

MORNINGSIDE HEIGHTS

A monthly analysis of residential sales
in Morningside Heights, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Morningside Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$696K

9% YoY

NO. OF TRANSACTIONS

18

157% YoY

MEDIAN PRICE/SQ.FT.

\$821

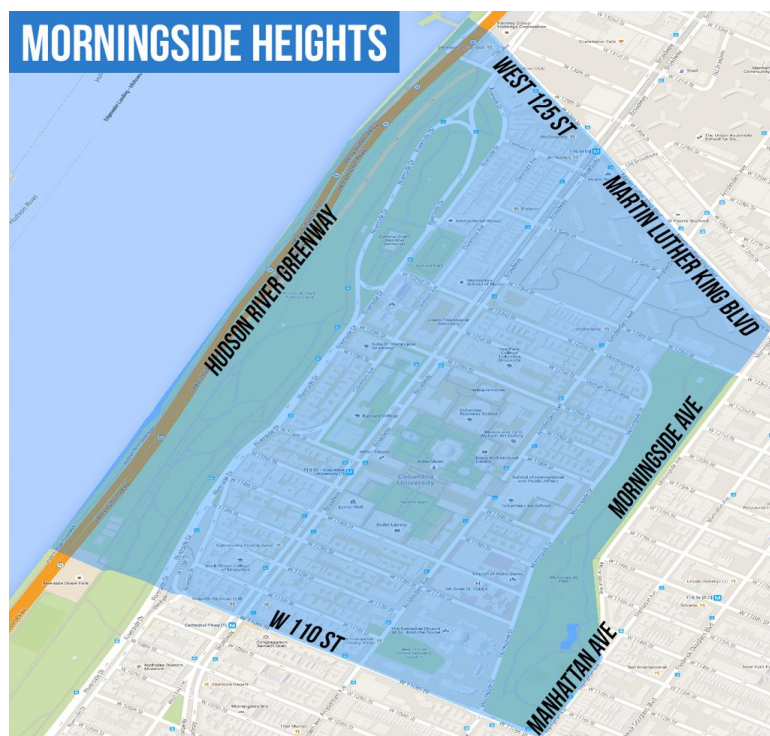
28% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



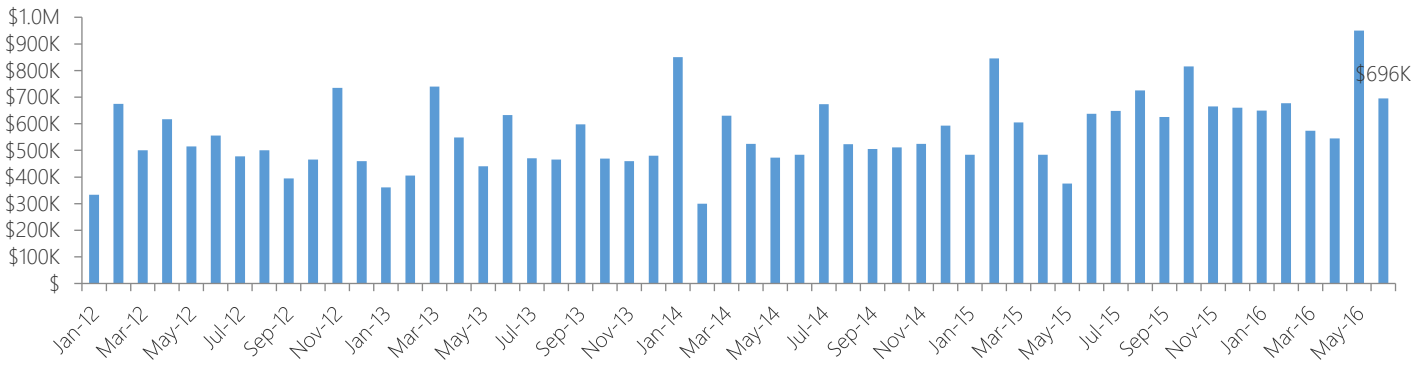
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

