

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Lincoln Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.22M

-22% YoY

NO. OF TRANSACTIONS

155

-41% YoY

MEDIAN PRICE/SQ.FT.

\$1,411

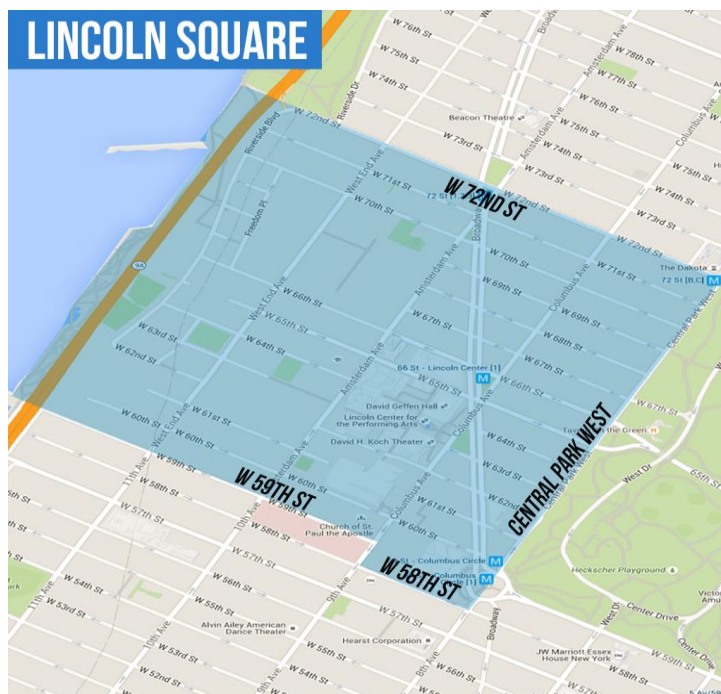
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

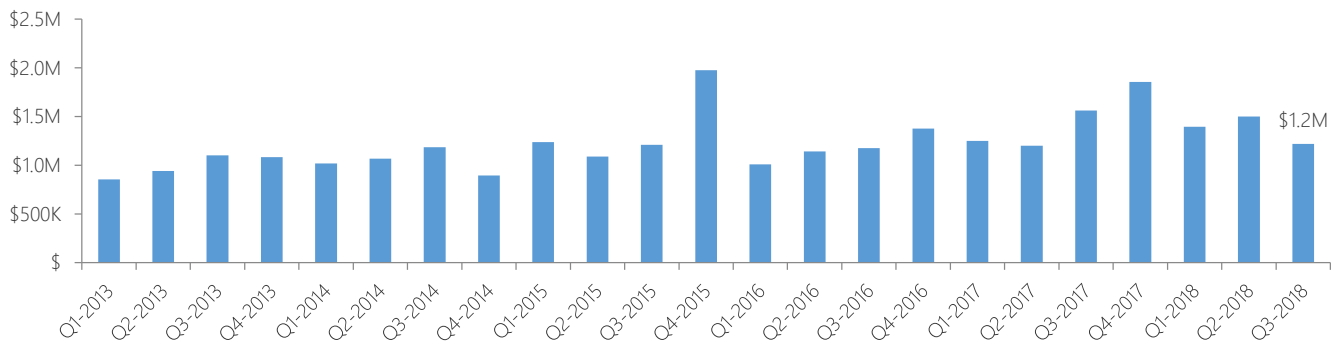


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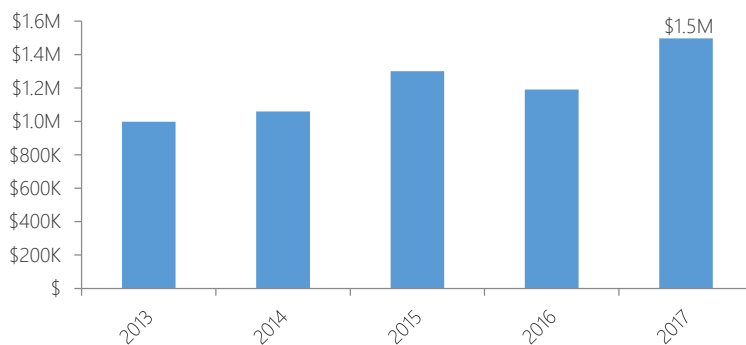


