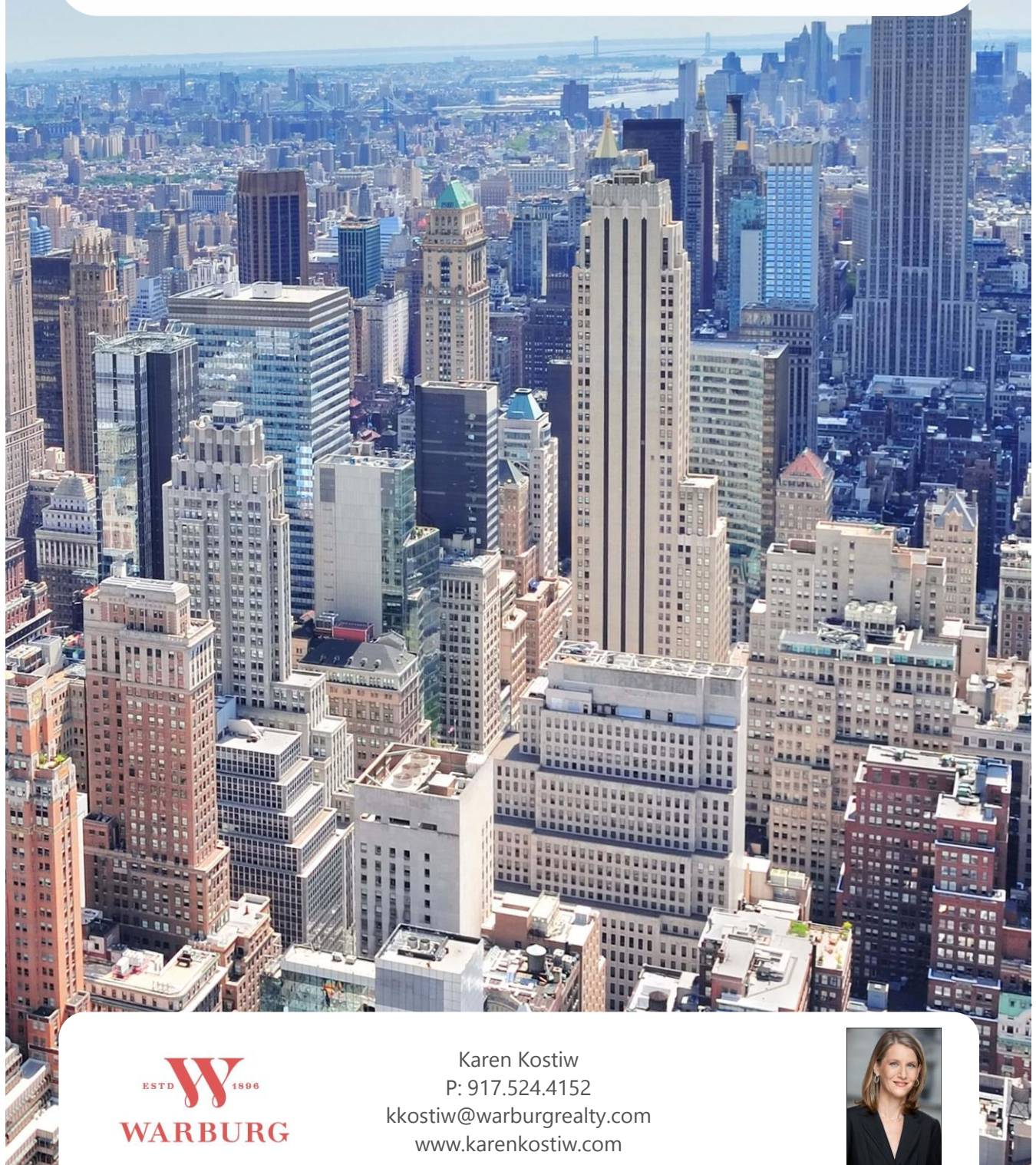


UPPER WEST SIDE

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

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.07M

-9% YoY

NO. OF TRANSACTIONS

247

6% YoY

MEDIAN PRICE/SQ.FT.

