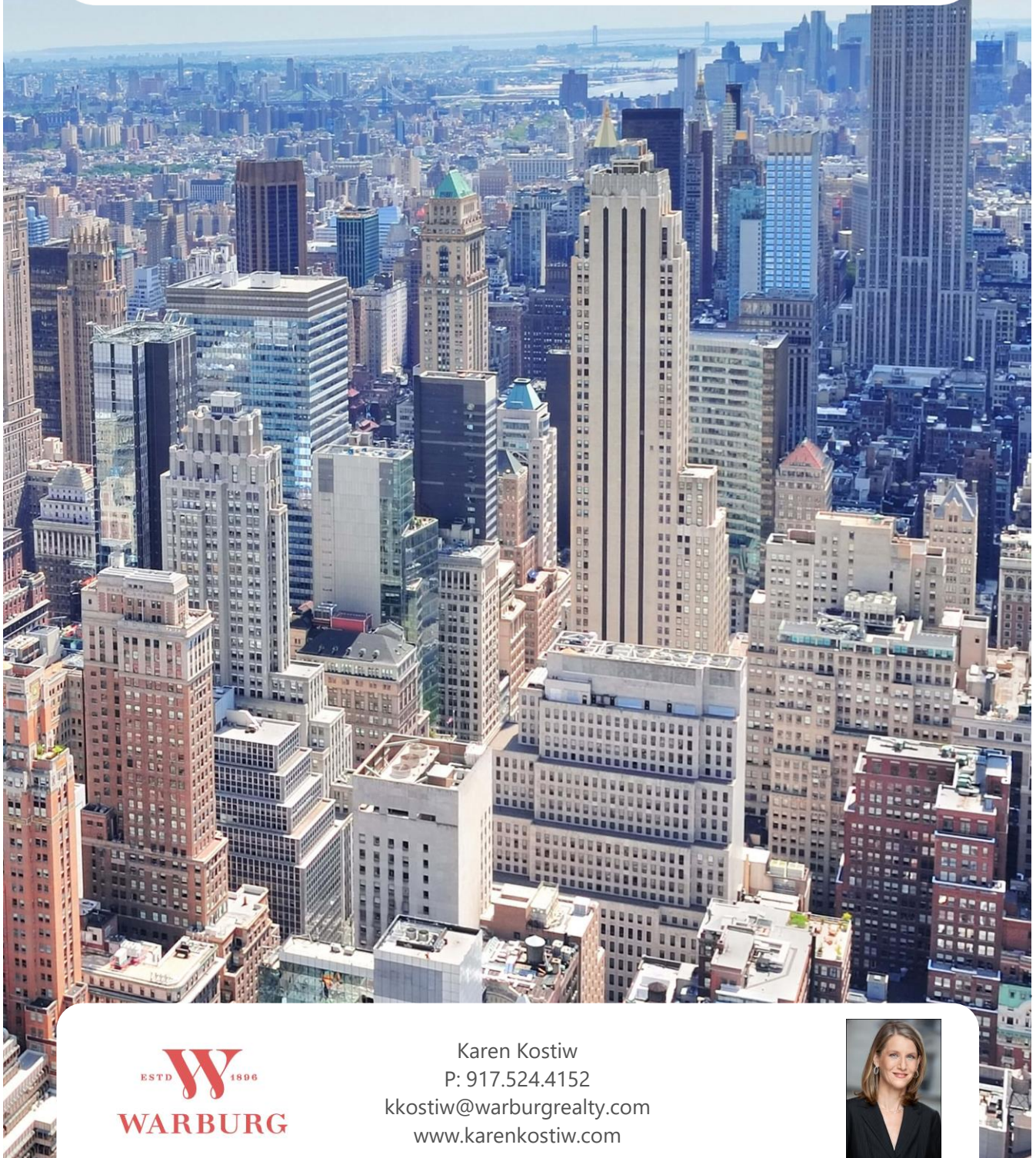


UPTOWN MANHATTAN

A quarterly analysis of residential sales
in Uptown Manhattan, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Uptown Manhattan, Manhattan

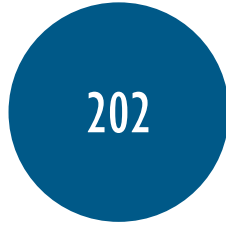
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-13% YoY

MEDIAN PRICE/SQ.FT.



