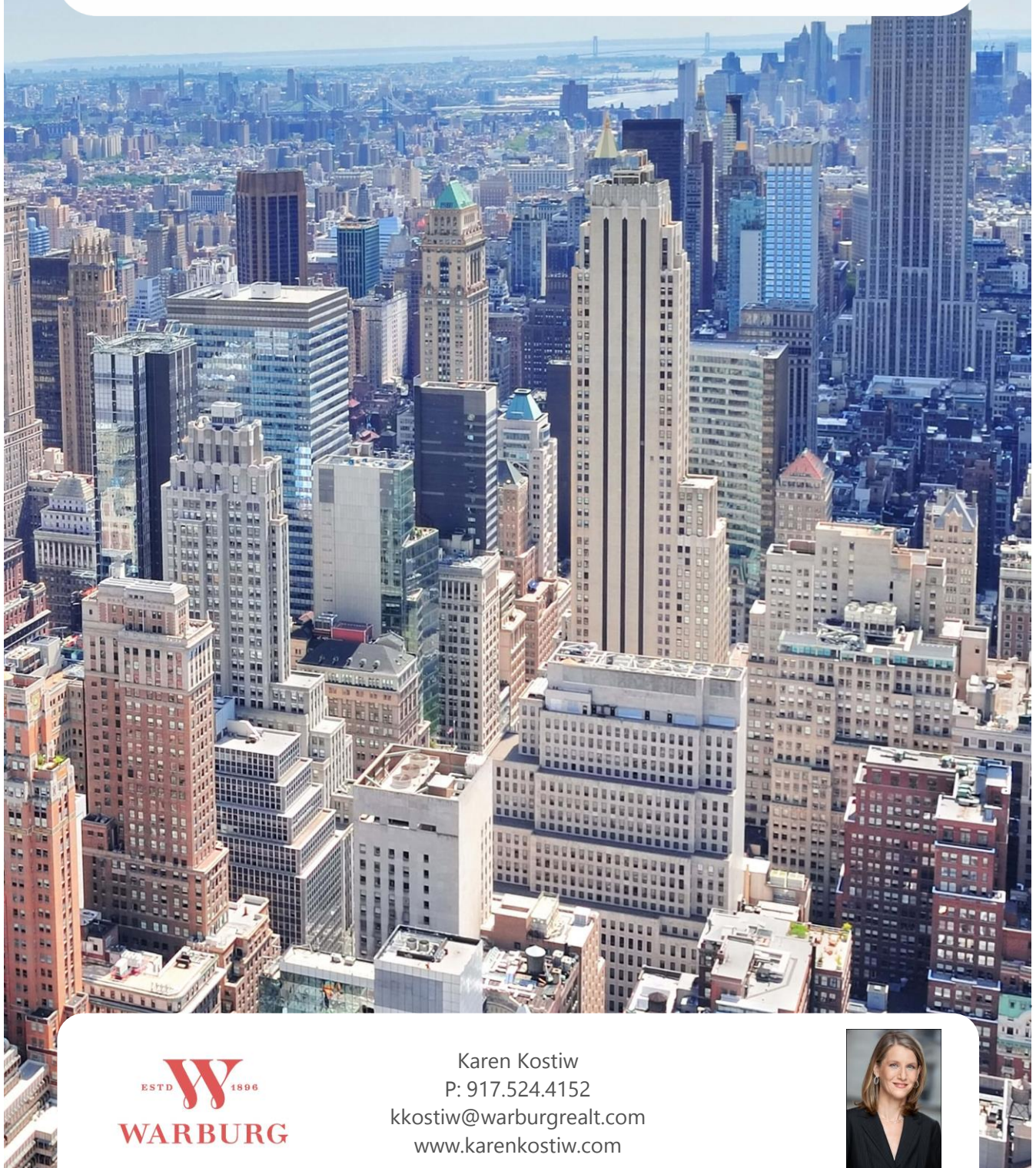


# UPPER WEST SIDE

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

3rd Quarter 2019



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# Residential Market Report, 3rd Quarter 2019

## Upper West Side, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.15M**

-13% YoY

NO. OF TRANSACTIONS

**301**

-3% YoY

MEDIAN PRICE/SQ.FT.

