

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Manhattan Valley, Manhattan

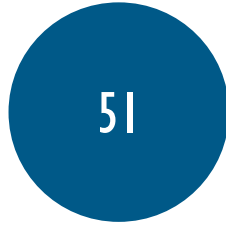
SUMMARY

MEDIAN SALE PRICE



-24% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



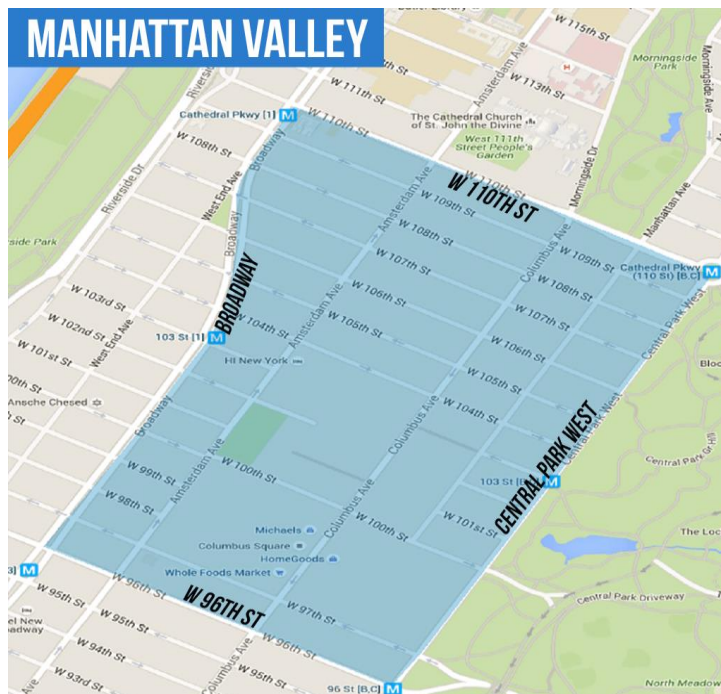
-12% YoY

MANHATTAN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

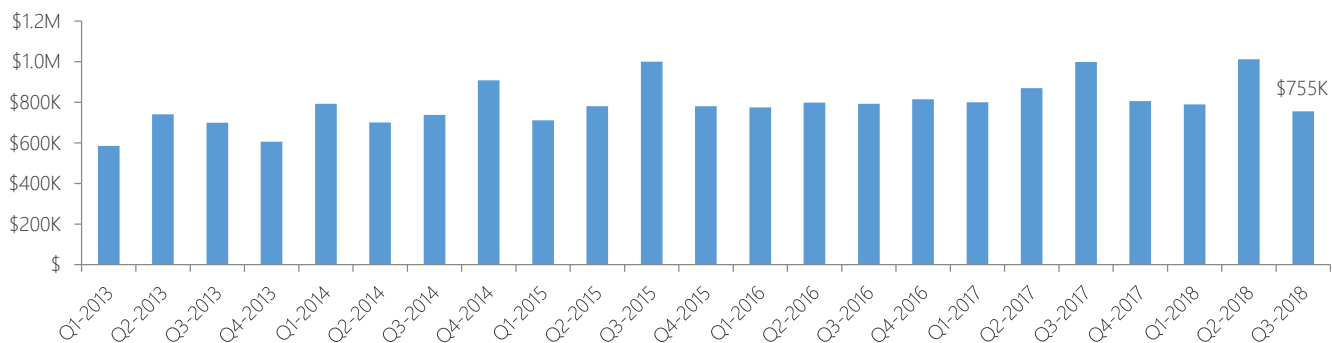


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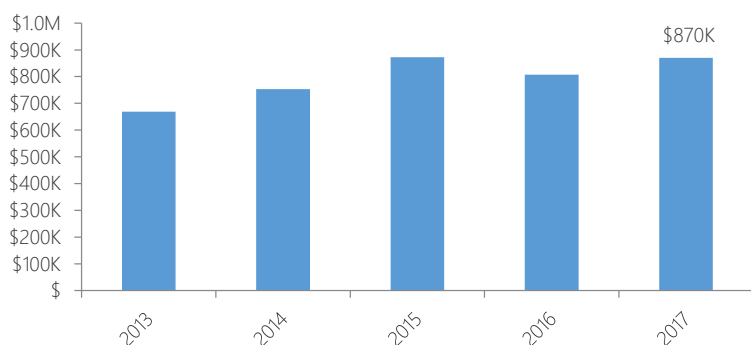


