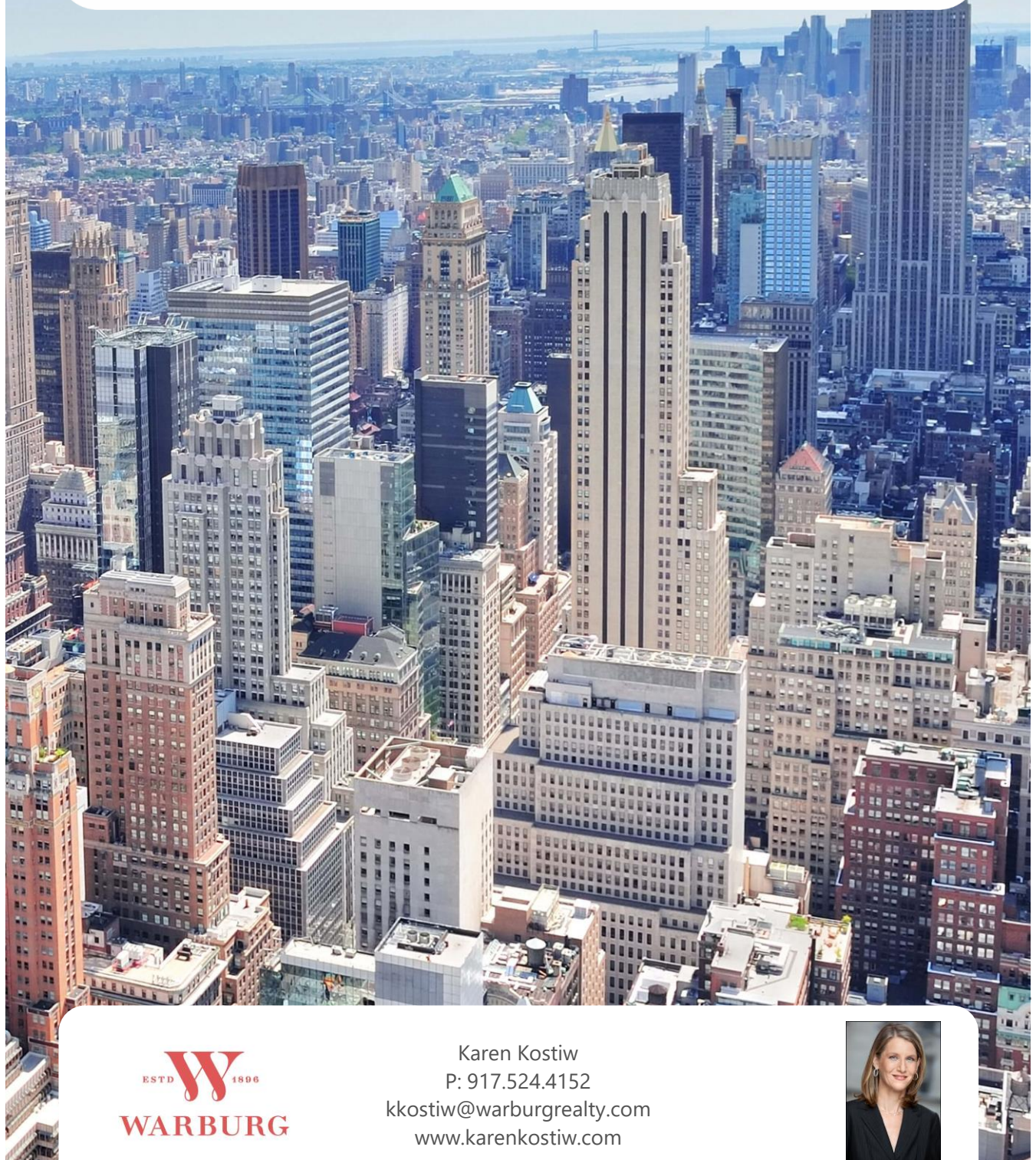


ALL UPPER WEST SIDE

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

1st Quarter 2020



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



Residential Market Report, 1st Quarter 2020

All Upper West Side, Manhattan

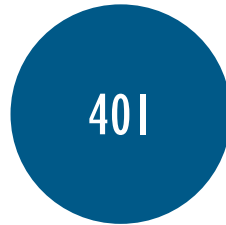
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



