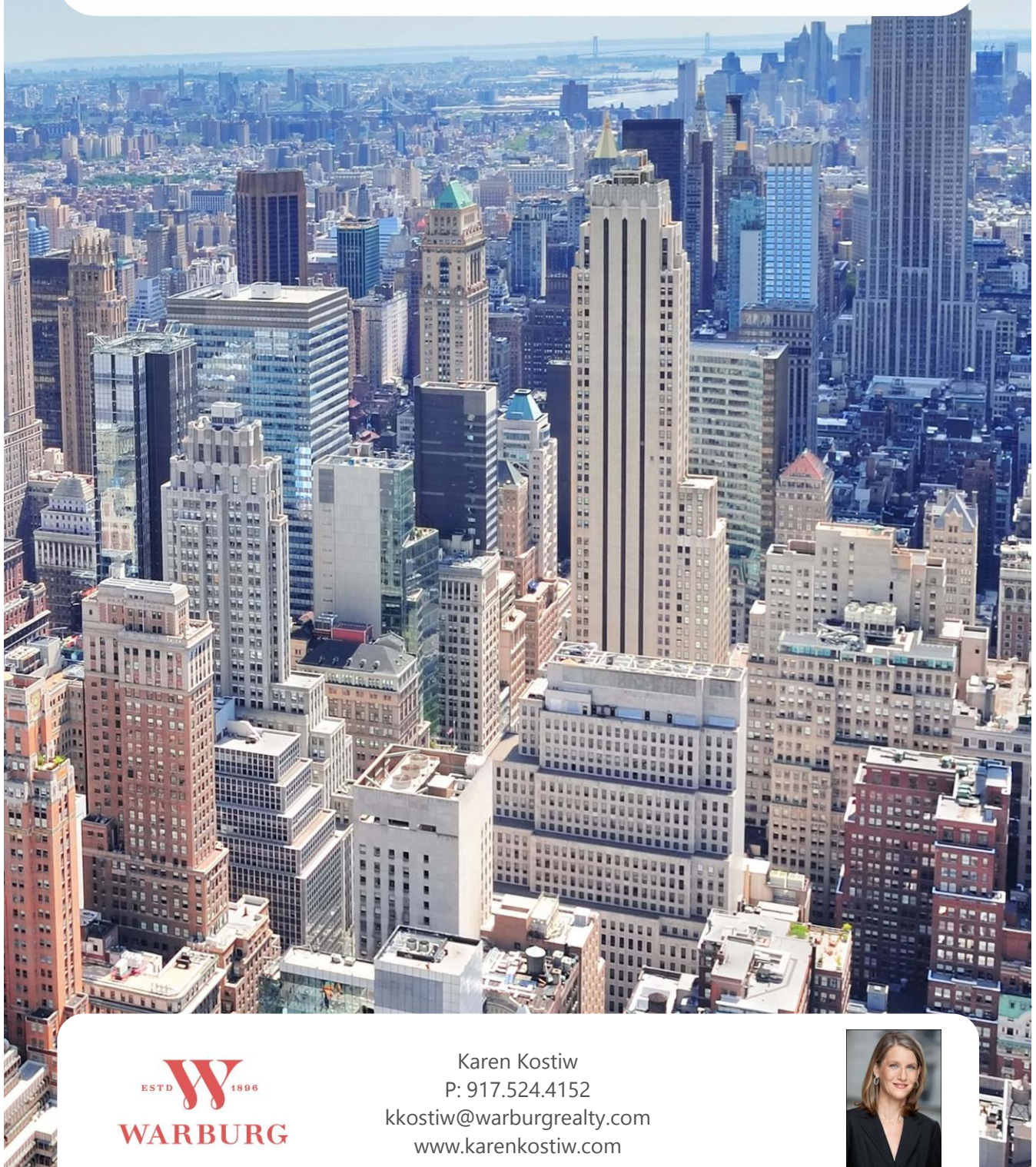


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

3rd Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2019

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$582K

-13% YoY

NO. OF TRANSACTIONS

282

0% YoY

MEDIAN PRICE/SQ.FT.

