

UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$600K

0% YoY

NO. OF TRANSACTIONS

242

-14% YoY

MEDIAN PRICE/SQ.FT.

\$833

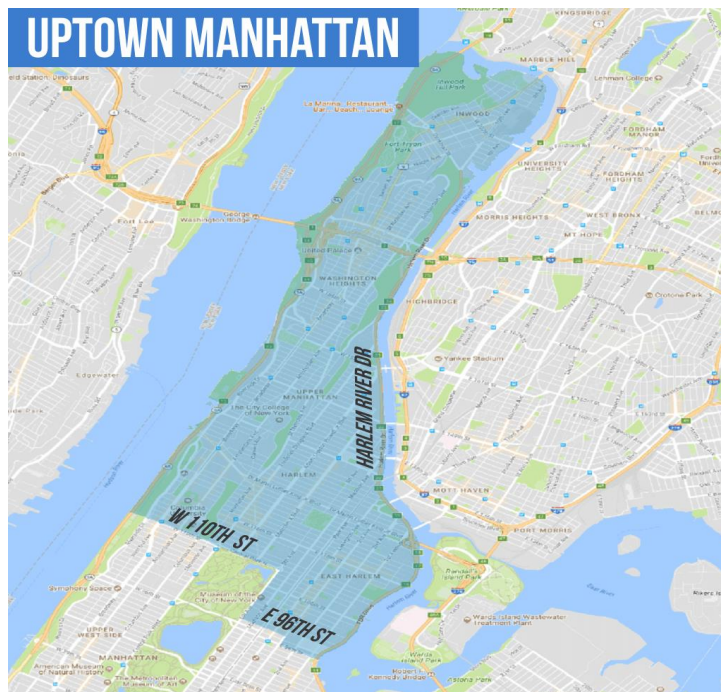
5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

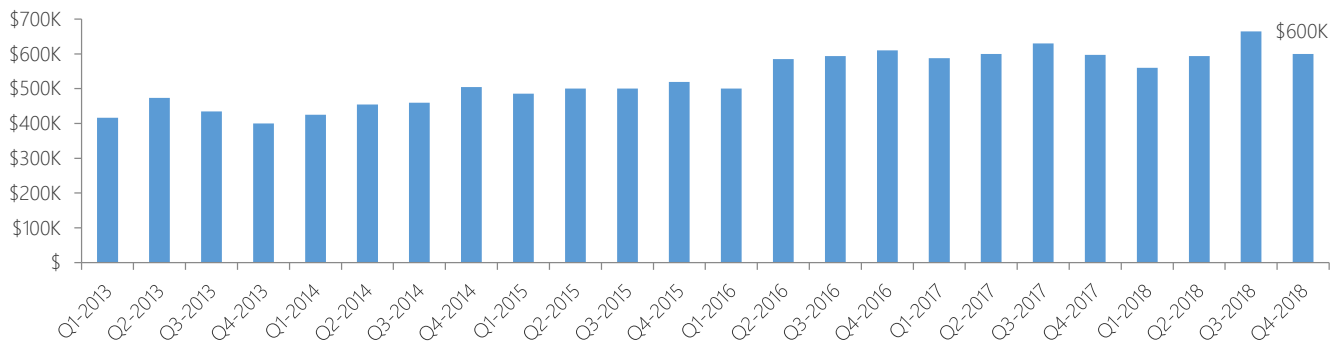


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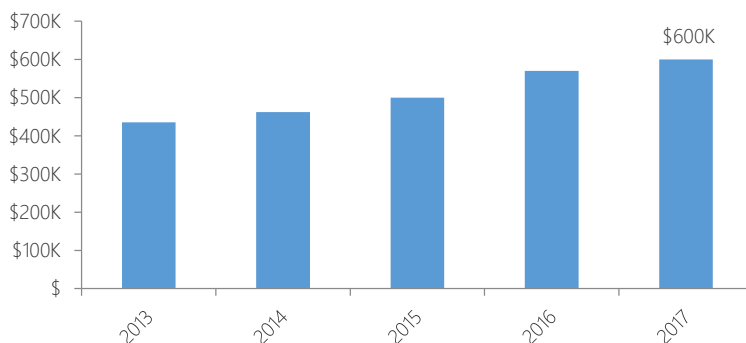


