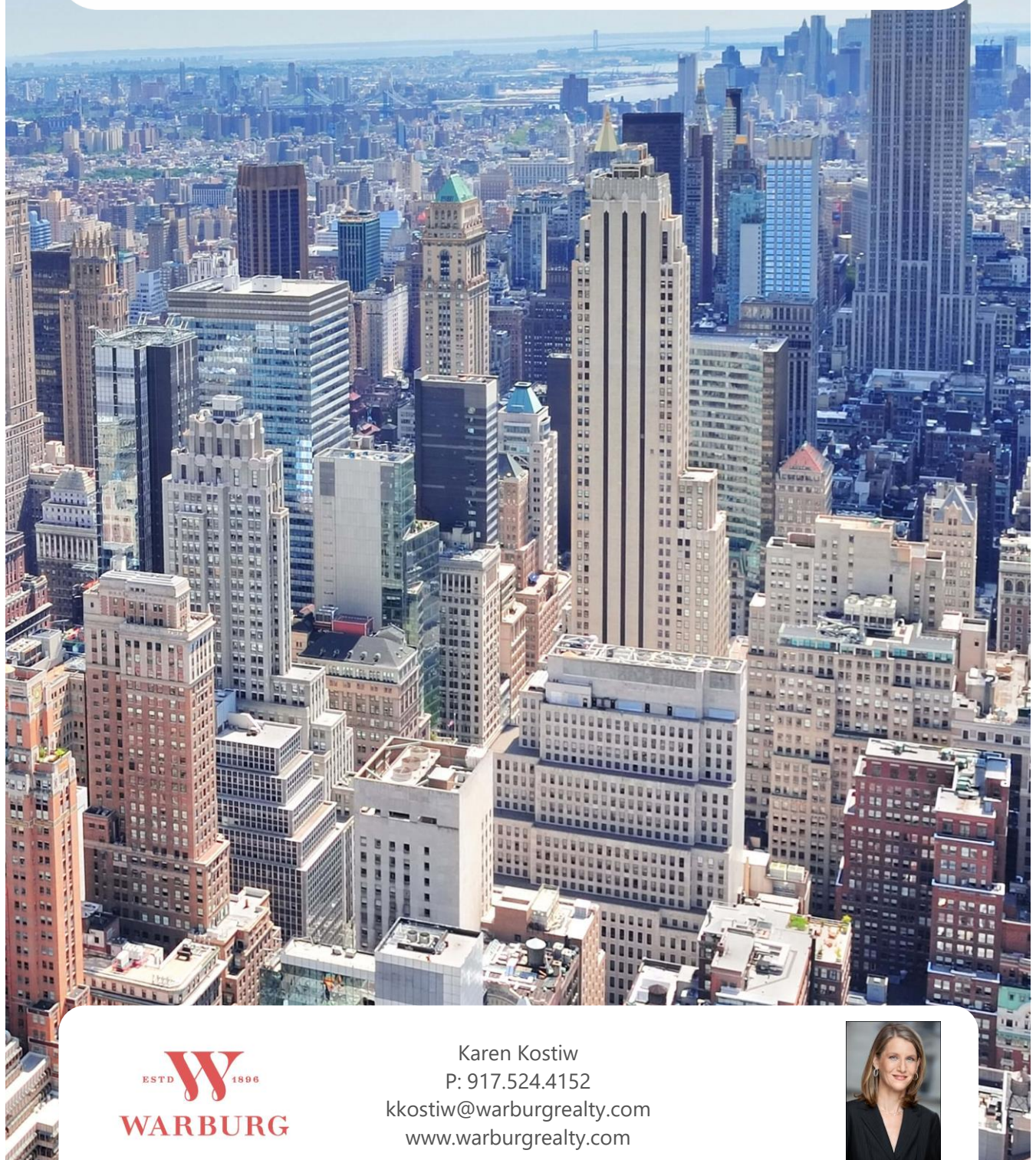


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



-24% YoY

MEDIAN PRICE/SQ.FT.



