

# MORNINGSIDE HEIGHTS

A quarterly analysis of residential sales  
in Morningside Heights, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## Morningside Heights, Manhattan

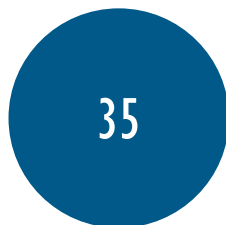
### SUMMARY

MEDIAN SALE PRICE



7% YoY

NO. OF TRANSACTIONS



35% YoY

MEDIAN PRICE/SQ.FT.



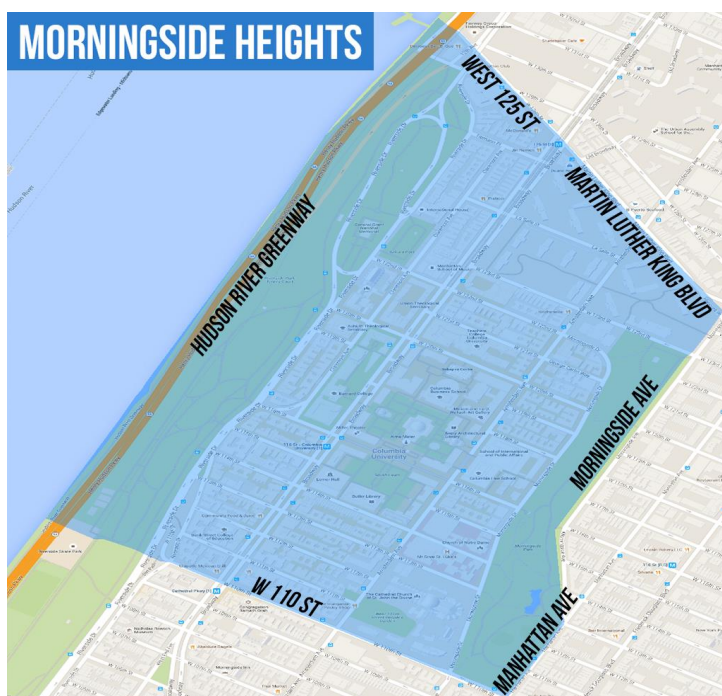
2% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