\$1,252

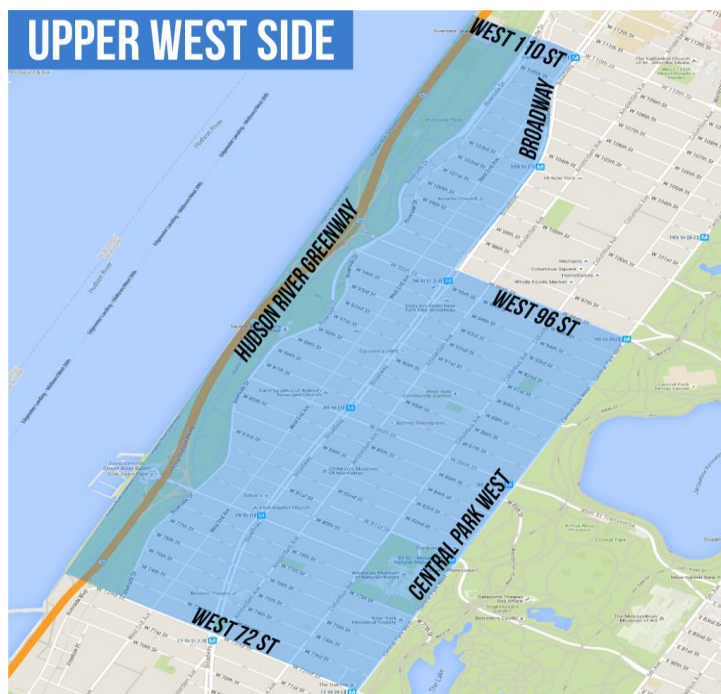
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

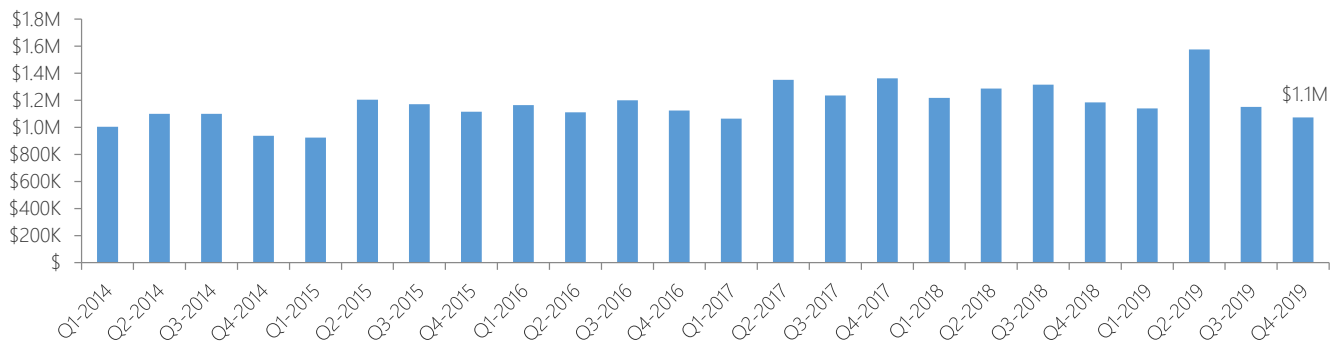


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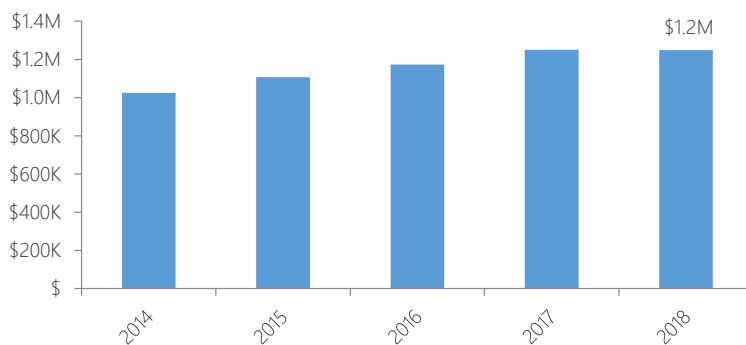