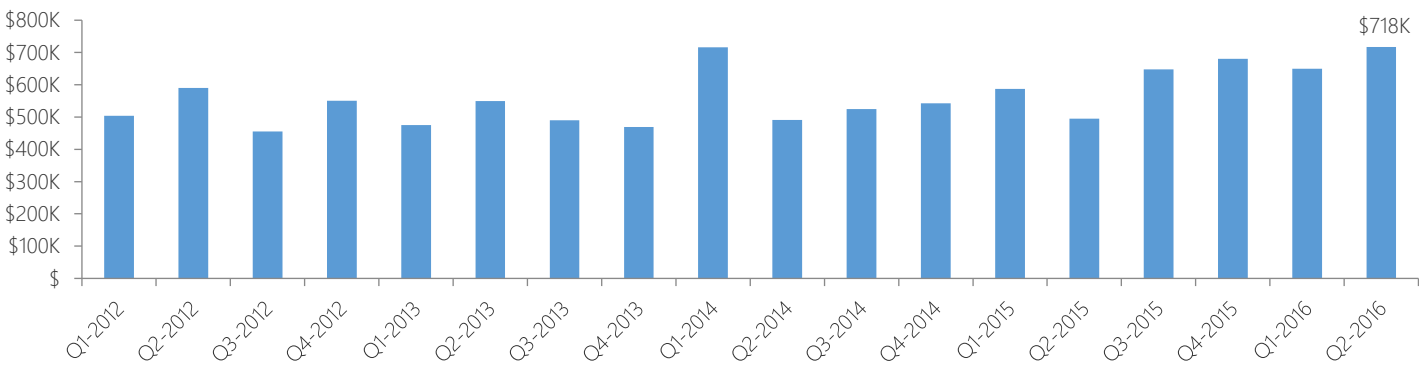
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

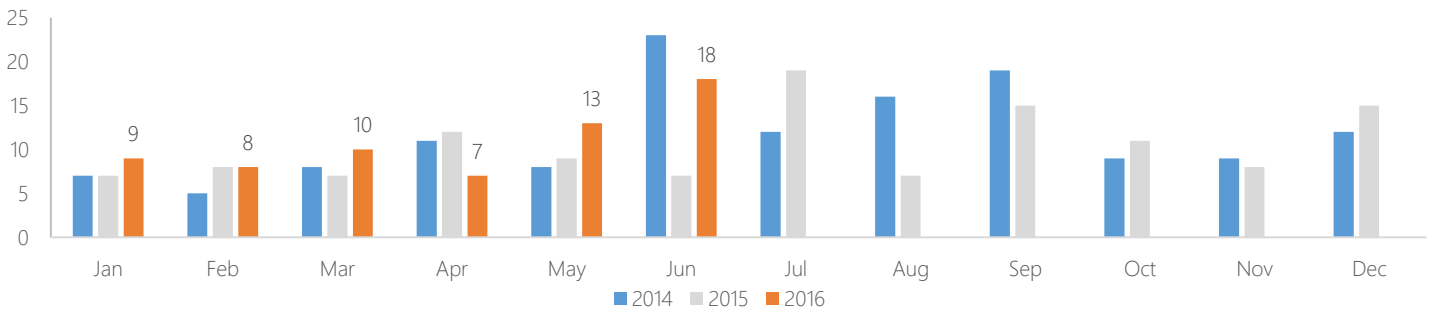


Median Sale Price by Quarter



Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	5	8	13	6	10	10	7	16	13	7	5	8
2012	3	9	14	9	10	10	11	15	20	5	7	21
2013	6	11	8	9	15	16	13	22	12	25	12	12
2014	7	5	8	11	8	23	12	16	19	9	9	12
2015	7	8	7	12	9	7	19	7	15	11	8	15
2016	9	8	10	7	13	18						

