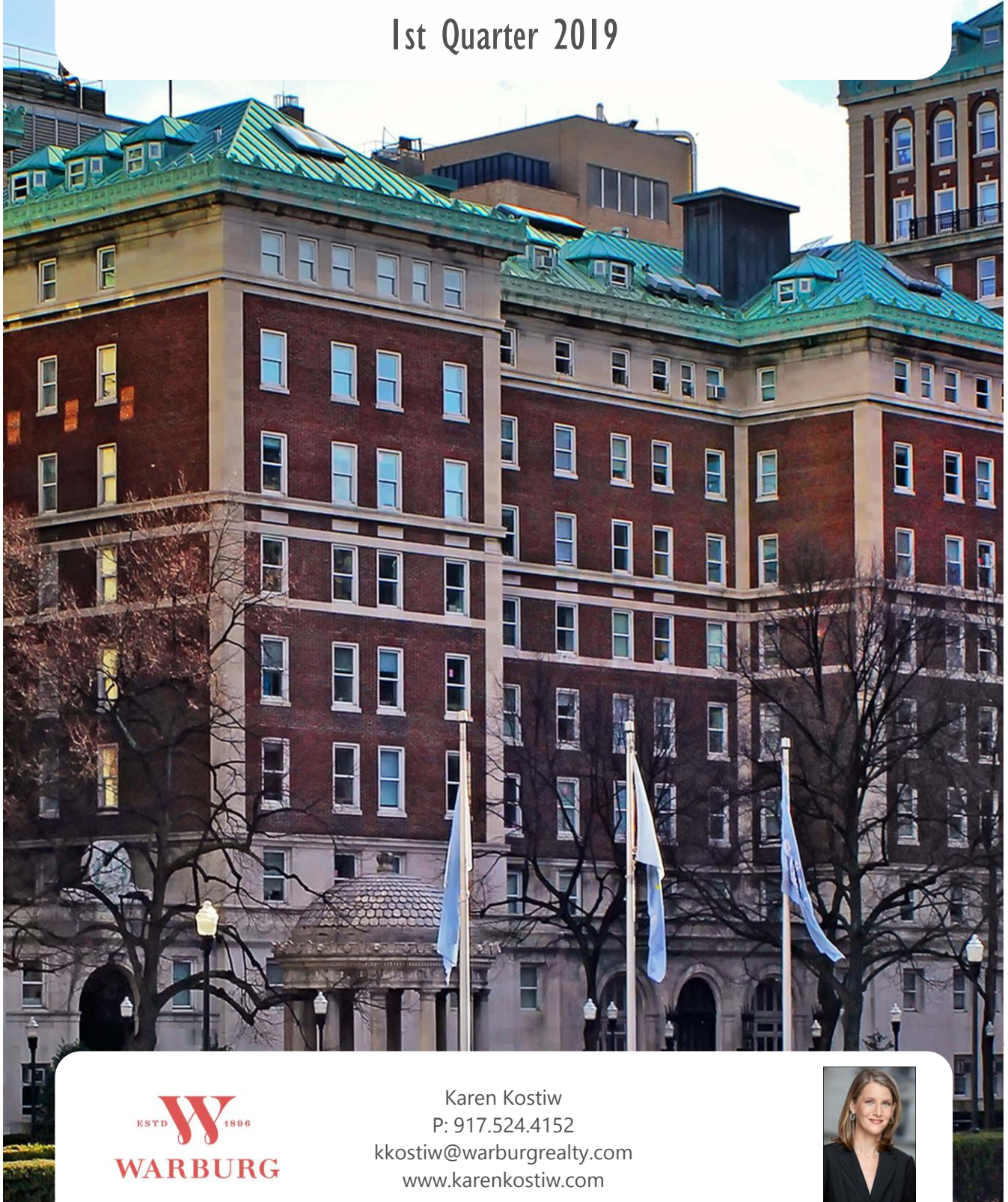


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$745K

2% YoY

NO. OF TRANSACTIONS

24

-4% YoY

MEDIAN PRICE/SQ.FT.

\$848

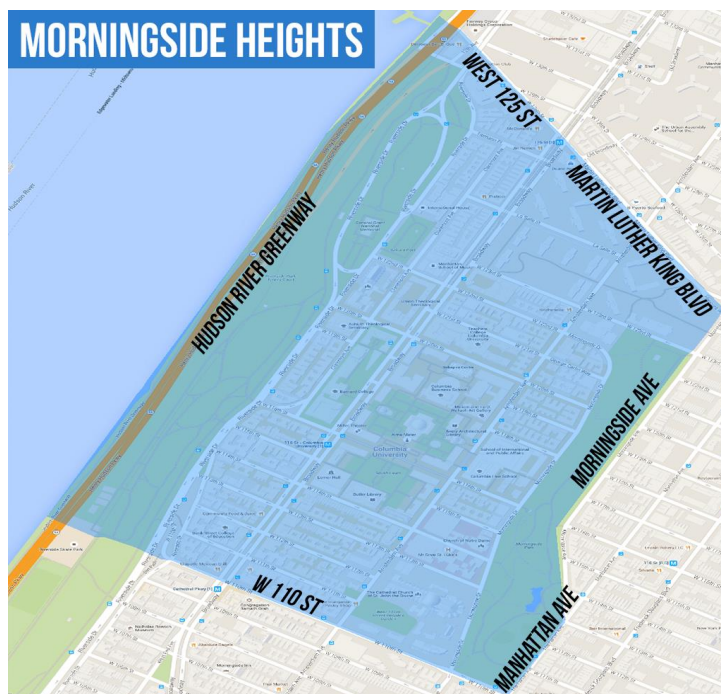
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

