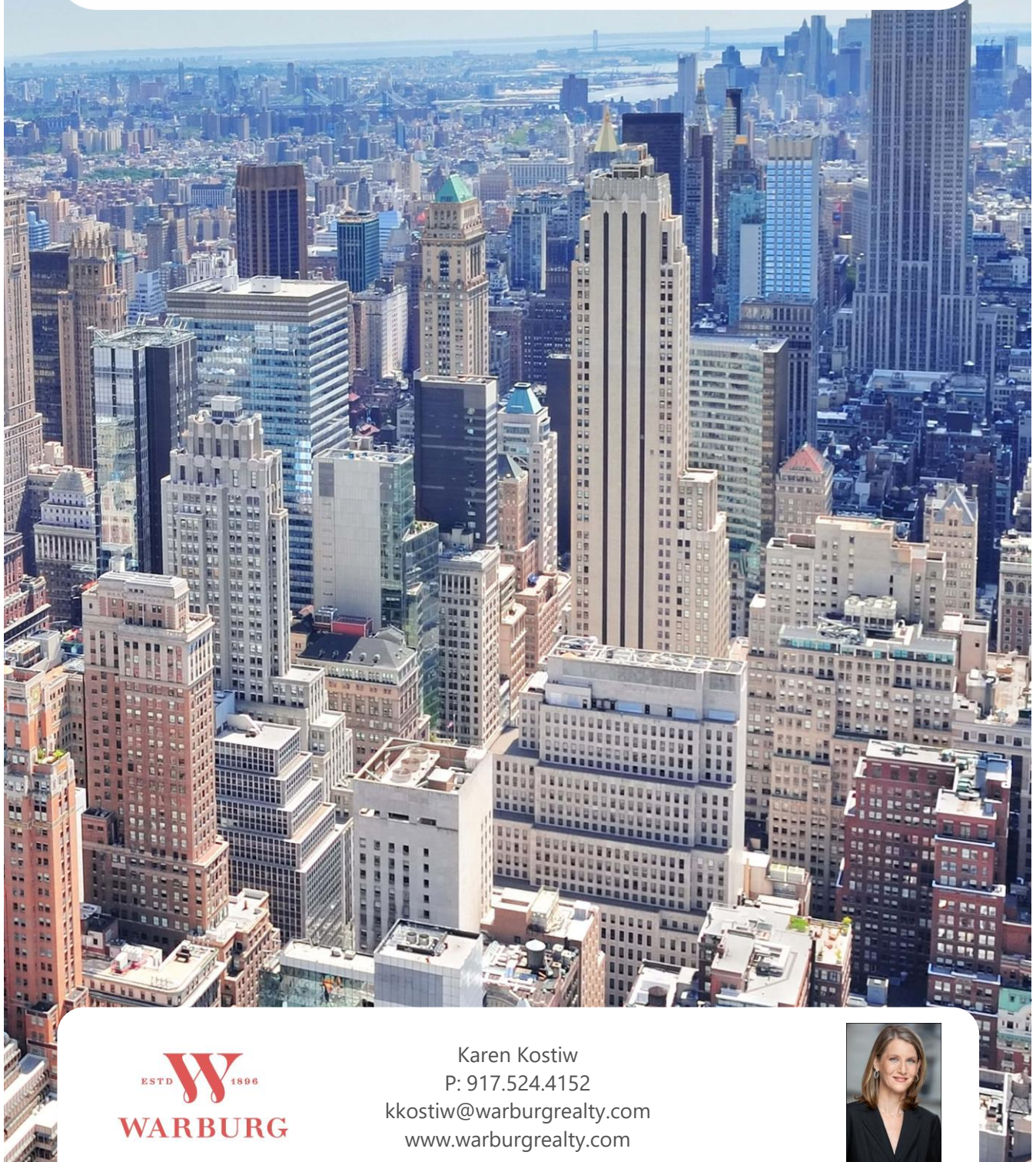


# UPPER WEST SIDE

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

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## Upper West Side, Manhattan

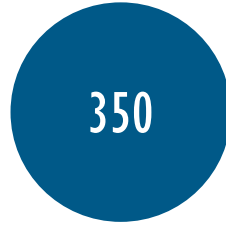
### SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



19% YoY

MEDIAN PRICE/SQ.FT.