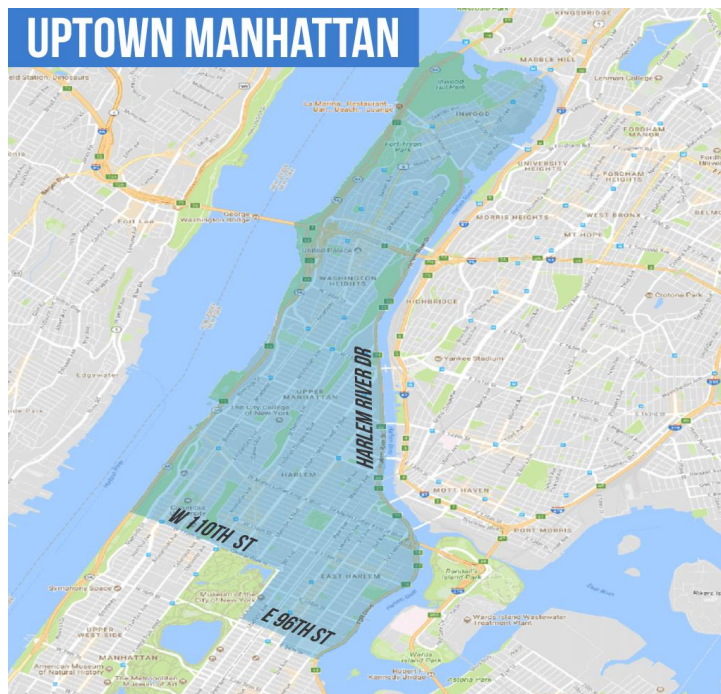
7% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

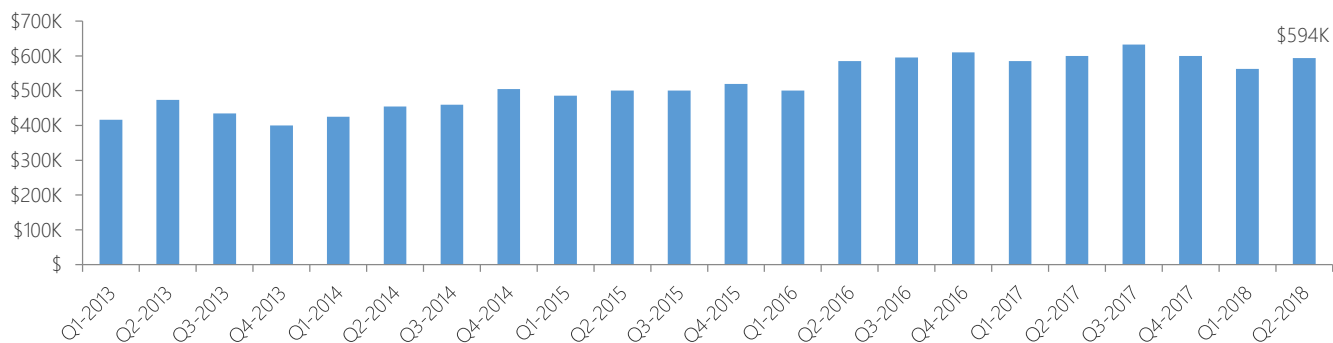


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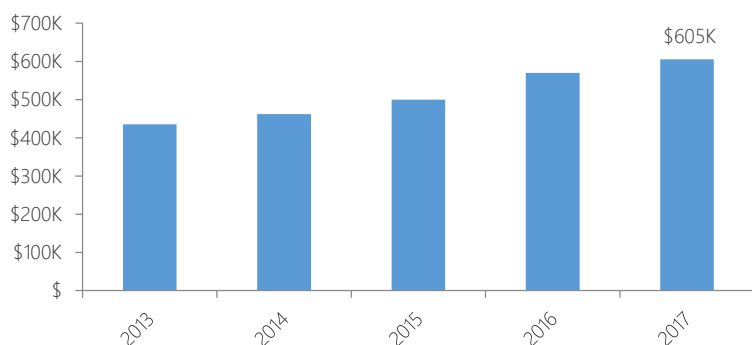


