

# MANHATTAN VALLEY

A quarterly analysis of residential sales  
in Manhattan Valley, Manhattan

4th Quarter 2019



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# Residential Market Report, 4th Quarter 2019

## Manhattan Valley, Manhattan

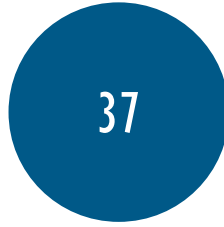
### SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



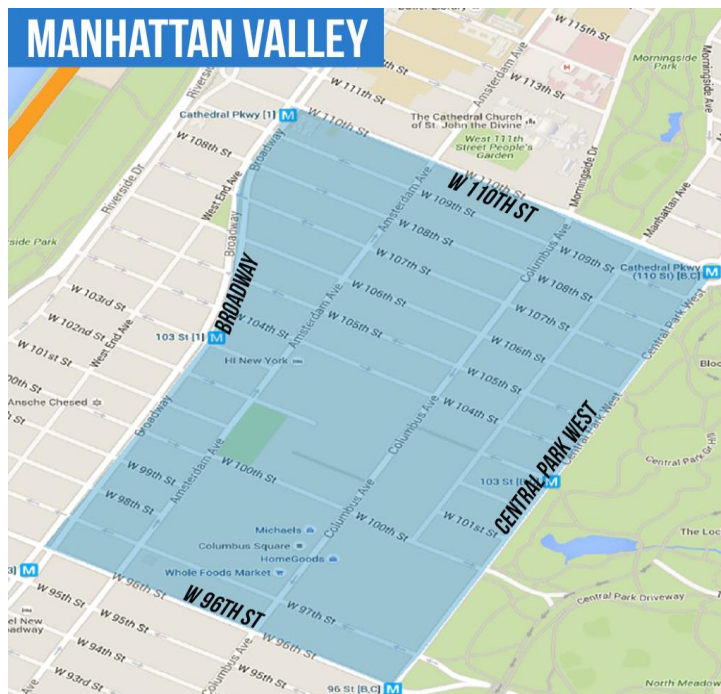
-11% YoY

MANHATTAN  
MEDIAN SALE PRICE



-1% YoY

### NEIGHBORHOOD BOUNDARIES

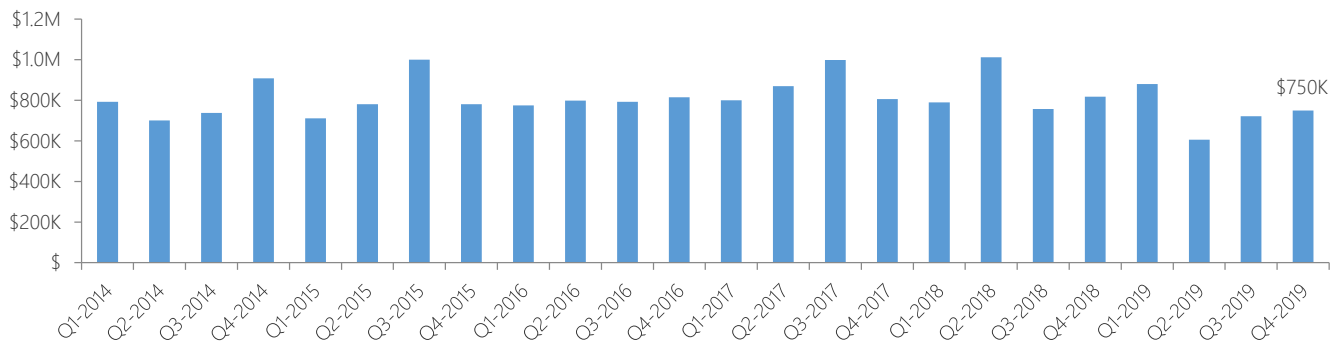


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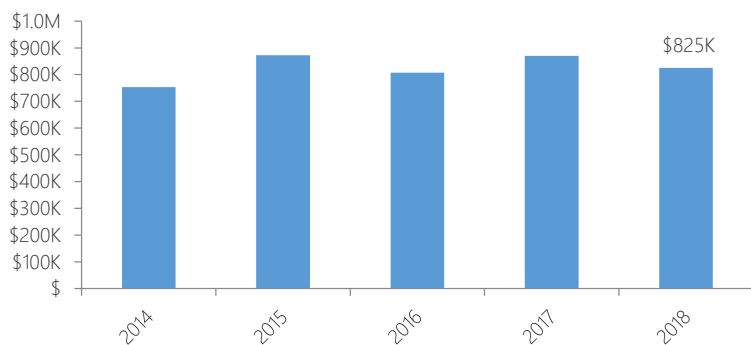