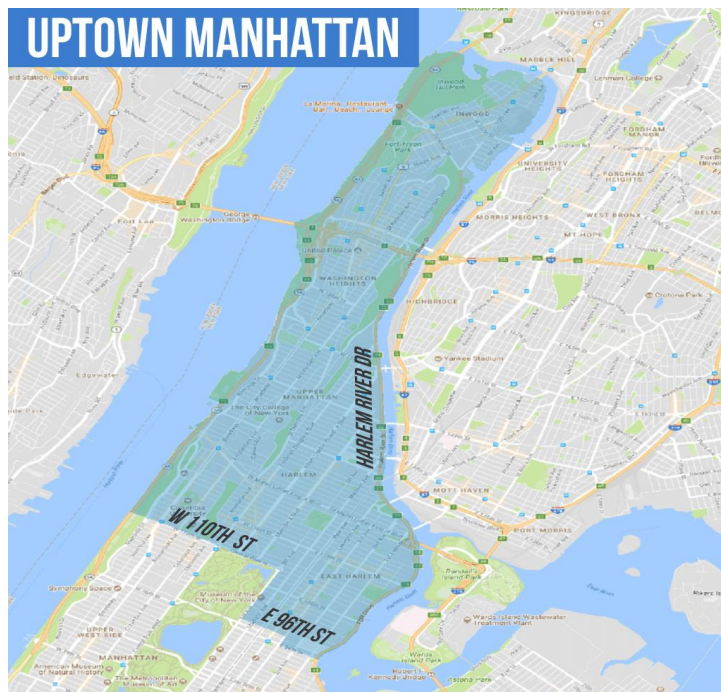
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

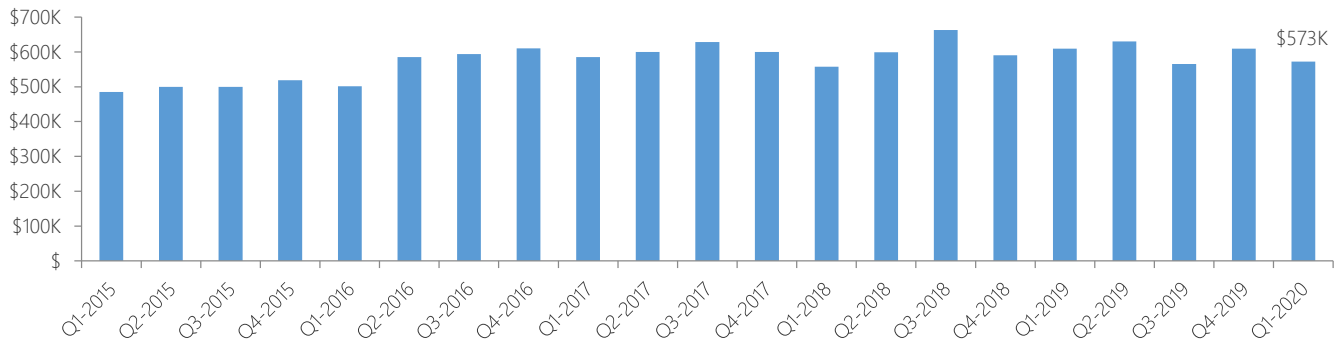


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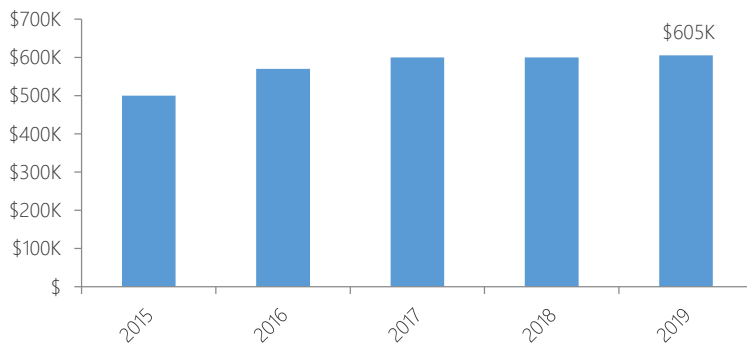


