

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Lincoln Square, Manhattan

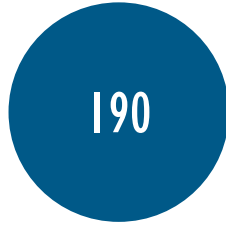
SUMMARY

MEDIAN SALE PRICE



-35% YoY

NO. OF TRANSACTIONS



-27% YoY

MEDIAN PRICE/SQ.FT.



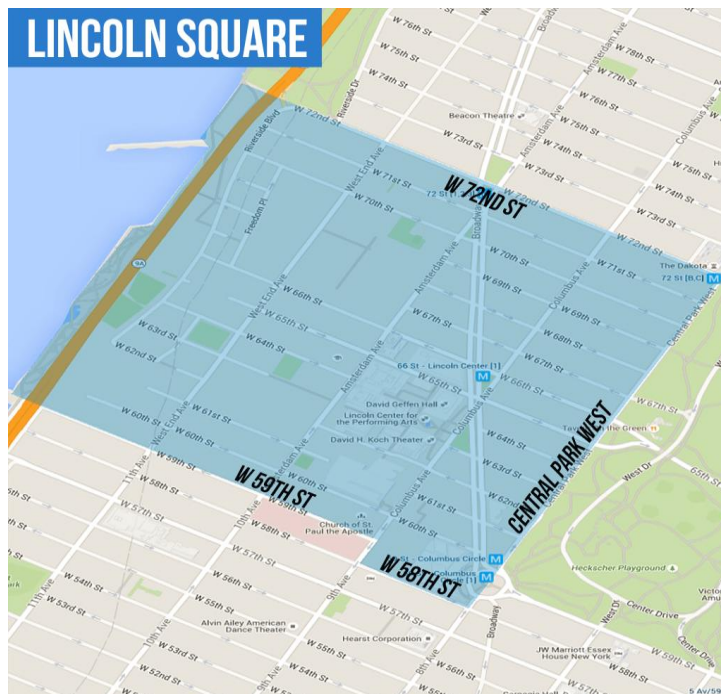
-7% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

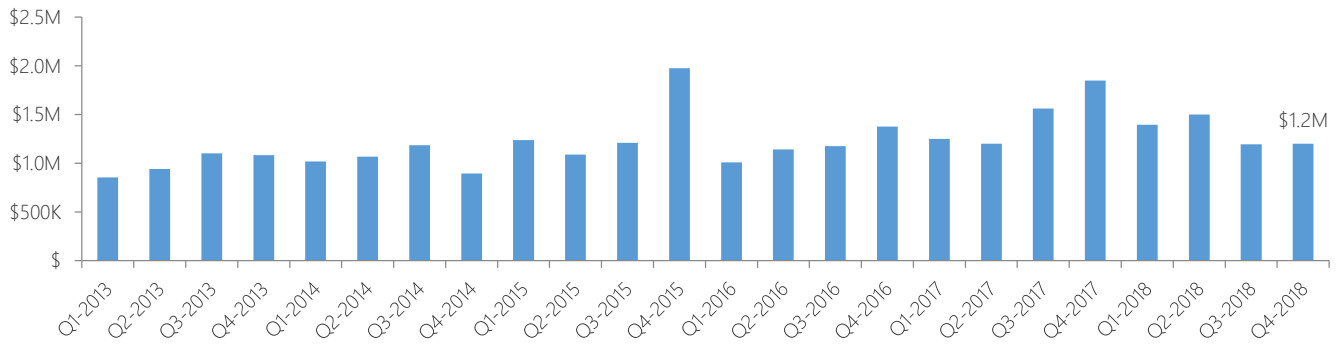


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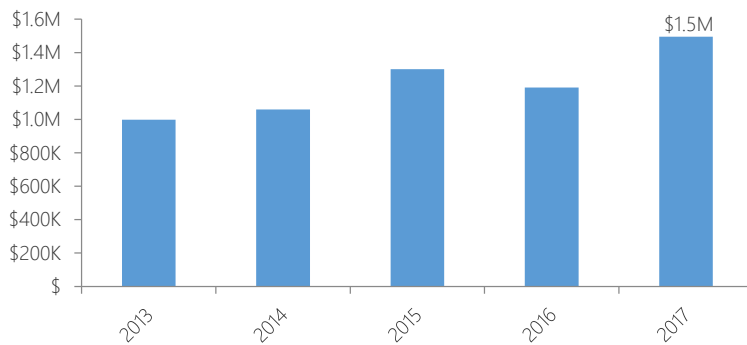


