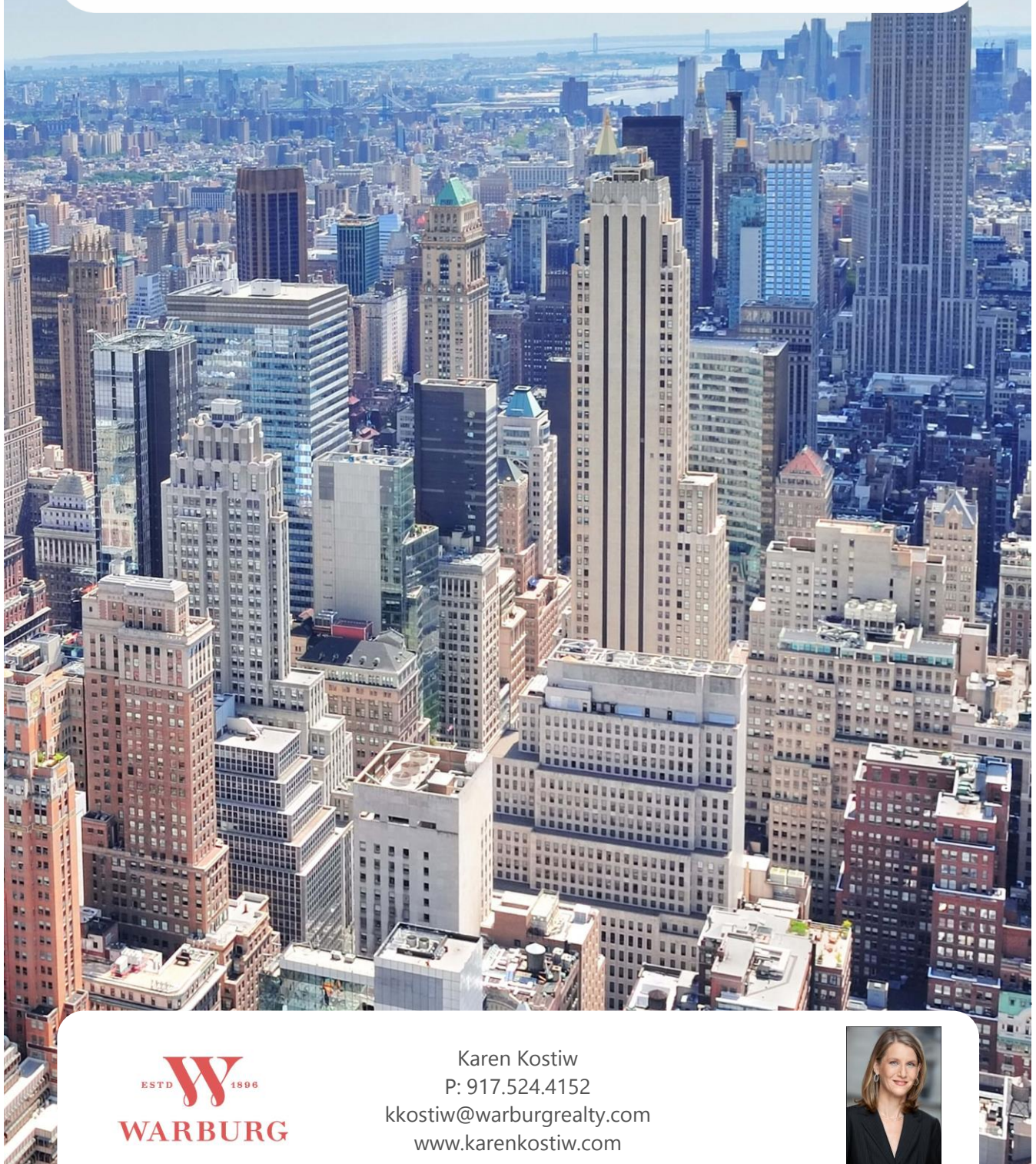


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$608K

9% YoY

NO. OF TRANSACTIONS

230

-16% YoY

MEDIAN PRICE/SQ.FT.