**\$1,271**

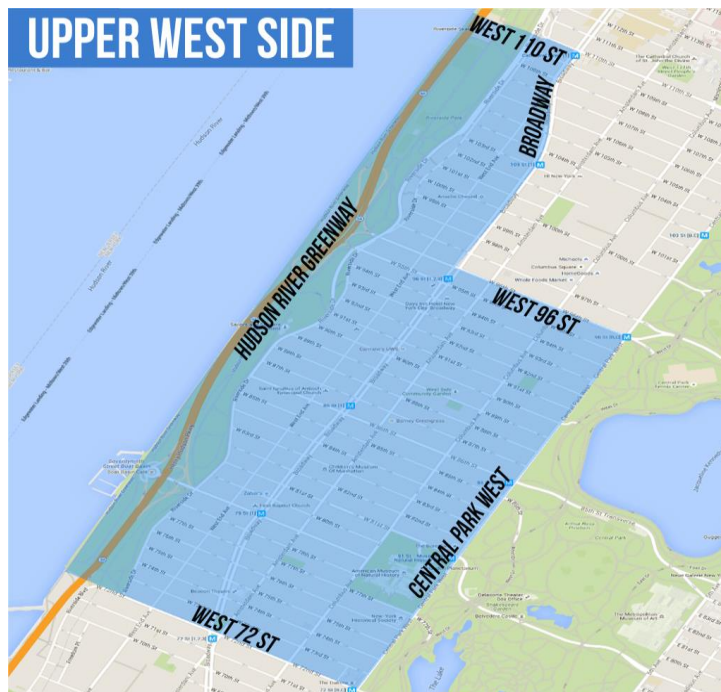
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$995K**

-9% YoY

### NEIGHBORHOOD BOUNDARIES



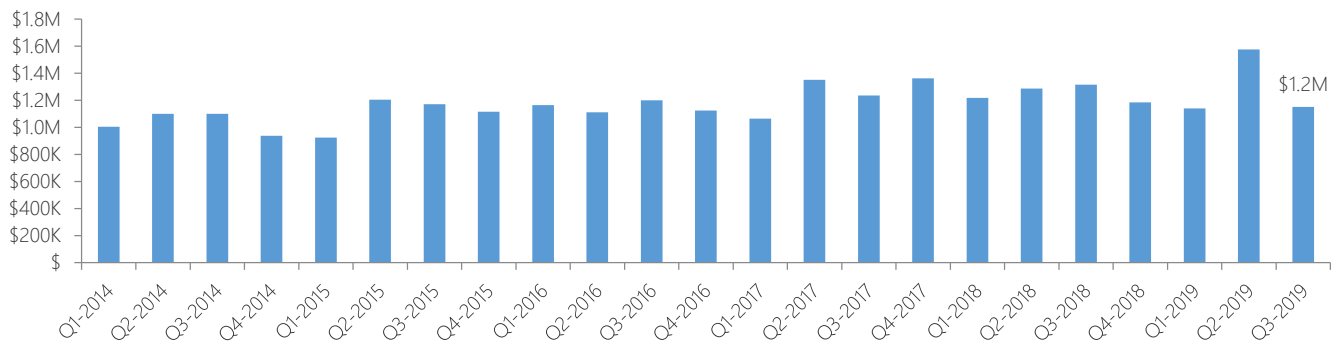
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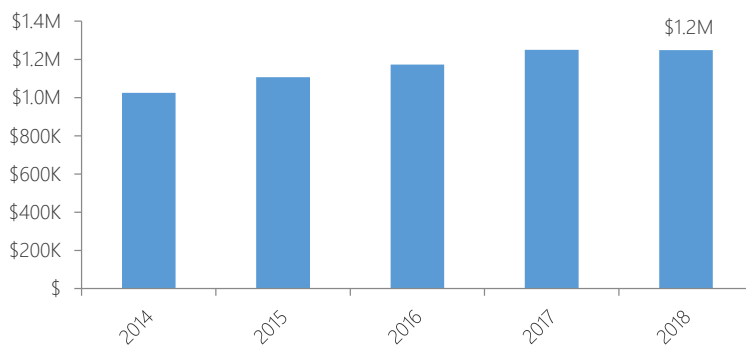