RESIDENTIAL STATS

Median Sale Price by Quarter

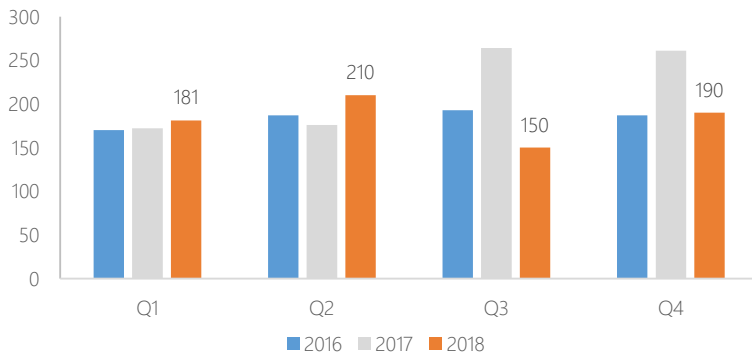


Median Sale Price by Year



Number of Transactions

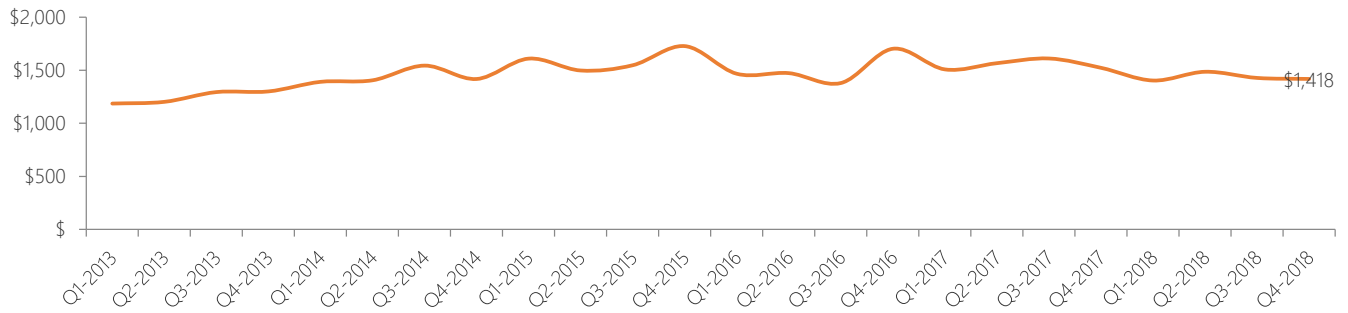
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1 | 157 | 229 | 164 | 170 | 172 | 181 |
| Q2 | 267 | 240 | 248 | 187 | 176 | 210 |
| Q3 | 307 | 255 | 289 | 193 | 264 | 150 |
| Q4 | 238 | 230 | 303 | 187 | 261 | 190 |



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Median Sale Price per Square Foot