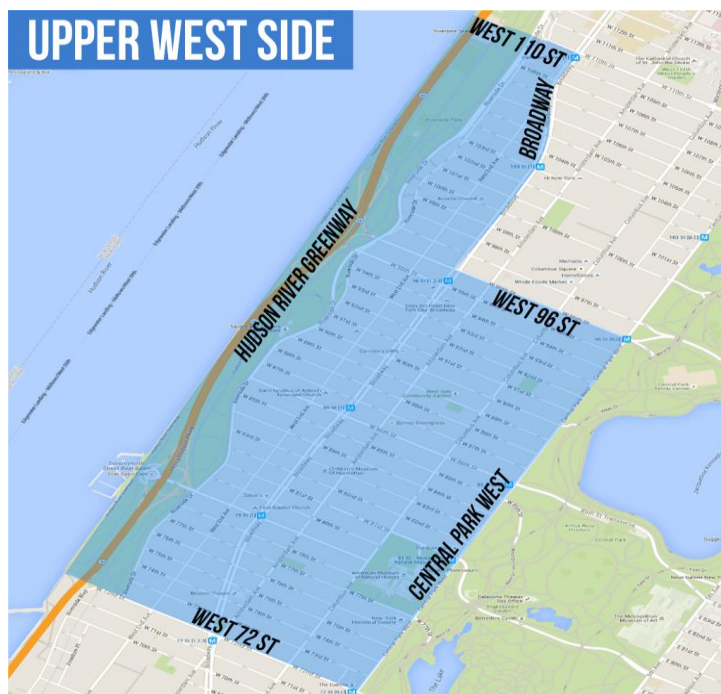
1% YoY

MANHATTAN  
MEDIAN SALE PRICE



-8% YoY

### NEIGHBORHOOD BOUNDARIES



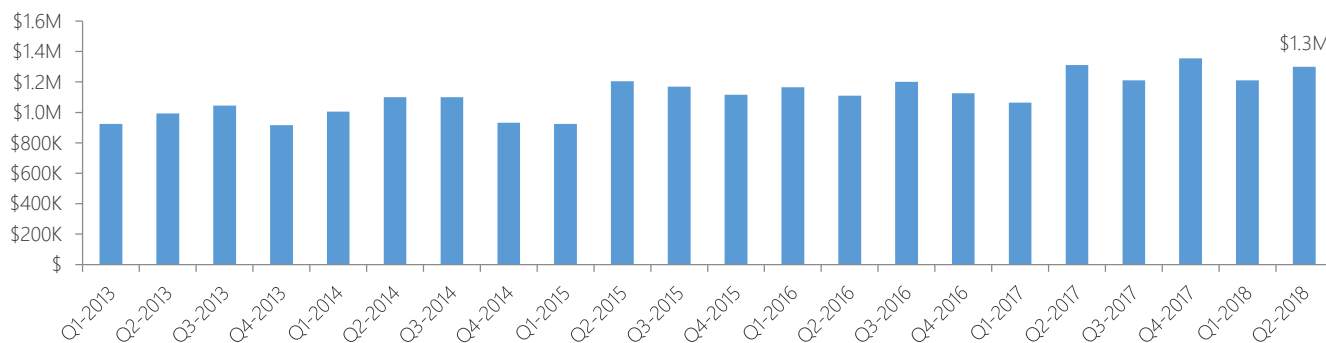
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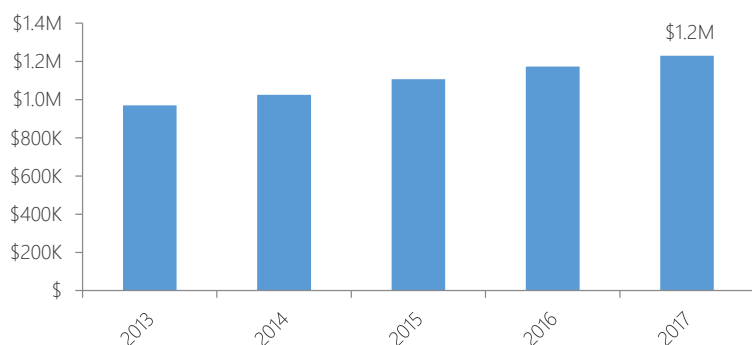


