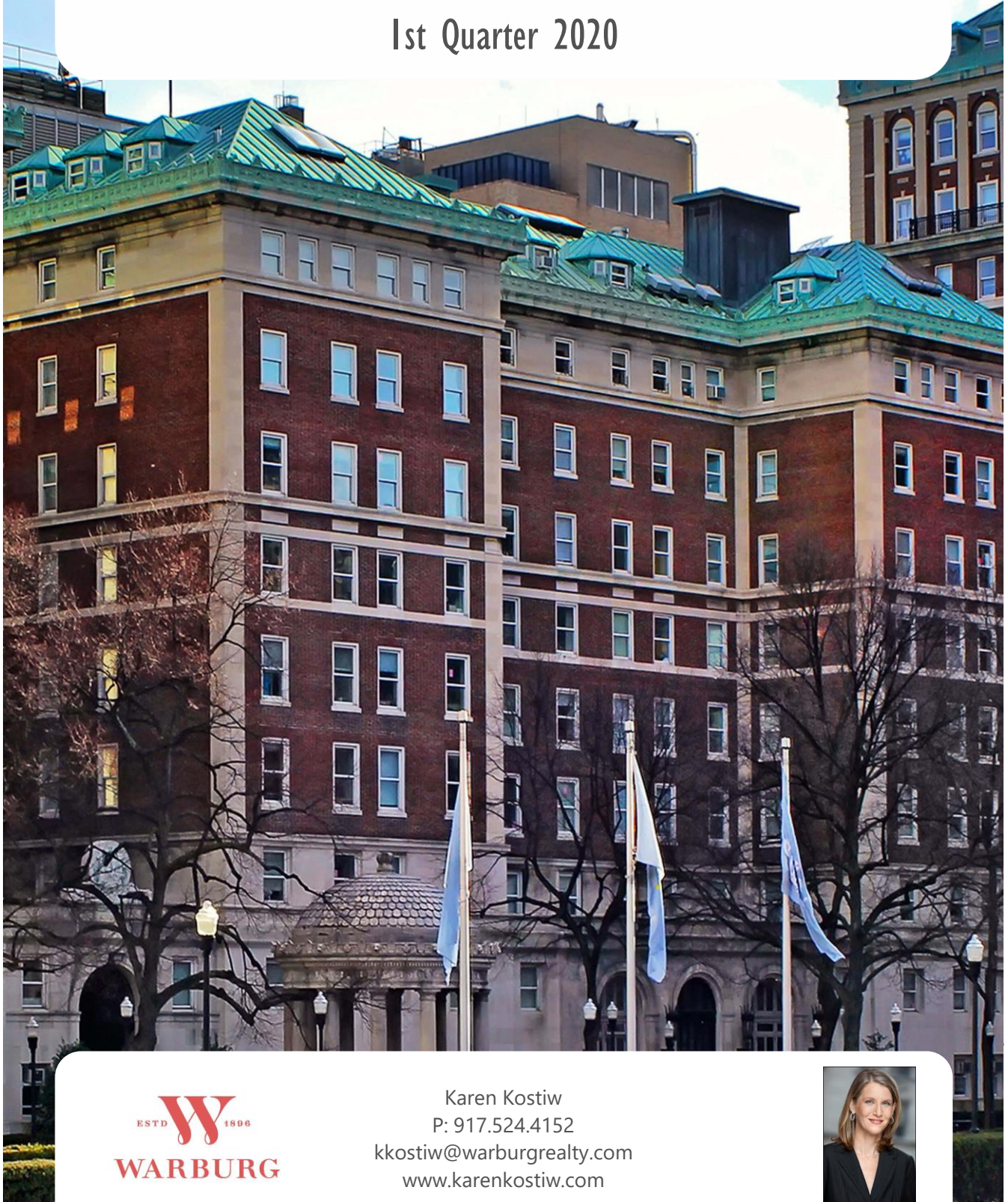


MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales
in Morningside Heights, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Morningside Heights, Manhattan

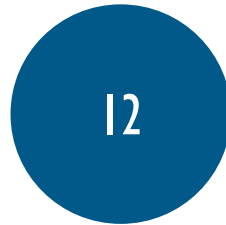
SUMMARY

MEDIAN SALE PRICE



-14% YoY

NO. OF TRANSACTIONS



-50% YoY

MEDIAN PRICE/SQ.FT.