RESIDENTIAL STATS

Median Sale Price by Quarter

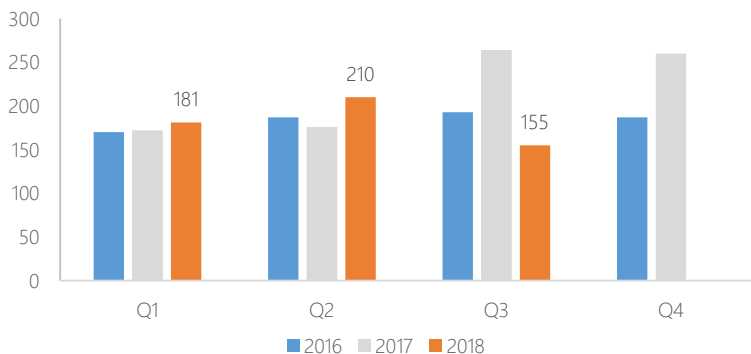


Median Sale Price by Year



Number of Transactions

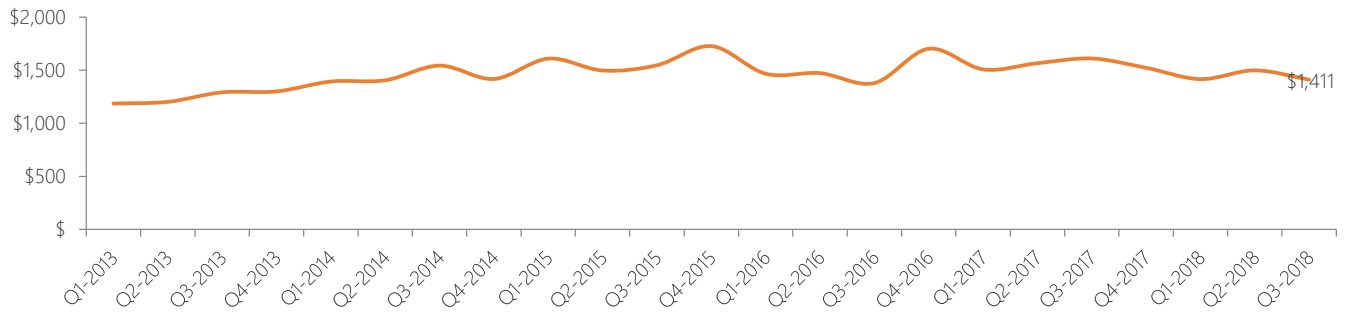
Quarter	2013	2014	2015	2016	2017	2018
Q1	157	229	164	170	172	181
Q2	267	240	248	187	176	210
Q3	307	255	289	193	264	155
Q4	238	230	303	187	260	



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Median Sale Price per Square Foot

