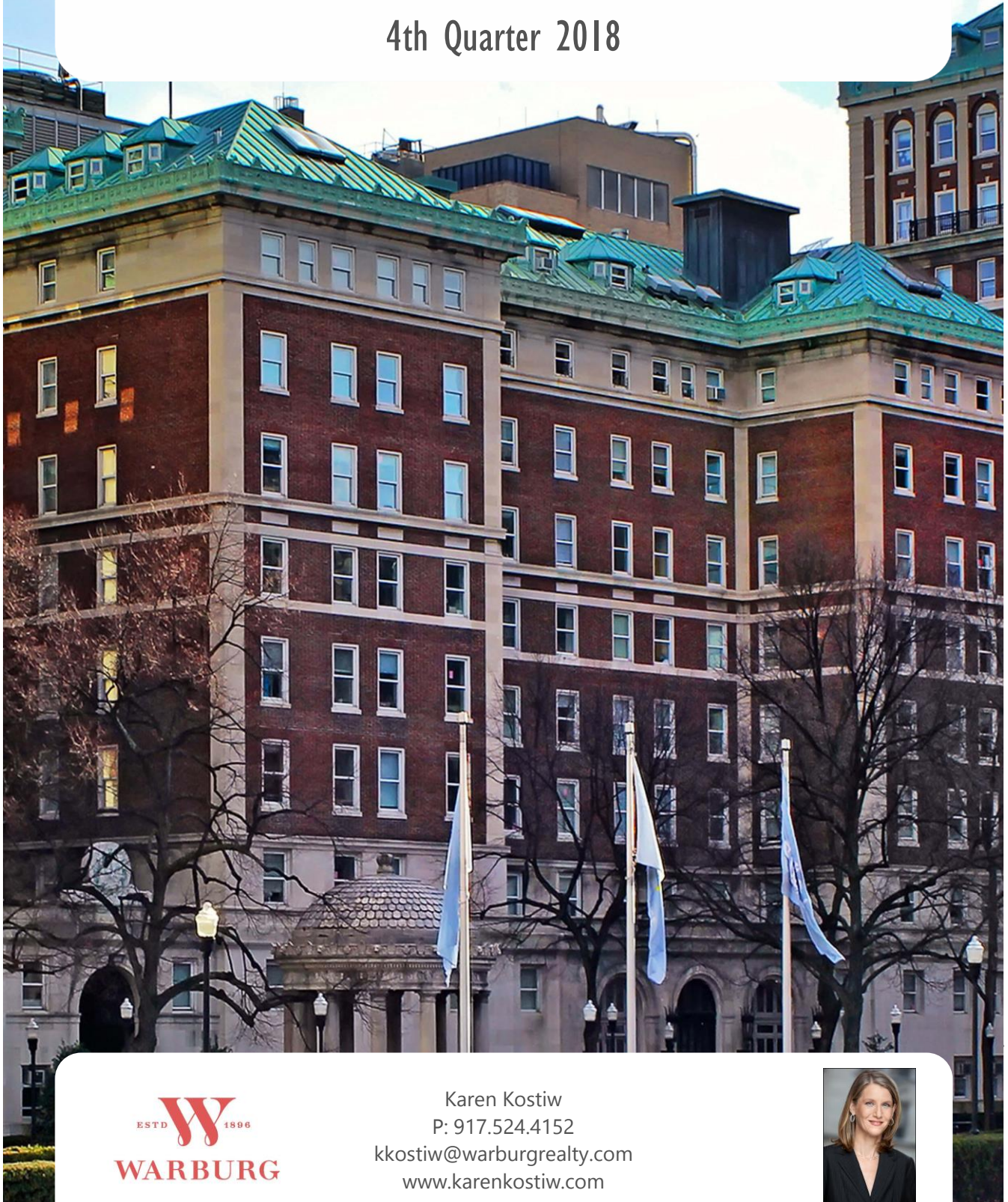


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$725K

-3% YoY

NO. OF TRANSACTIONS

19

-42% YoY

MEDIAN PRICE/SQ.FT.

