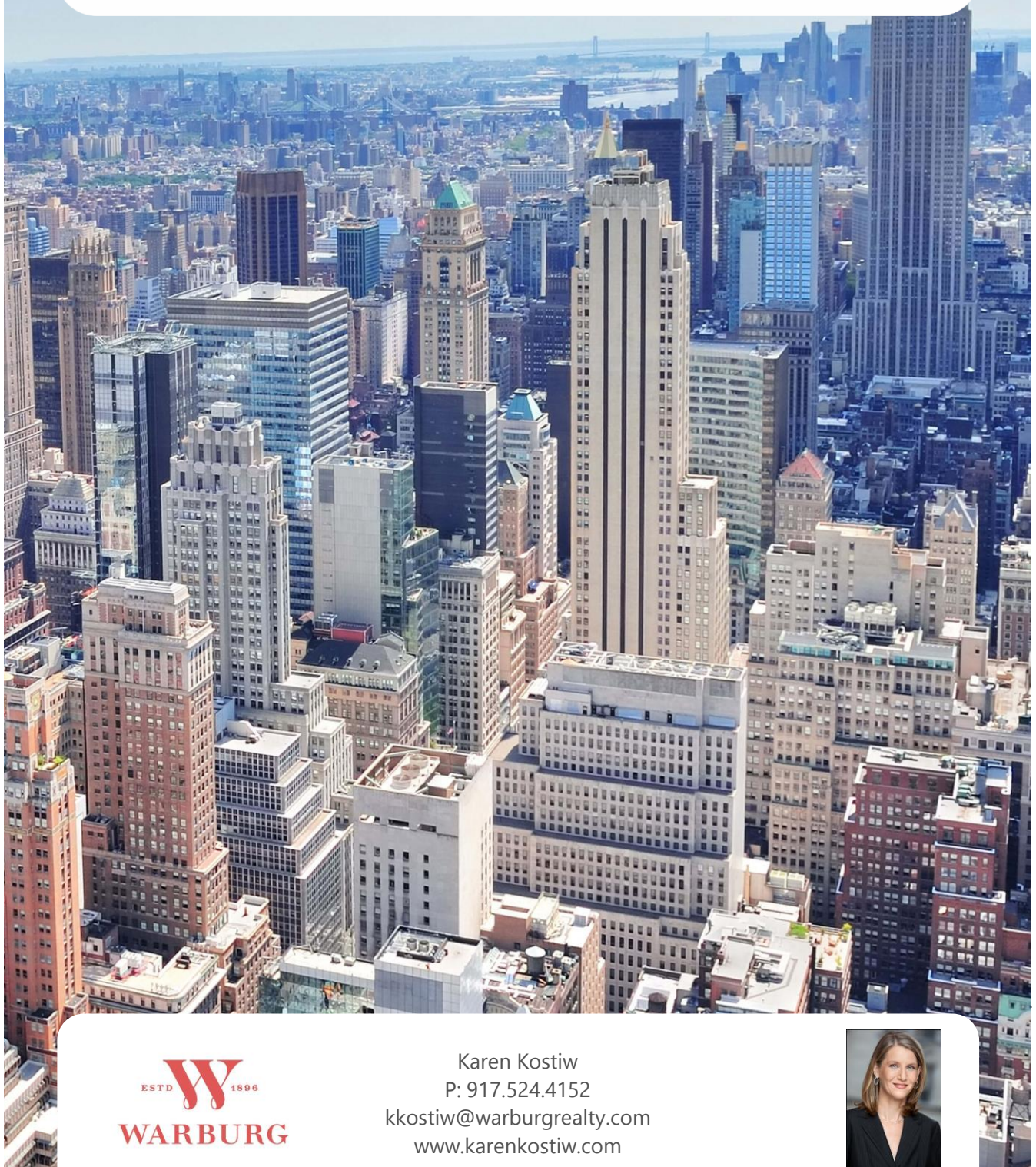


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$630K

5% YoY

NO. OF TRANSACTIONS

271

9% YoY

MEDIAN PRICE/SQ.FT.

