

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Lincoln Square, Manhattan

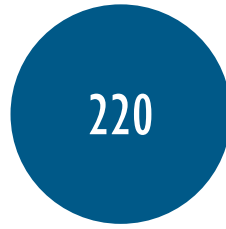
SUMMARY

MEDIAN SALE PRICE



25% YoY

NO. OF TRANSACTIONS



25% YoY

MEDIAN PRICE/SQ.FT.



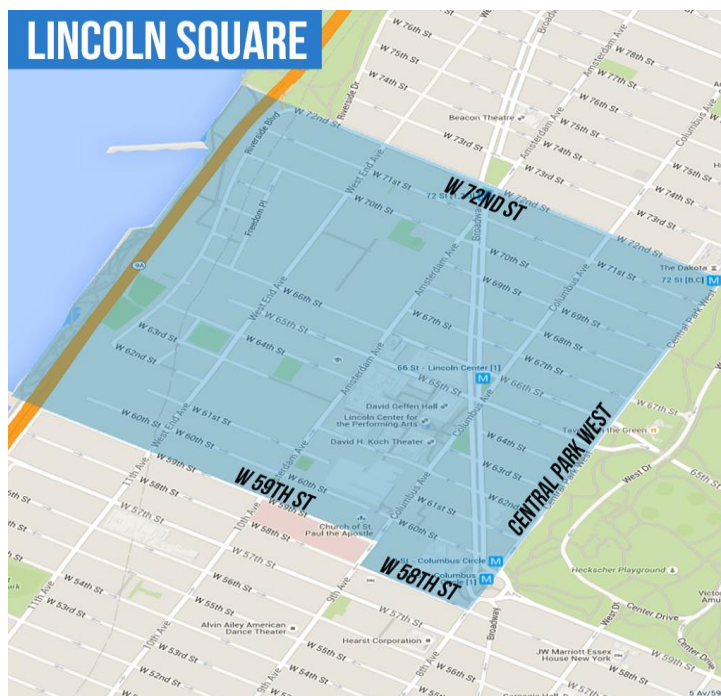
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

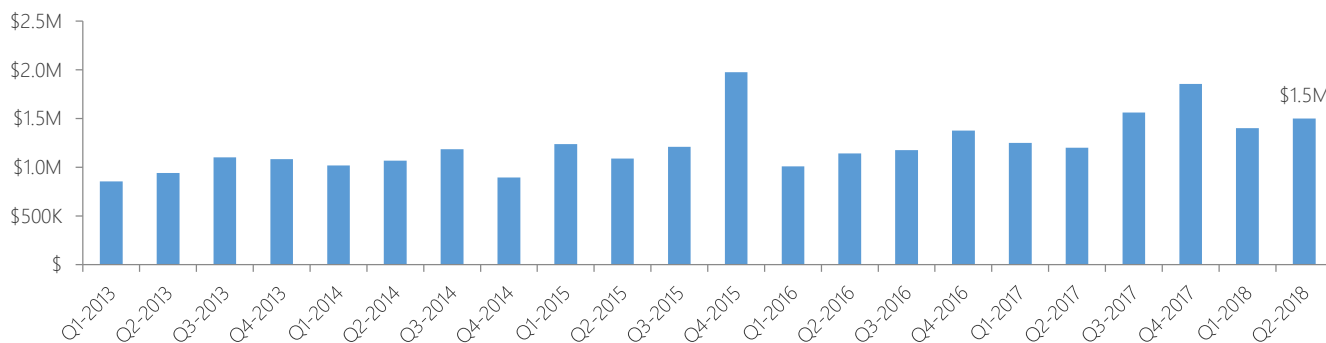


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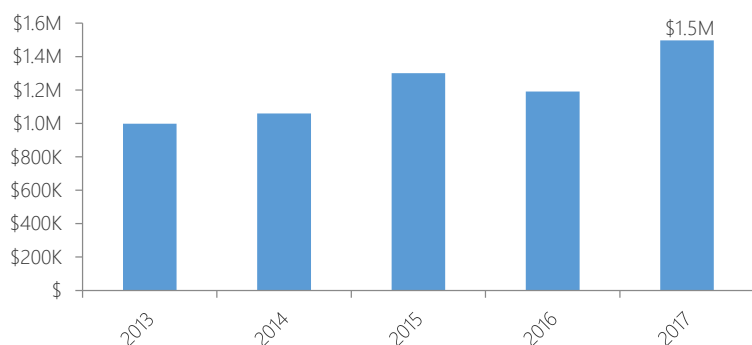


