

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Manhattan Valley, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.05M

21% YoY

NO. OF TRANSACTIONS

56

6% YoY

MEDIAN PRICE/SQ.FT.

\$1,281

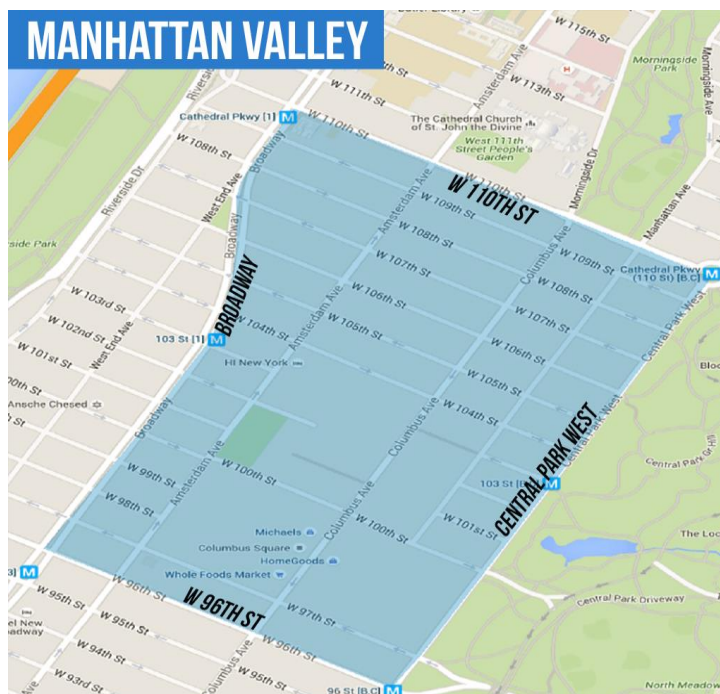
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

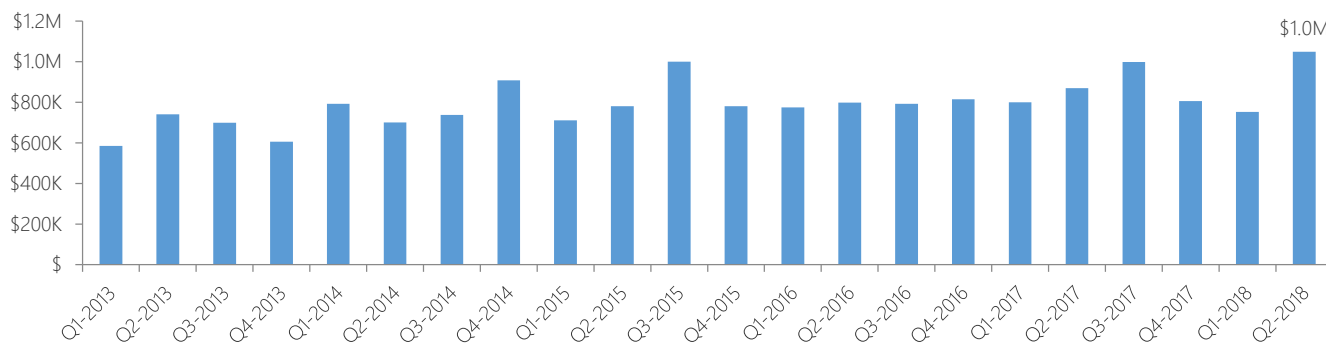


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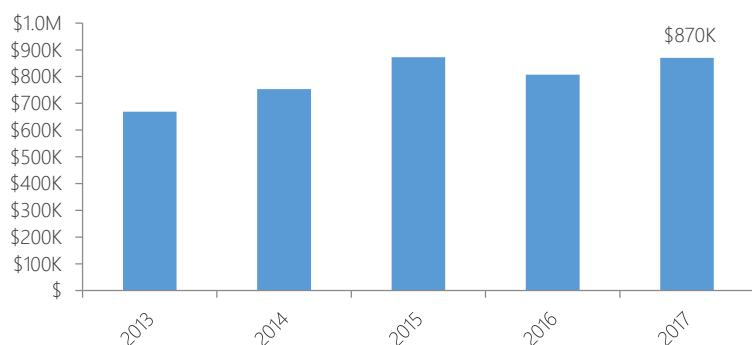


