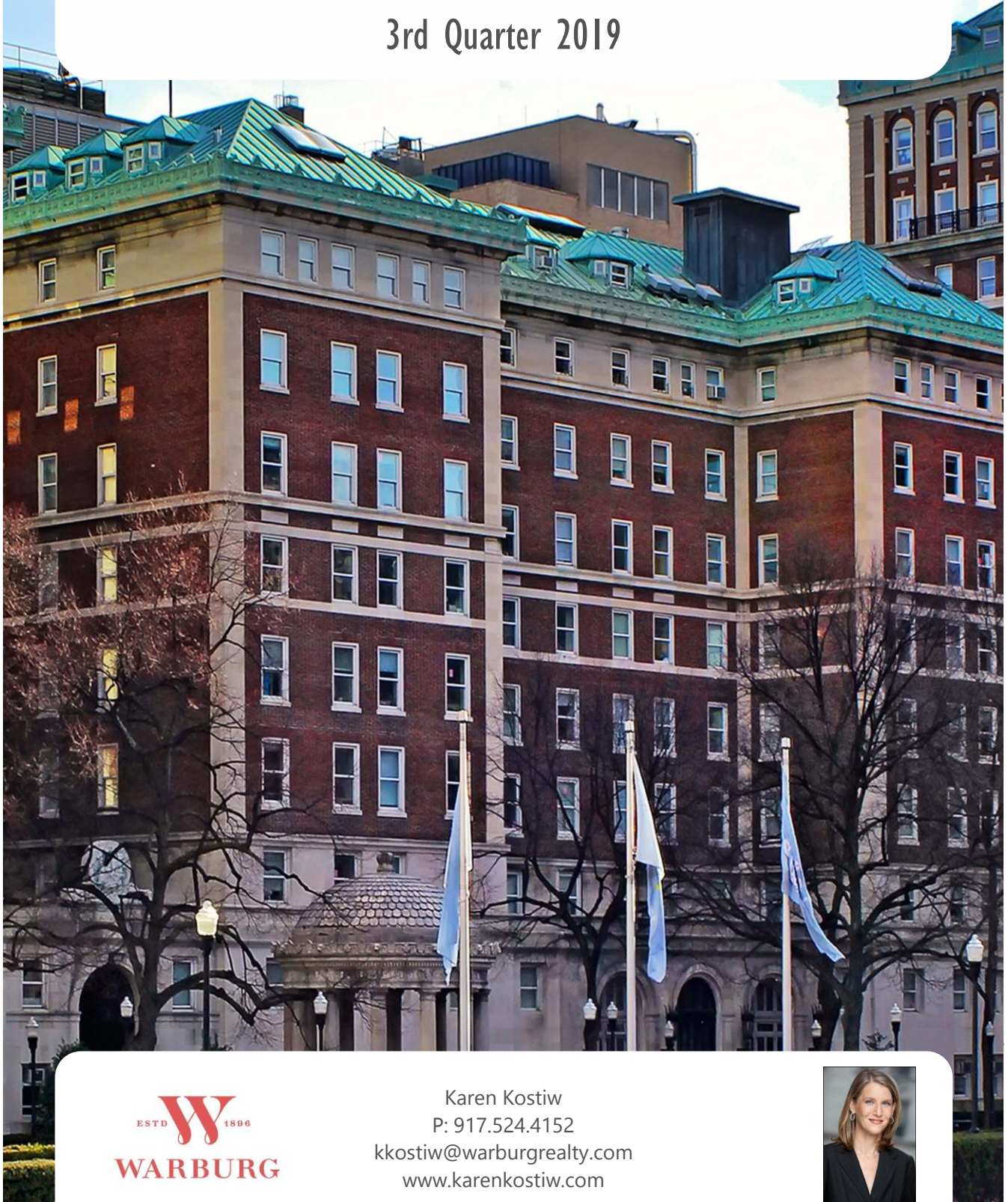


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$810K

7% YoY

NO. OF TRANSACTIONS

35

35% YoY

MEDIAN PRICE/SQ.FT.