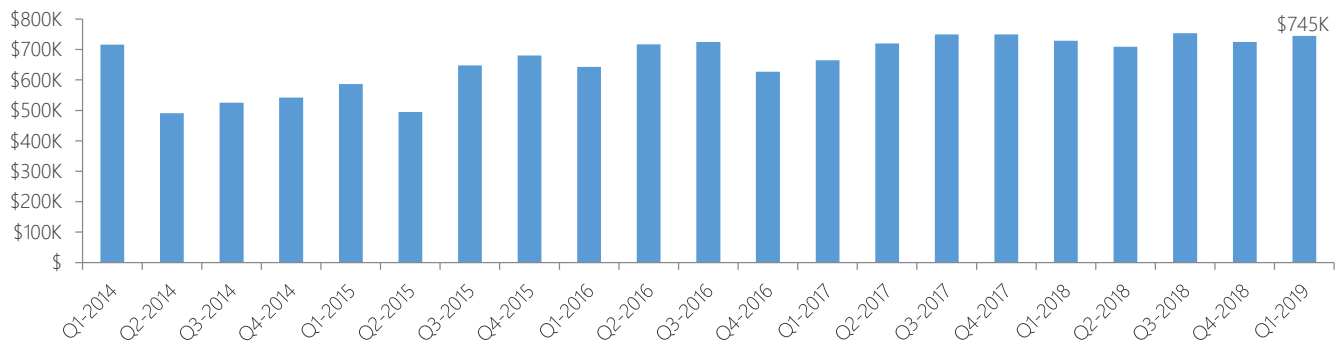


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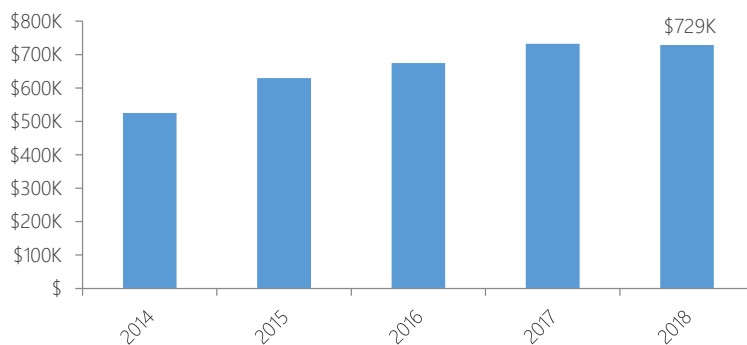


