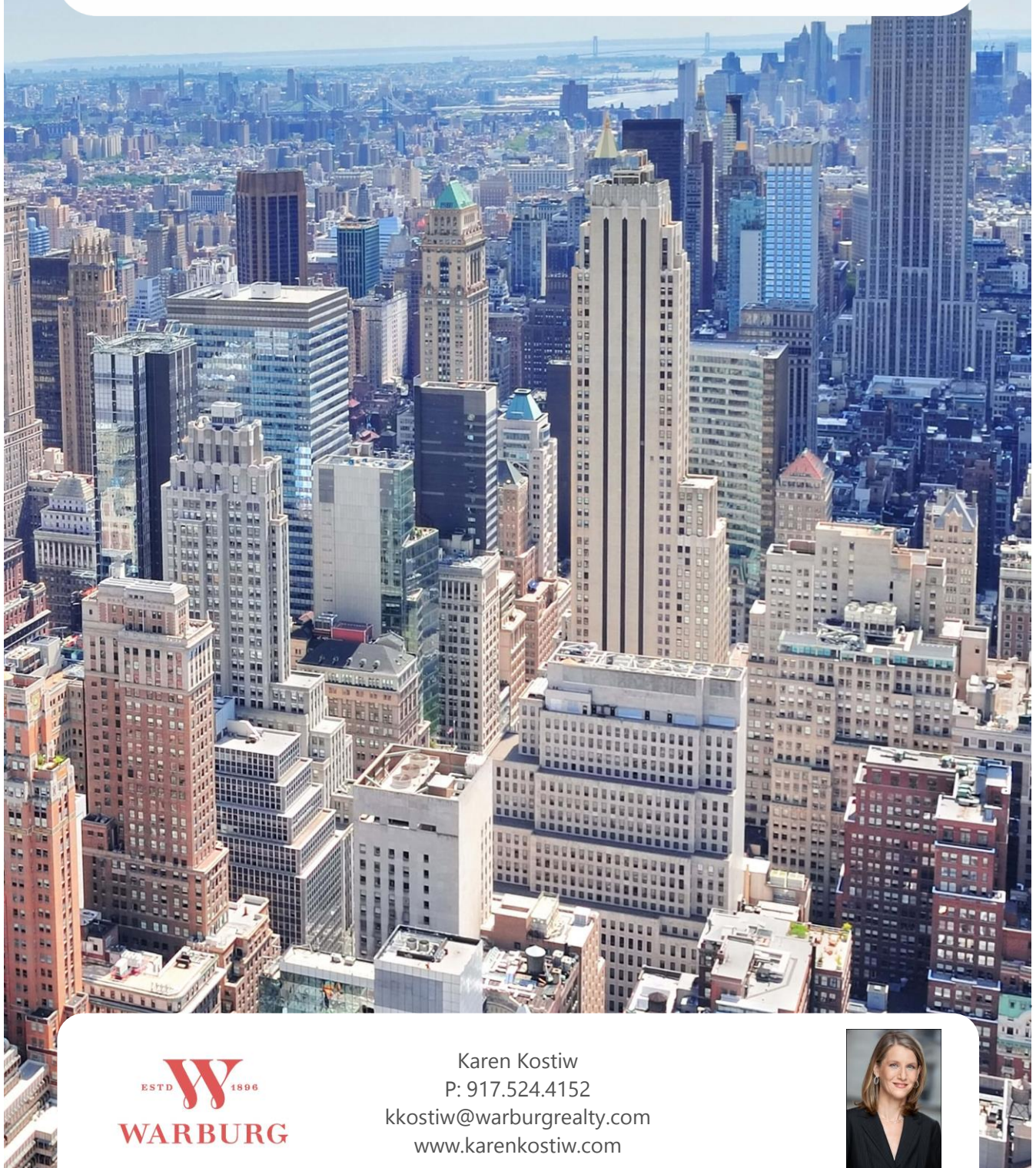


UPPER WEST SIDE

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

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.33M

9% YoY

NO. OF TRANSACTIONS

321

-1% YoY

MEDIAN PRICE/SQ.FT.

