

LINCOLN SQUARE

A monthly analysis of residential sales
in Lincoln Square, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Lincoln Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.07M

4% YoY

NO. OF TRANSACTIONS

73

-19% YoY

MEDIAN PRICE/SQ.FT.

\$1,485

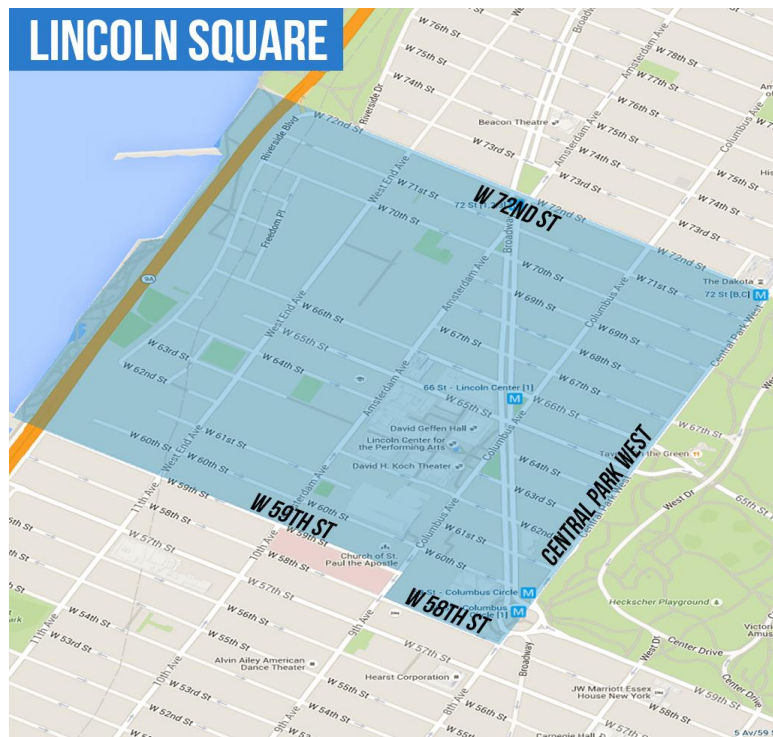
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



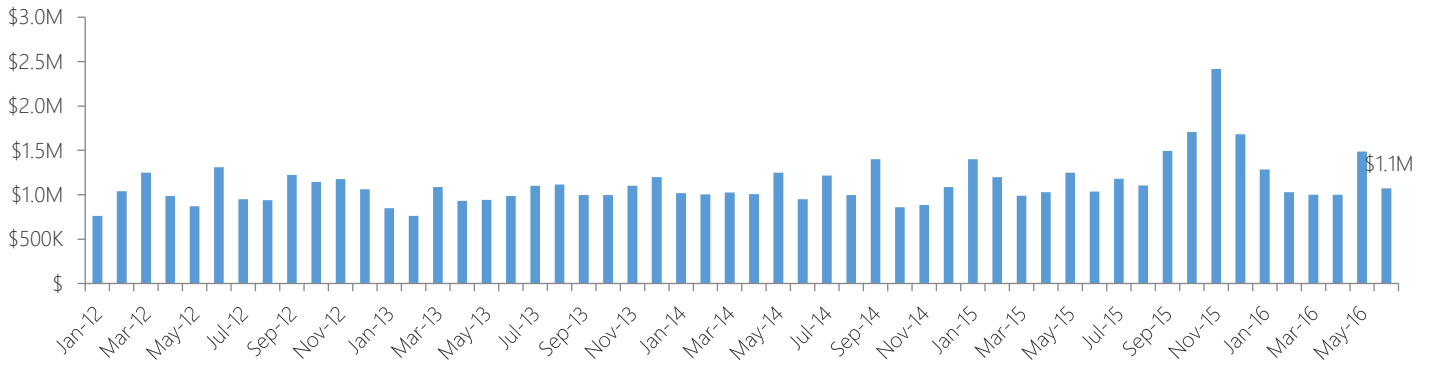
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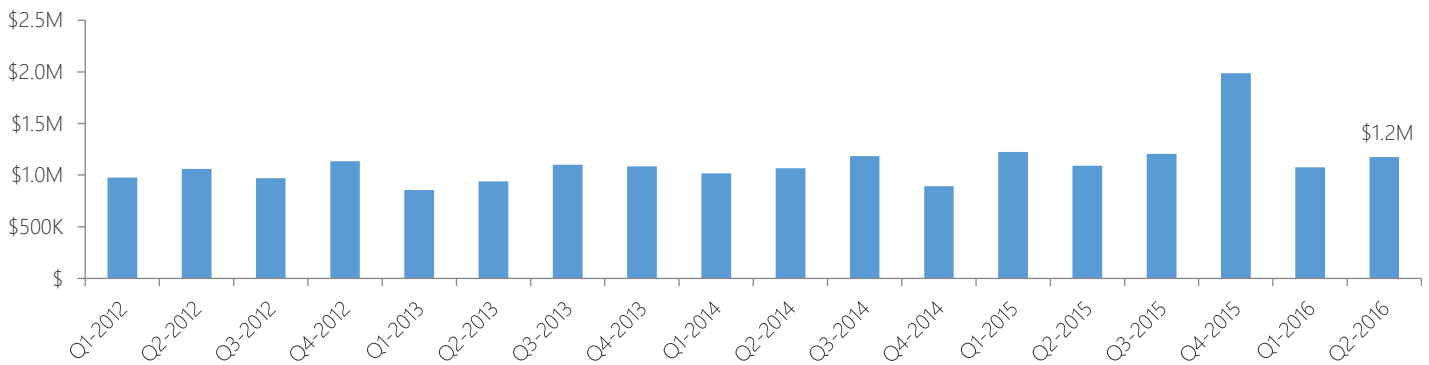
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RESIDENTIAL STATS

