

UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$670K

6% YoY

NO. OF TRANSACTIONS

273

-14% YoY

MEDIAN PRICE/SQ.FT.

\$795

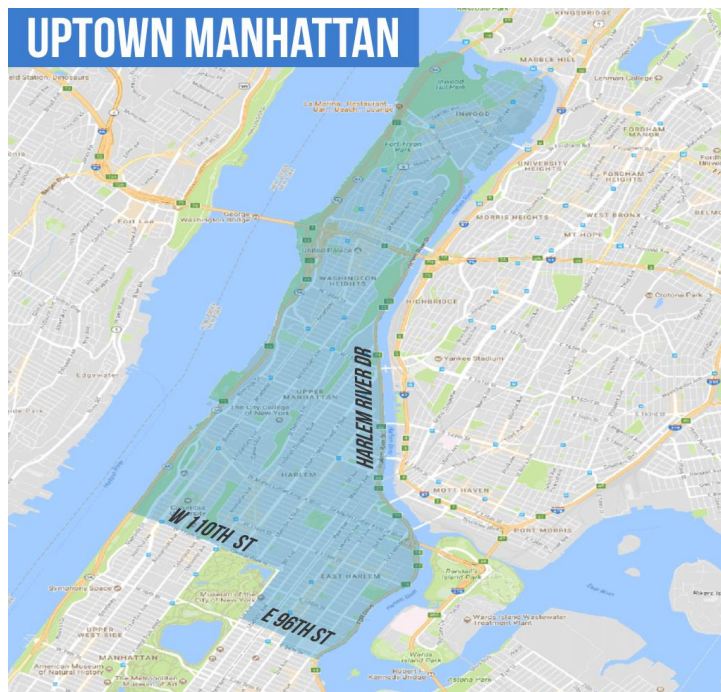
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

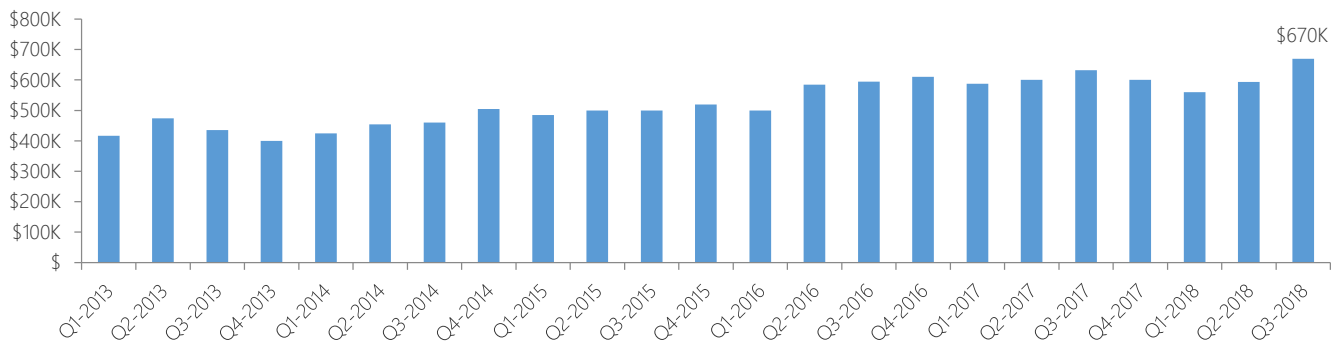


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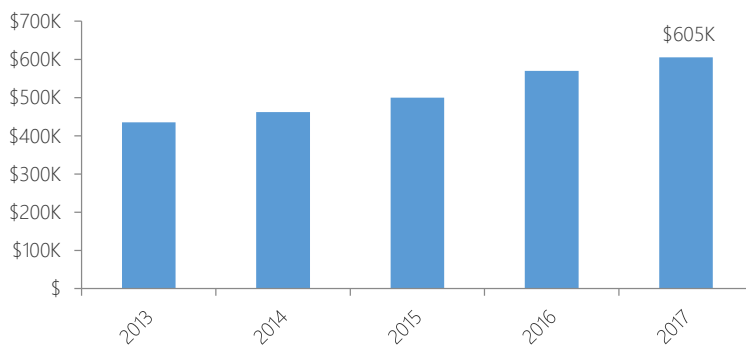


