

RESIDENTIAL



Manhattan Valley Report

A monthly analysis of residential sales
in Manhattan Valley, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Manhattan Valley, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

34% Y-o-Y

NO. OF TRANSACTIONS

13

-38% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,294

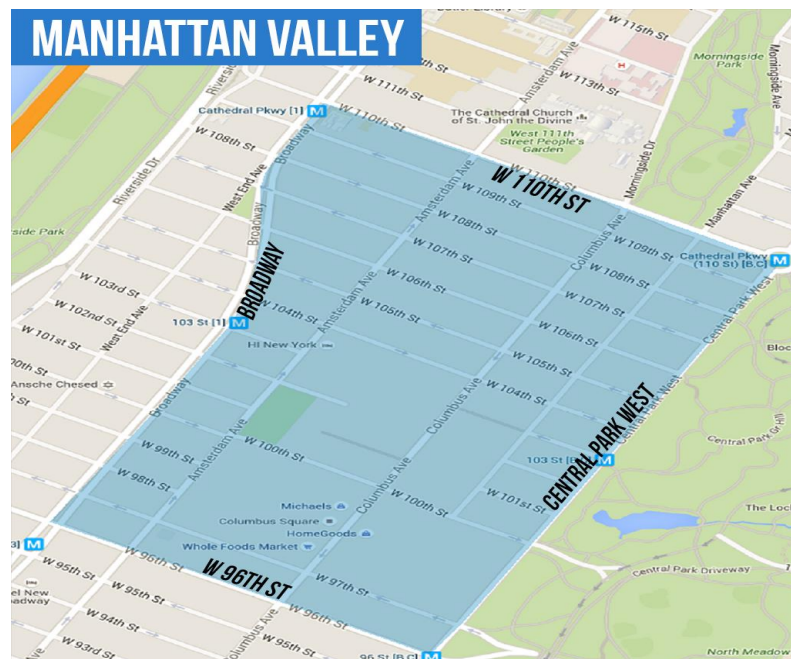
-3% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

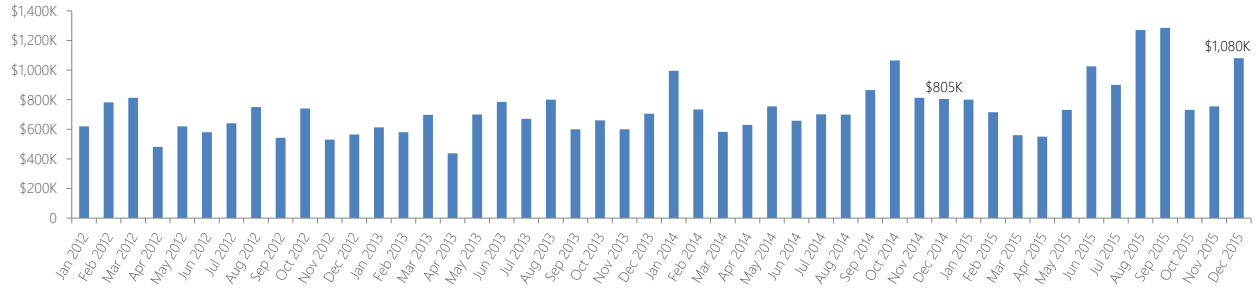
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