\$1,303

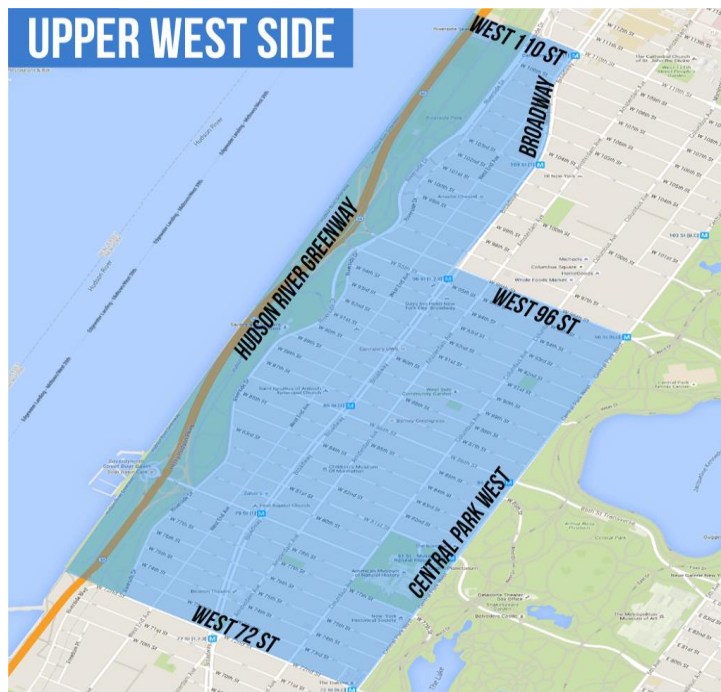
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

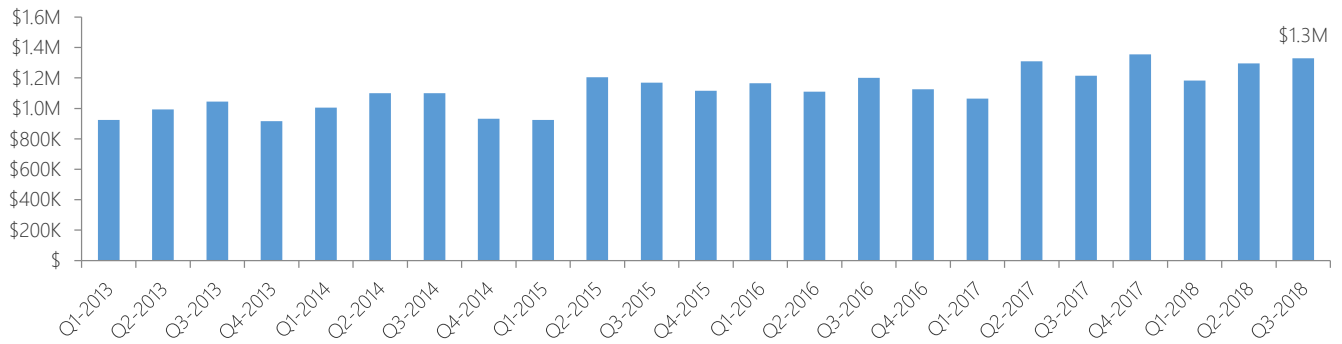


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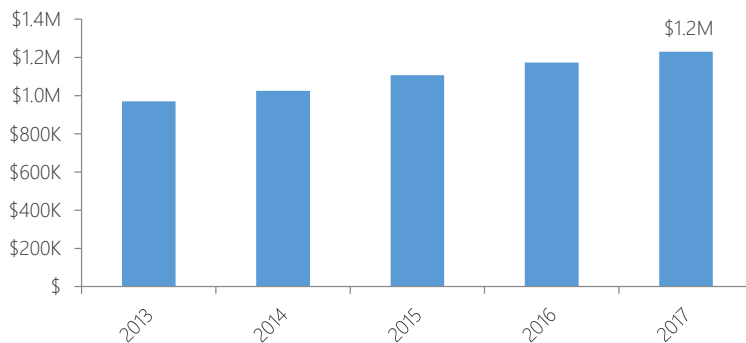