## RESIDENTIAL STATS

### Median Sale Price by Quarter

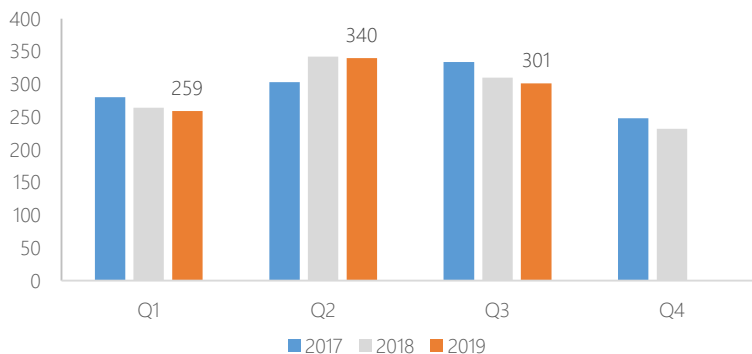


### Median Sale Price by Year



### Number of Transactions

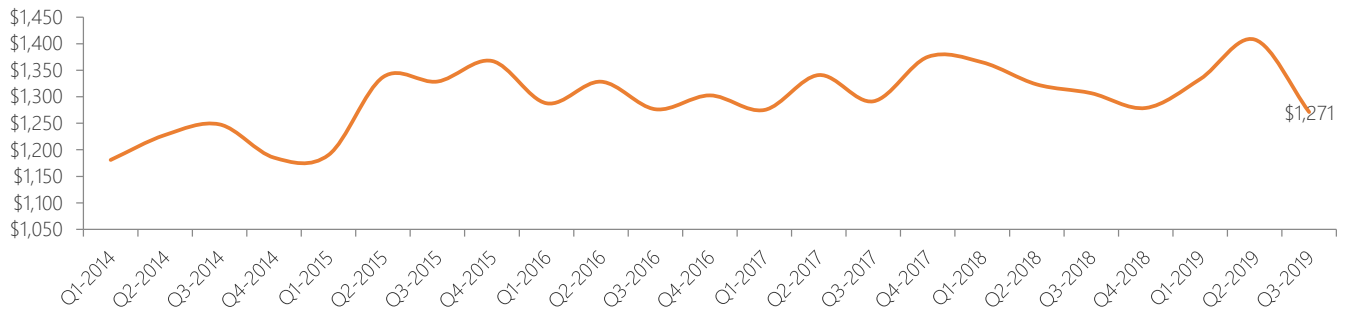
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 332  | 307  | 290  | 280  | 264  | 259  |
| Q2      | 381  | 356  | 311  | 303  | 342  | 340  |
| Q3      | 429  | 375  | 360  | 334  | 310  | 301  |
| Q4      | 279  | 346  | 269  | 248  | 232  |      |



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## Median Sale Price per Square Foot

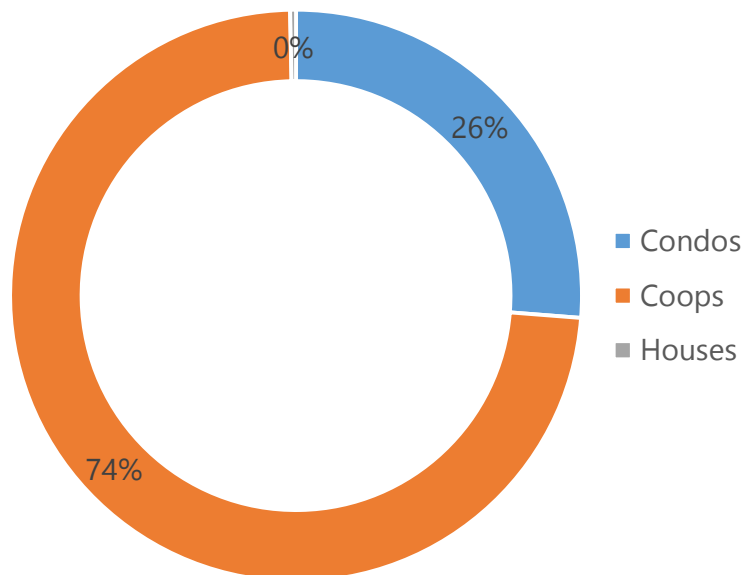


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,580,000       | -16%  | \$1,434                | -11%  | 79           |
| Coops         | \$1,085,000       | -5%   | \$1,100                | -5%   | 221          |
| Houses        | \$4,675,000       | -60%  | \$847                  | -38%  | 1            |

