

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

Ist Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Manhattan Valley, Manhattan

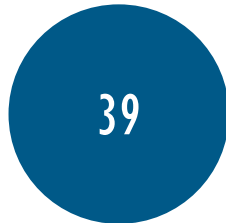
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



11% YoY

MEDIAN PRICE/SQ.FT.



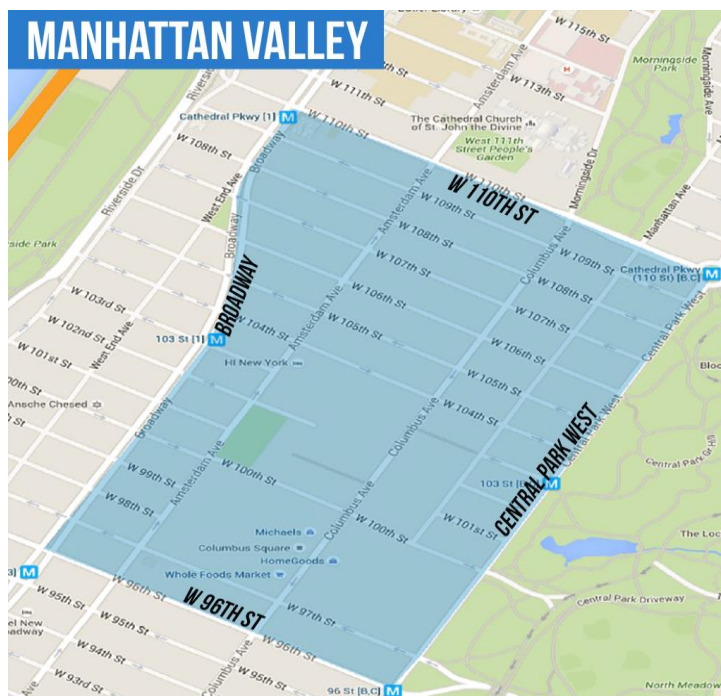
23% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