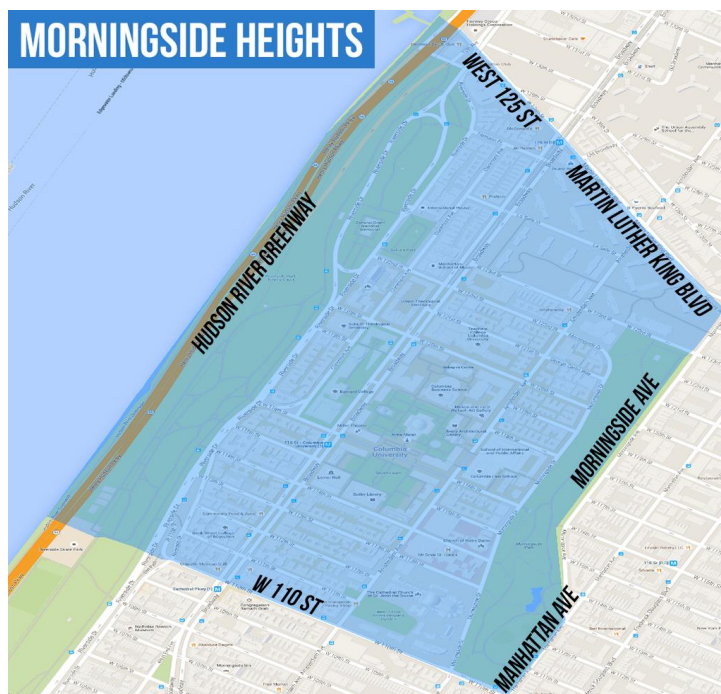
1% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

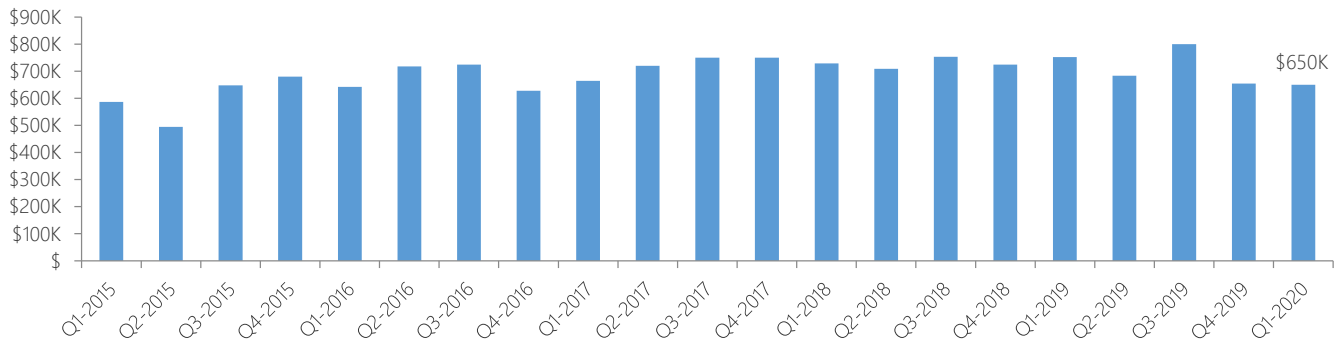


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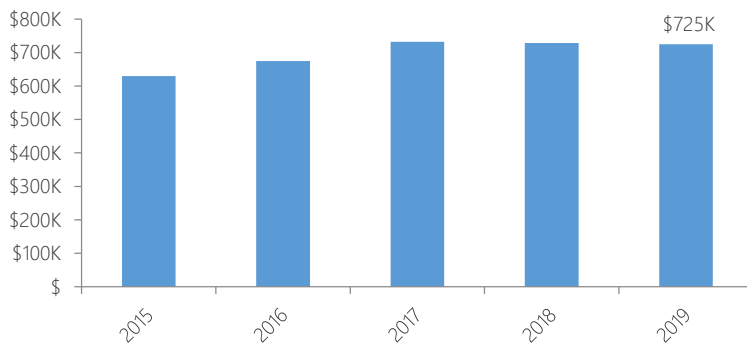


