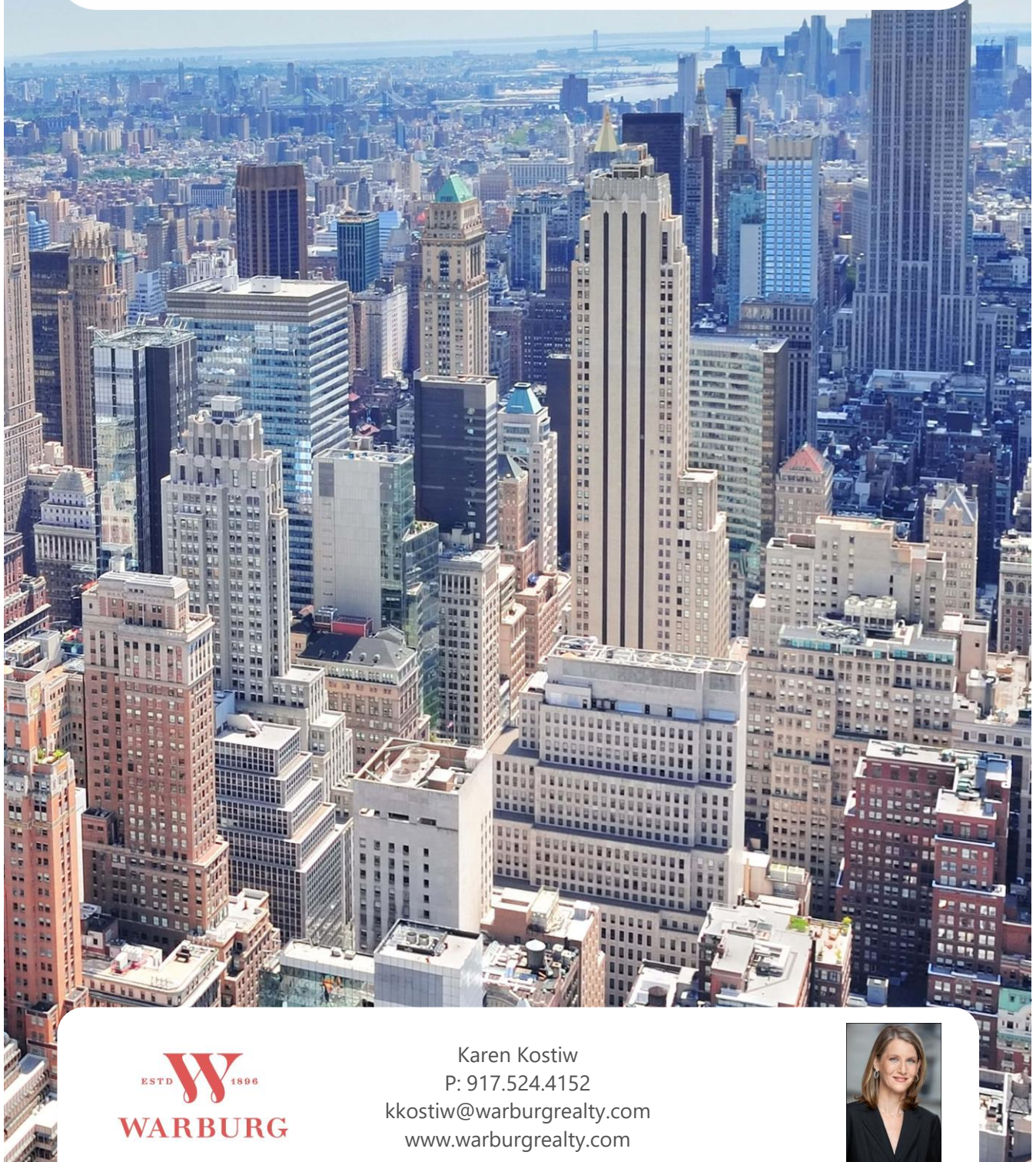


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

1st Quarter 2018



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



Residential Market Report, 1st Quarter 2018

Uptown Manhattan, Manhattan

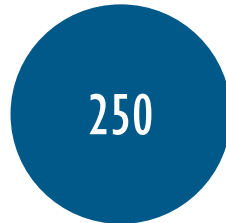
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



