

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

UWS Report

A monthly analysis of residential sales
in UWS, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
UWS, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

31% Y-o-Y

NO. OF TRANSACTIONS

102

5% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,466

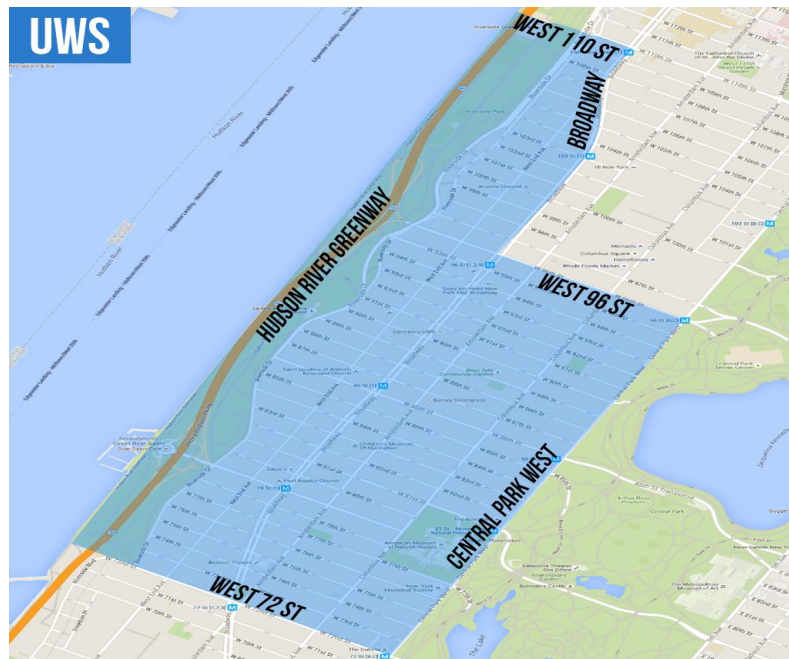
23% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

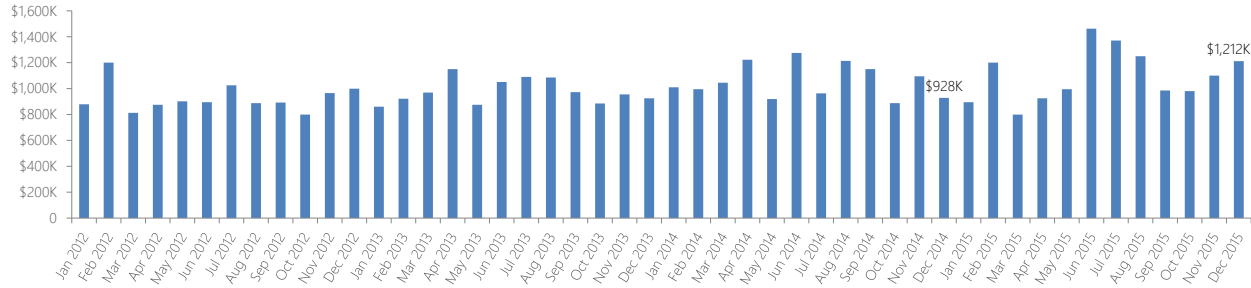
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