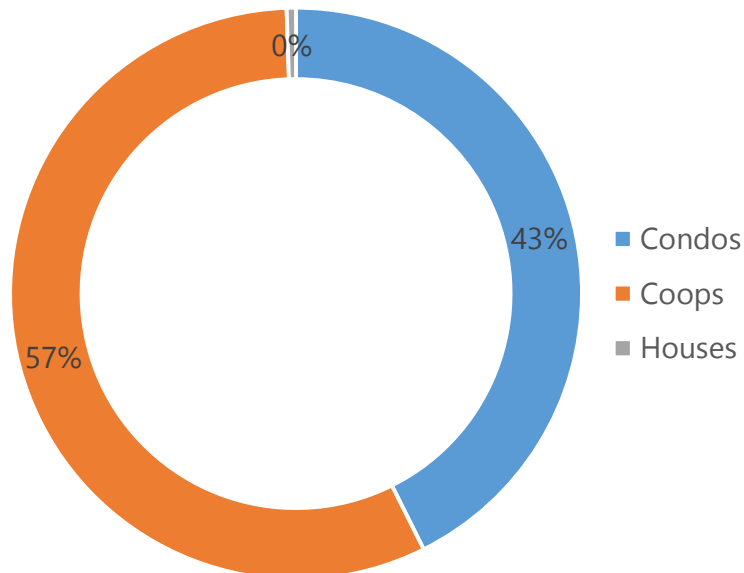


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$1,730,000 | -28% | \$1,526 | -7% | 81 |
| Coops | \$850,000 | -1% | \$1,064 | -4% | 108 |
| Houses | \$9,500,000 | -34% | \$1,698 | -28% | 1 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|--------------|---------------|-------|
| 25 Central Park W #21J | 1-01115-1388 | 15-Oct-18 | \$18,750,000 | Condo | 3,393 |
| 15 Central Park W #30C | 1-01114-1426 | 10-Oct-18 | \$17,750,000 | Condo | 2,761 |
| 80 Columbus Cir #NT72C | 1-01049-1185 | 14-Dec-18 | \$16,600,000 | Condo | 3,165 |
| 24 W 71st St | 1-01123-0045 | 26-Nov-18 | \$9,500,000 | House | 5,596 |
| 115 Central Park W #11D | 1-01124-0027 | 11-Dec-18 | \$8,083,500 | Coop | |
| 115 Central Park W #9E | 1-01124-0027 | 19-Oct-18 | \$8,000,000 | Coop | |
| 1 W End Ave #40A | 1-01171-4539 | 9-Oct-18 | \$7,908,713 | Condo | |
| 1 W End Ave #35A | 1-01171-4534 | 27-Nov-18 | \$7,335,366 | Condo | |
| 1 W End Ave #32B | 1-01171-4564 | 24-Oct-18 | \$6,616,266 | Condo | |
| 80 Riverside Blvd #PH4A | 1-01171-4271 | 17-Oct-18 | \$6,500,000 | Condo | 3,056 |
| 15 Central Park W #12M | 1-01114-1371 | 9-Oct-18 | \$6,325,000 | Condo | 1,716 |
| 1 W End Ave #37C | 1-01171-4601 | 20-Nov-18 | \$5,865,921 | Condo | |
| 1 W End Ave #27E | 1-01171-4655 | 5-Oct-18 | \$5,263,655 | Condo | |
| 555 W 59th St #PHA | 1-01151-1488 | 18-Dec-18 | \$5,150,000 | Condo | 2,441 |
| 160 W 66th St #56B | 1-01137-1324 | 15-Nov-18 | \$5,150,000 | Condo | 1,675 |
| 340 W 72nd St #502 | 1-01183-0050 | 11-Oct-18 | \$5,145,828 | Coop | |
| 27 W 67th St #5FW | 1-01120-0014 | 4-Oct-18 | \$4,825,000 | Coop | |
| 80 Riverside Blvd #6J | 1-01171-4078 | 1-Oct-18 | \$3,865,000 | Condo | 2,489 |
| 25 Columbus Cir #ST66F | 1-01049-1096 | 15-Oct-18 | \$3,800,000 | Condo | 1,096 |
| 240 Riverside Blvd #19B | 1-01171-2144 | 13-Nov-18 | \$3,800,000 | Condo | 2,147 |
| 30 W 63rd St #17VW | 1-01115-1887 | 29-Nov-18 | \$3,250,000 | Condo | 1,216 |
| 60 Riverside Blvd #1402 | 1-01171-4329 | 18-Oct-18 | \$2,925,000 | Condo | 2,123 |
| 155 W 68th St #305 | 1-01140-1073 | 7-Dec-18 | \$2,895,000 | Condo | 975 |
| 2 Columbus Ave #38C | 1-01131-1125 | 10-Oct-18 | \$2,820,000 | Condo | 1,447 |
| 160 W 66th St #45D | 1-01137-1262 | 17-Oct-18 | \$2,650,000 | Condo | 1,428 |
| 45 W 67th St #9D | 1-01120-1035 | 13-Dec-18 | \$2,650,000 | Condo | 623 |
| 243 W 60th St #6F | 1-01152-1135 | 26-Oct-18 | \$2,580,000 | Condo | 1,711 |
| 115 Central Park W #11J | 1-01124-0027 | 7-Nov-18 | \$2,550,000 | Coop | |
| 30 W 63rd St #17P | 1-01115-1882 | 3-Dec-18 | \$2,530,000 | Condo | 921 |
| 2 Columbus Ave #17B | 1-01131-1061 | 20-Dec-18 | \$2,490,000 | Condo | 1,507 |
| 555 W 59th St #25A | 1-01151-1449 | 12-Dec-18 | \$2,490,000 | Condo | 1,380 |
