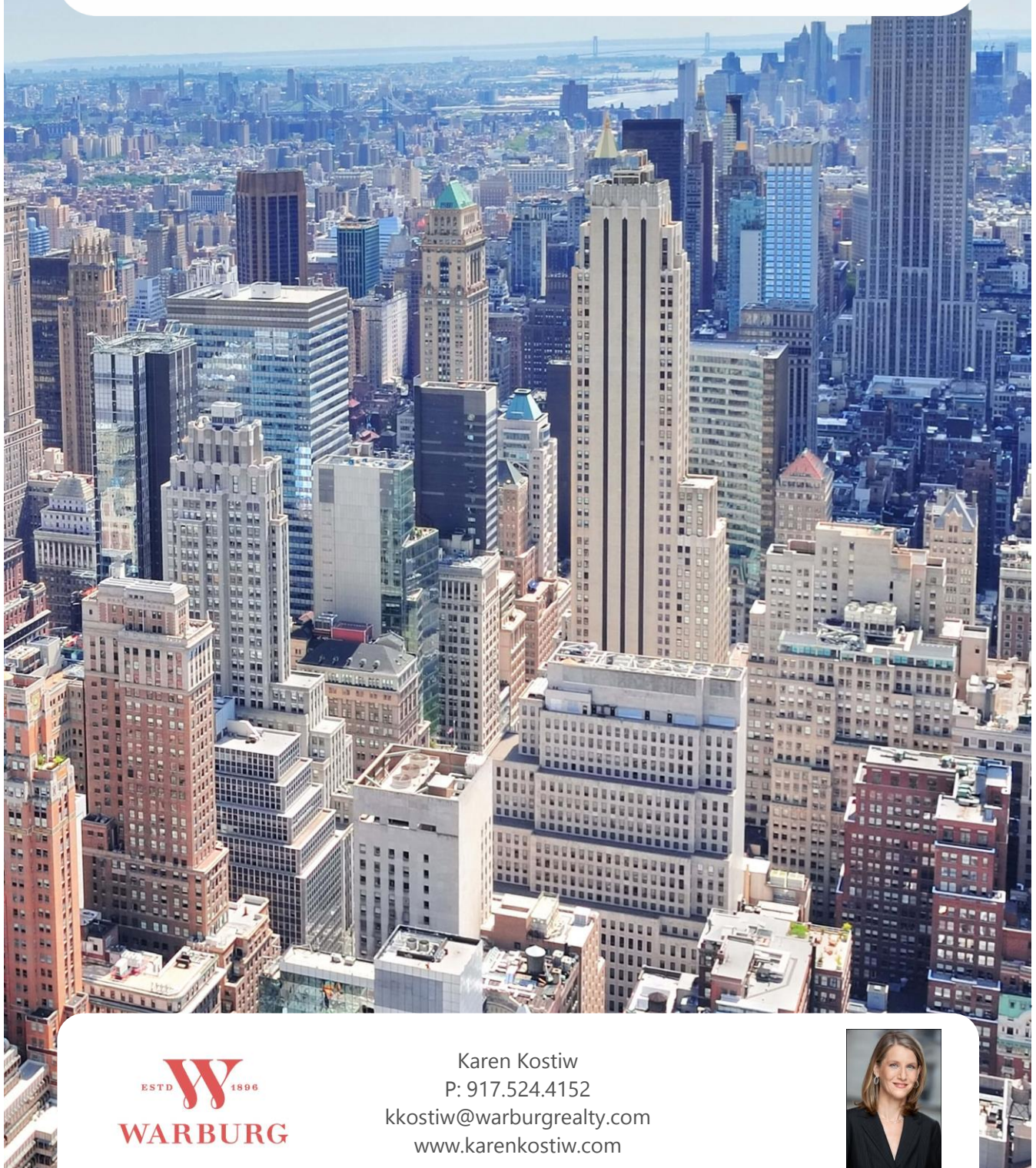


UPPER WEST SIDE

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

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

-1% YoY

NO. OF TRANSACTIONS

285

8% YoY

MEDIAN PRICE/SQ.FT.