\$773

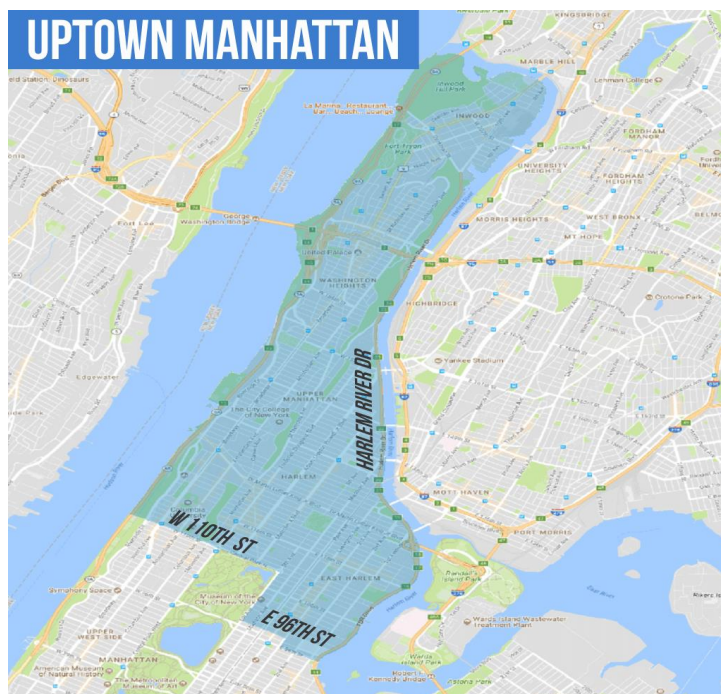
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