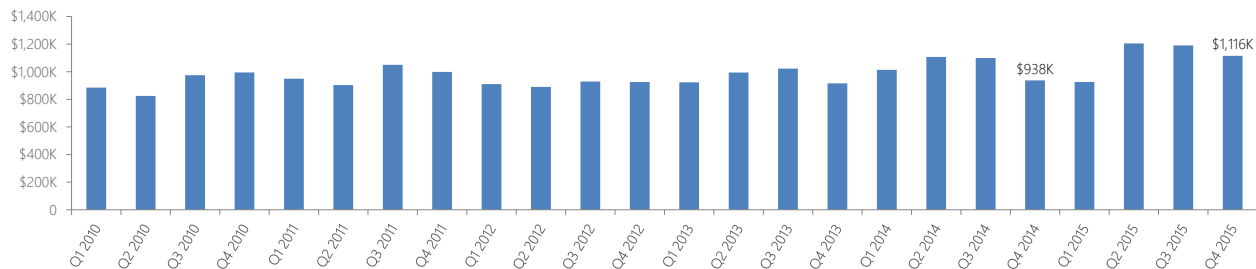


RESIDENTIAL STATS

Median Sale Price by Month

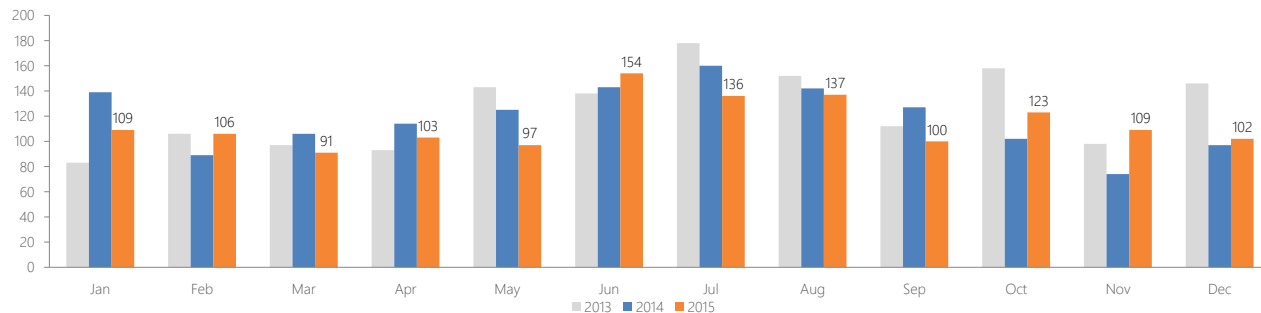


Median Sale Price by Quarter

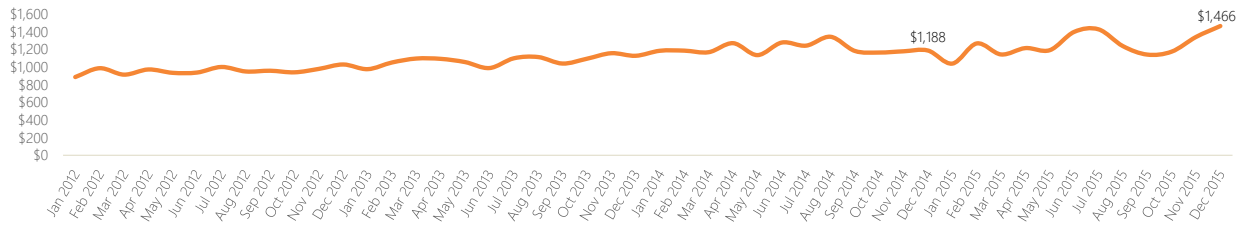


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	106	77	81	83	139	109
Feb	86	82	87	106	89	106
Mar	143	82	87	97	106	91
Apr	132	107	88	93	114	103
May	141	117	126	143	125	97
Jun	187	151	148	138	143	154
Jul	135	122	143	178	160	136
Aug	124	136	157	152	142	137
Sep	78	115	110	112	127	100
Oct	110	97	105	158	102	123
Nov	95	86	79	98	74	109
Dec	144	78	149	146	97	102