\$1,333

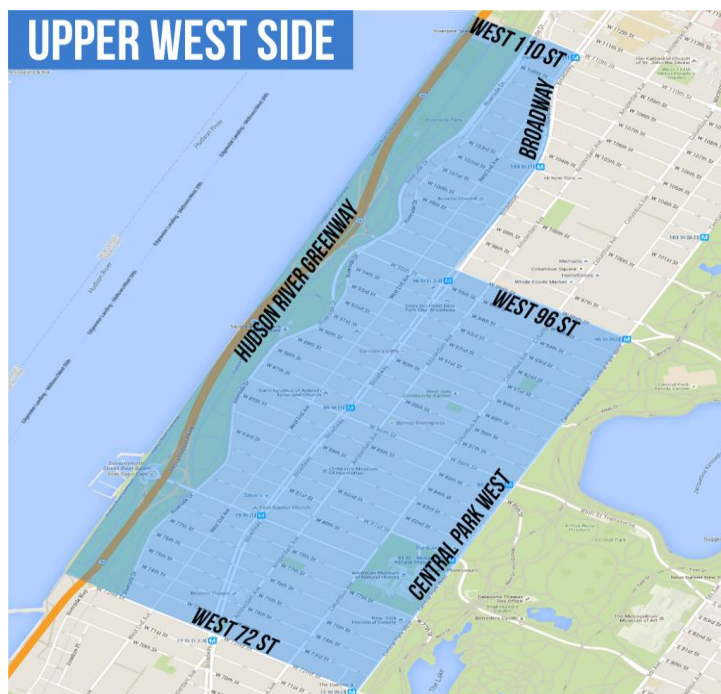
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