RESIDENTIAL STATS

Median Sale Price by Quarter

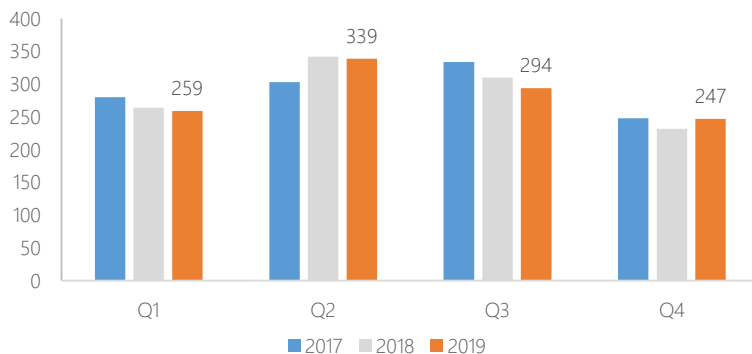


Median Sale Price by Year



Number of Transactions

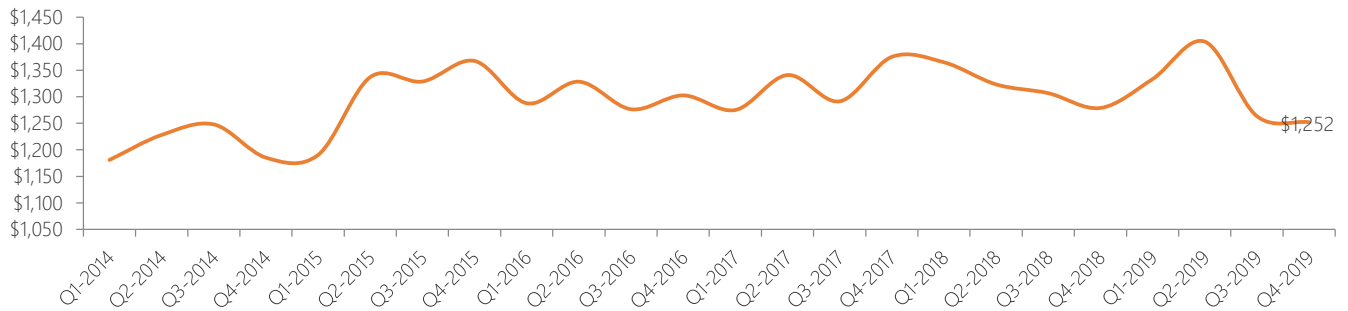
Quarter	2014	2015	2016	2017	2018	2019
Q1	332	307	290	280	264	259
Q2	381	356	311	303	342	339
Q3	429	375	360	334	310	294
Q4	279	346	269	248	232	247



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Median Sale Price per Square Foot

