



October 2018: Average NYC Condo Prices by Neighborhood

By CityRealty
Impressions 184,748



(New York City new developments (L to R: 53W53, Quay Tower, 101 West 78th Street))

In our latest market report, the average sales price in Manhattan dipped slightly in the four weeks leading up to September 1, but the number of recorded sales went up. The average sales price for all units, including co-ops and condos, was \$1.95 million, down from \$2.2 million in the prior month. The number of recorded sales, 1024, was up from the 980 recorded the preceding month.

New development condo prices averaged \$2,302/ft² this month, compared to \$1,760/ft² for non-new development condominium sales. The average price, \$4.7 million, was up slightly from the \$4.6 million average the prior month and, as expected,

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most of these sales came from Downtown, but but the Upper East Side was responsible for a respectable portion.

Below, you'll find listings in some of each neighborhood's newest developments, along with current average condo prices. if you're ready to dive-in to a custom search, start here.

UPPER WEST SIDE



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Broadway Corridor	\$675K	\$1.11M	\$2.3M	\$6.03M
Central Park West	\$676K	\$1.44M	\$4.48M	\$10.81M
Lincoln Center	\$875K	\$1.38M	\$2.91M	\$8.47M
Morningside Heights	\$875K	\$1.38M	\$2.91M	\$8.47M
Riverside Dr./West End Ave.	\$667K	\$1.34M	\$2.58M	\$6.23M



The Astor

The Astor

235 West 75th Street

3 Beds from \$5,300,000

4 Beds from \$4,450,000



Waterline Square

Two Waterline Square

400 West 61st Street

1 Beds from \$1,825,000

2 Beds from \$3,100,000

3 Beds from \$4,570,000

4 Beds from \$7,180,000



101 West 78th Street

101 West 78th Street
3 Beds from \$5,950,000
4 Beds from \$7,750,000

FINANCIAL DISTRICT + BATTERY PARK CITY



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Battery Park City	\$599K	\$889K	\$2.21M	\$4.71M
Financial District	\$923K	\$1.27M	\$2.2M	\$5.04M



90 West Street

50 West Street

1 Beds from \$1,900,000
2 Beds from \$3,395,000
3 Beds from \$19,000,000
4 Beds from \$18,950,000



125 Greenwich Street

125 Greenwich Street

Studios from \$1,124,900
1 Beds from \$1,499,000
2 Beds from \$2,739,000
3 Beds from \$3,929,000



111 Murray Street

111 Murray Street

Studios from \$1,996,00
1 Beds from \$2,500,000
2 Beds from \$4,000,000
3 Beds from \$6,200,000
4 Beds from \$14,950,000

UPPER EAST SIDE



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Carnegie Hill	\$649K	\$1.21M	\$2.92M	\$10.33M
Lenox Hill	\$600K	\$1.15M	\$2.55M	\$4.67M
Park/Fifth Ave. to 79th St.	\$7.22M	\$1.69M	\$4.41M	\$14.83M

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Roosevelt Island	-	\$957K	\$1.31M	\$2.42M
Yorkville	\$685K	\$975K	\$2.24M	\$5.56M



Citizen360

Citizen360

360 East 89th Street

2 Beds from \$2,675,000

3 Beds from \$3,925,000

4 Beds from \$6,415,000



20 East End Avenue

20 East End Avenue

4 Beds from \$11,950,000

5 Beds from \$10,895,000



The Kent

The Kent

200 East 95th Street

2 Beds from \$2,993,000

3 Beds from \$3,742,000

4 Beds from \$6,261,000

5 Beds from \$8,362,000

DOWNTOWN



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Chelsea	\$1.29M	\$1.7M	\$3.26M	\$7.87M
East Village	-	\$1.16M	\$2.42M	\$4.87M

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Flatiron/Union Square	-	\$1.85M	\$3.64M	\$12.75M
Gramercy Park	\$756K	\$1.45M	\$2.88M	\$6.24M
Greenwich Village	\$795K	\$1.75M	\$5.69M	\$12.39M
Lower East Side	\$1.4M	\$1.5M	\$2.58M	\$4.65M
NOHO	-	\$1.42M	\$3.88M	\$8.02M
NoLiTa/Little Italy	-	\$1.48M	\$3.72M	\$9.03M
SOHO	\$2.83M	\$1.75M	\$3.42M	\$9.4M
Stuyvesant Town / PCV	\$2.83M	\$1.75M	\$3.42M	\$9.4M
Tribeca	\$1.5M	\$1.94M	\$3.79M	\$9.45M
West Village	\$2.19M	\$1.97M	\$3.7M	\$10.72M



