

UPTOWN MANHATTAN

A monthly analysis of residential sales
in Uptown Manhattan, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

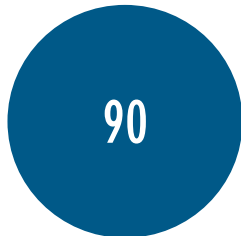
Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE



NO. OF TRANSACTIONS



MEDIAN PRICE/SQ.FT.



MANHATTAN
MEDIAN SALE PRICE



NEIGHBORHOOD BOUNDARIES



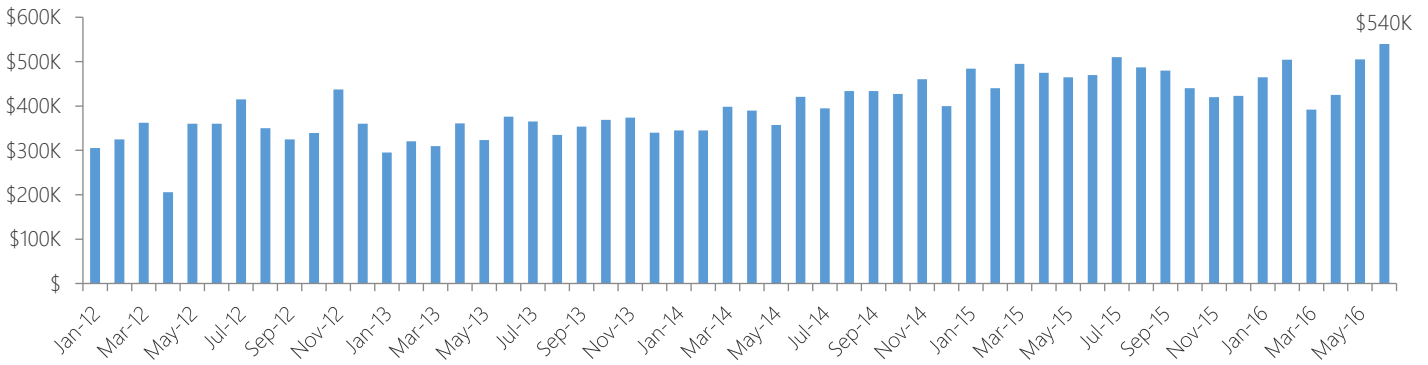
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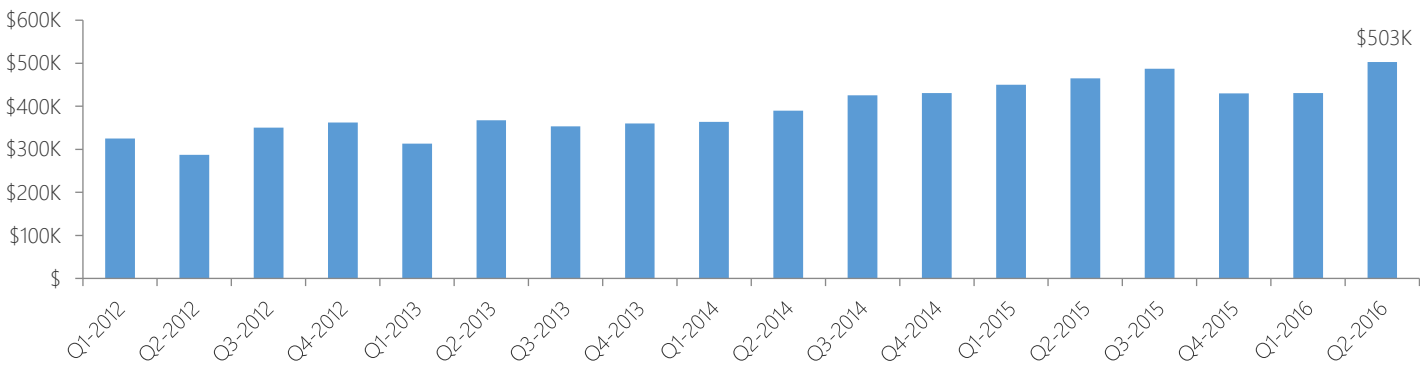
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RESIDENTIAL STATS

