

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Lincoln Square, Manhattan

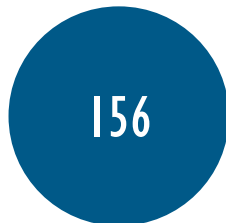
SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



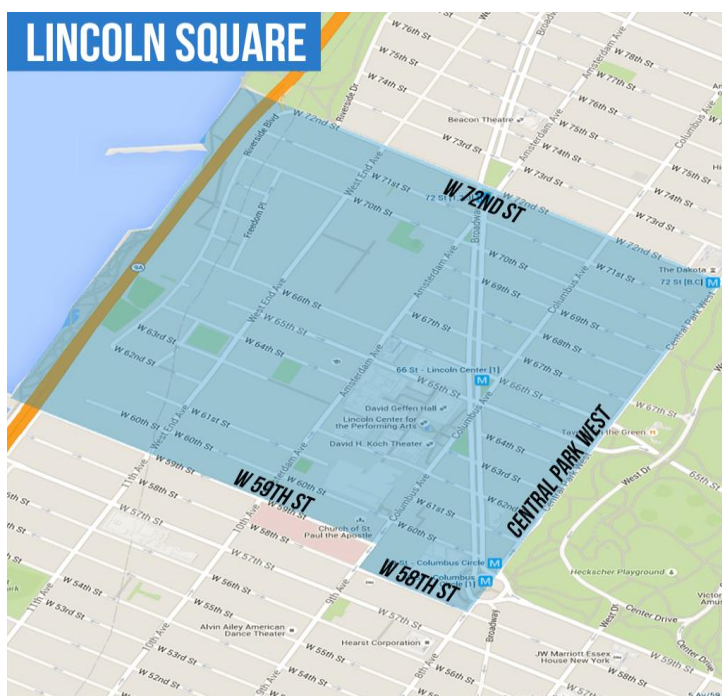
1% YoY

MANHATTAN
MEDIAN SALE PRICE



-1% YoY

NEIGHBORHOOD BOUNDARIES

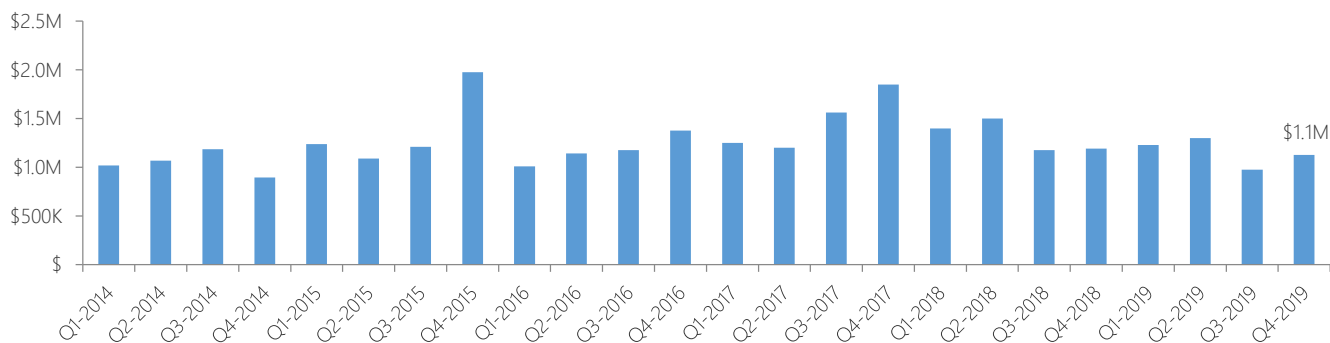


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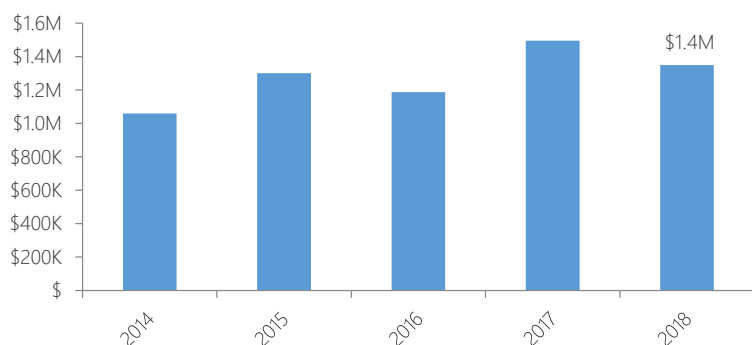