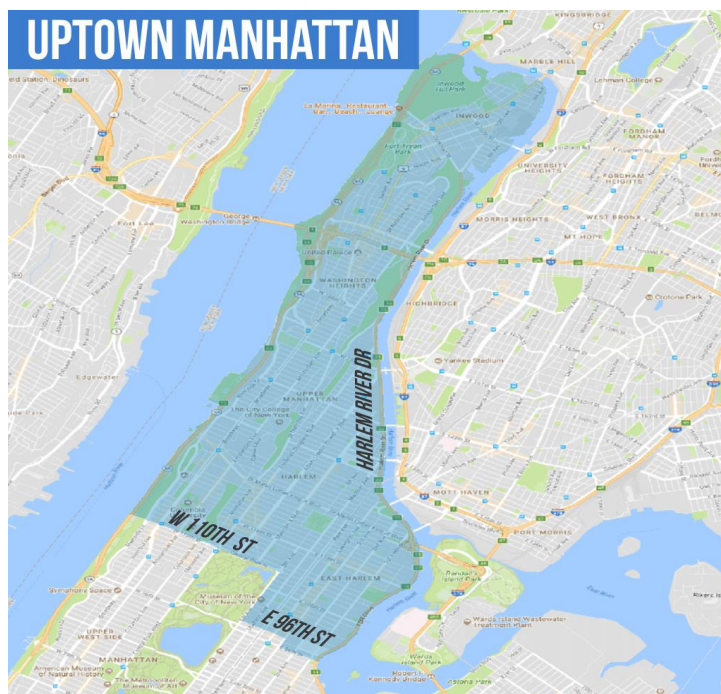
9% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