RESIDENTIAL STATS

Median Sale Price by Quarter

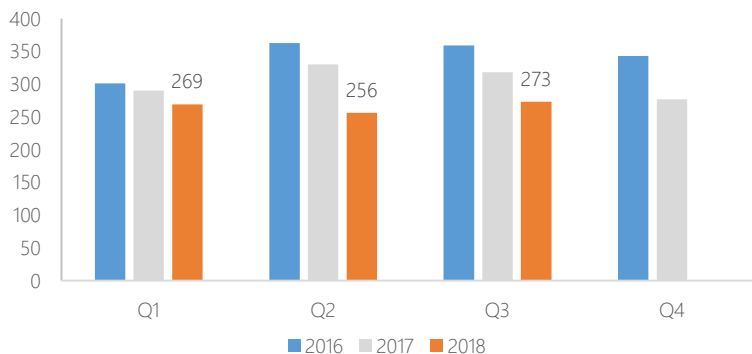


Median Sale Price by Year



Number of Transactions

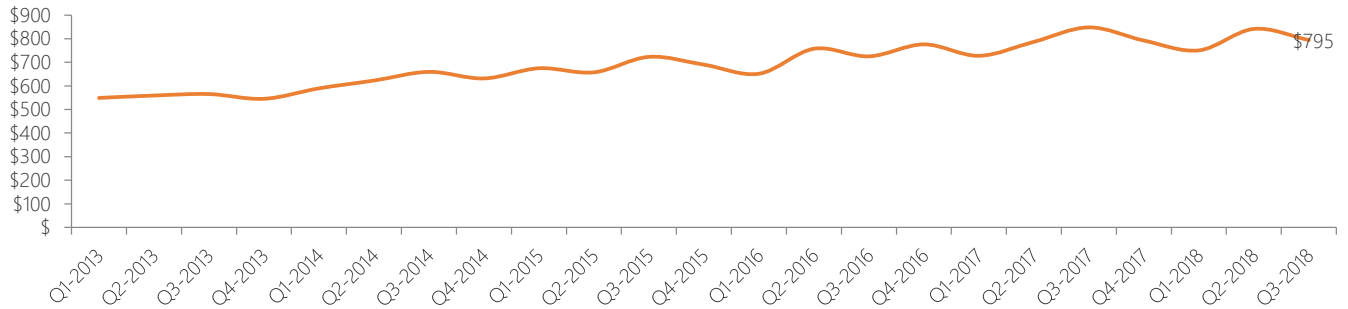
Quarter	2013	2014	2015	2016	2017	2018
Q1	288	297	302	301	290	269
Q2	473	418	367	363	330	256
Q3	491	436	386	359	318	273
Q4	408	362	334	343	277	



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Median Sale Price per Square Foot