RESIDENTIAL STATS

Median Sale Price by Quarter

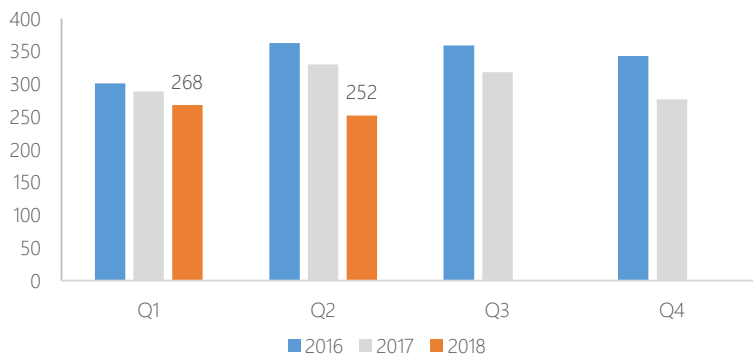


Median Sale Price by Year



Number of Transactions

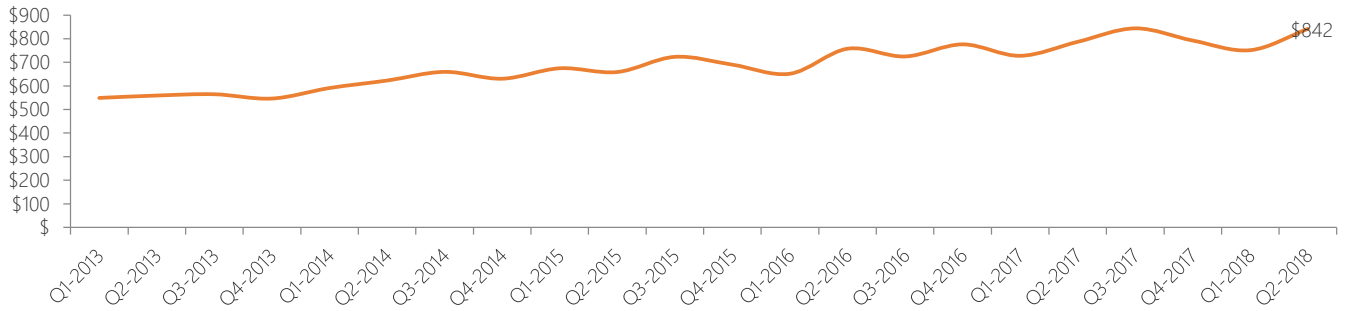
Quarter	2013	2014	2015	2016	2017	2018
Q1	288	297	302	301	289	268
Q2	473	418	367	363	330	252
Q3	491	436	386	359	318	
Q4	408	362	334	343	277	



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Median Sale Price per Square Foot

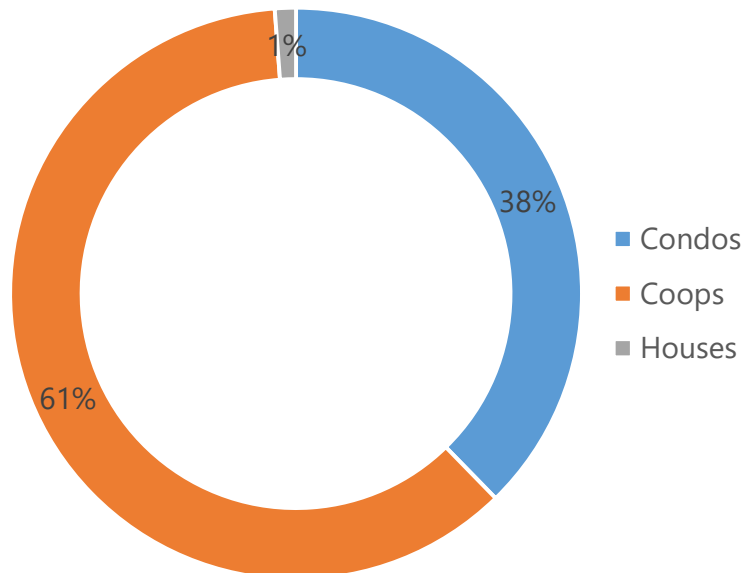


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$770,000	-9%	\$927	2%	95
Coops	\$497,500	8%	\$659	2%	154
Houses	\$1,625,000	-17%	\$880	12%	3