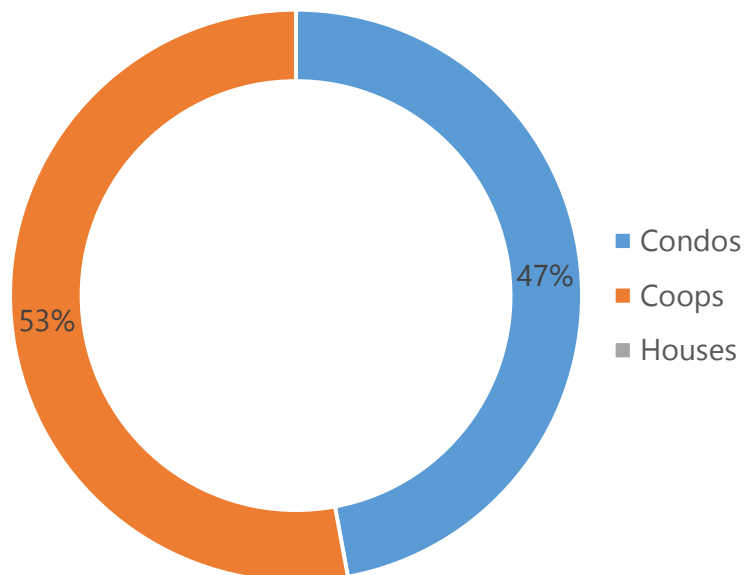


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,785,500	-24%	\$1,544	-11%	73
Coops	\$750,000	-9%	\$1,070	-8%	82
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Central Park W #11B	1-01114-1511	21-Sep-18	\$22,500,000	Condo	3,480
1 W End Ave #PHA	1-01171-4752	12-Sep-18	\$17,936,142	Condo	
1 W End Ave #PHB	1-01171-4753	25-Jul-18	\$12,273,520	Condo	
1 W End Ave #29A	1-01171-4529	25-Sep-18	\$10,523,140	Condo	
15 W 63rd St #25A	1-01116-1735	25-Jul-18	\$8,700,000	Condo	2,466
1 W End Ave #40B	1-01171-4572	20-Sep-18	\$7,811,266	Condo	
1 W End Ave #38B	1-01171-4570	25-Sep-18	\$7,416,266	Condo	
15 Central Park W #2E	1-01114-1471	15-Aug-18	\$6,800,000	Condo	2,082
101 W 67th St #55P2H	1-01139-1482	26-Sep-18	\$6,760,000	Condo	1,481
200 Riverside Blvd #12K	1-01171-1337	23-Aug-18	\$6,191,503	Condo	1,681
1 W End Ave #24F	1-01171-4672	26-Jul-18	\$5,986,144	Condo	
1 W End Ave #41D	1-01171-4636	31-Jul-18	\$5,954,363	Condo	
340 W 72nd St #A7	1-01183-0050	27-Sep-18	\$5,819,270	Coop	
1 Central Park W #36B	1-01113-1470	14-Sep-18	\$5,700,000	Condo	1,599
115 Central Park W #6CE	1-01124-0027	12-Sep-18	\$5,410,000	Coop	
1 Central Park W #43D	1-01113-1527	6-Sep-18	\$5,000,000	Condo	2,115
1 W End Ave #22E	1-01171-4650	14-Aug-18	\$4,857,705	Condo	
60 Riverside Blvd #1411	1-01171-4337	14-Sep-18	\$4,775,000	Condo	2,755
60 Riverside Blvd #1401	1-01171-4328	6-Aug-18	\$4,450,000	Condo	2,505
10 W 66th St #28B	1-01118-0022	1-Aug-18	\$4,275,000	Coop	2,175
65 Central Park W #8B	1-01119-0029	26-Sep-18	\$4,200,000	Coop	1,800
80 Riverside Blvd #33A	1-01171-4248	2-Aug-18	\$3,651,750	Condo	1,850
34-40 W 72nd St #71	1-01124-1002	26-Jul-18	\$3,600,000	Coop	2,300
60 Riverside Blvd #2401	1-01171-4403	2-Jul-18	\$3,580,000	Condo	1,618
220 Riverside Blvd #9J	1-01171-1672	9-Aug-18	\$3,250,000	Condo	2,127
220 Riverside Blvd #6J	1-01171-1669	14-Aug-18	\$3,050,000	Condo	2,127
34-40 W 72nd St #121	1-01124-1002	22-Aug-18	\$2,915,166	Coop	
200 W End Ave #14C	1-01158-1611	22-Aug-18	\$2,575,000	Condo	1,431
161 W 61st St #31B	1-01132-1189	2-Jul-18	\$2,562,000	Condo	1,387
200 W End Ave #9C	1-01158-1567	5-Sep-18	\$2,500,000	Condo	1,431
200 W End Ave #17C	1-01158-1636	12-Jul-18	\$2,500,000	Condo	1,431
220 Riverside Blvd #9P	1-01171-1746	10-Aug-18	\$2,350,000	Condo	1,551
12 W 72nd St #2	1-01124-0042	5-Jul-18	\$2,250,000	Coop	
240 Riverside Blvd #3LM	1-01171-2223	6-Aug-18	\$2,225,000	Condo	1,845
119 W 71st St #4A	1-01143-0024	23-Jul-18	\$2,200,000	Coop	
100 Riverside Blvd #4F	1-01171-3540	30-Jul-18	\$2,150,000	Condo	1,486
200 Riverside Blvd #43C	1-01171-1158	7-Aug-18	\$2,050,000	Condo	1,326
25 Central Park W #14S	1-01115-1306	9-Aug-18	\$1,975,000	Condo	945
10 W End Ave #6H	1-01151-1247	29-Aug-18	\$1,935,000	Condo	1,377
20 W 64th St #38B	1-01116-1064	14-Aug-18	\$1,930,000	Condo	934
101 W 67th St #55P2G	1-01139-1481	26-Sep-18	\$1,915,000	Condo	820
200 Riverside Blvd #8M	1-01171-1363	10-Aug-18	\$1,875,000	Condo	1,299
10 W 66th St #32A	1-01118-0022	6-Sep-18	\$1,868,000	Coop	
25 W 71st St #G	1-01124-0020	6-Aug-18	\$1,850,000	Coop	
243 W 60th St #5D	1-01152-1127	2-Aug-18	\$1,791,000	Condo	1,237
10 W End Ave #4A	1-01151-1102	8-Aug-18	\$1,780,000	Condo	1,265
1965 Broadway #PH1F	1-01138-1447	15-Aug-18	\$1,750,000	Condo	896
140 W End Ave #3C	1-01158-1310	24-Aug-18	\$1,750,000	Coop	
243 W 60th St #2D	1-01152-1109	26-Jul-18	\$1,700,000	Condo	1,237
200 Riverside Blvd #37B	1-01171-1107	18-Jul-18	\$1,700,000	Condo	1,120