\$855

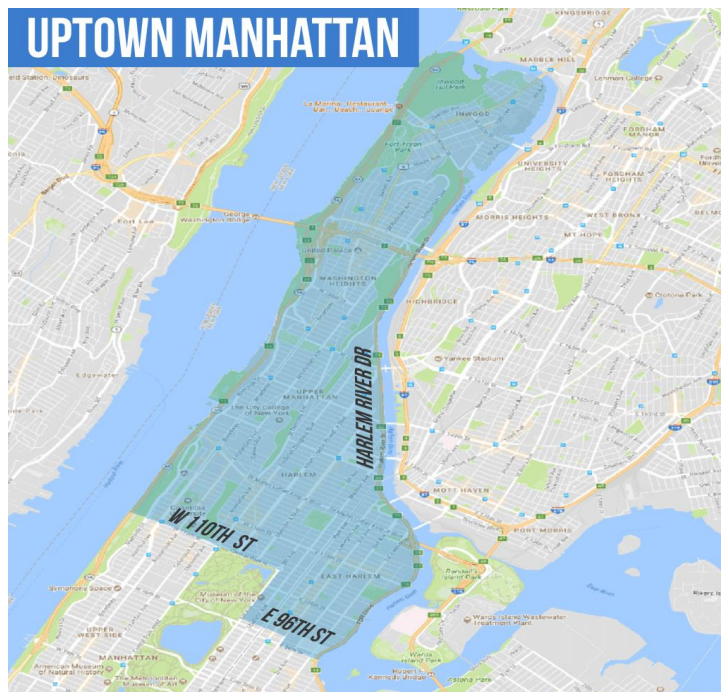
14% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

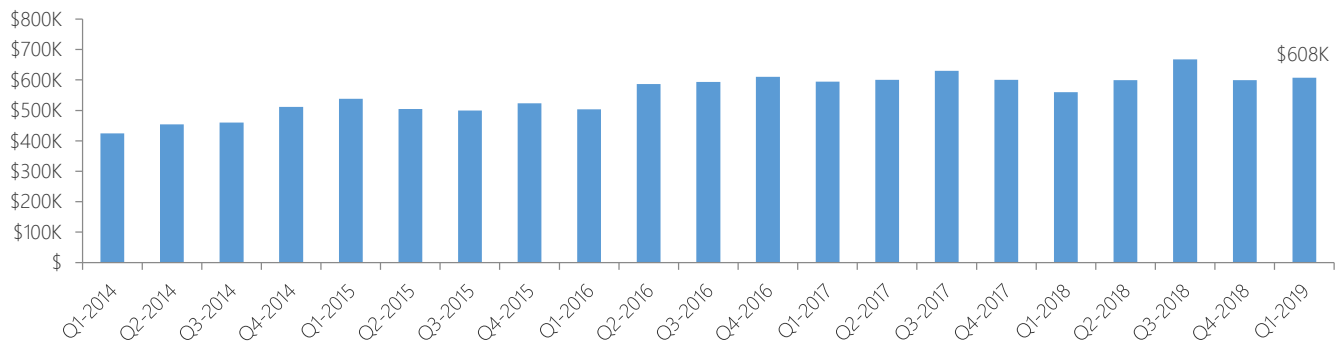


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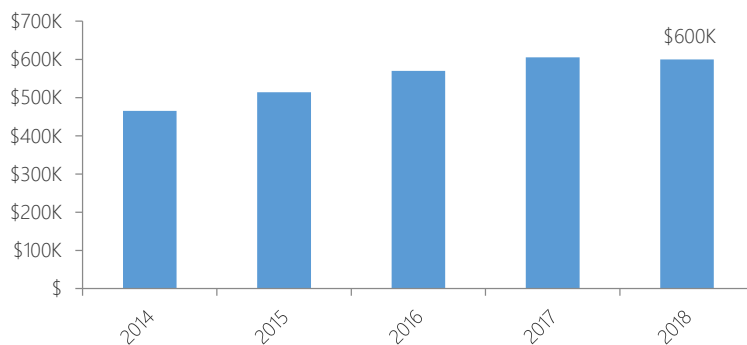