RESIDENTIAL STATS

Median Sale Price by Quarter

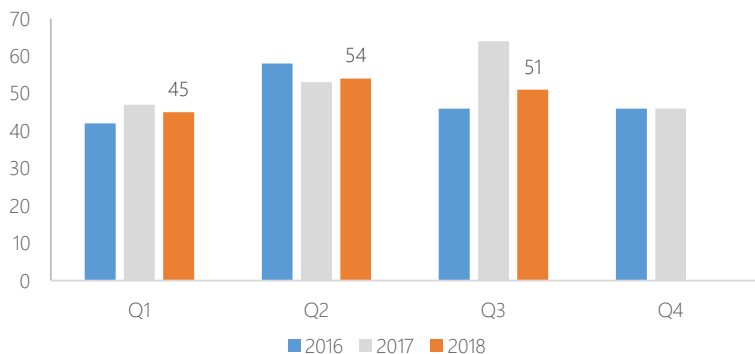


Median Sale Price by Year



Number of Transactions

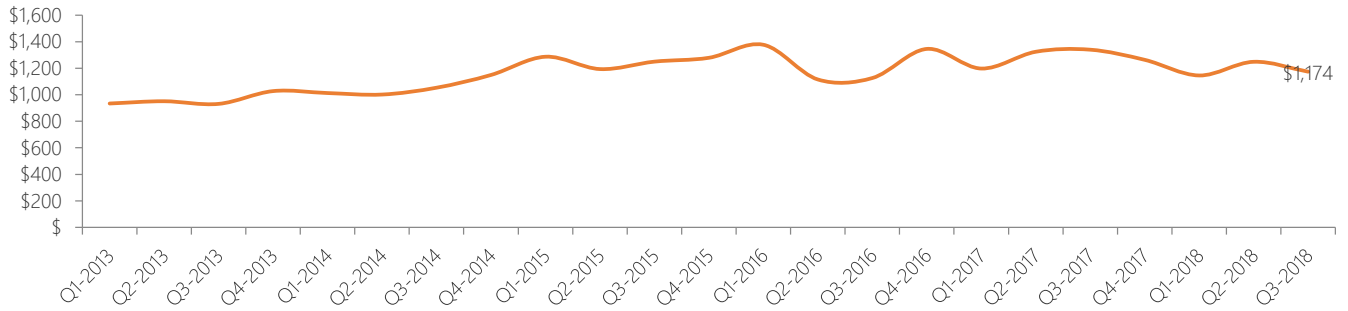
Quarter	2013	2014	2015	2016	2017	2018
Q1	38	38	57	42	47	45
Q2	64	53	53	58	53	54
Q3	77	64	87	46	64	51
Q4	41	54	45	46	46	



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Median Sale Price per Square Foot