RESIDENTIAL STATS

Median Sale Price by Quarter

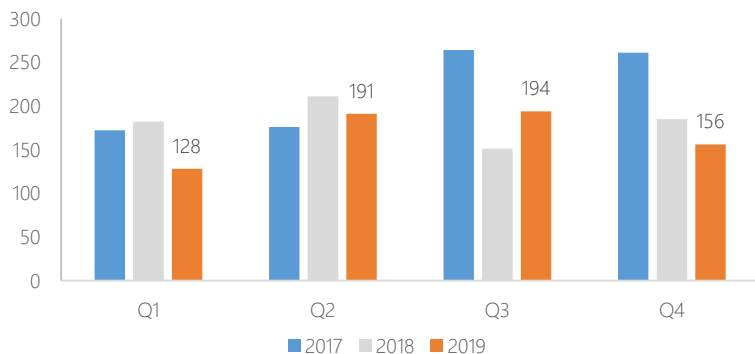


Median Sale Price by Year



Number of Transactions

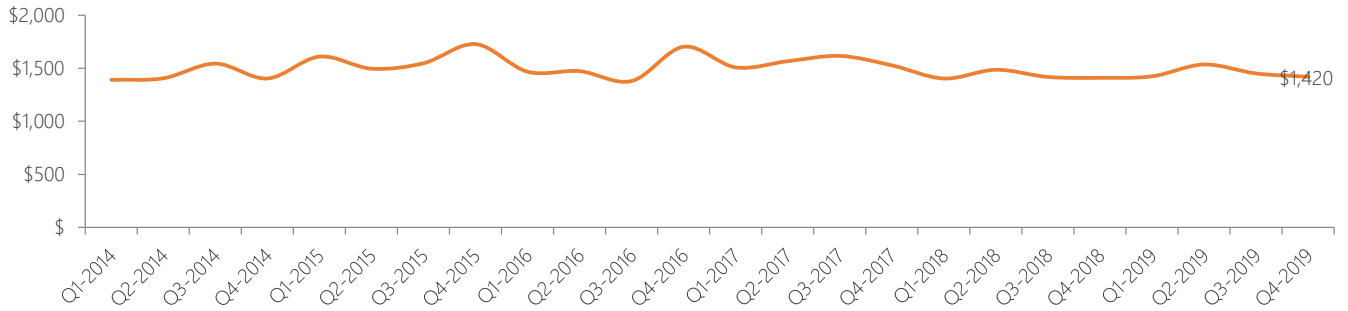
Quarter	2014	2015	2016	2017	2018	2019
Q1	229	164	170	172	182	128
Q2	240	248	188	176	211	191
Q3	255	289	193	264	151	194
Q4	230	303	187	261	185	156



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Median Sale Price per Square Foot