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

| Address                   | BBL          | Sale date | Sale price   | Property type | Sqft  |
|---------------------------|--------------|-----------|--------------|---------------|-------|
| 205 W 79th St #PH         | 1-01227-1020 | 2-Jul-19  | \$13,121,375 | Condo         |       |
| 2376 Broadway #703        | 1-01234-1316 | 9-Aug-19  | \$8,325,000  | Condo         | 3,981 |
| 300 Central Park W #14F   | 1-01204-0029 | 19-Sep-19 | \$7,000,000  | Coop          |       |
| 270 Riverside Dr #12A     | 1-01888-1353 | 5-Sep-19  | \$6,715,359  | Condo         |       |
| 322 Central Park W #15B   | 1-01206-0029 | 6-Sep-19  | \$6,250,000  | Coop          | 3,000 |
| 390 W End Ave #11M        | 1-01170-1259 | 23-Sep-19 | \$5,600,000  | Condo         | 2,322 |
| 580 W End Ave #6          | 1-01236-0001 | 29-Jul-19 | \$5,425,000  | Coop          |       |
| 205 W 79th St #5A         | 1-01227-1006 | 14-Aug-19 | \$5,400,000  | Condo         |       |
| 1 W 72nd St #15           | 1-01125-0025 | 22-Aug-19 | \$5,100,000  | Coop          |       |
| 2376 Broadway #805        | 1-01234-1332 | 16-Jul-19 | \$4,875,990  | Condo         | 2,557 |
| 239 Central Park W #2A    | 1-01197-0036 | 11-Sep-19 | \$4,850,000  | Coop          | 2,500 |
| 116 W 80th St             | 1-01210-0142 | 2-Aug-19  | \$4,675,000  | House         | 5,520 |
| 317 W 89th St #6W         | 1-01250-1216 | 1-Aug-19  | \$4,350,000  | Condo         | 2,651 |
| 205 W 79th St #4B         | 1-01227-1005 | 5-Sep-19  | \$4,125,000  | Condo         |       |
| 360 Central Park W #2B    | 1-01209-1302 | 27-Sep-19 | \$3,827,813  | Condo         |       |
| 101 W 87th St #612        | 1-01218-1046 | 13-Sep-19 | \$3,800,000  | Condo         | 2,325 |
| 299 Riverside Dr #11C     | 1-01889-0072 | 16-Sep-19 | \$3,700,000  | Coop          | 1,072 |
| 300 Central Park W #10A   | 1-01204-0029 | 5-Aug-19  | \$3,600,000  | Coop          |       |
| 235 W 75th St #802        | 1-01167-1301 | 10-Jul-19 | \$3,487,750  | Condo         | 2,117 |
| 173 Riverside Dr #11H     | 1-01250-0067 | 27-Sep-19 | \$3,419,513  | Coop          |       |
| 2376 Broadway #615        | 1-01234-1312 | 10-Jul-19 | \$3,407,016  | Condo         | 2,205 |
| 245 W 99th St #9A         | 1-01871-1019 | 28-Aug-19 | \$3,300,000  | Condo         | 2,086 |
| 110-118 Riverside Dr #14B | 1-01245-0047 | 16-Sep-19 | \$3,250,000  | Coop          | 2,000 |
| 302 W 86th St #10B        | 1-01247-0037 | 19-Sep-19 | \$3,175,000  | Coop          | 2,100 |