▶ Median Price per Square Foot

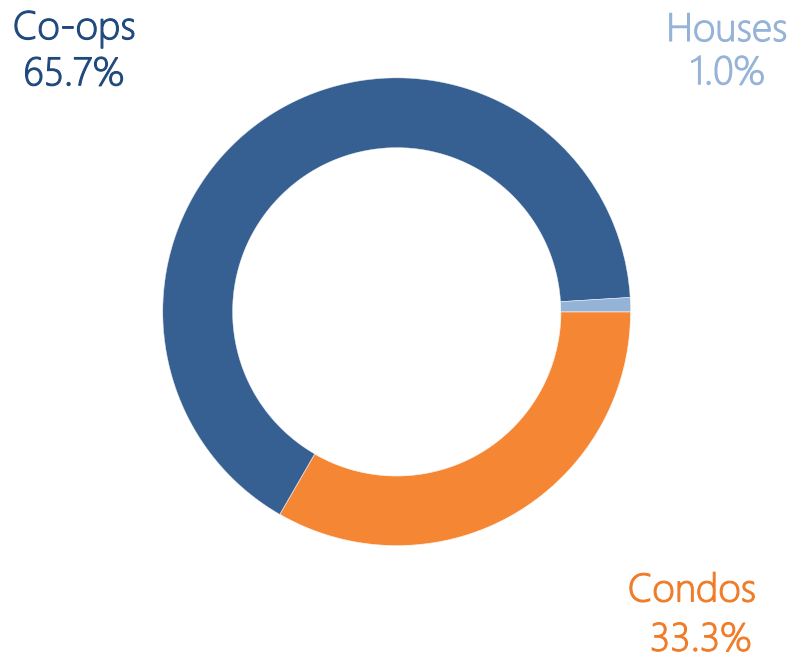


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,242,500	27%	\$1,580	21%	34
Co-ops	\$1,170,000	27%	\$1,167	10%	67
Houses	\$7,050,000	n/a	\$1,466	n/a	1

