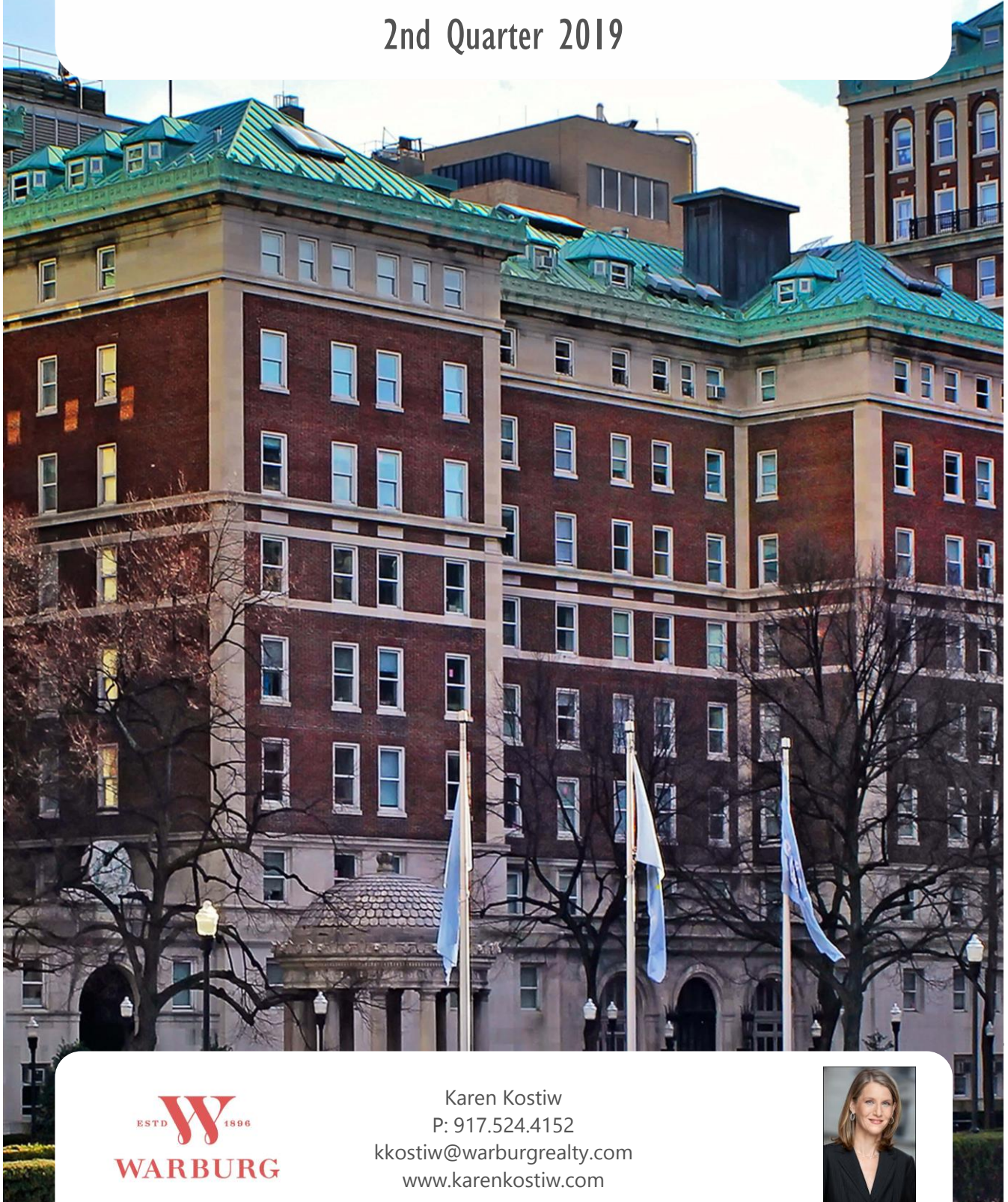


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$679K

-4% YoY

NO. OF TRANSACTIONS

28

0% YoY

MEDIAN PRICE/SQ.FT.

\$863

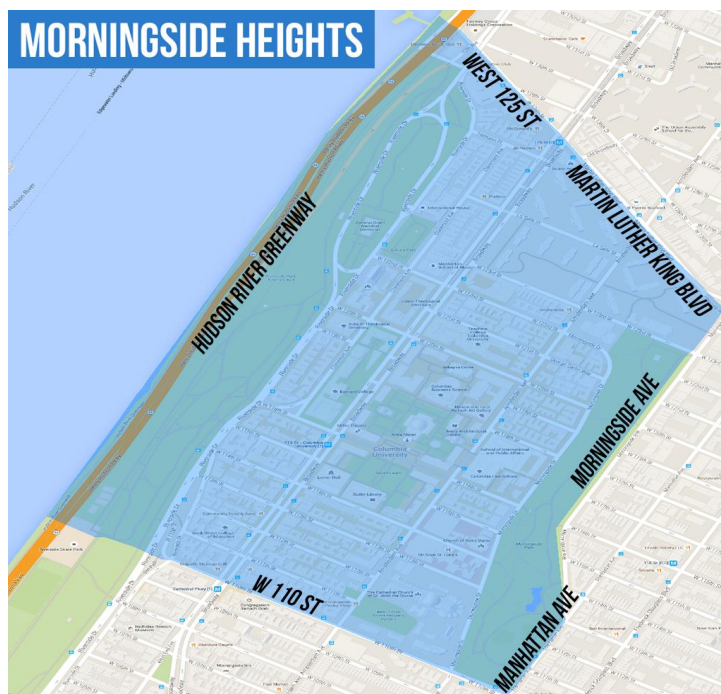
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