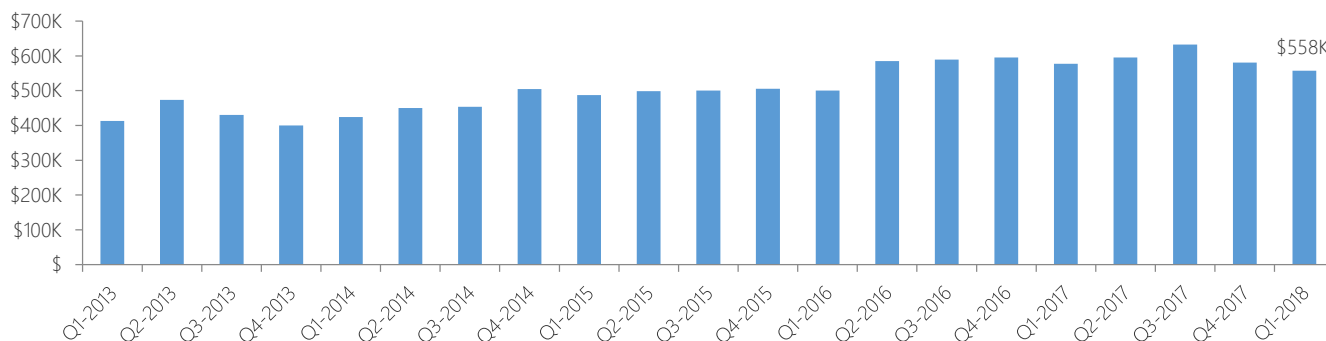


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

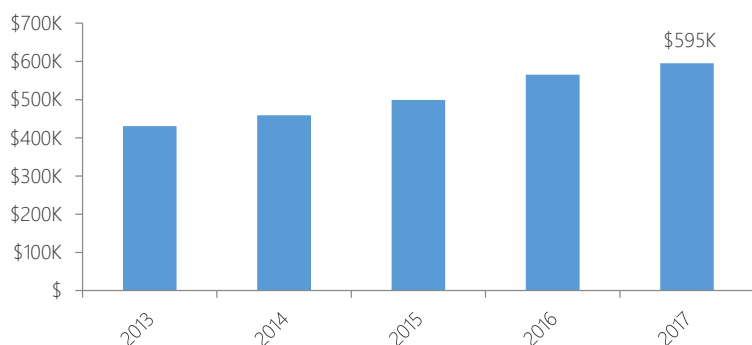


RESIDENTIAL STATS

Median Sale Price by Quarter

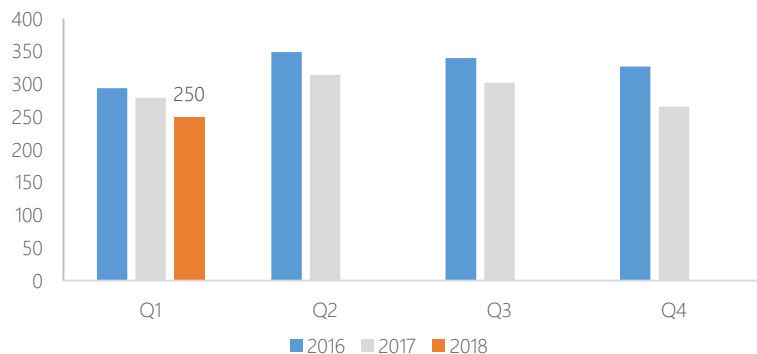


Median Sale Price by Year



Number of Transactions

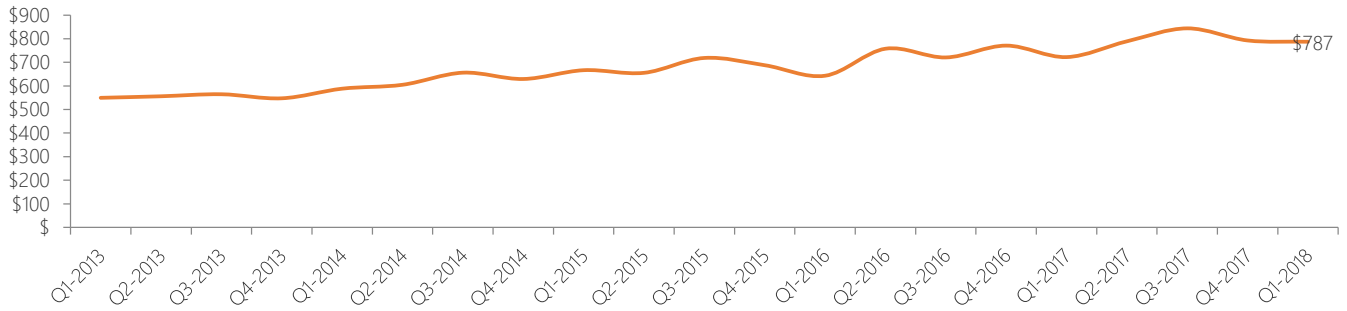
Quarter	2013	2014	2015	2016	2017	2018
Q1	272	288	278	294	279	250
Q2	459	401	357	349	314	
Q3	465	413	370	340	302	
Q4	387	353	320	327	266	