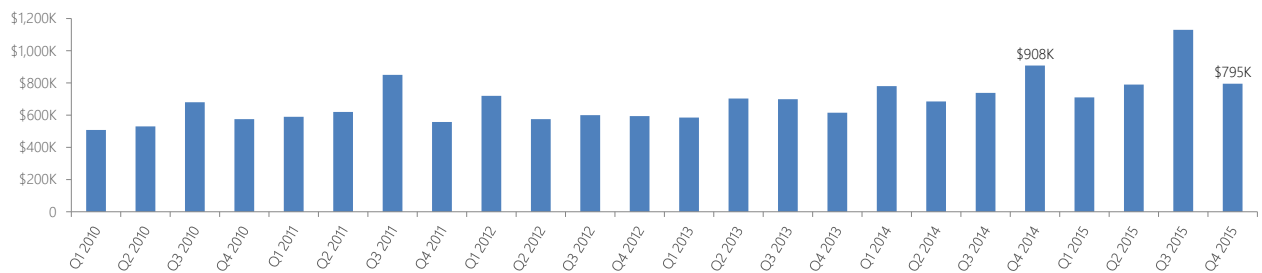


RESIDENTIAL STATS

Median Sale Price by Month

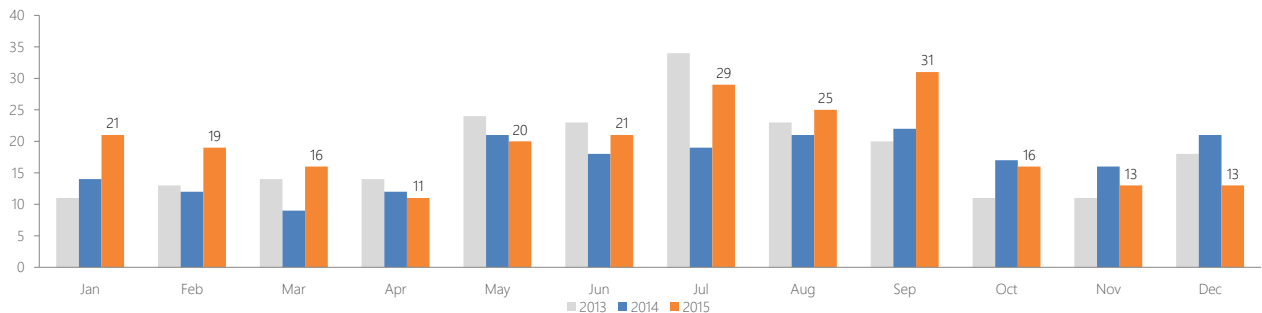


Median Sale Price by Quarter

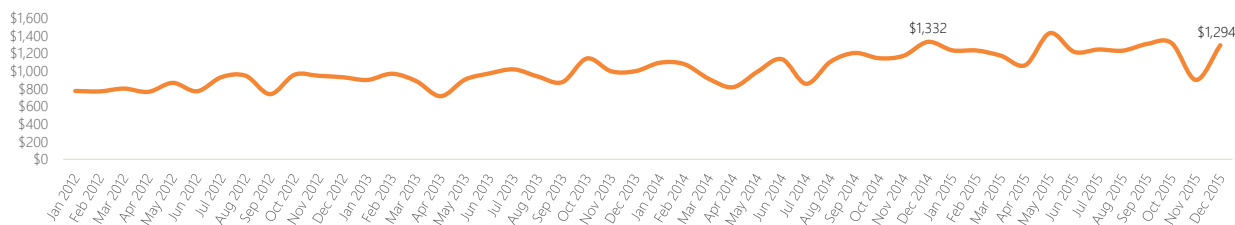


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	17	20	15	11	14	21
Feb	14	7	8	13	12	19
Mar	14	15	16	14	9	16
Apr	17	9	8	14	12	11
May	15	13	21	24	21	20
Jun	17	11	19	23	18	21
Jul	15	11	22	34	19	29
Aug	26	23	15	23	21	25
Sep	11	9	16	20	22	31
Oct	14	8	12	11	17	16
Nov	13	11	17	11	16	13
Dec	16	17	29	18	21	13



▶ Median Price per Square Foot



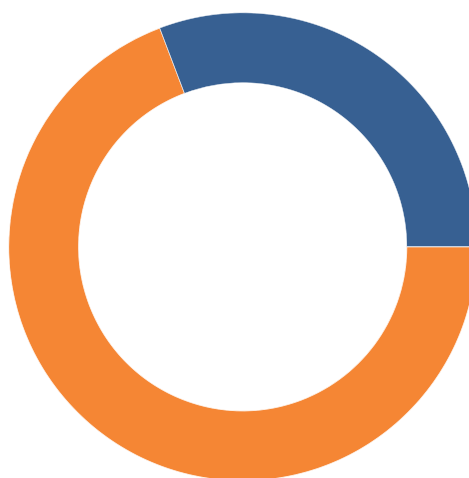
CO-OP VERSUS CONDO SALES

▶ 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	\$1,080,000	34%	\$1,335	0%	9
Co-ops	\$896,833	-16%	\$729	-23%	4
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
30.8%



Condos
69.2%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
241 West 107 Street #4	1-01879-1104	01-Dec-15	\$2,270,698	Condo	n/a
455 Central Park West #19B	1-01841-1282	22-Dec-15	\$2,150,000	Condo	1,347
2780-2786 Broadway #8G	1-01879-0001	07-Dec-15	\$1,500,000	Coop	n/a
392 Central Park West #20X	1-01833-3413	28-Dec-15	\$1,425,000	Condo	902
441-444 Central Park W #11C	1-01840-0029	11-Dec-15	\$1,283,667	Coop	n/a
372 Central Park West #14W	1-01833-2280	14-Dec-15	\$1,225,000	Condo	823
392 Central Park West #6N	1-01833-3119	21-Dec-15	\$1,080,000	Condo	841
382 Central Park West #6J	1-01833-1115	07-Dec-15	\$1,065,000	Condo	823
382 Central Park West #14V	1-01833-1279	15-Dec-15	\$894,000	Condo	702
392 Central Park West #1G	1-01833-3007	18-Dec-15	\$750,000	Condo	545
2730-2738 Broadway #5E	1-01876-0046	07-Dec-15	\$510,000	Coop	n/a
480 Central Park West #6B	1-01844-1045	30-Dec-15	\$354,988	Condo	860
482-485 Central Park W #5K	1-01844-0033	22-Dec-15	\$335,000	Coop	n/a