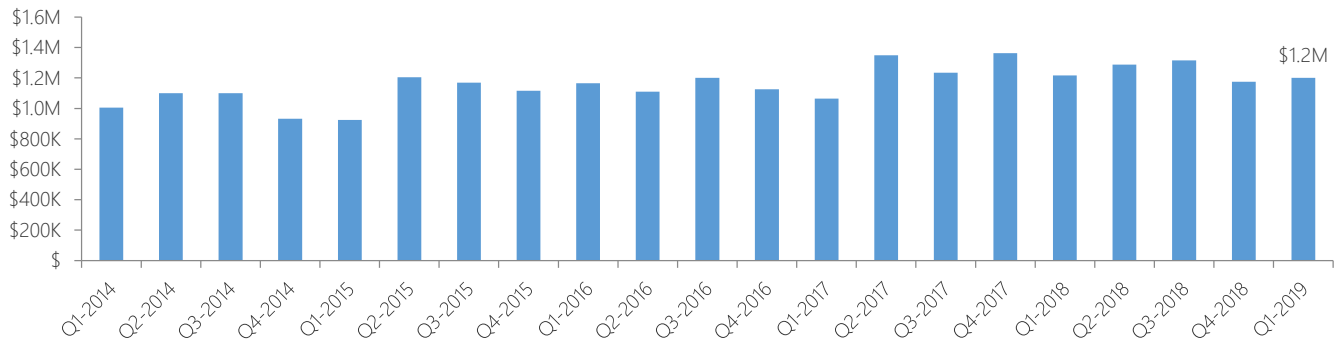
3% YoY

NEIGHBORHOOD BOUNDARIES

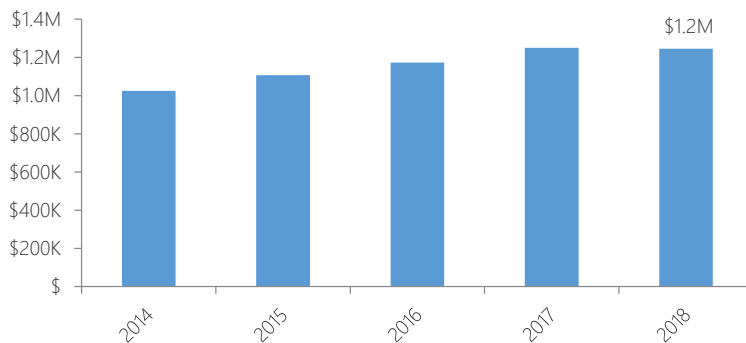


RESIDENTIAL STATS

Median Sale Price by Quarter

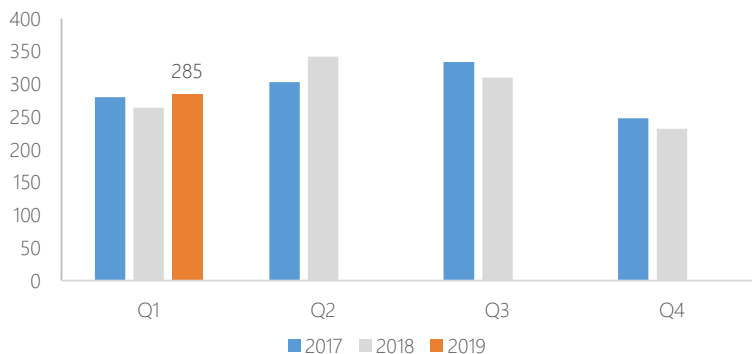


Median Sale Price by Year



Number of Transactions

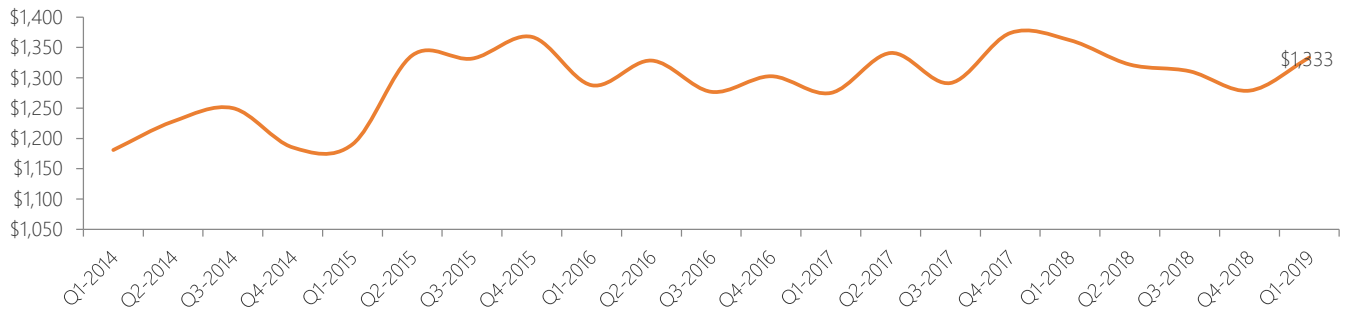
Quarter	2014	2015	2016	2017	2018	2019
Q1	332	307	290	280	264	285
Q2	381	356	311	303	342	
Q3	429	375	360	334	310	
Q4	278	346	269	248	232	



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Median Sale Price per Square Foot

