

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Manhattan Valley, Manhattan

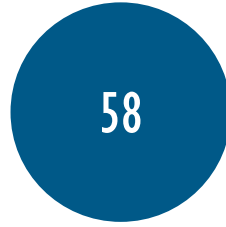
SUMMARY

MEDIAN SALE PRICE



-41% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



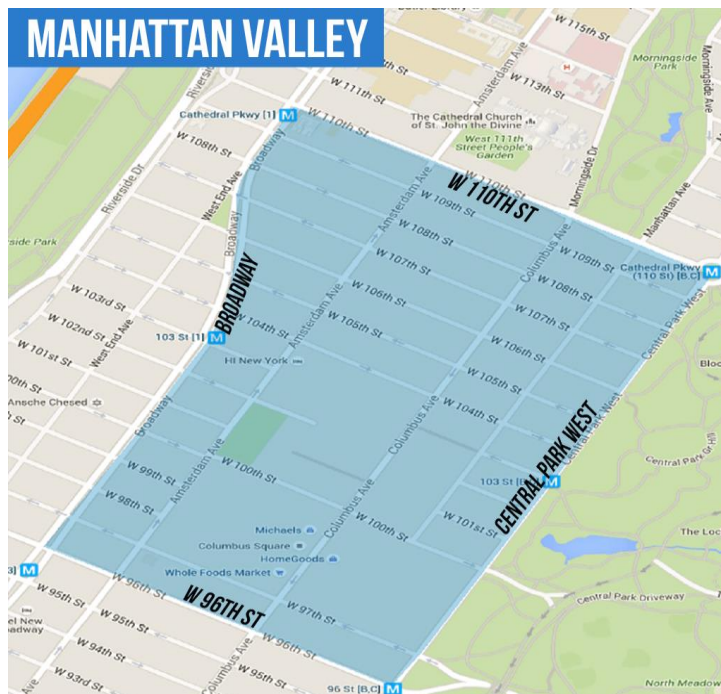
-43% YoY

MANHATTAN
MEDIAN SALE PRICE



26% YoY

NEIGHBORHOOD BOUNDARIES

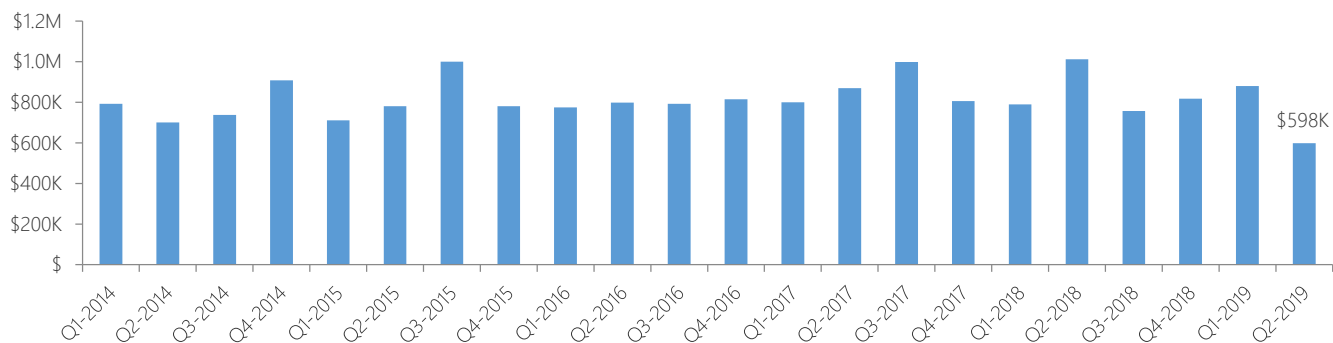


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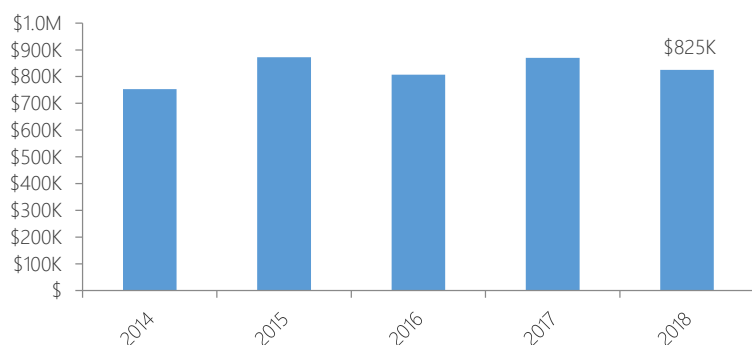


