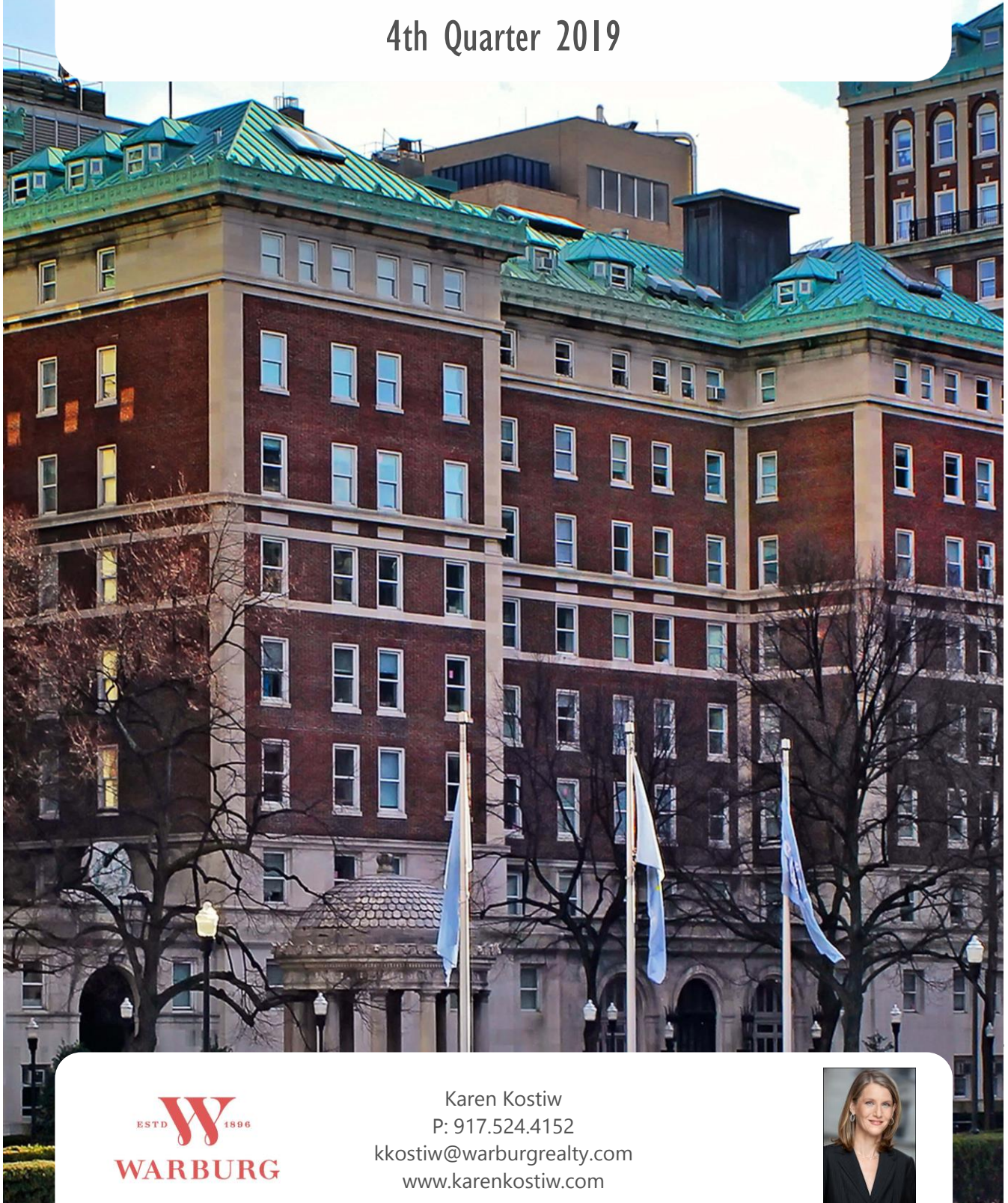


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$648K

-11% YoY

NO. OF TRANSACTIONS

33

83% YoY

MEDIAN PRICE/SQ.FT.