RESIDENTIAL STATS

Median Sale Price by Quarter

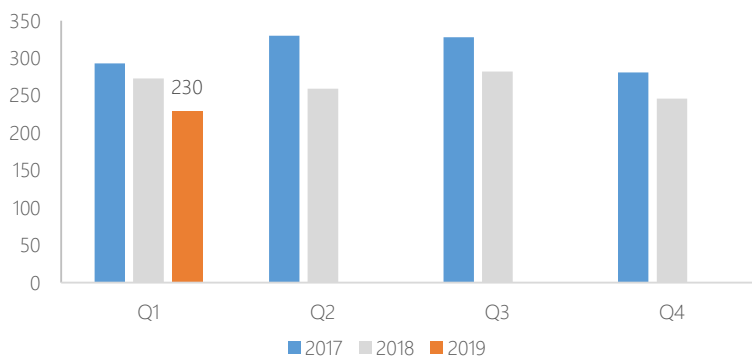


Median Sale Price by Year



Number of Transactions

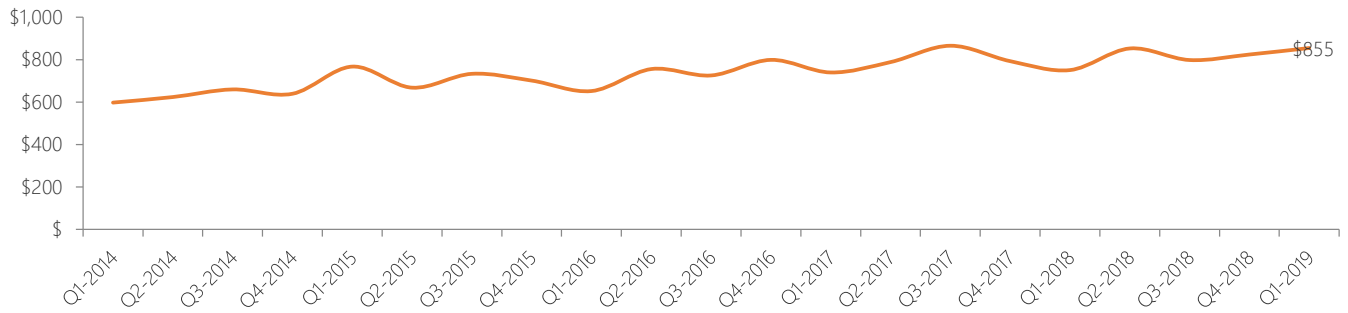
Quarter	2014	2015	2016	2017	2018	2019
Q1	297	364	301	293	273	230
Q2	418	373	364	330	259	
Q3	436	387	360	328	282	
Q4	372	338	344	281	246	



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Median Sale Price per Square Foot