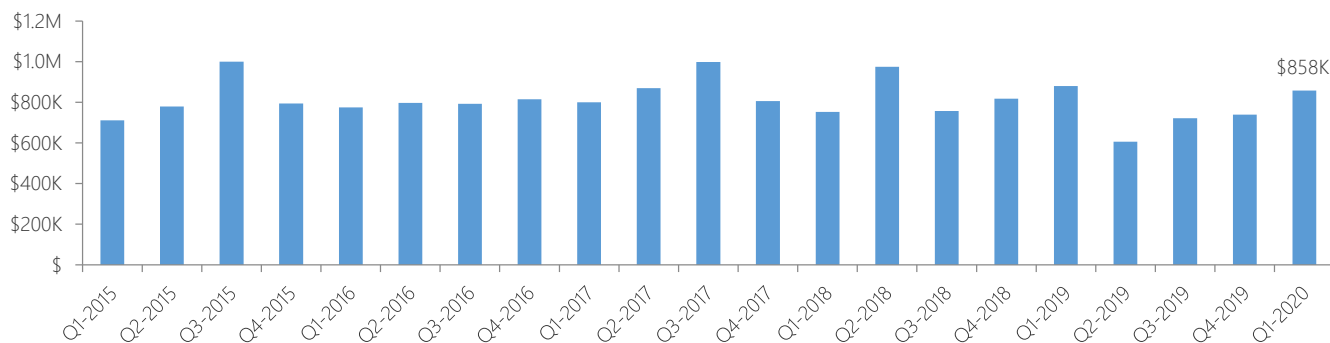


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

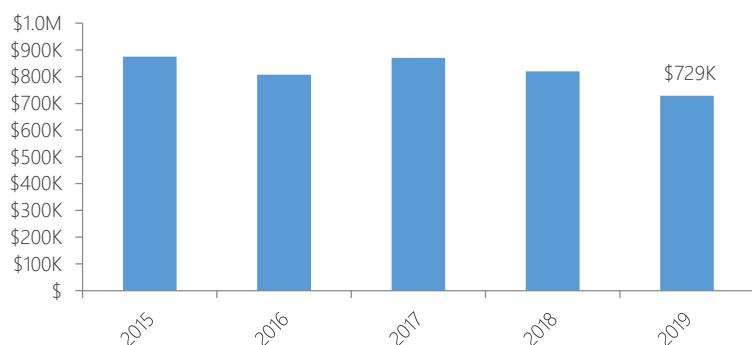


RESIDENTIAL STATS

Median Sale Price by Quarter

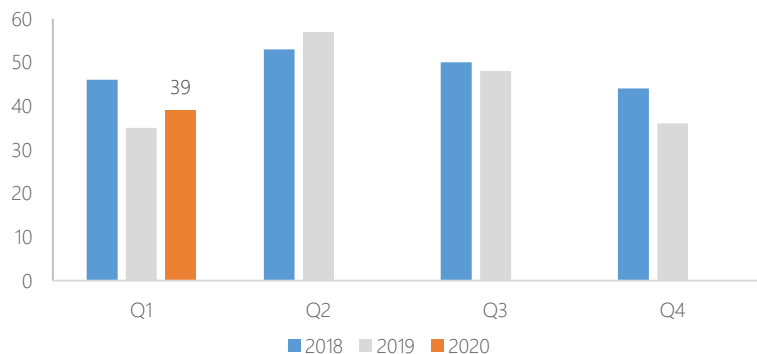


Median Sale Price by Year



Number of Transactions

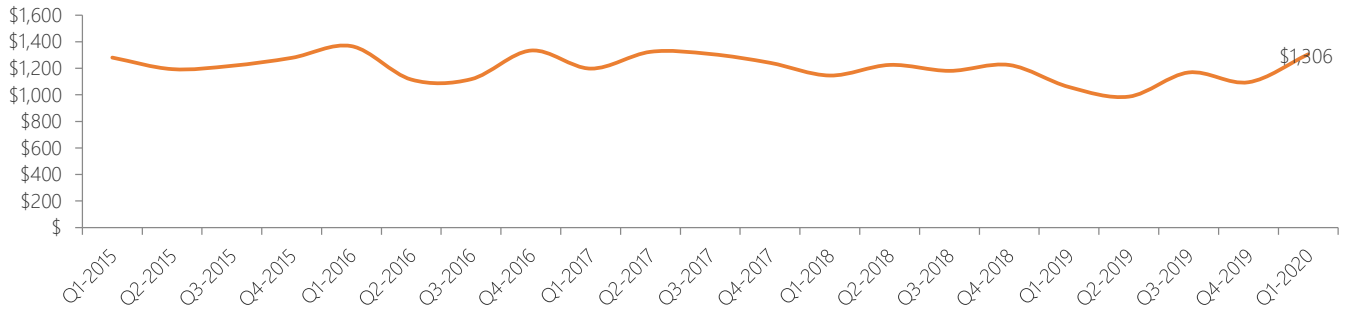
Quarter	2015	2016	2017	2018	2019	2020
Q1	57	42	47	46	35	39
Q2	53	58	53	53	57	
Q3	85	46	64	50	48	
Q4	44	45	46	44	36	



