

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

4th Quarter 2018



Karen Kostiw
P: (555)-555-5555
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 4th Quarter 2018

Manhattan Valley, Manhattan

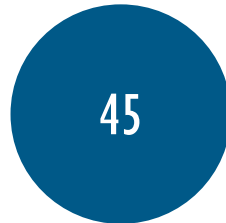
SUMMARY

MEDIAN SALE PRICE



-1% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



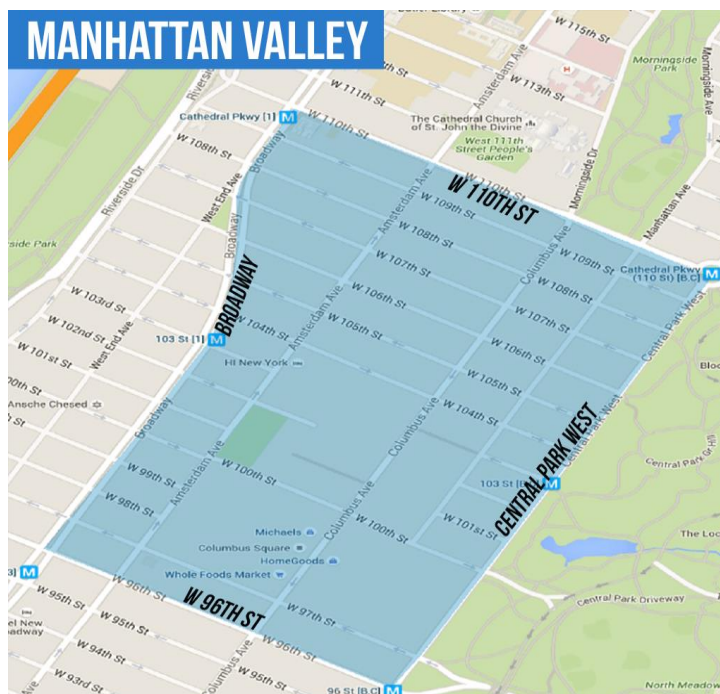
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