| 110-118 Riverside Dr #10D | 1-01245-0047 | 11-Sep-19 | \$3,125,000  | Coop          |       |
| 789 W End Ave #8C         | 1-01888-0025 | 6-Aug-19  | \$3,100,000  | Coop          | 2,100 |
| 450 W End Ave #18C        | 1-01229-0061 | 8-Aug-19  | \$3,075,000  | Coop          |       |
| 322 Central Park W #2A    | 1-01206-0029 | 10-Jul-19 | \$3,000,000  | Coop          |       |
| 130 W 79th St #12A        | 1-01150-1163 | 21-Aug-19 | \$3,000,000  | Condo         | 632   |
| 2109 Broadway #1387       | 1-01165-1721 | 6-Sep-19  | \$2,950,000  | Condo         | 421   |
| 20 W 77th St #5A          | 1-01129-0045 | 11-Sep-19 | \$2,900,000  | Coop          | 1,856 |
| 250 W 90th St #18K        | 1-01237-1257 | 20-Sep-19 | \$2,850,000  | Condo         | 1,281 |
| 161 W 75th St #12BC       | 1-01147-1003 | 19-Aug-19 | \$2,800,000  | Coop          | 1,700 |
| 46 W 83rd St #8AB         | 1-01196-0052 | 21-Aug-19 | \$2,740,000  | Coop          |       |
| 90 Riverside Dr #9E       | 1-01244-0063 | 19-Aug-19 | \$2,700,000  | Coop          |       |
| 223 W 80th St #PH12       | 1-01228-1312 | 19-Aug-19 | \$2,625,000  | Condo         | 2,041 |
| 275 W 96th St #24E        | 1-01868-1232 | 16-Sep-19 | \$2,600,089  | Condo         | 1,315 |
| 320 Central Park W #2C    | 1-01205-0034 | 22-Aug-19 | \$2,575,000  | Coop          |       |
| 41 W 72nd St #9EF         | 1-01125-1067 | 26-Sep-19 | \$2,499,500  | Condo         | 1,460 |
| 465 W End Ave #8B         | 1-01245-0019 | 31-Jul-19 | \$2,450,000  | Coop          |       |
| 11 Riverside Dr #10DEE    | 1-01184-0031 | 2-Jul-19  | \$2,375,000  | Coop          |       |
| 221 W 82nd St #9E         | 1-01230-1002 | 7-Aug-19  | \$2,360,000  | Coop          | 1,300 |
| 11 Riverside Dr #3MW      | 1-01184-0031 | 26-Sep-19 | \$2,340,000  | Coop          |       |
| 164 W 79th St #11D        | 1-01150-0056 | 27-Aug-19 | \$2,320,000  | Coop          | 1,600 |
| 50 W 96th St #14B         | 1-01209-0053 | 11-Sep-19 | \$2,300,000  | Coop          | 1,875 |
| 670 W End Ave #10D        | 1-01240-0061 | 24-Sep-19 | \$2,250,000  | Coop          |       |
| 215 W 88th St #8E         | 1-01236-1159 | 24-Sep-19 | \$2,245,000  | Condo         | 1,542 |
| 5 Riverside Dr #3A        | 1-01184-0028 | 24-Jul-19 | \$2,195,000  | Coop          |       |
| 41 W 82nd St #2B          | 1-01196-0009 | 12-Sep-19 | \$2,175,000  | Coop          | 1,550 |
| 215 W 90th St #5C         | 1-01238-1228 | 13-Sep-19 | \$2,120,000  | Condo         | 1,622 |



