

**RESIDENTIAL**

**Warren  
Lewis**

**Sotheby's**

INTERNATIONAL REALTY

## **Lincoln Square Report**

A monthly analysis of residential sales  
in Lincoln Square, Manhattan

DECEMBER 2015

Residential Market Report, December 2015  
Lincoln Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.7M

60% Y-o-Y

NO. OF TRANSACTIONS

89

-1% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,469

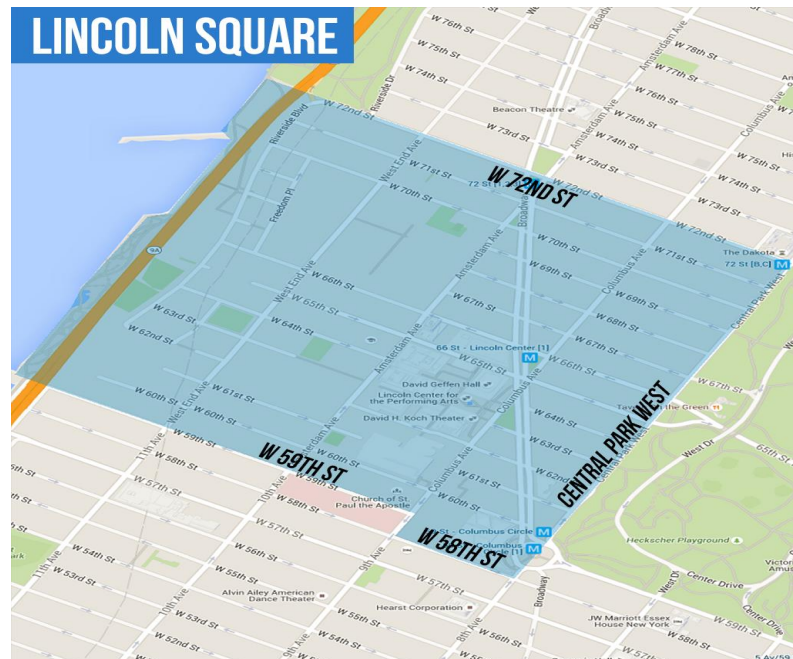
-1% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

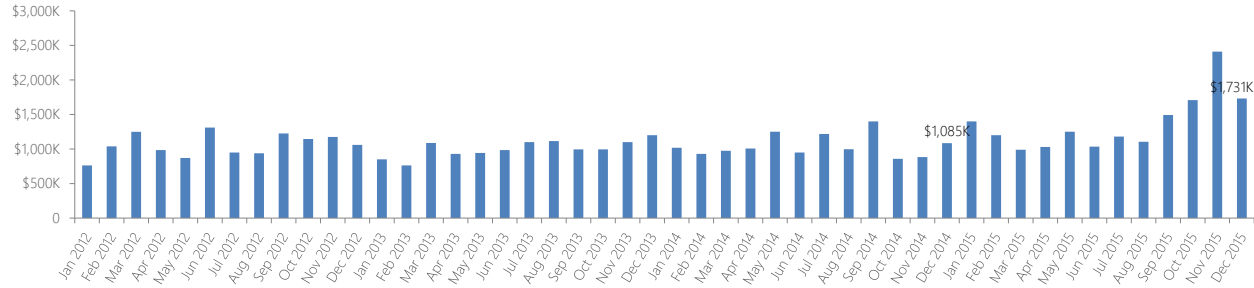
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