RESIDENTIAL STATS

Median Sale Price by Quarter

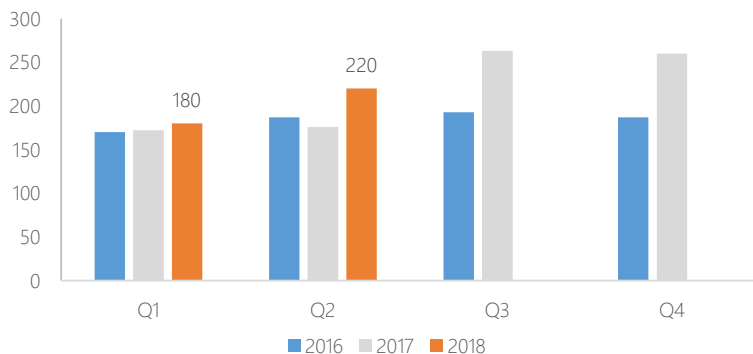


Median Sale Price by Year



Number of Transactions

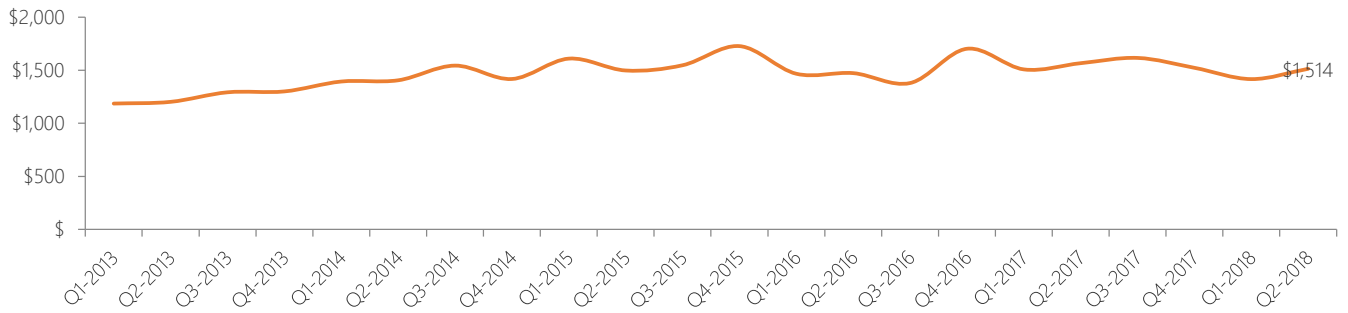
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1 | 157 | 229 | 164 | 170 | 172 | 180 |
| Q2 | 267 | 240 | 248 | 187 | 176 | 220 |
| Q3 | 307 | 255 | 289 | 193 | 263 | |
| Q4 | 238 | 230 | 303 | 187 | 260 | |



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Median Sale Price per Square Foot