\$777

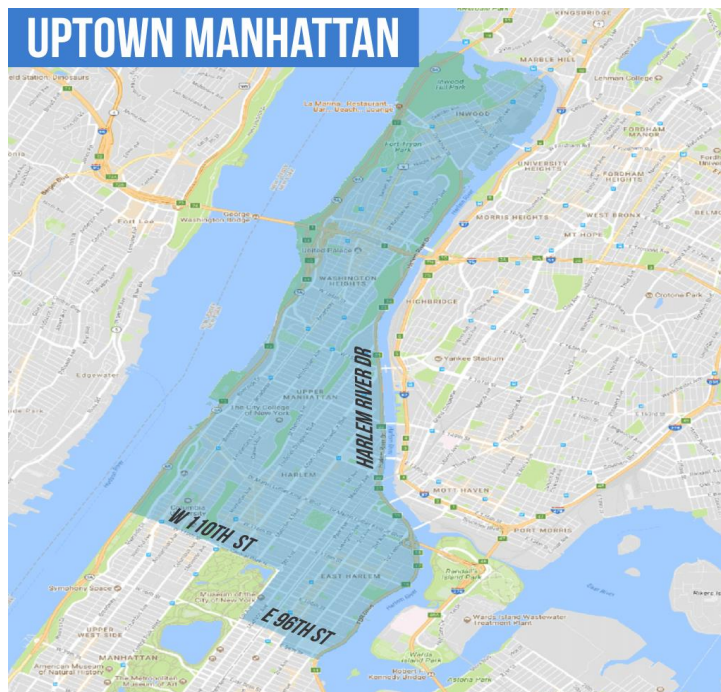
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