RESIDENTIAL STATS

Median Sale Price by Quarter

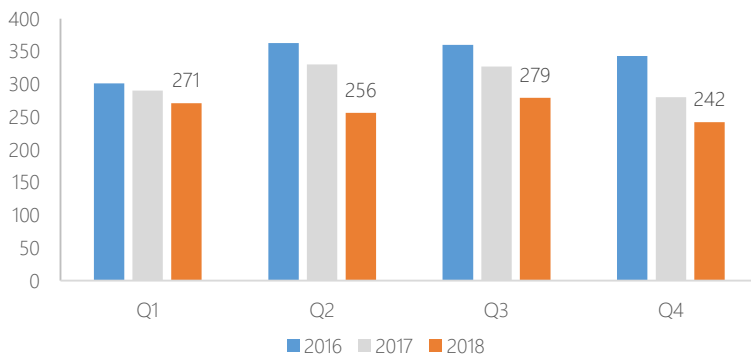


Median Sale Price by Year



Number of Transactions

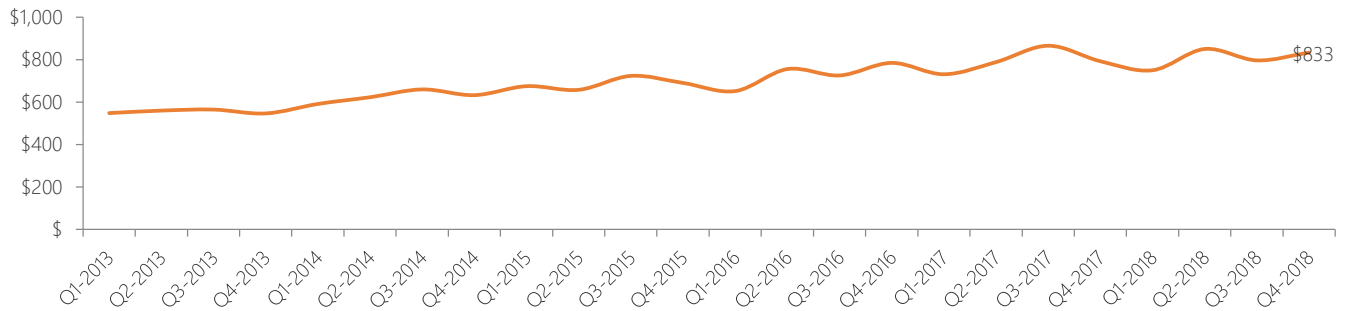
Quarter	2013	2014	2015	2016	2017	2018
Q1	288	297	302	301	290	271
Q2	473	418	367	363	330	256
Q3	491	436	386	360	327	279
Q4	408	362	334	343	280	242



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Median Sale Price per Square Foot