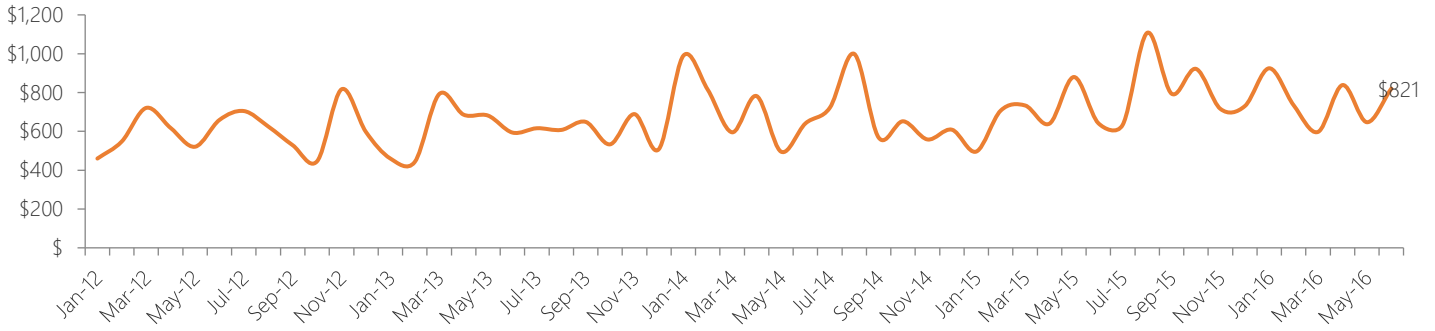


o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

The RATNER Team Market Reports

Median Sale Price per Square Foot

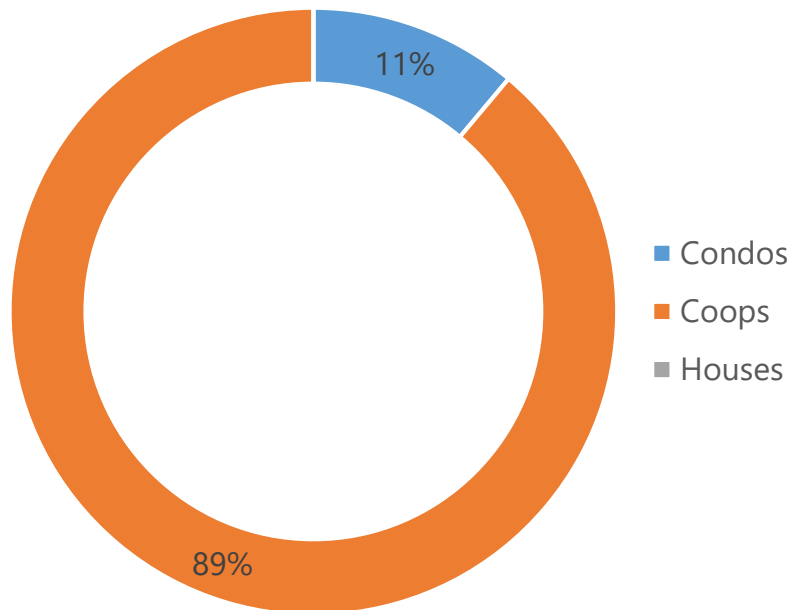


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,132,250	-	\$1,268	-	2
Coops	\$695,500	9%	\$771	20%	16
Houses	-	-	-	-	0

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 Cathedral Parkway #4D	1-01882-1155	30-Jun-16	\$1,820,000	Condo	1,306
420 Riverside Dr #2G	1-01896-0001	8-Jun-16	\$1,550,000	Coop	
401 W 115 St #42	1-01867-0059	24-Jun-16	\$1,451,000	Coop	
545 West 111 Street #8C	1-01883-1002	29-Jun-16	\$1,050,000	Coop	900
80 La Salle St #10F	1-01978-0001	16-Jun-16	\$890,000	Coop	
80 La Salle St #17A	1-01978-0001	28-Jun-16	\$755,000	Coop	920
400 Riverside Dr #A	1-01895-0001	24-Jun-16	\$730,000	Coop	775
80 La Salle St #3F	1-01978-0001	15-Jun-16	\$705,000	Coop	1,150
80 La Salle St #8G	1-01978-0001	7-Jun-16	\$686,000	Coop	1,100
80 La Salle St #4D	1-01978-0001	10-Jun-16	\$625,000	Coop	950
170 Claremont Ave #18	1-01993-0043	10-Jun-16	\$615,000	Coop	
1264-1266 Amsterdam Ave #6B	1-01977-0031	30-Jun-16	\$595,000	Coop	700
80 La Salle St #17H	1-01978-0001	27-Jun-16	\$540,000	Coop	700
80 La Salle St #9H	1-01978-0001	7-Jun-16	\$535,000	Coop	778
380 Riverside Dr #2G	1-01894-0001	13-Jun-16	\$505,000	Coop	
527 Cathedral Parkway #3	1-01882-1019	27-Jun-16	\$444,500	Condo	389

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty