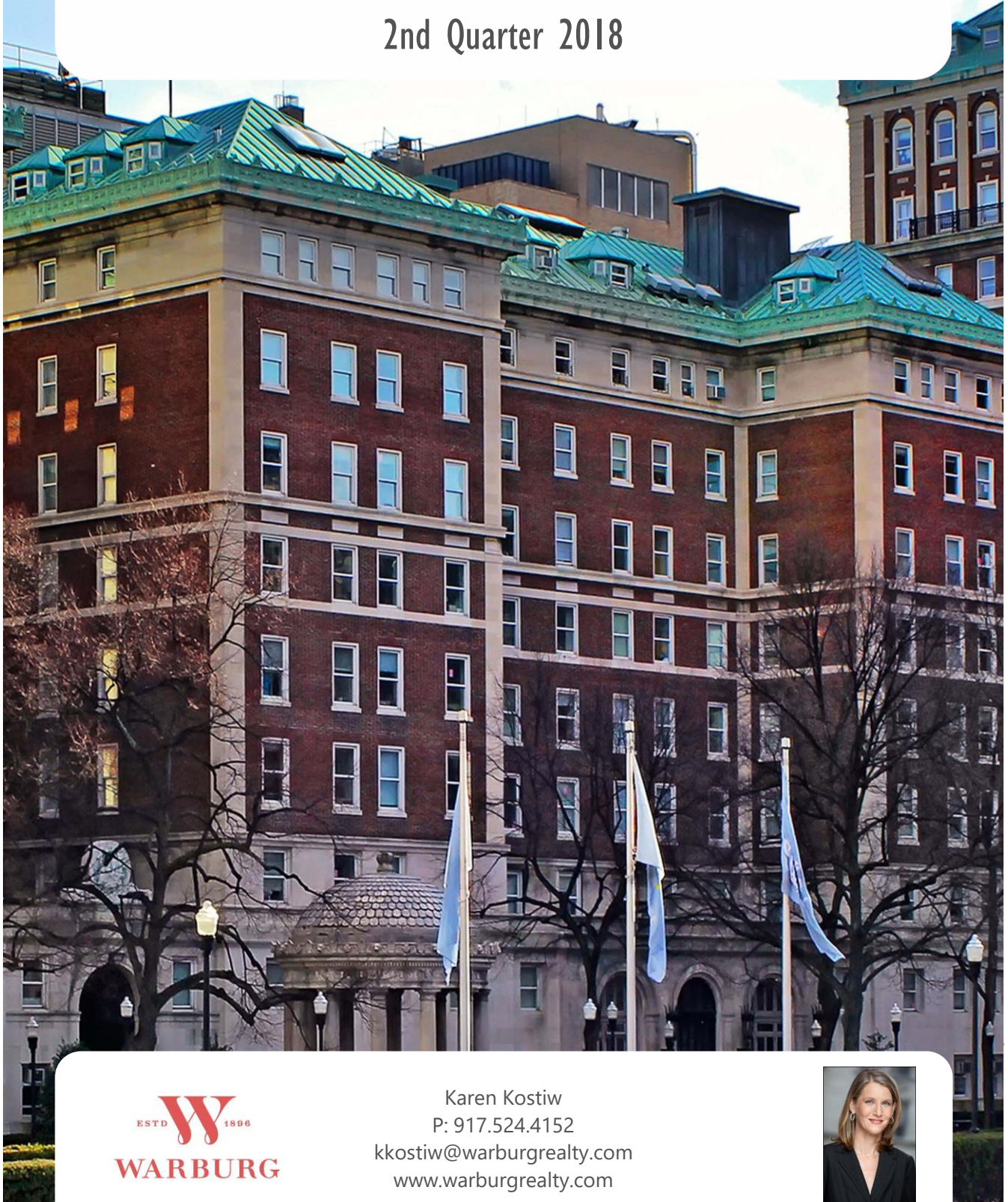


# MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales  
in Morningside Heights, Manhattan

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## Morningside Heights, Manhattan