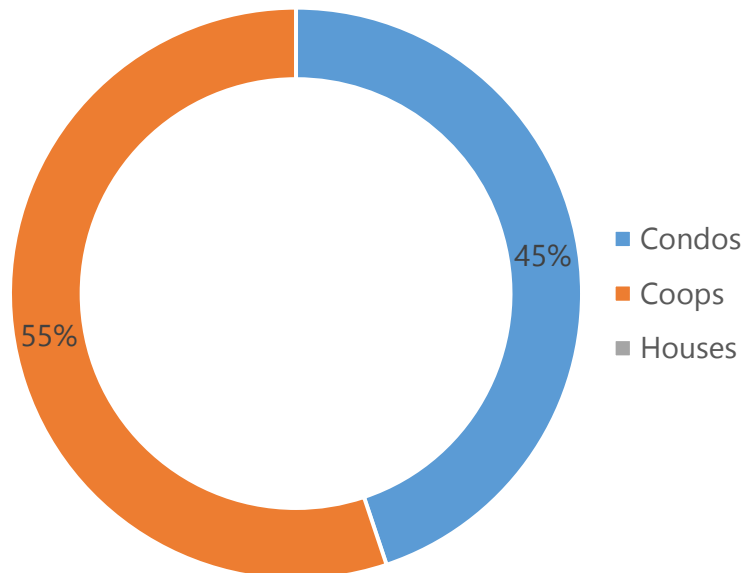


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,830,000	6%	\$1,481	-2%	70
Coops	\$840,000	1%	\$1,109	3%	86
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
91 Central Park W #PHA	1-01122-0029	25-Nov-19	\$17,500,000	Coop	
50 Central Park W #7B	1-01117-0036	5-Dec-19	\$7,500,000	Coop	
91 Central Park W #11B	1-01122-0029	24-Dec-19	\$6,090,500	Coop	
80 Columbus Cir #NT65A	1-01049-1145	12-Dec-19	\$6,050,000	Condo	1,709
200 Riverside Blvd #21ET	1-01171-1226	23-Dec-19	\$5,200,000	Condo	1,217
200 W End Ave #15F	1-01158-1625	23-Dec-19	\$5,075,000	Condo	2,847
30 W 63rd St #27S	1-01115-2068	6-Nov-19	\$4,995,000	Condo	2,006
17 W 71st St #5	1-01124-0021	3-Dec-19	\$4,170,000	Coop	
150 Columbus Ave #23C	1-01138-1113	26-Dec-19	\$3,995,000	Condo	2,022
43 W 64th St #8B	1-01117-1125	4-Nov-19	\$3,900,000	Condo	2,337
101 W 67th St #47C	1-01139-1415	11-Dec-19	\$3,700,000	Condo	1,284
1965 Broadway #24A	1-01138-1397	22-Nov-19	\$3,500,000	Condo	1,859
50 Riverside Blvd #6A	1-01171-2504	4-Oct-19	\$3,270,000	Condo	1,979
17 W 71st St #4B	1-01124-0021	7-Nov-19	\$3,240,000	Coop	2,400
80 Riverside Blvd #25D	1-01171-4223	17-Dec-19	\$3,125,000	Condo	1,845
80 Riverside Blvd #22D	1-01171-4211	25-Oct-19	\$3,070,000	Condo	1,845
1965 Broadway #23H	1-01138-1394	11-Dec-19	\$2,990,000	Condo	1,577
30 W 63rd St #25AB	1-01115-2019	25-Oct-19	\$2,975,000	Condo	1,213
200 Riverside Blvd #6B	1-01171-1077	6-Dec-19	\$2,950,000	Condo	812
50 W 67th St #2AB	1-01119-0050	21-Oct-19	\$2,875,000	Coop	
25 Central Park W #10V	1-01115-1244	2-Oct-19	\$2,400,000	Condo	829
50 Riverside Blvd #14G	1-01171-2618	20-Dec-19	\$2,355,000	Condo	1,446
62 W 62nd St #8D	1-01114-1178	22-Oct-19	\$2,275,000	Condo	1,657
16 W 68th St #1	1-01120-0040	25-Nov-19	\$2,212,625	Coop	
80 Riverside Blvd #16E	1-01171-4177	9-Dec-19	\$2,132,500	Condo	1,492
59 W 71st St #6B	1-01124-0005	10-Oct-19	\$2,100,000	Coop	
44 W 62nd St #31E	1-01114-0061	19-Dec-19	\$2,100,000	Coop	
200 Riverside Blvd #39C	1-01171-1154	24-Oct-19	\$2,082,500	Condo	1,326
555 W 59th St #26A	1-01151-1454	3-Dec-19	\$2,075,000	Condo	1,380
50 Riverside Blvd #5G	1-01171-2610	23-Oct-19	\$2,035,000	Condo	1,464
555 W 59th St #19F	1-01151-1413	18-Nov-19	\$2,025,000	Condo	1,273
220 Riverside Blvd #12L	1-01171-1699	20-Dec-19	\$1,990,000	Condo	1,454
10 W End Ave #8H	1-01151-1249	7-Nov-19	\$1,975,000	Condo	1,377
235 W End Ave #PHC	1-01182-1148	13-Nov-19	\$1,950,000	Condo	961
15 Central Park W #16H	1-01114-1385	21-Oct-19	\$1,921,988	Condo	1,343
161 W 61st St #25C	1-01132-1154	14-Nov-19	\$1,910,000	Condo	1,209
50 W 67th St #8GH	1-01119-0050	12-Nov-19	\$1,900,000	Coop	
20 W 64th St #34J	1-01116-1285	19-Dec-19	\$1,800,000	Condo	953
20 W 64th St #27R	1-01116-1511	6-Dec-19	\$1,800,000	Condo	1,052
345 W 58th St #7M	1-01049-0001	3-Oct-19	\$1,760,000	Coop	1,250
201 W 70th St #24B	1-01162-0029	13-Nov-19	\$1,700,000	Coop	
160 W End Ave #4TU	1-01158-1007	11-Oct-19	\$1,700,000	Coop	
160 W 66th St #24D	1-01137-1083	19-Dec-19	\$1,690,000	Condo	1,087
45 W 67th St #12C	1-01120-1061	3-Oct-19	\$1,645,000	Condo	1,012
180 W End Ave #7L	1-01158-1107	6-Dec-19	\$1,635,000	Coop	
15 Central Park W #38A	1-01114-1456	31-Dec-19	\$1,605,803	Condo	2,848
345 W 58th St #15AS	1-01049-0001	4-Nov-19	\$1,550,000	Coop	
200 Riverside Blvd #304	1-01171-1011	3-Oct-19	\$1,530,000	Condo	1,204