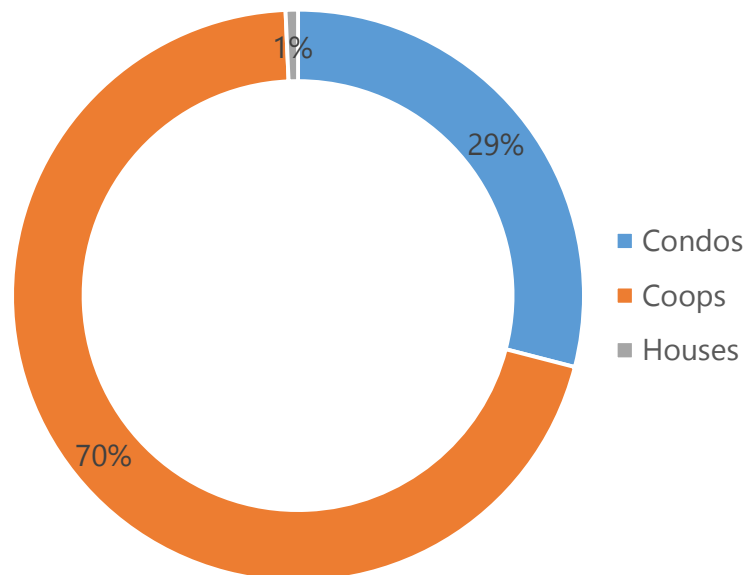


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,657,857	14%	\$1,493	-5%	83
Coops	\$1,060,600	8%	\$1,061	-6%	201
Houses	\$8,425,000	-34%	\$1,609	-19%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
269 W 87th St #12A	1-01235-0007	27-Mar-19	\$11,509,225	Coop	
2148 Broadway #PH3A	1-01167-1169	16-Jan-19	\$10,495,000	Condo	2,532
101 W 78th St #8A	1-01150-1318	22-Jan-19	\$9,200,000	Condo	4,159
45 W 84th St	1-01198-0108	20-Feb-19	\$8,750,000	House	5,954
310 W 81st St	1-01244-0053	31-Jan-19	\$8,100,000	House	4,632
262 Central Park W #7E	1-01200-0031	30-Jan-19	\$7,750,000	Coop	2,750
2112 Broadway #6B	1-01165-1915	4-Feb-19	\$6,000,000	Condo	3,005
360 Central Park W #14H	1-01209-1369	23-Jan-19	\$5,854,938	Condo	
137 Riverside Dr #3B	1-01247-0057	27-Mar-19	\$5,750,000	Coop	3,940
271 Central Park W #1E	1-01201-0029	13-Mar-19	\$5,550,000	Coop	
360 Central Park W #8E	1-01209-1336	23-Jan-19	\$5,498,550	Condo	
390 W End Ave #6B	1-01170-1117	19-Mar-19	\$5,375,000	Condo	2,903
22 Riverside Dr #12	1-01184-1020	7-Mar-19	\$5,345,000	Condo	2,992
257 Central Park W #4AB	1-01199-0036	6-Feb-19	\$5,300,000	Coop	
390 W End Ave #5H	1-01170-1199	7-Feb-19	\$5,115,000	Condo	2,582
2373 Broadway #1721	1-01234-1003	14-Jan-19	\$5,000,000	Coop	2,800
44 W 76th St #6	1-01128-1006	3-Jan-19	\$4,580,000	Condo	2,679
257 W 86th St #9	1-01234-0007	28-Jan-19	\$3,950,000	Coop	
2112 Broadway #5A	1-01165-1907	18-Jan-19	\$3,900,000	Condo	2,193
20 W 77th St #6A	1-01129-0045	14-Jan-19	\$3,825,000	Coop	
160 W 86th St #4C	1-01216-1211	22-Jan-19	\$3,650,000	Condo	1,103
2373 Broadway #1231	1-01234-1003	24-Jan-19	\$3,550,000	Coop	
2112 Broadway #5F	1-01165-1912	26-Mar-19	\$3,500,000	Condo	2,349
