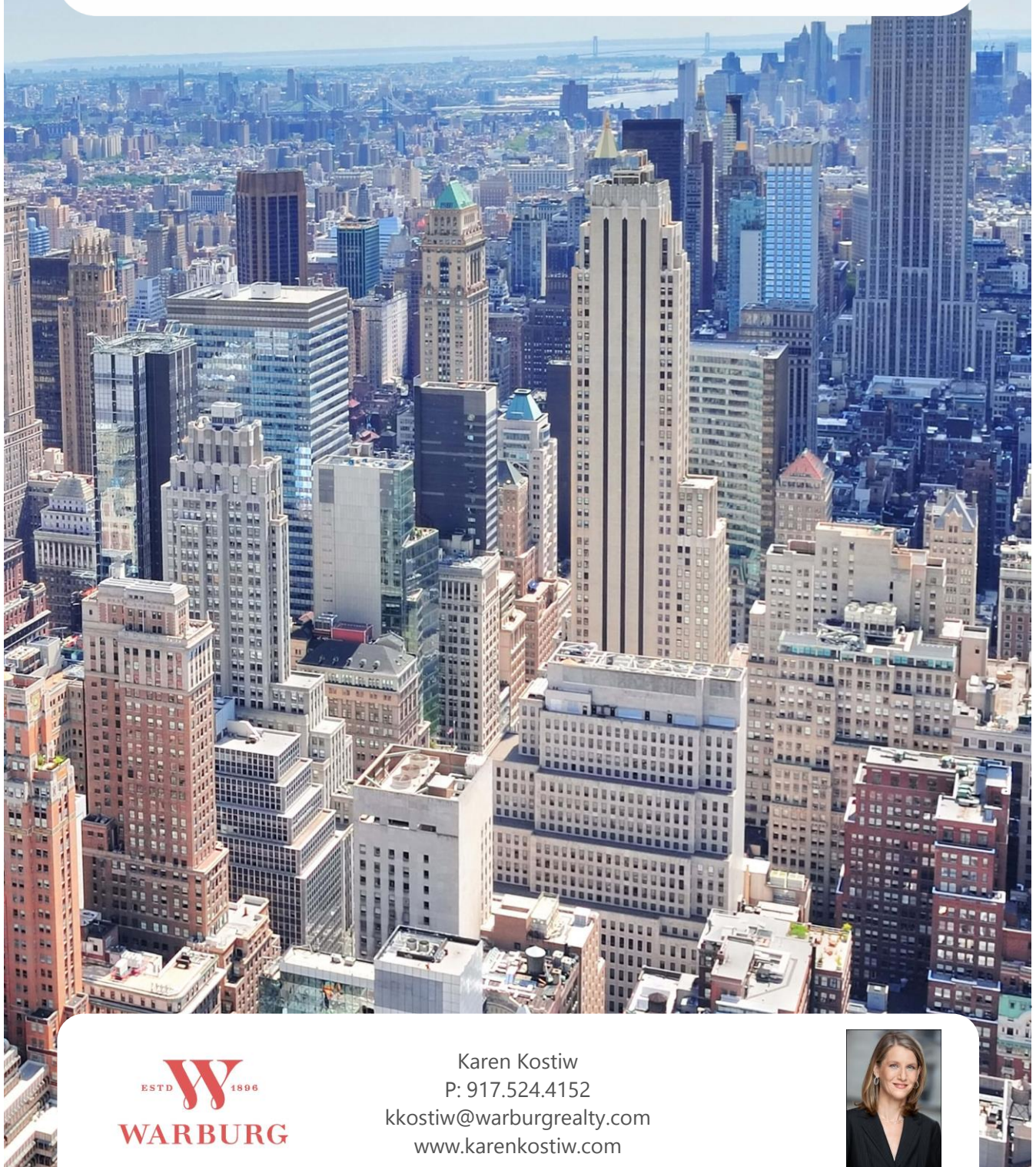


UPPER WEST SIDE

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

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.58M

23% YoY

NO. OF TRANSACTIONS

353

3% YoY

MEDIAN PRICE/SQ.FT.