# RESIDENTIAL STATS

## Median Sale Price by Quarter

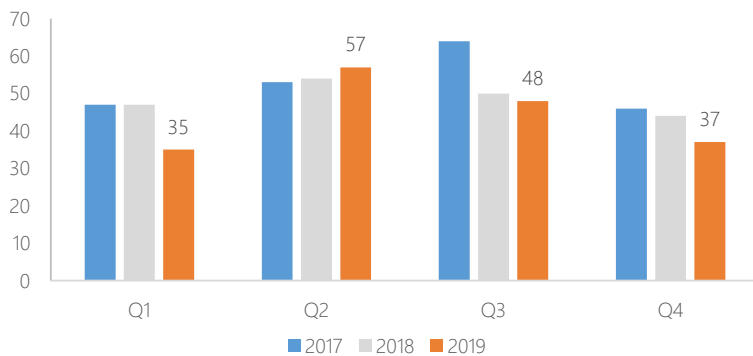


## Median Sale Price by Year



## Number of Transactions

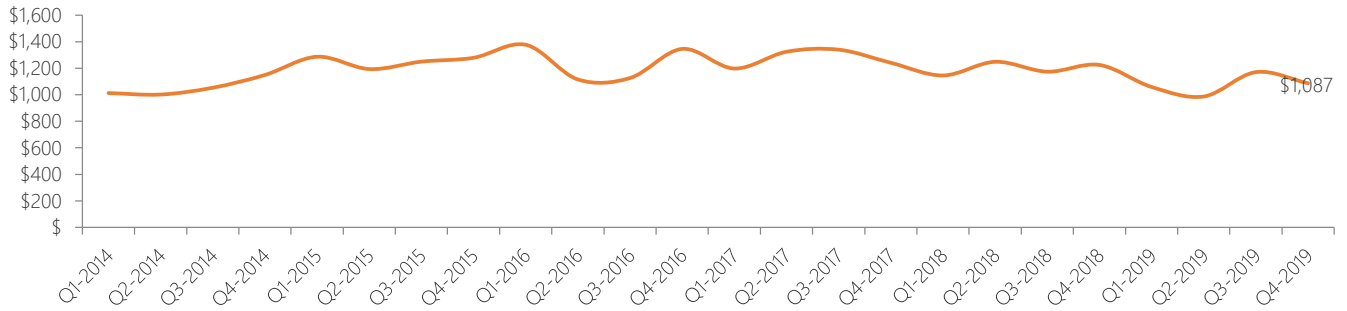
Quarter	2014	2015	2016	2017	2018	2019
Q1	38	57	42	47	47	35
Q2	53	53	58	53	54	57
Q3	64	87	46	64	50	48
Q4	54	45	46	46	44	37



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## Median Sale Price per Square Foot