| 30 W 61st St #20C | 1-01113-1099 | 8-Nov-18 | \$2,480,000 | Condo | 1,456 |
| 50 Central Park W #1C | 1-01117-0036 | 29-Oct-18 | \$2,448,664 | Coop | 2,486 |
| 100 Riverside Blvd #20F | 1-01171-3555 | 11-Dec-18 | \$2,375,000 | Condo | 1,455 |
| 205 W End Ave #29H | 1-01179-1308 | 26-Oct-18 | \$2,300,000 | Coop | 1,600 |
| 50 Riverside Blvd #3E | 1-01171-2591 | 2-Oct-18 | \$2,300,000 | Condo | 1,373 |
| 155 W 70th St #7D | 1-01142-1153 | 6-Dec-18 | \$2,250,000 | Condo | 1,306 |
| 62 W 62nd St #23D | 1-01114-1192 | 31-Dec-18 | \$2,000,000 | Condo | 1,020 |
| 200 Riverside Blvd #15M | 1-01171-1369 | 31-Dec-18 | \$1,970,000 | Condo | 1,299 |
| 50 Riverside Blvd #3G | 1-01171-2608 | 1-Nov-18 | \$1,965,000 | Condo | 1,464 |
| 201 W 70th St #27K | 1-01162-0029 | 2-Oct-18 | \$1,950,000 | Coop | |
| 30 W 63rd St #16J | 1-01115-1856 | 19-Dec-18 | \$1,924,493 | Condo | 1,021 |
| 61 W 62nd St #4G | 1-01115-1506 | 29-Nov-18 | \$1,890,000 | Coop | |
| 1 W 67th St #716 | 1-01120-0023 | 5-Dec-18 | \$1,875,000 | Coop | 1,100 |
| 155 W 70th St #15F | 1-01142-1191 | 11-Oct-18 | \$1,860,000 | Condo | 1,053 |
| 100 Riverside Blvd #7G | 1-01171-3560 | 29-Nov-18 | \$1,850,000 | Condo | 1,300 |
| 555 W 59th St #6G | 1-01151-1326 | 31-Dec-18 | \$1,850,000 | Condo | 1,116 |
| 200 Riverside Blvd #10I | 1-01171-1301 | 22-Oct-18 | \$1,847,500 | Condo | 1,313 |
| 310 W 72nd St #4B | 1-01183-0037 | 19-Nov-18 | \$1,810,000 | Coop | |
| 345 W 58th St #9Y | 1-01049-0001 | 6-Dec-18 | \$1,751,000 | Coop | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-------------------------|--------------|-----------|-------------|---------------|-------|
| 200 Riverside Blvd #39D | 1-01171-1199 | 13-Nov-18 | \$1,750,000 | Condo | 1,220 |
| 101 W 67th St #45E | 1-01139-1404 | 30-Nov-18 | \$1,730,000 | Condo | 820 |
| 200 Riverside Blvd #24E | 1-01171-1229 | 18-Dec-18 | \$1,720,000 | Condo | 1,217 |
| 340 W 72nd St #308 | 1-01183-0050 | 1-Nov-18 | \$1,672,842 | Coop | |
| 12 W 72nd St #14G | 1-01124-0042 | 11-Dec-18 | \$1,660,000 | Coop | |
| 17 W 71st St #3C | 1-01124-0021 | 14-Nov-18 | \$1,650,000 | Coop | |
| 170 W End Ave #25N | 1-01158-1405 | 30-Oct-18 | \$1,625,000 | Coop | 1,198 |
| 200 Riverside Blvd #20G | 1-01171-1276 | 18-Oct-18 | \$1,620,000 | Condo | 1,196 |
| 2021 Broadway #29HJ | 1-01141-1102 | 12-Nov-18 | \$1,608,000 | Coop | |
| 111 W 67th St #23H | 1-01139-1252 | 12-Oct-18 | \$1,600,000 | Condo | 717 |
| 200 Riverside Blvd #12N | 1-01171-1378 | 5-Oct-18 | \$1,600,000 | Condo | 1,099 |
| 2021 Broadway #12JK | 1-01141-1102 | 8-Nov-18 | \$1,600,000 | Coop | |
| 180 W End Ave #18M | 1-01158-1107 | 20-Nov-18 | \$1,580,000 | Coop | |
| 205 W End Ave #26P | 1-01179-1308 | 26-Oct-18 | \$1,575,000 | Coop | |