Number of Sales by Building Type



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TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1170 Fifth Ave #10B	1-01604-0001	29-May-18	\$4,500,000	Coop	2,500
139 W 120th St	1-01905-0012	23-Apr-18	\$4,250,000	House	4,832
545 W 110th St #10D	1-01882-1189	4-Apr-18	\$3,127,500	Condo	1,906
305 W 112th St #1	1-01847-1501	26-Apr-18	\$2,975,000	Condo	2,667
1280 Fifth Ave #10C	1-01615-1043	4-May-18	\$2,675,000	Condo	1,691
320 W 115th St #G	1-01848-1601	11-Apr-18	\$2,421,900	Condo	
313 W 119th St #1G	1-01946-1007	24-May-18	\$2,310,000	Condo	1,970
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	
129 W 123rd St #3	1-01908-1403	23-Apr-18	\$1,850,000	Condo	1,715
120 Cabrini Blvd #86	1-02179-0010	12-Jun-18	\$1,850,000	Coop	1,264
247 W 115th St #1A	1-01831-1101	25-Jun-18	\$1,838,838	Condo	1,753
1485 Fifth Ave #11A	1-01746-1042	13-Jun-18	\$1,825,000	Condo	1,436
2187 Fredrick Douglass Blvd #5B	1-01945-1304	24-May-18	\$1,800,000	Condo	1,356
11 Sylvan Ter	1-02109-0075	28-Jun-18	\$1,625,000	House	1,500
2860 Broadway #RESID	1-01883-1002	23-May-18	\$1,600,000	Coop	
100 W 119th St #6B	1-01903-1019	10-Apr-18	\$1,541,000	Condo	1,440
106 W 116th St #PH-2B	1-01825-1033	15-May-18	\$1,500,000	Condo	1,226
380 Riverside Dr #3S	1-01894-0001	28-Jun-18	\$1,500,000	Coop	
120 Cabrini Blvd #109	1-02179-0010	16-May-18	\$1,450,000	Coop	
54 Morningside Dr #52	1-01867-0060	13-Apr-18	\$1,420,000	Coop	1,300
40 W 116th St #B308	1-01599-1371	29-May-18	\$1,400,000	Condo	1,389
265 W 122nd St #C	1-01928-1303	1-Jun-18	\$1,385,000	Condo	1,169
117 W 123rd St #4C	1-01908-1313	20-Apr-18	\$1,350,000	Condo	1,311
363-367 Manhattan Ave #C	1-01849-1003	4-Jun-18	\$1,350,000	Condo	1,400
2110 Fredrick Douglass Blvd #4A	1-01830-1212	18-Jun-18	\$1,325,000	Condo	1,184
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	
50 W 127th St #6C	1-01724-1018	7-Jun-18	\$1,220,000	Condo	1,150
120 Cabrini Blvd #36	1-02179-0010	20-Jun-18	\$1,185,000	Coop	1,264
900 W 190th St #12O	1-02179-0373	2-Apr-18	\$1,175,000	Coop	
380 Lenox Ave #4E	1-01727-1023	28-Jun-18	\$1,150,000	Condo	1,346
15818-15900 Riverside Dr W #6B	1-02135-0060	19-Jun-18	\$1,150,000	Coop	
117 W 123rd St #1A	1-01908-1301	24-May-18	\$1,145,200	Condo	1,260
309 W 118th St #3L	1-01945-1152	12-Jun-18	\$1,135,000	Condo	932
105 W 117th St #105B	1-01902-1106	25-Jun-18	\$1,125,000	Condo	1,257
80 La Salle St #20F	1-01978-0001	25-Jun-18	\$1,100,000	Coop	1,250
250 Cabrini Blvd #8H	1-02179-0466	22-Jun-18	\$1,095,000	Coop	
15818-15900 Riverside Dr W #7B	1-02135-0060	4-Jun-18	\$1,070,000	Coop	
300 W 135th St #9F	1-01959-1066	4-Jun-18	\$1,040,000	Condo	1,114
545 W 111th St #1F	1-01883-1002	15-May-18	\$1,010,000	Coop	
68 Bradhurst Ave #3H	1-02045-1025	12-Jun-18	\$999,000	Condo	1,208
736 W 187th St #303	1-02180-1249	10-May-18	\$995,000	Condo	1,374
10 Mt Morris Park W #2	1-01720-1102	18-Apr-18	\$993,994	Condo	1,436
300 W 135th St #2E	1-01959-1048	10-May-18	\$985,000	Condo	987
130 Bradhurst Ave #1003	1-02045-1501	28-Jun-18	\$982,500	Coop	1,152
352 W 117th St #5D	1-01943-1031	28-Jun-18	\$981,000	Condo	927
2545 Fredrick Douglass Blvd #2545D	1-01960-1118	30-May-18	\$980,000	Condo	1,175
220 W 148th St #3D	1-02033-1030	10-Apr-18	\$975,000	Condo	1,221
725 Riverside Dr #7C	1-02096-1042	16-Apr-18	\$960,000	Condo	1,174



