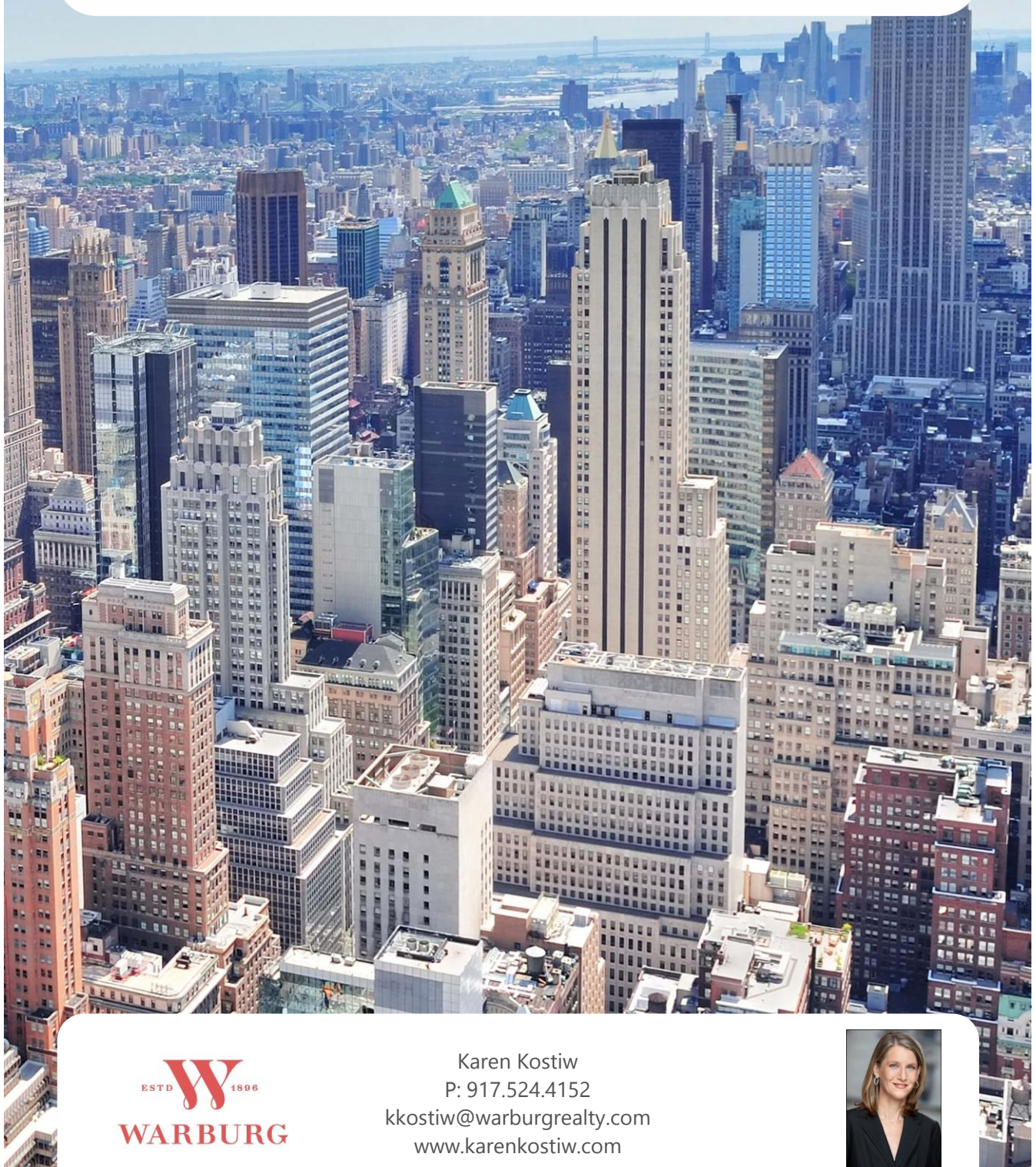


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$625K

4% YoY

NO. OF TRANSACTIONS

289

12% YoY

MEDIAN PRICE/SQ.FT.