| 170 W End Ave #11P | 1-01158-1405 | 19-Nov-18 | \$1,575,000 | Coop | |
| 345 W 58th St #8M | 1-01049-0001 | 24-Oct-18 | \$1,565,000 | Coop | 1,250 |
| 140 W End Ave #23H | 1-01158-1310 | 30-Nov-18 | \$1,560,000 | Coop | |
| 310 W 72nd St #11E | 1-01183-0037 | 19-Dec-18 | \$1,535,000 | Coop | 1,200 |
| 185 W End Ave #18A | 1-01179-1212 | 29-Oct-18 | \$1,510,000 | Coop | |
| 205 W End Ave #17D | 1-01179-1308 | 26-Oct-18 | \$1,480,000 | Coop | |
| 12 W 72nd St #7BC | 1-01124-0042 | 27-Nov-18 | \$1,475,000 | Coop | |
| 50 W 67th St #7F | 1-01119-0050 | 7-Dec-18 | \$1,450,000 | Coop | 1,100 |
| 165 W 66th St #15A | 1-01138-0001 | 2-Oct-18 | \$1,450,000 | Coop | 1,200 |
| 340 W 72nd St #A3 | 1-01183-0050 | 1-Oct-18 | \$1,447,281 | Coop | |
| 8 W 65th St #3A | 1-01117-1006 | 29-Nov-18 | \$1,425,000 | Condo | 901 |
| 180 W End Ave #10C | 1-01158-1107 | 20-Nov-18 | \$1,400,000 | Coop | |
| 59 W 71st St #5D | 1-01124-0005 | 5-Nov-18 | \$1,385,000 | Coop | |
| 315 W 70th St #14J | 1-01182-0020 | 4-Dec-18 | \$1,385,000 | Coop | |
| 160 W 66th St #17F | 1-01137-1015 | 3-Oct-18 | \$1,385,000 | Condo | 923 |
| 165 W End Ave #15K | 1-01179-1008 | 29-Nov-18 | \$1,375,000 | Coop | |
| 30 W 63rd St #16E | 1-01115-1852 | 31-Oct-18 | \$1,370,000 | Condo | 674 |
| 180 W End Ave #20M | 1-01158-1107 | 12-Oct-18 | \$1,350,000 | Coop | |
| 120 Riverside Blvd #10A | 1-01171-3013 | 24-Oct-18 | \$1,325,000 | Condo | 1,072 |
| 345 W 70th St #5B | 1-01182-0012 | 3-Dec-18 | \$1,312,500 | Coop | 1,238 |
| 160 W 66th St #35E | 1-01137-1183 | 10-Dec-18 | \$1,300,000 | Condo | 840 |
| 160 W 66th St #25E | 1-01137-1093 | 20-Nov-18 | \$1,290,000 | Condo | 840 |
| 555 W 59th St #5D | 1-01151-1316 | 1-Oct-18 | \$1,250,000 | Condo | 801 |
| 114 W 70th St #5B | 1-01141-0037 | 27-Dec-18 | \$1,235,000 | Coop | 1,000 |
| 119 W 71st St #4C | 1-01143-0024 | 1-Oct-18 | \$1,200,000 | Coop | 1,100 |
| 315 W 70th St #11I | 1-01182-0020 | 14-Nov-18 | \$1,200,000 | Coop | |
| 41 Central Park W #1J | 1-01117-0029 | 13-Dec-18 | \$1,200,000 | Coop | |
| 322 W 72nd St #2C | 1-01183-0042 | 12-Oct-18 | \$1,195,000 | Coop | |
| 555 W 59th St #5A | 1-01151-1313 | 5-Oct-18 | \$1,190,000 | Condo | 789 |
| 161 W 61st St #7C | 1-01132-1035 | 23-Oct-18 | \$1,160,000 | Condo | 915 |
| 62 W 62nd St #14B | 1-01114-1136 | 12-Dec-18 | \$1,120,000 | Condo | 674 |
| 10 W End Ave #4F | 1-01151-1225 | 30-Nov-18 | \$1,120,000 | Condo | 764 |
| 303 W 66th St #19CW | 1-01179-0019 | 5-Nov-18 | \$1,110,000 | Coop | |
| 200 Riverside Blvd #10C | 1-01171-1126 | 5-Dec-18 | \$1,105,000 | Condo | 1,055 |
| 130 W 67th St #21FG | 1-01138-0053 | 20-Dec-18 | \$1,100,000 | Coop | |
| 161 W 61st St #6C | 1-01132-1027 | 17-Oct-18 | \$1,080,000 | Condo | 915 |



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