Median Sale Price by Month

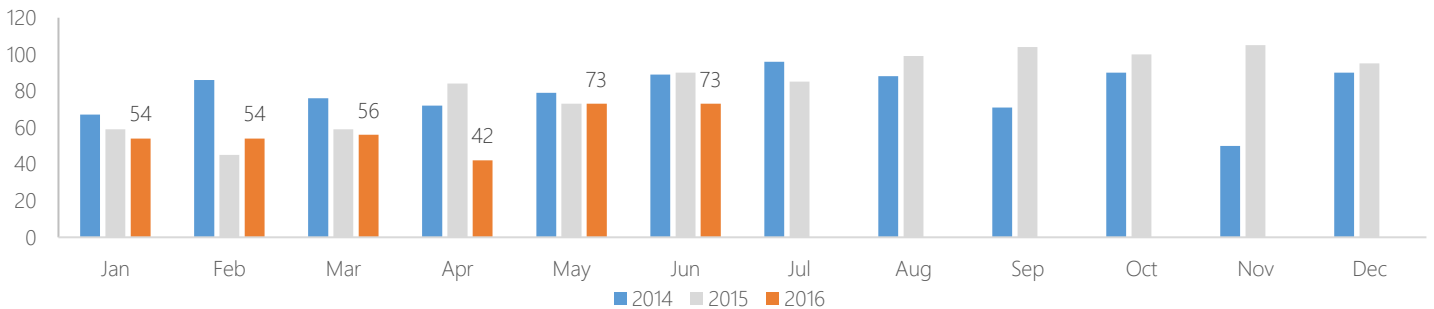


Median Sale Price by Quarter



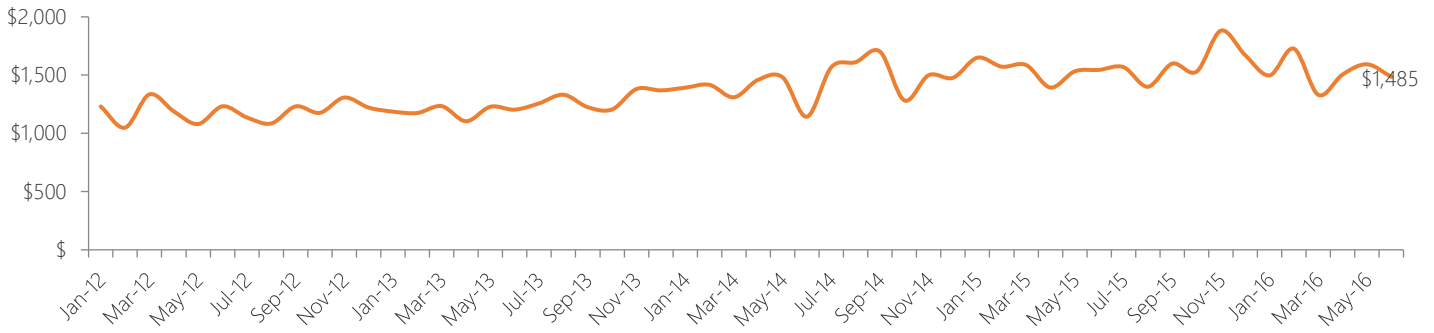
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	63	68	67	59	76	125	119	93	69	67	70	89
2012	70	53	71	83	85	107	111	107	85	89	77	110
2013	63	52	42	80	94	92	116	112	79	90	69	79
2014	67	86	76	72	79	89	96	88	71	90	50	90
2015	59	45	59	84	73	90	85	99	104	100	105	95
2016	54	54	56	42	73	73						



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Median Sale Price per Square Foot