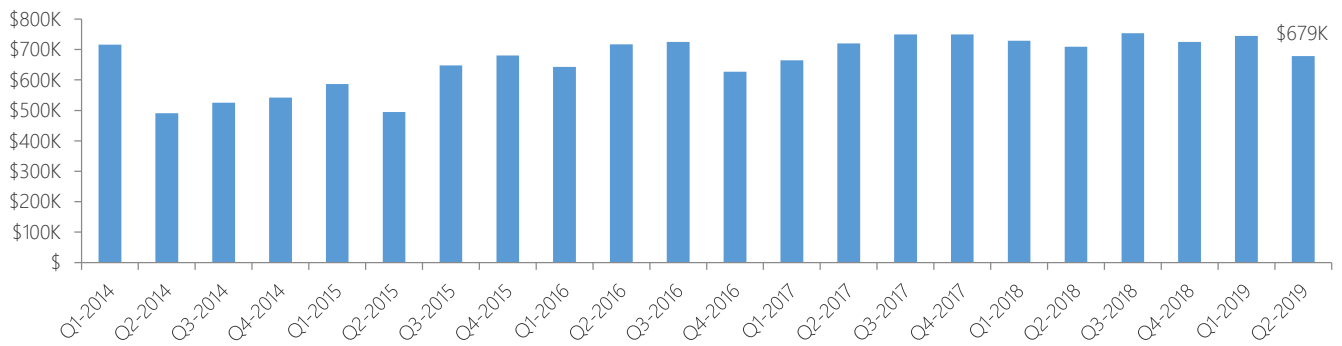


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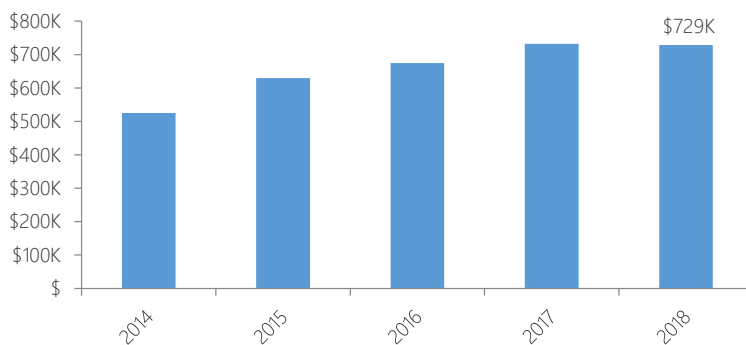


RESIDENTIAL STATS

Median Sale Price by Quarter

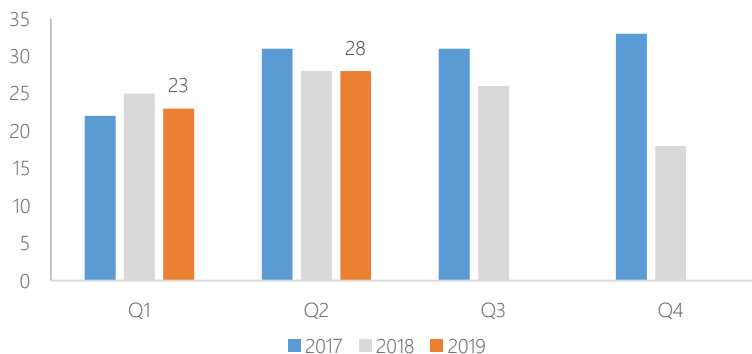


Median Sale Price by Year



Number of Transactions

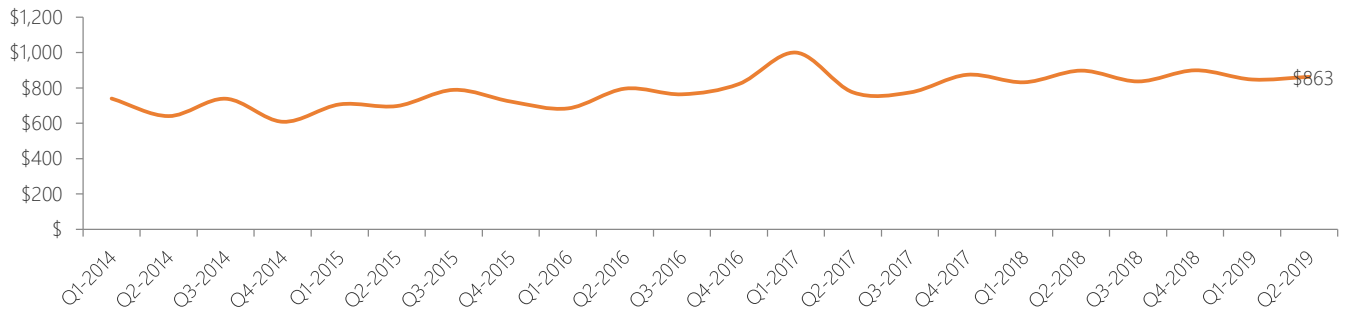
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	28	22	25	23
Q2	42	28	36	31	28	28
Q3	47	41	34	31	26	
Q4	30	34	32	33	18	