\$747

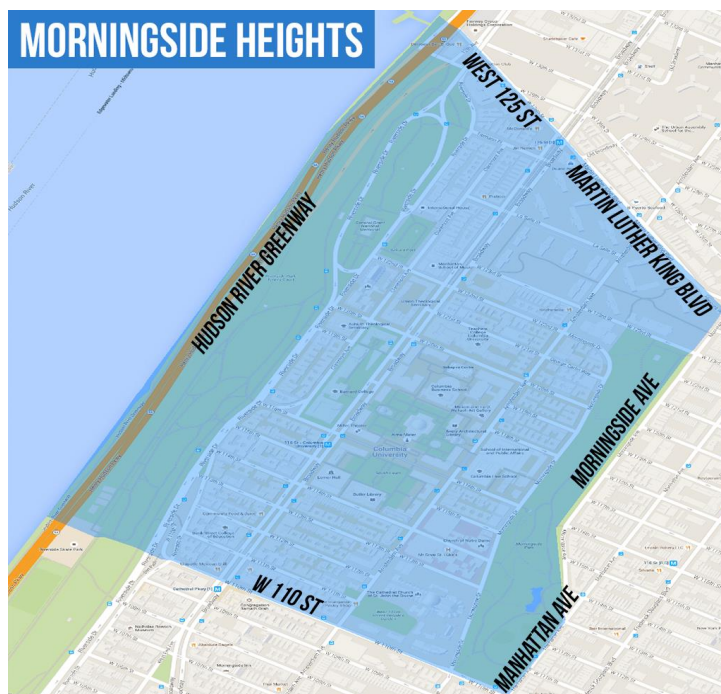
-17% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

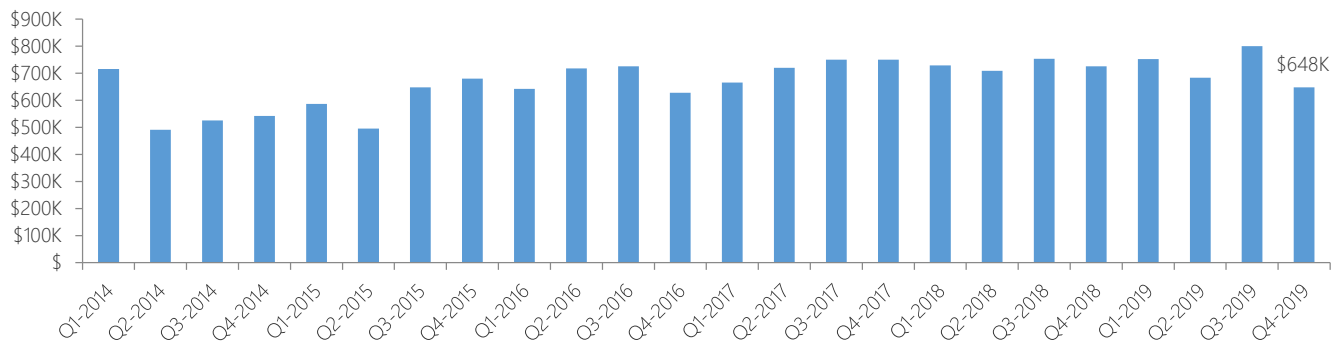


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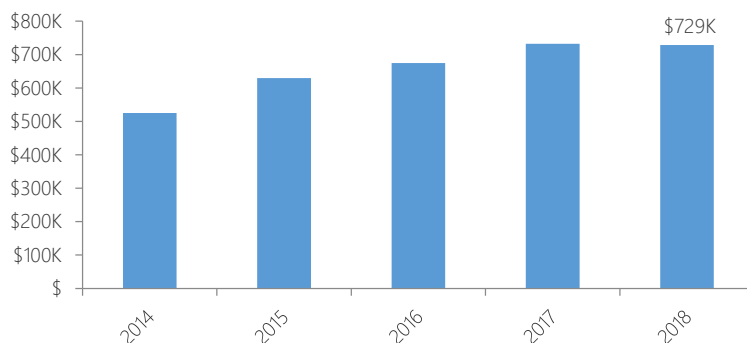