RESIDENTIAL STATS

Median Sale Price by Quarter

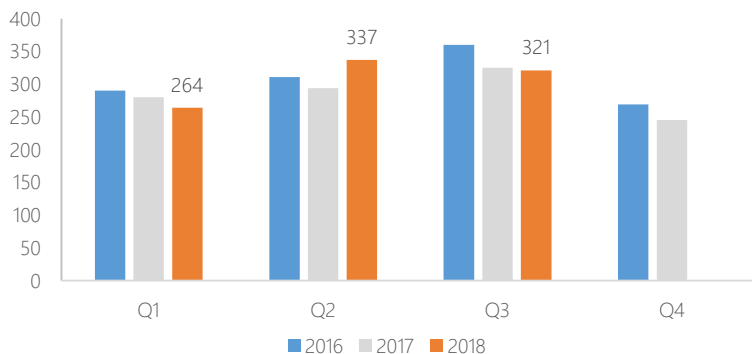


Median Sale Price by Year



Number of Transactions

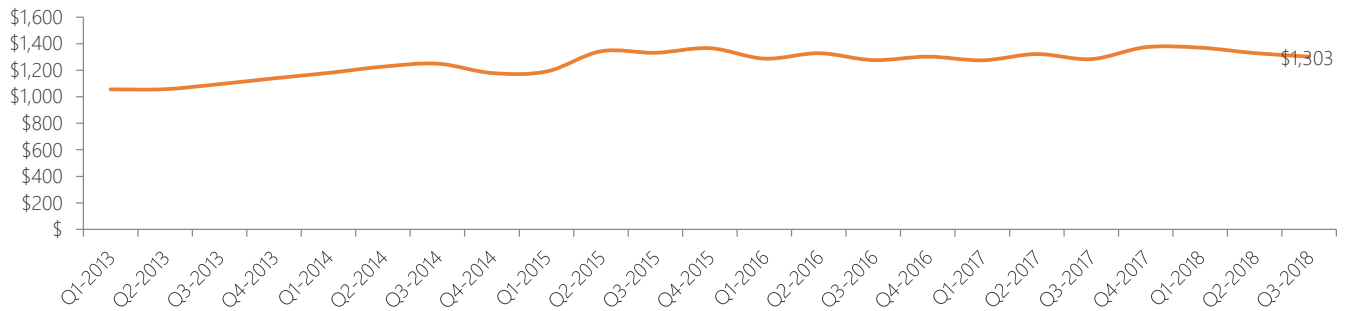
Quarter	2013	2014	2015	2016	2017	2018
Q1	286	332	307	290	280	264
Q2	373	381	356	311	294	337
Q3	443	429	375	360	325	321
Q4	402	278	346	269	245	



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Median Sale Price per Square Foot