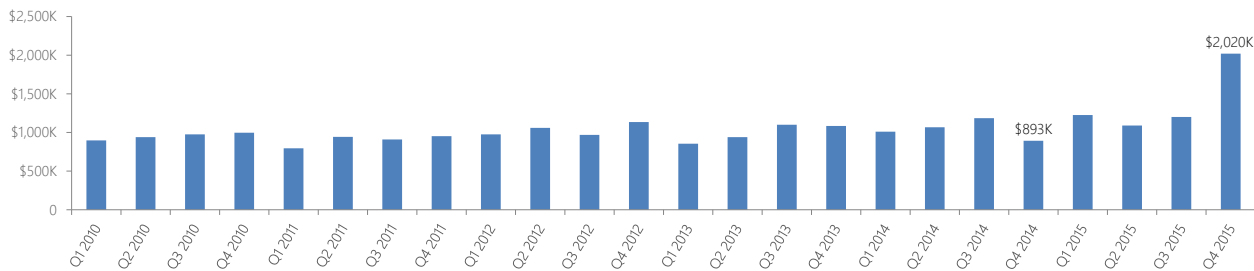


## RESIDENTIAL STATS

### Median Sale Price by Month

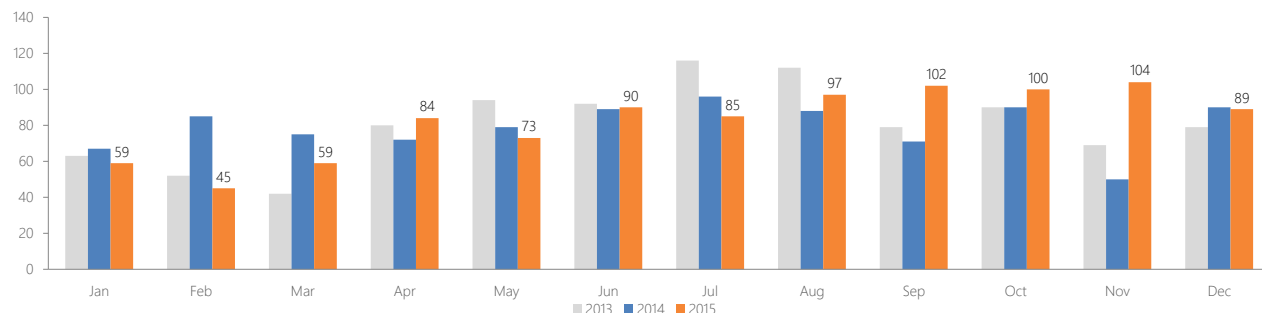


### Median Sale Price by Quarter

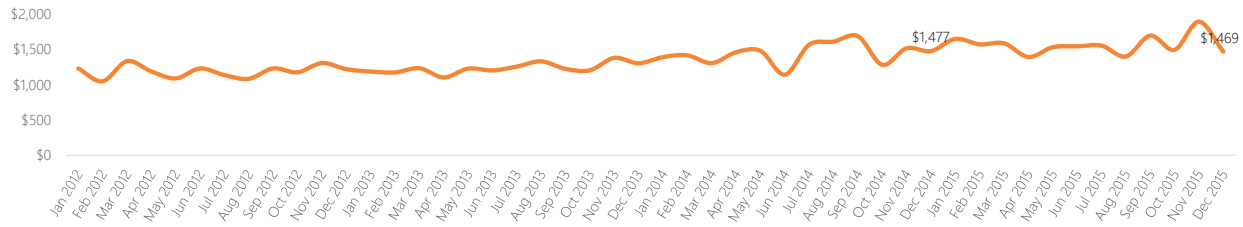


### Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	97	63	70	63	67	59
Feb	89	68	53	52	85	45
Mar	96	67	71	42	75	59
Apr	88	59	83	80	72	84
May	72	76	85	94	79	73
Jun	100	125	107	92	89	90
Jul	62	119	111	116	96	85
Aug	92	93	107	112	88	97
Sep	84	69	85	79	71	102
Oct	81	67	89	90	90	100
Nov	75	70	77	69	50	104
Dec	94	89	110	79	90	89



## ▶ 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	\$2,356,158	10%	\$1,670	4%	54
Co-ops	\$750,000	-3%	\$967	-6%	35
Houses	n/a	n/a	n/a	n/a	n/a