## RESIDENTIAL STATS

### Median Sale Price by Quarter

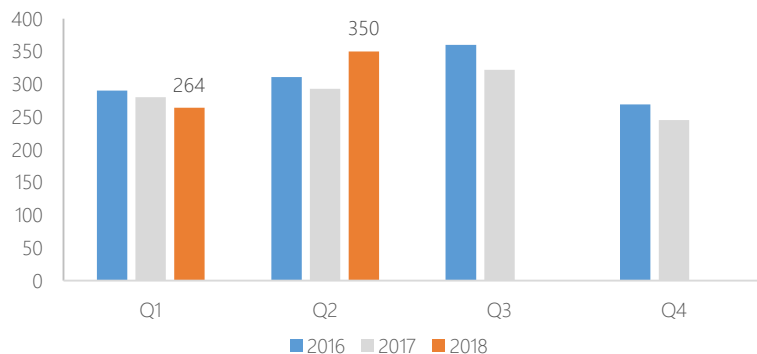


### Median Sale Price by Year



### Number of Transactions

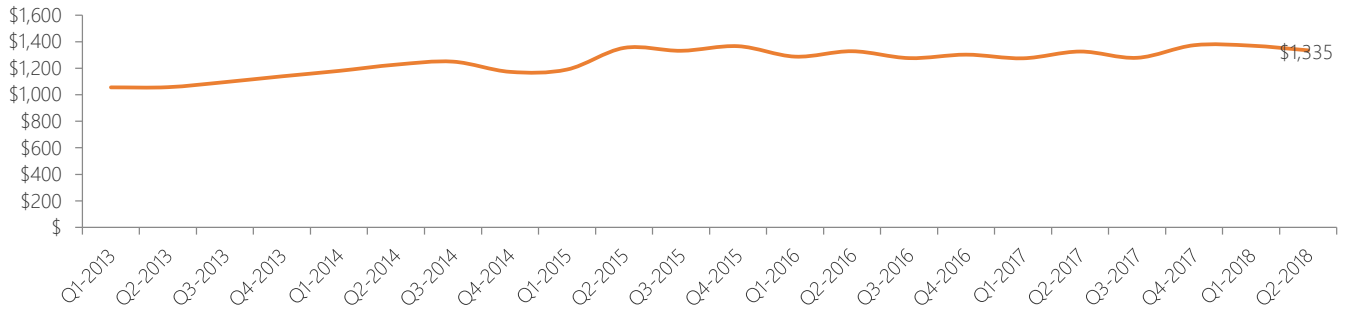
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 286  | 332  | 307  | 290  | 280  | 264  |
| Q2      | 373  | 381  | 356  | 311  | 293  | 350  |
| Q3      | 443  | 429  | 375  | 360  | 322  |      |
| Q4      | 402  | 278  | 346  | 269  | 245  |      |



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## Median Sale Price per Square Foot

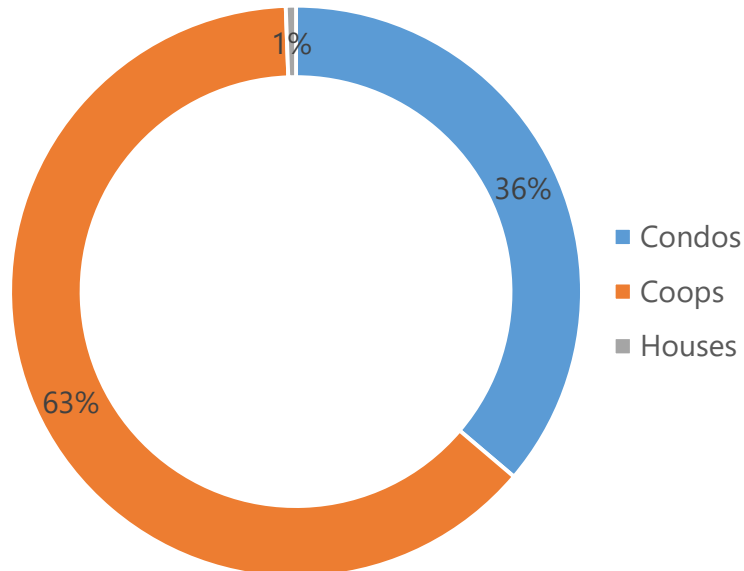


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,590,000       | 10%   | \$1,506                | 4%    | 126          |
| Coops         | \$1,200,000       | -4%   | \$1,146                | -6%   | 220          |
| Houses        | \$8,036,000       | -35%  | \$1,410                | -1%   | 2            |