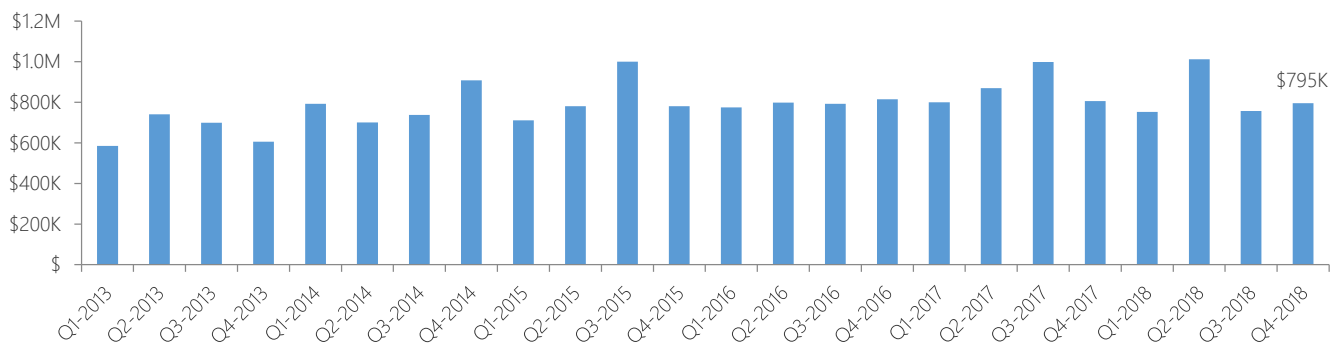


Karen Kostiw
P: (555)-555-5555
kkostiw@warburgrealty.com
www.karenkostiw.com

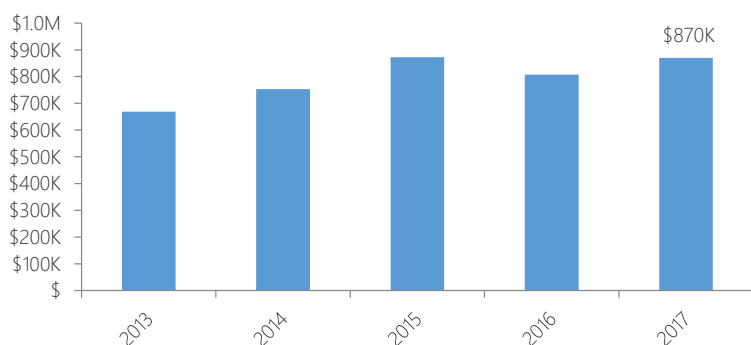


RESIDENTIAL STATS

Median Sale Price by Quarter

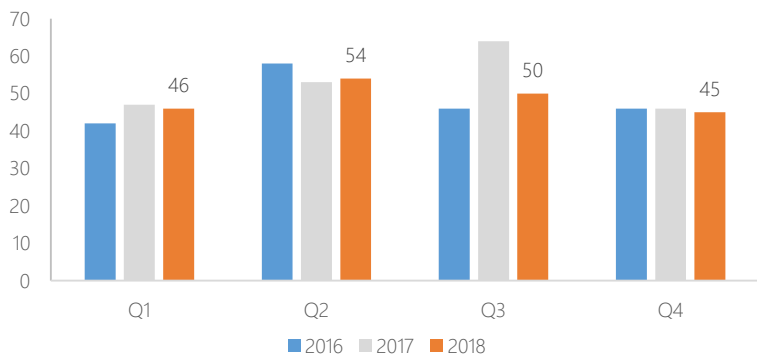


Median Sale Price by Year



Number of Transactions

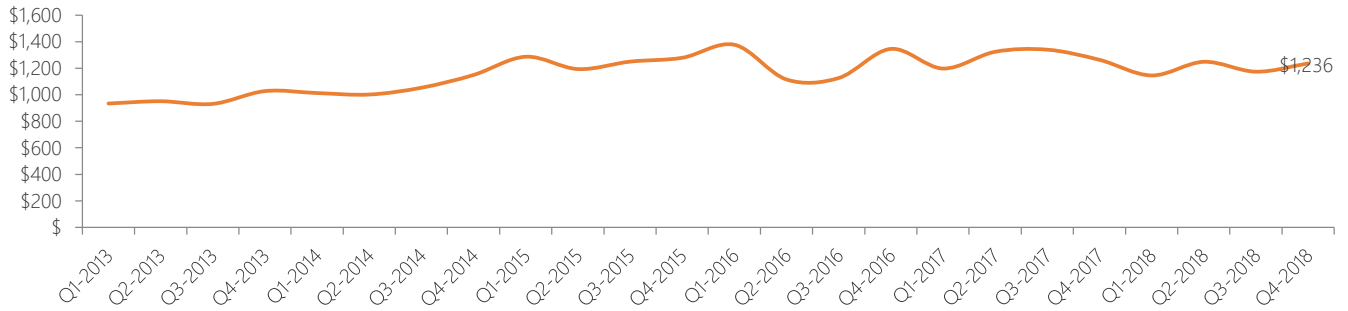
Quarter	2013	2014	2015	2016	2017	2018
Q1	38	38	57	42	47	46
Q2	64	53	53	58	53	54
Q3	77	64	87	46	64	50
Q4	41	54	45	46	46	45