### ▶ Number of Sales by Building Type

Co-ops  
39.3%



Condos  
60.7%

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50 Riverside Boulevard #PH3A	1-01171-2529	22-Dec-15	\$19,601,313	Condo	n/a
50 Riverside Boulevard #28B	1-01171-2555	18-Dec-15	\$9,300,623	Condo	n/a
50 Riverside Boulevard #27A	1-01171-2523	30-Dec-15	\$9,137,703	Condo	n/a
50 Riverside Boulevard #29B	1-01171-2556	23-Dec-15	\$8,903,505	Condo	n/a
50 Riverside Boulevard #18B	1-01171-2546	03-Dec-15	\$8,455,475	Condo	n/a
25 Columbus Circle #ST68E	1-01049-1105	15-Dec-15	\$7,500,000	Condo	1,433
50 Riverside Boulevard #16L	1-01171-2664	08-Dec-15	\$7,029,925	Condo	n/a
50 Riverside Boulevard #15L	1-01171-2663	11-Dec-15	\$6,867,005	Condo	n/a
50 Riverside Boulevard #9L	1-01171-2658	09-Dec-15	\$6,530,983	Condo	n/a
50 Riverside Boulevard #12C	1-01171-2567	23-Dec-15	\$5,298,900	Condo	n/a
115 Central Park W #22E	1-01124-0027	07-Dec-15	\$5,125,000	Coop	n/a
50 Riverside Boulevard #10C	1-01171-2565	04-Dec-15	\$5,095,250	Condo	n/a
17-23 W 71 St #6A	1-01124-0021	09-Dec-15	\$4,100,000	Coop	n/a
50 Riverside Boulevard #15D	1-01171-2585	04-Dec-15	\$3,934,445	Condo	n/a
50 Riverside Boulevard #5A	1-01171-2503	22-Dec-15	\$3,655,643	Condo	n/a
50 Riverside Boulevard #19C	1-01171-2573	30-Dec-15	\$3,364,225	Condo	n/a
50 Riverside Boulevard #18C	1-01171-2572	28-Dec-15	\$3,252,218	Condo	n/a
50 Riverside Boulevard #17C	1-01171-2571	14-Dec-15	\$3,135,119	Condo	n/a
50 Riverside Boulevard #20A	1-01171-2517	31-Dec-15	\$2,987,473	Condo	n/a
50 Riverside Boulevard #19A	1-01171-2516	15-Dec-15	\$2,855,100	Condo	n/a
50 Riverside Boulevard #18A	1-01171-2515	02-Dec-15	\$2,804,188	Condo	n/a
24 W 69 St #9A	1-01121-0043	29-Dec-15	\$2,803,000	Coop	n/a
45 West 67 Street #18A	1-01120-1095	15-Dec-15	\$2,725,000	Condo	1,127
50 Riverside Boulevard #20D	1-01171-2590	15-Dec-15	\$2,600,538	Condo	n/a
50 Riverside Boulevard #11H	1-01171-2629	22-Dec-15	\$2,590,355	Condo	n/a
100 Riverside Boulevard #20D	1-01171-3499	04-Dec-15	\$2,490,000	Condo	1,309
50 Riverside Boulevard #10H	1-01171-2628	02-Dec-15	\$2,468,165	Condo	n/a
50 Riverside Boulevard #15N	1-01171-2689	29-Dec-15	\$2,468,165	Condo	n/a
50 Riverside Boulevard #19F	1-01171-2606	17-Dec-15	\$2,417,253	Condo	n/a
50 Riverside Boulevard #18F	1-01171-2605	04-Dec-15	\$2,366,340	Condo	n/a
50 Riverside Boulevard #17F	1-01171-2604	21-Dec-15	\$2,345,975	Condo	n/a
30 West 63 Street #22K	1-01115-1969	01-Dec-15	\$2,316,519	Condo	1,021
50 Riverside Boulevard #9H	1-01171-2627	02-Dec-15	\$2,284,880	Condo	n/a
50 Riverside Boulevard #16J	1-01171-2646	10-Dec-15	\$2,254,333	Condo	n/a
50 Riverside Boulevard #20F	1-01171-2607	16-Dec-15	\$2,254,333	Condo	n/a
2039-2049 Broadway #40H	1-01162-0029	11-Dec-15	\$2,200,000	Coop	n/a
555 West 59 Street #26B	1-01151-1455	29-Dec-15	\$2,185,000	Condo	1,215
160 West 66 Street #33D	1-01137-1164	30-Dec-15	\$2,075,000	Condo	1,087
25 Central Park West #5S	1-01115-1121	18-Dec-15	\$2,055,000	Condo	926
160 West 66 Street #19J	1-01137-1038	29-Dec-15	\$1,975,000	Condo	1,086
62 West 62 Street #10E	1-01114-1203	04-Dec-15	\$1,945,000	Condo	1,026
160 West 66 Street #32J	1-01137-1160	10-Dec-15	\$1,900,000	Condo	890
61 West 62 Street #24J	1-01115-1506	17-Dec-15	\$1,885,000	Coop	n/a
161 West 61 Street #23F	1-01132-1144	17-Dec-15	\$1,750,000	Condo	948
50 Riverside Boulevard #3F	1-01171-2600	23-Dec-15	\$1,731,025	Condo	n/a
75 Central Park W #6A	1-01120-0029	17-Dec-15	\$1,705,200	Coop	n/a
160 West 66 Street #21G	1-01137-1056	16-Dec-15	\$1,680,000	Condo	1,032
5-13 W 65 St #20E	1-01118-0022	28-Dec-15	\$1,575,000	Coop	n/a
160 West End Avenue #2GH	1-01158-1007	16-Dec-15	\$1,505,000	Coop	n/a
165 West End Avenue #2N	1-01179-1008	17-Dec-15	\$1,495,000	Coop	n/a
156 West End Avenue #26C	1-01158-1208	09-Dec-15	\$1,450,000	Coop	n/a
170 West End Avenue #3N	1-01158-1405	09-Dec-15	\$1,390,000	Coop	n/a
200 Riverside Boulevard #6C	1-01171-1122	17-Dec-15	\$1,378,200	Condo	1,055
100 Riverside Boulevard #18A	1-01171-3420	23-Dec-15	\$1,350,000	Condo	914
555 West 59 Street #10A	1-01151-1351	15-Dec-15	\$1,310,000	Condo	789
156 West End Avenue #10A	1-01158-1208	04-Dec-15	\$1,270,000	Coop	n/a
120 Riverside Boulevard #15W	1-01171-3281	11-Dec-15	\$1,262,500	Condo	874
161 West 61 Street #23H	1-01132-1146	16-Dec-15	\$1,250,000	Condo	633
211 West 71 Street #14B	1-01163-1048	22-Dec-15	\$1,150,000	Condo	787
235 West 71 Street #1B	1-01163-1202	21-Dec-15	\$1,087,500	Condo	980
227 West 60 Street #11D	1-01152-1033	02-Dec-15	\$1,015,000	Condo	612