RESIDENTIAL STATS

Median Sale Price by Quarter

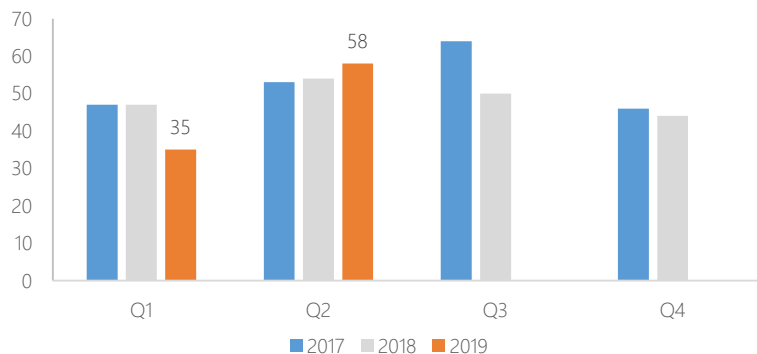


Median Sale Price by Year



Number of Transactions

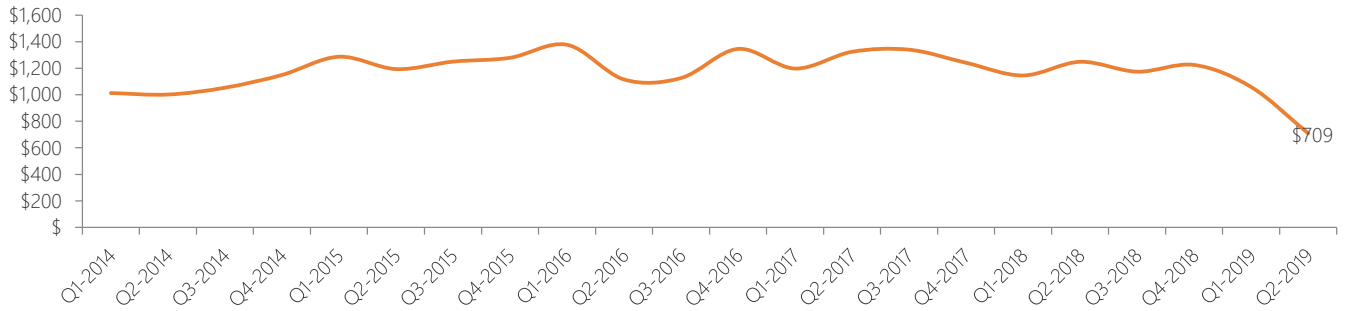
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	57	42	47	47	35
Q2	53	53	58	53	54	58
Q3	64	87	46	64	50	
Q4	54	45	46	46	44	



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Median Sale Price per Square Foot