The XI

The XI

1 Beds from \$2,850,000

2 Beds from \$4,350,000

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3 Beds from \$6,700,000
4 Beds from \$9,300,000
5 Beds from \$28,000,000



200 East 21st Street

200 East 21st Street
1 Beds from \$1,395,000
2 Beds from \$2,585,000
3 Beds from \$3,975,000



242 Broome Street
1 Beds from \$1,685,000
2 Beds from \$2,500,000
3 Beds from \$3,495,000

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MIDTOWN



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Beekman/Sutton Place	-	\$1.07M	\$1.73M	\$4.05M
Midtown East	\$667K	\$2.06M	\$3.5M	\$14.91M
Midtown West	\$772K	\$1.59M	\$3.06M	\$13.05M
Murray Hill	\$803K	\$1.19M	\$2.M	\$5.06M
Turtle Bay/United Nations	\$619K	\$1.04M	\$2.48M	\$9.3M



111 West 57th Street

111 West 57th Street

3 Beds from \$18,000,000

4 Beds from \$56,000,000



Charlie West

Charlie West

1 Beds from \$1,220,000

2 Beds from \$1,850,000

3 Beds from \$2,740,000



53 West 53rd Street

53 West 53rd Street

- 1 Beds from \$5,190,000
- 2 Beds from \$6,420,000
- 3 Beds from \$7,355,000
- 4 Beds from \$17,400,000

UPPER MANHATTAN



Neighbordhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
East Harlem	-	\$719K	\$1.14M	\$3.78M

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Hamilton Heights	-	\$575K	\$907K	\$1.21M
Harlem	\$375K	\$719K	\$1.18M	\$2.38M
Inwood	-	-	\$499K	-
Washington Heights	-	\$554K	\$762K	-



The Rennie

The Rennie

Studios from \$618,000

1 Beds from \$748,000

2 Beds from \$988,000

3 Beds from \$1,890,000



The Ammann

The Ammann

1 Beds from \$600,000

2 Beds from \$789,000



The Highbridge

The Highbridge

Studios from \$576,000

1 Beds from \$480,000

2 Beds from \$775,000

BROOKLYN



Neighborhood	Studios	1 Bedrooms	2 Bedrooms	3 Bedrooms
Bedford-Stuyvesant	-	\$705K	\$790K	\$1.26M
Boerum Hill	-	\$827K	\$1.38M	\$2.63M
Brooklyn Heights	\$595K	\$2.02M	\$2.32M	\$5.38M
Bushwick	\$549K	\$598K	\$949K	-
Carroll Gardens	-	\$895K	\$1.44M	\$2.3M
Clinton Hill	-	\$817K	\$1.16M	\$1.43M
Cobble Hill	\$415K	\$852K	\$1.75M	\$3.54M
Crown Heights	-	\$640K	\$719K	\$1.2M
Downtown Brooklyn	\$700K	\$1.06M	\$1.37M	\$2.14M
DUMBO	-	\$1.12M	\$2.39M	\$4.71M
Fort Greene	-	\$599K	\$1.59M	\$1.6M
Gowanus	-	-	\$1.25M	-

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Greenpoint	\$488K	\$802K	\$1.45M	\$2.06M
Park Slope	\$675K	\$851K	\$1.47M	\$2.31M
Prospect Heights	-	\$791K	\$1.56M	\$2.74M
Prospect Lefferts Gardens	-	-	\$715K	-
Red Hook	-	-	\$1.68M	-
South Slope - Greenwood Heights	-	\$787K	\$900K	\$1.5M
Williamsburg	-	\$930K	\$1.49M	\$3.18M
Windsor Terrace	-	-	\$1.2M	-



The New York Dock Building

The New York Dock Building

1 Beds from \$1,295,000

2 Beds from \$1,675,000



Quay Tower

Quay Tower

2 Beds from \$1,975,000

3 Beds from \$3,200,000

4 Beds from \$4,450,000



550 Vanderbilt Avenue

550 Vanderbilt Avenue

Studios from \$780,000

2 Beds from \$1,495,000

3 Beds from \$3,450,000

4 Beds from \$6,860,000

<https://www.cityrealty.com/nyc/market-insight/features/trending-in-ny/october-2018-average-nyc-condo-prices-neighborhood/23921>