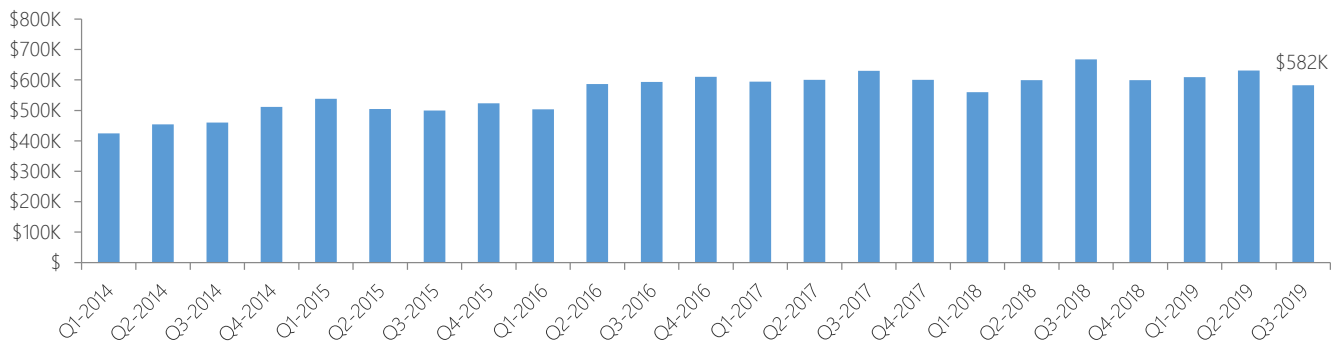


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

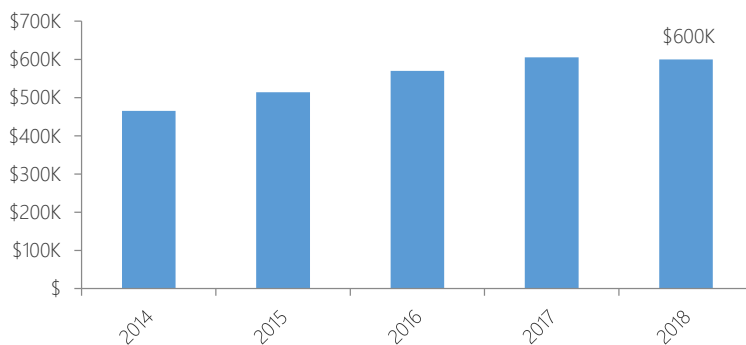


RESIDENTIAL STATS

Median Sale Price by Quarter

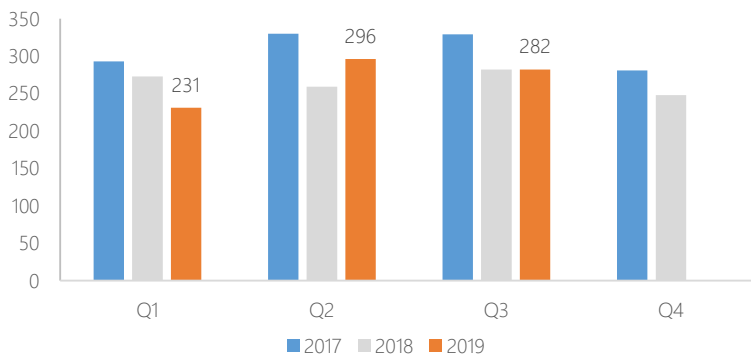


Median Sale Price by Year



Number of Transactions

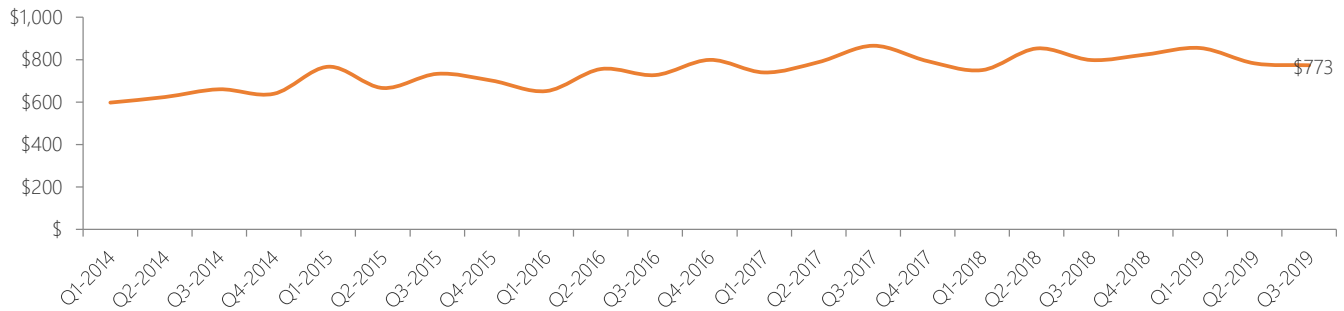
Quarter	2014	2015	2016	2017	2018	2019
Q1	297	364	301	293	273	231
Q2	418	373	364	330	259	296
Q3	436	387	360	329	282	282
Q4	372	338	344	281	248	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

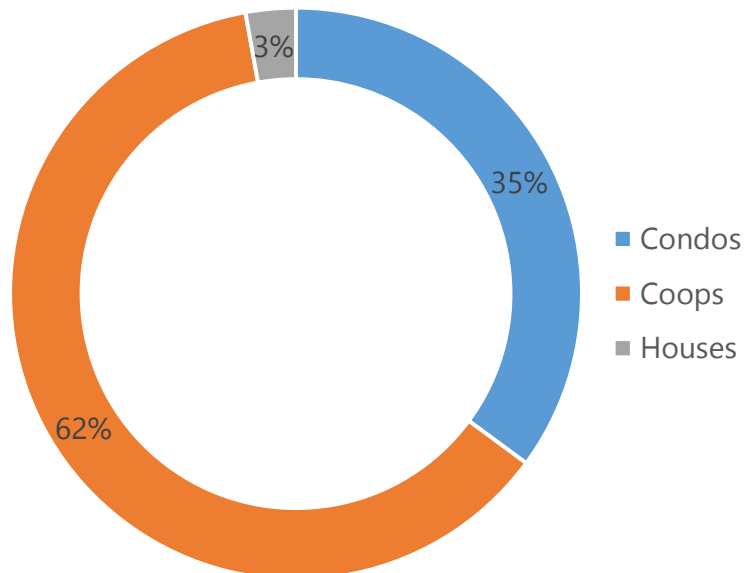


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	6%	\$881	-2%	99
Coops	\$492,500	-12%	\$658	-3%	175
Houses	\$1,654,000	-48%	\$542	-49%	8