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



Median Sale Price per Square Foot

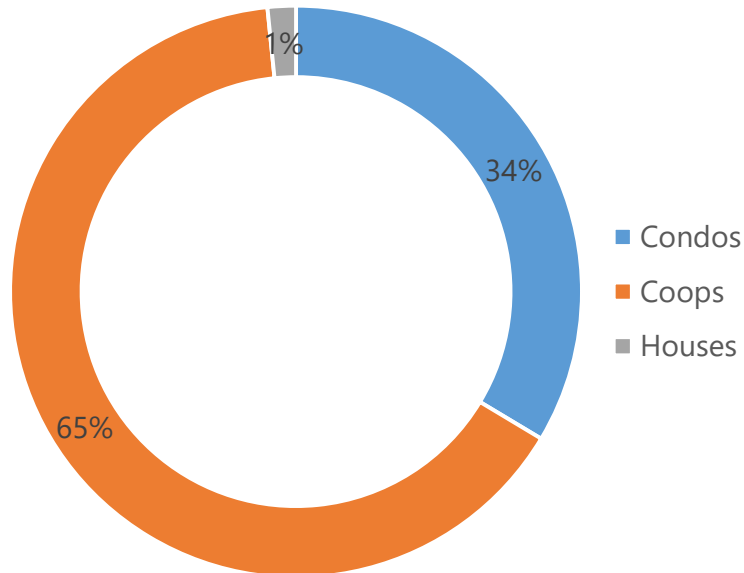


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$716,625	2%	\$942	13%	84
Coops	\$450,000	-1%	\$667	12%	162
Houses	\$2,187,500	-6%	\$709	4%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1485 5 Ave #2628C	1-01746-1159	30-Mar-18	\$6,600,000	Condo	4,442
545 W 110 St #11A	1-01882-1190	1-Feb-18	\$6,200,000	Condo	3,186
111 W 110 St #14A	1-01820-1214	31-Jan-18	\$4,135,625	Condo	1,955
251 W 138 St	1-02024-0111	16-Feb-18	\$4,000,000	House	3,933
111 W 110 St #16C	1-01820-1247	31-Jan-18	\$3,030,000	Condo	1,422
1485 5 Ave #1819A	1-01746-1105	11-Jan-18	\$2,600,000	Condo	2,337
154 W 132 St	1-01916-0054	2-Mar-18	\$2,575,000	House	2,939
111 W 110 St #10C	1-01820-1243	6-Feb-18	\$2,425,000	Condo	1,422
138-140 W 124 St #8A	1-01908-1116	16-Jan-18	\$2,330,000	Condo	1,959
138-140 W 124 St #4B	1-01908-1109	26-Jan-18	\$2,165,000	Condo	2,028
2000-2002 5 Ave #4AB	1-01722-0033	29-Jan-18	\$2,100,000	Coop	2,429
1280 5 Ave #12F	1-01615-1062	17-Jan-18	\$1,850,000	Condo	1,284
380 Lenox Ave #12E	1-01727-1074	12-Mar-18	\$1,845,000	Condo	1,682
594 W 152 St	1-02083-0062	22-Jan-18	\$1,800,000	House	3,328
346 W 123 St	1-01949-0154	23-Feb-18	\$1,785,000	House	3,840
800 Riverside Dr #3A	1-02134-0195	13-Feb-18	\$1,720,000	Coop	2,000
545 W 110 St #3B	1-01882-1146	28-Mar-18	\$1,706,250	Condo	1,306
2000-2002 5 Ave #6B	1-01722-0033	8-Mar-18	\$1,700,000	Coop	1,600
1485 5 Ave #13H	1-01746-1065	23-Jan-18	\$1,600,000	Condo	1,332
2110 Fredrick Douglass Blvd #5B	1-01830-1218	27-Feb-18	\$1,562,000	Condo	1,322
241 Lenox Ave #2	1-01907-1603	18-Jan-18	\$1,476,463	Condo	
800 Riverside Dr #4H	1-02134-0195	9-Mar-18	\$1,425,000	Coop	
497 Manhattan Ave #2	1-01947-1102	12-Jan-18	\$1,374,638	Condo	1,460
40 W 116 St #A806	1-01599-1302	15-Jan-18	\$1,360,000	Condo	1,184
40 W 116 St #B906	1-01599-1434	8-Jan-18	\$1,315,000	Condo	1,099
305 E 108 St #3C	1-01680-1018	23-Mar-18	\$1,250,000	Condo	1,475
2187 Fredrick Douglass Blvd #8M	1-01945-1354	22-Mar-18	\$1,235,000	Condo	1,110
1890 Adam C Powell Blvd #4A	1-01830-1018	27-Feb-18	\$1,225,000	Condo	1,355
350 Cabrini Blvd #6AB	1-02179-0440	26-Feb-18	\$1,215,000	Coop	
300 W 135 St #2G	1-01959-1070	16-Mar-18	\$1,200,000	Condo	1,035
420 Riverside Dr #GE	1-01896-0001	26-Mar-18	\$1,195,000	Coop	
1865 2 Ave #33C	1-01646-1002	20-Mar-18	\$1,180,000	Coop	
380 Lenox Ave #9J	1-01727-1062	8-Feb-18	\$1,160,000	Condo	1,303
300 W 135 St #2F	1-01959-1059	2-Mar-18	\$1,145,000	Condo	1,104
790 Riverside Dr #3A	1-02134-0071	28-Mar-18	\$1,117,500	Coop	1,500
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	
40 W 116 St #B1006	1-01599-1442	25-Jan-18	\$1,099,000	Condo	1,099
301 W 110 St #15H	1-01846-1212	28-Mar-18	\$1,095,000	Condo	861
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
730 Ft Washington Ave #6M	1-02180-0628	6-Feb-18	\$999,000	Coop	
420 Riverside Dr #12E	1-01896-0001	5-Jan-18	\$999,000	Coop	
132 W 123 St #G	1-01907-1101	20-Mar-18	\$999,000	Condo	1,076
875 W 181 St #6J	1-02179-0001	9-Mar-18	\$999,000	Coop	
1212 5 Ave #9C	1-01607-1133	24-Jan-18	\$998,000	Condo	809
2068 5 Ave #3	1-01725-1203	19-Jan-18	\$985,000	Condo	943
720 Ft Washington Ave #3S	1-02180-0614	9-Jan-18	\$985,000	Coop	
198 Pinehurst Ave #6AB	1-02179-0158	27-Mar-18	\$960,000	Coop	
257 W 117 St #3G	1-01923-1022	15-Mar-18	\$960,000	Condo	1,001