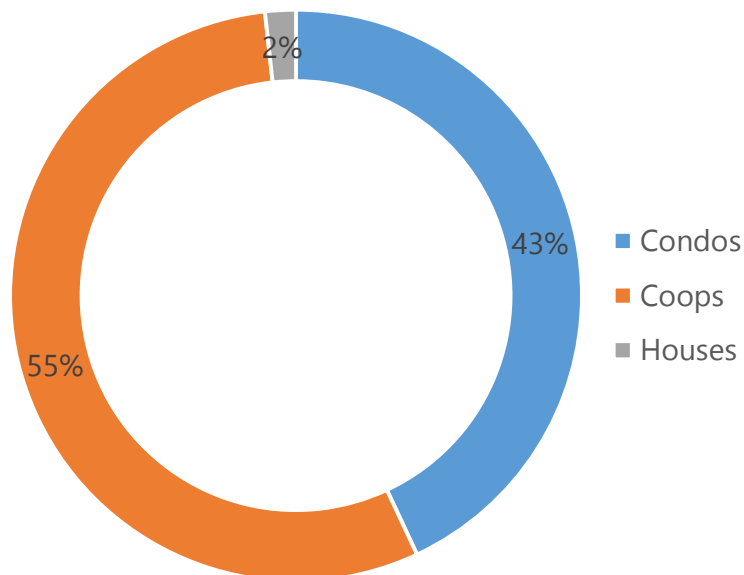


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$730,000	4%	\$923	-1%	99
Coops	\$510,000	13%	\$683	5%	127
Houses	\$2,265,000	19%	\$793	47%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
345 W 121st St	1-01948-0109	8-Mar-19	\$3,450,000	House	3,712
1481 Fifth Ave #2728A	1-01746-1157	30-Jan-19	\$2,700,000	Condo	2,386
533 W 141st St	1-02073-0015	26-Mar-19	\$2,300,000	House	2,475
117 W 123rd St #8B	1-01908-1326	13-Mar-19	\$2,232,500	Condo	1,815
123 W 132nd St	1-01917-0121	4-Jan-19	\$2,230,000	House	3,400
2002 Fifth Ave #PHA	1-01722-0033	7-Mar-19	\$2,000,000	Coop	
395 Riverside Dr #4C	1-01894-0067	25-Feb-19	\$1,900,000	Coop	
23 W 116th St #10A	1-01600-1268	13-Feb-19	\$1,841,000	Condo	1,491
1215 Fifth Ave #16C	1-01608-0001	16-Jan-19	\$1,800,000	Coop	
120 W 118th St #1	1-01902-1601	1-Feb-19	\$1,795,000	Condo	
440 Riverside Dr #83	1-01990-0001	28-Mar-19	\$1,750,000	Coop	1,200
2235 Frederick Douglass Blvd #8E	1-01947-1001	22-Jan-19	\$1,610,000	Coop	
120 W 118th St #4	1-01902-1604	7-Feb-19	\$1,609,554	Condo	
790 Riverside Dr #9N	1-02134-0071	11-Mar-19	\$1,600,000	Coop	
725 Riverside Dr #7A	1-02096-1040	18-Jan-19	\$1,595,000	Condo	1,812
2110 Frederick Douglass Blvd #6B	1-01830-1223	14-Jan-19	\$1,585,000	Condo	1,322
132 W 123rd St #3	1-01907-1103	25-Jan-19	\$1,500,000	Condo	1,499
120 W 118th St #3	1-01902-1603	7-Feb-19	\$1,420,459	Condo	
2280 Fredrick Douglass Blvd #10F	1-01928-1581	23-Jan-19	\$1,420,000	Condo	1,225
368 W 117th St #3F	1-01943-1137	15-Jan-19	\$1,405,000	Condo	1,325
100 W 119th St #3D	1-01903-1009	1-Feb-19	\$1,400,000	Condo	1,330
120 Cabrini Blvd #116	1-02179-0010	8-Mar-19	\$1,375,000	Coop	1,300
380 Lenox Ave #6F	1-01727-1038	31-Jan-19	\$1,375,000	Condo	1,392
258 St Nicholas Ave #6D	1-01950-1031	22-Jan-19	\$1,350,000	Condo	1,320
120 Cabrini Blvd #61	1-02179-0010	21-Feb-19	\$1,349,000	Coop	1,250
1481 Fifth Ave #14B	1-01746-1068	31-Jan-19	\$1,325,000	Condo	1,108
159 W 118th St #2E	1-01903-1309	4-Jan-19	\$1,325,000	Condo	1,296
2077 Fifth Ave #5C	1-01753-1210	10-Jan-19	\$1,270,000	Condo	1,260
2056 Fifth Ave #4D	1-01724-1311	7-Feb-19	\$1,262,500	Condo	1,308
2187 Fredrick Douglass Blvd #8C	1-01945-1344	15-Mar-19	\$1,200,000	Condo	1,107
215 E 96th St #CONDP	1-01646-1103	5-Mar-19	\$1,200,000	Coop	679
120 W 118th St #5	1-01902-1605	31-Jan-19	\$1,190,768	Condo	
88 Morningside Ave #6B	1-01948-1101	15-Jan-19	\$1,160,000	Coop	992
58 W 129th St #5D	1-01726-1117	18-Jan-19	\$1,136,500	Condo	938
790 Riverside Dr #11R	1-02134-0071	1-Mar-19	\$1,115,000	Coop	
380 Riverside Dr #4T	1-01894-0001	25-Mar-19	\$1,100,000	Coop	
2110 Frederick Douglass Blvd #5D	1-01830-1220	11-Mar-19	\$1,100,000	Condo	1,015
80 La Salle St #15F	1-01978-0001	6-Feb-19	\$1,100,000	Coop	
440 Riverside Dr #33	1-01990-0001	22-Jan-19	\$1,100,000	Coop	
1855 Adam C Powell Blvd #6A	1-01823-0001	4-Jan-19	\$1,079,100	Coop	1,750
1-9 Mt Morris Park W #5A	1-01720-1005	16-Jan-19	\$1,075,000	Condo	917
380 Lenox Ave #3A	1-01727-1010	15-Mar-19	\$999,999	Condo	1,399
45 W 131st St #I2	1-01729-1038	8-Jan-19	\$999,000	Condo	1,327
870 W 181st St #57	1-02177-0170	6-Feb-19	\$999,000	Coop	
120 Cabrini Blvd #19	1-02179-0010	25-Feb-19	\$998,000	Coop	1,260
70 W 139th St #8B	1-01736-1165	31-Jan-19	\$985,000	Condo	
66-72 St Nicholas Ave #2A	1-01823-1007	3-Jan-19	\$985,000	Condo	1,137
40 W 116th St #B805	1-01599-1423	1-Mar-19	\$985,000	Condo	1,022
80 La Salle St #14F	1-01978-0001	29-Mar-19	\$980,000	Coop	
352 W 117th St #5G	1-01943-1034	15-Jan-19	\$975,000	Condo	953



