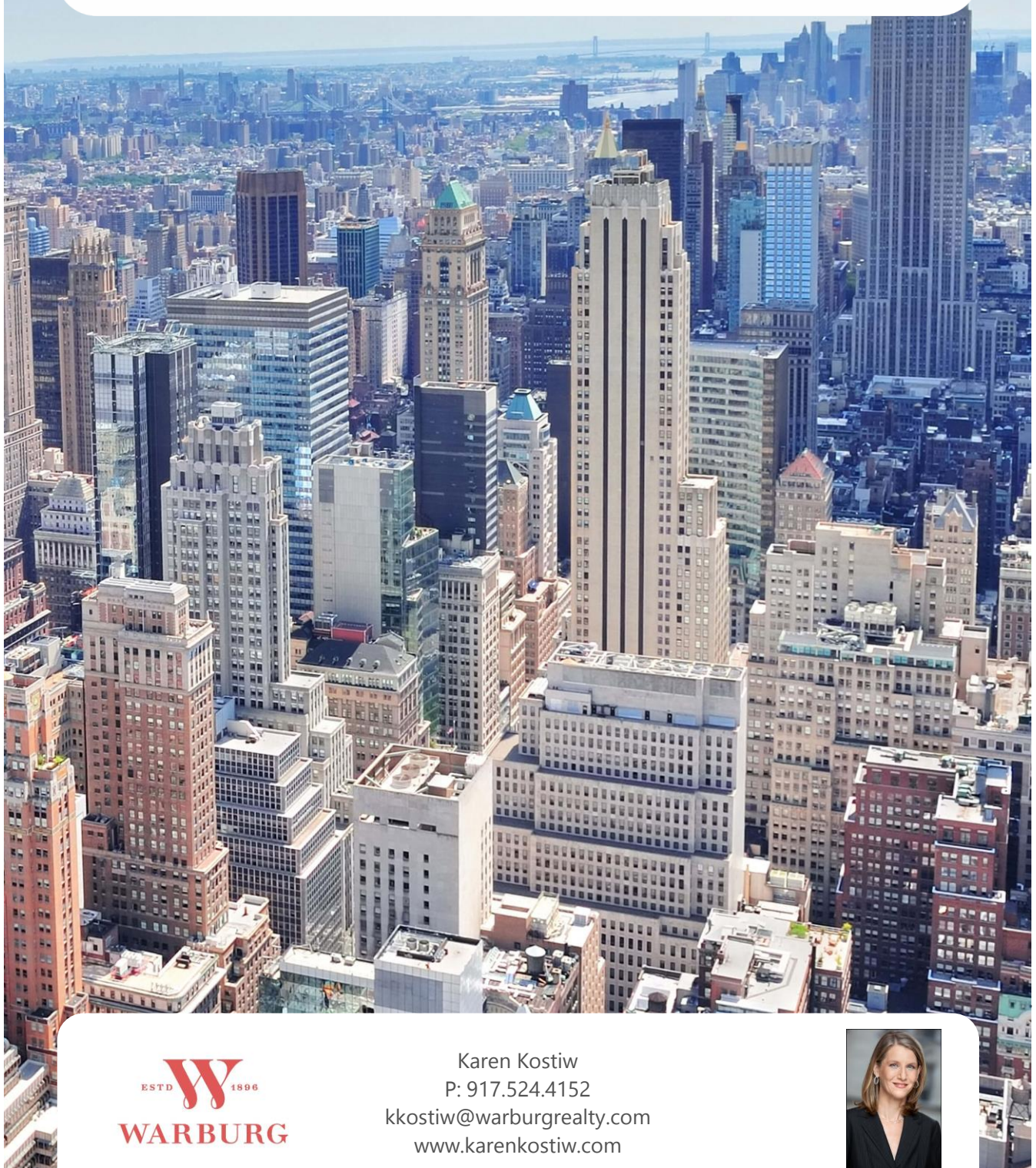


UPPER WEST SIDE

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

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.17M

-15% YoY

NO. OF TRANSACTIONS

241

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,267