RESIDENTIAL STATS

Median Sale Price by Quarter

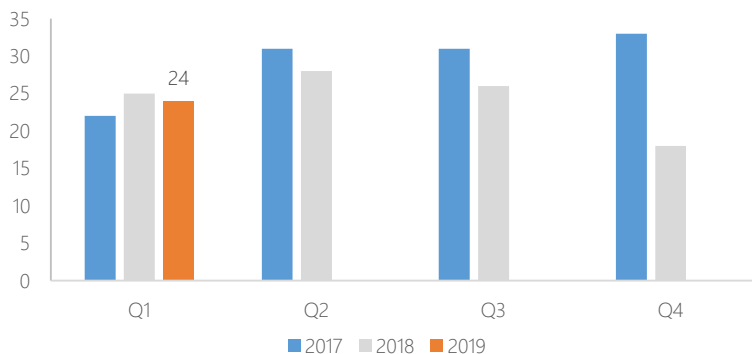


Median Sale Price by Year



Number of Transactions

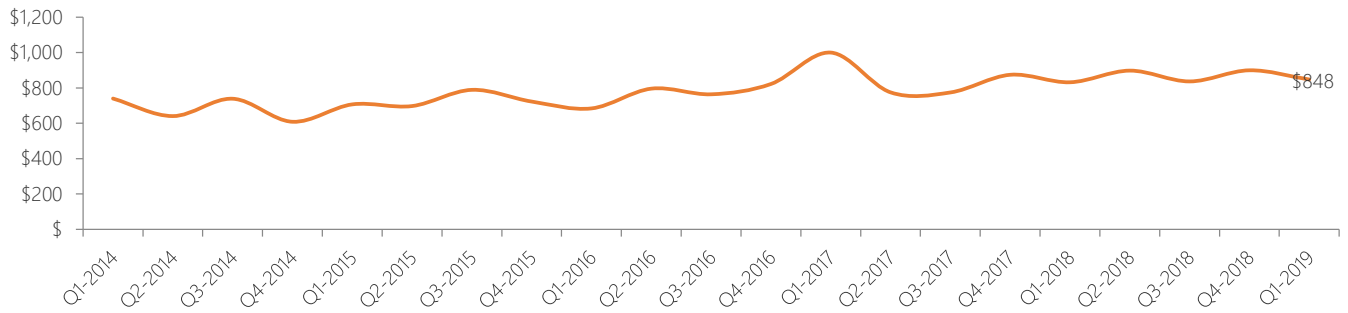
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	28	22	25	24
Q2	42	28	36	31	28	
Q3	47	41	34	31	26	
Q4	30	34	32	33	18	



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Median Sale Price per Square Foot

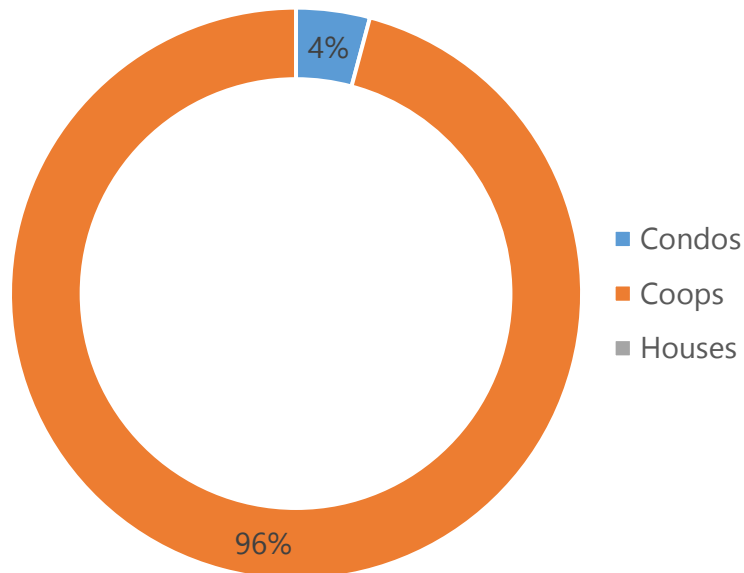


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$975,000	-75%	\$1,253	-23%	1
Coops	\$742,500	19%	\$827	1%	23
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
395 Riverside Dr #4C	1-01894-0067	25-Feb-19	\$1,900,000	Coop	
440 Riverside Dr #83	1-01990-0001	28-Mar-19	\$1,750,000	Coop	1,200
80 La Salle St #15F	1-01978-0001	6-Feb-19	\$1,100,000	Coop	
380 Riverside Dr #4T	1-01894-0001	25-Mar-19	\$1,100,000	Coop	
440 Riverside Dr #33	1-01990-0001	22-Jan-19	\$1,100,000	Coop	
80 La Salle St #14F	1-01978-0001	29-Mar-19	\$980,000	Coop	
527 W 110th St #5	1-01882-1037	13-Mar-19	\$975,000	Condo	778
536 W 111th St #65	1-01882-0058	19-Feb-19	\$975,000	Coop	
507 W 111th St #34	1-01883-0025	23-Jan-19	\$955,000	Coop	1,100
80 La Salle St #21G	1-01978-0001	7-Mar-19	\$786,000	Coop	1,100
80 La Salle St #20G	1-01978-0001	19-Jan-19	\$760,000	Coop	
3117 Broadway #4	1-01993-0023	19-Feb-19	\$745,000	Coop	1,000
80 La Salle St #6G	1-01978-0001	17-Jan-19	\$740,000	Coop	904
509 W 122nd St #20	1-01977-0023	25-Jan-19	\$725,000	Coop	750
175 Claremont Ave #52	1-01994-0043	31-Jan-19	\$717,500	Coop	
80 La Salle St #3B	1-01978-0001	7-Mar-19	\$675,000	Coop	
380 Riverside Dr #6M	1-01894-0001	16-Jan-19	\$650,000	Coop	
80 La Salle St #10A	1-01978-0001	29-Jan-19	\$579,000	Coop	700
80 La Salle St #16B	1-01978-0001	7-Jan-19	\$545,000	Coop	
535 W 110th St #3J	1-01882-0008	24-Jan-19	\$490,000	Coop	
175 Claremont Ave #24	1-01994-0043	24-Jan-19	\$400,000	Coop	
606 W 113th St #3B	1-01895-0025	31-Jan-19	\$300,000	Coop	
431 W 121st St #5B	1-01963-0034	31-Jan-19	\$150,000	Coop	



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