-3% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

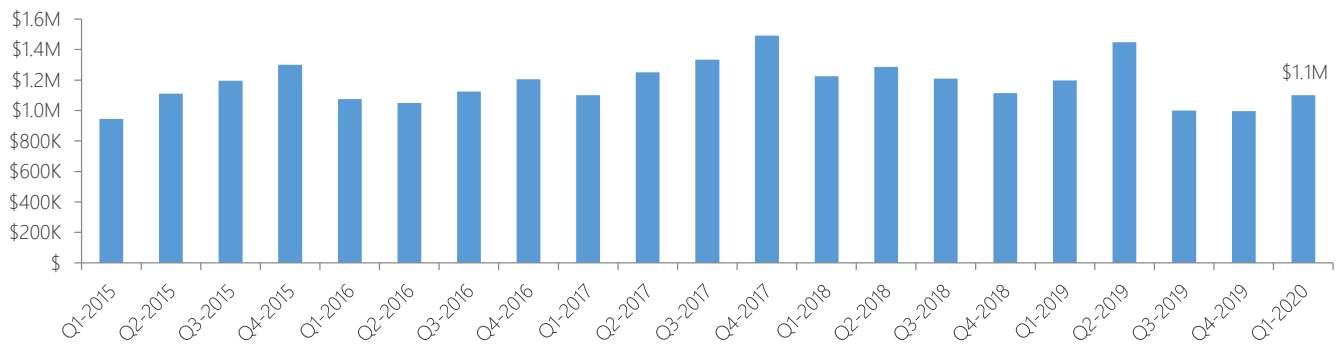


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

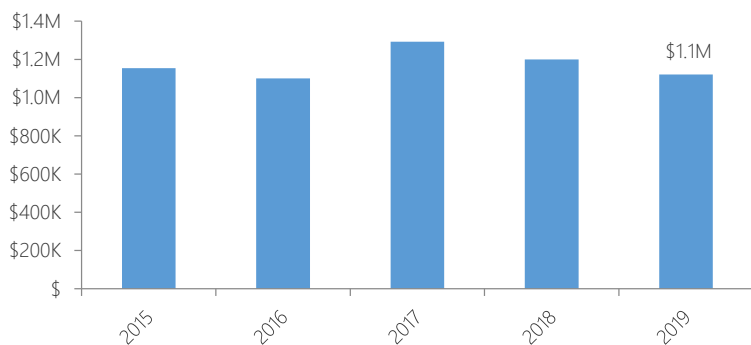


RESIDENTIAL STATS

Median Sale Price by Quarter

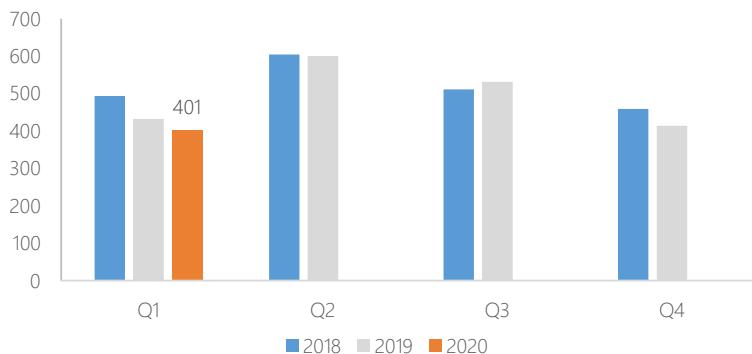


Median Sale Price by Year



Number of Transactions

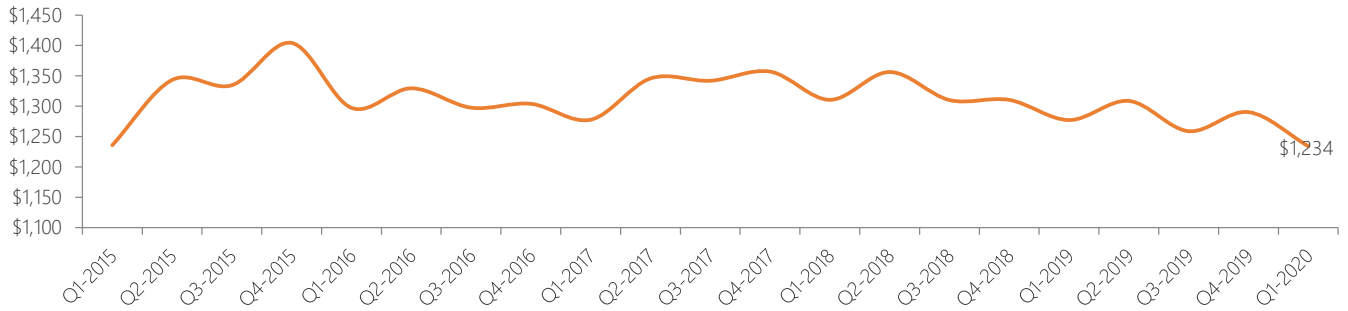
Quarter	2015	2016	2017	2018	2019	2020
Q1	528	499	501	493	432	401
Q2	657	554	528	604	600	
Q3	747	594	662	511	531	
Q4	693	500	554	459	414	