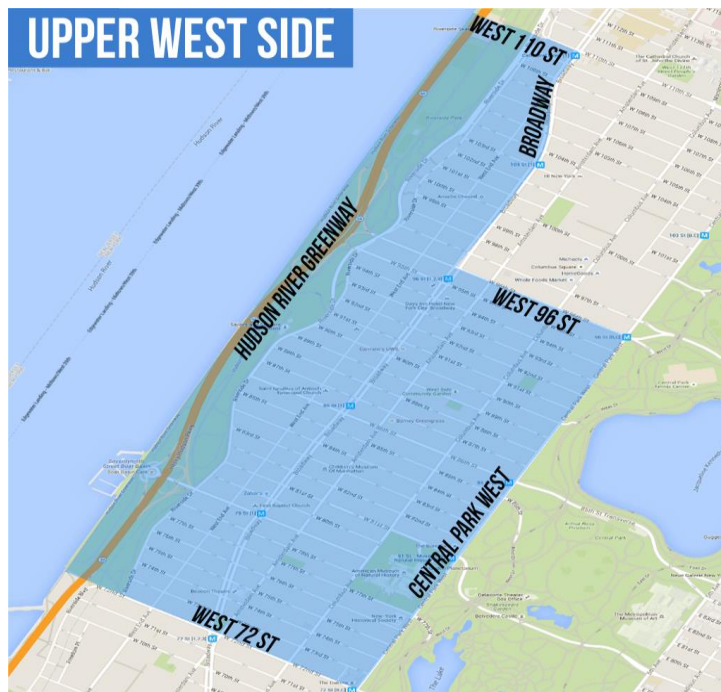
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

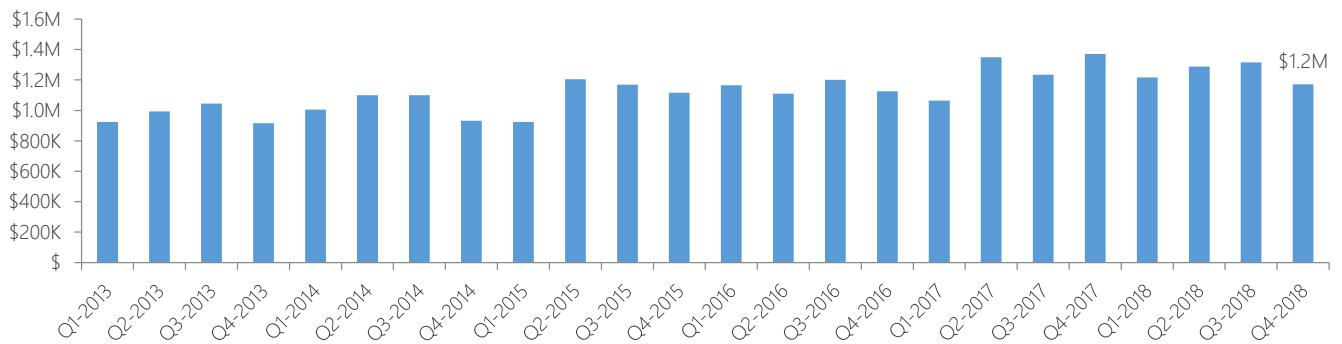


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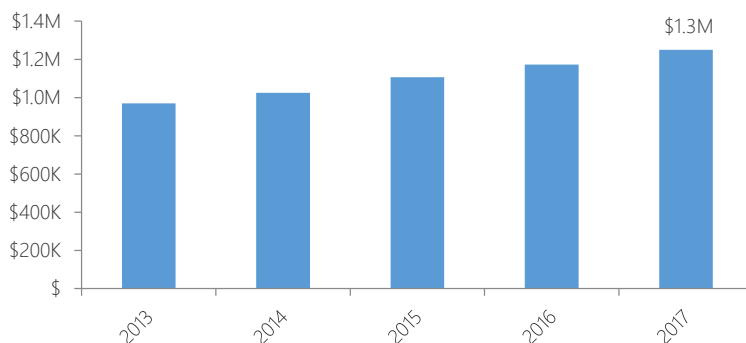


