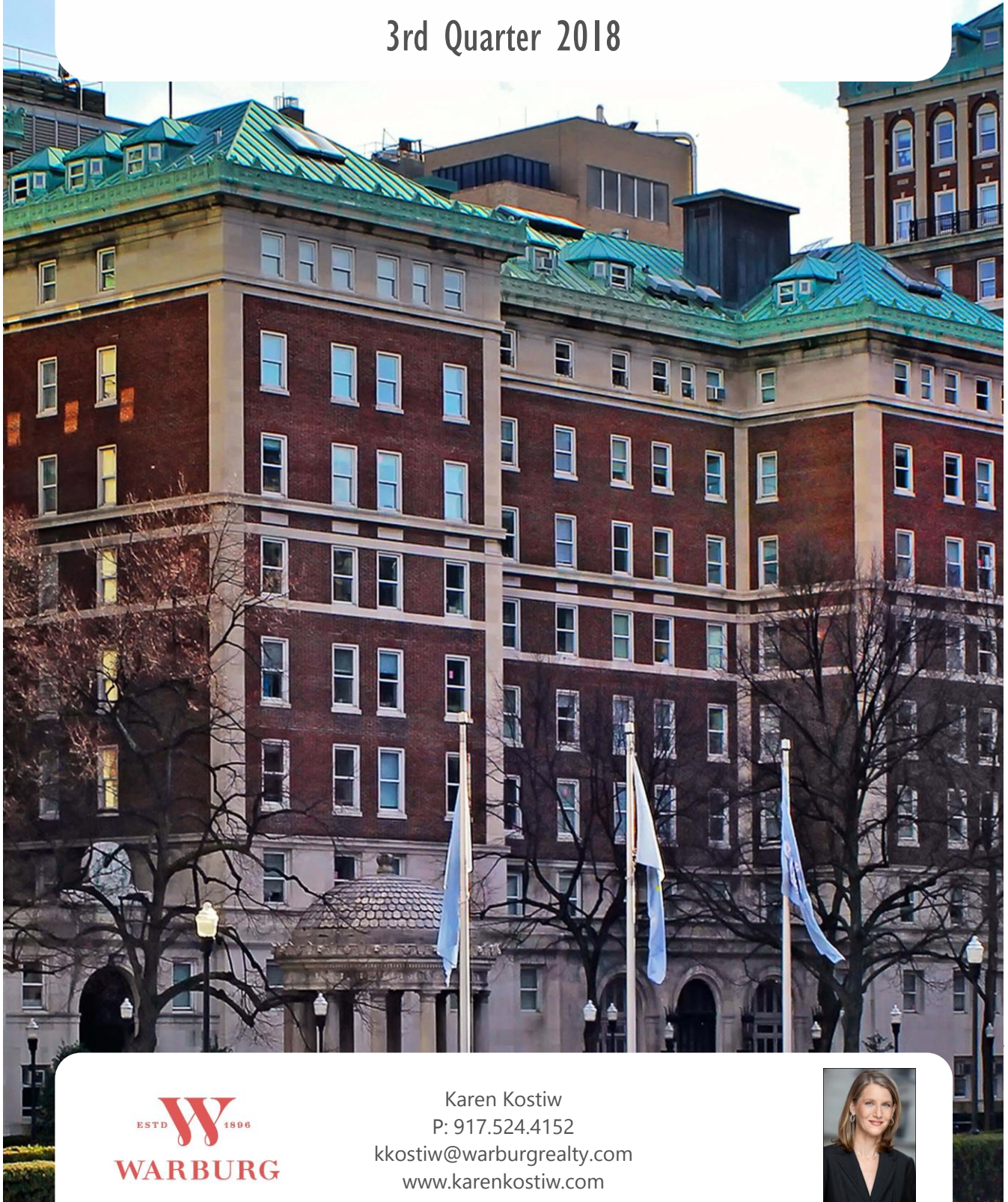


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$754K

0% YoY

NO. OF TRANSACTIONS

27

-13% YoY

MEDIAN PRICE/SQ.FT.

\$837

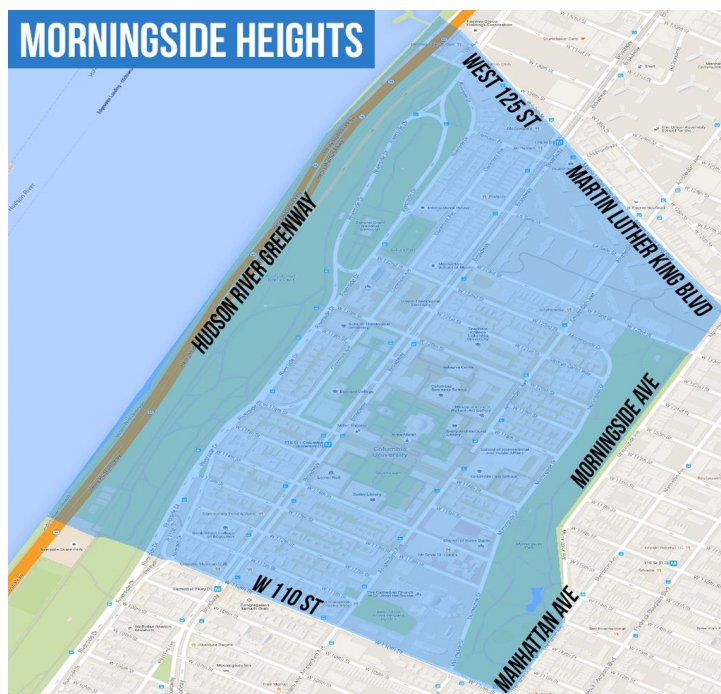
8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