1965 Broadway #17F	1-01138-1333	20-Dec-19	\$1,525,000	Condo	913
80 Central Park W #14C	1-01121-0029	18-Nov-19	\$1,512,500	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
322 W 72nd St #1A	1-01183-0042	21-Nov-19	\$1,500,000	Coop	
120 Riverside Blvd #15F	1-01171-3096	5-Nov-19	\$1,375,000	Condo	917
34-40 W 72nd St #42	1-01124-1002	26-Nov-19	\$1,353,384	Coop	
161 W 61st St #28F	1-01132-1174	21-Oct-19	\$1,350,000	Condo	948
50 W 67th St #3C	1-01119-0050	25-Oct-19	\$1,350,000	Coop	
34-40 W 72nd St #118	1-01124-1002	27-Nov-19	\$1,350,000	Coop	1,200
150-156 W End Ave #2C	1-01158-1208	22-Nov-19	\$1,350,000	Coop	1,285
150-156 W End Ave #6A	1-01158-1208	21-Nov-19	\$1,325,000	Coop	
80 Riverside Blvd #7H	1-01171-4094	23-Oct-19	\$1,290,000	Condo	798
201 W 70th St #37G	1-01162-0029	29-Oct-19	\$1,270,000	Coop	
322 W 72nd St #12D	1-01183-0042	5-Nov-19	\$1,250,000	Coop	1,100
1991 Broadway #14A	1-01139-1040	6-Dec-19	\$1,220,000	Condo	968
25 Central Park W #8W	1-01115-1197	26-Nov-19	\$1,200,000	Condo	834
120 Riverside Blvd #6R	1-01171-3213	27-Nov-19	\$1,160,000	Condo	851
240 Riverside Blvd #14D	1-01171-2186	3-Dec-19	\$1,150,000	Condo	825
1 W 67th St #309	1-01120-0023	29-Oct-19	\$1,150,000	Coop	900
30 W 63rd St #14E	1-01115-1812	18-Dec-19	\$1,145,531	Condo	673
345 W 58th St #8C	1-01049-0001	9-Oct-19	\$1,125,000	Coop	1,100
45 W 67th St #18F	1-01120-1100	12-Nov-19	\$1,125,000	Condo	768
25 Central Park W #3V	1-01115-1076	13-Nov-19	\$1,125,000	Condo	818
161 W 61st St #25E	1-01132-1155	15-Oct-19	\$1,120,700	Condo	822
225 W 60th St #11A	1-01152-1030	26-Nov-19	\$1,065,000	Condo	719
201 W 70th St #19KL	1-01162-0029	4-Nov-19	\$1,045,076	Coop	
165 W 66th St #20B	1-01138-0001	22-Nov-19	\$1,040,000	Coop	
246 W End Ave #GC	1-01163-0001	18-Dec-19	\$1,040,000	Coop	1,000
220 Riverside Blvd #4D	1-01171-1543	20-Dec-19	\$999,999	Condo	775
100 Riverside Blvd #20A	1-01171-3422	20-Dec-19	\$995,000	Condo	914
220 Riverside Blvd #19C	1-01171-1511	19-Dec-19	\$980,000	Condo	755
220 Riverside Blvd #25E	1-01171-1602	21-Nov-19	\$980,000	Condo	905
119 W 71st St #5D	1-01143-0024	29-Oct-19	\$965,000	Coop	
160 W End Ave #1112T	1-01158-1007	28-Oct-19	\$955,000	Coop	
303 W 66th St #3HE	1-01179-0019	14-Nov-19	\$950,000	Coop	
303 W 66th St #12FW	1-01179-0019	5-Nov-19	\$950,000	Coop	
303 W 66th St #15GE	1-01179-0019	29-Oct-19	\$945,000	Coop	
44 W 62nd St #5F	1-01114-0061	15-Oct-19	\$900,000	Coop	800
140 W End Ave #19B	1-01158-1310	11-Dec-19	\$895,000	Coop	
205 W End Ave #16V	1-01179-1308	6-Nov-19	\$890,000	Coop	
120 Riverside Blvd #14V	1-01171-3268	23-Oct-19	\$875,000	Condo	678
170 W End Ave #10J	1-01158-1405	15-Nov-19	\$865,000	Coop	
315 W 70th St #7L	1-01182-0020	16-Oct-19	\$860,000	Coop	
140 W End Ave #18V	1-01158-1310	7-Nov-19	\$860,000	Coop	
120 Riverside Blvd #4M	1-01171-3171	26-Nov-19	\$850,000	Condo	832
160 W End Ave #25P	1-01158-1007	20-Dec-19	\$840,000	Coop	
20 W 72nd St #504	1-01124-0046	15-Oct-19	\$835,000	Coop	
200 Riverside Blvd #408	1-01171-1020	3-Dec-19	\$810,000	Condo	684
160 W End Ave #6K	1-01158-1007	15-Nov-19	\$800,000	Coop	
235 W End Ave #4D	1-01182-1032	18-Oct-19	\$797,209	Condo	777
205 W End Ave #14B	1-01179-1308	30-Oct-19	\$780,000	Coop	
155 W 71st St #4F	1-01143-1234	20-Dec-19	\$765,000	Condo	555
109 W 70th St #1R	1-01142-0029	22-Oct-19	\$760,000	Coop	



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