RESIDENTIAL STATS

Median Sale Price by Quarter

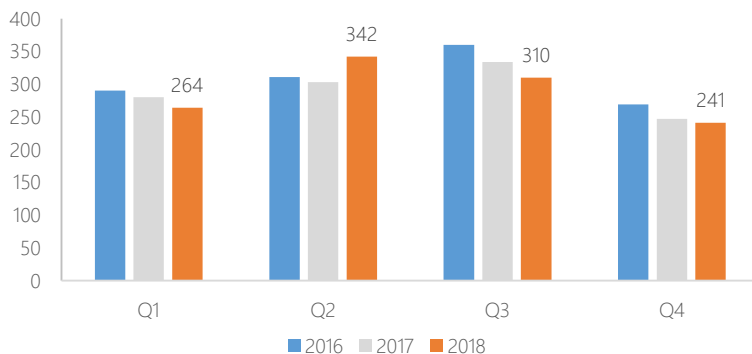


Median Sale Price by Year



Number of Transactions

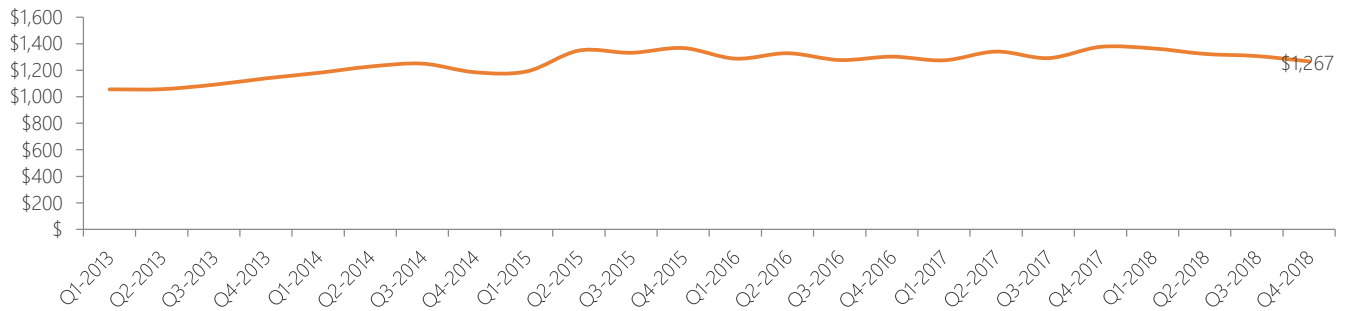
Quarter	2013	2014	2015	2016	2017	2018
Q1	286	332	307	290	280	264
Q2	373	381	356	311	303	342
Q3	443	429	375	360	334	310
Q4	402	278	346	269	247	241



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Median Sale Price per Square Foot