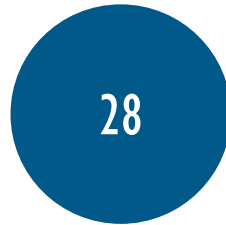
### SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



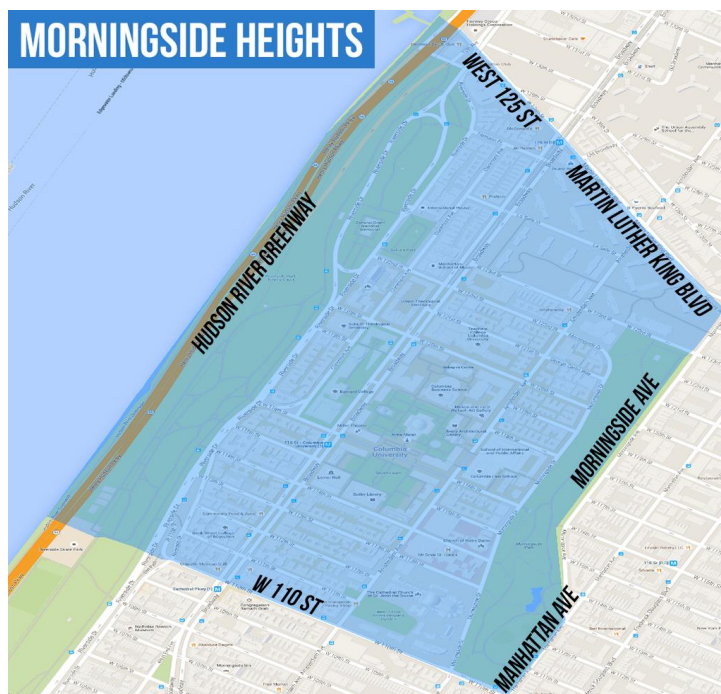
14% YoY

MANHATTAN  
MEDIAN SALE PRICE



-8% YoY

### NEIGHBORHOOD BOUNDARIES

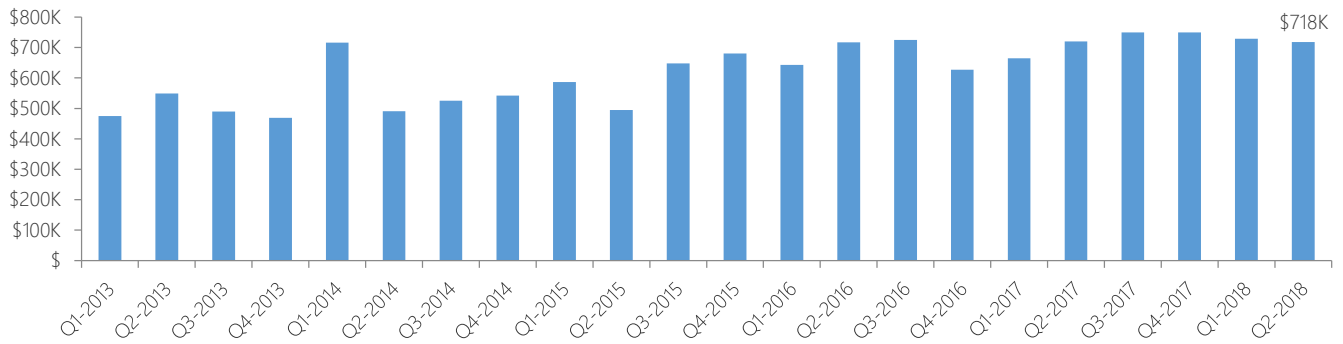


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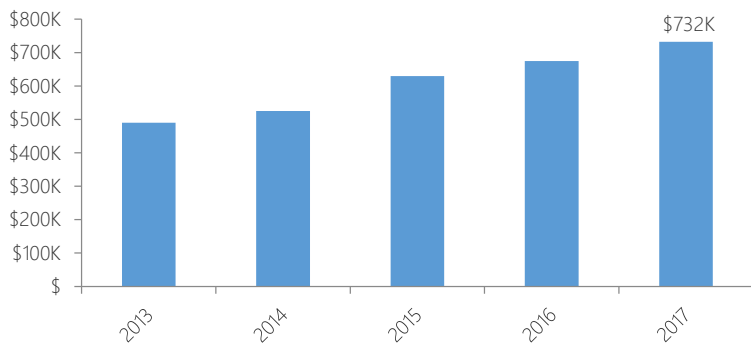