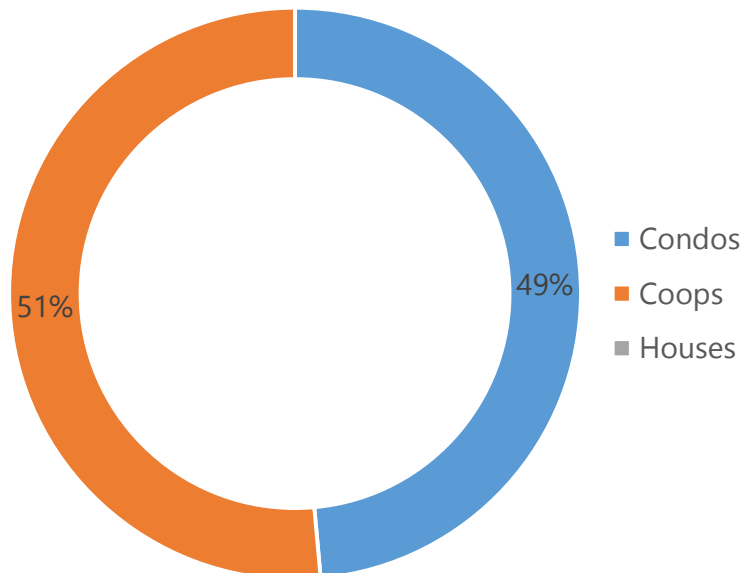


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$785,000	-9%	\$1,116	-16%	17
Coops	\$714,000	-3%	\$999	3%	18
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
444 Central Park W #8A	1-01840-0029	20-Nov-19	\$2,550,000	Coop	
415 Central Park W #12B	1-01837-0029	21-Oct-19	\$1,375,000	Coop	1,200
372 Central Park W #20W	1-01833-2412	9-Dec-19	\$1,367,000	Condo	823
49 W 96th St #6C	1-01832-0006	7-Oct-19	\$1,195,000	Coop	
514 W 110th St #10A	1-01881-1338	22-Nov-19	\$1,170,000	Condo	1,203
117 W 96th St #2	1-01851-0020	21-Nov-19	\$1,098,000	Coop	1,100
100 Manhattan Ave #35	1-01840-1034	7-Oct-19	\$1,075,000	Condo	1,170
4 W 109th St #4E	1-01844-0037	13-Nov-19	\$975,000	Coop	950
952 Columbus Ave #2B	1-01861-1103	8-Nov-19	\$935,000	Condo	
400 Central Park W #5L	1-01833-4095	20-Nov-19	\$925,000	Condo	649
372 Central Park W #3Y	1-01833-2062	20-Dec-19	\$875,000	Condo	648
407 Central Park W #2C	1-01836-0031	6-Nov-19	\$870,000	Coop	900
392 Central Park W #9H	1-01833-3180	31-Oct-19	\$835,000	Condo	702
300 W 110th St #17A	1-01845-1151	21-Oct-19	\$825,000	Condo	765
480 Central Park W #5B	1-01844-1041	13-Nov-19	\$785,000	Condo	860
400 Central Park W #14V	1-01833-4279	26-Dec-19	\$785,000	Condo	702
200 W 109th St #A6	1-01880-1014	28-Oct-19	\$755,000	Condo	949
50 W 106th St #11C	1-01841-0052	27-Nov-19	\$750,000	Coop	750
370 Central Park W #309	1-01832-0036	2-Dec-19	\$729,000	Coop	725
200 W 108th St #11C	1-01879-0036	2-Oct-19	\$728,000	Coop	
400 Central Park W #2T	1-01833-4035	25-Nov-19	\$722,250	Condo	533
203 W 102nd St #4R	1-01874-0028	12-Nov-19	\$700,000	Coop	
382 Central Park W #5U	1-01833-1102	21-Oct-19	\$690,000	Condo	545
49 W 96th St #3E	1-01832-0006	5-Dec-19	\$680,000	Coop	800
300 W 110th St #2H	1-01845-1018	26-Nov-19	\$655,000	Condo	589
220 Manhattan Ave #1B	1-01845-1192	3-Oct-19	\$645,000	Condo	589
400 Central Park W #6F	1-01833-4112	6-Nov-19	\$635,000	Condo	533
200 W 108th St #11E	1-01879-0036	15-Nov-19	\$600,000	Coop	
65 W 107th St #2D	1-01843-1025	15-Nov-19	\$592,500	Condo	532
50 W 106th St #16B	1-01841-0052	11-Oct-19	\$570,000	Coop	600
444 Central Park W #4H	1-01840-0029	18-Oct-19	\$554,946	Coop	
230 W 105th St #2C	1-01876-0046	16-Oct-19	\$470,000	Coop	
205 W 103rd St #2E	1-01875-0026	22-Nov-19	\$428,878	Coop	
4-6 W 105th St #4A	1-01840-0037	8-Oct-19	\$383,000	Coop	
15 W 108th St #20	1-01844-0022	8-Nov-19	\$215,000	Coop	



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