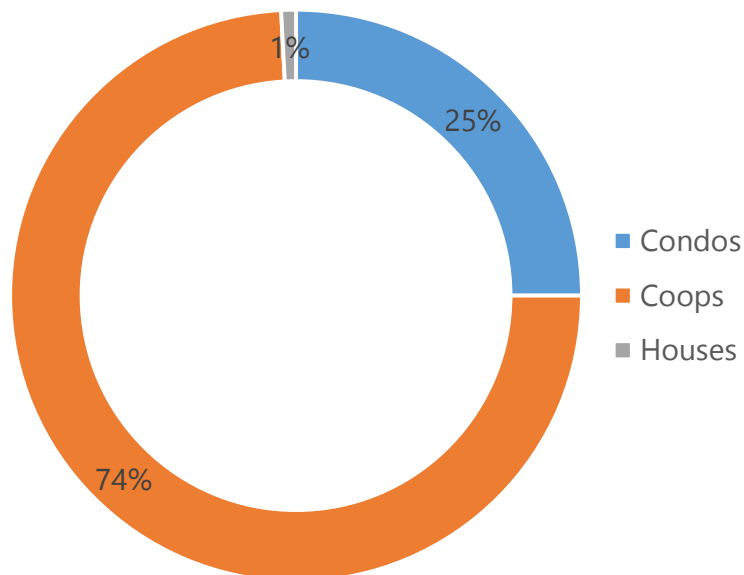


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,550,000	-1%	\$1,521	-2%	60
Coops	\$1,024,500	-23%	\$1,162	-4%	178
Houses	\$10,822,500	-	\$1,508	-	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
18 W 75th St	1-01127-0044	20-Nov-18	\$12,250,000	House	8,073
219 W 77th St #THEW	1-01169-1202	28-Dec-18	\$9,750,000	Condo	
52 W 85th St	1-01198-0053	7-Nov-18	\$9,395,000	House	6,266
360 Central Park W #12A	1-01209-1357	25-Oct-18	\$9,164,250	Condo	3,571
6-16 W 77th St #16B	1-01129-0039	27-Oct-18	\$8,900,000	Coop	
2148 Broadway #12D	1-01167-1153	31-Oct-18	\$8,725,000	Condo	2,959
235 W 75th St #520	1-01167-1247	12-Oct-18	\$6,047,367	Condo	2,813
325 W End Ave #11A	1-01185-0019	15-Nov-18	\$5,990,000	Coop	
245 W 99th St	1-01871-1068	4-Oct-18	\$5,640,000	Condo	2,516
2211 Broadway #11H	1-01170-1205	27-Dec-18	\$5,125,000	Condo	2,688
201 W 74th St #16J	1-01166-1091	18-Dec-18	\$4,775,000	Condo	733
190 Riverside Dr #10C	1-01251-1052	19-Dec-18	\$4,700,000	Condo	2,670
498 W End Ave #10B	1-01231-1429	10-Oct-18	\$4,625,000	Condo	2,136
6-16 W 77th St #PHC	1-01129-0039	1-Nov-18	\$4,600,000	Coop	
300 Central Park W #16B	1-01204-0029	21-Dec-18	\$4,500,000	Coop	
6-16 W 77th St #PHA	1-01129-0039	1-Nov-18	\$4,400,000	Coop	
235 W 75th St #721	1-01167-1268	7-Dec-18	\$4,282,671	Condo	1,958
610 W End Ave #9C	1-01237-0061	11-Dec-18	\$4,255,000	Coop	
317 W 89th St #4E	1-01250-1211	28-Dec-18	\$4,200,000	Condo	2,669
145-147 Central Park W #3F	1-01127-0029	11-Dec-18	\$4,200,000	Coop	
6-16 W 77th St #PHB	1-01129-0039	1-Nov-18	\$4,100,000	Coop	
151 W 86th St #6D	1-01217-0011	20-Nov-18	\$4,000,000	Coop	
101 W 79th St #21C	1-01210-1117	3-Oct-18	\$3,994,950	Condo	1,575
137 Riverside Dr #8B	1-01247-0057	25-Oct-18	\$3,850,000	Coop	2,370
239 Central Park W #PHB	1-01197-0036	18-Dec-18	\$3,705,000	Coop	
355 Riverside Dr #12W	1-01892-0064	16-Nov-18	\$3,500,000	Coop	
101 W 79th St #23A	1-01210-1121	19-Nov-18	\$3,400,000	Condo	1,330
755 W End Ave #10A	1-01887-0022	21-Nov-18	\$3,300,000	Coop	2,000
27 W 72nd St #1505	1-01125-1349	10-Dec-18	\$3,200,000	Condo	1,828
239 Central Park W #16D	1-01197-0036	30-Oct-18	\$3,152,000	Coop	
36 W 84th St #9BC	1-01197-0050	30-Oct-18	\$3,000,000	Coop	
322 Central Park W #9C	1-01206-0029	19-Dec-18	\$2,875,000	Coop	
262 Central Park W #4D	1-01200-0031	12-Oct-18	\$2,825,000	Coop	1,900
101 W 87th St #515	1-01218-1040	31-Oct-18	\$2,800,000	Condo	1,451
315 Riverside Dr #4BC	1-01890-0073	18-Dec-18	\$2,780,000	Coop	
590 W End Ave #PHC	1-01236-0061	12-Dec-18	\$2,775,000	Coop	
55 W 76th St #4	1-01129-1103	12-Dec-18	\$2,701,441	Condo	1,002
258 Riverside Dr #10A	1-01887-0065	22-Oct-18	\$2,650,000	Coop	1,800
600 W End Ave #PH	1-01237-0001	19-Dec-18	\$2,575,000	Coop	
310 W End Ave #16B	1-01166-0061	22-Oct-18	\$2,571,081	Coop	
90 Riverside Dr #2D	1-01244-0063	18-Dec-18	\$2,545,000	Coop	
173 Riverside Dr #14G	1-01250-0067	16-Oct-18	\$2,525,000	Coop	
310 W End Ave #7B	1-01166-0061	13-Dec-18	\$2,494,713	Coop	
817 W End Ave #10D	1-01888-1160	1-Nov-18	\$2,425,000	Condo	1,916
40 W 77th St #16F	1-01129-0050	20-Nov-18	\$2,400,000	Coop	
2138-2146 Broadway #2GH	1-01167-1002	10-Oct-18	\$2,375,000	Coop	1,700
895 W End Ave #1B	1-01890-0061	15-Nov-18	\$2,340,000	Coop	
235 W 75th St #310	1-01167-1221	30-Oct-18	\$2,325,000	Condo	1,427
15 W 72nd St #20N	1-01125-0024	11-Oct-18	\$2,300,000	Coop	
817 W End Ave #9B	1-01888-1153	27-Nov-18	\$2,247,500	Condo	1,715