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



Median Sale Price per Square Foot

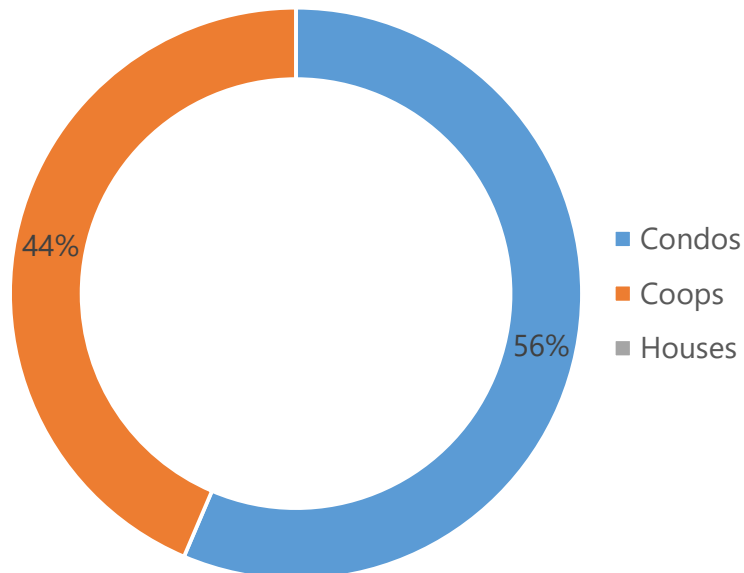


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$917,952	3%	\$1,306	21%	22
Coops	\$760,000	-6%	\$1,474	77%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
444 Central Park W #17A	1-01840-0029	3-Feb-20	\$3,125,000	Coop	1,760
455 Central Park W #20B	1-01841-1285	14-Feb-20	\$2,650,000	Condo	1,347
229 W 97th St #7B	1-01869-1007	6-Feb-20	\$2,580,000	Coop	2,200
478 Central Park W #7A	1-01844-1021	23-Jan-20	\$2,300,000	Condo	1,521
372 Central Park W #10P	1-01833-2208	21-Feb-20	\$2,052,250	Condo	1,141
400 Central Park W #8R	1-01833-4165	26-Mar-20	\$2,051,500	Condo	1,142
2628 Broadway #5C	1-01871-1113	9-Mar-20	\$1,950,000	Condo	1,764
392 Central Park W #6C	1-01833-3109	17-Mar-20	\$1,765,000	Condo	1,142
418 Central Park W #2	1-01837-1001	15-Jan-20	\$1,302,500	Condo	957
514 W 110th St #10C	1-01881-1340	6-Mar-20	\$1,298,269	Condo	1,203
7 W 96th St #17D	1-01832-0025	3-Jan-20	\$1,195,000	Coop	
467 Central Park W #2C	1-01842-1009	12-Feb-20	\$1,100,000	Condo	764
444 Central Park W #16C	1-01840-0029	27-Feb-20	\$1,030,394	Coop	
215 W 98th St #4AA	1-01870-1107	22-Jan-20	\$999,999	Coop	
392 Central Park W #4B	1-01833-3064	3-Jan-20	\$990,000	Condo	841
241 W 108th St #6B	1-01880-0007	24-Feb-20	\$950,000	Coop	
444 Central Park W #14C	1-01840-0029	12-Mar-20	\$950,000	Coop	
382 Central Park W #16L	1-01833-1315	23-Jan-20	\$917,952	Condo	648
382 Central Park W #20U	1-01833-1410	19-Mar-20	\$866,500	Condo	545
400 Central Park W #12V	1-01833-4257	17-Jan-20	\$850,000	Condo	702
58 W 106th St #2A	1-01841-1005	16-Jan-20	\$849,000	Condo	785
127 W 96th St #7D	1-01851-0012	23-Jan-20	\$790,000	Coop	
372 Central Park W #10E	1-01833-2199	14-Feb-20	\$790,000	Condo	540
420 Central Park W #5J	1-01838-1049	11-Mar-20	\$770,000	Condo	622
200 W 108th St #15G	1-01879-0036	13-Feb-20	\$760,000	Coop	
127 W 96th St #11A	1-01851-0012	31-Jan-20	\$755,000	Coop	
407 Central Park W #4B	1-01836-0031	23-Jan-20	\$730,000	Coop	
382 Central Park W #5G	1-01833-1091	3-Mar-20	\$711,500	Condo	545
400 Central Park W #4U	1-01833-4080	6-Mar-20	\$675,000	Condo	545
300 W 110th St #12D	1-01845-1114	12-Mar-20	\$646,500	Condo	595
215 W 105th St #3F	1-01877-0025	30-Jan-20	\$610,000	Coop	
200 W 108th St #17B	1-01879-0036	23-Jan-20	\$600,000	Coop	
7 W 96th St #2F	1-01832-0025	3-Jan-20	\$590,000	Coop	
111 W 106th St #3R	1-01861-0026	21-Jan-20	\$530,000	Coop	
504 W 110th St #1E	1-01881-1006	26-Feb-20	\$400,000	Condo	413
415 Central Park W #9B, R	1-01837-0029	10-Mar-20	\$270,000	Coop	
13 W 106th St #1A	1-01842-0025	15-Jan-20	\$100,000	Coop	
504 W 110th St #PH	1-01881-1076	4-Feb-20	\$14,025	Condo	207



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