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Address	BBL	Sale date	Sale price	Property type	Sqft
536 W 111th St #65	1-01882-0058	19-Feb-19	\$975,000	Coop	
527 W 110th St #5	1-01882-1037	13-Mar-19	\$975,000	Condo	778
143 W 123rd St #1	1-01908-1201	31-Jan-19	\$963,000	Condo	1,872
900 W 190th St #8N	1-02179-0373	23-Jan-19	\$960,000	Coop	
507 W 111th St #34	1-01883-0025	23-Jan-19	\$955,000	Coop	1,100
45 W 131st St #1I	1-01729-1037	22-Mar-19	\$950,000	Condo	1,285
900 W 190th St #14H	1-02179-0373	25-Feb-19	\$947,000	Coop	1,000
1270 Fifth Ave #9L	1-01614-0001	11-Mar-19	\$945,000	Coop	1,000
790 Riverside Dr #11S	1-02134-0071	1-Mar-19	\$935,000	Coop	
319 E 105th St #1E	1-01677-1205	22-Jan-19	\$920,000	Condo	1,227
1801 Seventh Ave #4D	1-01820-0002	22-Feb-19	\$915,000	Coop	
416 E 117th St #3A	1-01710-1105	22-Feb-19	\$910,000	Condo	1,227
42 W 120th St #3D	1-01718-1012	26-Feb-19	\$907,500	Condo	893
710 Riverside Dr #3C	1-02095-1115	26-Feb-19	\$900,000	Condo	1,016
220 W 148th St #PH-6H	1-02033-1075	15-Feb-19	\$880,000	Condo	1,029
1-9 Mt Morris Park W #8B	1-01720-1017	21-Mar-19	\$880,000	Condo	895
1400 Fifth Ave #2J	1-01599-1059	20-Mar-19	\$860,000	Condo	1,091
710 Riverside Dr #1B	1-02095-1102	27-Mar-19	\$850,000	Condo	982
790 Riverside Dr #3M	1-02134-0071	12-Feb-19	\$845,000	Coop	
247 W 115th St #4B	1-01831-1110	25-Feb-19	\$840,000	Condo	782
68 Bradhurst Ave #4L	1-02045-1052	25-Feb-19	\$825,000	Condo	932
161 E 110th St #6F	1-01638-1051	15-Mar-19	\$820,000	Condo	888
77 E 110th St #3A	1-01616-1005	22-Jan-19	\$810,000	Condo	1,033
88 Morningside Ave #7H	1-01948-1101	7-Jan-19	\$805,000	Coop	770
1790 Third Ave #901	1-01627-1136	6-Mar-19	\$802,750	Condo	
208 W 119th St #2T	1-01924-0021	8-Feb-19	\$799,000	Coop	1,470
80 La Salle St #21G	1-01978-0001	7-Mar-19	\$786,000	Coop	1,100
333 E 109th St #PHE	1-01681-1235	14-Mar-19	\$775,000	Condo	807
789 St Nicholas Ave #4	1-02064-1004	13-Mar-19	\$775,000	Condo	990
80 La Salle St #20G	1-01978-0001	19-Jan-19	\$760,000	Coop	
116 Pinehurst Ave #T43	1-02179-0170	28-Mar-19	\$759,000	Coop	
467 W 163rd St #2	1-02110-1003	4-Jan-19	\$755,000	Condo	1,270
575 Riverside Dr #51	1-02001-0060	15-Jan-19	\$750,000	Coop	1,100
3117 Broadway #4	1-01993-0023	19-Feb-19	\$745,000	Coop	1,000
105 Bennett Ave #46B	1-02180-1541	26-Feb-19	\$740,000	Condo	
80 La Salle St #6G	1-01978-0001	17-Jan-19	\$740,000	Coop	904
40 Adrian Ave	1-02215-0369	6-Mar-19	\$739,000	House	1,440
446 W 167th St #3E	1-02111-1110	13-Mar-19	\$730,000	Condo	
509 W 122nd St #20	1-01977-0023	25-Jan-19	\$725,000	Coop	750
68 Bradhurst Ave #7K	1-02045-1120	27-Mar-19	\$725,000	Condo	949
900 W 190th St #6G	1-02179-0373	8-Jan-19	\$720,000	Coop	
175 Claremont Ave #52	1-01994-0043	31-Jan-19	\$717,500	Coop	
2101 Frederick Douglass Blvd #6D	1-01847-1220	4-Jan-19	\$715,000	Condo	575
706 Riverside Dr #1D	1-02094-1051	18-Jan-19	\$706,388	Condo	
441 Convent Ave #6O	1-02064-1190	6-Mar-19	\$703,000	Condo	
300 W 135th St #9C	1-01959-1033	4-Mar-19	\$700,000	Condo	1,002
227 W 116th St #3C	1-01922-1009	16-Jan-19	\$700,000	Condo	818
565 W 169th St #5B	1-02126-0001	11-Feb-19	\$700,000	Coop	
352 W 117th St #5A	1-01943-1028	19-Feb-19	\$680,000	Condo	676
2187 Fredrick Douglass Blvd #7E	1-01945-1333	28-Jan-19	\$680,000	Condo	720



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