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Address	BBL	Sale date	Sale price	Property type	Sqft
340 Riverside Dr #3A	1-01892-0001	23-Oct-18	\$2,225,000	Coop	1,800
50 W 96th St #12CD	1-01209-0053	29-Oct-18	\$2,200,000	Coop	2,255
201 W 89th St #7B	1-01237-0029	5-Dec-18	\$2,164,180	Coop	
145 W 86th St #6B	1-01217-0014	29-Nov-18	\$2,100,000	Coop	
505 W End Ave #12D	1-01246-0029	18-Oct-18	\$2,100,000	Coop	
255 W 90th St #12C	1-01238-0010	6-Dec-18	\$2,087,413	Coop	
885 W End Ave #8B	1-01890-0053	10-Dec-18	\$2,065,000	Coop	1,700
801 W End Ave #2B	1-01888-0067	21-Dec-18	\$1,995,000	Coop	
235 W 75th St #813	1-01167-1299	9-Oct-18	\$1,986,243	Condo	1,880
230 Riverside Dr #12D	1-01253-1467	6-Nov-18	\$1,980,496	Condo	1,297
333 Central Park W #55	1-01207-0029	5-Nov-18	\$1,950,000	Coop	
54 Riverside Dr #2A	1-01186-0048	10-Oct-18	\$1,930,000	Coop	1,250
333 W End Ave #10C	1-01185-0025	1-Oct-18	\$1,900,000	Coop	
110 W 90th St #5C	1-01220-1318	13-Dec-18	\$1,900,000	Condo	1,250
801 W End Ave #10C	1-01888-0067	23-Oct-18	\$1,899,000	Coop	1,600
250 W 90th St #PH1D	1-01237-1158	7-Dec-18	\$1,875,000	Condo	1,529
222 Riverside Dr #8C	1-01253-1145	19-Dec-18	\$1,800,000	Condo	1,178
222 Riverside Dr #8C	1-01253-1145	19-Dec-18	\$1,800,000	Condo	1,178
340 Riverside Dr #8C	1-01892-0001	3-Dec-18	\$1,800,000	Coop	
15 W 72nd St #1C	1-01125-0024	19-Oct-18	\$1,800,000	Coop	1,200
140 Riverside Dr #2F	1-01248-0001	19-Dec-18	\$1,775,000	Coop	1,300
215 W 78th St #4A	1-01170-0023	18-Oct-18	\$1,750,000	Coop	1,500
610 W 110th St #5D	1-01893-1121	11-Oct-18	\$1,735,000	Condo	1,157
301 W 108th St #2R	1-01893-1002	2-Oct-18	\$1,725,000	Coop	
200 W 79th St #15N	1-01170-1010	17-Dec-18	\$1,700,000	Coop	
11 Riverside Dr #12CW	1-01184-0031	18-Oct-18	\$1,650,000	Coop	
139 W 82nd St #3F	1-01213-0009	4-Oct-18	\$1,625,000	Coop	1,200
140 Riverside Dr #3F	1-01248-0001	21-Dec-18	\$1,600,000	Coop	
35 W 82nd St #7B	1-01196-0013	19-Nov-18	\$1,587,500	Coop	
169 W 95th St #8G	1-01226-1158	18-Oct-18	\$1,575,000	Condo	962
255 W 85th St #8A	1-01233-1128	5-Dec-18	\$1,550,000	Condo	1,353
255 W 85th St #8B	1-01233-1128	5-Dec-18	\$1,550,000	Condo	1,353
135 W 79th St #11A	1-01210-0017	5-Nov-18	\$1,525,000	Coop	1,100
2112 Broadway #8ET	1-01165-1925	15-Nov-18	\$1,514,500	Condo	2,733
2112 Broadway #7	1-01165-1925	15-Nov-18	\$1,514,500	Condo	2,733
315 W End Ave #4C	1-01184-0083	26-Nov-18	\$1,500,000	Coop	
15 W 72nd St #23H	1-01125-0024	13-Dec-18	\$1,495,000	Coop	850
100 Riverside Dr #19B	1-01245-0003	12-Dec-18	\$1,475,000	Coop	
11 Riverside Dr #6BW	1-01184-0031	13-Dec-18	\$1,461,460	Coop	
825 W End Ave #4F	1-01889-1025	11-Oct-18	\$1,460,000	Condo	1,077
161 W 75th St #2B	1-01147-1003	16-Oct-18	\$1,450,378	Coop	1,100
15 W 84th St #10G	1-01198-0019	16-Oct-18	\$1,425,000	Coop	
119 W 77th St #4	1-01149-0024	26-Nov-18	\$1,425,000	Coop	1,000
37 W 93rd St #14	1-01207-0015	30-Nov-18	\$1,422,500	Coop	
173 Riverside Dr #11L	1-01250-0067	4-Dec-18	\$1,420,000	Coop	1,100
100 W 93rd St #21J	1-01223-1417	10-Dec-18	\$1,412,500	Condo	971
200 W 86th St #3J	1-01233-0033	3-Oct-18	\$1,400,000	Coop	
27 W 87th St #2	1-01201-0018	31-Oct-18	\$1,370,000	Coop	
2109 Broadway #11126	1-01165-1666	12-Oct-18	\$1,350,000	Condo	986
65 W 95th St #3A	1-01209-0006	21-Dec-18	\$1,340,000	Coop	



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