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| Address                   | BBL          | Sale date | Sale price  | Property type | Sqft  |
|---------------------------|--------------|-----------|-------------|---------------|-------|
| 215 W 95th St #11M        | 1-01243-1176 | 30-Aug-19 | \$2,100,000 | Condo         | 817   |
| 186 Riverside Dr #3B      | 1-01251-0037 | 22-Aug-19 | \$2,095,000 | Coop          |       |
| 465 W End Ave #7C         | 1-01245-0019 | 16-Jul-19 | \$2,075,000 | Coop          |       |
| 320 W 89th St #3CD        | 1-01250-0047 | 24-Jul-19 | \$2,017,500 | Coop          |       |
| 325 Riverside Dr #73      | 1-01891-0035 | 8-Jul-19  | \$2,000,000 | Coop          |       |
| 817 W End Ave #2B         | 1-01888-1109 | 16-Aug-19 | \$1,999,950 | Condo         | 1,715 |
| 40 W 77th St #15F         | 1-01129-0050 | 28-Aug-19 | \$1,999,000 | Coop          |       |
| 100 W 89th St #8A         | 1-01219-1091 | 25-Jul-19 | \$1,995,000 | Condo         | 1,184 |
| 15 W 72nd St #35A         | 1-01125-0024 | 30-Jul-19 | \$1,985,588 | Coop          |       |
| 780 W End Ave #7B         | 1-01869-1114 | 12-Aug-19 | \$1,975,000 | Condo         | 1,562 |
| 760 W End Ave #11E        | 1-01869-0001 | 17-Sep-19 | \$1,950,000 | Coop          |       |
| 305 W 86th St #15C        | 1-01248-0027 | 25-Sep-19 | \$1,895,000 | Coop          |       |
| 375 W End Ave #7A         | 1-01186-0033 | 24-Sep-19 | \$1,884,628 | Coop          |       |
| 215 W 91st St #116        | 1-01239-0023 | 17-Jul-19 | \$1,825,000 | Coop          |       |
| 51 W 81st St #3GH         | 1-01195-0001 | 20-Sep-19 | \$1,800,000 | Coop          |       |
| 320 W 86th St #2B         | 1-01247-0043 | 31-Jul-19 | \$1,790,000 | Coop          |       |
| 300 W 108th St #7B        | 1-01892-0049 | 19-Sep-19 | \$1,775,000 | Coop          |       |
| 685 W End Ave #16D        | 1-01252-0050 | 24-Jul-19 | \$1,770,000 | Coop          |       |
| 336 W End Ave #18E        | 1-01167-0061 | 21-Aug-19 | \$1,750,000 | Coop          |       |
| 315 W 99th St #1D         | 1-01888-0059 | 24-Jul-19 | \$1,750,000 | Coop          |       |
| 35 W 82nd St #2A          | 1-01196-0013 | 29-Aug-19 | \$1,750,000 | Coop          |       |
| 169 W 95th St #28B        | 1-01226-1323 | 28-Aug-19 | \$1,748,130 | Condo         | 978   |
| 305 W 98th St #7GN        | 1-01888-0010 | 20-Aug-19 | \$1,740,000 | Coop          | 1,400 |
| 545 W End Ave #10E        | 1-01248-0029 | 21-Aug-19 | \$1,737,500 | Coop          |       |
| 110-118 Riverside Dr #12C | 1-01245-0047 | 15-Jul-19 | \$1,730,000 | Coop          | 1,200 |
| 250 W 89th St #7G         | 1-01236-1003 | 24-Jul-19 | \$1,720,000 | Coop          | 1,280 |
| 101 W 87th St #306        | 1-01218-1017 | 31-Jul-19 | \$1,705,000 | Condo         | 1,003 |
| 261-274 W 94th St #1      | 1-01242-0009 | 29-Aug-19 | \$1,705,000 | Coop          |       |
| 300 Riverside Dr #10E     | 1-01890-0001 | 24-Jul-19 | \$1,700,000 | Coop          |       |
| 60 Riverside Dr #2D       | 1-01186-0052 | 10-Sep-19 | \$1,675,000 | Coop          |       |
| 11 Riverside Dr #15PE     | 1-01184-0031 | 1-Jul-19  | \$1,660,000 | Coop          |       |
| 202 W 85th St #4          | 1-01232-0037 | 30-Jul-19 | \$1,656,000 | Coop          | 1,500 |
| 685 W End Ave #17B        | 1-01252-0050 | 3-Jul-19  | \$1,650,000 | Coop          | 950   |
| 29 W 82nd St #C           | 1-01196-1003 | 1-Aug-19  | \$1,650,000 | Condo         | 937   |
| 230 W 78th St #6B         | 1-01169-1110 | 30-Jul-19 | \$1,650,000 | Condo         | 1,217 |
| 169 W 95th St #23G        | 1-01226-1283 | 2-Aug-19  | \$1,650,000 | Condo         | 962   |
| 29 W 82nd St #C           | 1-01196-1003 | 1-Aug-19  | \$1,650,000 | Condo         | 937   |
| 125 W 92nd St #B1         | 1-01223-0021 | 5-Sep-19  | \$1,642,500 | Coop          | 1,300 |
| 160 W 77th St #PH1        | 1-01148-0056 | 16-Jul-19 | \$1,638,750 | Coop          |       |
| 134 W 81st St #BF         | 1-01211-0048 | 13-Sep-19 | \$1,600,000 | Coop          |       |
| 41 W 72nd St #3D          | 1-01125-1019 | 14-Aug-19 | \$1,600,000 | Condo         | 1,000 |
| 40 W 77th St #11A         | 1-01129-0050 | 27-Aug-19 | \$1,600,000 | Coop          |       |
| 215 W 92nd St #12B        | 1-01240-0024 | 3-Sep-19  | \$1,600,000 | Coop          | 1,400 |
| 101 W 79th St #9C         | 1-01210-1061 | 27-Sep-19 | \$1,585,000 | Condo         | 933   |
| 110 W 86th St #3B         | 1-01216-1110 | 29-Aug-19 | \$1,580,000 | Condo         | 1,113 |
| 640 W End Ave #5D         | 1-01239-1057 | 9-Aug-19  | \$1,575,000 | Condo         | 1,098 |
| 105 W 72nd St #2B         | 1-01144-1015 | 13-Sep-19 | \$1,575,000 | Condo         | 1,152 |
| 110 W 90th St #5A         | 1-01220-1306 | 16-Aug-19 | \$1,535,000 | Condo         | 1,010 |
| 160 W 87th St #8A         | 1-01217-0054 | 8-Aug-19  | \$1,525,000 | Coop          | 1,300 |
| 2420-2424 Broadway #2J    | 1-01237-0017 | 30-Jul-19 | \$1,510,000 | Coop          |       |



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