RESIDENTIAL STATS

Median Sale Price by Quarter

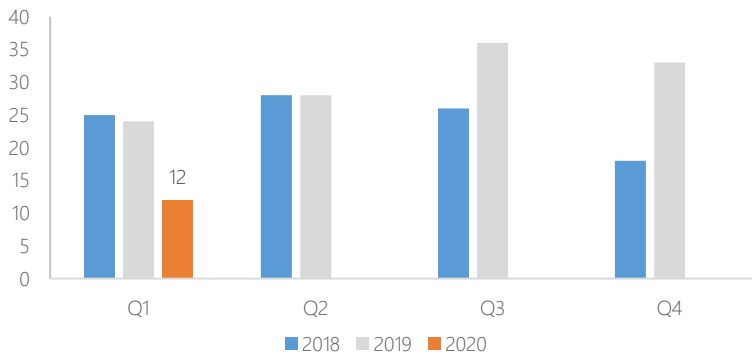


Median Sale Price by Year



Number of Transactions

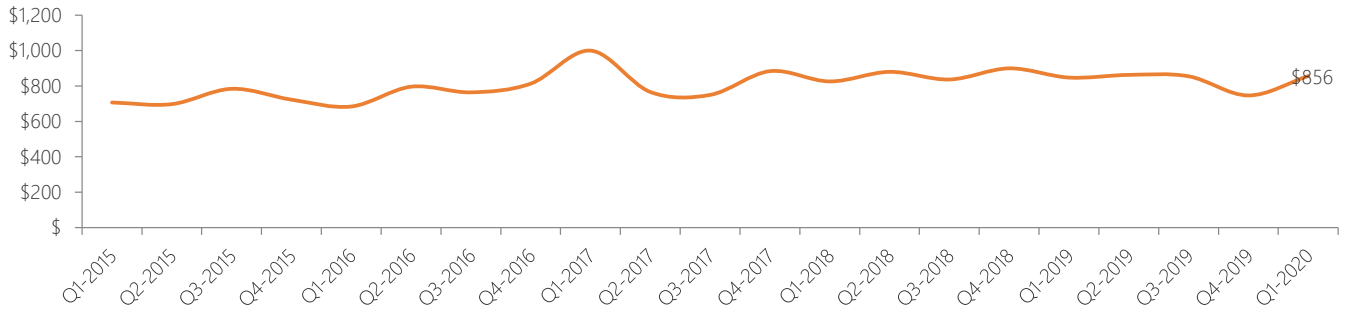
Quarter	2015	2016	2017	2018	2019	2020
Q1	22	28	22	25	24	12
Q2	28	36	31	28	28	
Q3	41	34	31	26	36	
Q4	34	32	33	18	33	



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Median Sale Price per Square Foot

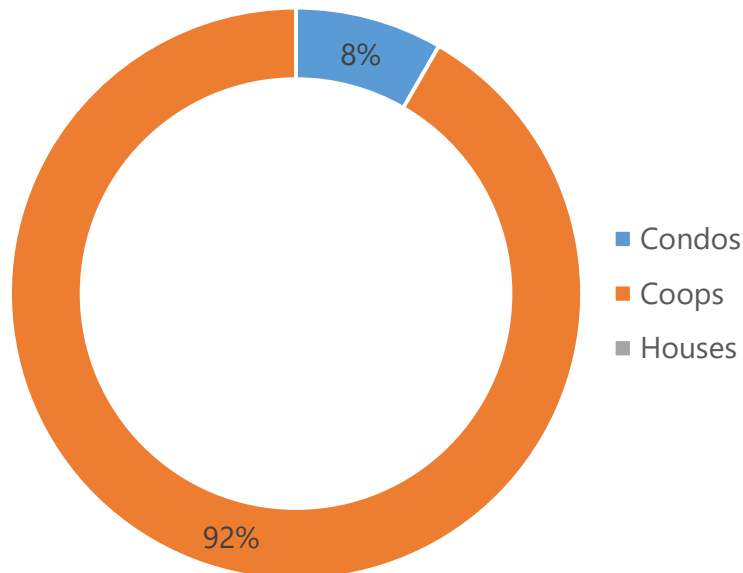


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$980,000	1%	\$1,197	-5%	1
Coops	\$650,000	-13%	\$843	2%	11
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
440 Riverside Dr #121	1-01990-0001	6-Feb-20	\$3,850,000	Coop	
80 La Salle St #3F	1-01978-0001	9-Jan-20	\$999,000	Coop	1,150
527 W 110th St #56	1-01882-1049	21-Jan-20	\$980,000	Condo	819
390 Riverside Dr #12A, D	1-01894-0031	3-Mar-20	\$750,000	Coop	
80 La Salle St #4A	1-01978-0001	4-Mar-20	\$700,000	Coop	
80 La Salle St #11G	1-01978-0001	12-Mar-20	\$650,000	Coop	950
611 W 111th St #47	1-01894-0036	2-Mar-20	\$650,000	Coop	
600 W 111th St #16I	1-01894-1002	10-Feb-20	\$575,000	Coop	
535 W 110th St #11J	1-01882-0008	5-Mar-20	\$510,000	Coop	475
528 W 111th St #7	1-01882-0051	12-Feb-20	\$485,000	Coop	575
80 La Salle St #5D	1-01978-0001	13-Jan-20	\$480,000	Coop	950
80 La Salle St #4E	1-01978-0001	10-Jan-20	\$250,000	Coop	



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