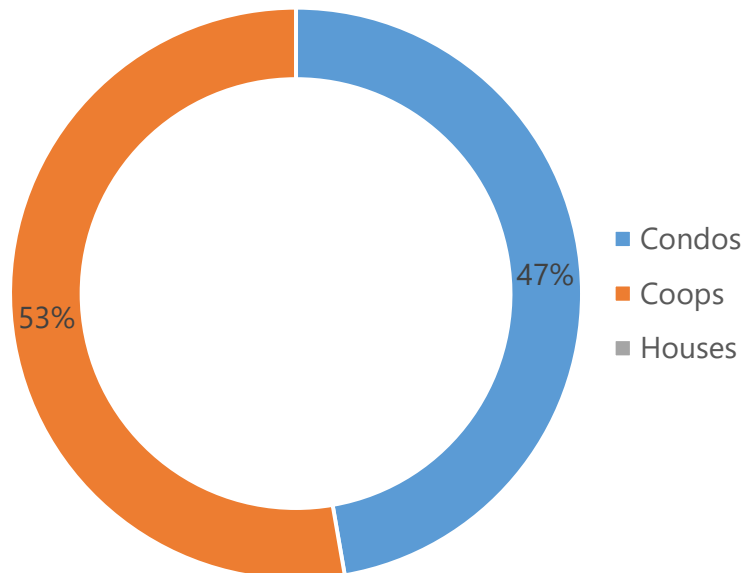


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$2,300,000 | 25% | \$1,757 | 4% | 104 |
| Coops | \$790,000 | 0% | \$1,058 | 2% | 116 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------------|--------------|-----------|--------------|---------------|-------|
| 15 Central Park W #1617B | 1-01114-1527 | 5-Apr-18 | \$50,000,000 | Condo | 5,413 |
| 50 Riverside Blvd #21A | 1-01171-2518 | 27-Apr-18 | \$13,975,481 | Condo | 5,739 |
| 88 Central Park W #10S | 1-01121-0036 | 16-May-18 | \$13,000,000 | Coop | |
| 25 Columbus Cir #ST63A | 1-01049-1078 | 11-Apr-18 | \$11,988,000 | Condo | 2,632 |
| 25 Columbus Cir #ST67C | 1-01049-1099 | 24-May-18 | \$10,250,000 | Condo | 2,416 |
| 115 Central Park W #7D | 1-01124-0027 | 4-May-18 | \$8,500,000 | Coop | 3,000 |
| 111 W 67th St #28A | 1-01139-1300 | 24-May-18 | \$8,495,000 | Condo | 2,727 |
| 25 Columbus Cir #ST65B | 1-01049-1088 | 28-Jun-18 | \$8,200,000 | Condo | 1,830 |
| 1 W End Ave #29C | 1-01171-4593 | 22-May-18 | \$8,120,909 | Condo | |
| 101-105 Central Park W #3C | 1-01123-0029 | 12-Apr-18 | \$7,700,000 | Coop | |
| 1 W End Ave #37A | 1-01171-4536 | 20-Apr-18 | \$7,337,275 | Condo | 3,055 |
| 1 W End Ave #33A | 1-01171-4532 | 14-May-18 | \$7,247,164 | Condo | |
| 1 Central Park W #402 | 1-01113-1243 | 8-May-18 | \$6,750,000 | Condo | 1,182 |
| 1 W End Ave #32A | 1-01171-4531 | 14-May-18 | \$6,738,039 | Condo | |
| 1 W End Ave #31B | 1-01171-4563 | 11-May-18 | \$6,566,266 | Condo | 2,815 |
| 1 W End Ave #41C | 1-01171-4605 | 30-Apr-18 | \$6,529,801 | Condo | |
| 1 W End Ave #26F | 1-01171-4674 | 16-May-18 | \$6,329,800 | Condo | |
| 1 W End Ave #39D | 1-01171-4634 | 15-May-18 | \$6,163,769 | Condo | |
| 1 W End Ave #25F | 1-01171-4673 | 16-Apr-18 | \$5,850,018 | Condo | |
| 50 Riverside Blvd #15L | 1-01171-2663 | 17-Apr-18 | \$5,660,000 | Condo | 2,831 |
| 1 W End Ave #34D | 1-01171-4629 | 10-May-18 | \$5,419,814 | Condo | |
| 1 W End Ave #33D | 1-01171-4628 | 16-May-18 | \$5,398,527 | Condo | |
| 1 W End Ave #32D | 1-01171-4627 | 17-May-18 | \$5,378,769 | Condo | |
| 30 W 63rd St #29STU | 1-01115-2106 | 26-Jun-18 | \$5,350,000 | Condo | 2,006 |
| 160 W 66th St #PHC | 1-01137-1349 | 12-Apr-18 | \$5,167,500 | Condo | 1,978 |
| 555 W 59th St #PHB | 1-01151-1489 | 20-Apr-18 | \$5,150,000 | Condo | 2,487 |
| 1 W End Ave #26E | 1-01171-4654 | 16-Apr-18 | \$5,088,905 | Condo | 2,457 |
| 25 Central Park W #7M | 1-01115-1164 | 21-Jun-18 | \$4,800,000 | Condo | 2,001 |
| 25 Columbus Cir #ST58G | 1-01049-1056 | 16-May-18 | \$4,800,000 | Condo | 1,595 |
| 1 W End Ave #16A | 1-01171-4516 | 5-Apr-18 | \$4,714,755 | Condo | |
| 555 W 59th St #TH-3A | 1-01151-1305 | 10-Apr-18 | \$4,250,000 | Condo | 2,325 |