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1399 Park Ave #2021A	1-01631-1171	5-Aug-19	\$3,600,000	Condo	
466 W 144th St	1-02059-0026	29-Aug-19	\$3,600,000	House	4,716
327 Convent Ave	1-02050-0027	9-Jul-19	\$3,450,000	House	4,720
1399 Park Ave #12D	1-01631-1148	5-Sep-19	\$2,443,800	Condo	
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
526 W 143rd St	1-02074-0154	13-Aug-19	\$1,800,000	House	3,392
417 Riverside Dr #PH	1-01895-0076	27-Aug-19	\$1,750,000	Coop	
215 W 122nd St #PENTH	1-01928-1806	7-Aug-19	\$1,720,000	Condo	
230 W 139th St	1-02024-0147	26-Sep-19	\$1,719,000	House	4,216
2077 Fifth Ave #PHA	1-01753-1211	4-Sep-19	\$1,635,000	Condo	1,625
14 Sylvan Ter	1-02109-0064	2-Jul-19	\$1,589,000	House	1,425
11 E 129th St	1-01754-0008	22-Aug-19	\$1,550,000	House	2,800
600 W 115th St #94	1-01896-1002	13-Sep-19	\$1,500,000	Coop	
117 W 123rd St #1B	1-01908-1302	15-Aug-19	\$1,475,000	Condo	1,074
88 Morningside Ave #9B	1-01948-1101	23-Sep-19	\$1,425,000	Coop	1,018
1800 Adam C Powell Blvd #3A	1-01826-1008	27-Aug-19	\$1,400,000	Condo	1,236
100 W 119th St #4B	1-01903-1011	22-Aug-19	\$1,385,000	Condo	1,440
1399 Park Ave #12E	1-01631-1149	27-Sep-19	\$1,375,000	Condo	
237 W 115th St #6A	1-01831-1133	22-Jul-19	\$1,315,000	Condo	1,141
105 W 119th St #C	1-01904-1012	11-Sep-19	\$1,279,000	Condo	1,577
875 W 181st St #RSD	1-02179-0001	24-Jul-19	\$1,273,500	Coop	1,500
1399 Park Ave #15B	1-01631-1158	19-Aug-19	\$1,272,813	Condo	
120 W 118th St #2	1-01902-1602	29-Aug-19	\$1,260,000	Condo	
23 W 116th St #5D	1-01600-1230	11-Sep-19	\$1,230,000	Condo	1,046
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
559 W 182nd St	1-02154-0060	26-Jul-19	\$1,221,900	House	2,472
404 Riverside Dr #4C	1-01895-0038	23-Sep-19	\$1,200,000	Coop	
100 W 119th St #2A	1-01903-1002	23-Jul-19	\$1,180,000	Condo	1,312
390 Riverside Dr #7A	1-01894-0031	9-Aug-19	\$1,175,000	Coop	1,200
1399 Park Ave #7B	1-01631-1111	15-Jul-19	\$1,160,494	Condo	
77 E 110th St #2A	1-01616-1003	16-Jul-19	\$1,160,000	Condo	
80 La Salle St #12F	1-01978-0001	12-Sep-19	\$1,155,000	Coop	1,250
17 Convent Ave #3B	1-01954-1108	3-Jul-19	\$1,151,174	Condo	
479 W 152nd St #5B	1-02067-1125	12-Jul-19	\$1,105,000	Condo	1,021
1399 Park Ave #10B	1-01631-1132	3-Jul-19	\$1,104,801	Condo	
1399 Park Ave #9B	1-01631-1125	3-Jul-19	\$1,089,528	Condo	
55 Park Ter E #B85	1-02243-0210	25-Jul-19	\$1,085,000	Coop	
159 W 118th St #4A	1-01903-1321	2-Jul-19	\$1,060,000	Condo	1,105
1399 Park Ave #7A	1-01631-1110	29-Aug-19	\$1,050,000	Condo	
24 Bennett Ave #46A	1-02180-0070	2-Jul-19	\$1,050,000	Coop	
80 La Salle St #2F	1-01978-0001	30-Sep-19	\$1,015,000	Coop	1,230
57 W 127th St #G	1-01725-1301	20-Aug-19	\$999,997	Condo	986
222 W 135th St #4B	1-01940-1310	26-Sep-19	\$999,000	Condo	1,380
1855 Adam C Powell Blvd #1D	1-01823-0001	29-Aug-19	\$995,000	Coop	
261 W 112th St #1B	1-01828-1507	16-Aug-19	\$995,000	Condo	1,061
380 Lenox Ave #4C	1-01727-1021	13-Aug-19	\$990,000	Condo	1,306