\$900

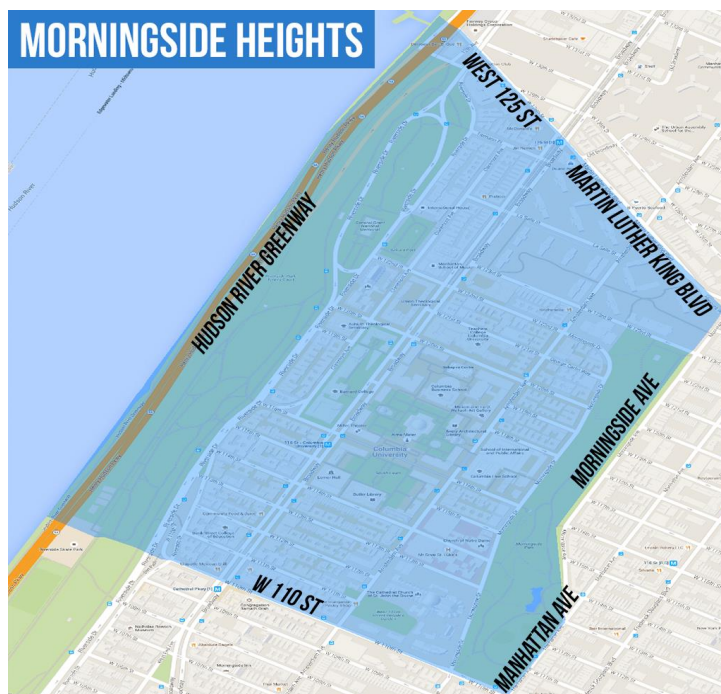
3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

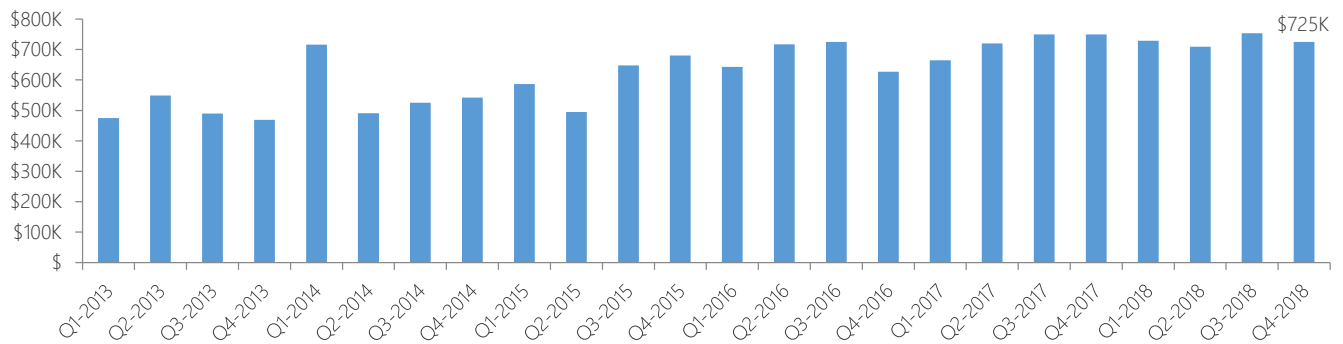


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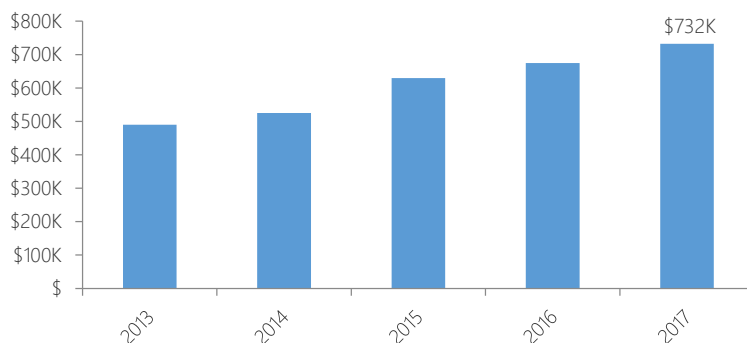