Karen Kostiw
 P: (555)-555-5555
 kkostiw@warburgrealty.com
 www.karenkostiw.com



Median Sale Price per Square Foot

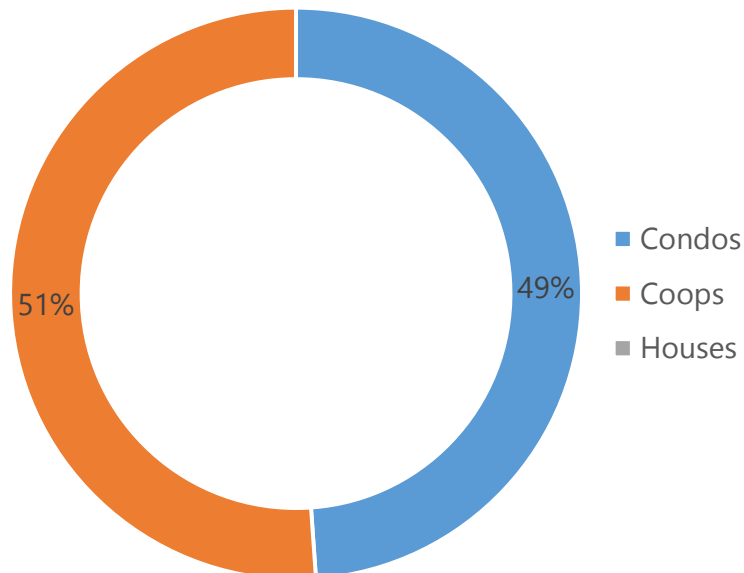


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$865,000	-2%	\$1,333	-1%	22
Coops	\$687,500	5%	\$1,050	3%	23
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Central Park W #7	1-01841-1205	29-Nov-18	\$4,775,000	Condo	4,236
272 W 107th St #21A	1-01878-1063	12-Oct-18	\$2,720,000	Condo	1,660
415 Central Park W #2E	1-01837-0029	15-Nov-18	\$1,837,500	Coop	
410 Central Park W #1D	1-01836-0036	15-Nov-18	\$1,645,000	Coop	
370 Central Park W #106	1-01832-0036	17-Dec-18	\$1,607,500	Coop	1,330
370 Central Park W #502	1-01832-0036	27-Nov-18	\$1,575,000	Coop	1,310
370 Central Park W #314	1-01832-0036	6-Nov-18	\$1,350,000	Coop	
400 Central Park W #12M	1-01833-4250	26-Nov-18	\$1,325,000	Condo	788
392 Central Park W #12A	1-01833-3239	4-Oct-18	\$1,180,000	Condo	788
480 Central Park W #2D	1-01844-1031	21-Dec-18	\$1,175,000	Condo	557
392 Central Park W #17B	1-01833-3328	21-Dec-18	\$1,125,000	Condo	841
372 Central Park W #20L	1-01833-2403	19-Dec-18	\$999,900	Condo	648
400 Central Park W #17Y	1-01833-4348	6-Nov-18	\$970,000	Condo	649
203 W 102nd St #1F	1-01874-0028	31-Oct-18	\$965,000	Coop	
255 W 108th St #2A	1-01880-0001	13-Nov-18	\$950,500	Coop	
300 W 110th St #20E	1-01845-1185	15-Oct-18	\$925,000	Condo	782
415 Central Park W #7AR	1-01837-0029	29-Oct-18	\$882,000	Coop	
382 Central Park W #19V	1-01833-1389	19-Dec-18	\$878,000	Condo	545
205 W 103rd St #3F	1-01875-0026	19-Nov-18	\$865,513	Coop	
392 Central Park W #7Y	1-01833-3150	12-Oct-18	\$865,000	Condo	649
233 W 99th St #15C	1-01871-0020	16-Nov-18	\$840,000	Coop	800
392 Central Park W #3Y	1-01833-3062	4-Oct-18	\$795,000	Condo	649
372 Central Park W #11F	1-01833-2222	20-Nov-18	\$775,000	Condo	532
372 Central Park W #17U	1-01833-2344	11-Oct-18	\$740,000	Condo	545
444 Central Park W #2G	1-01840-0029	14-Nov-18	\$735,000	Coop	
200 W 109th St #C7	1-01880-1031	11-Oct-18	\$731,250	Condo	620
480 Central Park W #5A	1-01844-1040	17-Dec-18	\$700,000	Condo	541
400 Central Park W #8G	1-01833-4157	28-Nov-18	\$680,000	Condo	545
510 W 110th St #12D	1-01881-1145	7-Dec-18	\$660,000	Condo	616
230 W 105th St #2C	1-01876-0046	17-Dec-18	\$640,000	Coop	
67 W 107th St #11	1-01843-1010	29-Oct-18	\$635,000	Condo	532
425 Central Park W #5E	1-01838-1136	12-Dec-18	\$620,000	Condo	554
987 Amsterdam Ave #5A	1-01863-0004	30-Nov-18	\$605,000	Coop	
205 W 103rd St #3C	1-01875-0026	17-Dec-18	\$570,000	Coop	
4-6 W 105th St #2D	1-01840-0037	3-Dec-18	\$410,000	Coop	
4 W 101st St #4	1-01836-0037	9-Nov-18	\$385,000	Coop	
155 W 106th St #1A	1-01861-0007	19-Nov-18	\$365,000	Coop	600
4-6 W 105th St #4C	1-01840-0037	19-Oct-18	\$358,000	Coop	
107 W 106th St #C	1-01861-0028	5-Dec-18	\$352,450	Coop	550
4-6 W 105th St #4F	1-01840-0037	15-Nov-18	\$287,000	Coop	
200 W 109th St #A6	1-01880-1014	26-Oct-18	\$260,000	Condo	949
127 W 96th St #13G	1-01851-0012	13-Nov-18	\$210,505	Coop	
125 W 96th St #1C	1-01851-0016	6-Nov-18	\$180,000	Coop	



Karen Kostiw
P: (555)-555-5555
kkostiw@warburgrealty.com
www.karenkostiw.com