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



Median Sale Price per Square Foot

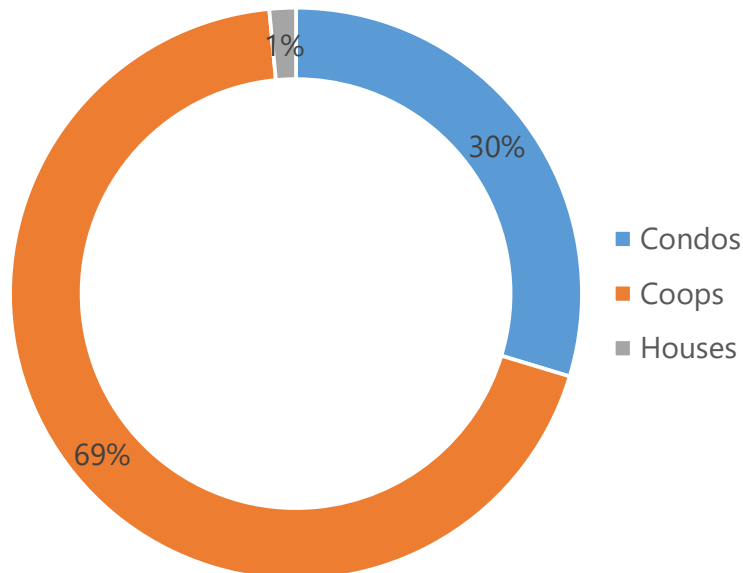


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,490,000	-10%	\$1,417	-5%	119
Coops	\$962,500	-2%	\$1,121	5%	276
Houses	\$9,487,500	13%	-	-	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
80 Columbus Cir #NT75AB	1-01049-1195	2-Mar-20	\$32,000,000	Condo	
211 Central Park W #15D	1-01195-0029	4-Feb-20	\$20,500,000	Coop	3,550
22 W 74th St	1-01126-0045	5-Feb-20	\$18,200,000	House	
25 Columbus Cir #ST70B	1-01049-1113	21-Jan-20	\$13,500,000	Condo	3,491
101 Central Park W #12E	1-01123-0029	10-Feb-20	\$12,700,000	Coop	3,300
45 W 88th St	1-01202-0014	2-Mar-20	\$11,750,000	House	
327 W 76th St	1-01185-0054	4-Mar-20	\$10,625,000	House	
1 W 72nd St #66	1-01125-0025	4-Mar-20	\$9,780,000	Coop	
262 Central Park W #13E	1-01200-0031	13-Mar-20	\$9,725,000	Coop	
325 W 76th St	1-01185-0055	21-Jan-20	\$8,350,000	House	
132 W 81st St	1-01211-0047	8-Jan-20	\$8,275,000	House	
25 Columbus Cir #ST59B	1-01049-1057	11-Feb-20	\$7,500,000	Condo	1,830
2376 Broadway #711	1-01234-1324	19-Feb-20	\$7,158,350	Condo	
131 W 69th St	1-01141-0120	17-Mar-20	\$7,011,000	House	
2376 Broadway #307	1-01234-1251	24-Jan-20	\$6,797,606	Condo	
390 W End Ave #4F	1-01170-1176	12-Mar-20	\$6,695,000	Condo	2,936
205 W 76th St #904	1-01168-1029	31-Mar-20	\$6,550,000	Condo	2,398
257 Central Park W #8A	1-01199-0036	4-Mar-20	\$6,250,000	Coop	
10 W 66th St #33A	1-01118-0022	16-Jan-20	\$6,000,000	Coop	
1 W End Ave #40D	1-01171-4635	21-Feb-20	\$5,959,923	Condo	
1 W End Ave #38D	1-01171-4633	2-Mar-20	\$5,654,344	Condo	
219 W 77th St #4W	1-01169-1204	13-Feb-20	\$5,650,000	Condo	
45 W 67th St #30B	1-01120-1164	27-Feb-20	\$5,550,000	Condo	1,086
1 W End Ave #36C	1-01171-4600	26-Mar-20	\$5,512,050	Condo	
411 W End Ave #7A, B	1-01244-0019	29-Jan-20	\$5,487,500	Coop	
200 W 86th St #PH LM	1-01233-0033	22-Jan-20	\$5,400,000	Coop	
262 Central Park W #13F	1-01200-0031	13-Mar-20	\$5,350,000	Coop	
1 W End Ave #32C	1-01171-4596	20-Feb-20	\$5,244,727	Condo	
322 Central Park W #10B	1-01206-0029	31-Jan-20	\$5,175,000	Coop	
1 W End Ave #22A	1-01171-4522	30-Mar-20	\$4,985,000	Condo	
1 Central Park W #33G	1-01113-1459	26-Mar-20	\$4,950,000	Condo	1,767