| 115 Central Park W #11H | 1-01124-0027 | 20-Jun-18 | \$4,200,000 | Coop | 2,200 |
| 80 Riverside Blvd #14M | 1-01171-4160 | 24-May-18 | \$4,200,000 | Condo | 2,507 |
| 11 W 67th St #706 | 1-01120-0023 | 20-Jun-18 | \$4,100,000 | Coop | |
| 60 Riverside Blvd #2703 | 1-01171-4417 | 11-Apr-18 | \$3,850,000 | Condo | 1,774 |
| 2039-2049 Broadway #42AB | 1-01162-0029 | 17-May-18 | \$3,542,500 | Coop | |
| 10 W End Ave #10J | 1-01151-1261 | 30-May-18 | \$3,500,000 | Condo | 597 |
| 1 W End Ave #23B | 1-01171-4555 | 23-Apr-18 | \$3,467,566 | Condo | |
| 80 Riverside Blvd #22A | 1-01171-4208 | 1-Jun-18 | \$3,458,906 | Condo | 1,850 |
| 160 W 66th St #53E | 1-01137-1310 | 8-Jun-18 | \$3,425,000 | Condo | 1,312 |
| 2-70 W 67th St #1213D | 1-01119-0036 | 13-Jun-18 | \$3,400,000 | Coop | |
| 17-21 W 64th St #PHAB | 1-01117-0021 | 4-Jun-18 | \$3,255,700 | Coop | 3,075 |
| 171 W 71st St #7A | 1-01143-0001 | 23-Apr-18 | \$3,250,000 | Coop | |
| 25 Central Park W #24O | 1-01115-1401 | 11-May-18 | \$3,187,500 | Condo | 1,204 |
| 15 W 63rd St #19C | 1-01116-1722 | 7-Jun-18 | \$3,100,000 | Condo | 1,309 |
| 1965 Broadway #PH1C | 1-01138-1444 | 9-May-18 | \$2,999,999 | Condo | 1,180 |
| 200 Riverside Blvd #33A | 1-01171-1058 | 6-Jun-18 | \$2,995,000 | Condo | 1,773 |
| 1 W End Ave #10K | 1-01171-4730 | 30-Apr-18 | \$2,971,507 | Condo | |
| 65 Central Park W #4C | 1-01119-0029 | 13-Apr-18 | \$2,950,000 | Coop | 1,800 |
| 1965 Broadway #19E | 1-01138-1352 | 27-Jun-18 | \$2,850,000 | Condo | 1,437 |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|--------------------------|--------------|-----------|-------------|---------------|-------|
| 555 W 59th St #28C | 1-01151-1466 | 7-May-18 | \$2,645,000 | Condo | 1,343 |
| 62 W 62nd St #17A | 1-01114-1115 | 30-Apr-18 | \$2,575,000 | Condo | 1,380 |
| 1965 Broadway #12D | 1-01138-1295 | 7-Jun-18 | \$2,499,000 | Condo | 1,145 |
| 200 W End Ave #8C | 1-01158-1556 | 15-Jun-18 | \$2,475,000 | Condo | 1,431 |
| 243 W 60th St #5B | 1-01152-1125 | 6-Apr-18 | \$2,450,000 | Condo | 1,683 |
| 322 W 72nd St #13A | 1-01183-0042 | 25-Apr-18 | \$2,425,000 | Coop | 1,800 |
| 120 W 70th St #PHAB | 1-01141-0039 | 21-Jun-18 | \$2,375,000 | Coop | |
| 10 W End Ave #22B | 1-01151-1149 | 27-Jun-18 | \$2,360,000 | Condo | 1,329 |
| 200 Riverside Blvd #29D | 1-01171-1189 | 8-May-18 | \$2,313,081 | Condo | 2,541 |
| 200 Riverside Blvd #29E | 1-01171-1189 | 8-May-18 | \$2,313,081 | Condo | 2,541 |
| 155 W 70th St #6D | 1-01142-1152 | 29-Jun-18 | \$2,300,000 | Condo | 1,306 |
| 12-18 W 72nd St #18B | 1-01124-0042 | 31-May-18 | \$2,300,000 | Coop | |
| 111 W 67th St #23B | 1-01139-1247 | 24-May-18 | \$2,300,000 | Condo | 1,027 |
| 10 W End Ave #25D | 1-01151-1209 | 24-Apr-18 | \$2,275,000 | Condo | 1,251 |
| 220 Riverside Blvd #31C | 1-01171-1523 | 14-Jun-18 | \$2,250,000 | Condo | 1,429 |