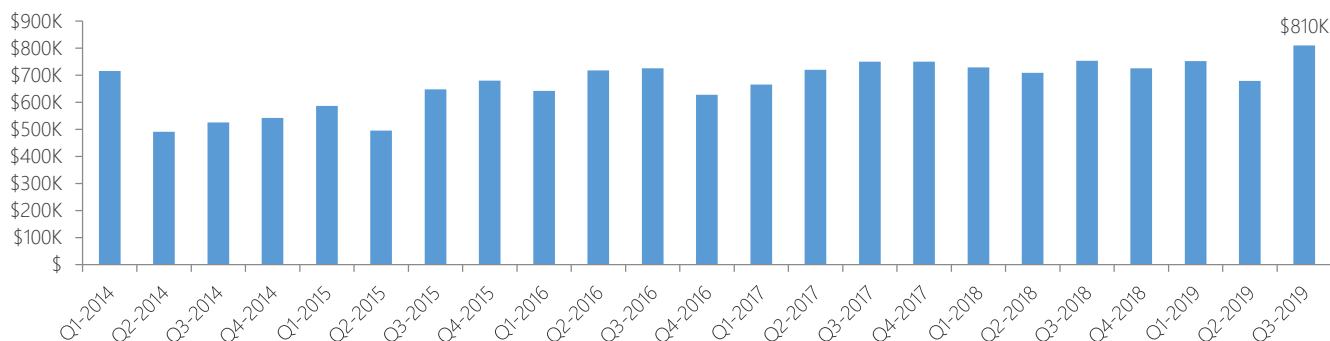
### NEIGHBORHOOD BOUNDARIES



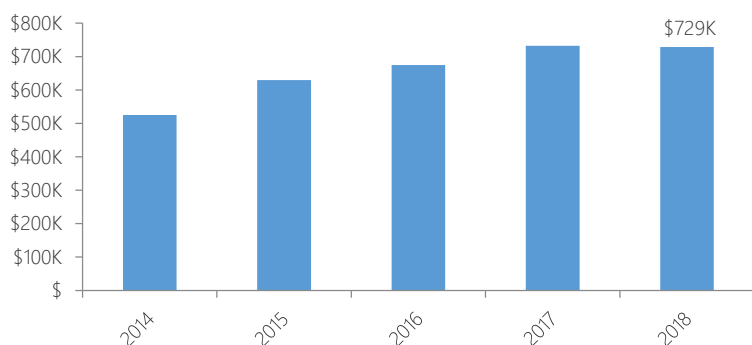


RESIDENTIAL STATS

Median Sale Price by Quarter

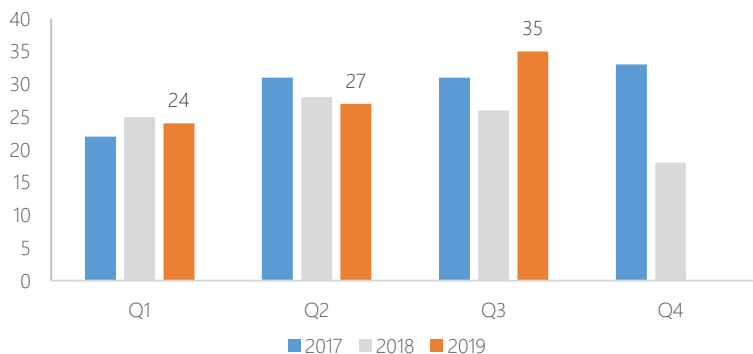


Median Sale Price by Year

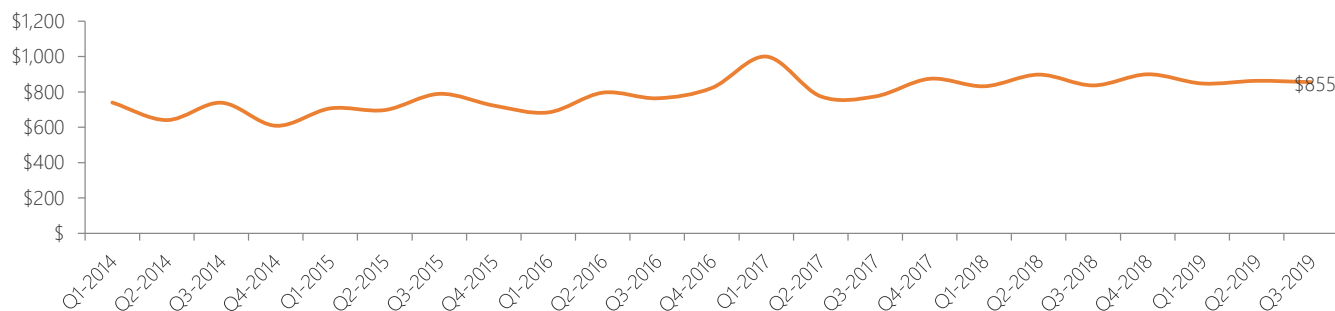


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	20	22	28	22	25	24
Q2	42	28	36	31	28	27
Q3	47	41	34	31	26	35
Q4	30	34	32	33	18	