\$775

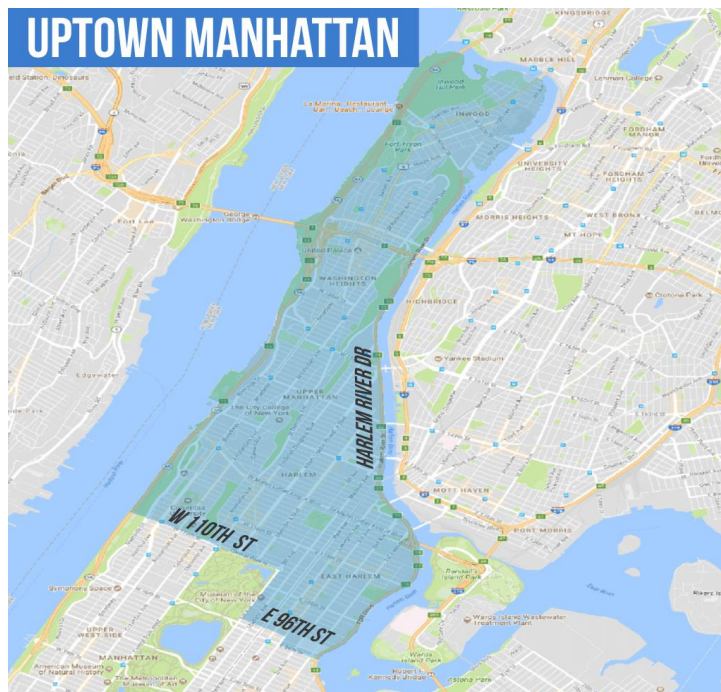
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

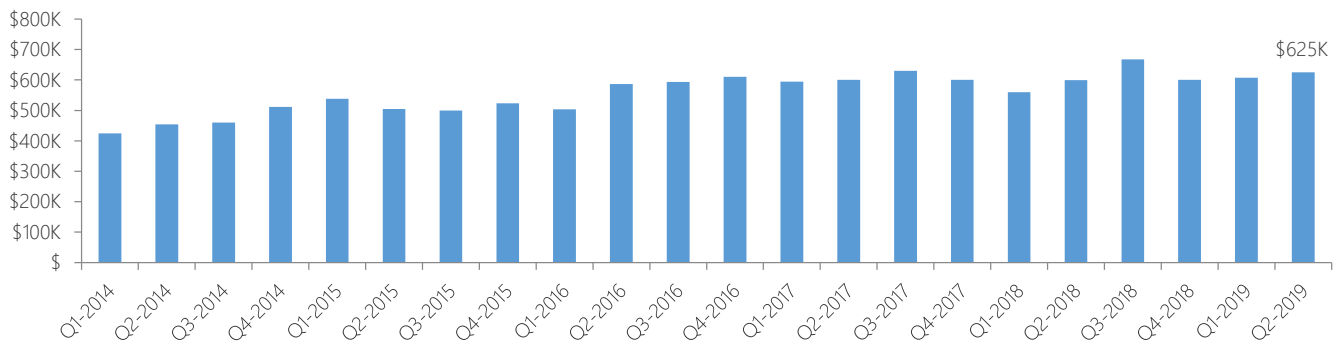


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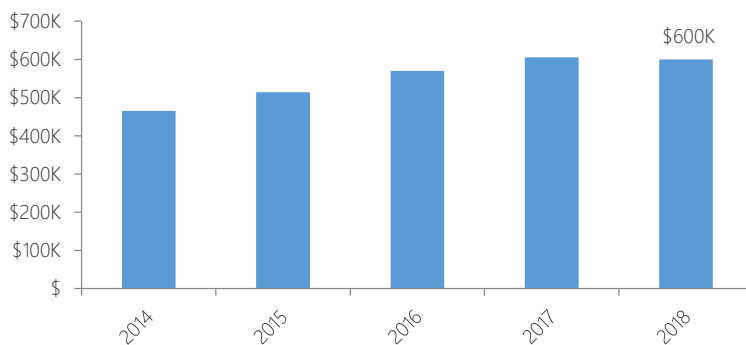