RESIDENTIAL STATS

Median Sale Price by Quarter

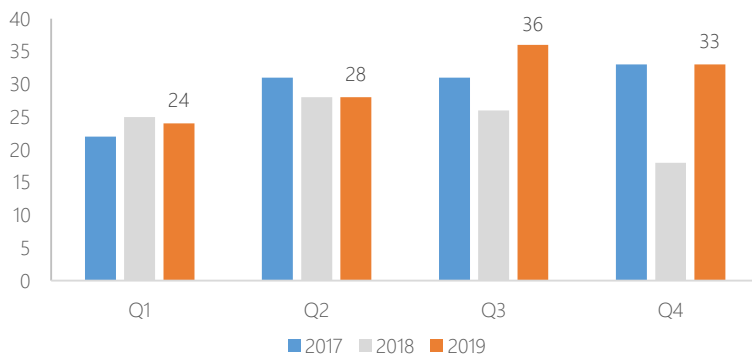


Median Sale Price by Year



Number of Transactions

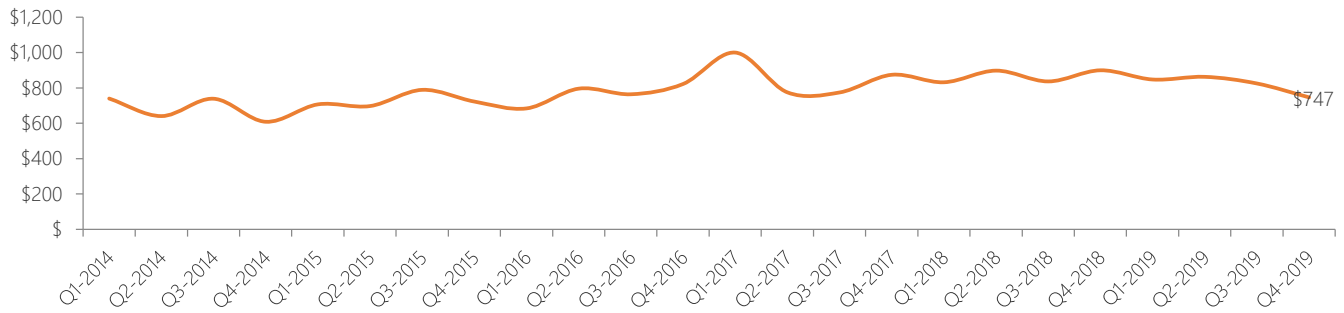
Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	28	22	25	24
Q2	42	28	36	31	28	28
Q3	47	41	34	31	26	36
Q4	30	34	32	33	18	33



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Median Sale Price per Square Foot