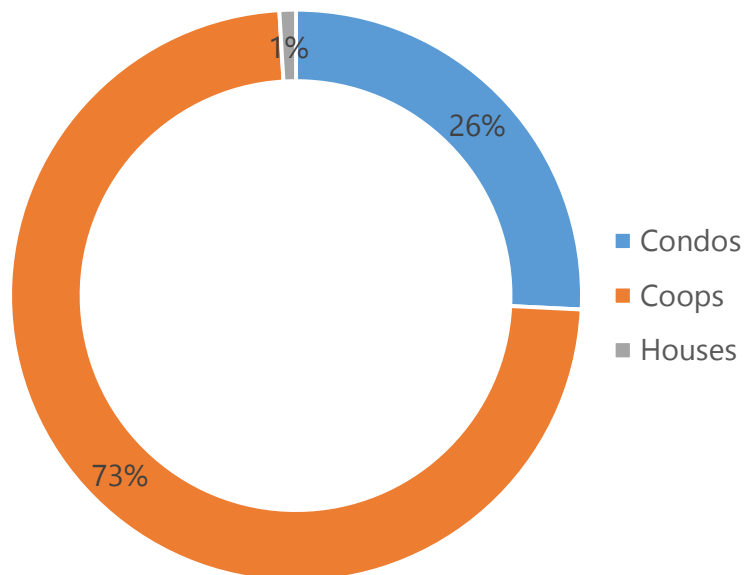


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,882,500	20%	\$1,529	2%	83
Coops	\$1,165,000	8%	\$1,169	6%	236
Houses	\$11,605,000	81%	\$1,360	-7%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
211 Central Park W #1718D	1-01195-0029	22-Aug-18	\$15,000,000	Coop	
31 W 89th St	1-01203-0021	7-Aug-18	\$13,300,000	House	6,535
352 Riverside Dr	1-01892-0037	12-Jul-18	\$11,605,000	House	9,083
2148 Broadway #7BC	1-01167-1123	26-Sep-18	\$11,000,000	Condo	4,303
44 W 77th St #15E	1-01129-0055	12-Sep-18	\$10,800,000	Coop	
207 W 79th St #THB	1-01227-1003	9-Jul-18	\$10,119,064	Condo	
207 W 79th St #THA	1-01227-1002	13-Jul-18	\$9,892,175	Condo	
2148 Broadway #PH5B	1-01167-1164	3-Aug-18	\$9,785,000	Condo	3,420
57 W 88th St	1-01202-0009	30-Aug-18	\$9,750,000	House	7,170
353 Central Park W #16	1-01209-1015	25-Sep-18	\$8,150,000	Condo	2,733
300 Central Park W #6G	1-01204-0029	13-Aug-18	\$6,825,000	Coop	
360 Central Park W #10B	1-01209-1347	6-Sep-18	\$6,465,888	Condo	
160 W 86th St #3ABC	1-01216-1206	5-Sep-18	\$6,200,000	Condo	1,626
270 Riverside Dr #11A	1-01888-1349	28-Aug-18	\$5,650,000	Condo	
211 Central Park W #5K	1-01195-0029	10-Jul-18	\$5,607,500	Coop	
151 Central Park W #5W	1-01128-0029	23-Aug-18	\$5,600,000	Coop	
15 W 81st St #3B	1-01195-0018	12-Jul-18	\$5,300,000	Coop	
360 Central Park W #5E	1-01209-1315	31-Jul-18	\$5,040,579	Condo	
211 Central Park W #2B	1-01195-0029	16-Jul-18	\$4,825,000	Coop	
173 Riverside Dr #12F	1-01250-0067	17-Aug-18	\$4,800,000	Coop	2,628
180 Riverside Dr #13F	1-01251-0001	13-Sep-18	\$4,500,000	Coop	
131 Riverside Dr #4A	1-01247-0001	2-Jul-18	\$4,412,500	Coop	
2211 Broadway #8G	1-01170-1190	10-Aug-18	\$4,359,600	Condo	2,422
262 Central Park W #4C	1-01200-0031	17-Jul-18	\$4,325,000	Coop	
145-147 Central Park W #5G	1-01127-0029	21-Aug-18	\$4,325,000	Coop	
360 Central Park W #7A	1-01209-1326	13-Sep-18	\$4,322,471	Condo	
230 Riverside Dr #PHAD	1-01253-1559	16-Jul-18	\$4,300,000	Condo	2,178
230 Central Park W #6AB	1-01197-0029	21-Sep-18	\$4,075,000	Coop	
2250 Broadway #15C	1-01228-1104	16-Jul-18	\$3,975,000	Condo	778
215 W 88th St #12F	1-01236-1191	24-Aug-18	\$3,950,000	Condo	2,132
271 Central Park W #1W	1-01201-0029	12-Sep-18	\$3,900,000	Coop	
322 Central Park W #16C	1-01206-0029	21-Aug-18	\$3,800,000	Coop	
90 Riverside Dr #10G	1-01244-0063	8-Aug-18	\$3,795,000	Coop	
118 W 79th St #10C	1-01150-0037	5-Sep-18	\$3,700,000	Coop	2,300
2109 Broadway #841	1-01165-1564	24-Jul-18	\$3,685,000	Condo	2,593
2373 Broadway #1901	1-01234-1003	19-Jul-18	\$3,405,000	Coop	1,656
151 W 86th St #10C	1-01217-0011	6-Aug-18	\$3,325,000	Coop	2,200
318 W 108th St #1	1-01892-1001	16-Aug-18	\$3,200,000	Condo	2,755
755 W End Ave #11A	1-01887-0022	23-Jul-18	\$3,150,000	Coop	
327 Central Park W #9B	1-01206-1030	26-Jul-18	\$3,125,000	Condo	1,645
215 W 88th St #10G	1-01236-1176	13-Jul-18	\$3,125,000	Condo	1,676
800 W End Ave #14A	1-01870-0004	7-Aug-18	\$3,110,000	Coop	
411 W End Ave #16CD	1-01244-0019	24-Aug-18	\$3,100,000	Coop	
360 Riverside Dr #9AABC	1-01893-0001	14-Sep-18	\$3,100,000	Coop	2,200
333 W 85th St #2AB	1-01247-0119	18-Jul-18	\$3,050,000	Coop	
360 Central Park W #15H	1-01209-1377	17-Jul-18	\$3,049,659	Condo	
140 Riverside Dr #11K	1-01248-0001	27-Sep-18	\$3,030,000	Coop	1,800
145-147 Central Park W #1G	1-01127-0029	8-Aug-18	\$3,000,000	Coop	