RESIDENTIAL STATS

Median Sale Price by Quarter

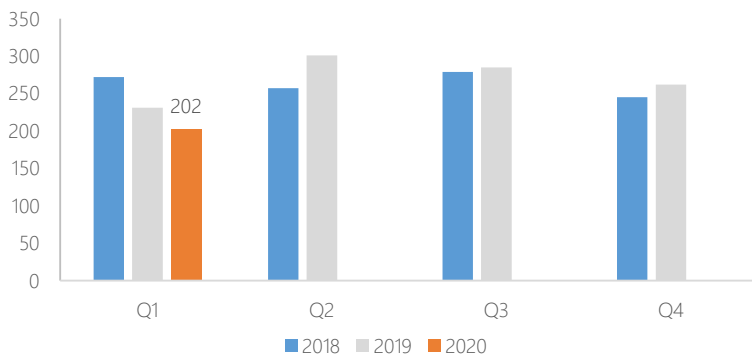


Median Sale Price by Year



Number of Transactions

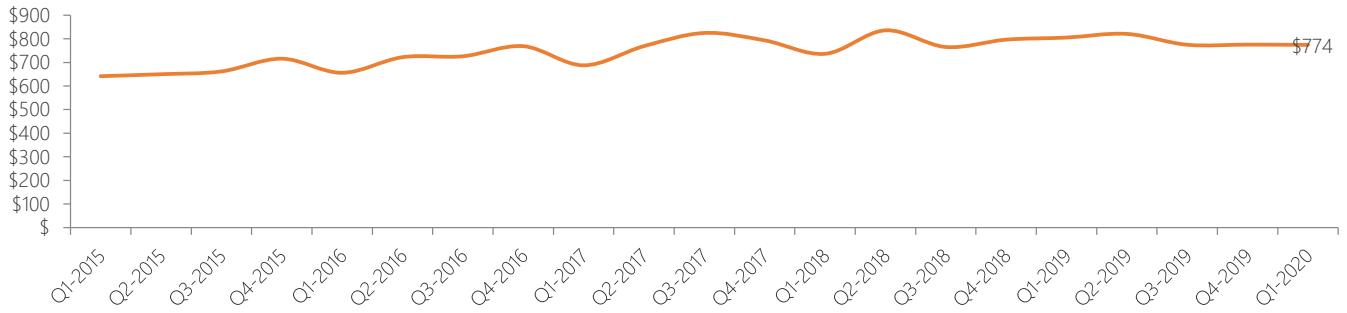
| Quarter | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------|------|------|------|------|------|------|
| Q1 | 301 | 300 | 289 | 272 | 231 | 202 |
| Q2 | 367 | 359 | 330 | 257 | 301 | |
| Q3 | 385 | 360 | 328 | 279 | 285 | |
| Q4 | 333 | 342 | 281 | 245 | 262 | |



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Median Sale Price per Square Foot

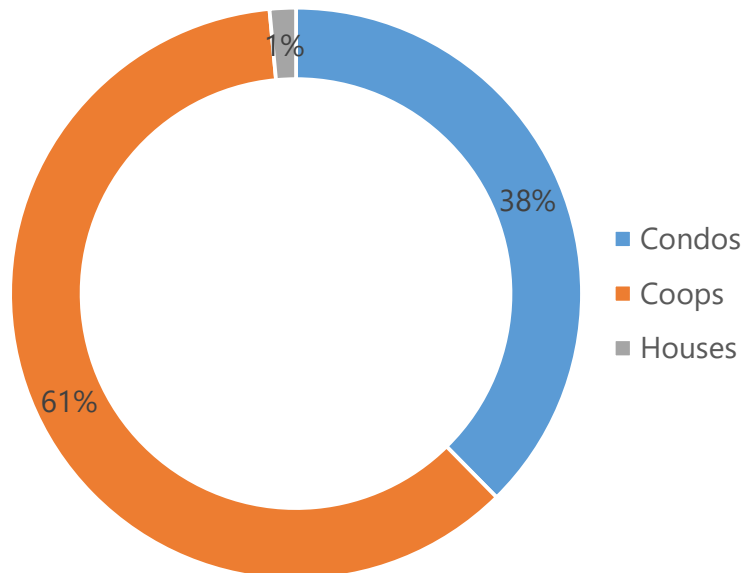


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$758,468 | 4% | \$824 | -11% | 76 |
| Coops | \$480,000 | -6% | \$656 | 4% | 123 |
| Houses | \$2,999,000 | 32% | - | - | 3 |