50 Central Park W #5A	1-01117-0036	2-Mar-20	\$4,950,000	Coop	
1 W End Ave #21A	1-01171-4521	24-Mar-20	\$4,915,380	Condo	
15 W 81st St #5B	1-01195-0018	14-Jan-20	\$4,900,000	Coop	2,600
101 Central Park W #4A	1-01123-0029	19-Mar-20	\$4,850,000	Coop	
2376 Broadway #807	1-01234-1334	11-Feb-20	\$4,750,000	Condo	
210 W 77th St #8E	1-01168-1313	16-Jan-20	\$4,625,000	Condo	
25 Columbus Cir #ST61E	1-01049-1071	18-Mar-20	\$4,550,000	Condo	1,433
15 W 72nd St #17E, F, G	1-01125-0024	5-Mar-20	\$4,450,000	Coop	
30 W 63rd St #25M, N	1-01115-2030	17-Jan-20	\$4,400,000	Condo	
205 W 79th St #6A	1-01227-1008	15-Jan-20	\$4,350,000	Condo	
302 W 86th St #8B	1-01247-0037	10-Jan-20	\$4,030,000	Coop	
165 W 91st St #12C, D	1-01222-1081	5-Feb-20	\$3,850,000	Condo	2,169
331 W 71st St #2, 3, 4	1-01183-0120	10-Feb-20	\$3,775,000	Coop	
23 W 73rd St #1207	1-01126-0014	4-Feb-20	\$3,748,500	Coop	2,000
173 Riverside Dr #16D	1-01250-0067	17-Mar-20	\$3,672,000	Coop	
200 Riverside Blvd #42B	1-01171-1112	28-Feb-20	\$3,500,000	Condo	2,200
211 Central Park W #5H	1-01195-0029	28-Feb-20	\$3,500,000	Coop	
300 Riverside Dr #9G	1-01890-0001	20-Mar-20	\$3,285,000	Coop	
340 Riverside Dr #14A	1-01892-0001	20-Feb-20	\$3,200,000	Coop	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
114 W 70th St #8A	1-01141-0037	17-Mar-20	\$3,173,831	Coop	
444 Central Park W #17A	1-01840-0029	3-Feb-20	\$3,125,000	Coop	1,760
355 Riverside Dr #7W	1-01892-0064	7-Feb-20	\$3,100,000	Coop	1,900
329 W 108th St #4B, D	1-01893-0006	18-Feb-20	\$2,995,000	Coop	
6 W 77th St #6B	1-01129-0039	16-Mar-20	\$2,990,000	Coop	
400 W End Ave #14B	1-01227-0001	17-Mar-20	\$2,975,000	Coop	
50 Riverside Dr #7B	1-01186-0001	13-Mar-20	\$2,975,000	Coop	
220 Riverside Blvd #44D	1-01171-1578	4-Feb-20	\$2,950,000	Condo	1,915
80 Riverside Blvd #21B	1-01171-4205	2-Mar-20	\$2,880,000	Condo	1,712
60 W 68th St #5B, C	1-01120-0057	31-Jan-20	\$2,875,000	Coop	1,550
18 W 70th St #7B	1-01122-0040	3-Jan-20	\$2,851,100	Coop	
250 W 82nd St #53	1-01229-0054	30-Jan-20	\$2,800,000	Coop	
300 Central Park W #5K	1-01204-0029	29-Jan-20	\$2,795,000	Coop	
235 W End Ave #10A	1-01182-1083	20-Feb-20	\$2,750,000	Condo	800
30 W 63rd St #14A, B	1-01115-1809	28-Feb-20	\$2,725,000	Condo	