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

| Address                       | BBL          | Sale date | Sale price   | Property type | Sqft  |
|-------------------------------|--------------|-----------|--------------|---------------|-------|
| 145-147 Central Park W #5C    | 1-01127-0029 | 5-Jun-18  | \$24,000,000 | Coop          | 4,900 |
| 101 W 78th St #PH             | 1-01150-1322 | 18-Apr-18 | \$20,520,988 | Condo         | 4,742 |
| 211-219 Central Park W #1617B | 1-01195-0029 | 25-Jun-18 | \$20,500,000 | Coop          |       |
| 271 Central Park W #4E        | 1-01201-0029 | 24-Apr-18 | \$17,750,000 | Coop          |       |
| 207 W 79th St #11             | 1-01227-1018 | 26-Apr-18 | \$12,094,469 | Condo         |       |
| 101 W 78th St #5A             | 1-01150-1307 | 27-Jun-18 | \$11,858,188 | Condo         | 4,820 |
| 101 W 78th St #3A             | 1-01150-1302 | 18-Jun-18 | \$10,500,000 | Condo         | 4,050 |
| 121 Central Park W #52        | 1-01125-0025 | 14-Jun-18 | \$9,150,000  | Coop          | 2,943 |
| 161 W 91st St                 | 1-01222-0007 | 4-May-18  | \$8,072,000  | House         | 5,680 |
| 16 W 88th St                  | 1-01201-0040 | 13-Jun-18 | \$8,000,000  | House         | 5,720 |
| 211-219 Central Park W #7E    | 1-01195-0029 | 5-Apr-18  | \$7,000,000  | Coop          |       |
| 211-219 Central Park W #2G    | 1-01195-0029 | 16-Apr-18 | \$6,750,000  | Coop          | 3,600 |
| 207 W 79th St #10A            | 1-01227-1016 | 24-May-18 | \$6,450,000  | Condo         | 2,403 |
| 360 Central Park W #14B       | 1-01209-1365 | 4-Apr-18  | \$6,414,975  | Condo         | 2,324 |
| 207 W 79th St #9A             | 1-01227-1014 | 5-Apr-18  | \$6,410,694  | Condo         |       |
| 207 W 79th St #8A             | 1-01227-1012 | 29-May-18 | \$6,350,000  | Condo         | 2,403 |
| 101 W 79th St #30B            | 1-01210-1142 | 12-Apr-18 | \$6,200,000  | Condo         | 1,071 |
| 360 Central Park W #9B        | 1-01209-1339 | 28-Jun-18 | \$5,575,000  | Condo         |       |
| 207 W 79th St #7A             | 1-01227-1010 | 12-Apr-18 | \$5,195,825  | Condo         | 2,001 |
| 100 W 80th St #9B             | 1-01210-1419 | 16-Apr-18 | \$4,950,000  | Condo         | 2,202 |
| 360 Central Park W #5B        | 1-01209-1314 | 29-May-18 | \$4,900,000  | Condo         | 2,240 |
| 230 W 78th St #12A            | 1-01169-1122 | 24-May-18 | \$4,730,000  | Condo         | 2,306 |
| 245 W 99th St #25A            | 1-01871-1055 | 28-Jun-18 | \$4,650,000  | Condo         | 2,209 |
| 15 W 72nd St #2829A           | 1-01125-0024 | 16-May-18 | \$4,620,000  | Coop          |       |