Number of Sales by Building Type



TOP 100 TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|---------------------------------|--------------|-----------|-------------|---------------|-------|
| 250 W 139th St | 1-02024-0054 | 27-Feb-20 | \$4,250,000 | House | |
| 440 Riverside Dr #121 | 1-01990-0001 | 6-Feb-20 | \$3,850,000 | Coop | |
| 387 Manhattan Ave | 1-01943-0014 | 19-Mar-20 | \$2,999,000 | House | |
| 203 W 122nd St #5 | 1-01928-1005 | 7-Feb-20 | \$2,600,000 | Condo | 2,340 |
| 111 Central Park N #8C | 1-01820-1241 | 7-Feb-20 | \$2,150,000 | Condo | 1,422 |
| 120 Cabrini Blvd #46/47 | 1-02179-0010 | 10-Mar-20 | \$1,950,000 | Coop | |
| 1800 Adam C Powell Blvd #3B | 1-01826-1009 | 16-Jan-20 | \$1,940,000 | Condo | 1,327 |
| 465 W 144th St | 1-02059-0037 | 21-Feb-20 | \$1,900,000 | House | |
| 258 St Nicholas Ave #8B | 1-01950-1041 | 27-Jan-20 | \$1,820,000 | Condo | 1,665 |
| 52 Convent Ave #PH | 1-01969-1017 | 28-Jan-20 | \$1,650,000 | Condo | |
| 120 Cabrini Blvd #81 | 1-02179-0010 | 5-Feb-20 | \$1,500,000 | Coop | |
| 40 W 116th St #A 1007 | 1-01599-1331 | 5-Feb-20 | \$1,460,000 | Condo | 1,412 |
| 120 Cabrini Blvd #79 | 1-02179-0010 | 14-Jan-20 | \$1,425,000 | Coop | 1,280 |
| 120 Cabrini Blvd #31 | 1-02179-0010 | 3-Mar-20 | \$1,420,000 | Coop | 1,250 |
| 2094 Fredrick Douglass Blvd #7N | 1-01829-1062 | 24-Feb-20 | \$1,347,500 | Condo | 1,259 |
| 258 St Nicholas Ave #9D | 1-01950-1049 | 16-Jan-20 | \$1,330,000 | Condo | 1,286 |
| 2131 Fredrick Douglass Blvd #6G | 1-01848-1336 | 23-Mar-20 | \$1,300,000 | Condo | |
| 1399 Park Ave #14E | 1-01631-1155 | 5-Mar-20 | \$1,295,000 | Condo | |
| 1400 Fifth Ave #4S | 1-01599-1138 | 7-Feb-20 | \$1,225,000 | Condo | 1,576 |
| 2077 Fifth Ave #5A | 1-01753-1208 | 6-Feb-20 | \$1,225,000 | Condo | 1,266 |
| 2279 Third Ave #6A | 1-01788-1013 | 28-Feb-20 | \$1,190,000 | Condo | 757 |
| 381 Lenox Ave #PH A | 1-01914-1119 | 4-Feb-20 | \$1,150,000 | Condo | 2,505 |
| 120 Cabrini Blvd #21 | 1-02179-0010 | 26-Feb-20 | \$1,150,000 | Coop | 1,275 |
| 2056 Fifth Ave #6B | 1-01724-1317 | 9-Mar-20 | \$1,100,000 | Condo | 1,130 |
| 163 St Nicholas Ave #6A | 1-01924-1067 | 15-Jan-20 | \$1,100,000 | Condo | 1,053 |
| 215 E 96th St #28H | 1-01646-1103 | 22-Jan-20 | \$1,050,000 | Coop | |
| 1845 Adam C Powell Blvd #A1A | 1-01822-1203 | 30-Jan-20 | \$1,015,000 | Condo | |
| 80 La Salle St #3F | 1-01978-0001 | 9-Jan-20 | \$999,000 | Coop | 1,150 |
| 1399 Park Ave #6A | 1-01631-1103 | 23-Jan-20 | \$995,000 | Condo | |
| 321 W 110th St #20B | 1-01846-1467 | 20-Feb-20 | \$985,000 | Condo | |
| 100 Overlook Ter #36/37 | 1-02180-0450 | 21-Jan-20 | \$985,000 | Coop | |
| 527 W 110th St #56 | 1-01882-1049 | 21-Jan-20 | \$980,000 | Condo | 820 |
| 250 Manhattan Ave #3A | 1-01846-1308 | 20-Feb-20 | \$950,000 | Condo | 843 |
| 25 Indian Rd #1C | 1-02250-0054 | 30-Mar-20 | \$949,000 | Coop | 1,200 |
| 300 W 135th St #2H | 1-01959-1081 | 18-Feb-20 | \$930,000 | Condo | 1,052 |
| 120 Cabrini Blvd #108 | 1-02179-0010 | 11-Feb-20 | \$929,000 | Coop | 956 |
| 714 St Nicholas Ave #1 | 1-02053-1001 | 16-Jan-20 | \$925,000 | Condo | 998 |
| 68 Bradhurst Ave #4C | 1-02045-1043 | 26-Feb-20 | \$920,000 | Condo | 693 |
| 305 E 108th St #2H | 1-01680-1015 | 10-Mar-20 | \$917,500 | Condo | |
| 100 Bennett Ave #3G, H | 1-02180-0169 | 6-Feb-20 | \$912,500 | Coop | |
| 252 W 123rd St #2 | 1-01928-1202 | 6-Mar-20 | \$900,000 | Condo | 986 |
| 25 Indian Rd #4C | 1-02250-0054 | 23-Mar-20 | \$893,807 | Coop | 1,250 |
| 1790 Third Ave #1003 | 1-01627-1142 | 28-Feb-20 | \$875,000 | Condo | |
| 40 Pinehurst Ave #5D | 1-02177-1118 | 15-Jan-20 | \$873,149 | Condo | |
| 1400 Fifth Ave #5O | 1-01599-1133 | 30-Jan-20 | \$870,000 | Condo | 1,060 |
| 40 Pinehurst Ave #4D | 1-02177-1114 | 15-Jan-20 | \$862,967 | Condo | |
| 106 W 116th St #2A | 1-01825-1002 | 21-Feb-20 | \$860,000 | Condo | 1,137 |
| 603 W 148th St #7C | 1-02095-1028 | 12-Mar-20 | \$848,500 | Condo | 1,164 |
| 68 Bradhurst Ave #8L | 1-02045-1144 | 10-Feb-20 | \$846,000 | Condo | 950 |
| 689 Fort Washington Ave #5C | 1-02179-0500 | 31-Jan-20 | \$845,000 | Coop | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-----------------------------------|--------------|-----------|------------|---------------|---------|
| 1400 Fifth Ave #2D | 1-01599-1053 | 24-Jan-20 | \$835,000 | Condo | 1,658 |
| 359 Fort Washington Ave #6I | 1-02139-0530 | 15-Jan-20 | \$830,000 | Coop | 1,278 |
| 215 E 96th St #CONDP | 1-01646-1103 | 16-Mar-20 | \$825,000 | Coop | 184,939 |
| 720 Fort Washington Ave #3T | 1-02180-0614 | 24-Feb-20 | \$825,000 | Coop | 1,100 |
| 779 Riverside Dr #C42 | 1-02134-1256 | 7-Feb-20 | \$800,000 | Condo | 1,049 |
| 689 Fort Washington Ave #1J | 1-02179-0500 | 11-Feb-20 | \$795,000 | Coop | 1,100 |
| 1400 Fifth Ave #4G | 1-01599-1116 | 15-Jan-20 | \$790,000 | Condo | 942 |
| 1399 Park Ave #7E | 1-01631-1114 | 30-Jan-20 | \$775,000 | Condo | |
| 446 W 167th St #6E | 1-02111-1128 | 7-Feb-20 | \$766,935 | Condo | |
| 345 W 145th St #10A | 1-02053-0001 | 13-Jan-20 | \$757,500 | Coop | 950 |
| 390 Riverside Dr #12A, D | 1-01894-0031 | 3-Mar-20 | \$750,000 | Coop | |
| 70-72 Park Ter W #E 80 | 1-02243-0236 | 18-Mar-20 | \$750,000 | Coop | |
| 453 W 143rd St #F | 1-02059-1106 | 17-Mar-20 | \$750,000 | Condo | 1,064 |
| 2373 Adam C Powell Blvd #2B | 1-02007-1008 | 4-Mar-20 | \$750,000 | Condo | 1,075 |
| 350 Cabrini Blvd #2H | 1-02179-0440 | 13-Feb-20 | \$729,000 | Coop | |