RESIDENTIAL STATS

Median Sale Price by Quarter

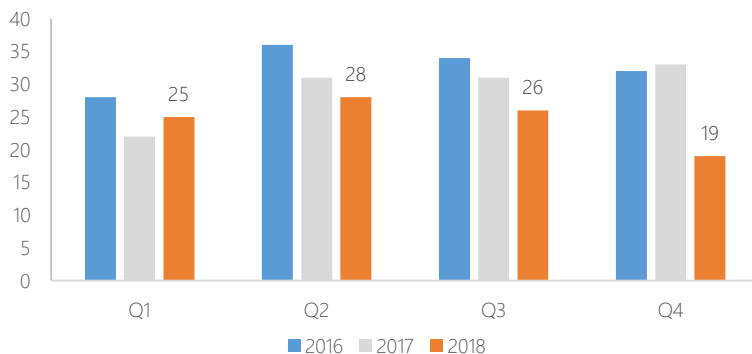


Median Sale Price by Year



Number of Transactions

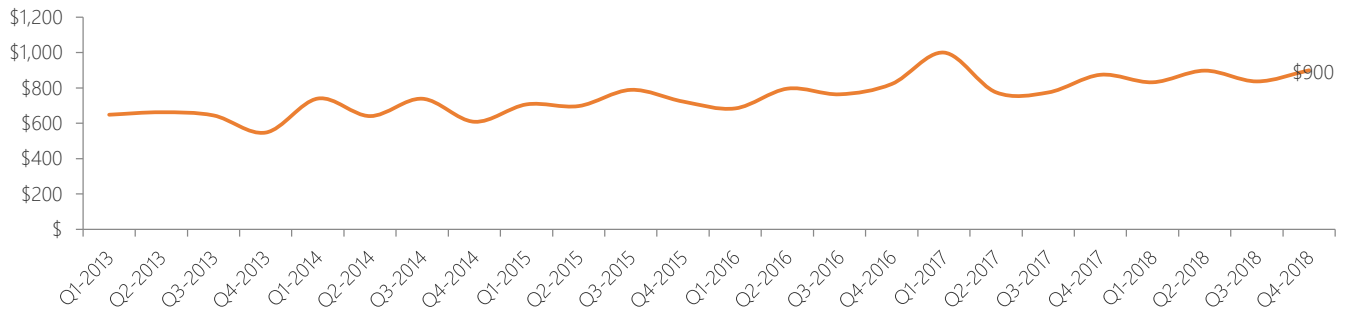
Quarter	2013	2014	2015	2016	2017	2018
Q1	25	20	22	28	22	25
Q2	40	42	28	36	31	28
Q3	47	47	41	34	31	26
Q4	49	30	34	32	33	19



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Median Sale Price per Square Foot

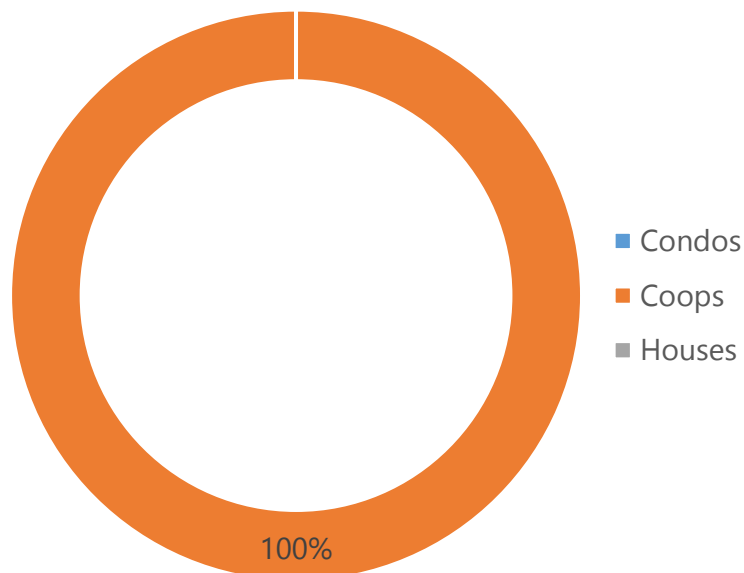


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$725,000	-3%	\$900	3%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
532 W 111th St #27	1-01882-0054	12-Oct-18	\$1,767,500	Coop	
417 Riverside Dr #8A	1-01895-0076	12-Dec-18	\$1,371,150	Coop	1,100
417 Riverside Dr #6A	1-01895-0076	17-Dec-18	\$1,185,000	Coop	1,155
545 W 111th St #10F	1-01883-1002	23-Oct-18	\$985,000	Coop	1,100
114 Morningside Dr #63	1-01963-0055	5-Oct-18	\$813,750	Coop	900
80 La Salle St #16G	1-01978-0001	27-Dec-18	\$760,000	Coop	
80 La Salle St #10A	1-01978-0001	19-Dec-18	\$749,999	Coop	700
615 W 113th St #41	1-01895-0047	27-Nov-18	\$745,000	Coop	
545 W 111th St #5M	1-01883-1002	20-Nov-18	\$725,000	Coop	700
80 La Salle St #2G	1-01978-0001	12-Dec-18	\$725,000	Coop	
501 W 122nd St #A5	1-01977-0029	2-Nov-18	\$687,000	Coop	775
535 W 110th St #7B	1-01882-0008	3-Oct-18	\$680,000	Coop	
622 W 114th St #42A	1-01895-0069	19-Dec-18	\$675,000	Coop	
440 Riverside Dr #75	1-01990-0001	10-Dec-18	\$637,500	Coop	
114 Morningside Dr #25	1-01963-0055	14-Dec-18	\$610,000	Coop	750
440 Riverside Dr #85	1-01990-0001	28-Nov-18	\$610,000	Coop	
510 W 123rd St #5	1-01977-0037	23-Oct-18	\$575,000	Coop	850
80 La Salle St #2E	1-01978-0001	31-Oct-18	\$280,000	Coop	500



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