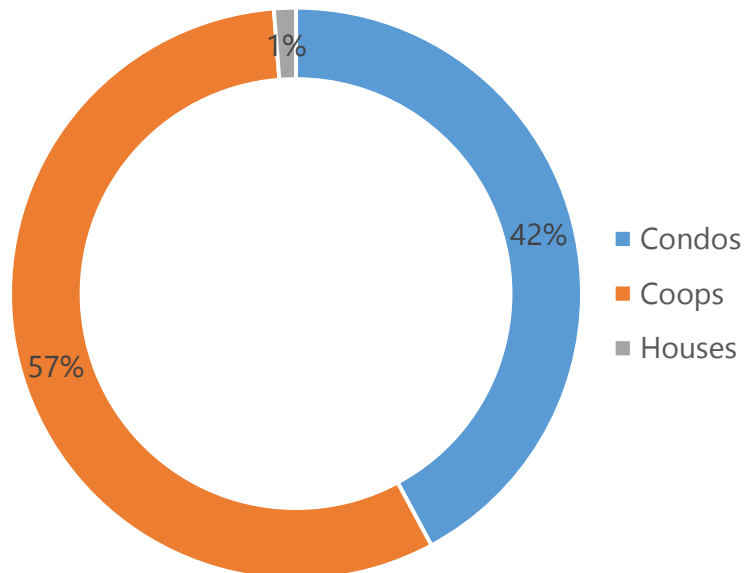


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$664,500	-8%	\$940	6%	102
Coops	\$552,000	6%	\$665	3%	137
Houses	\$2,200,000	66%	\$574	-22%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #11A	1-01826-1253	25-Oct-18	\$9,453,809	Condo	
1170 Fifth Ave #6B	1-01604-0001	5-Oct-18	\$5,625,000	Coop	
1215 Fifth Ave #4B	1-01608-0001	23-Oct-18	\$3,600,000	Coop	
14 E 126th St	1-01750-0066	19-Oct-18	\$3,550,000	House	2,919
305 W 112th St #2	1-01847-1502	23-Oct-18	\$2,850,000	Condo	2,354
313 W 119th St #5F	1-01946-1045	3-Dec-18	\$2,765,000	Condo	2,370
137 W 122nd St	1-01907-0015	20-Nov-18	\$2,200,000	House	3,830
1170 Fifth Ave #12C	1-01604-0001	25-Oct-18	\$2,008,500	Coop	
257 W 117th St #6A	1-01923-1040	10-Oct-18	\$1,875,000	Condo	2,102
532 W 111th St #27	1-01882-0054	12-Oct-18	\$1,767,500	Coop	
1280 Fifth Ave #16F	1-01615-1083	20-Nov-18	\$1,625,000	Condo	1,284
2280 Fredrick Douglass Blvd #11C	1-01928-1584	31-Oct-18	\$1,595,000	Condo	1,329
313 W 119th St #8D	1-01946-1055	19-Dec-18	\$1,500,000	Condo	1,365
300 W 135th St #7S	1-01959-1149	29-Oct-18	\$1,395,000	Condo	1,103
381 Lenox Ave #3C	1-01914-1105	1-Nov-18	\$1,375,000	Condo	1,460
417 Riverside Dr #8A	1-01895-0076	12-Dec-18	\$1,371,150	Coop	1,100
120 Cabrini Blvd #31	1-02179-0010	2-Oct-18	\$1,345,000	Coop	1,250
1270 Fifth Ave #2T	1-01614-0001	9-Oct-18	\$1,302,500	Coop	1,265
50 W 127th St #6B	1-01724-1017	2-Nov-18	\$1,275,000	Condo	1,178
380 Lenox Ave #10E	1-01727-1066	30-Nov-18	\$1,260,000	Condo	1,143
88 Morningside Ave #RU	1-01948-1101	26-Nov-18	\$1,230,000	Coop	
689 Fort Washington Ave #PH3	1-02179-0500	18-Oct-18	\$1,225,000	Coop	675
120 Cabrini Blvd #46	1-02179-0010	13-Dec-18	\$1,224,000	Coop	1,300
50 W 127th St #4C	1-01724-1010	5-Nov-18	\$1,215,000	Condo	1,150
417 Riverside Dr #6A	1-01895-0076	17-Dec-18	\$1,185,000	Coop	1,155
121 Edgecombe Ave #6	1-02048-1106	23-Oct-18	\$1,172,500	Condo	1,191
121 Edgecombe Ave #2	1-02048-1102	11-Oct-18	\$1,120,000	Condo	1,191
306 W 116th St #4B	1-01848-1508	14-Dec-18	\$1,120,000	Condo	1,021
1865 Second Ave #28D	1-01646-1002	5-Nov-18	\$1,075,000	Coop	
300 W 135th St #7J	1-01959-1097	31-Oct-18	\$1,015,000	Condo	1,052
301 W 110th St #17H	1-01846-1230	20-Dec-18	\$999,950	Condo	861
163 St Nicholas Ave #2J	1-01924-1032	4-Dec-18	\$999,000	Condo	975
106 W 116th St #12B	1-01825-1028	1-Oct-18	\$999,000	Condo	965
1270 Fifth Ave #7R	1-01614-0001	5-Oct-18	\$995,000	Coop	
171 W 131st St #PH3	1-01916-1302	19-Oct-18	\$995,000	Condo	969
171 W 131st St #PH3	1-01916-1302	19-Oct-18	\$995,000	Condo	969
2187 Fredrick Douglass Blvd #PH1-H	1-01945-1385	5-Dec-18	\$990,000	Condo	907
545 W 111th St #10F	1-01883-1002	23-Oct-18	\$985,000	Coop	1,100
298 W 137th St #298B	1-01942-1025	9-Nov-18	\$980,000	Condo	1,206
163 St Nicholas Ave #5D	1-01924-1059	7-Nov-18	\$975,000	Condo	963
753 St Nicholas Ave #1B	1-02062-1102	15-Nov-18	\$950,000	Condo	1,104
368-372 Convent Ave #4B	1-02060-1008	13-Nov-18	\$915,000	Condo	1,321
720 Fort Washington Ave #3W	1-02180-0614	14-Nov-18	\$900,000	Coop	
1790 Third Ave #1004	1-01627-1143	9-Oct-18	\$899,899	Condo	
2131 Fredrick Douglass Blvd #5H	1-01848-1329	14-Dec-18	\$876,525	Condo	820
66 Overlook Ter #3E	1-02180-0371	10-Dec-18	\$875,000	Coop	
215 E 96th St #38E	1-01646-1103	1-Oct-18	\$850,000	Coop	785
1793 Riverside Dr #2H	1-02246-0130	29-Nov-18	\$850,000	Coop	1,500
5 Pinehurst Ave #5A	1-02177-0028	29-Nov-18	\$850,000	Coop	1,400
565 W 169th St #2C	1-02126-0001	18-Dec-18	\$846,000	Coop	1,525