Median Sale Price by Month

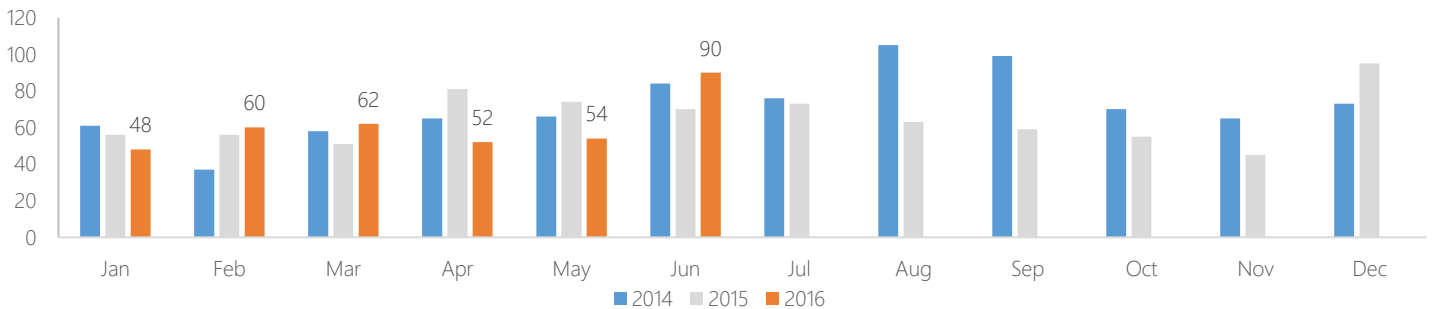


Median Sale Price by Quarter



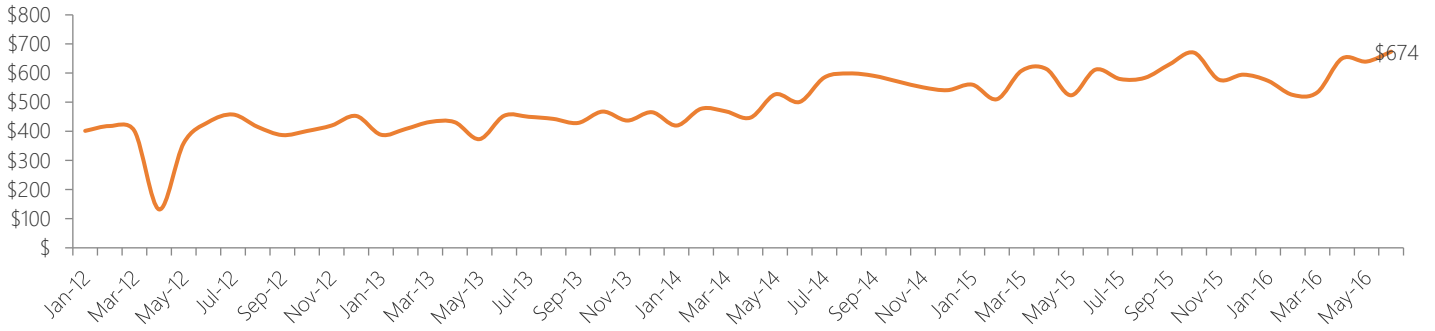
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	37	25	41	39	30	53	52	50	42	27	32	67
2012	31	35	40	69	49	51	54	65	63	41	34	62
2013	37	46	45	46	69	85	72	84	75	80	56	84
2014	61	37	58	65	66	84	76	105	99	70	65	73
2015	56	56	51	81	74	70	73	63	59	55	45	95
2016	48	60	62	52	54	90						



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Median Sale Price per Square Foot

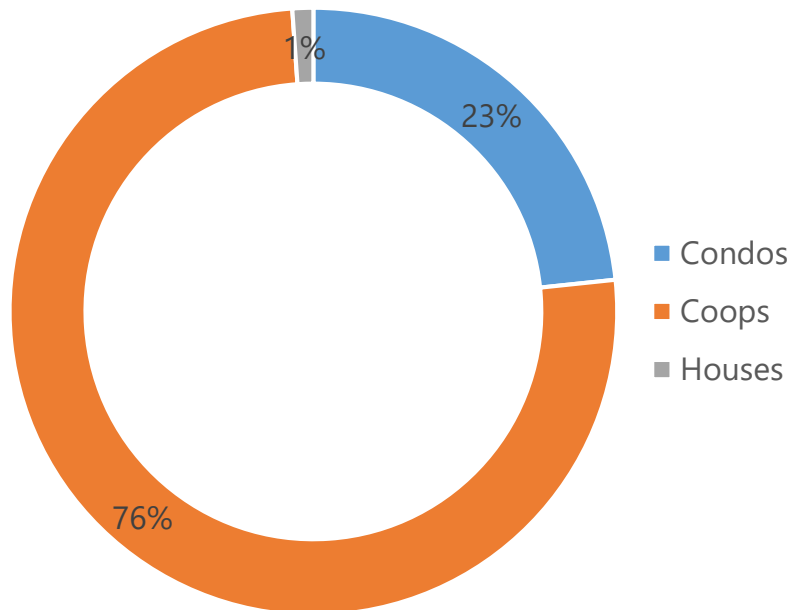


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$471,815	-21%	\$772	18%	21
Coops	\$585,000	68%	\$634	29%	68
Houses	\$3,000,000	95%	\$872	108%	1

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
423 W 141 St	1-02050-0093	16-Jun-16	\$3,000,000	House	3,440
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	
120 Cabrini Blvd #89	1-02179-0010	16-Jun-16	\$1,275,000	Coop	1,275
545 West 111 Street #8C	1-01883-1002	29-Jun-16	\$1,050,000	Coop	900
198 Pinehurst Ave #1B	1-02179-0158	27-Jun-16	\$999,999	Coop	1,650
75-77 Park Ter E #D89	1-02243-0230	9-Jun-16	\$990,000	Coop	1,500
371 Ft Washington Ave #5I	1-02139-0523	9-Jun-16	\$985,000	Coop	1,600
790 Riverside Dr #1A	1-02134-0071	27-Jun-16	\$965,517	Coop	1,600
603 West 148 Street #3	1-02095-1047	6-Jun-16	\$905,000	Condo	1,466
80 La Salle St #10F	1-01978-0001	16-Jun-16	\$890,000	Coop	
575 Riverside Dr #67	1-02001-0060	10-Jun-16	\$863,000	Coop	1,200
479 West 152 Street #2B	1-02067-1113	22-Jun-16	\$862,458	Condo	1,021
779 Riverside Drive #C32	1-02134-1241	29-Jun-16	\$809,509	Condo	1,049
359 Ft Washington Ave #1I	1-02139-0530	9-Jun-16	\$805,000	Coop	1,278
504 West 136 Street #6B	1-01988-1126	29-Jun-16	\$800,000	Condo	1,028
80 La Salle St #17A	1-01978-0001	28-Jun-16	\$755,000	Coop	920
371 Ft Washington Ave #6H	1-02139-0523	28-Jun-16	\$749,000	Coop	
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
100 Bennett Ave #3D	1-02180-0169	21-Jun-16	\$700,000	Coop	
900 W 190 St #5D	1-02179-0373	30-Jun-16	\$690,000	Coop	
80 La Salle St #8G	1-01978-0001	7-Jun-16	\$686,000	Coop	1,100
350 Cabrini Blvd #4B	1-02179-0440	28-Jun-16	\$675,000	Coop	950
750 Riverside Drive #3G	1-02099-1021	14-Jun-16	\$640,000	Condo	830
91-99 Payson Ave #4G	1-02248-0001	6-Jun-16	\$630,000	Coop	1,010
80 La Salle St #4D	1-01978-0001	10-Jun-16	\$625,000	Coop	950
330 West 145 Street #2	1-02051-1002	14-Jun-16	\$620,000	Coop	
170 Claremont Ave #18	1-01993-0043	10-Jun-16	\$615,000	Coop	
450-452 W 147 St #45	1-02061-0051	15-Jun-16	\$610,000	Coop	
116 Pinehurst Ave #F52	1-02179-0170	21-Jun-16	\$603,000	Coop	
120 Cabrini Blvd #117	1-02179-0010	20-Jun-16	\$600,000	Coop	796
100 Bennett Ave #3F	1-02180-0169	22-Jun-16	\$600,000	Coop	
4523 Broadway #5C	1-02180-0633	14-Jun-16	\$595,623	Coop	933
1264-1266 Amsterdam Ave #6B	1-01977-0031	30-Jun-16	\$595,000	Coop	700
875 W 181 St #4K	1-02179-0001	21-Jun-16	\$585,000	Coop	
116 Pinehurst Ave #S12	1-02179-0170	9-Jun-16	\$585,000	Coop	
69 Bennett Ave #506	1-02180-1446	6-Jun-16	\$570,425	Condo	
17 Chittenden Ave #4A	1-02179-0258	29-Jun-16	\$565,666	Coop	
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
736 W 186 St #7B	1-02180-0166	8-Jun-16	\$520,000	Coop	950
380 Riverside Dr #2G	1-01894-0001	13-Jun-16	\$505,000	Coop	
69 Bennett Ave #407	1-02180-1437	3-Jun-16	\$500,916	Condo	
66-96 Overlook Ter #2N	1-02180-0371	2-Jun-16	\$500,000	Coop	720
385 W 145 St #11C	1-02053-0001	22-Jun-16	\$497,500	Coop	700
69 Bennett Ave #204	1-02180-1414	3-Jun-16	\$496,860	Condo	
4-10 Bogardus Pl #5D	1-02171-0120	29-Jun-16	\$479,000	Coop	
69 Bennett Ave #610	1-02180-1460	6-Jun-16	\$471,815	Condo	