\$1,400

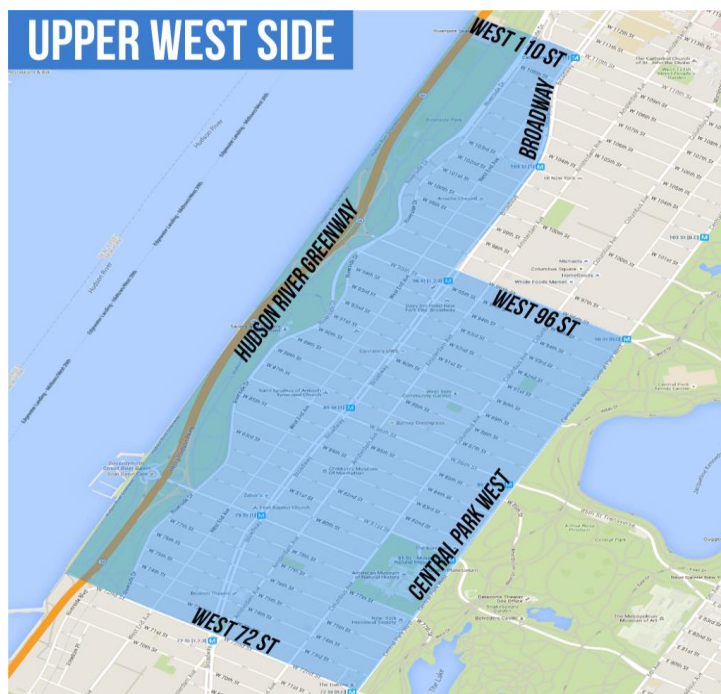
6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

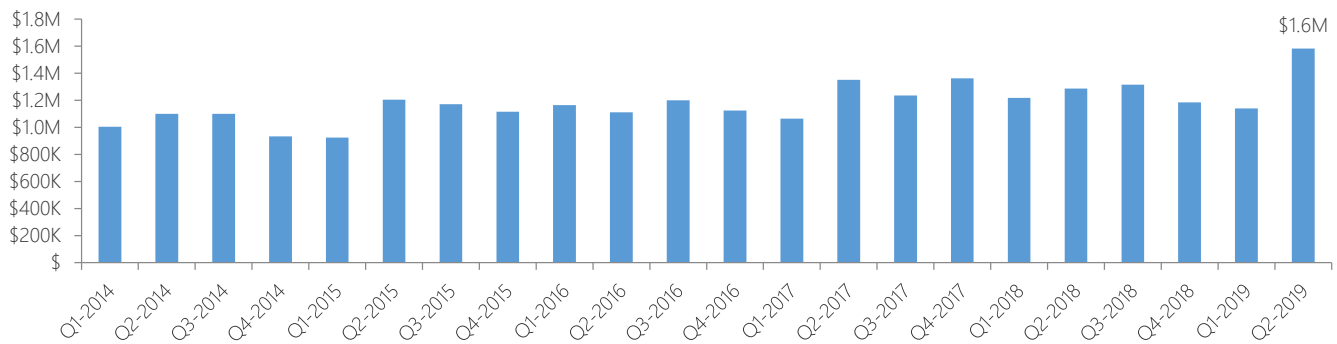


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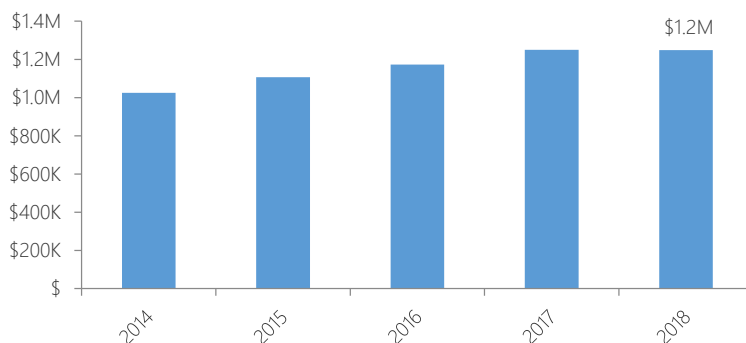