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Median Sale Price per Square Foot

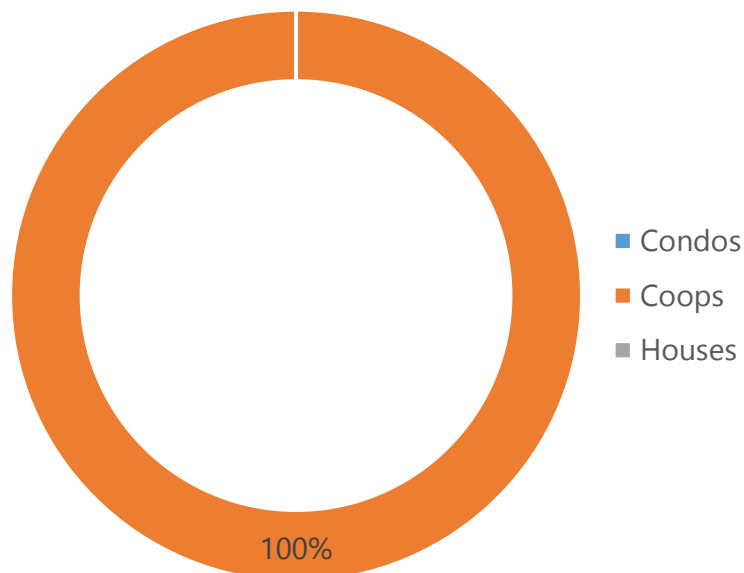


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$679,000	-2%	\$863	3%	28
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
380 Riverside Dr #2LMN	1-01894-0001	13-May-19	\$2,760,000	Coop	2,400
603 W 111th St #3W	1-01894-0043	17-May-19	\$1,705,000	Coop	
536 W 111th St #66	1-01882-0058	20-Jun-19	\$1,480,000	Coop	1,450
417 Riverside Dr #4A	1-01895-0076	16-Apr-19	\$1,160,494	Coop	
417 Riverside Dr #6C	1-01895-0076	12-Jun-19	\$999,000	Coop	
535 W 110th St #5I	1-01882-0008	6-Jun-19	\$997,500	Coop	1,000
417 Riverside Dr #4C	1-01895-0076	1-May-19	\$887,084	Coop	
80 La Salle St #15D	1-01978-0001	15-Jun-19	\$772,500	Coop	
31 Tiemann Pl #7	1-01995-1002	5-Jun-19	\$729,000	Coop	900
80 La Salle St #12G	1-01978-0001	27-Jun-19	\$720,000	Coop	950
611 W 111th St #64	1-01894-0036	8-Apr-19	\$695,000	Coop	
88 Morningside Dr #6D	1-01962-0019	26-Jun-19	\$690,000	Coop	
80 La Salle St #3C	1-01978-0001	26-Jun-19	\$687,000	Coop	740
532 W 111th St #4	1-01882-0054	7-Jun-19	\$679,000	Coop	800
395 Riverside Dr #5E	1-01894-0067	19-Jun-19	\$675,000	Coop	
535 W 110th St #6A	1-01882-0008	27-Jun-19	\$660,000	Coop	750
414 W 121st St #36	1-01963-0025	11-Apr-19	\$635,000	Coop	
600 W 111th St #7E	1-01894-1002	30-May-19	\$570,000	Coop	650
552 Riverside Dr #4J	1-01995-0077	27-Jun-19	\$550,000	Coop	
170 Claremont Ave #23	1-01993-0043	28-May-19	\$540,000	Coop	
40 Tiemann Pl #3A	1-01993-0094	30-Apr-19	\$490,000	Coop	600
552 Riverside Dr #3C	1-01995-0077	9-Apr-19	\$457,000	Coop	
175 Claremont Ave #4	1-01994-0043	19-Apr-19	\$450,000	Coop	600
509 W 122nd St #19	1-01977-0023	18-Apr-19	\$435,000	Coop	
552 Riverside Dr #5F	1-01995-0077	19-Jun-19	\$392,000	Coop	
3117 Broadway #56	1-01993-0023	7-May-19	\$349,000	Coop	500
380 Riverside Dr #2H	1-01894-0001	26-Apr-19	\$200,000	Coop	



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