RESIDENTIAL STATS

Median Sale Price by Quarter

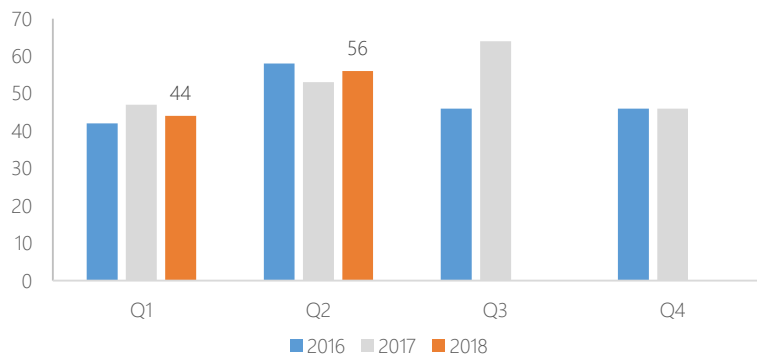


Median Sale Price by Year



Number of Transactions

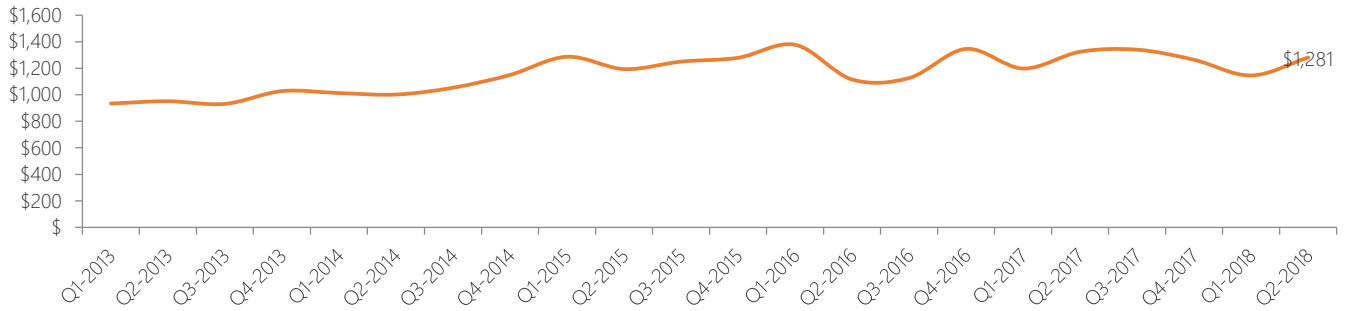
Quarter	2013	2014	2015	2016	2017	2018
Q1	38	38	57	42	47	44
Q2	64	53	53	58	53	56
Q3	77	64	87	46	64	
Q4	41	54	45	46	46	



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Median Sale Price per Square Foot