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Address	BBL	Sale date	Sale price	Property type	Sqft
116 Pinehurst Ave #J24	1-02179-0170	17-Dec-18	\$845,000	Coop	
171 W 131st St #419	1-01916-1255	29-Nov-18	\$829,500	Condo	
114 Morningside Dr #63	1-01963-0055	5-Oct-18	\$813,750	Coop	900
730 Fort Washington Ave #5G	1-02180-0628	15-Oct-18	\$810,000	Coop	1,100
215 E 96th St #CONDP	1-01646-1103	26-Nov-18	\$800,000	Coop	679
297 W 137th St #2578D	1-02023-1122	23-Oct-18	\$800,000	Condo	1,090
1270 Fifth Ave #7G	1-01614-0001	19-Dec-18	\$786,000	Coop	
585 W 214th St #3AB	1-02250-0014	7-Nov-18	\$760,000	Coop	
80 La Salle St #16G	1-01978-0001	27-Dec-18	\$760,000	Coop	
105 Bennett Ave #66B	1-02180-1563	13-Dec-18	\$755,000	Condo	
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	
1919 Madison Ave #408	1-01748-0035	6-Nov-18	\$739,000	Coop	
1919 Madison Ave #804	1-01748-0035	24-Oct-18	\$727,000	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	
330 E 109th St #8C	1-01680-1128	4-Oct-18	\$719,000	Condo	778
1485 Fifth Ave #17F	1-01746-1100	30-Oct-18	\$718,000	Condo	666
116 Pinehurst Ave #F45	1-02179-0170	17-Dec-18	\$715,000	Coop	
875 W 181st St #4B	1-02179-0001	16-Nov-18	\$715,000	Coop	
2101 Fredrick Douglass Blvd #2D	1-01847-1204	6-Nov-18	\$715,000	Condo	575
1787 Madison Ave #510	1-01623-1002	10-Dec-18	\$715,000	Coop	800
15818-15900 Riverside Dr W #2J	1-02135-0060	29-Oct-18	\$715,000	Coop	
690 Riverside Dr #2D	1-02093-1010	1-Oct-18	\$710,000	Condo	1,005
801 Riverside Dr #3A	1-02134-1117	5-Dec-18	\$702,593	Condo	949
435 Convent Ave #34	1-02063-0046	31-Oct-18	\$700,000	Coop	
690 Riverside Dr #5D	1-02093-1027	21-Dec-18	\$698,000	Condo	1,005
120 Cabrini Blvd #87	1-02179-0010	11-Oct-18	\$695,000	Coop	2,100
116 Pinehurst Ave #M11	1-02179-0170	15-Oct-18	\$693,000	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	
2611-2623 Fredrick Douglass Blvd #2G	1-02042-1133	19-Nov-18	\$679,995	Condo	825
622 W 114th St #42A	1-01895-0069	19-Dec-18	\$675,000	Coop	
2322-2328 Adam C Powell Blvd #3F	1-01942-1122	9-Oct-18	\$670,000	Condo	872
370 W 118th St #5E	1-01944-1125	30-Nov-18	\$659,000	Condo	674
1831 Madison Ave #8O	1-01746-0021	9-Oct-18	\$651,500	Coop	850
130 Lenox Ave #308	1-01600-1002	11-Dec-18	\$651,000	Coop	1,200
301 W 110th St #10B	1-01846-1170	15-Nov-18	\$645,000	Condo	589
1831 Madison Ave #3D	1-01746-0021	30-Oct-18	\$639,000	Coop	
440 Riverside Dr #75	1-01990-0001	10-Dec-18	\$637,500	Coop	
239 W 135th St #4A	1-01941-1107	5-Nov-18	\$635,000	Condo	697
4260 Broadway #203	1-02164-1022	27-Nov-18	\$630,000	Condo	939
675 Academy St #5J	1-02238-0001	26-Oct-18	\$630,000	Coop	1,150
1831 Madison Ave #4I	1-01746-0021	22-Oct-18	\$630,000	Coop	
2094 Fredrick Douglass Blvd	1-01829-1064	31-Dec-18	\$626,000	Condo	550
362 W 127th St #2C	1-01953-1403	18-Oct-18	\$625,000	Condo	750
231-239 W 148th St #3D	1-02034-1003	6-Nov-18	\$625,000	Coop	
870 Riverside Dr #5E	1-02136-0036	4-Oct-18	\$625,000	Coop	
60 Cooper St #6F	1-02240-0029	7-Dec-18	\$620,000	Coop	
70 Haven Ave #6C	1-02139-0214	4-Oct-18	\$615,000	Coop	



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