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



Address	BBL	Sale date	Sale price	Property type	Sqft
116 Pinehurst Ave #C52	1-02179-0170	31-Jan-18	\$935,000	Coop	
313 W 119 St #3K	1-01946-1026	8-Mar-18	\$933,000	Condo	990
80 La Salle St #6F	1-01978-0001	2-Mar-18	\$932,800	Coop	1,250
300-301 W 137 St #301A	1-01960-1127	5-Mar-18	\$898,000	Condo	1,586
720 Ft Washington Ave #2X	1-02180-0614	27-Mar-18	\$880,000	Coop	1,300
121 W 132 St #1	1-01917-1301	2-Mar-18	\$875,000	Condo	1,009
447 Ft Washington Ave #23	1-02177-0087	29-Mar-18	\$855,000	Coop	1,450
66-96 Overlook Ter #1B	1-02180-0371	16-Feb-18	\$850,000	Coop	1,300
575 Riverside Dr #46	1-02001-0060	8-Jan-18	\$849,000	Coop	1,200
48 E 132 St #5C	1-01756-1125	2-Mar-18	\$842,115	Condo	
900 W 190 St #7N	1-02179-0373	31-Jan-18	\$835,000	Coop	
23-25 Chittenden Ave #5B	1-02179-0261	12-Feb-18	\$830,000	Coop	850
80 La Salle St #16D	1-01978-0001	2-Mar-18	\$827,500	Coop	904
4018-4038 Broadway #3F	1-02126-0001	4-Jan-18	\$820,000	Coop	
447 Ft Washington Ave #64	1-02177-0087	5-Feb-18	\$810,000	Coop	1,100
2098 Fredrick Douglass Blvd #2D	1-01829-1005	16-Feb-18	\$810,000	Condo	960
121 Edgecombe Ave #6	1-02048-1106	22-Feb-18	\$805,322	Condo	1,191
604-608 Riverside Dr #5D	1-02086-0054	19-Jan-18	\$800,000	Coop	900
40 W 116 St #A616	1-01599-1280	8-Jan-18	\$795,000	Condo	830
170 Claremont Ave #11	1-01993-0043	15-Feb-18	\$776,000	Coop	
835 Riverside Dr #2E	1-02135-1014	2-Mar-18	\$770,000	Condo	1,137
342 E 110 St #3D	1-01681-1111	1-Feb-18	\$767,500	Condo	830
2554 Fredrick Douglass Blvd #2554B	1-01942-1009	9-Feb-18	\$760,000	Condo	978
120 Bennett Ave #5L	1-02180-0192	22-Jan-18	\$755,000	Coop	1,049
142 Edgecombe Ave #1B	1-02043-1203	28-Mar-18	\$754,000	Condo	741
108 W 138 St #2C	1-02006-1011	4-Jan-18	\$745,000	Condo	1,018
48-58 Park Ter E #6C	1-02243-0332	25-Jan-18	\$741,585	Coop	1,300
80 La Salle St #4C	1-01978-0001	16-Feb-18	\$740,000	Coop	
880 W 181 St #4E	1-02177-0242	4-Jan-18	\$735,000	Coop	
359 Ft Washington Ave #4F	1-02139-0530	1-Feb-18	\$732,500	Coop	1,400
69-71 E 130 St #2A	1-01755-1005	12-Mar-18	\$730,000	Condo	1,021
2235 Fredrick Douglass Blvd #8F	1-01947-1001	6-Feb-18	\$725,000	Coop	
232 E 118 St #PHB	1-01667-1012	28-Feb-18	\$703,250	Condo	785
870 Riverside Dr #5B	1-02136-0036	7-Feb-18	\$699,000	Coop	
202-204 W 140 St #2A	1-02025-1005	16-Jan-18	\$699,000	Condo	715
730 Ft Washington Ave #4E	1-02180-0628	12-Mar-18	\$689,000	Coop	
300 W 135 St #8A	1-01959-1010	15-Feb-18	\$685,000	Condo	692
2360 Amsterdam Ave #3C	1-02132-1010	11-Jan-18	\$685,000	Condo	987
120 Cabrini Blvd #72	1-02179-0010	14-Mar-18	\$675,000	Coop	900
180 St Nicholas Ave #51	1-01925-0013	9-Feb-18	\$675,000	Coop	
1270-1273 5 Ave #12N	1-01614-0001	9-Feb-18	\$675,000	Coop	1,150
116 Pinehurst Ave #G31	1-02179-0170	18-Jan-18	\$675,000	Coop	
790 Riverside Dr #2LX	1-02134-0071	10-Jan-18	\$675,000	Coop	1,000
835 Riverside Dr #5A	1-02135-1040	5-Jan-18	\$665,000	Condo	891
421 Manhattan Ave #C17	1-01944-1241	22-Jan-18	\$665,000	Condo	738
720 Ft Washington Ave #4J	1-02180-0614	5-Feb-18	\$660,000	Coop	
100 Bennett Ave #4A	1-02180-0169	5-Feb-18	\$659,000	Coop	
1831-1833 Madison Ave #4C	1-01746-0021	13-Mar-18	\$640,000	Coop	
330-340 Haven Ave #3H	1-02177-0234	19-Jan-18	\$630,000	Coop	700
544 W 157 St #2	1-02115-0011	12-Mar-18	\$625,000	Coop	



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