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Address	BBL	Sale date	Sale price	Property type	Sqft
65-67 Park Ter E #C80	1-02243-0220	27-Apr-18	\$960,000	Coop	1,125
721 St Nicholas Ave #2	1-02060-1203	24-Apr-18	\$960,000	Condo	1,165
1400 Fifth Ave #5L	1-01599-1127	18-May-18	\$938,000	Condo	1,046
720 Ft Washington Ave #1L	1-02180-0614	28-Jun-18	\$915,000	Coop	
324 E 112th St #4B	1-01683-1011	4-May-18	\$915,000	Condo	1,073
370 W 118th St #3A	1-01944-1111	26-Apr-18	\$915,000	Condo	879
860 W 181st St #31	1-02177-0175	20-Jun-18	\$910,000	Coop	
1400 Fifth Ave #5C	1-01599-1109	6-Jun-18	\$895,000	Condo	1,019
1865 Second Ave #41E	1-01646-1002	16-Apr-18	\$895,000	Coop	
779 Riverside Dr #C52	1-02134-1271	6-Jun-18	\$880,000	Condo	1,049
68 Bradhurst Ave #8P	1-02045-1148	12-Jun-18	\$870,000	Condo	947
48 E 132nd St #1C	1-01756-1113	30-May-18	\$867,848	Condo	
301 W 110th St #2J	1-01846-1028	27-Jun-18	\$865,000	Condo	744
721 St Nicholas Ave #1	1-02060-1202	17-May-18	\$850,000	Condo	1,152
116 Pinehurst Ave #A61	1-02179-0170	13-Jun-18	\$845,000	Coop	1,000
15818-15900 Riverside Dr W #7J	1-02135-0060	29-May-18	\$840,000	Coop	
333 E 109th St #4E	1-01681-1217	24-Apr-18	\$840,000	Condo	907
456 W 167th St #7D	1-02111-1054	7-May-18	\$835,000	Condo	1,171
2601 Fredrick Douglass Blvd #5A	1-02041-1215	19-Jun-18	\$825,000	Condo	912
215 E 96th St #CONDP	1-01646-1103	3-May-18	\$825,000	Coop	679
234 W 148th St #6A	1-02033-1125	12-Apr-18	\$825,000	Condo	1,001
251-259 Seaman Ave #2L	1-02243-0366	16-Apr-18	\$823,885	Coop	1,350
200 W 112th St #2D	1-01827-0036	10-Apr-18	\$810,000	Coop	
900 W 190th St #2R	1-02179-0373	27-Jun-18	\$810,000	Coop	
504 W 136th St #3D	1-01988-1113	26-Apr-18	\$809,500	Condo	1,010
575 Riverside Dr #44	1-02001-0060	15-Jun-18	\$802,500	Coop	925
123 W 132nd St	1-01917-0121	3-May-18	\$800,000	House	3,400
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
161-169 E 110th St #7F	1-01638-1062	15-May-18	\$775,000	Condo	800
2187 Fredrick Douglass Blvd #10J	1-01945-1377	18-Apr-18	\$770,000	Condo	716
725 Riverside Dr #3D	1-02096-1015	11-May-18	\$770,000	Condo	1,016
880 W 181st St #6E	1-02177-0242	11-Jun-18	\$770,000	Coop	1,100
900 W 190th St #6F	1-02179-0373	30-May-18	\$770,000	Coop	1,000
80 La Salle St #18D	1-01978-0001	13-Jun-18	\$757,500	Coop	904
66-72 St Nicholas Ave #4D	1-01823-1026	7-Jun-18	\$755,000	Condo	860
720 Ft Washington Ave #4T	1-02180-0614	18-Jun-18	\$750,000	Coop	
70 Haven Ave #3C	1-02139-0214	29-May-18	\$743,000	Coop	
120 Cabrini Blvd #112	1-02179-0010	22-May-18	\$740,000	Coop	900
720 Ft Washington Ave #B	1-02180-0614	19-Jun-18	\$740,000	Coop	1,200
3-5 W 122nd St #1D	1-01721-1004	18-Apr-18	\$740,000	Condo	829
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
1831-1833 Madison Ave #7E	1-01746-0021	18-Apr-18	\$735,000	Coop	
15818-15900 Riverside Dr W #3A	1-02135-0060	30-Apr-18	\$725,000	Coop	
220 W 111th St #6B	1-01826-1122	8-Jun-18	\$725,000	Condo	610
527 W 110th St #41	1-01882-1004	15-May-18	\$718,000	Condo	670
250 Cabrini Blvd #8C	1-02179-0466	12-Jun-18	\$712,500	Coop	900
301 W 110th St #7T	1-01846-1136	11-Apr-18	\$700,000	Condo	638
300 W 135th St #10A	1-01959-1012	20-Apr-18	\$700,000	Condo	692
527 W 110th St #31	1-01882-1003	12-Apr-18	\$700,000	Condo	670



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