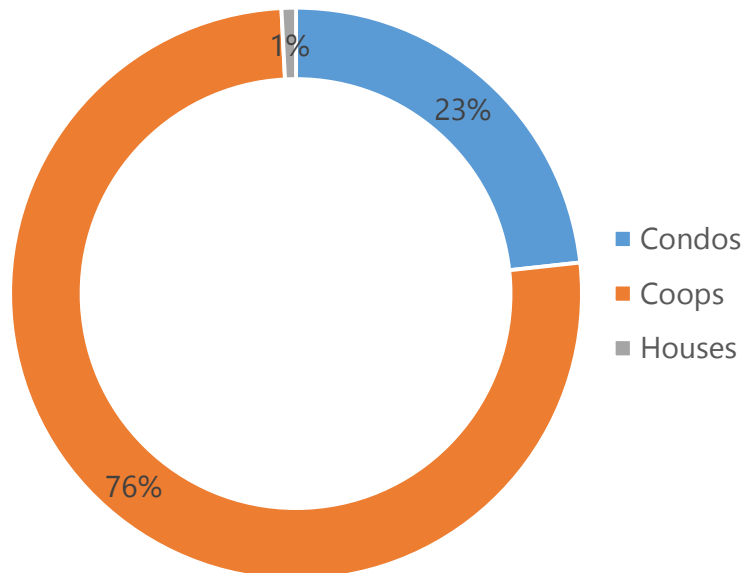


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,437,775	-6%	\$1,326	-13%	57
Coops	\$977,500	-9%	\$1,125	-3%	186
Houses	\$8,249,235	-24%	\$1,153	-24%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
205 W 79th St #12	1-01227-1019	17-Dec-19	\$11,200,000	Condo	
323 W 88th St	1-01250-0020	21-Nov-19	\$9,999,999	House	8,500
2376 Broadway #605	1-01234-1301	20-Dec-19	\$6,562,293	Condo	3,000
332 W 84th St	1-01245-0092	19-Nov-19	\$6,498,472	House	5,749
140 Riverside Dr #19HO	1-01248-0001	7-Nov-19	\$6,221,250	Coop	
100 Riverside Dr #17AB	1-01245-0003	13-Dec-19	\$5,800,000	Coop	
279 Central Park W #9B	1-01202-1022	27-Dec-19	\$5,400,000	Condo	2,215
235 W 75th St #505	1-01167-1241	18-Oct-19	\$4,985,073	Condo	2,424
320 Central Park W #8A	1-01205-0034	15-Nov-19	\$4,800,000	Coop	
353 Central Park W #3	1-01209-1003	9-Dec-19	\$4,600,000	Condo	2,733
235 W 75th St #302	1-01167-1216	3-Dec-19	\$4,481,234	Condo	2,452
110-118 Riverside Dr #9A	1-01245-0047	18-Oct-19	\$4,200,000	Coop	
22 Riverside Dr #14B	1-01184-1023	17-Dec-19	\$4,000,000	Condo	2,160
245 W 99th St #4B	1-01871-1005	16-Dec-19	\$3,550,000	Condo	2,420
277 W End Ave #9B	1-01184-0019	4-Oct-19	\$3,400,000	Coop	
515 W End Ave #11C	1-01246-0036	1-Nov-19	\$3,400,000	Coop	2,009
35 W 81st St #12A	1-01195-0010	4-Dec-19	\$3,250,000	Coop	1,200
450 W End Ave #9C	1-01229-0061	5-Dec-19	\$3,250,000	Coop	
205 W 76th St #7A	1-01168-1084	17-Dec-19	\$3,220,000	Condo	1,653
15 W 81st St #2E	1-01195-0018	22-Nov-19	\$3,188,431	Coop	2,400
100 Riverside Dr #10A	1-01245-0003	30-Oct-19	\$3,150,000	Coop	
270 W End Ave #5S	1-01164-0063	1-Oct-19	\$2,950,000	Coop	
425 W End Ave #7B	1-01244-0044	8-Nov-19	\$2,850,000	Coop	
121 W 80th St	1-01211-0026	19-Dec-19	\$2,750,000	Coop	11,564
333 Central Park W #115	1-01207-0029	3-Dec-19	\$2,750,000	Coop	1,600
336 W End Ave #7C	1-01167-0061	7-Oct-19	\$2,715,000	Coop	
23 W 73rd St #1409	1-01126-0014	17-Oct-19	\$2,650,000	Coop	1,385
145 W 86th St #9A	1-01217-0014	10-Dec-19	\$2,600,000	Coop	
11 Riverside Dr #5RSW	1-01184-0031	2-Dec-19	\$2,600,000	Coop	
240 W 98th St #9A	1-01869-1208	20-Nov-19	\$2,600,000	Condo	1,698
15 W 81st St #7G	1-01195-0018	3-Dec-19	\$2,600,000	Coop	
645 W End Ave #7A	1-01251-0062	15-Nov-19	\$2,587,500	Coop	
845 W End Ave #3B	1-01889-1215	12-Nov-19	\$2,575,000	Condo	1,942
33 Riverside Dr #10C	1-01185-0001	19-Nov-19	\$2,510,000	Coop	1,900
137 Riverside Dr #11B	1-01247-0057	9-Dec-19	\$2,500,000	Coop	
161 W 75th St #9D	1-01147-1003	30-Oct-19	\$2,450,000	Coop	
285 Riverside Dr #12G	1-01889-0036	3-Dec-19	\$2,450,000	Coop	
200 W 79th St #PHL	1-01170-1010	7-Nov-19	\$2,420,000	Coop	
30 W 90th St #7B	1-01203-1032	1-Oct-19	\$2,350,000	Condo	996
314 W 100th St #72	1-01888-1227	17-Oct-19	\$2,330,000	Condo	1,752
316 W 79th St #12E	1-01186-0091	31-Oct-19	\$2,300,000	Coop	
277 W End Ave #11D	1-01184-0019	11-Dec-19	\$2,300,000	Coop	
11 Riverside Dr #4NE	1-01184-0031	7-Oct-19	\$2,235,000	Coop	1,480
50 W 96th St #7B	1-01209-0053	22-Nov-19	\$2,211,190	Coop	
6 W 77th St #14F	1-01129-0039	15-Nov-19	\$2,200,000	Coop	
314 W 100th St #61	1-01888-1222	31-Dec-19	\$2,200,000	Condo	1,705
200 W 86th St #PHF	1-01233-0033	3-Oct-19	\$2,200,000	Coop	
315 W End Ave #7C	1-01184-0083	27-Dec-19	\$2,180,000	Coop	
54 W 82nd St #2	1-01195-0053	18-Oct-19	\$2,150,000	Coop	1,500