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100 Overlook Ter #72	1-02180-0450	7-Jun-16	\$452,389	Coop	
100 Overlook Ter #82	1-02180-0450	30-Jun-16	\$445,000	Coop	
527 Cathedral Parkway #3	1-01882-1019	27-Jun-16	\$444,500	Condo	389
69 Bennett Ave #609	1-02180-1459	13-Jun-16	\$440,482	Condo	
57 Park Ter W #5H	1-02243-0399	1-Jun-16	\$405,000	Coop	800
4260 Broadway #107	1-02164-1018	10-Jun-16	\$395,000	Condo	497
4523 Broadway #6B	1-02180-0633	10-Jun-16	\$390,000	Coop	900
187 Pinehurst Ave #1H	1-02179-0205	30-Jun-16	\$387,855	Coop	
90-96 Hamilton Pl #1A	1-02073-0020	16-Jun-16	\$383,000	Coop	
69 Bennett Ave #101	1-02180-1401	6-Jun-16	\$380,250	Condo	
750 Riverside Drive #5B	1-02099-1030	16-Jun-16	\$380,250	Condo	509
69 Bennett Ave #301	1-02180-1421	7-Jun-16	\$375,180	Condo	
69 Bennett Ave #201	1-02180-1411	3-Jun-16	\$369,096	Condo	
75-77 Park Ter E #D14	1-02243-0230	29-Jun-16	\$350,000	Coop	
1825 Riverside Dr #5G	1-02246-0110	1-Jun-16	\$340,000	Coop	775
870 W 181 St #45	1-02177-0170	21-Jun-16	\$330,000	Coop	650
4260 Broadway #408	1-02164-1049	24-Jun-16	\$315,000	Condo	871
46-54 Cooper St #1F	1-02240-0037	1-Jun-16	\$307,000	Coop	
468-474 Convent Ave #31	1-02065-0048	13-Jun-16	\$306,000	Coop	
330-340 Haven Ave #1M	1-02177-0234	27-Jun-16	\$299,000	Coop	
474 W 158 St #2	1-02108-0035	30-Jun-16	\$295,500	Coop	
675 Academy St #6A	1-02238-0001	17-Jun-16	\$292,500	Coop	660
474 W 158 St #32	1-02108-0035	20-Jun-16	\$286,000	Coop	
360 Cabrini Blvd #6l	1-02179-0489	27-Jun-16	\$280,000	Coop	500
31-37 Nagle Ave #4D	1-02171-0012	29-Jun-16	\$269,000	Coop	725
849 St Nicholas Ave #2A	1-02067-0043	27-Jun-16	\$250,000	Coop	
779 Riverside Drive #C40	1-02134-1254	3-Jun-16	\$239,304	Condo	649
145-157 Morningside Ave #2A	1-01952-0004	27-Jun-16	\$200,000	Coop	
537-539 W 133 St #34	1-01987-0015	3-Jun-16	\$176,000	Coop	
321 St Nicholas Ave #5C	1-01952-0051	23-Jun-16	\$78,463	Coop	
321 St Nicholas Ave #3E	1-01952-0051	23-Jun-16	\$65,695	Coop	

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