RESIDENTIAL STATS

Median Sale Price by Quarter

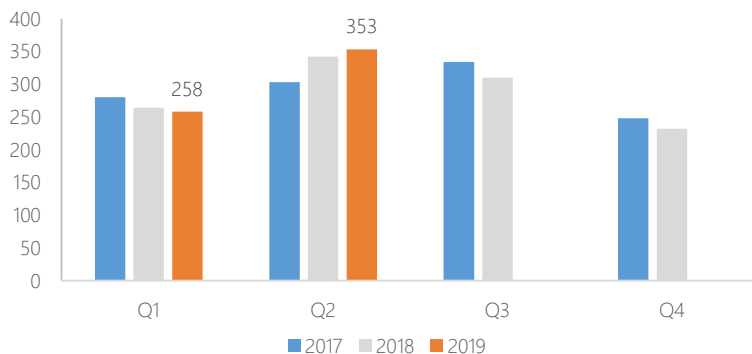


Median Sale Price by Year



Number of Transactions

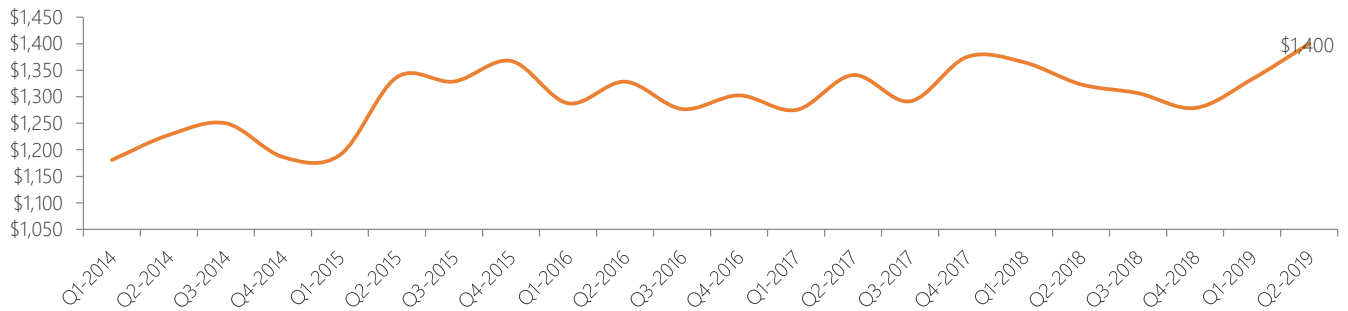
Quarter	2014	2015	2016	2017	2018	2019
Q1	332	307	290	280	264	258
Q2	381	356	311	303	342	353
Q3	429	375	360	334	310	
Q4	278	346	269	248	232	



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Median Sale Price per Square Foot