Address	BBL	Sale date	Sale price	Property type	Sqft
160 West 66 Street #33C	1-01137-1163	21-Dec-15	\$975,000	Condo	584
155 West 71 Street #6J	1-01143-1254	07-Dec-15	\$940,000	Condo	703
104 West 70 Street #2H	1-01141-1009	16-Dec-15	\$940,000	Condo	776
12-18 W 72 St #2E	1-01124-0042	11-Dec-15	\$922,500	Coop	n/a
200 Riverside Boulevard #406	1-01171-1016	28-Dec-15	\$890,000	Condo	665
200 Riverside Boulevard #406	1-01171-1016	28-Dec-15	\$890,000	Condo	665
2021 Broadway #24F	1-01141-1102	03-Dec-15	\$825,000	Coop	n/a
260 W End Ave #1B	1-01163-0061	21-Dec-15	\$790,000	Coop	n/a
5-13 W 65 St #22H	1-01118-0022	16-Dec-15	\$775,000	Coop	n/a
160 West End Avenue #3T	1-01158-1007	08-Dec-15	\$769,500	Coop	n/a
33 W 67 St #2RW	1-01120-0011	18-Dec-15	\$750,000	Coop	n/a
2021 Broadway #22B	1-01141-1102	02-Dec-15	\$745,000	Coop	n/a
141-151 Amsterdam Ave #2G	1-01138-0001	17-Dec-15	\$730,000	Coop	n/a
303 W 66 St #7DE	1-01179-0019	03-Dec-15	\$725,000	Coop	n/a
20 W 72 St #303	1-01124-0046	29-Dec-15	\$725,000	Coop	n/a
100 West 72 Street #4D	1-01143-1002	01-Dec-15	\$680,000	Coop	n/a
2021 Broadway #29D	1-01141-1102	14-Dec-15	\$645,000	Coop	n/a
185 West End Avenue #9E	1-01179-1212	24-Dec-15	\$545,000	Coop	n/a
205 West End Avenue #22R	1-01179-1308	10-Dec-15	\$540,000	Coop	n/a
116 W 72 St	1-01143-0037	18-Dec-15	\$515,000	Coop	n/a
140 West End Avenue #9D	1-01158-1310	09-Dec-15	\$500,000	Coop	n/a
109 W 70 St #2F	1-01142-0029	15-Dec-15	\$450,000	Coop	n/a
205 West End Avenue #10V	1-01179-1308	23-Dec-15	\$450,000	Coop	n/a
170 West End Avenue #24R	1-01158-1405	18-Dec-15	\$430,000	Coop	n/a
345 W 58 St #2Y	1-01049-0001	08-Dec-15	\$419,000	Coop	n/a
243-247 W End Ave #812	1-01183-0029	07-Dec-15	\$375,000	Coop	n/a
243-247 W End Ave #1409	1-01183-0029	01-Dec-15	\$365,000	Coop	n/a
44-53 W 62 St #10EFH	1-01114-0061	22-Dec-15	\$52,932	Coop	n/a