| 360 Central Park W #11A       | 1-01209-1350 | 1-May-18  | \$4,602,490  | Condo         | 1,921 |
| 90-94 Riverside Dr #16B       | 1-01244-0063 | 3-Apr-18  | \$4,575,000  | Coop          | 2,800 |
| 145-147 Central Park W #9F    | 1-01127-0029 | 30-May-18 | \$4,300,000  | Coop          |       |
| 270 Riverside Dr #5C          | 1-01888-1323 | 12-Apr-18 | \$4,271,559  | Condo         |       |
| 317 W 89th St #6E             | 1-01250-1215 | 14-May-18 | \$4,200,000  | Condo         | 2,669 |
| 207 W 79th St #10B            | 1-01227-1017 | 19-Apr-18 | \$4,126,663  | Condo         |       |
| 500 W End Ave #1L             | 1-01232-1114 | 23-Apr-18 | \$4,112,500  | Condo         | 600   |
| 207 W 79th St #9B             | 1-01227-1015 | 2-Apr-18  | \$4,075,750  | Condo         |       |
| 215 W 88th St #9F             | 1-01236-1167 | 22-Jun-18 | \$3,975,000  | Condo         | 2,132 |
| 360 Central Park W #17E       | 1-01209-1391 | 20-Jun-18 | \$3,915,171  | Condo         |       |
| 210 W 78th St #6AB            | 1-01169-0037 | 11-Jun-18 | \$3,862,500  | Coop          | 3,000 |
| 210 W 77th St #6E             | 1-01168-1309 | 4-Apr-18  | \$3,800,000  | Condo         | 1,805 |
| 2745-2747 Broadway #T3        | 1-01877-0001 | 11-Apr-18 | \$3,725,000  | Coop          |       |
| 360 Central Park W #11E       | 1-01209-1353 | 12-Jun-18 | \$3,660,609  | Condo         | 1,923 |
| 480-492 W End Ave #9A         | 1-01231-0001 | 28-Jun-18 | \$3,625,000  | Coop          | 2,100 |
| 205 W 76th St #6A             | 1-01168-1073 | 12-Apr-18 | \$3,595,000  | Condo         | 1,653 |
| 245 W 99th St                 | 1-01871-1033 | 18-Jun-18 | \$3,550,000  | Condo         | 2,086 |
| 320 W 87th St #7E             | 1-01248-0041 | 6-Jun-18  | \$3,535,000  | Coop          |       |
| 340-343 Riverside Dr #11A     | 1-01892-0001 | 1-May-18  | \$3,495,000  | Coop          |       |
| 360 Central Park W #6E        | 1-01209-1322 | 18-Apr-18 | \$3,462,050  | Condo         | 1,923 |
| 670-678 W End Ave #11F        | 1-01240-0061 | 26-Jun-18 | \$3,450,000  | Coop          |       |
| 101 W 87th St #205            | 1-01218-1005 | 25-Jun-18 | \$3,400,000  | Condo         | 1,778 |
| 107-113 W 89th St #GB         | 1-01220-1215 | 19-Apr-18 | \$3,400,000  | Condo         | 1,960 |
| 107-113 W 89th St #11         | 1-01220-1215 | 19-Apr-18 | \$3,400,000  | Condo         | 1,960 |
| 2420-2424 Broadway #3A        | 1-01237-0017 | 1-May-18  | \$3,350,000  | Coop          |       |
| 2420-2424 Broadway #2B        | 1-01237-0017 | 10-May-18 | \$3,300,000  | Coop          |       |



