

RESIDENTIAL



Property
Shark.com

Upper West Side Report

A monthly analysis of residential sales
in Upper West Side, Manhattan

FEBRUARY 2016

Residential Market Report, February 2016

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

-6% Y-o-Y

NO. OF TRANSACTIONS

137

-19% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,351

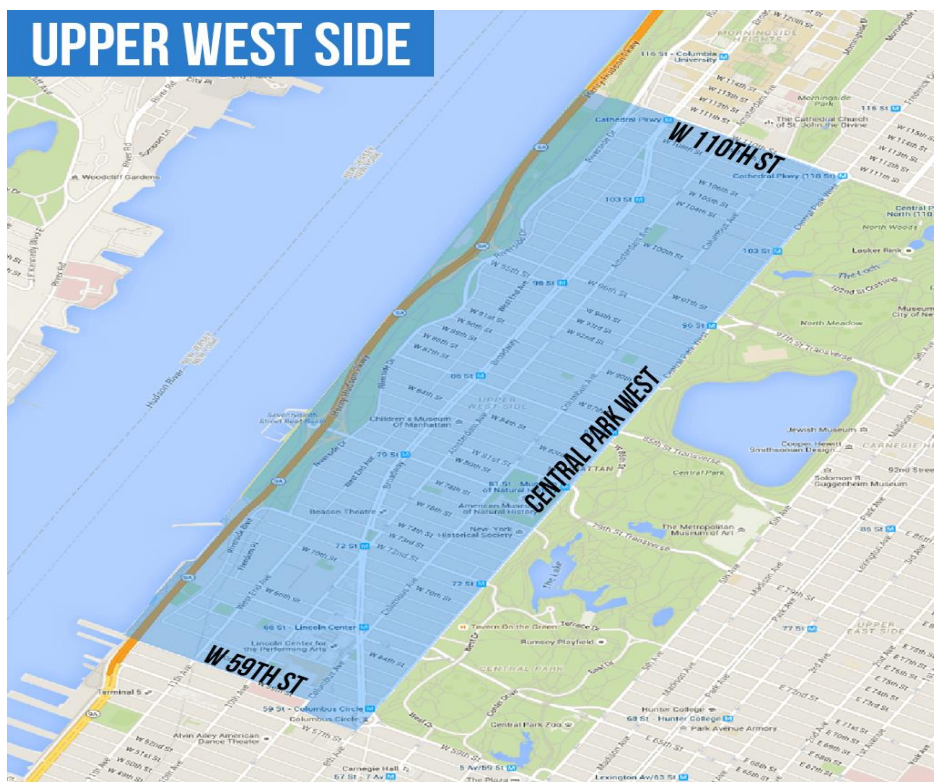
4% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

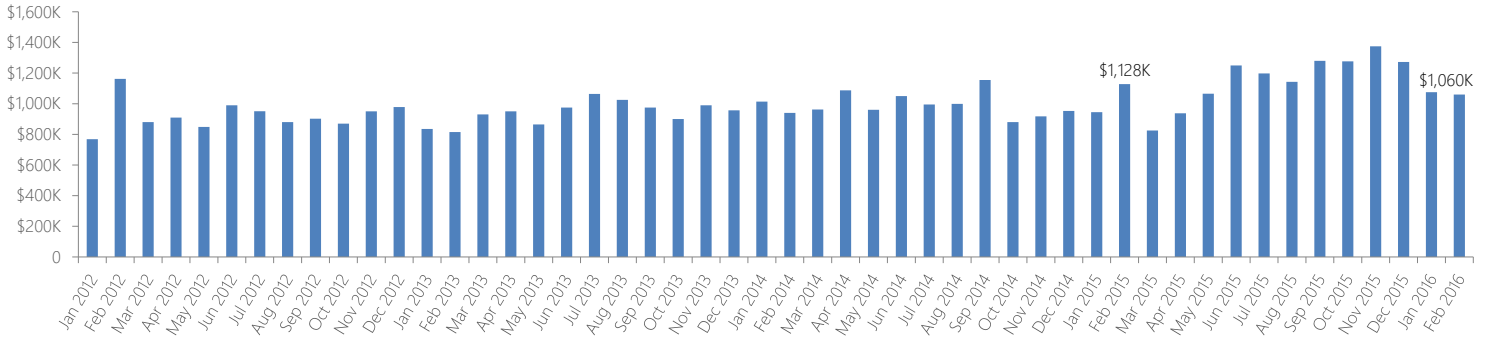
25% Y-o-Y

BOUNDARIES

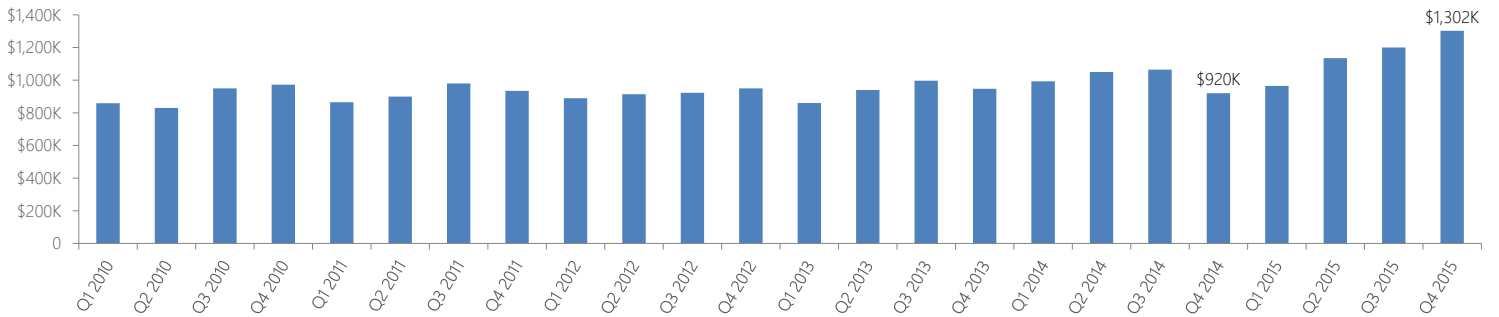


RESIDENTIAL STATS

Median Sale Price by Month

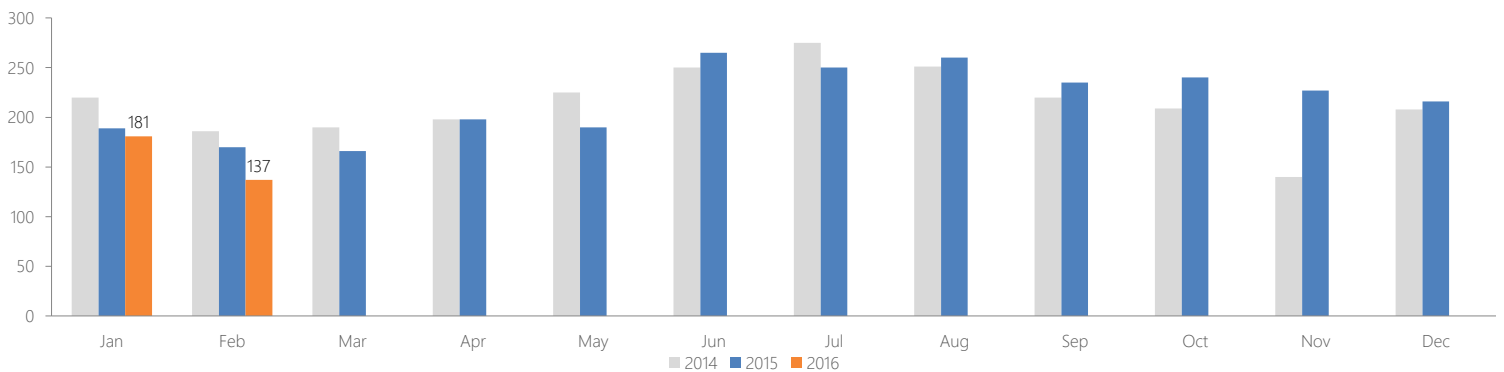


Median Sale Price by Quarter

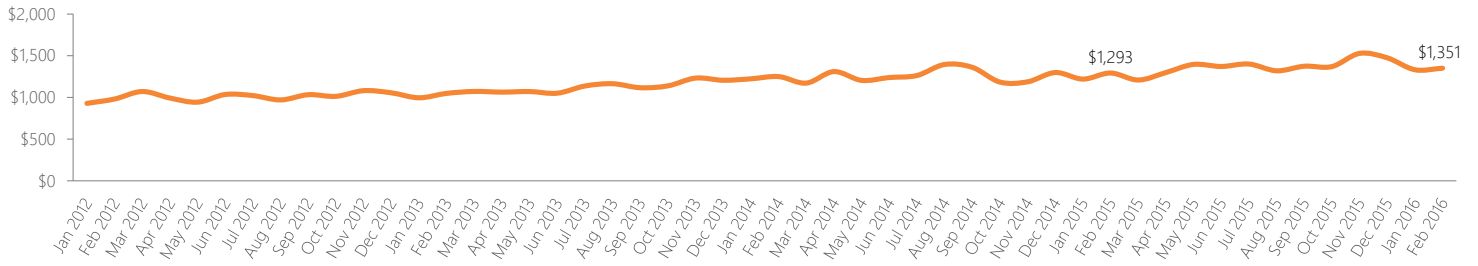


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	160	166	157	220	189	181
Feb	157	148	171	186	170	137
Mar	164	174	153	190	166	
Apr	175	179	187	198	198	
May	206	232	261	225	190	
Jun	287	275	253	250	265	
Jul	252	276	328	275	250	
Aug	252	279	287	251	260	
Sep	193	211	211	220	235	
Oct	172	206	259	209	240	
Nov	167	173	178	140	227	
Dec	184	288	243	208	216	



Median Price per Square Foot

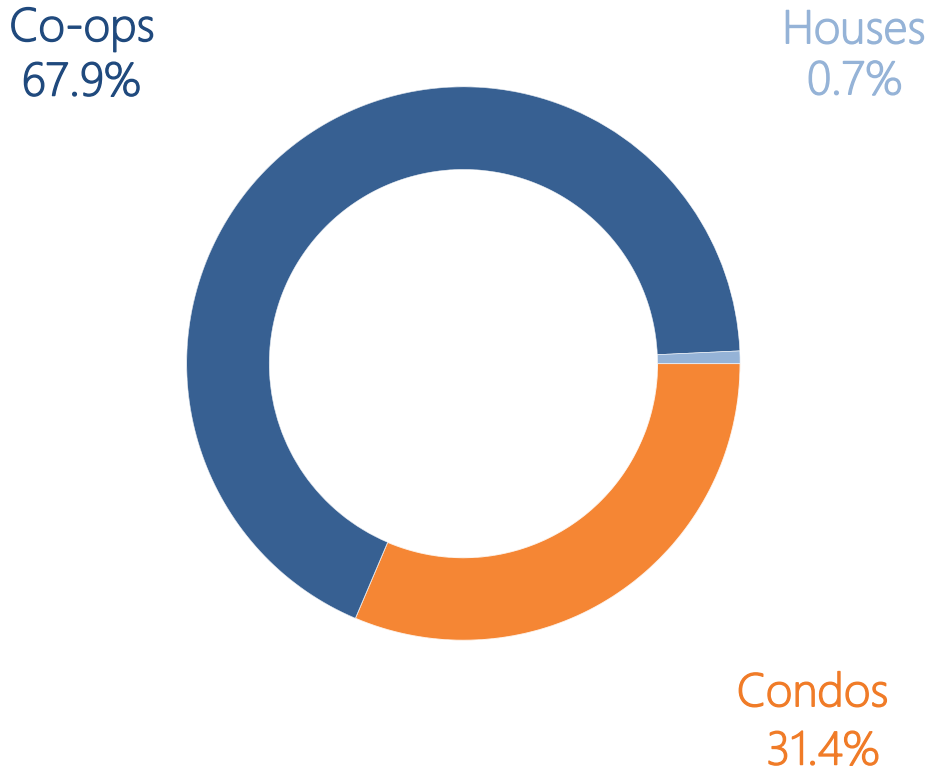


CO-OP VERSUS CONDO SALES

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	\$1,500,000	-9%	\$1,746	28%	43
Co-ops	\$779,000	-10%	\$1,086	-1%	93
Houses	\$6,995,000	n/a	\$1,009	n/a	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
240 Riverside Boulevard #STE1	1-01171-2131	17-Feb-16	\$15,500,000	Condo	4,673
50 Riverside Boulevard #17B	1-01171-2545	26-Feb-16	\$10,390,150	Condo	n/a
50 Riverside Boulevard #26A	1-01171-2522	19-Feb-16	\$8,995,148	Condo	n/a
144 Columbus Avenue #11B	1-01138-1046	10-Feb-16	\$7,200,000	Condo	876
112 W 87 St	1-01217-0039	29-Feb-16	\$6,995,000	House	6,936
325 W End Ave #12D	1-01185-0019	04-Feb-16	\$6,896,620	Coop	n/a
235 W 75 St #320	1-01167-1223	17-Feb-16	\$6,370,541	Condo	n/a
25 Columbus Circle #65E	1-01049-1090	25-Feb-16	\$4,800,000	Condo	1,433
239 Central Park W	1-01197-0036	12-Feb-16	\$4,725,000	Coop	n/a
257-259 Central Park W #5EF	1-01199-0036	26-Feb-16	\$4,225,000	Coop	n/a
65 Central Park W #15E	1-01119-0029	26-Feb-16	\$3,800,000	Coop	n/a
130 West 79 Street #19B	1-01150-1194	18-Feb-16	\$3,500,000	Condo	1,187
400-406 W End Ave #15D	1-01227-0001	25-Feb-16	\$3,420,000	Coop	n/a
2148 Broadway #4D	1-01167-1108	18-Feb-16	\$3,300,000	Condo	1,504
336 Central Park W #5B	1-01207-0034	05-Feb-16	\$3,200,000	Coop	n/a
320 W 86 St #10B	1-01247-0043	04-Feb-16	\$3,200,000	Coop	n/a
211 West 71 Street #16A	1-01163-1055	12-Feb-16	\$3,100,000	Condo	774
50 Riverside Boulevard #17A	1-01171-2514	16-Feb-16	\$2,956,925	Condo	n/a
160-164 W 77 St #2A	1-01148-0056	18-Feb-16	\$2,880,000	Coop	n/a
50 Riverside Boulevard #17D	1-01171-2587	16-Feb-16	\$2,855,100	Condo	n/a
15 W 72 St #24B	1-01125-0024	19-Feb-16	\$2,750,000	Coop	n/a
2 Columbus Avenue #20B	1-01131-1070	25-Feb-16	\$2,720,000	Condo	1,507
30 West 61 Street #17C	1-01113-1081	16-Feb-16	\$2,625,000	Condo	1,456
18 W 90 St #G	1-01203-0043	12-Feb-16	\$2,425,000	Coop	n/a
120 Riverside Boulevard #PH3M	1-01171-3185	24-Feb-16	\$2,400,000	Condo	1,307
555 West 59 Street #33D	1-01151-1487	29-Feb-16	\$2,300,000	Condo	1,384
15 W 81 St #12J	1-01195-0018	10-Feb-16	\$2,295,000	Coop	n/a
160 West 66 Street #36B	1-01137-1189	02-Feb-16	\$2,251,000	Condo	984
41 W 82 St #3A	1-01196-0009	22-Feb-16	\$2,195,000	Coop	n/a
320 Central Park W #8H	1-01205-0034	09-Feb-16	\$2,050,000	Coop	n/a
80 Central Park W #17E	1-01121-0029	25-Feb-16	\$1,975,000	Coop	n/a
258 Riverside Dr #9C	1-01887-0065	04-Feb-16	\$1,950,000	Coop	n/a
165 West 91 Street #10D	1-01222-1067	24-Feb-16	\$1,950,000	Condo	1,101
119 W 71 St #3A	1-01143-0024	29-Feb-16	\$1,883,763	Coop	n/a
425 W End Ave #3A	1-01244-0044	01-Feb-16	\$1,860,000	Coop	n/a
670-678 W End Ave #11C	1-01240-0061	09-Feb-16	\$1,844,444	Coop	n/a
130 West 79 Street #14F	1-01150-1174	09-Feb-16	\$1,800,000	Condo	893
530-534 Amsterdam Ave #12H	1-01233-0033	18-Feb-16	\$1,720,000	Coop	n/a
590 W End Ave #4D	1-01236-0061	16-Feb-16	\$1,705,013	Coop	n/a
80 Riverside Boulevard #3B	1-01171-4010	12-Feb-16	\$1,700,000	Condo	1,159
11-17 W 69 St #3B	1-01122-0023	11-Feb-16	\$1,650,000	Coop	n/a
255 West 84 Street #5C	1-01232-1002	22-Feb-16	\$1,650,000	Coop	n/a
46 W 83 St #7CE	1-01196-0052	01-Feb-16	\$1,600,000	Coop	n/a
311 W 97 St #4W	1-01887-0045	24-Feb-16	\$1,595,000	Coop	n/a
160 West 66 Street #25J	1-01137-1097	26-Feb-16	\$1,595,000	Condo	890
25 Central Park West #6G	1-01115-1135	23-Feb-16	\$1,573,196	Condo	805
160 West End Avenue #21E	1-01158-1007	23-Feb-16	\$1,500,000	Coop	n/a
101 West 79 Street #12A	1-01210-1081	24-Feb-16	\$1,500,000	Condo	859
80 Central Park W #6C	1-01121-0029	01-Feb-16	\$1,475,000	Coop	n/a
32 W 82 St #4C	1-01195-0048	02-Feb-16	\$1,459,000	Coop	n/a
169 West 95 Street #3E	1-01226-1112	23-Feb-16	\$1,451,006	Condo	n/a
32 W 82 St #5C	1-01195-0048	11-Feb-16	\$1,450,000	Coop	n/a
205 West End Avenue #6C	1-01179-1308	02-Feb-16	\$1,425,000	Coop	n/a
315-329 W 70 St #18B	1-01182-0020	22-Feb-16	\$1,415,000	Coop	n/a
275 West 96 Street #7N	1-01868-1074	10-Feb-16	\$1,350,000	Condo	987
30 West 63 Street #8U	1-01115-1723	19-Feb-16	\$1,300,000	Condo	673
263 West 73 Street #14F	1-01165-1137	10-Feb-16	\$1,250,000	Condo	743
102 W 85 St #9FG	1-01215-0035	17-Feb-16	\$1,250,000	Coop	n/a
169 West 95 Street #2D	1-01226-1107	01-Feb-16	\$1,216,809	Condo	n/a
747-751 W End Ave #3E	1-01887-0019	26-Feb-16	\$1,200,000	Coop	n/a
173 Riverside Dr #9L	1-01250-0067	22-Feb-16	\$1,200,000	Coop	n/a

Address	BBL	Sale date	Sale price	Property type	Sqft
345-351 W 88 St #2F	1-01250-0006	25-Feb-16	\$1,175,000	Coop	n/a
584 W End Ave #8A	1-01236-0003	18-Feb-16	\$1,160,000	Coop	n/a
130 West 79 Street #14A	1-01150-1169	09-Feb-16	\$1,150,000	Condo	632
316 Columbus Avenue #RES	1-01146-1002	25-Feb-16	\$1,125,000	Coop	n/a
313-315 W 99 St #2B	1-01888-0059	24-Feb-16	\$1,080,000	Coop	n/a
747-751 W End Ave #10E	1-01887-0019	22-Feb-16	\$1,075,000	Coop	n/a
161 West 61 Street #6H	1-01132-1032	29-Feb-16	\$1,070,000	Condo	724
200 West 79 Street #15E	1-01170-1010	08-Feb-16	\$1,060,000	Coop	n/a
245 W 74 St #7E	1-01166-0007	04-Feb-16	\$1,003,906	Coop	n/a
382 Central Park West #20X	1-01833-1413	12-Feb-16	\$995,000	Condo	648
120 Riverside Boulevard #8G	1-01171-3107	25-Feb-16	\$990,000	Condo	716
311 W 85 St #3	1-01247-0026	19-Feb-16	\$990,000	Coop	n/a
424 Central Park West #4G	1-01838-1037	09-Feb-16	\$990,000	Condo	820
30 West 61 Street #12G	1-01113-1056	18-Feb-16	\$985,000	Condo	607
345 W 58 St #6D	1-01049-0001	11-Feb-16	\$950,000	Coop	n/a
2420-2424 Broadway #8M	1-01237-0017	26-Feb-16	\$949,000	Coop	n/a
650 West End Avenue #2D	1-01239-1138	22-Feb-16	\$930,000	Condo	760
170 West End Avenue #22H	1-01158-1405	10-Feb-16	\$895,000	Coop	n/a
140 West End Avenue #23M	1-01158-1310	17-Feb-16	\$875,000	Coop	n/a
1991 Broadway #3C	1-01139-1007	10-Feb-16	\$860,000	Condo	674
661 Amsterdam Avenue #5G	1-01223-1002	03-Feb-16	\$850,000	Coop	n/a
124 West 93 Street #6E	1-01223-1134	24-Feb-16	\$830,000	Condo	713
382 Central Park West #18G	1-01833-1355	26-Feb-16	\$820,000	Condo	545
62 West 62 Street #24B	1-01114-1146	10-Feb-16	\$812,500	Condo	1,314
155 West 68 Street #1201	1-01140-1012	09-Feb-16	\$785,000	Condo	598
11 Riverside Dr #7AW	1-01184-0031	23-Feb-16	\$779,000	Coop	n/a
61 West 62 Street #7F	1-01115-1506	24-Feb-16	\$775,000	Coop	n/a
169 West 95 Street #4D	1-01226-1120	08-Feb-16	\$763,688	Condo	n/a
110-118 W 94 St #6F	1-01224-0038	26-Feb-16	\$760,000	Coop	n/a
160 West End Avenue #9T	1-01158-1007	26-Feb-16	\$756,000	Coop	n/a
410 Central Park W #12F	1-01836-0036	25-Feb-16	\$750,154	Coop	n/a
138 W 87 St #1F	1-01217-0047	12-Feb-16	\$750,000	Coop	n/a
681-689 Amsterdam Ave #5J	1-01224-0001	17-Feb-16	\$730,500	Coop	n/a
303 W 66 St #6LW	1-01179-0019	08-Feb-16	\$725,000	Coop	n/a
156 West End Avenue #28S	1-01158-1208	26-Feb-16	\$700,556	Coop	n/a
157 W 79 St #12C	1-01210-0009	24-Feb-16	\$695,000	Coop	n/a
246 W End Ave #1E	1-01163-0001	02-Feb-16	\$693,550	Coop	n/a
29 W 64 St #2C	1-01117-0016	11-Feb-16	\$690,000	Coop	n/a
313-321 W 86 St #11B	1-01248-0022	01-Feb-16	\$685,000	Coop	n/a
49 W 96 St #5E	1-01832-0006	03-Feb-16	\$679,000	Coop	n/a
302-306 W 79 St #3C	1-01186-0084	22-Feb-16	\$678,406	Coop	n/a
255 West 84 Street #RES	1-01232-1002	29-Feb-16	\$655,000	Coop	n/a
100 W 94 St #3C	1-01224-0029	05-Feb-16	\$630,000	Coop	n/a
170 West End Avenue #19T	1-01158-1405	18-Feb-16	\$630,000	Coop	n/a
2109 Broadway #14143	1-01165-1764	16-Feb-16	\$600,000	Condo	318
305 W 72 St #1A	1-01184-0007	08-Feb-16	\$590,000	Coop	n/a
57-59 W 93 St #3D	1-01207-0006	03-Feb-16	\$589,000	Coop	n/a
2021 Broadway #18B	1-01141-1102	04-Feb-16	\$575,000	Coop	n/a
160 W 87 St #1A	1-01217-0054	04-Feb-16	\$575,000	Coop	n/a
106 W 87 St #3B	1-01217-0138	22-Feb-16	\$572,000	Coop	n/a
104 West 70 Street #10F	1-01141-1071	09-Feb-16	\$545,000	Condo	364
116 W 72 St #3C	1-01143-0037	23-Feb-16	\$540,000	Coop	n/a
44 W 96 St #6C	1-01209-0049	26-Feb-16	\$515,000	Coop	n/a
308-310 W 103 St #2G	1-01890-0028	24-Feb-16	\$499,000	Coop	n/a
156 West End Avenue #27B	1-01158-1208	18-Feb-16	\$495,000	Coop	n/a
11 Riverside Dr #1DW	1-01184-0031	08-Feb-16	\$495,000	Coop	n/a
160 West End Avenue #9C	1-01158-1007	26-Feb-16	\$489,000	Coop	n/a
44 W 65 St #2B	1-01117-0051	05-Feb-16	\$485,000	Coop	n/a
160 West End Avenue #4F	1-01158-1007	01-Feb-16	\$482,000	Coop	n/a
304 W 75 St #5B	1-01184-0087	04-Feb-16	\$477,500	Coop	n/a
160 West End Avenue #1F	1-01158-1007	03-Feb-16	\$465,000	Coop	n/a

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242 W 104 St #1WF	1-01875-0056	09-Feb-16	\$465,000	Coop	n/a
156 West End Avenue #22J	1-01158-1208	19-Feb-16	\$465,000	Coop	n/a
661 Amsterdam Avenue #5D	1-01223-1002	10-Feb-16	\$460,000	Coop	n/a
170 West End Avenue #14M	1-01158-1405	24-Feb-16	\$450,000	Coop	n/a
2800-2808 Broadway #2E	1-01880-0001	16-Feb-16	\$430,000	Coop	n/a
35-39 W 81 St #9F	1-01195-0010	17-Feb-16	\$400,000	Coop	n/a
331 W 89 St #2B	1-01250-0075	29-Feb-16	\$399,000	Coop	n/a
304 W 75 St #14G	1-01184-0087	09-Feb-16	\$396,276	Coop	n/a
102 W 85 St #7C	1-01215-0035	17-Feb-16	\$375,000	Coop	n/a
119-125 W 96 St #4J	1-01851-0016	08-Feb-16	\$375,000	Coop	n/a
590 W End Ave #9G	1-01236-0061	26-Feb-16	\$370,000	Coop	n/a
140 W 69 St #38B	1-01140-0046	24-Feb-16	\$349,000	Coop	n/a
102 W 85 St #5B	1-01215-0035	19-Feb-16	\$335,000	Coop	n/a
2681 Broadway #3S	1-01874-1002	24-Feb-16	\$330,000	Coop	n/a
263 West 73 Street #13B	1-01165-1125	16-Feb-16	\$40,000	Condo	639