

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Manhattan Valley, Manhattan

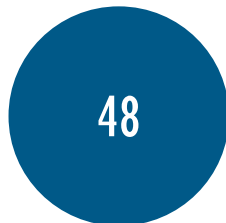
SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



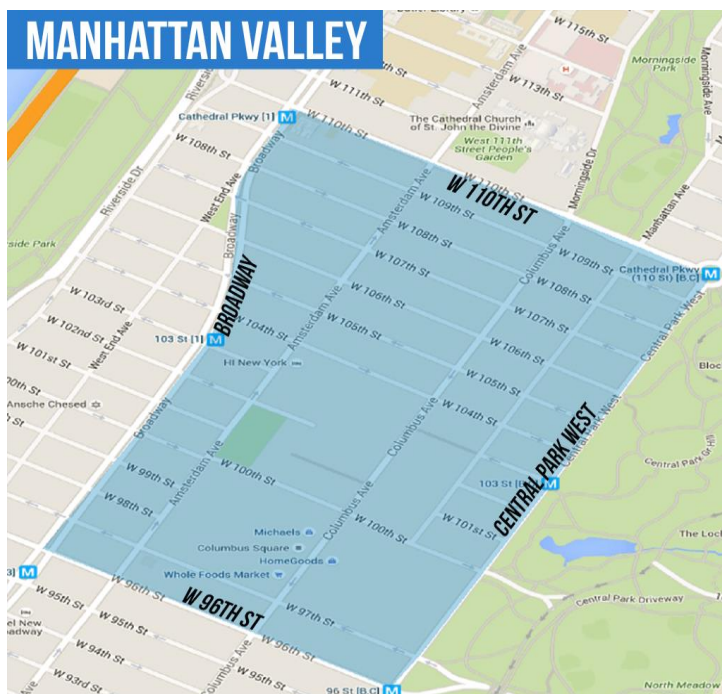
1% YoY

MANHATTAN
MEDIAN SALE PRICE



-9% YoY

NEIGHBORHOOD BOUNDARIES

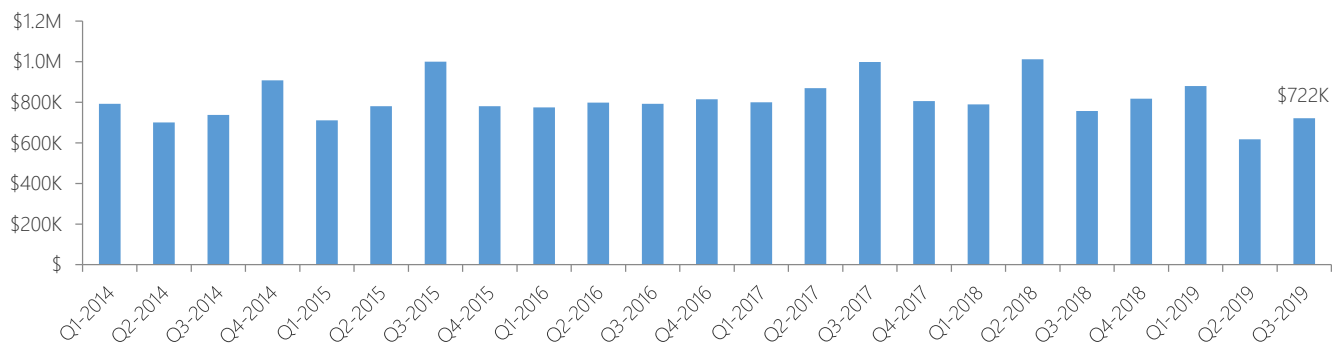


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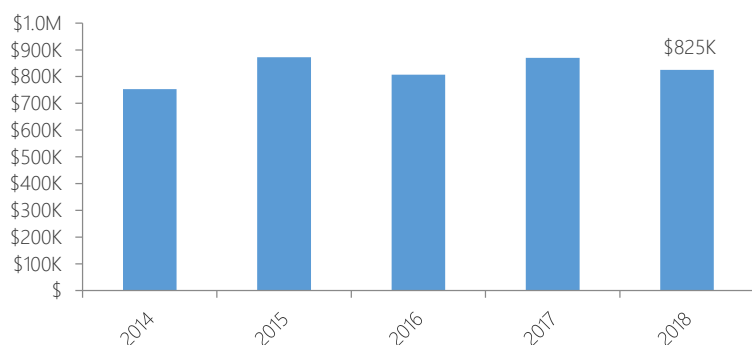


RESIDENTIAL STATS

Median Sale Price by Quarter

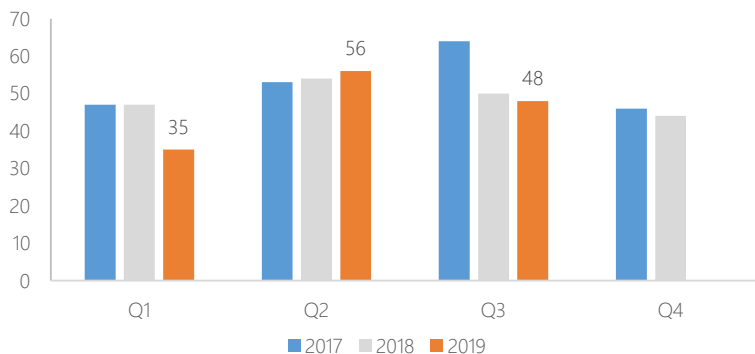


Median Sale Price by Year



Number of Transactions

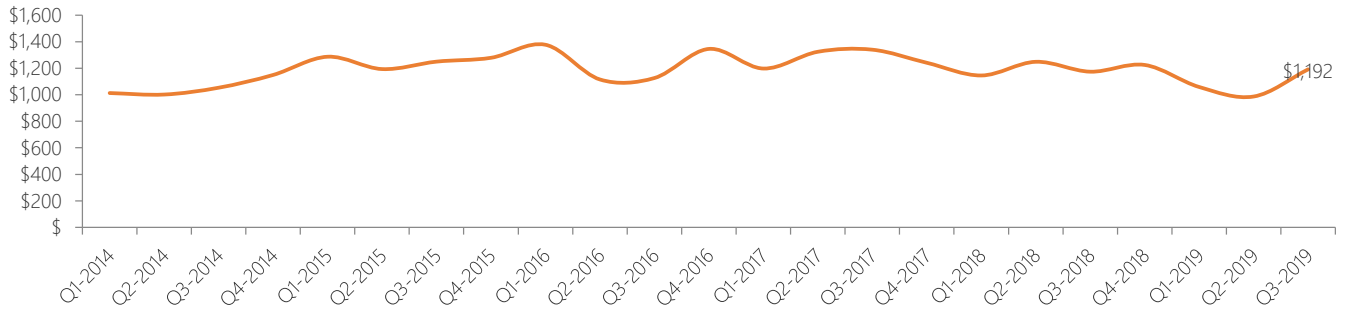
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	57	42	47	47	35
Q2	53	53	58	53	54	56
Q3	64	87	46	64	50	48
Q4	54	45	46	46	44	



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Median Sale Price per Square Foot

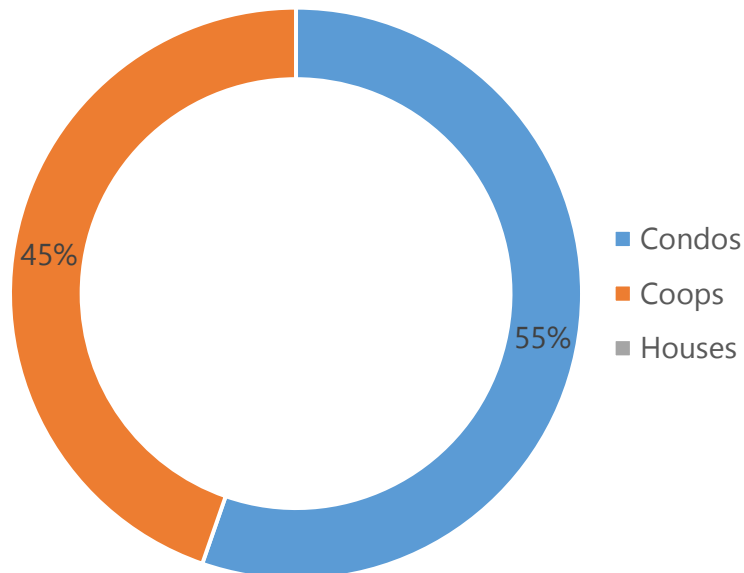


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$751,500	-28%	\$1,250	-9%	26
Coops	\$599,000	-6%	\$984	8%	21
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
370 Central Park W #601	1-01832-0036	21-Aug-19	\$2,368,000	Coop	
372 Central Park W #15C	1-01833-2285	4-Sep-19	\$1,950,000	Condo	1,141
215 W 98th St #9F	1-01870-1107	22-Jul-19	\$1,815,000	Coop	
410 Central Park W #7EF	1-01836-0036	1-Jul-19	\$1,705,000	Coop	
2628 Broadway #4A	1-01871-1108	14-Aug-19	\$1,575,000	Condo	1,345
410 Central Park W #3A	1-01836-0036	17-Jul-19	\$1,499,000	Coop	1,300
245 W 107th St #12D	1-01879-0001	10-Jul-19	\$1,350,000	Coop	
372 Central Park W #17J	1-01833-2335	12-Aug-19	\$1,325,000	Condo	823
400 Central Park W #16X	1-01833-4325	20-Sep-19	\$1,250,000	Condo	902
372 Central Park W #2M	1-01833-2030	15-Jul-19	\$1,184,500	Condo	787
382 Central Park W #8A	1-01833-1151	15-Aug-19	\$1,150,000	Condo	787
392 Central Park W #5N	1-01833-3097	19-Jul-19	\$1,069,000	Condo	841
382 Central Park W #12M	1-01833-1250	5-Aug-19	\$1,050,000	Condo	787
370 Central Park W #213	1-01832-0036	9-Jul-19	\$1,050,000	Coop	900
255 W 108th St #4A	1-01880-0001	9-Jul-19	\$925,000	Coop	940
382 Central Park W #1H	1-01833-1007	20-Aug-19	\$925,000	Condo	823
205 W 103rd St #5B	1-01875-0026	26-Aug-19	\$899,635	Coop	
392 Central Park W #2B	1-01833-3020	25-Sep-19	\$875,000	Condo	841
372 Central Park W #18U	1-01833-2366	21-Aug-19	\$851,500	Condo	545
382 Central Park W #4Y	1-01833-1084	29-Jul-19	\$810,000	Condo	648
400 Central Park W #9S	1-01833-4188	17-Sep-19	\$751,500	Condo	540
230 W 105th St #12C	1-01876-0046	8-Aug-19	\$738,693	Coop	
382 Central Park W #8E	1-01833-1155	6-Aug-19	\$730,000	Condo	540
300 W 110th St #20F	1-01845-1186	11-Jul-19	\$714,000	Condo	589
400 Central Park W #11F	1-01833-4222	2-Aug-19	\$700,000	Condo	533
400 Central Park W #10F	1-01833-4200	9-Jul-19	\$699,000	Condo	533
504 W 110th St #2B	1-01881-1010	6-Aug-19	\$697,000	Condo	647
392 Central Park W #1G	1-01833-3007	13-Sep-19	\$665,000	Condo	545
300 W 110th St #14C	1-01845-1123	8-Aug-19	\$643,333	Condo	861
67 W 107th St #15	1-01843-1014	31-Jul-19	\$629,500	Condo	615
215 W 98th St #RES	1-01870-1107	8-Aug-19	\$600,000	Coop	
50 W 106th St #3D	1-01841-0052	17-Jul-19	\$599,000	Coop	
485 Central Park W #5C	1-01844-0033	11-Sep-19	\$583,000	Coop	
4 W 101st St #9A	1-01836-0037	27-Sep-19	\$555,000	Coop	600
485 Central Park W #7C	1-01844-0033	26-Sep-19	\$550,000	Coop	
300 W 110th St #5H	1-01845-1048	23-Jul-19	\$525,000	Condo	589
485 Central Park W #2G	1-01844-0033	31-Jul-19	\$520,000	Coop	
209 W 104th St #5B	1-01876-1032	19-Sep-19	\$499,000	Condo	445
209 W 104th St #3G	1-01876-1021	16-Jul-19	\$490,000	Condo	455
210 W 103rd St #4A	1-01874-0037	19-Sep-19	\$412,500	Coop	500
204 W 108th St #D5	1-01879-0037	7-Aug-19	\$380,000	Coop	
212 W 108th St #A6	1-01879-0041	7-Aug-19	\$320,000	Coop	
125 W 96th St #1B	1-01851-0016	25-Jul-19	\$300,000	Coop	
425 Central Park W #7G	1-01838-1158	27-Aug-19	\$240,050	Condo	602
215 W 105th St #4C	1-01877-0025	16-Jul-19	\$235,000	Coop	
477 Central Park W #2C	1-01843-0036	14-Aug-19	\$70,980	Coop	



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