| 4260 Broadway #200 | 1-02164-1019 | 15-Jan-20 | \$725,000 | Condo | |
| 80 La Salle St #4A | 1-01978-0001 | 4-Mar-20 | \$700,000 | Coop | |
| 163 St Nicholas Ave #2I | 1-01924-1031 | 31-Jan-20 | \$699,000 | Condo | 670 |
| 52 Convent Ave #3B | 1-01969-1010 | 9-Jan-20 | \$698,000 | Condo | |
| 870 W 181st St #36 | 1-02177-0170 | 20-Feb-20 | \$695,000 | Coop | |
| 166 W 122nd St #3W | 1-01906-0061 | 28-Feb-20 | \$695,000 | Coop | |
| 352 W 117th St #6A | 1-01943-1035 | 30-Jan-20 | \$690,000 | Condo | 678 |
| 1399 Park Ave #14C | 1-01631-1153 | 21-Jan-20 | \$689,000 | Condo | |
| 352 W 117th St #4B | 1-01943-1022 | 18-Feb-20 | \$680,000 | Condo | 687 |
| 202-204 W 140th St #5D | 1-02025-1023 | 3-Mar-20 | \$680,000 | Condo | 882 |
| 120 Cabrini Blvd #62 | 1-02179-0010 | 25-Feb-20 | \$680,000 | Coop | |
| 70 Haven Ave #1B | 1-02139-0214 | 20-Mar-20 | \$657,500 | Coop | |
| 55 Park Ter E #B 44 | 1-02243-0210 | 3-Mar-20 | \$655,000 | Coop | |
| 116 Pinehurst Ave #M41 | 1-02179-0170 | 5-Mar-20 | \$652,000 | Coop | |
| 232 E 118th St #3A | 1-01667-1005 | 13-Jan-20 | \$650,000 | Condo | 790 |
| 80 La Salle St #11G | 1-01978-0001 | 12-Mar-20 | \$650,000 | Coop | 950 |
| 120 Cabrini Blvd #117 | 1-02179-0010 | 6-Mar-20 | \$650,000 | Coop | 796 |
| 1400 Fifth Ave #5A | 1-01599-1105 | 8-Jan-20 | \$650,000 | Condo | 890 |
| 611 W 111th St #47 | 1-01894-0036 | 2-Mar-20 | \$650,000 | Coop | |
| 202-204 W 140th St #4D | 1-02025-1018 | 12-Feb-20 | \$640,000 | Condo | 882 |
| 70 W 139th St #7I | 1-01736-1163 | 14-Feb-20 | \$635,749 | Condo | |
| 1825 Madison Ave #5E | 1-01745-1002 | 25-Feb-20 | \$630,000 | Coop | |
| 116 Pinehurst Ave #H11 | 1-02179-0170 | 10-Mar-20 | \$630,000 | Coop | 950 |
| 70 Haven Ave #5H | 1-02139-0214 | 19-Feb-20 | \$630,000 | Coop | |
| 501 W 138th St #6I | 1-02070-0029 | 8-Jan-20 | \$625,000 | Coop | |
| 624 W 207th St #2I | 1-02241-0018 | 5-Mar-20 | \$625,000 | Coop | |
| 775 Riverside Dr #4B | 1-02134-1537 | 31-Jan-20 | \$625,000 | Condo | 891 |
| 301 W 110th St #18E | 1-01846-1236 | 19-Feb-20 | \$620,000 | Condo | |
| 2019-2023 First Ave #4B | 1-01676-1415 | 16-Jan-20 | \$610,000 | Condo | 750 |
| 258 St Nicholas Ave #5F | 1-01950-1027 | 6-Jan-20 | \$610,000 | Condo | 758 |
| 446 W 167th St #2B | 1-02111-1103 | 27-Feb-20 | \$600,000 | Condo | |
| 109-117 Seaman Ave #4D | 1-02240-0001 | 7-Feb-20 | \$595,000 | Coop | 960 |
| 15818-15900 Riverside Dr W #4C-90 | 1-02135-0060 | 9-Jan-20 | \$587,000 | Coop | |
| 1831 Madison Ave #9C | 1-01746-0021 | 12-Mar-20 | \$585,000 | Coop | 650 |
| 600 W 111th St #16I | 1-01894-1002 | 10-Feb-20 | \$575,000 | Coop | |



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