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
300 W End Ave #5A	1-01166-0001	09-Dec-15	\$9,508,888	Coop	n/a
230-234 Central Park W #16AM	1-01197-0029	21-Dec-15	\$7,500,000	Coop	n/a
53 W 85 St	1-01199-0112	04-Dec-15	\$7,050,000	House	4,808
160 West 86 Street #PH3	1-01216-1238	11-Dec-15	\$6,900,000	Condo	3,042
121 Central Park W #PHC	1-01125-0025	18-Dec-15	\$5,300,000	Coop	n/a
27 West 72 Street #PHC	1-01125-1367	31-Dec-15	\$4,950,000	Condo	1,741
219 West 81 Street #4A	1-01229-1129	15-Dec-15	\$3,810,600	Condo	2,117
310 W End Ave #12CD	1-01166-0061	24-Dec-15	\$3,595,100	Coop	n/a
530 West End Avenue #9B	1-01233-1033	07-Dec-15	\$3,431,503	Condo	2,147
15 W 81 St #9F	1-01195-0018	17-Dec-15	\$3,325,000	Coop	n/a
230-234 Central Park W #16BC	1-01197-0029	21-Dec-15	\$3,250,000	Coop	n/a
333-335 W End Ave #3B	1-01185-0025	21-Dec-15	\$2,840,000	Coop	n/a
320 Central Park W #3B	1-01205-0034	03-Dec-15	\$2,800,000	Coop	n/a
219 West 81 Street #5K	1-01229-1148	28-Dec-15	\$2,750,000	Condo	1,763
300 Central Park W #2L	1-01204-0029	03-Dec-15	\$2,745,000	Coop	n/a
140-147 Riverside Dr #5A	1-01248-0001	15-Dec-15	\$2,590,000	Coop	n/a
51 W 82 St #1	1-01196-0108	03-Dec-15	\$2,519,252	Coop	n/a
2610 Broadway #4D	1-01870-1107	30-Dec-15	\$2,490,000	Coop	n/a
15 W 72 St #25G	1-01125-0024	16-Dec-15	\$2,392,888	Coop	n/a
15 W 72 St #12C	1-01125-0024	10-Dec-15	\$2,291,063	Coop	n/a
340-343 Riverside Dr #3B	1-01892-0001	21-Dec-15	\$2,230,000	Coop	n/a
2373 Broadway	1-01234-7501	22-Dec-15	\$2,200,000	Coop	n/a
511-519 W End Ave #14D	1-01246-0036	16-Dec-15	\$2,150,000	Coop	n/a
169 West 95 Street #20C	1-01226-1252	02-Dec-15	\$2,036,500	Condo	n/a
470-472 W End Ave #1E	1-01230-0061	09-Dec-15	\$2,025,000	Coop	n/a
2286 Broadway #11C	1-01230-1002	21-Dec-15	\$2,000,000	Coop	n/a
411 W End Ave #15A	1-01244-0019	22-Dec-15	\$1,975,000	Coop	n/a
2250 Broadway #9D	1-01228-1085	23-Dec-15	\$1,955,750	Condo	1,089
681-689 Amsterdam Ave #10A	1-01224-0001	22-Dec-15	\$1,901,665	Coop	n/a
33 Riverside Dr #1	1-01185-0001	10-Dec-15	\$1,850,000	Coop	n/a
2162-2168 Broadway #15B	1-01168-0022	29-Dec-15	\$1,728,000	Coop	n/a
675 W End Ave #14B	1-01252-0017	18-Dec-15	\$1,675,000	Coop	n/a
11 Riverside Dr #6PE	1-01184-0031	04-Dec-15	\$1,595,000	Coop	n/a
169 West 95 Street #26G	1-01226-1310	10-Dec-15	\$1,583,379	Condo	n/a
169 West 95 Street #14HJ	1-01226-1204	01-Dec-15	\$1,522,284	Condo	n/a
169 West 95 Street #20G	1-01226-1256	03-Dec-15	\$1,486,645	Condo	n/a
169 West 95 Street #24F	1-01226-1291	08-Dec-15	\$1,466,280	Condo	n/a
67 Riverside Dr #8C	1-01186-0095	18-Dec-15	\$1,460,000	Coop	n/a
345-351 W 88 St #8D	1-01250-0006	04-Dec-15	\$1,430,000	Coop	n/a
169 West 95 Street #5HJ	1-01226-1133	14-Dec-15	\$1,420,459	Condo	n/a
169 West 95 Street #9G	1-01226-1167	02-Dec-15	\$1,400,094	Condo	n/a
2162-2168 Broadway #19A	1-01168-0022	17-Dec-15	\$1,400,000	Coop	n/a
275 West 96 Street #9O	1-01868-1111	30-Dec-15	\$1,400,000	Condo	980
35 W 90 St #3C	1-01204-0016	08-Dec-15	\$1,350,000	Coop	n/a
275 West 96 Street #18B	1-01868-1187	04-Dec-15	\$1,300,000	Condo	933
176 West 86 Street #7D	1-01216-1036	07-Dec-15	\$1,275,000	Condo	812
327 Central Park West #15E	1-01206-1085	23-Dec-15	\$1,250,000	Condo	791
323 W 83 St #6C	1-01245-0059	17-Dec-15	\$1,237,500	Coop	n/a
300 Central Park W #14E	1-01204-0029	17-Dec-15	\$1,235,000	Coop	n/a
27 West 72 Street #208	1-01125-1216	09-Dec-15	\$1,235,000	Condo	732
100 West 93 Street #30G	1-01223-1454	11-Dec-15	\$1,223,950	Condo	741
246-252 W 103 St #4A	1-01874-0058	22-Dec-15	\$1,200,000	Coop	n/a
677 W End Ave #7A	1-01252-0020	03-Dec-15	\$1,200,000	Coop	n/a
100 West 93 Street #23B	1-01223-1280	04-Dec-15	\$1,172,738	Condo	739
316 W 84 St #5A	1-01245-0080	09-Dec-15	\$1,170,000	Coop	n/a
2511-2513 Broadway #6K	1-01241-0052	04-Dec-15	\$1,111,000	Coop	n/a
201 West 72 Street #20E	1-01164-1224	11-Dec-15	\$1,085,000	Condo	702
222 Riverside Drive #15D	1-01253-1168	28-Dec-15	\$1,050,000	Condo	850
169 West 95 Street #25A	1-01226-1295	23-Dec-15	\$1,043,706	Condo	n/a
173 Riverside Dr #2C	1-01250-0067	29-Dec-15	\$1,040,000	Coop	n/a
600 W End Ave #6A	1-01237-0001	14-Dec-15	\$1,025,000	Coop	n/a