\$855

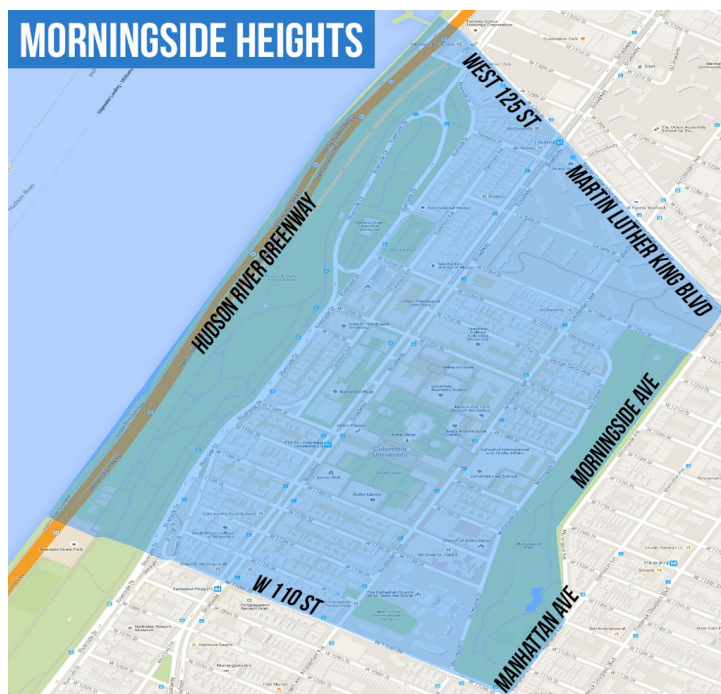
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

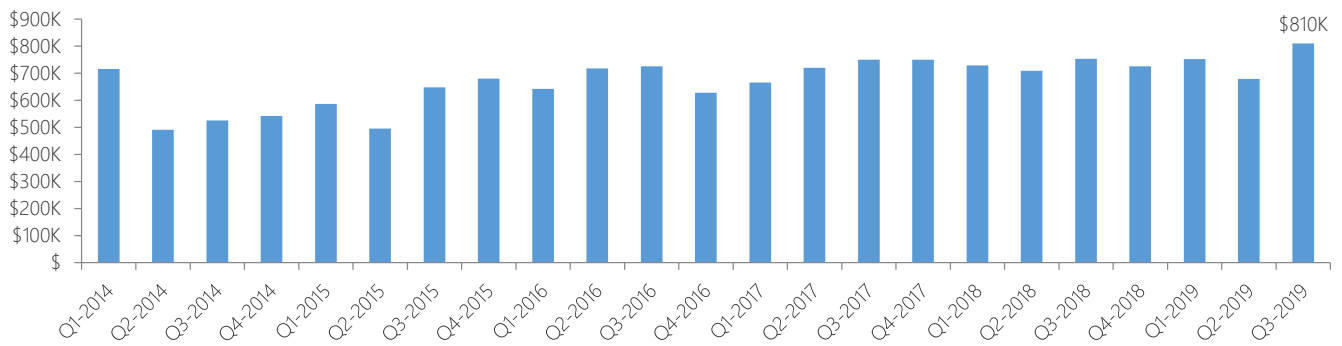


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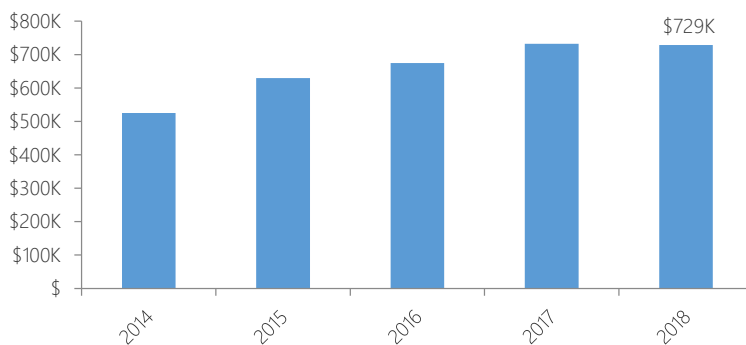