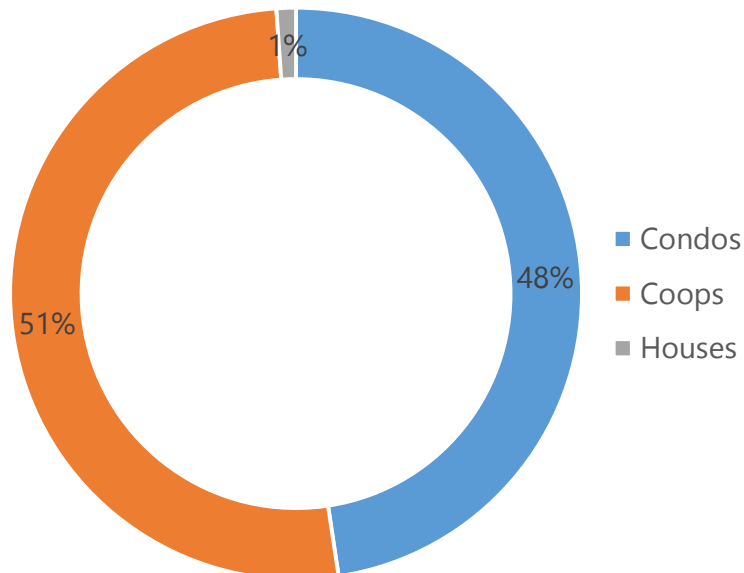


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$746,377	-2%	\$897	-4%	130
Coops	\$574,000	8%	\$677	-3%	140
Houses	\$3,170,000	40%	\$1,070	52%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 Fifth Ave #6C	1-01607-1121	24-Jul-18	\$5,200,000	Condo	809
124 E 101st St	1-01628-0064	1-Aug-18	\$4,800,000	House	4,469
1215 Fifth Ave #8B	1-01608-0001	17-Sep-18	\$3,950,000	Coop	
2040 Frederick Douglass B #6F	1-01826-1239	18-Jul-18	\$3,392,200	Condo	
265 W 139th St	1-02025-0002	24-Jul-18	\$3,170,000	House	2,964
1280 Fifth Ave #16B	1-01615-1079	17-Aug-18	\$3,100,000	Condo	1,756
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	
10 Jumel Ter	1-02109-0103	19-Sep-18	\$2,400,000	House	3,728
321 W 110th St #15C	1-01846-1453	6-Sep-18	\$2,310,000	Condo	1,265
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	
203-205 W 112th St #6PHE	1-01828-1112	16-Jul-18	\$2,000,000	Condo	1,444
1485 Fifth Ave #9A	1-01746-1026	23-Aug-18	\$1,800,000	Condo	1,436
1485 Fifth Ave #10C	1-01746-1036	12-Sep-18	\$1,615,000	Condo	1,511
1790 Third Ave #PH2	1-01627-1153	13-Aug-18	\$1,530,175	Condo	
103 W 118th St #3A	1-01903-1204	25-Sep-18	\$1,470,000	Condo	1,819
604 Riverside Dr #2AB	1-02086-0054	13-Aug-18	\$1,460,000	Coop	
54 Morningside Dr #54	1-01867-0060	18-Jul-18	\$1,430,000	Coop	1,300
215 E 96th St #CONDP	1-01646-1103	14-Sep-18	\$1,425,000	Coop	679
11 W 131st St #C1	1-01729-1217	26-Jul-18	\$1,399,999	Condo	1,746
117 W 123rd St #3C	1-01908-1309	13-Jul-18	\$1,390,000	Condo	1,311
380 Lenox Ave #7J	1-01727-1048	2-Jul-18	\$1,382,500	Condo	1,453
120 Cabrini Blvd #121	1-02179-0010	29-Aug-18	\$1,375,000	Coop	
258 St Nicholas Ave #7D	1-01950-1037	30-Aug-18	\$1,340,000	Condo	1,320
2280 Fredrick Douglass Blvd #9F	1-01928-1575	25-Jul-18	\$1,340,000	Condo	1,225
8-9 Mt Morris Park W #8C	1-01720-1026	28-Aug-18	\$1,340,000	Condo	1,319
54 Morningside Dr #2	1-01867-0060	11-Jul-18	\$1,320,000	Coop	1,100
15818-15900 Riverside Dr W #2K	1-02135-0060	4-Sep-18	\$1,252,500	Coop	
1790 Third Ave #904	1-01627-1139	23-Aug-18	\$1,224,700	Condo	
2280 Fredrick Douglass Blvd #5I	1-01928-1541	20-Aug-18	\$1,215,000	Condo	1,032
1400 Fifth Ave #8E	1-01599-1158	24-Jul-18	\$1,200,000	Condo	1,010
870 Riverside Dr #5G	1-02136-0036	28-Aug-18	\$1,195,000	Coop	1,975
250 Manhattan Ave #4C	1-01846-1313	30-Aug-18	\$1,190,000	Condo	1,014
130 Bradhurst Ave #705	1-02045-1501	17-Jul-18	\$1,175,000	Coop	1,413
380 Lenox Ave #9E	1-01727-1059	31-Jul-18	\$1,165,000	Condo	1,275
305 E 108th St #4B	1-01680-1025	14-Sep-18	\$1,160,000	Condo	1,509
40 W 116th St #A809	1-01599-1305	3-Aug-18	\$1,135,000	Condo	1,075
301 W 110th St #5S	1-01846-1095	3-Aug-18	\$1,090,000	Condo	983
870 Riverside Dr #4A	1-02136-0036	1-Aug-18	\$1,025,000	Coop	1,680
565 W 169th St #3C	1-02126-0001	18-Jul-18	\$1,010,000	Coop	1,500
69-71 E 130th St #1C	1-01755-1004	29-Aug-18	\$999,000	Condo	1,356
256 W 123rd St #4	1-01928-1210	20-Sep-18	\$999,000	Condo	1,012
201 W 112th St #2B	1-01828-1004	4-Sep-18	\$998,000	Condo	993
706 Riverside Dr #5C	1-02094-1023	24-Jul-18	\$995,000	Condo	1,623
720 Fort Washington Ave #2W	1-02180-0614	22-Aug-18	\$995,000	Coop	1,300
736 W 187th St #503	1-02180-1267	13-Sep-18	\$985,000	Condo	1,374
313 W 119th St #4K	1-01946-1038	18-Sep-18	\$980,000	Condo	990
47 W 131st St #H2	1-01729-1036	16-Aug-18	\$980,000	Condo	1,327