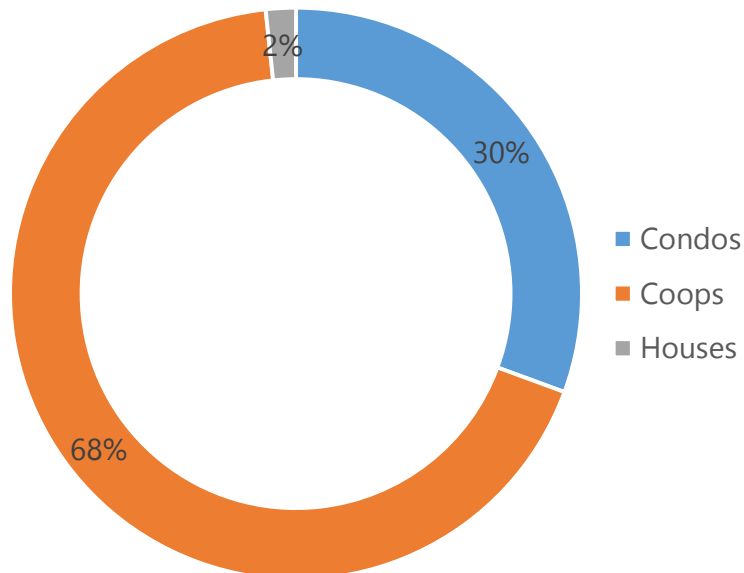


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,900,000	19%	\$1,529	1%	108
Coops	\$1,350,000	13%	\$1,030	-6%	239
Houses	\$6,800,000	-15%	\$1,521	8%	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 W 76th St	1-01129-0021	27-Jun-19	\$16,500,000	House	8,204
248 Central Park W	1-01198-0035	18-Jun-19	\$16,250,000	House	9,115
535 W End Ave #10	1-01247-1122	16-May-19	\$15,650,000	Condo	8,451
145-147 Central Park W #3C	1-01127-0029	24-Jun-19	\$14,500,000	Coop	
2148 Broadway #PH6A	1-01167-1160	27-Jun-19	\$12,000,000	Condo	3,510
101 W 78th St #4A	1-01150-1305	6-May-19	\$10,898,550	Condo	4,820
320 Central Park W #2122C	1-01205-0034	28-Jun-19	\$10,500,000	Coop	
262 Central Park W #11E	1-01200-0031	28-Jun-19	\$9,000,000	Coop	
101 W 78th St #6C	1-01150-1311	26-Jun-19	\$7,975,338	Condo	3,543
269 W 87th St #TH2	1-01235-0007	4-Apr-19	\$7,624,601	Coop	
2148 Broadway #8A	1-01167-1127	27-Jun-19	\$7,350,000	Condo	2,876
219-221 W 77th St #THE	1-01169-1227	13-Jun-19	\$7,300,000	Condo	
320 W 101st St	1-01889-0028	31-May-19	\$7,100,000	House	5,641
2148 Broadway #10D	1-01167-1140	18-Jun-19	\$6,995,000	Condo	2,701
2376 Broadway #803	1-01234-1330	25-Jun-19	\$6,700,000	Condo	3,131
2376 Broadway #811	1-01234-1338	28-May-19	\$6,558,235	Condo	3,124
313 W 80th St	1-01244-0038	4-Jun-19	\$6,500,000	House	3,596
110-118 Riverside Dr #16A	1-01245-0047	14-Jun-19	\$5,800,000	Coop	
300 W End Ave #4B	1-01166-0001	21-Jun-19	\$5,800,000	Coop	
272 W 91st St	1-01238-0160	18-Jun-19	\$5,750,000	House	5,070
2376 Broadway #1006	1-01234-1365	18-Jun-19	\$5,552,671	Condo	2,563
360 Central Park W #10H	1-01209-1349	25-Jun-19	\$5,525,000	Condo	
300 W End Ave #7A	1-01166-0001	13-Jun-19	\$5,513,720	Coop	
211 Central Park W #3B	1-01195-0029	11-Apr-19	\$5,500,000	Coop	
245 W 99th St #25B	1-01871-1056	3-Apr-19	\$5,450,000	Condo	2,568
101 W 78th St #3B	1-01150-1303	9-Apr-19	\$5,149,788	Condo	2,397
580 W End Ave #4	1-01236-0001	4-Jun-19	\$5,036,250	Coop	
110-118 Riverside Dr #14F	1-01245-0047	28-Jun-19	\$4,930,000	Coop	
2376 Broadway #603	1-01234-1299	5-Jun-19	\$4,870,420	Condo	3,127
2376 Broadway #709	1-01234-1322	9-Apr-19	\$4,758,354	Condo	2,554
222 Riverside Dr #PH1A	1-01253-1117	5-Apr-19	\$4,750,000	Condo	2,331
1 W 72nd St #52	1-01125-0025	26-Jun-19	\$4,658,494	Coop	2,943
230 W 78th St #9A	1-01169-1116	27-Jun-19	\$4,650,000	Condo	2,306
23 W 73rd St #1203	1-01126-0014	20-Jun-19	\$4,400,000	Coop	706
2148 Broadway #9E	1-01167-1135	27-Jun-19	\$4,400,000	Condo	1,727
182 W 82nd St #2N	1-01212-1103	24-Jun-19	\$4,350,000	Condo	2,085
205 W 79th St #6B	1-01227-1009	20-Jun-19	\$4,350,000	Condo	
269 W 87th St #3A	1-01235-0007	4-Apr-19	\$4,076,000	Coop	2,743
2376 Broadway #210	1-01234-1238	9-Apr-19	\$4,044,002	Condo	2,444
270 Riverside Dr #3C	1-01888-1314	27-Jun-19	\$3,900,000	Condo	2,395
2373 Broadway #801	1-01234-1003	27-Jun-19	\$3,900,000	Coop	
450 W End Ave #11A	1-01229-0061	6-Jun-19	\$3,865,000	Coop	
140 Riverside Dr #6J	1-01248-0001	29-Apr-19	\$3,850,000	Coop	
2376 Broadway #507	1-01234-1285	16-Apr-19	\$3,825,126	Condo	2,255
257 W 86th St #4B	1-01234-0007	3-Jun-19	\$3,750,000	Coop	
2376 Broadway #302	1-01234-1245	10-Jun-19	\$3,637,562	Condo	2,476
360 Central Park W #11C	1-01209-1352	17-Apr-19	\$3,563,875	Condo	1,552
321 W 104th St	1-01891-0007	21-May-19	\$3,450,000	House	4,947
2376 Broadway #408	1-01234-1269	12-Apr-19	\$3,431,806	Condo	2,247
291 Central Park W #3E	1-01203-1106	30-Apr-19	\$3,431,025	Condo	1,846