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| Address                     | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-----------------------------|--------------|-----------|-------------|---------------|-------|
| 205 W 76th St #PH3D         | 1-01168-1125 | 9-Apr-18  | \$3,250,000 | Condo         | 1,493 |
| 845 W End Ave #6E           | 1-01889-1236 | 7-May-18  | \$3,125,000 | Condo         | 2,313 |
| 27 W 72nd St #205           | 1-01125-1214 | 17-Apr-18 | \$3,125,000 | Condo         | 1,798 |
| 871-875 W End Ave #7B       | 1-01890-0024 | 26-Jun-18 | \$3,100,000 | Coop          |       |
| 52 Riverside Dr #3A         | 1-01186-0051 | 26-Jun-18 | \$3,100,000 | Coop          | 2,200 |
| 150 W 87th St #PHN          | 1-01217-0050 | 11-Apr-18 | \$3,000,000 | Coop          |       |
| 112-118 W 79th St #6A       | 1-01150-0037 | 23-May-18 | \$3,000,000 | Coop          | 1,800 |
| 180 Riverside Dr #10C       | 1-01251-0001 | 24-May-18 | \$2,995,000 | Coop          | 2,000 |
| 330 W 89th St #B            | 1-01250-1002 | 3-Apr-18  | \$2,900,000 | Condo         | 1,872 |
| 505 W End Ave #3B           | 1-01246-0029 | 23-Apr-18 | \$2,850,000 | Coop          |       |
| 329 W 77th St #10D          | 1-01186-0001 | 12-Apr-18 | \$2,825,000 | Coop          |       |
| 215 W 90th St #6E           | 1-01238-1237 | 25-Jun-18 | \$2,750,000 | Condo         | 1,837 |
| 329 W 77th St #5D           | 1-01186-0001 | 15-May-18 | \$2,725,000 | Coop          |       |
| 140-147 Riverside Dr #18N   | 1-01248-0001 | 29-May-18 | \$2,625,000 | Coop          |       |
| 314 W 100th St #21          | 1-01888-1206 | 13-Apr-18 | \$2,623,725 | Condo         | 1,705 |
| 46 W 75th St #6             | 1-01127-0155 | 27-Jun-18 | \$2,620,000 | Coop          |       |
| 2280-2286 Broadway #9D      | 1-01230-1002 | 18-May-18 | \$2,600,000 | Coop          |       |
| 530-534 Amsterdam Ave #18M  | 1-01233-0033 | 1-Jun-18  | \$2,547,750 | Coop          | 1,900 |
| 440-444 W End Ave #3A       | 1-01229-0001 | 3-May-18  | \$2,500,000 | Coop          |       |
| 545-551 W End Ave #14BG     | 1-01248-0029 | 16-Apr-18 | \$2,499,999 | Coop          |       |
| 2273-2279 Broadway #3BC     | 1-01229-0054 | 14-May-18 | \$2,495,000 | Coop          |       |
| 41 W 72nd St #12A           | 1-01125-1087 | 26-Jun-18 | \$2,495,000 | Condo         | 1,642 |
| 40-42 W 77th St #7A         | 1-01129-0050 | 28-Jun-18 | \$2,495,000 | Coop          |       |
| 230-234 Central Park W #8KL | 1-01197-0029 | 30-May-18 | \$2,450,000 | Coop          | 1,100 |
| 250 W 89th St #PH4A         | 1-01236-1003 | 24-May-18 | \$2,405,000 | Coop          | 1,415 |
| 250 W 89th St #PH4B         | 1-01236-1003 | 24-May-18 | \$2,405,000 | Coop          | 1,415 |
| 33 Riverside Dr #10A        | 1-01185-0001 | 12-Jun-18 | \$2,400,000 | Coop          |       |
| 545-551 W End Ave #8B       | 1-01248-0029 | 22-May-18 | \$2,395,000 | Coop          | 1,600 |
| 27 W 72nd St #310           | 1-01125-1230 | 4-Jun-18  | \$2,395,000 | Condo         | 1,325 |
| 230-234 Central Park W #3A  | 1-01197-0029 | 1-May-18  | \$2,375,000 | Coop          |       |
| 145 W 86th St #15A          | 1-01217-0014 | 8-May-18  | \$2,305,000 | Coop          | 1,650 |
| 205 W 76th St #5B           | 1-01168-1063 | 1-Jun-18  | \$2,300,000 | Condo         | 1,065 |
| 215 W 88th St #6C           | 1-01236-1141 | 28-Jun-18 | \$2,300,000 | Condo         | 1,413 |
| 253-263 W 73rd St #3C       | 1-01165-1023 | 7-Jun-18  | \$2,300,000 | Condo         | 1,010 |
| 203 W 90th St #6E           | 1-01238-1042 | 30-May-18 | \$2,300,000 | Condo         | 1,782 |
| 164-166 W 79th St #3D       | 1-01150-0056 | 10-May-18 | \$2,260,000 | Coop          | 1,420 |
| 465 W End Ave #10B          | 1-01245-0019 | 16-Apr-18 | \$2,250,000 | Coop          |       |
| 165 W 91st St #5F           | 1-01222-1034 | 7-May-18  | \$2,200,000 | Condo         | 1,749 |
| 140-147 Riverside Dr #4A    | 1-01248-0001 | 26-Apr-18 | \$2,150,000 | Coop          | 1,600 |
| 171 W 79th St #142          | 1-01210-0005 | 8-Jun-18  | \$2,140,000 | Coop          |       |
| 180 Riverside Dr #6E        | 1-01251-0001 | 26-Jun-18 | \$2,115,525 | Coop          |       |
| 171 W 79th St #41           | 1-01210-0005 | 24-Apr-18 | \$2,115,000 | Coop          | 1,600 |
| 27 W 72nd St #1203          | 1-01125-1329 | 12-Apr-18 | \$2,100,000 | Condo         | 1,081 |
| 223 W 80th St #3            | 1-01228-1303 | 21-May-18 | \$2,100,000 | Condo         | 1,612 |
| 203-211 W 81st St #5A       | 1-01229-1005 | 11-May-18 | \$2,050,000 | Condo         | 1,419 |
| 2280-2286 Broadway #15G     | 1-01230-1002 | 30-Apr-18 | \$2,050,000 | Coop          | 1,800 |
| 161 W 75th St #3H           | 1-01147-1003 | 26-Apr-18 | \$2,000,925 | Coop          |       |
| 105 W 72nd St #7B           | 1-01144-1020 | 12-Jun-18 | \$2,000,000 | Condo         | 1,152 |
| 225 W 83rd St #8L           | 1-01231-1115 | 20-Apr-18 | \$1,995,000 | Condo         | 1,114 |
| 205 W 76th St #9L           | 1-01168-1114 | 13-Jun-18 | \$1,951,000 | Condo         | 1,011 |



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