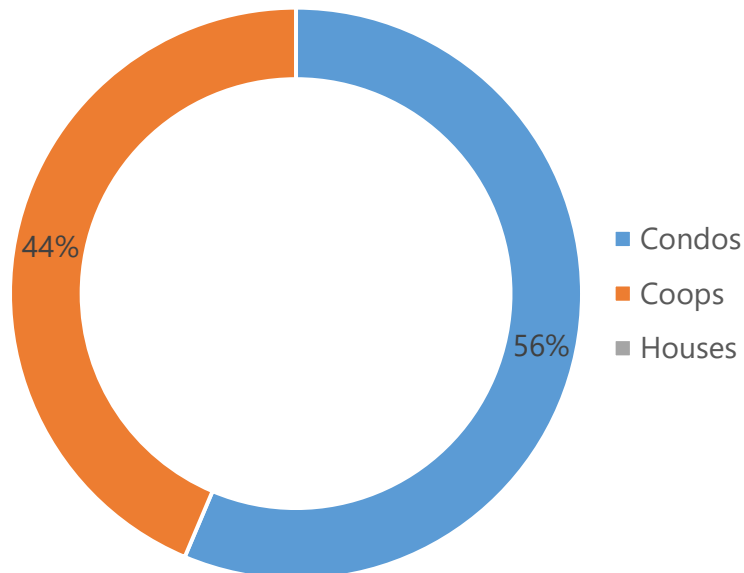


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,075,000	20%	\$1,383	2%	31
Coops	\$825,000	15%	\$981	5%	24
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Central Park W #21C	1-01841-1289	12-Apr-18	\$3,900,000	Condo	2,496
7 W 96th St #4B	1-01832-0025	8-May-18	\$3,150,000	Coop	
455 Central Park W #17A	1-01841-1275	14-May-18	\$3,100,000	Condo	2,093
2628 Broadway #10B	1-01871-1125	5-Jun-18	\$3,050,000	Condo	1,892
2628 Broadway #26A	1-01871-1152	15-May-18	\$2,595,000	Condo	1,403
2600-2610 Broadway #10B	1-01870-1107	2-May-18	\$2,520,000	Coop	
2628 Broadway #6B	1-01871-1115	26-Jun-18	\$2,225,000	Condo	1,517
2730-2738 Broadway #11A	1-01876-0046	9-May-18	\$2,142,500	Coop	
425 Central Park W #3G	1-01838-1118	22-Jun-18	\$2,100,000	Condo	1,415
425 Central Park W #3F	1-01838-1118	22-Jun-18	\$2,100,000	Condo	1,415
7 W 96th St #8A	1-01832-0025	9-Apr-18	\$2,100,000	Coop	1,600
392 Central Park W #12C	1-01833-3241	14-May-18	\$1,935,000	Condo	1,142
410 Central Park W #14A	1-01836-0036	18-Apr-18	\$1,625,000	Coop	1,200
229 W 97th St #1C	1-01869-1007	17-May-18	\$1,600,000	Coop	1,600
418 Central Park W #54	1-01837-1042	13-Jun-18	\$1,600,000	Condo	1,078
127-131 W 96th St #7BC	1-01851-0012	28-Jun-18	\$1,360,000	Coop	1,300
352 W 110th St #15A	1-01845-1429	11-May-18	\$1,325,000	Condo	1,150
7 W 96th St #8E	1-01832-0025	29-May-18	\$1,325,000	Coop	
372 Central Park W #5X	1-01833-2105	5-Jun-18	\$1,318,000	Condo	901
400 Central Park W #11W	1-01833-4236	30-May-18	\$1,250,000	Condo	824
382 Central Park W #14W	1-01833-1280	25-May-18	\$1,250,000	Condo	823
400 Central Park W #7K	1-01833-4138	9-Apr-18	\$1,235,000	Condo	902
968-974 Amsterdam Ave #3A	1-01879-0036	1-Jun-18	\$1,149,000	Coop	
392 Central Park W #5M	1-01833-3096	28-Jun-18	\$1,100,000	Condo	788
241-245 W 108th St #5D	1-01880-0007	22-May-18	\$1,075,000	Coop	1,300
392 Central Park W #2A	1-01833-3019	14-May-18	\$1,050,000	Condo	788
372 Central Park W #8B	1-01833-2152	17-Apr-18	\$1,049,000	Condo	840
514 W 110th St #7D	1-01881-1329	22-Jun-18	\$975,000	Condo	851
100 Manhattan Ave #41	1-01840-1040	8-May-18	\$952,500	Condo	1,106
400 Central Park W #12F	1-01833-4244	4-May-18	\$835,000	Condo	533
205-209 W 103rd St #1A	1-01875-0026	20-Apr-18	\$830,005	Coop	
213-217 W 105th St #2A	1-01877-0025	31-May-18	\$825,000	Coop	915
229 W 97th St #4A	1-01869-1007	10-May-18	\$820,000	Coop	
50-52 W 106th St #4C	1-01841-0052	7-Jun-18	\$810,000	Coop	
233 W 99th St #3D	1-01871-0020	30-May-18	\$770,000	Coop	800
382 Central Park W #8G	1-01833-1157	1-May-18	\$770,000	Condo	545
504 W 110th St #8B	1-01881-1047	23-May-18	\$756,844	Condo	654
400 Central Park W #5L	1-01833-4095	26-Apr-18	\$740,000	Condo	649
510 W 110th St #5C	1-01881-1102	1-Jun-18	\$725,000	Condo	626
510 W 110th St #5E	1-01881-1104	13-Jun-18	\$725,000	Condo	648
510 W 110th St #5F	1-01881-1105	13-Jun-18	\$725,000	Condo	676
504 W 110th St #2A	1-01881-1009	5-Jun-18	\$700,000	Condo	680
441-444 Central Park W #8E	1-01840-0029	18-Apr-18	\$699,880	Coop	
425 Central Park W #6B	1-01838-1143	8-May-18	\$685,000	Condo	506
233 W 99th St #2D	1-01871-0020	21-May-18	\$675,000	Coop	
237-239 W 109th St #D	1-01881-0013	11-Jun-18	\$675,000	Coop	600
213-217 W 105th St #4D	1-01877-0025	27-Apr-18	\$660,000	Coop	870
65 W 107th St #1C	1-01843-1020	6-Apr-18	\$660,000	Condo	549
7 W 96th St #7B	1-01832-0025	14-Jun-18	\$630,000	Coop	
4 W 101st St #42	1-01836-0037	16-Apr-18	\$587,000	Coop	750



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Address	BBL	Sale date	Sale price	Property type	Sqft
203-205 W 98th St #3D	1-01870-0028	24-May-18	\$530,000	Coop	
392 Central Park W #7W	1-01833-3148	25-Jun-18	\$400,000	Condo	824
70 W 108th St #1E	1-01843-0059	13-Jun-18	\$160,000	Coop	



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