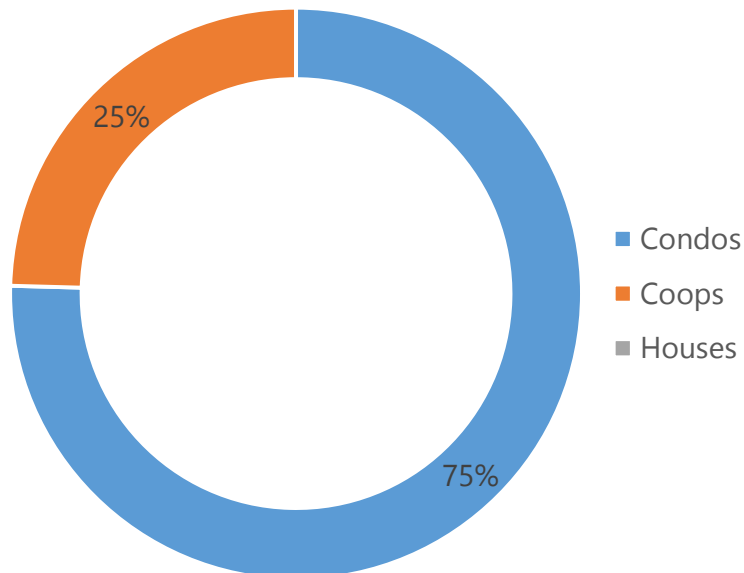


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$409,481	-62%	\$680	-51%	43
Coops	\$802,574	-2%	\$709	-26%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Central Park W #18A	1-01841-1278	23-Apr-19	\$3,175,000	Condo	2,093
272 W 107th St #6C	1-01878-1017	28-Jun-19	\$3,100,000	Condo	2,187
272 W 107th St #6C	1-01878-1017	28-Jun-19	\$3,100,000	Condo	2,187
238 W 108th St #6	1-01879-1006	25-Jun-19	\$2,575,000	Condo	1,961
382 Central Park W #18P	1-01833-1362	28-May-19	\$1,812,500	Condo	1,141
444 Central Park W #15F	1-01840-0029	30-Apr-19	\$1,475,000	Coop	
200 W 108th St #15A	1-01879-0036	18-Apr-19	\$1,300,000	Coop	
382 Central Park W #17J	1-01833-1335	10-Apr-19	\$1,260,000	Condo	823
444 Central Park W #5B	1-01840-0029	11-Apr-19	\$1,120,075	Coop	
200 W 108th St #6A	1-01879-0036	28-Jun-19	\$1,062,000	Coop	
400 Central Park W #1A	1-01833-4001	24-Jun-19	\$996,500	Condo	788
382 Central Park W #7W	1-01833-1148	10-Apr-19	\$989,000	Condo	823
200 W 108th St #2A	1-01879-0036	30-Apr-19	\$975,000	Coop	
400 Central Park W #10J	1-01833-4203	22-Apr-19	\$950,000	Condo	824
382 Central Park W #12K	1-01833-1248	10-Jun-19	\$900,000	Condo	901
145 W 105th St #3W	1-01860-0013	31-May-19	\$895,000	Coop	
205 W 103rd St #3E	1-01875-0026	18-Apr-19	\$845,148	Coop	
420 Central Park W #2E	1-01838-1015	16-Apr-19	\$835,000	Condo	790
372 Central Park W #19T	1-01833-2387	19-Jun-19	\$777,500	Condo	532
200 W 108th St #16F	1-01879-0036	25-Jun-19	\$760,000	Coop	
300 W 110th St #20K	1-01845-1190	22-Apr-19	\$740,000	Condo	589
209 W 104th St #6A	1-01876-1039	18-Jun-19	\$705,000	Condo	662
989 Amsterdam Ave #2A	1-01863-0064	24-May-19	\$695,000	Coop	980
510 W 110th St #4C	1-01881-1096	7-Jun-19	\$685,000	Condo	626
300 W 110th St #16G	1-01845-1147	7-Jun-19	\$670,000	Condo	589
67 W 107th St #672	1-01843-1002	25-Apr-19	\$629,000	Condo	615
67 W 107th St #7	1-01843-1006	28-Jun-19	\$605,525	Condo	532
467 Central Park W #7G	1-01842-1048	1-Apr-19	\$590,000	Condo	562
485 Central Park W #2C	1-01844-0033	17-Jun-19	\$570,000	Coop	500
107 W 106th St #4A	1-01861-0028	30-May-19	\$569,202	Coop	
418 Central Park W #69	1-01837-1056	14-Jun-19	\$563,000	Condo	464
107 W 106th St #3A	1-01861-0028	30-May-19	\$529,791	Coop	800
107 W 106th St #4C	1-01861-0028	30-May-19	\$397,765	Coop	
65 W 107th St #1A	1-01843-1019	6-Jun-19	\$255,962	Condo	708
67 W 107th St #671	1-01843-1001	6-Jun-19	\$232,690	Condo	708
63 W 107th St #53	1-01843-1055	6-Jun-19	\$221,059	Condo	615
67 W 107th St #4	1-01843-1004	6-Jun-19	\$218,733	Condo	615
65 W 107th St #3B	1-01843-1027	6-Jun-19	\$214,081	Condo	615
67 W 107th St #8	1-01843-1007	6-Jun-19	\$214,081	Condo	615
65 W 107th St #4B	1-01843-1031	6-Jun-19	\$209,429	Condo	615
65 W 107th St #4A	1-01843-1030	6-Jun-19	\$209,429	Condo	615
63 W 107th St #23	1-01843-1043	6-Jun-19	\$209,429	Condo	615
67 W 107th St #16	1-01843-1015	6-Jun-19	\$204,765	Condo	615
65 W 107th St #5A	1-01843-1034	6-Jun-19	\$204,765	Condo	615
67 W 107th St #17	1-01843-1016	6-Jun-19	\$204,765	Condo	615
63 W 107th St #24	1-01843-1044	6-Jun-19	\$202,439	Condo	615
63 W 107th St #44	1-01843-1052	6-Jun-19	\$193,135	Condo	615
63 W 107th St #632	1-01843-1039	6-Jun-19	\$181,504	Condo	549
65 W 107th St #3C	1-01843-1028	6-Jun-19	\$181,504	Condo	549
67 W 107th St #10	1-01843-1009	6-Jun-19	\$179,178	Condo	549



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Address	BBL	Sale date	Sale price	Property type	Sqft
67 W 107th St #14	1-01843-1013	6-Jun-19	\$174,515	Condo	549
65 W 107th St #3D	1-01843-1029	6-Jun-19	\$169,862	Condo	532
65 W 107th St #4D	1-01843-1033	6-Jun-19	\$118,677	Condo	532
17-19 W 108th St #88	1-01844-0018	17-Apr-19	\$40,000	Coop	



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