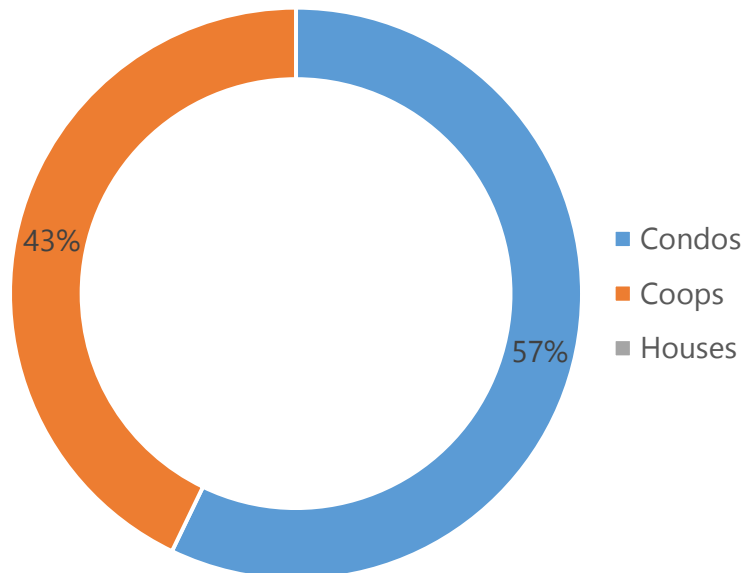


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,038,250	-12%	\$1,368	1%	28
Coops	\$610,950	0%	\$908	-12%	21
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
400 Central Park W #15P	1-01833-4296	28-Sep-18	\$2,500,000	Condo	1,142
272 W 107th St #7A	1-01878-1019	28-Aug-18	\$2,500,000	Condo	1,777
455 Central Park W #19B	1-01841-1282	29-Aug-18	\$2,000,000	Condo	1,347
392 Central Park W #7C	1-01833-3131	7-Sep-18	\$1,950,000	Condo	1,142
382 Central Park W #15P	1-01833-1296	31-Jul-18	\$1,599,000	Condo	1,141
352 W 110th St #8AN	1-01845-1409	26-Jul-18	\$1,450,000	Condo	1,315
514 W 110th St #3C	1-01881-1312	6-Jul-18	\$1,450,000	Condo	1,203
255 W 108th St #1C	1-01880-0001	18-Jul-18	\$1,395,000	Coop	
7 W 96th St #9D	1-01832-0025	13-Jul-18	\$1,350,000	Coop	1,200
514 W 110th St #6A	1-01881-1322	24-Sep-18	\$1,323,725	Condo	1,203
372 Central Park W #15N	1-01833-2295	15-Aug-18	\$1,300,000	Condo	840
200 W 108th St #16A	1-01879-0036	23-Aug-18	\$1,295,000	Coop	1,200
382 Central Park W #16M	1-01833-1316	28-Aug-18	\$1,225,000	Condo	787
372 Central Park W #15M	1-01833-2294	24-Sep-18	\$1,220,000	Condo	787
233 W 99th St #12E	1-01871-0020	28-Aug-18	\$1,205,000	Coop	1,200
382 Central Park W #17N	1-01833-1339	7-Aug-18	\$1,180,000	Condo	840
952 Columbus Ave #2C	1-01861-1104	20-Jul-18	\$1,175,000	Condo	
382 Central Park W #3A	1-01833-1041	13-Jul-18	\$1,076,500	Condo	787
392 Central Park W #1V	1-01833-3017	24-Jul-18	\$999,999	Condo	846
382 Central Park W #4H	1-01833-1070	30-Aug-18	\$950,000	Condo	702
425 Central Park W #6C	1-01838-1144	25-Jul-18	\$945,000	Condo	653
233 W 99th St #9C	1-01871-0020	30-Aug-18	\$860,233	Coop	
382 Central Park W #16G	1-01833-1311	10-Jul-18	\$765,000	Condo	545
425 Central Park W #2J	1-01838-1111	5-Jul-18	\$760,000	Condo	880
400 Central Park W #10G	1-01833-4201	29-Aug-18	\$755,000	Condo	545
418 Central Park W #30	1-01837-1018	17-Aug-18	\$740,000	Condo	464
233 W 99th St #1A	1-01871-0020	31-Jul-18	\$735,000	Coop	900
510 W 110th St #4D	1-01881-1097	3-Aug-18	\$725,000	Condo	614
410 Central Park W #9C	1-01836-0036	6-Sep-18	\$715,000	Coop	650
400 Central Park W #45	1-01833-4078	9-Aug-18	\$700,000	Condo	540
504 W 110th St #5C	1-01881-1030	15-Aug-18	\$695,000	Condo	614
127 W 96th St #4A	1-01851-0012	20-Sep-18	\$690,000	Coop	
233 W 99th St #10C	1-01871-0020	13-Jul-18	\$679,000	Coop	
2790 Broadway #5F	1-01879-0062	14-Sep-18	\$662,000	Coop	
67 W 107th St #673	1-01843-1003	14-Sep-18	\$641,000	Condo	549
67 W 107th St #19	1-01843-1018	10-Jul-18	\$639,000	Condo	532
107 W 106th St #2A	1-01861-0028	18-Jul-18	\$610,950	Coop	
203 W 98th St #6A	1-01870-0028	6-Jul-18	\$600,000	Coop	750
50 W 106th St #9A	1-01841-0052	30-Jul-18	\$545,000	Coop	600
993 Amsterdam Ave #5B	1-01863-0062	27-Sep-18	\$540,000	Coop	750
4 W 109th St #1E	1-01844-0037	13-Jul-18	\$515,000	Coop	580
255 W 108th St #5C	1-01880-0001	16-Jul-18	\$510,000	Coop	550
107 W 106th St #1B	1-01861-0028	8-Aug-18	\$495,000	Coop	550
255 W 108th St #3C	1-01880-0001	19-Jul-18	\$482,500	Coop	775
4 W 101st St #27	1-01836-0037	13-Jul-18	\$430,000	Coop	400
58 W 105th St #4C	1-01840-0057	6-Jul-18	\$359,000	Coop	
200 W 109th St #E4	1-01880-1044	31-Aug-18	\$350,000	Condo	1,065
255 W 108th St #10F	1-01880-0001	2-Aug-18	\$270,000	Coop	
300 W 110th St #1K	1-01845-1010	7-Aug-18	\$247,517	Condo	589



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