Median Sale Price per Square Foot

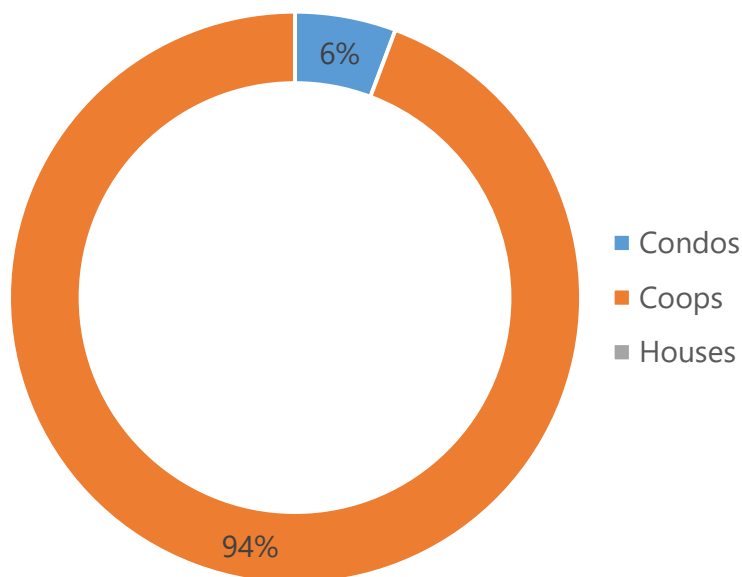


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,352,500	-24%	\$1,254	2%	2
Coops	\$800,000	6%	\$813	-3%	33
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
535 W 110th St #8	1-01882-0008	25-Sep-19	\$2,362,500	Coop	
440 Riverside Dr #81	1-01990-0001	28-Aug-19	\$2,225,000	Coop	
420 Riverside Dr #9H	1-01896-0001	12-Jul-19	\$1,875,000	Coop	
545 W 110th St #5B	1-01882-1160	8-Jul-19	\$1,800,000	Condo	1,306
417 Riverside Dr #PH	1-01895-0076	27-Aug-19	\$1,750,000	Coop	
600 W 115th St #94	1-01896-1002	13-Sep-19	\$1,500,000	Coop	
395 Riverside Dr #9F	1-01894-0067	10-Jul-19	\$1,230,000	Coop	
80 La Salle St #21F	1-01978-0001	13-Aug-19	\$1,225,000	Coop	1,236
404 Riverside Dr #4C	1-01895-0038	23-Sep-19	\$1,200,000	Coop	
390 Riverside Dr #7A	1-01894-0031	9-Aug-19	\$1,175,000	Coop	1,200
80 La Salle St #12F	1-01978-0001	12-Sep-19	\$1,155,000	Coop	1,250
80 La Salle St #2F	1-01978-0001	30-Sep-19	\$1,015,000	Coop	1,230
545 W 110th St #3C	1-01882-1147	4-Sep-19	\$905,000	Condo	801
80 La Salle St #19G	1-01978-0001	9-Aug-19	\$865,000	Coop	
3117 Broadway #20	1-01993-0023	13-Sep-19	\$855,000	Coop	1,300
395 Riverside Dr #15E	1-01894-0067	16-Jul-19	\$850,000	Coop	
80 La Salle St #16G	1-01978-0001	5-Sep-19	\$820,000	Coop	
80 La Salle St #18D	1-01978-0001	2-Jul-19	\$800,000	Coop	904
606 W 113th St #4B	1-01895-0025	21-Aug-19	\$800,000	Coop	
3117 Broadway #42	1-01993-0023	2-Jul-19	\$725,000	Coop	1,100
80 La Salle St #4G	1-01978-0001	19-Sep-19	\$720,000	Coop	
3117 Broadway #60	1-01993-0023	2-Jul-19	\$709,000	Coop	
80 La Salle St #8C	1-01978-0001	16-Sep-19	\$635,000	Coop	
545 W 111th St #10G	1-01883-1002	29-Jul-19	\$609,375	Coop	
80 La Salle St #19H	1-01978-0001	15-Aug-19	\$600,000	Coop	750
1264 Amsterdam Ave #5A	1-01977-0031	26-Jul-19	\$550,000	Coop	
80 La Salle St #5B	1-01978-0001	14-Aug-19	\$541,250	Coop	724
615 W 113th St #85	1-01895-0047	1-Aug-19	\$535,000	Coop	
440 Riverside Dr #44	1-01990-0001	11-Jul-19	\$525,000	Coop	
380 Riverside Dr #4K	1-01894-0001	26-Sep-19	\$515,000	Coop	
80 La Salle St #13A	1-01978-0001	6-Sep-19	\$500,000	Coop	
140 Claremont Ave #4H	1-01993-0057	16-Aug-19	\$500,000	Coop	
80 La Salle St #7B	1-01978-0001	9-Sep-19	\$425,000	Coop	
80 La Salle St #17E	1-01978-0001	24-Jul-19	\$332,500	Coop	500