RESIDENTIAL STATS

Median Sale Price by Quarter

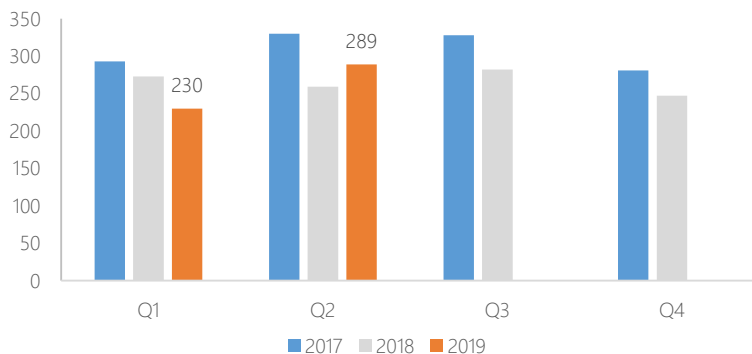


Median Sale Price by Year



Number of Transactions

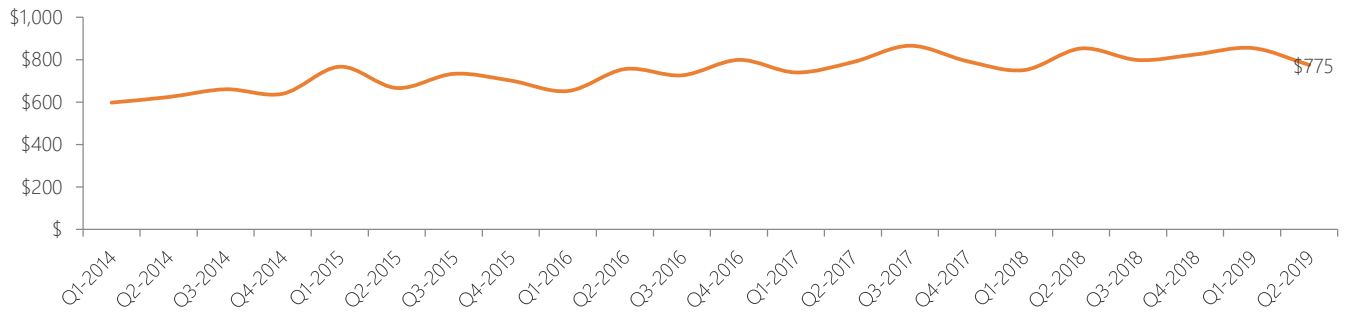
Quarter	2014	2015	2016	2017	2018	2019
Q1	297	364	301	293	273	230
Q2	418	373	364	330	259	289
Q3	436	387	360	328	282	
Q4	372	338	344	281	247	



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Median Sale Price per Square Foot

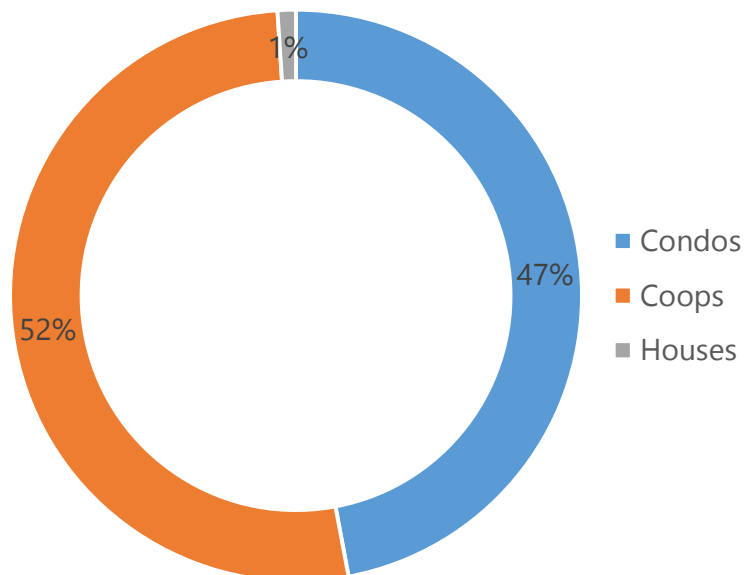


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$797,500	4%	\$835	-10%	136
Coops	\$475,000	-5%	\$705	7%	150
Houses	\$945,000	-42%	\$494	-44%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
285 W 110th St #9B	1-01826-1250	14-Jun-19	\$4,011,000	Condo	
1212 Fifth Ave #4A	1-01607-1111	24-Jun-19	\$3,612,500	Condo	2,389
380 Riverside Dr #2LMN	1-01894-0001	13-May-19	\$2,760,000	Coop	2,400
2002 Fifth Ave #PHC	1-01722-0033	22-May-19	\$1,980,000	Coop	1,544
138-140 W 124th St #2B	1-01908-1105	8-Apr-19	\$1,900,000	Condo	2,024
138-140 W 124th St #4A	1-01908-1108	17-May-19	\$1,825,000	Condo	1,952
565 W 170th St	1-02127-0027	23-May-19	\$1,825,000	House	1,736
2280 Fredrick Douglass Blvd #9C	1-01928-1572	13-Jun-19	\$1,800,000	Condo	1,329
1399 Park Ave #8D	1-01631-1120	29-May-19	\$1,720,000	Condo	
603 W 111th St #3W	1-01894-0043	17-May-19	\$1,705,000	Coop	
100 W 119th St #7D	1-01903-1025	5-Jun-19	\$1,700,000	Condo	1,330
1280 Fifth Ave #7H	1-01615-1021	16-May-19	\$1,695,000	Condo	1,372
1890 Adam C Powell Blvd #5E	1-01830-1027	25-Jun-19	\$1,685,000	Condo	1,683
1399 Park Ave #6D	1-01631-1106	7-Jun-19	\$1,650,000	Condo	
1399 Park Ave #7D	1-01631-1113	29-May-19	\$1,650,000	Condo	
106 W 116th St #7A	1-01825-1014	14-Jun-19	\$1,630,000	Condo	1,426
68 Bradhurst Ave #9S	1-02045-1172	24-Apr-19	\$1,500,000	Condo	1,302
536 W 111th St #66	1-01882-0058	20-Jun-19	\$1,480,000	Coop	1,450
17 Convent Ave #GB	1-01954-1102	13-Jun-19	\$1,476,463	Condo	
203 W 112th St #3E	1-01828-1106	23-Apr-19	\$1,400,000	Condo	1,444
1865 Second Ave #24FG	1-01646-1002	2-Apr-19	\$1,399,000	Coop	
215 W 122nd St #5	1-01928-1805	31-May-19	\$1,395,000	Condo	
77 E 110th St #8B	1-01616-1021	17-May-19	\$1,380,000	Condo	1,174
800 Riverside Dr #4F	1-02134-0195	22-Apr-19	\$1,358,000	Coop	
251 W 123rd St #4	1-01929-1104	17-May-19	\$1,335,000	Condo	1,509
1399 Park Ave #11C	1-01631-1140	20-Jun-19	\$1,306,817	Condo	
120 Cabrini Blvd #19	1-02179-0010	26-Apr-19	\$1,300,000	Coop	1,260
1399 Park Ave #12B	1-01631-1146	29-May-19	\$1,275,000	Condo	
17 Convent Ave #4B	1-01954-1112	28-Jun-19	\$1,262,630	Condo	
17 Convent Ave #4C	1-01954-1113	14-Jun-19	\$1,257,539	Condo	
220 W 148th St #2C	1-02033-1015	30-May-19	\$1,225,000	Condo	1,471
17 Convent Ave #GA	1-01954-1101	24-Jun-19	\$1,221,143	Condo	
285 W 110th St #4D	1-01826-1221	3-Apr-19	\$1,220,000	Condo	
215 W 122nd St #2	1-01928-1802	24-Jun-19	\$1,200,000	Condo	
309 W 118th St #3J	1-01945-1150	13-May-19	\$1,200,000	Condo	1,101
66 Overlook Ter #1M	1-02180-0371	14-Jun-19	\$1,200,000	Coop	
1399 Park Ave #6C	1-01631-1105	28-Jun-19	\$1,196,444	Condo	
17 Convent Ave #5C	1-01954-1117	20-Jun-19	\$1,195,000	Condo	
1399 Park Ave #10C	1-01631-1133	29-May-19	\$1,181,170	Condo	
17 Convent Ave #5B	1-01954-1116	28-Jun-19	\$1,176,079	Condo	
40 W 116th St #A804	1-01599-1300	7-Jun-19	\$1,162,500	Condo	1,147
417 Riverside Dr #4A	1-01895-0076	16-Apr-19	\$1,160,494	Coop	
1399 Park Ave #11B	1-01631-1139	28-Jun-19	\$1,155,000	Condo	
300 W 135th St #12H	1-01959-1091	24-Jun-19	\$1,150,000	Condo	1,054
371 W 117th St #1E	1-01944-1129	29-May-19	\$1,125,000	Condo	1,246
1399 Park Ave #9A	1-01631-1124	30-May-19	\$1,125,000	Condo	
121 Edgecombe Ave #3	1-02048-1103	29-May-19	\$1,115,000	Condo	1,191
370 W 118th St #5B	1-01944-1122	17-May-19	\$1,100,000	Condo	1,146
215 E 96th St #CONDP	1-01646-1103	10-May-19	\$1,090,000	Coop	679
121 Edgecombe Ave #4	1-02048-1104	17-May-19	\$1,080,000	Condo	1,191



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Address	BBL	Sale date	Sale price	Property type	Sqft
1865 Second Ave #25D	1-01646-1002	16-Apr-19	\$1,075,000	Coop	
1399 Park Ave #8A	1-01631-1117	7-Jun-19	\$1,055,000	Condo	
298 W 137th St #298A	1-01942-1027	12-Apr-19	\$999,900	Condo	1,206
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
201 W 112th St #4B	1-01828-1008	12-Jun-19	\$990,000	Condo	993
1790 Third Ave #PH1	1-01627-1152	7-Jun-19	\$985,000	Condo	
368 W 117th St #1C	1-01943-1122	20-May-19	\$975,000	Condo	923
1787 Madison Ave #707	1-01623-1002	25-Apr-19	\$965,000	Coop	
88 Morningside Ave #RU	1-01948-1101	13-Jun-19	\$960,000	Coop	
725 Riverside Dr #7B	1-02096-1041	26-Jun-19	\$960,000	Condo	1,253
2257 Adam C Powell Blvd #3A	1-01917-1104	7-May-19	\$955,000	Condo	799
305 E 108th St #5A	1-01680-1032	30-May-19	\$950,000	Condo	1,414
297 W 137th St #297B	1-02023-1101	24-Jun-19	\$949,000	Condo	1,206
286 Wadsworth Ave	1-02170-0022	13-Jun-19	\$945,000	House	1,914
258 St Nicholas Ave #9E	1-01950-1050	10-May-19	\$942,000	Condo	958
1399 Park Ave #9F	1-01631-1129	13-Jun-19	\$933,441	Condo	
1 Morningside Ave #6A	1-01849-0002	17-Apr-19	\$930,000	Coop	
2300 Fredrick Douglass Blvd #12A	1-01929-1340	21-Jun-19	\$925,000	Condo	726
150 W 131st St #4	1-01915-0056	11-Apr-19	\$910,000	Coop	
720 Fort Washington Ave #2L	1-02180-0614	21-Jun-19	\$895,000	Coop	1,300
258 St Nicholas Ave #3E	1-01950-1014	17-May-19	\$887,500	Condo	901
417 Riverside Dr #4C	1-01895-0076	1-May-19	\$887,084	Coop	
900 W 190th St #3N	1-02179-0373	19-Jun-19	\$880,000	Coop	1,000
1399 Park Ave #7F	1-01631-1115	13-Jun-19	\$877,939	Condo	
1399 Park Ave #6F	1-01631-1108	28-Jun-19	\$875,000	Condo	
736 W 187th St #509	1-02180-1273	6-May-19	\$870,000	Condo	1,187
17 Convent Ave #5D	1-01954-1118	20-Jun-19	\$860,421	Condo	
215 E 96th St #CONDP	1-01646-1103	15-May-19	\$860,000	Coop	679
247 W 115th St #5B	1-01831-1113	21-Jun-19	\$851,000	Condo	782
17 Convent Ave #4D	1-01954-1114	28-Jun-19	\$850,239	Condo	
900 W 190th St #6N	1-02179-0373	15-May-19	\$850,000	Coop	
710 Riverside Dr #5A	1-02095-1125	13-May-19	\$850,000	Condo	960
51 St Nicholas Ave #7A	1-01822-1007	24-Jun-19	\$850,000	Condo	910
17 Convent Ave #4A	1-01954-1111	20-Jun-19	\$845,000	Condo	
300 W 138th St #2571D	1-02041-1122	29-Apr-19	\$845,000	Condo	1,175
17 Convent Ave #2D	1-01954-1106	28-Jun-19	\$842,619	Condo	
835 Riverside Dr #3D	1-02135-1023	19-Jun-19	\$837,000	Condo	1,150
1270 Fifth Ave #2L	1-01614-0001	26-Apr-19	\$835,000	Coop	
17 Convent Ave #3A	1-01954-1107	27-Jun-19	\$835,000	Condo	
790 Riverside Dr #12K	1-02134-0071	21-Jun-19	\$820,000	Coop	
42 W 120th St #5A	1-01718-1017	6-May-19	\$820,000	Condo	858
1801 Seventh Ave #4C	1-01820-0002	17-Jun-19	\$810,000	Coop	
305 W 143rd St #4	1-02044-1009	26-Jun-19	\$805,000	Condo	1,314
68 Bradhurst Ave #10A	1-02045-1175	24-Apr-19	\$800,000	Condo	901
720 Fort Washington Ave #2E	1-02180-0614	26-Jun-19	\$800,000	Coop	
1399 Park Ave #6E	1-01631-1107	29-May-19	\$795,000	Condo	
301 W 110th St #3M	1-01846-1051	29-May-19	\$792,000	Condo	840
1790 Third Ave #701	1-01627-1128	7-May-19	\$785,000	Condo	
350 Cabrini Blvd #6J	1-02179-0440	30-May-19	\$785,000	Coop	900



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