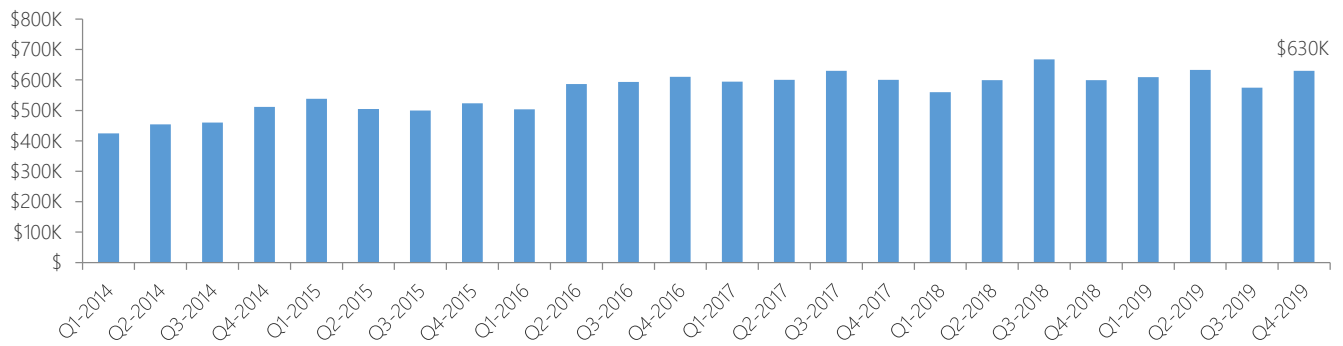


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

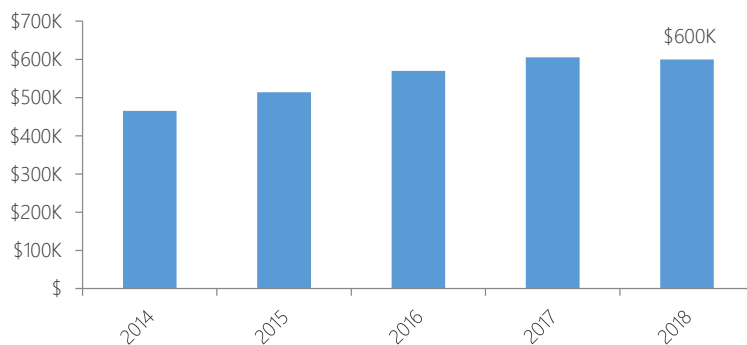


RESIDENTIAL STATS

Median Sale Price by Quarter

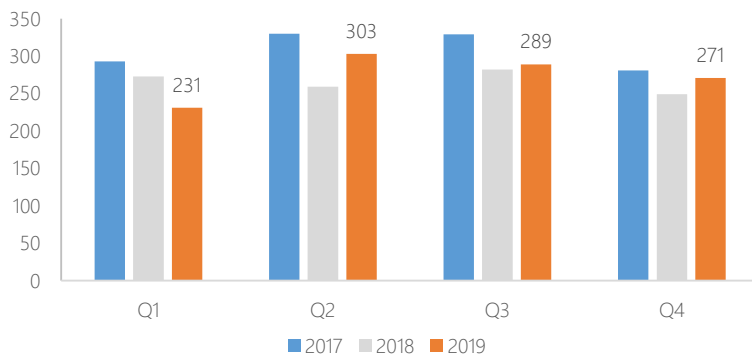


Median Sale Price by Year



Number of Transactions

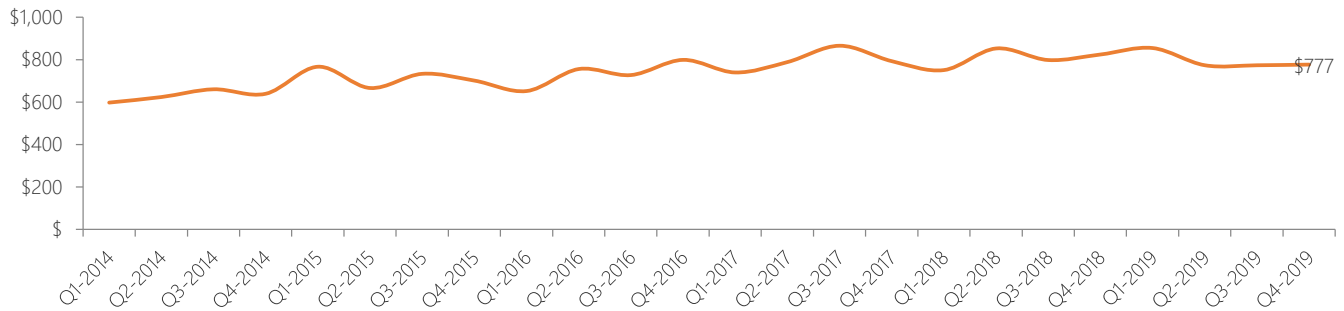
Quarter	2014	2015	2016	2017	2018	2019
Q1	297	364	301	293	273	231
Q2	418	373	364	330	259	303
Q3	436	387	360	329	282	289
Q4	372	338	344	281	249	271



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



Median Sale Price per Square Foot

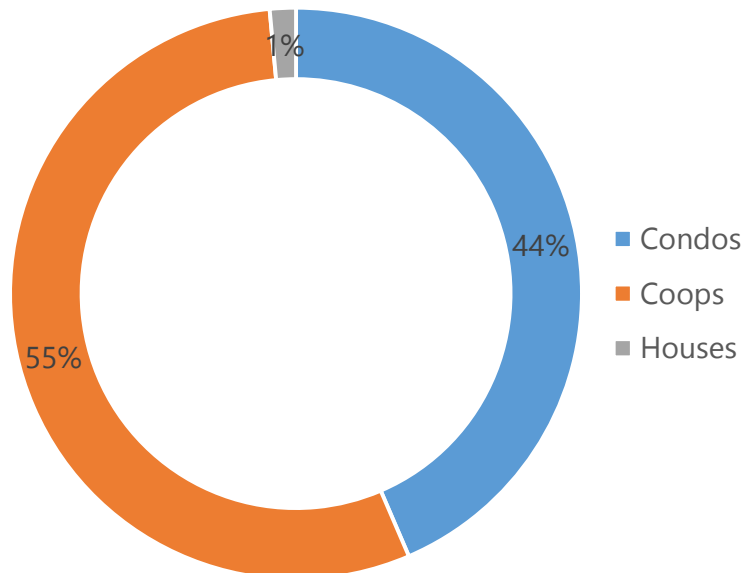


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$816,493	24%	\$875	-7%	118
Coops	\$485,000	-12%	\$675	3%	149
Houses	\$1,315,000	-40%	\$585	2%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
636 W 158th St	1-02134-0154	9-Oct-19	\$4,300,000	House	3,240
1170 Fifth Ave #8A	1-01604-0001	25-Nov-19	\$3,500,000	Coop	
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	
2131 Fredrick Douglass Blvd #7F	1-01848-1345	1-Oct-19	\$2,150,000	Condo	1,802
236 W 123rd St #UPPER	1-01928-1602	25-Nov-19	\$1,995,000	Condo	2,676
138-140 W 124th St #5B	1-01908-1111	16-Dec-19	\$1,955,000	Condo	1,999
220 W 148th St #4D	1-02033-1044	3-Oct-19	\$1,925,000	Condo	2,471
1200 Fifth Ave #1AC	1-01607-1002	25-Oct-19	\$1,895,000	Condo	1,565
1845 Adam C Powell Blvd #A6	1-01822-1244	7-Nov-19	\$1,800,000	Condo	1,555
120 Cabrini Blvd #4748	1-02179-0010	4-Oct-19	\$1,650,000	Coop	
1481 Fifth Ave #19C	1-01746-1114	24-Oct-19	\$1,625,000	Condo	1,431
535 W 217th St	1-02243-0301	8-Oct-19	\$1,530,000	House	2,167
395 Riverside Dr #9A	1-01894-0067	1-Oct-19	\$1,490,000	Coop	
285 W 110th St #7C	1-01826-1242	12-Nov-19	\$1,390,369	Condo	
163 St Nicholas Ave #2G	1-01924-1029	6-Nov-19	\$1,349,000	Condo	1,255
40 W 116th St #B608	1-01599-1404	26-Nov-19	\$1,325,000	Condo	1,386
60-126 W 126th St #1	1-01723-1001	17-Oct-19	\$1,290,000	Condo	1,972
265 W 122nd St #B	1-01928-1302	15-Nov-19	\$1,285,000	Condo	1,169
368 W 117th St #4B	1-01943-1139	8-Nov-19	\$1,260,000	Condo	1,217
300 W 135th St #12C	1-01959-1036	17-Dec-19	\$1,195,000	Condo	1,002
215 W 122nd St #3	1-01928-1803	5-Dec-19	\$1,195,000	Condo	
1399 Park Ave #14B	1-01631-1152	25-Dec-19	\$1,192,258	Condo	
117 Edgecombe Ave #6	1-02048-1006	15-Nov-19	\$1,185,000	Condo	1,216
301 W 137th St #301C	1-02041-1128	18-Nov-19	\$1,175,000	Condo	1,586
2235 Frederick Douglass Blvd #4B	1-01947-1001	13-Nov-19	\$1,130,000	Coop	1,116
120 Cabrini Blvd #41	1-02179-0010	12-Nov-19	\$1,100,000	Coop	1,262
1481 Fifth Ave #16G	1-01746-1091	1-Oct-19	\$1,100,000	Condo	1,367
389 Convent Ave	1-02061-0115	25-Nov-19	\$1,100,000	House	2,560
1399 Park Ave #14A	1-01631-1151	25-Dec-19	\$1,098,923	Condo	
730 Fort Washington Ave #5B	1-02180-0628	1-Nov-19	\$1,060,000	Coop	
1947 Seventh Ave #9	1-01902-0064	6-Dec-19	\$999,000	Coop	
301 W 110th St #16H	1-01846-1221	26-Nov-19	\$999,000	Condo	905
163 St Nicholas Ave #2A	1-01924-1023	5-Nov-19	\$995,000	Condo	1,053
1399 Park Ave #6B	1-01631-1104	18-Oct-19	\$995,000	Condo	
1399 Park Ave #8C	1-01631-1119	18-Dec-19	\$985,340	Condo	
1400 Fifth Ave #2E	1-01599-1054	20-Nov-19	\$985,000	Condo	1,294
1399 Park Ave #15A	1-01631-1157	20-Dec-19	\$984,266	Condo	
1399 Park Ave #7C	1-01631-1112	20-Dec-19	\$984,234	Condo	
1399 Park Ave #12A	1-01631-1145	18-Dec-19	\$978,938	Condo	
250 Manhattan Ave #5A	1-01846-1314	20-Nov-19	\$975,000	Condo	843
600 W 115th St #62	1-01896-1002	3-Dec-19	\$975,000	Coop	
1399 Park Ave #11A	1-01631-1138	17-Dec-19	\$971,500	Condo	
1635 Lexington Ave #8C	1-01631-1041	4-Dec-19	\$967,338	Condo	971
800 Riverside Dr #4D	1-02134-0195	15-Oct-19	\$959,000	Coop	
70 W 139th St #7B	1-01736-1158	26-Nov-19	\$946,055	Condo	
64 E 126th St #2	1-01750-1003	7-Nov-19	\$910,000	Condo	1,064
148 W 121st St #3	1-01905-1003	12-Nov-19	\$908,213	Condo	1,134
120 Cabrini Blvd #124	1-02179-0010	23-Oct-19	\$900,000	Coop	
1399 Park Ave #11E	1-01631-1142	18-Dec-19	\$895,615	Condo	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
710 Riverside Dr #6D	1-02095-1134	18-Oct-19	\$889,000	Condo	1,043
362 St Nicholas Ave #8B	1-01955-1116	17-Dec-19	\$885,000	Condo	890
1399 Park Ave #10F	1-01631-1136	20-Dec-19	\$884,933	Condo	
1399 Park Ave #11F	1-01631-1143	18-Dec-19	\$877,789	Condo	
528 W 111th St #4	1-01882-0051	31-Dec-19	\$876,000	Coop	
450 W 147th St #54	1-02061-0051	3-Oct-19	\$875,000	Coop	1,000
720 Fort Washington Ave #2B	1-02180-0614	22-Oct-19	\$865,000	Coop	
130 Lenox Ave #1107	1-01600-1002	5-Nov-19	\$860,000	Coop	
1864 Adam C Powell Blvd #43	1-01829-0029	30-Dec-19	\$855,000	Coop	
69 Tiemann Pl #30	1-01995-0005	17-Dec-19	\$850,239	Coop	
117 W 123rd St #2B	1-01908-1305	12-Dec-19	\$849,000	Condo	842
2280 Fredrick Douglass Blvd #3D	1-01928-1516	16-Dec-19	\$845,000	Condo	789
68 Bradhurst Ave #4N	1-02045-1054	17-Dec-19	\$840,000	Condo	946
300 W 137th St #2547D	1-01960-1114	18-Oct-19	\$840,000	Condo	1,175
68 Bradhurst Ave #10V	1-02045-1179	20-Dec-19	\$836,000	Condo	883
730 Fort Washington Ave #G	1-02180-0628	16-Dec-19	\$832,000	Coop	
2280 Fredrick Douglass Blvd #7D	1-01928-1555	19-Nov-19	\$825,000	Condo	679
606 W 113th St #5B	1-01895-0025	26-Nov-19	\$825,000	Coop	970
70 Haven Ave #1G	1-02139-0214	27-Nov-19	\$825,000	Coop	
1399 Park Ave #10E	1-01631-1135	20-Dec-19	\$820,712	Condo	
2002 Fifth Ave #4C	1-01722-0033	20-Dec-19	\$820,000	Coop	985
115 Payson Ave #1EF	1-02248-0009	24-Oct-19	\$815,000	Coop	1,225
730 Fort Washington Ave #4N	1-02180-0628	8-Nov-19	\$815,000	Coop	
1399 Park Ave #8E	1-01631-1121	20-Dec-19	\$812,274	Condo	
25 Indian Rd #4G	1-02250-0054	15-Oct-19	\$810,000	Coop	
507 W 111th St #61	1-01883-0025	8-Oct-19	\$805,000	Coop	
25 Indian Rd #3G	1-02250-0054	5-Nov-19	\$800,000	Coop	
23 W 116th St #7F	1-01600-1250	25-Oct-19	\$800,000	Condo	648
2027 First Ave #6	1-01676-1506	6-Dec-19	\$800,000	Condo	898
371 Fort Washington Ave #5H	1-02139-0523	31-Oct-19	\$799,000	Coop	
400 Riverside Dr #1F	1-01895-0001	27-Dec-19	\$795,000	Coop	1,000
2300 Fredrick Douglass Blvd #8A	1-01929-1311	10-Oct-19	\$795,000	Condo	772
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	
1270 Fifth Ave #8N	1-01614-0001	26-Nov-19	\$781,000	Coop	
215 E 96th St #CONDP	1-01646-1103	5-Dec-19	\$770,000	Coop	679
70-72 Park Ter W #E89	1-02243-0236	19-Dec-19	\$770,000	Coop	
2300 Fredrick Douglass Blvd #7A	1-01929-1301	30-Oct-19	\$757,500	Condo	769
900 W 190th St #12D	1-02179-0373	7-Oct-19	\$755,000	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	
207 E 120th St #PH	1-01785-1011	12-Dec-19	\$730,000	Condo	958
160 Wadsworth Ave #310	1-02164-1099	6-Dec-19	\$725,000	Condo	931
417 Riverside Dr #7C	1-01895-0076	17-Dec-19	\$725,000	Coop	
116 Pinehurst Ave #J11	1-02179-0170	9-Dec-19	\$725,000	Coop	1,050
66-72 St Nicholas Ave #2C	1-01823-1009	8-Oct-19	\$717,000	Condo	855
1790 Third Ave #201	1-01627-1103	26-Nov-19	\$712,750	Condo	
36 Van Corlear Pl	1-02215-0389	19-Nov-19	\$710,000	House	1,528
807 Riverside Dr #1F	1-02134-1409	23-Dec-19	\$702,500	Condo	1,409
1787 Madison Ave #608	1-01623-1002	12-Dec-19	\$695,000	Coop	



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