21 W 75th St #2	1-01128-1202	17-Jul-18	\$3,000,000	Condo	2,124
50 Riverside Dr #10C	1-01186-0001	31-Jul-18	\$2,950,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
255 W 84th St #9E	1-01232-1002	7-Aug-18	\$2,950,000	Coop	1,800
40 W 76th St #UNT4B	1-01128-1105	25-Jul-18	\$2,900,000	Condo	400
250 W 94th St #11A	1-01241-0052	14-Aug-18	\$2,865,000	Coop	
100 W 89th St #8I	1-01219-1099	15-Aug-18	\$2,857,500	Condo	1,176
27 W 72nd St #611	1-01125-1268	23-Aug-18	\$2,850,000	Condo	1,650
33 Riverside Dr #14F	1-01185-0001	10-Jul-18	\$2,850,000	Coop	1,815
110 Riverside Dr #4B	1-01245-0047	18-Sep-18	\$2,850,000	Coop	
845 W End Ave #5D	1-01889-1229	9-Aug-18	\$2,780,000	Condo	1,954
470 W End Ave #8A	1-01230-0061	23-Jul-18	\$2,780,000	Coop	2,017
215 W 90th St #11A	1-01238-1268	16-Jul-18	\$2,775,000	Condo	1,933
333 Central Park W #125	1-01207-0029	23-Aug-18	\$2,775,000	Coop	
315 W 106th St #15B	1-01892-0006	14-Aug-18	\$2,750,000	Coop	
670 W End Ave #10F	1-01240-0061	27-Sep-18	\$2,675,000	Coop	
230 Central Park W #14LM	1-01197-0029	27-Jul-18	\$2,665,000	Coop	
250 W 89th St #8J	1-01236-1003	17-Sep-18	\$2,580,000	Coop	
333 W End Ave #6B	1-01185-0025	21-Aug-18	\$2,571,000	Coop	2,000
800 W End Ave #13A	1-01870-0004	9-Jul-18	\$2,510,000	Coop	
895 W End Ave #10D	1-01890-0061	4-Sep-18	\$2,500,000	Coop	
33 W 93rd St #1D	1-01207-0016	13-Jul-18	\$2,495,000	Coop	
22 W 96th St #5	1-01209-0041	18-Sep-18	\$2,495,000	Coop	
801 W End Ave #3A	1-01888-0067	23-Aug-18	\$2,495,000	Coop	2,100
11 Riverside Dr #16BCE	1-01184-0031	6-Sep-18	\$2,450,000	Coop	
65 W 95th St #9BC	1-01209-0006	16-Jul-18	\$2,450,000	Coop	1,869
50 Riverside Dr #8C	1-01186-0001	2-Jul-18	\$2,395,250	Coop	
375 Riverside Dr #14B	1-01893-0035	5-Sep-18	\$2,380,000	Coop	1,800
661 Amsterdam Ave #3DE	1-01223-1002	29-Aug-18	\$2,365,000	Coop	2,000
670 W End Ave #9D	1-01240-0061	13-Aug-18	\$2,365,000	Coop	
240 W 98th St #13M	1-01869-1344	2-Aug-18	\$2,300,000	Condo	1,377
205 W 76th St #4G	1-01168-1058	23-Jul-18	\$2,300,000	Condo	1,324
370 Riverside Dr #14D	1-01893-0032	13-Jul-18	\$2,295,000	Coop	1,800
243 W 98th St #4C	1-01870-1020	13-Jul-18	\$2,280,000	Condo	1,542
33 Riverside Dr #3F	1-01185-0001	11-Jul-18	\$2,275,000	Coop	
386-388 Columbus Ave #8A	1-01150-1021	13-Sep-18	\$2,250,000	Condo	1,134
334 W 85th St #5AB	1-01246-0046	18-Sep-18	\$2,250,000	Coop	1,700
205 W 76th St #8G	1-01168-1100	27-Jul-18	\$2,250,000	Condo	1,047
176 W 87th St #5F	1-01217-0064	2-Aug-18	\$2,225,000	Coop	1,650
565 W End Ave #11D	1-01249-0029	11-Sep-18	\$2,200,000	Coop	
309 W 104th St #4C	1-01891-0011	13-Aug-18	\$2,200,000	Coop	1,600
70 Riverside Dr #4BC	1-01244-0001	12-Jul-18	\$2,200,000	Coop	
203 W 90th St #2C	1-01238-1008	6-Aug-18	\$2,189,238	Condo	1,662
275 W 96th St #26G	1-01868-1248	22-Aug-18	\$2,175,000	Condo	1,255
40 W 77th St #17A	1-01129-0050	28-Sep-18	\$2,175,000	Coop	
370 Riverside Dr #15A	1-01893-0032	18-Jul-18	\$2,175,000	Coop	1,750
201 W 72nd St #17C	1-01164-1200	23-Jul-18	\$2,150,000	Condo	1,002
645 W End Ave #1D	1-01251-0062	16-Jul-18	\$2,150,000	Coop	1,600
240 W 98th St #3K	1-01869-1308	31-Jul-18	\$2,100,000	Condo	1,471
223 W 80th St #6	1-01228-1306	12-Jul-18	\$2,100,000	Condo	1,612
202 W 85th St #1	1-01232-0037	1-Aug-18	\$2,050,000	Coop	
205 W 76th St #502	1-01168-1011	31-Aug-18	\$2,030,000	Condo	1,226
140 Riverside Dr #1CH	1-01248-0001	27-Jul-18	\$2,000,000	Coop	



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