334 W 86th St #14A	1-01247-0050	23-Jan-19	\$3,475,000	Coop	1,800
239 Central Park W #9E	1-01197-0036	28-Jan-19	\$3,400,000	Coop	1,800
180 Riverside Dr #4C	1-01251-0001	14-Feb-19	\$3,300,000	Coop	
222 Riverside Dr #9B	1-01253-1127	15-Mar-19	\$3,250,000	Condo	1,900
245 W 104th St #14A	1-01876-0007	25-Feb-19	\$3,100,000	Coop	
640 W End Ave #11A	1-01239-1034	20-Feb-19	\$3,000,000	Condo	814
235 W 75th St #803	1-01167-1272	2-Jan-19	\$2,997,613	Condo	545
52 Riverside Dr #5A	1-01186-0051	14-Feb-19	\$2,980,000	Coop	2,200
329 W 108th St #4B	1-01893-0006	11-Feb-19	\$2,900,000	Coop	
118 W 79th St #4A	1-01150-0037	8-Feb-19	\$2,900,000	Coop	
46 W 95th St #PHR	1-01208-0052	5-Mar-19	\$2,872,000	Coop	
595 W End Ave #PH	1-01250-1154	17-Jan-19	\$2,861,283	Condo	1,437
10 W 86th St #15A	1-01199-0040	27-Feb-19	\$2,850,000	Coop	
300 Central Park W #4C	1-01204-0029	13-Mar-19	\$2,825,000	Coop	
320 Central Park W #10A	1-01205-0034	27-Mar-19	\$2,820,000	Coop	
23 W 73rd St #1001	1-01126-0014	4-Mar-19	\$2,754,000	Coop	
336 Central Park W #5E	1-01207-0034	28-Feb-19	\$2,700,000	Coop	
661 Amsterdam Ave #5DE	1-01223-1002	21-Mar-19	\$2,505,000	Coop	
255 W 90th St #PH	1-01238-0010	6-Mar-19	\$2,500,000	Coop	1,950
11 Riverside Dr #14HJE	1-01184-0031	27-Feb-19	\$2,500,000	Coop	
639 W End Ave #7CD	1-01251-0054	14-Jan-19	\$2,500,000	Coop	
176 W 87th St #7F	1-01217-0064	22-Jan-19	\$2,440,000	Coop	
140 Riverside Dr #9A	1-01248-0001	11-Feb-19	\$2,430,000	Coop	1,800
470 W End Ave #6A	1-01230-0061	19-Mar-19	\$2,415,000	Coop	
269 W 87th St #6C	1-01235-0007	28-Mar-19	\$2,400,000	Coop	
269 W 87th St #3C	1-01235-0007	29-Mar-19	\$2,350,000	Coop	
100 W 93rd St #25F	1-01223-1366	28-Mar-19	\$2,330,475	Condo	1,351