| 30 W 61st St #9H | 1-01113-1027 | 26-Jun-18 | \$2,240,000 | Condo | 466 |
| 2 Columbus Ave #8C | 1-01131-1031 | 8-May-18 | \$2,235,000 | Condo | 1,275 |
| 100 Riverside Blvd #6F | 1-01171-3542 | 24-Apr-18 | \$2,150,000 | Condo | 1,517 |
| 1 W End Ave #28H | 1-01171-4715 | 24-Apr-18 | \$2,072,191 | Condo | |
| 120 Riverside Blvd #PH4K | 1-01171-3158 | 23-Apr-18 | \$2,070,000 | Condo | 1,275 |
| 1 W End Ave #27H | 1-01171-4714 | 30-Apr-18 | \$2,031,471 | Condo | |
| 1 W End Ave #26H | 1-01171-4713 | 2-Apr-18 | \$2,000,924 | Condo | |
| 155 W 70th St #5D | 1-01142-1151 | 5-Apr-18 | \$2,000,000 | Condo | 1,306 |
| 200 Riverside Blvd #45C | 1-01171-1160 | 22-May-18 | \$1,970,000 | Condo | 1,326 |
| 20 W 64th St #29R | 1-01116-1513 | 20-Jun-18 | \$1,950,000 | Condo | 1,052 |
| 10 W End Ave #11A | 1-01151-1109 | 12-Apr-18 | \$1,950,000 | Condo | 1,265 |
| 170 W End Ave #14D | 1-01158-1405 | 20-Apr-18 | \$1,915,000 | Coop | 1,562 |
| 135-145 W 70th St #7H | 1-01142-1063 | 25-Apr-18 | \$1,875,000 | Condo | 1,240 |
| 200 Riverside Blvd #5F | 1-01171-1245 | 15-Jun-18 | \$1,845,000 | Condo | 760 |
| 10 W End Ave #6A | 1-01151-1104 | 30-May-18 | \$1,820,000 | Condo | 1,265 |
| 200 Riverside Blvd #25D | 1-01171-1185 | 18-Jun-18 | \$1,812,500 | Condo | 1,325 |
| 1991 Broadway #10A | 1-01139-1031 | 6-Apr-18 | \$1,800,000 | Condo | 968 |
| 1 W End Ave #22H | 1-01171-4709 | 27-Apr-18 | \$1,761,635 | Condo | |
| 205 W End Ave #28D | 1-01179-1308 | 2-Apr-18 | \$1,750,000 | Coop | |
| 1 W End Ave #23H | 1-01171-4710 | 3-Apr-18 | \$1,725,996 | Condo | |
| 34-40 W 72nd St #33 | 1-01124-1002 | 21-Jun-18 | \$1,725,000 | Coop | |
| 211 W 71st St #12A | 1-01163-1043 | 14-May-18 | \$1,715,000 | Condo | 772 |
| 1 W End Ave #18L | 1-01171-4749 | 17-Apr-18 | \$1,705,623 | Condo | |
| 315-329 W 70th St #17F | 1-01182-0020 | 25-Apr-18 | \$1,705,000 | Coop | |
| 211 W 71st St #7A | 1-01163-1023 | 4-May-18 | \$1,700,000 | Condo | 772 |
| 150-156 W End Ave #11C | 1-01158-1208 | 27-Jun-18 | \$1,689,500 | Coop | |
| 243 W 60th St #7C | 1-01152-1138 | 1-Jun-18 | \$1,660,000 | Condo | 1,023 |
| 165 W End Ave #19D | 1-01179-1008 | 27-Jun-18 | \$1,640,000 | Coop | |
| 205 W End Ave #15P | 1-01179-1308 | 2-Apr-18 | \$1,625,000 | Coop | |
| 140 W 69th St #64 | 1-01140-0046 | 17-May-18 | \$1,625,000 | Coop | |
| 180 W End Ave #26D | 1-01158-1107 | 29-May-18 | \$1,625,000 | Coop | 1,200 |
| 200 Riverside Blvd #23B | 1-01171-1093 | 3-Apr-18 | \$1,610,000 | Condo | 1,120 |
| 1 W End Ave #16L | 1-01171-4747 | 18-Apr-18 | \$1,603,806 | Condo | |
| 165 W End Ave #27D | 1-01179-1008 | 13-Jun-18 | \$1,549,690 | Coop | |
| 160 W End Ave #8P | 1-01158-1007 | 1-May-18 | \$1,540,000 | Coop | |



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