# RESIDENTIAL STATS

## Median Sale Price by Quarter

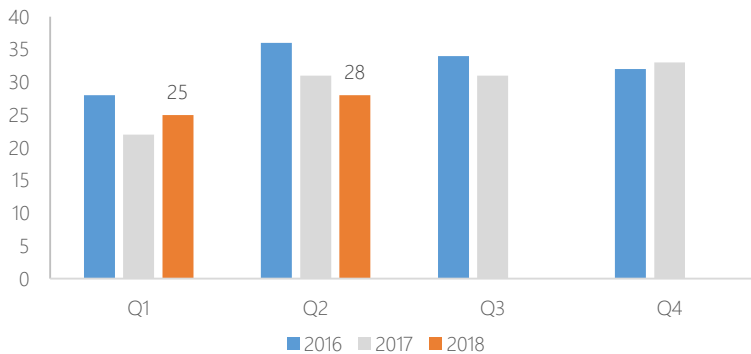


## Median Sale Price by Year



## Number of Transactions

Quarter	2013	2014	2015	2016	2017	2018
Q1	25	20	22	28	22	25
Q2	40	42	28	36	31	28
Q3	47	47	41	34	31	
Q4	49	30	34	32	33	

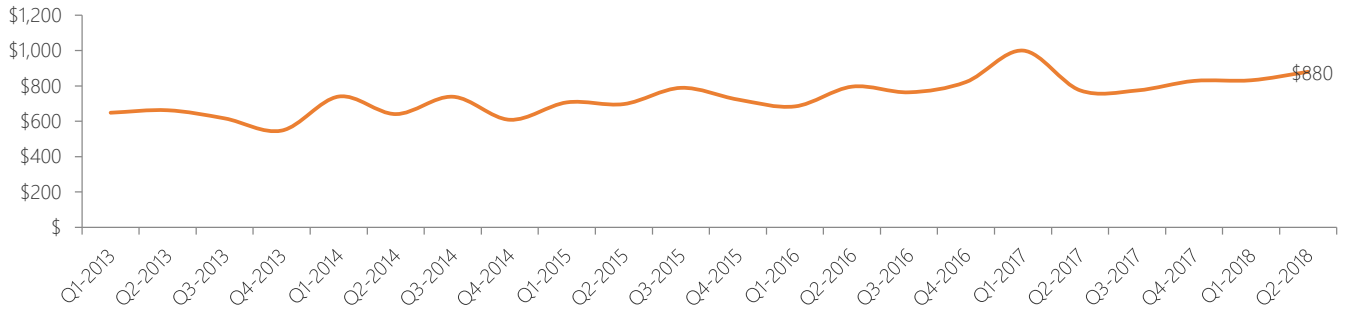


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## Median Sale Price per Square Foot