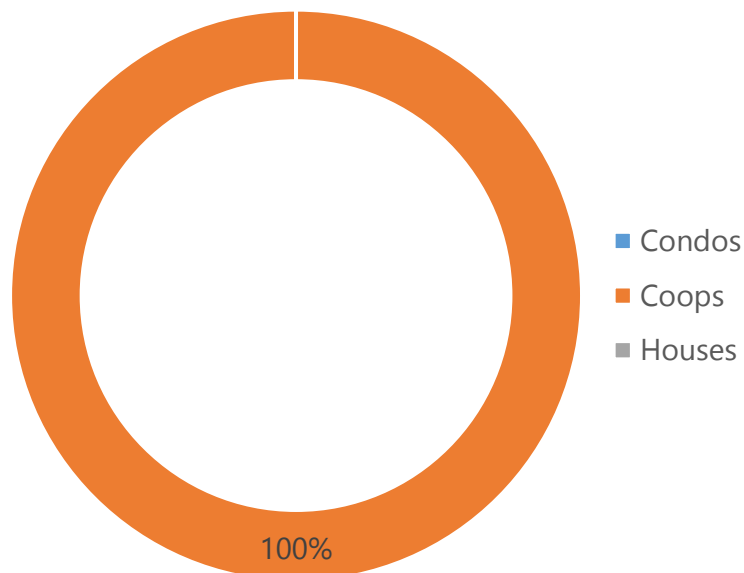


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$647,500	-11%	\$747	-17%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
390 Riverside Dr #10F	1-01894-0031	15-Oct-19	\$2,262,000	Coop	
600 W 111th St #11E	1-01894-1002	18-Oct-19	\$2,195,000	Coop	
395 Riverside Dr #9A	1-01894-0067	1-Oct-19	\$1,490,000	Coop	
600 W 115th St #62	1-01896-1002	3-Dec-19	\$975,000	Coop	
528 W 111th St #4	1-01882-0051	31-Dec-19	\$876,000	Coop	
69 Tiemann Pl #30	1-01995-0005	17-Dec-19	\$850,239	Coop	
606 W 113th St #5B	1-01895-0025	26-Nov-19	\$825,000	Coop	970
507 W 111th St #61	1-01883-0025	8-Oct-19	\$805,000	Coop	
400 Riverside Dr #1F	1-01895-0001	27-Dec-19	\$795,000	Coop	1,000
80 La Salle St #13G	1-01978-0001	6-Nov-19	\$785,000	Coop	
606 W 113th St #4C	1-01895-0025	12-Dec-19	\$782,000	Coop	
390 Riverside Dr #10D	1-01894-0031	4-Dec-19	\$750,000	Coop	
390 Riverside Dr #5C	1-01894-0031	19-Nov-19	\$735,000	Coop	
417 Riverside Dr #7C	1-01895-0076	17-Dec-19	\$725,000	Coop	
80 La Salle St #8G	1-01978-0001	7-Oct-19	\$690,000	Coop	1,100
535 W 110th St #4A	1-01882-0008	5-Dec-19	\$655,000	Coop	750
170 Claremont Ave #19	1-01993-0043	18-Dec-19	\$640,000	Coop	
380 Riverside Dr #4L	1-01894-0001	31-Oct-19	\$635,000	Coop	
80 La Salle St #18H	1-01978-0001	7-Nov-19	\$620,000	Coop	900
80 La Salle St #7C	1-01978-0001	16-Oct-19	\$590,000	Coop	724
535 W 110th St #4J	1-01882-0008	31-Oct-19	\$545,000	Coop	
31 Tiemann Pl #52	1-01995-1002	11-Oct-19	\$545,000	Coop	
380 Riverside Dr #6C	1-01894-0001	30-Oct-19	\$520,000	Coop	680
507 W 111th St #1	1-01883-0025	18-Nov-19	\$510,000	Coop	
80 La Salle St #13H	1-01978-0001	17-Oct-19	\$510,000	Coop	700
400 Riverside Dr #2H	1-01895-0001	18-Nov-19	\$479,000	Coop	
40 Tiemann Pl #4A	1-01993-0094	26-Nov-19	\$450,000	Coop	
552 Riverside Dr #1L	1-01995-0077	4-Nov-19	\$435,000	Coop	
80 La Salle St #7D	1-01978-0001	1-Nov-19	\$425,000	Coop	950
80 La Salle St #15B	1-01978-0001	13-Nov-19	\$395,000	Coop	904
1264 Amsterdam Ave #5C	1-01977-0031	4-Oct-19	\$365,000	Coop	
615 W 113th St #42	1-01895-0047	20-Dec-19	\$281,000	Coop	



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