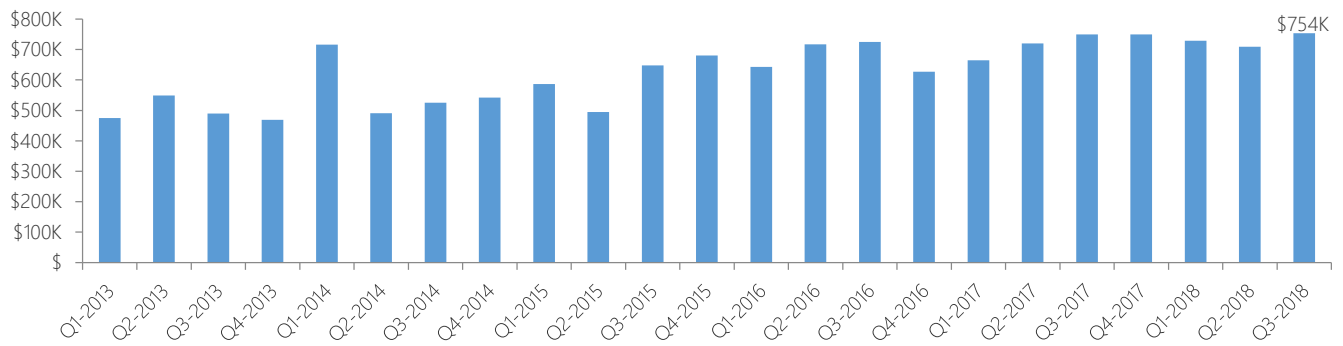


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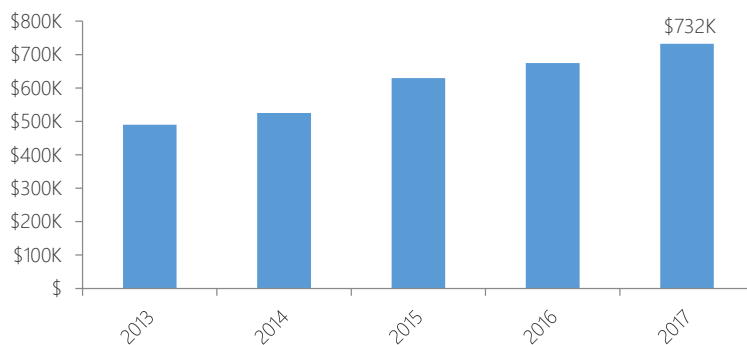


RESIDENTIAL STATS

Median Sale Price by Quarter

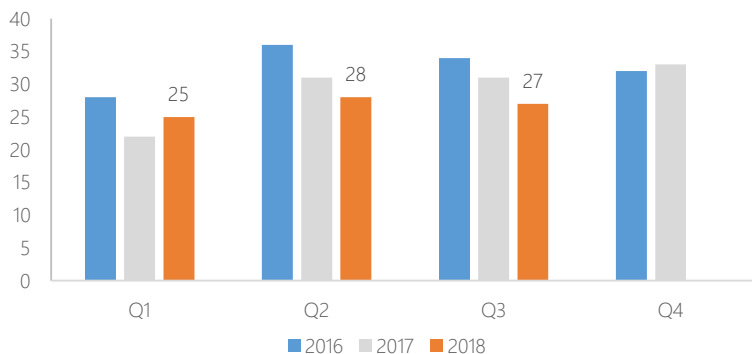


Median Sale Price by Year



Number of Transactions

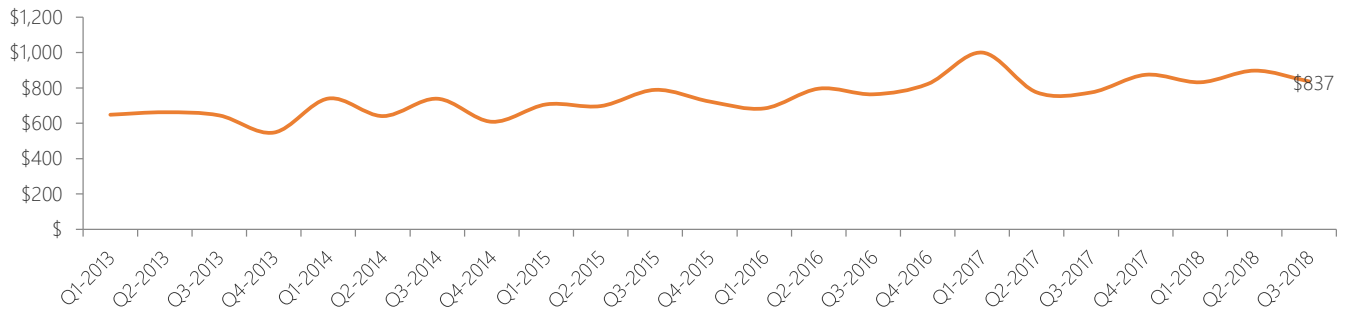
Quarter	2013	2014	2015	2016	2017	2018
Q1	25	20	22	28	22	25
Q2	40	42	28	36	31	28
Q3	47	47	41	34	31	27
Q4	49	30	34	32	33	