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Address	BBL	Sale date	Sale price	Property type	Sqft
223 W 80th St #11	1-01228-1311	7-Jan-19	\$2,300,000	Condo	1,612
800 W End Ave #6D	1-01870-0004	27-Mar-19	\$2,295,000	Coop	1,700
200 W 79th St #PHRS	1-01170-1010	21-Mar-19	\$2,270,000	Coop	
186 Riverside Dr #11B	1-01251-0037	14-Feb-19	\$2,238,900	Coop	
180 Riverside Dr #3E	1-01251-0001	21-Feb-19	\$2,218,125	Coop	
895 W End Ave #2B	1-01890-0061	6-Feb-19	\$2,200,000	Coop	
145 W 86th St #3B	1-01217-0014	17-Jan-19	\$2,195,000	Coop	1,800
325 Riverside Dr #131	1-01891-0035	7-Jan-19	\$2,135,000	Coop	
173 Riverside Dr #15G	1-01250-0067	13-Mar-19	\$2,130,000	Coop	
210 W 78th St #8A	1-01169-0037	1-Mar-19	\$2,065,000	Coop	
522 W End Ave #13A	1-01233-0002	28-Feb-19	\$2,050,000	Coop	
15 W 72nd St #23K	1-01125-0024	7-Jan-19	\$2,040,188	Coop	
110 W 86th St #15A	1-01216-1164	20-Feb-19	\$2,010,000	Condo	1,375
2420-2424 Broadway #1H	1-01237-0017	25-Feb-19	\$2,000,000	Coop	
15 W 72nd St #9D	1-01125-0024	31-Jan-19	\$2,000,000	Coop	1,250
127 W 82nd St #3B	1-01213-1161	2-Jan-19	\$1,955,000	Condo	391
255 W 84th St #10C	1-01232-1002	11-Feb-19	\$1,950,000	Coop	1,400
102 W 85th St #9CD	1-01215-0035	13-Mar-19	\$1,950,000	Coop	
140 Riverside Dr #6G	1-01248-0001	6-Mar-19	\$1,900,000	Coop	
305 W 72nd St #5B	1-01184-0007	25-Feb-19	\$1,862,500	Coop	
137 Riverside Dr #4A	1-01247-0057	29-Mar-19	\$1,850,000	Coop	
107 W 86th St #2GH	1-01217-0029	22-Mar-19	\$1,850,000	Coop	1,450
107 W 86th St #2GH	1-01217-0029	21-Mar-19	\$1,850,000	Coop	1,450
325 W 75th St #2	1-01185-0007	14-Feb-19	\$1,825,000	Coop	
161 W 75th St #12G	1-01147-1003	12-Mar-19	\$1,800,000	Coop	
251 W 89th St #3B	1-01237-1015	7-Feb-19	\$1,795,000	Condo	1,568
169 W 95th St #18E	1-01226-1236	26-Feb-19	\$1,785,000	Condo	962
165 W 91st St #7C	1-01222-1046	5-Mar-19	\$1,762,500	Condo	1,068
250 W 94th St #13C	1-01241-0052	18-Mar-19	\$1,750,000	Coop	
545 W End Ave #11E	1-01248-0029	4-Mar-19	\$1,750,000	Coop	
230 Riverside Dr #7A	1-01253-1388	15-Jan-19	\$1,725,000	Condo	1,153
201 W 72nd St #14D	1-01164-1174	4-Jan-19	\$1,725,000	Condo	1,061
160 W 95th St #6B	1-01225-0055	20-Mar-19	\$1,700,000	Coop	
2250 Broadway #6M	1-01228-1069	28-Mar-19	\$1,700,000	Condo	1,180
565 W End Ave #14A	1-01249-0029	10-Jan-19	\$1,690,000	Coop	1,350
310 W 97th St #41	1-01887-1042	27-Mar-19	\$1,675,000	Condo	1,162
514 W End Ave #7B	1-01232-0061	7-Feb-19	\$1,650,000	Coop	
155 W 80th St #1B	1-01211-0012	20-Feb-19	\$1,640,000	Coop	1,650
155 W 80th St #1B	1-01211-0012	20-Feb-19	\$1,640,000	Coop	1,650
311 W 97th St #1N	1-01887-0045	7-Mar-19	\$1,625,000	Coop	
2420-2424 Broadway #7J	1-01237-0017	31-Jan-19	\$1,600,000	Coop	
202 W 78th St #1W	1-01169-0035	15-Mar-19	\$1,600,000	Coop	
2109 Broadway #17131	1-01165-1858	11-Jan-19	\$1,585,000	Condo	384
169 W 95th St #20G	1-01226-1256	28-Feb-19	\$1,570,000	Condo	962
161 W 75th St #12F	1-01147-1003	23-Jan-19	\$1,555,000	Coop	
160 W 95th St #5C	1-01225-0055	15-Jan-19	\$1,530,000	Coop	
801 W End Ave #2C	1-01888-0067	24-Jan-19	\$1,525,000	Coop	
161 W 75th St #8H	1-01147-1003	16-Jan-19	\$1,500,000	Coop	
801 W End Ave #2E	1-01888-0067	14-Mar-19	\$1,495,000	Coop	
275 W 96th St #6D	1-01868-1046	4-Jan-19	\$1,475,000	Condo	1,026



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