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
118 W 112th St #5B	1-01821-1118	19-Aug-19	\$975,000	Condo	914
461 W 150th St #1B	1-02065-1002	15-Aug-19	\$975,000	Condo	1,144
736 W 187th St #301	1-02180-1247	26-Sep-19	\$975,000	Condo	1,395
300 W 135th St #5G	1-01959-1073	11-Sep-19	\$955,000	Condo	1,039
215 E 96th St #28F	1-01646-1103	16-Jul-19	\$950,000	Coop	900
565 W 159th St	1-02118-0067	11-Jul-19	\$950,000	House	2,400
310 W 120th St #3I	1-01946-1024	14-Aug-19	\$940,000	Condo	925
1864 Adam C Powell Blvd #51	1-01829-0029	26-Sep-19	\$940,000	Coop	
300 W 135th St #6H	1-01959-1085	31-Jul-19	\$937,500	Condo	1,054
40 W 116th St #A307	1-01599-1223	9-Sep-19	\$935,000	Condo	948
479 W 152nd St #3A	1-02067-1104	5-Sep-19	\$925,000	Condo	1,354
161 E 110th St #8C	1-01638-1066	13-Sep-19	\$920,000	Condo	984
545 W 110th St #3C	1-01882-1147	4-Sep-19	\$905,000	Condo	801
68 Bradhurst Ave #8U	1-02045-1153	25-Jul-19	\$905,000	Condo	1,053
730 Fort Washington Ave #3H	1-02180-0628	6-Aug-19	\$899,000	Coop	1,250
247 W 115th St #4A	1-01831-1109	13-Aug-19	\$890,000	Condo	863
100 Overlook Ter #622	1-02180-0450	30-Jul-19	\$887,000	Coop	
603 W 148th St #4A	1-02095-1014	26-Sep-19	\$885,000	Condo	1,130
362 St Nicholas Ave #7B	1-01955-1114	30-Jul-19	\$885,000	Condo	879
1481 Fifth Ave #8H	1-01746-1025	20-Aug-19	\$875,000	Condo	884
17 Convent Ave #3D	1-01954-1110	11-Jul-19	\$870,604	Condo	
215 E 96th St #33A	1-01646-1103	29-Aug-19	\$870,000	Coop	883
80 La Salle St #19G	1-01978-0001	9-Aug-19	\$865,000	Coop	
1787 Madison Ave #611	1-01623-1002	19-Sep-19	\$860,000	Coop	
3117 Broadway #20	1-01993-0023	13-Sep-19	\$855,000	Coop	1,300
736 W 186th St #6D	1-02180-0166	8-Jul-19	\$850,000	Coop	
395 Riverside Dr #15E	1-01894-0067	16-Jul-19	\$850,000	Coop	
215 E 96th St #CONDP	1-01646-1103	1-Aug-19	\$850,000	Coop	679
900 W 190th St #9B	1-02179-0373	9-Jul-19	\$846,000	Coop	
17 Convent Ave #5A	1-01954-1115	1-Jul-19	\$835,000	Condo	
17 Convent Ave #2A	1-01954-1103	13-Aug-19	\$832,929	Condo	
300 W 135th St #9B	1-01959-1022	16-Sep-19	\$825,000	Condo	1,066
80 La Salle St #16G	1-01978-0001	5-Sep-19	\$820,000	Coop	
417 Manhattan Ave #B3	1-01944-1215	24-Sep-19	\$810,000	Condo	869
479 W 152nd St #1A	1-02067-1101	22-Jul-19	\$805,000	Condo	1,188
812 Riverside Dr #43	1-02136-1023	20-Sep-19	\$801,500	Condo	1,350
1270 Fifth Ave #12E	1-01614-0001	23-Jul-19	\$800,000	Coop	850
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	
77 E 110th St #4C	1-01616-1010	18-Sep-19	\$800,000	Condo	
77 Park Ter E #D83	1-02243-0230	1-Jul-19	\$795,000	Coop	
801 Riverside Dr #3G	1-02134-1123	1-Jul-19	\$780,000	Condo	1,180
435 E 117th St #1	1-01711-1206	20-Aug-19	\$770,000	Condo	807
1787 Madison Ave #509	1-01623-1002	26-Sep-19	\$760,000	Coop	
801 Riverside Dr #6A	1-02134-1141	26-Sep-19	\$760,000	Condo	949
575 Riverside Dr #34	1-02001-0060	22-Jul-19	\$740,000	Coop	1,200
57 Park Ter W #1E	1-02243-0399	16-Jul-19	\$740,000	Coop	
342 E 110th St #4D	1-01681-1116	23-Sep-19	\$730,000	Condo	830
3117 Broadway #42	1-01993-0023	2-Jul-19	\$725,000	Coop	1,100
40 W 116th St #A1217	1-01599-1352	25-Jul-19	\$720,000	Condo	742



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