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Median Sale Price per Square Foot

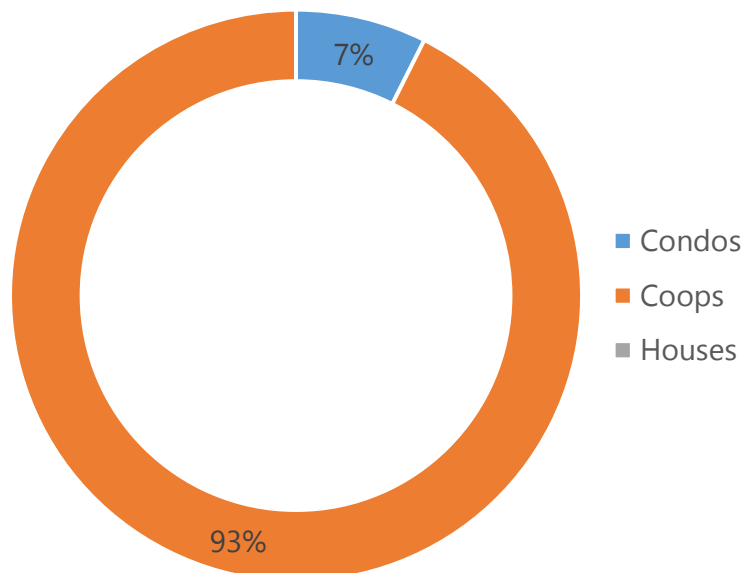


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,780,019	49%	\$1,226	21%	2
Coops	\$753,500	2%	\$837	12%	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 #4G	1-01882-1158	3-Jul-18	\$3,000,000	Condo	1,856
420 Riverside Dr #9B	1-01896-0001	20-Sep-18	\$2,400,000	Coop	
400 Riverside Dr #4C	1-01895-0001	9-Jul-18	\$2,300,000	Coop	1,500
600 W 111th St #13A	1-01894-1002	10-Sep-18	\$2,299,000	Coop	
54 Morningside Dr #54	1-01867-0060	18-Jul-18	\$1,430,000	Coop	1,300
54 Morningside Dr #2	1-01867-0060	11-Jul-18	\$1,320,000	Coop	1,100
80 La Salle St #11G	1-01978-0001	12-Sep-18	\$835,000	Coop	950
170 Claremont Ave #GA	1-01993-0043	16-Aug-18	\$830,000	Coop	
611 W 111th St #43	1-01894-0036	17-Sep-18	\$825,000	Coop	
80 La Salle St #14B	1-01978-0001	16-Aug-18	\$795,000	Coop	950
611 W 111th St #34	1-01894-0036	21-Aug-18	\$771,400	Coop	
3117 Broadway #52	1-01993-0023	27-Aug-18	\$765,000	Coop	1,000
80 La Salle St #20D	1-01978-0001	4-Sep-18	\$755,000	Coop	950
80 La Salle St #6D	1-01978-0001	7-Sep-18	\$752,000	Coop	904
509 W 122nd St #13	1-01977-0023	20-Sep-18	\$740,000	Coop	900
535 W 110th St #4E	1-01882-0008	22-Aug-18	\$715,000	Coop	750
55 Tiemann Pl #36	1-01995-0010	31-Aug-18	\$715,000	Coop	850
80 La Salle St #12B	1-01978-0001	27-Aug-18	\$705,000	Coop	724
501 W 122nd St #D3	1-01977-0029	20-Jul-18	\$592,000	Coop	750
536 W 111th St #84	1-01882-0058	6-Sep-18	\$562,500	Coop	800
527 W 110th St #61	1-01882-1006	14-Aug-18	\$560,038	Condo	670
552 Riverside Dr #1A	1-01995-0077	28-Aug-18	\$532,620	Coop	
535 W 110th St #7J	1-01882-0008	6-Sep-18	\$504,000	Coop	475
509 W 122nd St #24	1-01977-0023	19-Jul-18	\$500,000	Coop	600
510 W 123rd St #63	1-01977-0037	28-Aug-18	\$460,000	Coop	550
80 La Salle St #19E	1-01978-0001	2-Aug-18	\$359,000	Coop	



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