## The RATNER Team Market Report

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# THE RATNER TEAM



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Commercial & Residential  
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New Development Expert

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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

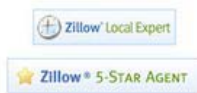
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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again!" David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

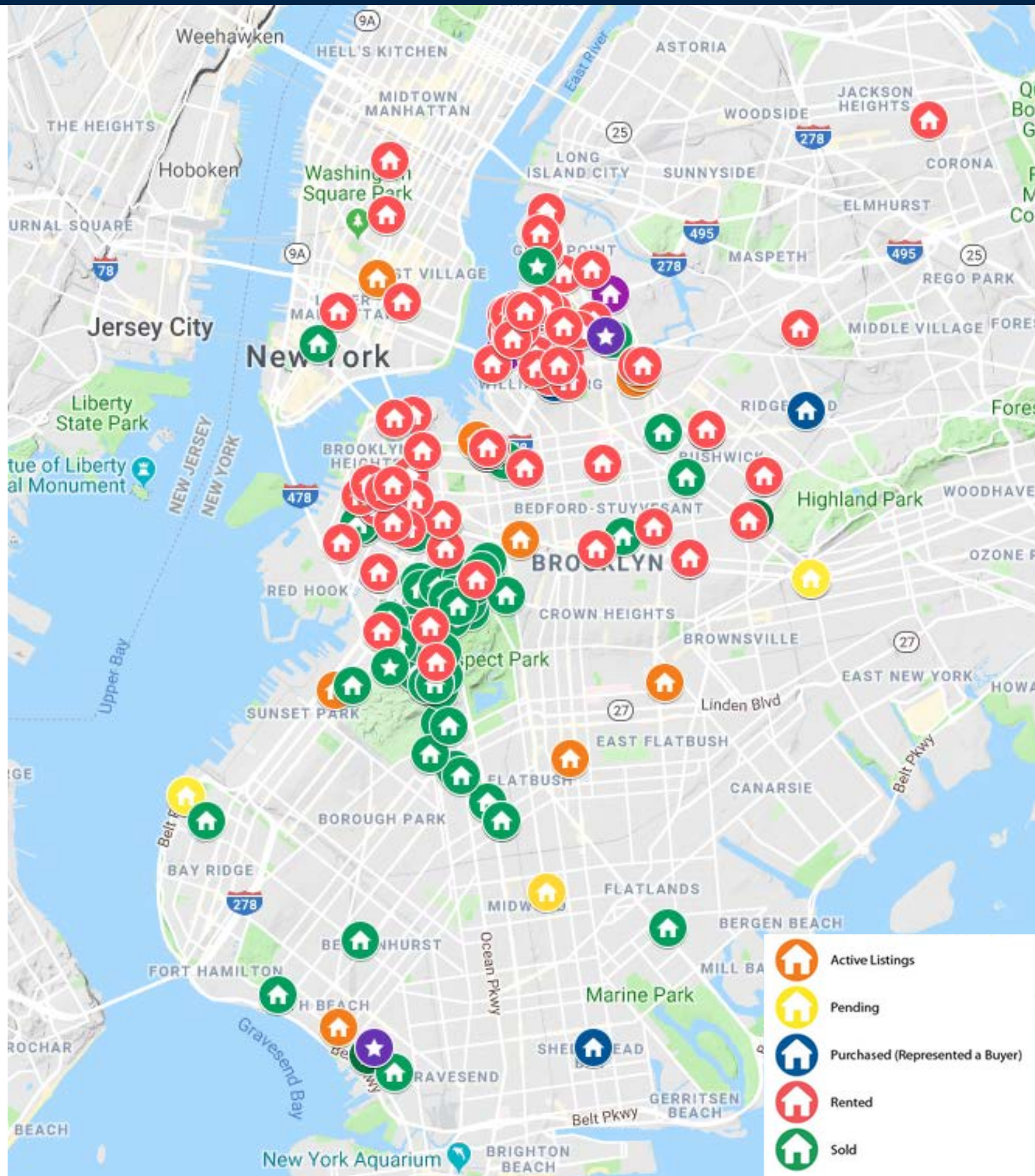
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| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
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