RESIDENTIAL STATS

Median Sale Price by Quarter

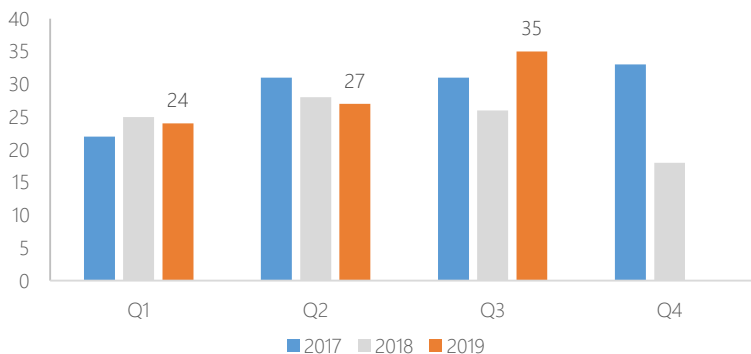


Median Sale Price by Year



Number of Transactions

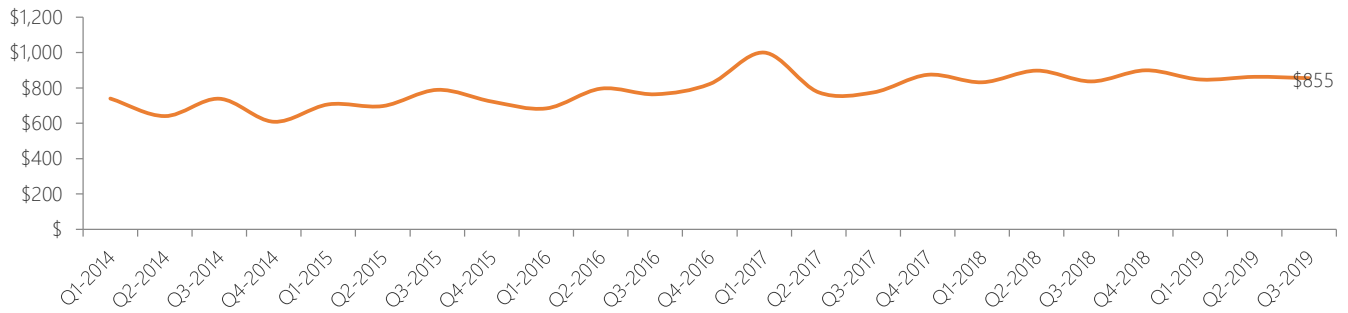
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	28	22	25	24
Q2	42	28	36	31	28	27
Q3	47	41	34	31	26	35
Q4	30	34	32	33	18	



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Median Sale Price per Square Foot

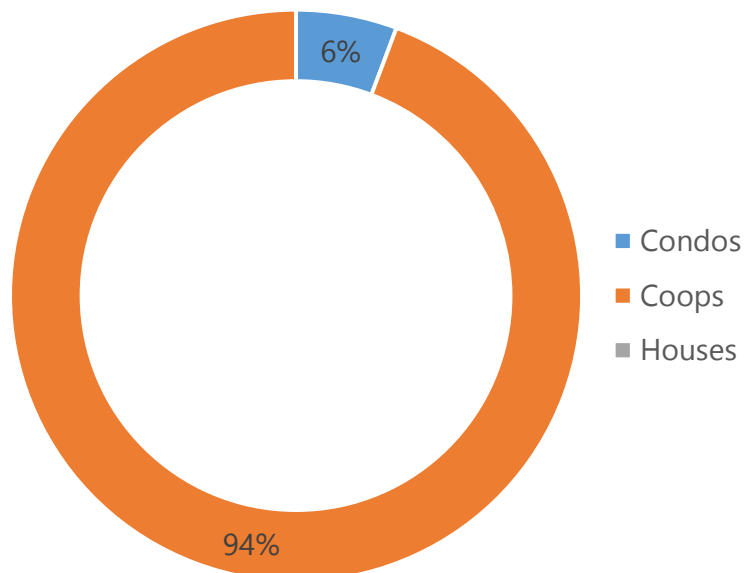


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,352,500	-24%	\$1,254	2%	2
Coops	\$800,000	6%	\$813	-3%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
535 W 110th St #8	1-01882-0008	25-Sep-19	\$2,362,500	Coop	
440 Riverside Dr #81	1-01990-0001	28-Aug-19	\$2,225,000	Coop	
420 Riverside Dr #9H	1-01896-0001	12-Jul-19	\$1,875,000	Coop	
545 W 110th St #5B	1-01882-1160	8-Jul-19	\$1,800,000	Condo	1,306
417 Riverside Dr #PH	1-01895-0076	27-Aug-19	\$1,750,000	Coop	
600 W 115th St #94	1-01896-1002	13-Sep-19	\$1,500,000	Coop	
395 Riverside Dr #9F	1-01894-0067	10-Jul-19	\$1,230,000	Coop	
80 La Salle St #21F	1-01978-0001	13-Aug-19	\$1,225,000	Coop	1,236
404 Riverside Dr #4C	1-01895-0038	23-Sep-19	\$1,200,000	Coop	
390 Riverside Dr #7A	1-01894-0031	9-Aug-19	\$1,175,000	Coop	1,200
80 La Salle St #12F	1-01978-0001	12-Sep-19	\$1,155,000	Coop	1,250
80 La Salle St #2F	1-01978-0001	30-Sep-19	\$1,015,000	Coop	1,230
545 W 110th St #3C	1-01882-1147	4-Sep-19	\$905,000	Condo	801
80 La Salle St #19G	1-01978-0001	9-Aug-19	\$865,000	Coop	
3117 Broadway #20	1-01993-0023	13-Sep-19	\$855,000	Coop	1,300
395 Riverside Dr #15E	1-01894-0067	16-Jul-19	\$850,000	Coop	
80 La Salle St #16G	1-01978-0001	5-Sep-19	\$820,000	Coop	
80 La Salle St #18D	1-01978-0001	2-Jul-19	\$800,000	Coop	904
606 W 113th St #4B	1-01895-0025	21-Aug-19	\$800,000	Coop	
3117 Broadway #42	1-01993-0023	2-Jul-19	\$725,000	Coop	1,100
80 La Salle St #4G	1-01978-0001	19-Sep-19	\$720,000	Coop	
3117 Broadway #60	1-01993-0023	2-Jul-19	\$709,000	Coop	
80 La Salle St #8C	1-01978-0001	16-Sep-19	\$635,000	Coop	
545 W 111th St #10G	1-01883-1002	29-Jul-19	\$609,375	Coop	
80 La Salle St #19H	1-01978-0001	15-Aug-19	\$600,000	Coop	750
1264 Amsterdam Ave #5A	1-01977-0031	26-Jul-19	\$550,000	Coop	
80 La Salle St #5B	1-01978-0001	14-Aug-19	\$541,250	Coop	724
615 W 113th St #85	1-01895-0047	1-Aug-19	\$535,000	Coop	
440 Riverside Dr #44	1-01990-0001	11-Jul-19	\$525,000	Coop	
380 Riverside Dr #4K	1-01894-0001	26-Sep-19	\$515,000	Coop	
80 La Salle St #13A	1-01978-0001	6-Sep-19	\$500,000	Coop	
140 Claremont Ave #4H	1-01993-0057	16-Aug-19	\$500,000	Coop	
80 La Salle St #7B	1-01978-0001	9-Sep-19	\$425,000	Coop	
80 La Salle St #17E	1-01978-0001	24-Jul-19	\$332,500	Coop	500



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