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Address	BBL	Sale date	Sale price	Property type	Sqft
120 W 70th St #4C	1-01141-0039	6-Sep-18	\$1,700,000	Coop	
2021 Broadway #28JK	1-01141-1102	31-Jul-18	\$1,700,000	Coop	
10 W 66th St #3K	1-01118-0022	20-Jul-18	\$1,667,500	Coop	1,200
10 W End Ave #6B	1-01151-1134	25-Jul-18	\$1,650,000	Condo	1,161
205 W End Ave #12P	1-01179-1308	27-Aug-18	\$1,595,000	Coop	
140 W End Ave #8N	1-01158-1310	25-Jul-18	\$1,575,000	Coop	1,215
170 W End Ave #25ST	1-01158-1405	16-Aug-18	\$1,560,000	Coop	
34-40 W 72nd St #55	1-01124-1002	15-Aug-18	\$1,550,000	Coop	
10 W End Ave #10B	1-01151-1138	6-Aug-18	\$1,540,000	Condo	1,161
225-227 W 60th St #8E	1-01152-1016	20-Jul-18	\$1,515,000	Condo	982
555 W 59th St #23E	1-01151-1442	15-Aug-18	\$1,465,000	Condo	800
80 Central Park W #4D	1-01121-0029	29-Aug-18	\$1,450,000	Coop	
2000 Broadway #23A	1-01140-2137	20-Sep-18	\$1,437,500	Condo	926
200 W End Ave #17B	1-01158-1635	30-Aug-18	\$1,380,000	Condo	788
150-156 W End Ave #18D	1-01158-1208	22-Aug-18	\$1,375,000	Coop	
160 W 66th St #18F	1-01137-1025	12-Sep-18	\$1,360,000	Condo	923
160 W 66th St #19K	1-01137-1039	15-Aug-18	\$1,350,000	Condo	890
55 Central Park W #2G	1-01118-0036	24-Jul-18	\$1,350,000	Coop	1,536
235 W End Ave #10F	1-01182-1088	9-Jul-18	\$1,350,000	Condo	927
45 W 67th St #12H	1-01120-1066	7-Sep-18	\$1,340,000	Condo	764
61 W 62nd St #6D	1-01115-1506	31-Jul-18	\$1,295,000	Coop	1,000
10 W End Ave #9C	1-01151-1167	12-Sep-18	\$1,250,000	Condo	800
120 Riverside Blvd #6N	1-01171-3190	2-Aug-18	\$1,230,000	Condo	847
200 Riverside Blvd #4B	1-01171-1075	24-Jul-18	\$1,225,000	Condo	1,105
140 W End Ave #24N	1-01158-1310	26-Jul-18	\$1,215,000	Coop	
220 Riverside Blvd #9G	1-01171-1640	28-Sep-18	\$1,175,000	Condo	902
62 W 62nd St #3D	1-01114-1173	14-Jul-18	\$1,144,102	Condo	1,657
160 W 66th St #36C	1-01137-1190	20-Aug-18	\$1,100,000	Condo	584
20 W 64th St #29V	1-01116-1648	14-Sep-18	\$1,050,000	Condo	589
115 Central Park W #16L	1-01124-0027	25-Sep-18	\$999,000	Coop	
155 W 68th St #824	1-01140-1406	21-Aug-18	\$998,000	Condo	643
220 Riverside Blvd #5C	1-01171-1498	4-Sep-18	\$986,000	Condo	800
161 W 61st St #26H	1-01132-1164	27-Jul-18	\$963,700	Condo	633
20 W 64th St #12A	1-01116-1005	2-Jul-18	\$950,000	Condo	602
120 Riverside Blvd #10G	1-01171-3109	16-Aug-18	\$928,000	Condo	716
160 W 66th St #18C	1-01137-1022	28-Aug-18	\$920,000	Condo	584
201 W 70th St #34A	1-01162-0029	22-Aug-18	\$915,000	Coop	650
165 W End Ave #18B	1-01179-1008	24-Jul-18	\$901,000	Coop	800
43 W 61st St #25Z	1-01114-1091	19-Sep-18	\$890,000	Condo	750
29-33 W 65th St #2H	1-01118-1017	12-Sep-18	\$890,000	Condo	787
170 W End Ave #14E	1-01158-1405	15-Aug-18	\$890,000	Coop	
130 W 67th St #24B	1-01138-0053	7-Aug-18	\$890,000	Coop	650
185 W End Ave #17R	1-01179-1212	26-Sep-18	\$889,000	Coop	
140 W End Ave #27K	1-01158-1310	6-Sep-18	\$880,000	Coop	900
120 Riverside Blvd #7G	1-01171-3106	7-Sep-18	\$865,000	Condo	716
140 W End Ave #19K	1-01158-1310	31-Jul-18	\$855,000	Coop	850
260 W End Ave #1F	1-01163-0061	6-Aug-18	\$840,000	Coop	800
155 W 71st St #5C	1-01143-1217	2-Jul-18	\$837,500	Condo	682
345 W 58th St #12B	1-01049-0001	5-Sep-18	\$837,500	Coop	600
155 W 71st St #4B	1-01143-1210	2-Jul-18	\$835,000	Condo	693



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