Address	BBL	Sale date	Sale price	Property type	Sqft
15 W 72 St #1F	1-01125-0024	10-Dec-15	\$958,669	Coop	n/a
853-855 W End Ave #7A	1-01889-0061	17-Dec-15	\$900,000	Coop	n/a
169 West 95 Street #19A	1-01226-1241	22-Dec-15	\$865,513	Condo	n/a
219 West 81 Street #6J	1-01229-1157	28-Dec-15	\$840,000	Condo	544
101 West 81 Street #423	1-01212-1002	02-Dec-15	\$832,000	Coop	n/a
328 W 96 St #4C	1-01253-0090	08-Dec-15	\$810,000	Coop	n/a
332-334 W 85 St #2B	1-01246-0046	23-Dec-15	\$800,000	Coop	n/a
706-712 W End Ave #16E	1-01242-0062	28-Dec-15	\$785,330	Coop	n/a
11 Riverside Dr #3AE	1-01184-0031	10-Dec-15	\$765,000	Coop	n/a
100 West 93 Street #12A	1-01223-1242	22-Dec-15	\$764,000	Condo	550
169 West 95 Street #19J	1-01226-1249	18-Dec-15	\$763,688	Condo	n/a
100 West 93 Street #2D	1-01223-1288	11-Dec-15	\$760,646	Condo	493
245 W 74 St #3B	1-01166-0007	18-Dec-15	\$750,000	Coop	n/a
2480 Broadway #1H	1-01240-0024	04-Dec-15	\$750,000	Coop	n/a
15 W 72 St #22G	1-01125-0024	10-Dec-15	\$732,121	Coop	n/a
169 West 95 Street #22H	1-01226-1275	08-Dec-15	\$728,049	Condo	n/a
11 Riverside Dr #4AW	1-01184-0031	03-Dec-15	\$725,000	Coop	n/a
169 West 95 Street #21H	1-01226-1266	10-Dec-15	\$707,684	Condo	n/a
134 W 82 St #5C	1-01212-0047	23-Dec-15	\$700,000	Coop	n/a
105-113 W 86 St #11G	1-01217-0029	07-Dec-15	\$700,000	Coop	n/a
169 West 95 Street #18H	1-01226-1239	28-Dec-15	\$692,410	Condo	n/a
306-310 W 100 St #85	1-01888-0076	16-Dec-15	\$689,000	Coop	n/a
169 West 95 Street #16H	1-01226-1221	03-Dec-15	\$682,228	Condo	n/a
126 W 73 St #4A	1-01144-0043	15-Dec-15	\$678,030	Coop	n/a
169 West 95 Street #15H	1-01226-1212	10-Dec-15	\$677,136	Condo	n/a
121 W 72 St #6F	1-01144-0024	16-Dec-15	\$649,000	Coop	n/a
55 W 95 St #76	1-01209-0109	07-Dec-15	\$649,000	Coop	n/a
2373 Broadway #509	1-01234-1003	08-Dec-15	\$635,000	Coop	n/a
639 W End Ave #1A	1-01251-0054	02-Dec-15	\$600,000	Coop	n/a
242 W 104 St #4WF	1-01875-0056	22-Dec-15	\$599,000	Coop	n/a
584 W End Ave #6C	1-01236-0003	09-Dec-15	\$575,000	Coop	n/a
2109 Broadway #15155	1-01165-1793	21-Dec-15	\$550,000	Condo	309
584 W End Ave #1B	1-01236-0003	17-Dec-15	\$540,000	Coop	n/a
27 W 82 St #3B	1-01196-0017	14-Dec-15	\$532,500	Coop	n/a
336 W End Ave #7B	1-01167-0061	01-Dec-15	\$519,000	Coop	n/a
11 Riverside Dr #9LE	1-01184-0031	08-Dec-15	\$510,000	Coop	n/a
33 Riverside Dr #10FA	1-01185-0001	17-Dec-15	\$495,000	Coop	n/a
317 W 103 St #3F	1-01890-0047	23-Dec-15	\$460,000	Coop	n/a
2681 Broadway #10R	1-01874-1002	02-Dec-15	\$352,000	Coop	n/a
2681 Broadway #12Q	1-01874-1002	08-Dec-15	\$350,000	Coop	n/a
310 Riverside Dr #815	1-01890-0040	16-Dec-15	\$345,000	Coop	n/a