126 W 81st St #1	1-01211-0045	13-Feb-20	\$2,700,000	Coop	
20 W 90th St #D	1-01203-0044	27-Feb-20	\$2,700,000	Coop	
1965 Broadway #15H	1-01138-1319	27-Jan-20	\$2,700,000	Condo	1,577
334 W 86th St #3A	1-01247-0050	27-Feb-20	\$2,660,000	Coop	
455 Central Park W #20B	1-01841-1285	14-Feb-20	\$2,650,000	Condo	1,333
347 W 87th St #4	1-01249-0012	21-Feb-20	\$2,600,000	Coop	
229 W 97th St #7B	1-01869-1007	6-Feb-20	\$2,580,000	Coop	2,200
258 Riverside Dr #8D	1-01887-0065	6-Mar-20	\$2,525,252	Coop	
895 W End Ave #5B	1-01890-0061	11-Mar-20	\$2,400,000	Coop	1,800
175 W 93rd St #3H	1-01224-0001	9-Mar-20	\$2,380,000	Coop	
165 W 91st St #15H	1-01222-1098	21-Jan-20	\$2,375,000	Condo	
320 Central Park W #3K	1-01205-0034	9-Mar-20	\$2,365,000	Coop	1,600
27 W 72nd St #510	1-01125-1255	19-Mar-20	\$2,350,000	Condo	1,325
101 W 79th St #6D	1-01210-1038	8-Jan-20	\$2,350,000	Condo	850
320 W End Ave #10B	1-01167-0001	10-Feb-20	\$2,350,000	Coop	1,700
48 W 86th St #2	1-01199-0059	6-Jan-20	\$2,333,000	Coop	
205 W 76th St #7E	1-01168-1087	5-Mar-20	\$2,325,000	Condo	1,191
277 W End Ave #8C	1-01184-0019	5-Feb-20	\$2,325,000	Coop	
107-113 W 89th St #7-A	1-01220-1201	3-Feb-20	\$2,311,600	Condo	1,710
215 W 88th St #12D	1-01236-1189	30-Jan-20	\$2,300,000	Condo	
5 Riverside Dr #19D	1-01184-0028	16-Mar-20	\$2,300,000	Coop	
478 Central Park W #7A	1-01844-1021	23-Jan-20	\$2,300,000	Condo	
50 Riverside Dr #8D	1-01186-0001	10-Mar-20	\$2,300,000	Coop	
135 W 94th St #1	1-01225-0018	13-Jan-20	\$2,300,000	Coop	
220 Riverside Blvd #19L	1-01171-1705	19-Feb-20	\$2,300,000	Condo	1,484
201 W 70th St #17K, L	1-01162-0029	13-Mar-20	\$2,275,000	Coop	
2420-2424 Broadway #4L	1-01237-0017	28-Jan-20	\$2,268,457	Coop	
118 W 79th St #7B	1-01150-0037	20-Feb-20	\$2,260,000	Coop	
386 Columbus Ave #7A	1-01150-1019	31-Jan-20	\$2,245,000	Condo	1,135
157 W 79th St #5C, D	1-01210-0009	16-Jan-20	\$2,230,000	Coop	
161 W 75th St #15A	1-01147-1003	20-Feb-20	\$2,130,000	Coop	
11 Riverside Dr #W 1M	1-01184-0031	30-Jan-20	\$2,105,000	Coop	1,440
120 W 70th St #9C	1-01141-0039	18-Feb-20	\$2,095,000	Coop	
555 W 59th St #22F	1-01151-1436	17-Mar-20	\$2,087,000	Condo	1,273
46 W 83rd St #2B, F	1-01196-0052	12-Mar-20	\$2,082,000	Coop	



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