1270 Fifth Ave #2S	1-01614-0001	16-Aug-18	\$975,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
220 W 148th St #1C	1-02033-1003	2-Jul-18	\$972,500	Condo	1,132
1855 Seventh Ave #3B	1-01823-0001	12-Jul-18	\$961,016	Coop	
730 Fort Washington Ave #5M	1-02180-0628	13-Aug-18	\$960,000	Coop	1,400
1270 Fifth Ave #8L	1-01614-0001	30-Jul-18	\$950,000	Coop	1,000
300 W 135th St #2Q	1-01959-1132	30-Jul-18	\$950,000	Condo	995
301 W 110th St #5R	1-01846-1094	10-Aug-18	\$945,000	Condo	837
300 W 135th St #5E	1-01959-1051	13-Jul-18	\$940,000	Condo	993
730 Fort Washington Ave #5A	1-02180-0628	16-Aug-18	\$925,000	Coop	
100 Bennett Ave #1DE	1-02180-0169	31-Aug-18	\$925,000	Coop	
1800 Adam C Powell Blvd #3B	1-01826-1009	29-Aug-18	\$915,000	Condo	1,327
720 Fort Washington Ave #5K	1-02180-0614	30-Aug-18	\$915,000	Coop	
1790 Third Ave #503	1-01627-1120	9-Aug-18	\$903,951	Condo	
120 Cabrini Blvd #84	1-02179-0010	18-Jul-18	\$903,000	Coop	
296 W 137th St #296D	1-01942-1030	12-Jul-18	\$900,000	Condo	1,295
368 W 117th St #1E	1-01943-1124	29-Aug-18	\$899,000	Condo	1,040
1485 Fifth Ave #17D	1-01746-1098	17-Aug-18	\$889,000	Condo	856
26 W 119th St #G	1-01717-1001	2-Jul-18	\$886,000	Condo	1,050
68 Bradhurst Ave #1U	1-02045-1007	6-Jul-18	\$880,000	Condo	1,053
1865 Second Ave #30L	1-01646-1002	23-Jul-18	\$880,000	Coop	
69-71 E 130th St #6C	1-01755-1023	17-Aug-18	\$869,000	Condo	1,075
1790 Third Ave #1203	1-01627-1150	9-Aug-18	\$868,313	Condo	
1790 Third Ave #1103	1-01627-1146	24-Aug-18	\$863,221	Condo	
575 Riverside Dr #37	1-02001-0060	2-Aug-18	\$860,000	Coop	1,200
450 W 147th St #51	1-02061-0051	13-Sep-18	\$855,000	Coop	
506 E 119th St #2	1-01815-1002	27-Jul-18	\$845,000	Condo	1,077
68 Bradhurst Ave #1V	1-02045-1008	16-Aug-18	\$845,000	Condo	831
249 E 118th St #8B	1-01783-1025	26-Jul-18	\$844,668	Condo	1,056
1790 Third Ave #1204	1-01627-1151	10-Aug-18	\$840,056	Condo	
80 La Salle St #11G	1-01978-0001	12-Sep-18	\$835,000	Coop	950
5 Pinehurst Ave #4B	1-02177-0028	24-Jul-18	\$832,528	Coop	
170 Claremont Ave #GA	1-01993-0043	16-Aug-18	\$830,000	Coop	
456 W 167th St #7A	1-02111-1051	3-Jul-18	\$825,000	Condo	959
611 W 111th St #43	1-01894-0036	17-Sep-18	\$825,000	Coop	
467 W 163rd St #6	1-02110-1007	12-Sep-18	\$825,000	Condo	1,270
1790 Third Ave #301	1-01627-1108	15-Aug-18	\$818,418	Condo	
35 Mt Morris Park W #6C	1-01721-0056	30-Aug-18	\$818,000	Coop	1,500
220 W 111th St #6D	1-01826-1124	10-Jul-18	\$812,500	Condo	750
801 Riverside Dr #6D	1-02134-1144	28-Aug-18	\$807,300	Condo	1,073
1790 Third Ave #1104	1-01627-1147	16-Aug-18	\$807,218	Condo	
305 W 150th St #111	1-02046-1011	24-Jul-18	\$800,000	Condo	1,008
80 La Salle St #14B	1-01978-0001	16-Aug-18	\$795,000	Coop	950
297 W 137th St #2578A	1-02023-1123	21-Sep-18	\$792,000	Condo	978
1790 Third Ave #502	1-01627-1119	7-Aug-18	\$791,129	Condo	
350 Cabrini Blvd #6K	1-02179-0440	13-Jul-18	\$790,000	Coop	1,100
68 Bradhurst Ave #7A	1-02045-1110	6-Sep-18	\$788,000	Condo	901
900 W 190th St #7D	1-02179-0373	18-Sep-18	\$785,000	Coop	1,000
689 Fort Washington Ave #1J	1-02179-0500	24-Sep-18	\$785,000	Coop	1,100
350 Cabrini Blvd #5K	1-02179-0440	27-Sep-18	\$785,000	Coop	
2560 Fredrick Douglass Blvd	1-01942-1024	27-Sep-18	\$780,000	Condo	1,090
730 Fort Washington Ave #5L	1-02180-0628	16-Aug-18	\$779,000	Coop	1,200



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