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Address	BBL	Sale date	Sale price	Property type	Sqft
2376 Broadway #107	1-01234-1220	11-Apr-19	\$3,420,705	Condo	2,251
269 W 87th St #3B	1-01235-0007	5-Apr-19	\$3,372,500	Coop	
30 W 86th St #7A	1-01199-1114	25-Jun-19	\$3,350,000	Condo	1,854
15 W 72nd St #23NO	1-01125-0024	19-Jun-19	\$3,350,000	Coop	
205 W 79th St #5B	1-01227-1007	27-Jun-19	\$3,350,000	Condo	
885 W End Ave #4A	1-01890-0053	25-Jun-19	\$3,162,500	Coop	
221 W 82nd St #8G	1-01230-1002	20-Jun-19	\$3,100,000	Coop	1,850
201 W 72nd St #PH1A	1-01164-1230	26-Jun-19	\$3,100,000	Condo	1,595
670 W End Ave #5F	1-01240-0061	18-Apr-19	\$3,100,000	Coop	
315 W 106th St #12A	1-01892-0006	5-Jun-19	\$3,075,115	Coop	
2376 Broadway #614	1-01234-1311	9-Apr-19	\$3,029,367	Condo	2,228
250 W 82nd St #41	1-01229-0054	8-Apr-19	\$3,000,000	Coop	2,300
360 Central Park W #6C	1-01209-1321	19-Jun-19	\$2,950,000	Condo	
110-118 Riverside Dr #5D	1-01245-0047	27-Jun-19	\$2,925,000	Coop	
101 W 81st St #61314	1-01212-1002	30-May-19	\$2,900,000	Coop	
2376 Broadway #M14	1-01234-1209	2-Apr-19	\$2,871,722	Condo	2,234
425 W End Ave #PHA	1-01244-0044	28-Jun-19	\$2,850,000	Coop	
290 W End Ave #6A	1-01165-0004	3-Jun-19	\$2,850,000	Coop	
490 W End Ave #9D	1-01231-0001	27-Jun-19	\$2,800,000	Coop	
215 W 88th St #2G	1-01236-1113	10-Apr-19	\$2,795,000	Condo	1,676
245 W 104th St #11A	1-01876-0007	1-May-19	\$2,775,000	Coop	
2376 Broadway #115	1-01234-1228	11-Jun-19	\$2,763,201	Condo	1,948
825 W End Ave #14B	1-01889-1090	10-Apr-19	\$2,760,367	Condo	1,891
473 W End Ave #11B	1-01245-0025	24-Jun-19	\$2,749,866	Coop	
15 W 72nd St #27F	1-01125-0024	3-May-19	\$2,725,000	Coop	
845 W End Ave #10D	1-01889-1258	25-Apr-19	\$2,685,000	Condo	1,954
239 Central Park W #8C	1-01197-0036	27-Jun-19	\$2,680,018	Coop	
322 Central Park W #7C	1-01206-0029	27-Jun-19	\$2,608,125	Coop	1,800
230 Central Park W #2KLO	1-01197-0029	13-May-19	\$2,600,000	Coop	
10 W 86th St #4A	1-01199-0040	15-May-19	\$2,600,000	Coop	
15 W 72nd St #29G	1-01125-0024	12-Apr-19	\$2,600,000	Coop	
333 W End Ave #8B	1-01185-0025	10-May-19	\$2,600,000	Coop	
200 W 86th St #PHE	1-01233-0033	18-Jun-19	\$2,595,000	Coop	
186 Riverside Dr #6E	1-01251-0037	16-May-19	\$2,575,000	Coop	
470 W End Ave #15B	1-01230-0061	25-Jun-19	\$2,570,000	Coop	
2376 Broadway #PHNO	1-01234-1403	28-May-19	\$2,560,949	Condo	1,730
230 W 78th St #6A	1-01169-1109	9-May-19	\$2,550,000	Condo	1,723
470 W End Ave #4A	1-01230-0061	3-Jun-19	\$2,550,000	Coop	
221 W 82nd St #11D	1-01230-1002	28-Jun-19	\$2,540,000	Coop	1,625
15 W 81st St #5E	1-01195-0018	30-Apr-19	\$2,500,000	Coop	
2350 Broadway #11F	1-01233-0016	21-Jun-19	\$2,500,000	Coop	
215 W 75th St #9GH	1-01167-1002	31-May-19	\$2,500,000	Coop	
473 W End Ave #6B	1-01245-0025	19-Jun-19	\$2,499,000	Coop	
732 W End Ave #4	1-01243-1304	31-May-19	\$2,450,000	Condo	1,570
269 W 87th St #4C	1-01235-0007	22-Apr-19	\$2,446,800	Coop	
315 W 106th St #6B	1-01892-0006	13-May-19	\$2,425,000	Coop	
269 W 87th St #9C	1-01235-0007	9-Apr-19	\$2,424,088	Coop	
269 W 87th St #5C	1-01235-0007	1-Apr-19	\$2,400,000	Coop	
269 W 87th St #8C	1-01235-0007	9-Apr-19	\$2,372,575	Coop	
269 W 87th St #2C	1-01235-0007	4-Jun-19	\$2,365,000	Coop	



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