490 W End Ave #4B	1-01231-0001	29-Oct-19	\$2,129,150	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
305 W 98th St #1FN	1-01888-0010	12-Dec-19	\$2,100,000	Coop	2,000
825 W End Ave #11E	1-01889-1072	18-Dec-19	\$2,100,000	Condo	1,428
215 W 90th St #11D	1-01238-1271	9-Dec-19	\$2,087,413	Condo	1,630
41 W 72nd St #14C	1-01125-1097	16-Oct-19	\$2,070,000	Condo	638
150 W 87th St #1BF	1-01217-0050	7-Nov-19	\$2,068,706	Coop	
5 Riverside Dr #8C	1-01184-0028	6-Dec-19	\$1,959,400	Coop	
175 W 93rd St #2C	1-01224-0001	22-Nov-19	\$1,900,000	Coop	1,600
370 Riverside Dr #3B	1-01893-0032	18-Nov-19	\$1,885,000	Coop	
299 Riverside Dr #11A	1-01889-0072	17-Oct-19	\$1,860,000	Coop	
23 W 73rd St #101	1-01126-0014	30-Oct-19	\$1,860,000	Coop	1,400
60 Riverside Dr #15G	1-01186-0052	15-Oct-19	\$1,825,000	Coop	
201 W 72nd St #10D	1-01164-1135	24-Oct-19	\$1,800,000	Condo	1,076
771 W End Ave #2D	1-01887-0050	5-Nov-19	\$1,775,000	Coop	
320 W 90th St #4F	1-01250-0110	6-Dec-19	\$1,725,000	Coop	
165 W 91st St #14G	1-01222-1089	16-Oct-19	\$1,700,000	Condo	1,045
101 W 78th St #3C	1-01150-1304	17-Oct-19	\$1,683,363	Condo	1,523
23 W 73rd St #115	1-01126-0014	14-Nov-19	\$1,675,000	Coop	1,260
325 W 86th St #11B	1-01248-0019	14-Nov-19	\$1,675,000	Coop	
610 W 110th St #14A	1-01893-1155	14-Nov-19	\$1,665,056	Condo	1,452
2373 Broadway #RSD1	1-01234-1003	29-Oct-19	\$1,650,000	Coop	700
100 W 93rd St #6J	1-01223-1403	10-Oct-19	\$1,650,000	Condo	971
771 W End Ave #8FG	1-01887-0050	15-Oct-19	\$1,630,000	Coop	1,100
320 W 90th St #6F	1-01250-0110	14-Nov-19	\$1,620,000	Coop	
315 W 99th St #PHA	1-01888-0059	19-Dec-19	\$1,585,000	Coop	
257 Central Park W #12D	1-01199-0036	15-Oct-19	\$1,580,000	Coop	1,350
90 Riverside Dr #2C	1-01244-0063	30-Dec-19	\$1,575,000	Coop	1,350
215 W 90th St #2F	1-01238-1210	17-Dec-19	\$1,530,000	Condo	1,312
160 W 95th St #5D	1-01225-0055	22-Nov-19	\$1,530,000	Coop	
51 W 81st St #12CD	1-01195-0001	12-Dec-19	\$1,510,000	Coop	
160 W 95th St #9A	1-01225-0055	16-Oct-19	\$1,487,100	Coop	
215 W 92nd St #4E	1-01240-0024	1-Oct-19	\$1,475,000	Coop	1,427
305 W 98th St #7AN	1-01888-0010	18-Nov-19	\$1,470,000	Coop	
110 W 90th St #3A	1-01220-1304	11-Oct-19	\$1,450,000	Condo	1,010
134 W 93rd St #7E	1-01223-1541	7-Oct-19	\$1,450,000	Condo	1,113
290 W End Ave #14D	1-01165-0004	16-Oct-19	\$1,450,000	Coop	
203 W 90th St #6D	1-01238-1041	5-Nov-19	\$1,425,550	Condo	1,303
215 W 95th St #15H	1-01243-1119	18-Oct-19	\$1,425,000	Condo	1,032
670 W End Ave #7A	1-01240-0061	30-Dec-19	\$1,400,000	Coop	
150 W 95th St #7C	1-01225-0052	9-Dec-19	\$1,395,000	Coop	
250 W 103rd St #4B	1-01874-0058	29-Oct-19	\$1,370,000	Coop	1,100
46 W 83rd St #8CE	1-01196-0052	23-Oct-19	\$1,351,000	Coop	
130 W 86th St #13C	1-01216-0044	10-Oct-19	\$1,350,000	Coop	
121 W 80th St #1F	1-01211-0026	24-Oct-19	\$1,265,000	Coop	1,000
165 W 91st St #1D	1-01222-1006	31-Oct-19	\$1,210,950	Condo	1,088
140 Riverside Dr #4M	1-01248-0001	17-Oct-19	\$1,210,000	Coop	
123 W 93rd St #1F	1-01224-0023	13-Dec-19	\$1,190,000	Coop	
107 W 86th St #11F	1-01217-0029	18-Dec-19	\$1,190,000	Coop	
140 Riverside Dr #16D	1-01248-0001	28-Oct-19	\$1,185,000	Coop	1,000
26 W 74th St #4B	1-01126-1208	17-Oct-19	\$1,180,000	Condo	735
15 W 72nd St #9P	1-01125-0024	28-Oct-19	\$1,150,000	Coop	



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