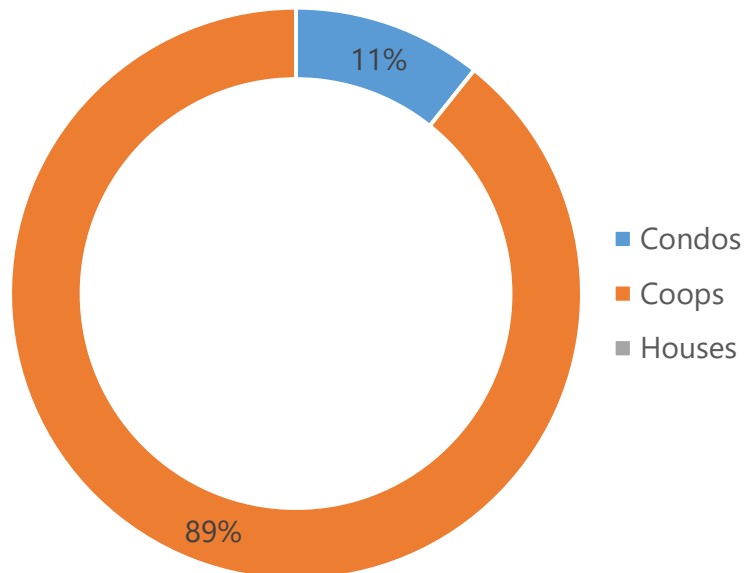


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$718,000	-	\$1,072	-	3
Coops	\$726,714	1%	\$829	7%	25
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 110th St #10D	1-01882-1189	4-Apr-18	\$3,127,500	Condo	1,906
420 Riverside Dr #2E	1-01896-0001	11-May-18	\$2,000,000	Coop	
528 W 111th St #27	1-01882-0051	31-May-18	\$1,870,000	Coop	
2860 Broadway #RESID	1-01883-1002	23-May-18	\$1,600,000	Coop	
380 Riverside Dr #3S	1-01894-0001	28-Jun-18	\$1,500,000	Coop	
54 Morningside Dr #52	1-01867-0060	13-Apr-18	\$1,420,000	Coop	1,300
417 Riverside Dr #10A	1-01895-0076	8-May-18	\$1,311,863	Coop	
417 Riverside Dr #7A	1-01895-0076	16-Apr-18	\$1,275,000	Coop	
80 La Salle St #20F	1-01978-0001	25-Jun-18	\$1,100,000	Coop	1,250
545 W 111th St #1F	1-01883-1002	15-May-18	\$1,010,000	Coop	
31 Tiemann Pl #37	1-01995-1002	14-May-18	\$790,000	Coop	1,050
80 La Salle St #18G	1-01978-0001	19-Jun-18	\$780,000	Coop	950
80 La Salle St #18D	1-01978-0001	13-Jun-18	\$757,500	Coop	904
527 W 110th St #41	1-01882-1004	15-May-18	\$718,000	Condo	670
527 W 110th St #31	1-01882-1003	12-Apr-18	\$700,000	Condo	670
1028-1034 Amsterdam Ave #3G	1-01882-0036	4-Jun-18	\$695,927	Coop	
3115 Broadway #52	1-01993-0021	24-May-18	\$680,000	Coop	
417 Riverside Dr #10A	1-01895-0076	24-Apr-18	\$660,000	Coop	
80 La Salle St #12H	1-01978-0001	30-May-18	\$610,000	Coop	
175 Claremont Ave #61	1-01994-0043	15-Jun-18	\$600,000	Coop	
80 La Salle St #6C	1-01978-0001	8-May-18	\$570,000	Coop	950
31 Tiemann Pl #62	1-01995-1002	18-Jun-18	\$560,000	Coop	
1264-1266 Amsterdam Ave #4A	1-01977-0031	26-Apr-18	\$549,000	Coop	
622-624 W 114th St #42	1-01895-0069	10-May-18	\$435,000	Coop	475
140 Claremont Ave #4F	1-01993-0057	30-Apr-18	\$396,000	Coop	368
80 La Salle St #18E	1-01978-0001	10-Apr-18	\$340,000	Coop	500
80 La Salle St #13E	1-01978-0001	19-Apr-18	\$299,900	Coop	500



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