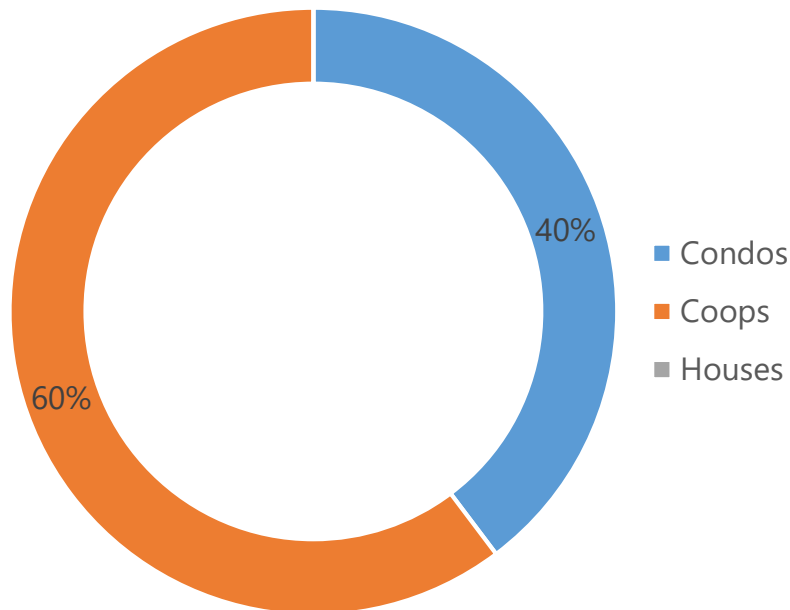


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,405,000	-16%	\$1,537	-7%	29
Coops	\$822,500	12%	\$1,324	29%	44
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Central Park West #38A	1-01114-1456	23-Jun-16	\$28,000,000	Condo	2,848
46-50 Central Park W	1-01117-0036	30-Jun-16	\$22,100,000	Coop	
115 Central Park W #5D	1-01124-0027	9-Jun-16	\$9,750,000	Coop	3,100
144 Columbus Avenue #24C	1-01138-1119	6-Jun-16	\$7,400,000	Condo	2,022
15 Central Park West #2B	1-01114-1468	2-Jun-16	\$5,300,000	Condo	1,087
144 Columbus Avenue #20B	1-01138-1094	9-Jun-16	\$5,250,000	Condo	876
340 W 72 St #403	1-01183-0050	15-Jun-16	\$5,108,794	Coop	
1-41 W 64 St #10C	1-01117-0029	29-Jun-16	\$4,570,000	Coop	
65 Central Park W #11B	1-01119-0029	28-Jun-16	\$4,075,000	Coop	1,800
80 Riverside Boulevard #34B	1-01171-4252	15-Jun-16	\$3,450,000	Condo	1,712
120 West 72 Street #4A	1-01143-1405	24-Jun-16	\$3,100,000	Condo	1,476
220 Riverside Boulevard #22F	1-01171-1626	14-Jun-16	\$2,887,500	Condo	905
310-316 W 72 St #3EF	1-01183-0037	29-Jun-16	\$2,800,000	Coop	2,000
145 West 70 Street #7F	1-01142-1061	30-Jun-16	\$2,795,000	Condo	1,370
200 Riverside Boulevard #40C	1-01171-1155	24-Jun-16	\$2,320,000	Condo	1,326
46-50 Central Park W #4A	1-01117-0036	15-Jun-16	\$2,280,880	Coop	
160 West 66 Street #21B	1-01137-1051	9-Jun-16	\$2,150,000	Condo	1,073
310-316 W 72 St #2H	1-01183-0037	21-Jun-16	\$1,800,000	Coop	
255 W End Ave #13CD	1-01183-0032	14-Jun-16	\$1,750,000	Coop	
303 W 66 St #7EE	1-01179-0019	2-Jun-16	\$1,650,000	Coop	
100 Riverside Boulevard #14P	1-01171-3635	30-Jun-16	\$1,630,000	Condo	1,080
240 Riverside Boulevard #15F	1-01171-2210	21-Jun-16	\$1,615,000	Condo	1,059
240 Riverside Boulevard #15NT	1-01171-2244	21-Jun-16	\$1,405,000	Condo	791
30 West 61 Street #29F	1-01113-1156	28-Jun-16	\$1,405,000	Condo	1,017
220 Riverside Boulevard #23F	1-01171-1627	23-Jun-16	\$1,350,000	Condo	905
555 West 59 Street #12A	1-01151-1367	2-Jun-16	\$1,310,000	Condo	789
315-329 W 70 St #17G	1-01182-0020	16-Jun-16	\$1,250,000	Coop	
2039-2049 Broadway #6F	1-01162-0029	21-Jun-16	\$1,200,000	Coop	900
161 West 61 Street #15E	1-01132-1089	15-Jun-16	\$1,200,000	Condo	822
120 Riverside Boulevard #3N	1-01171-3187	8-Jun-16	\$1,200,000	Condo	935
120 Riverside Boulevard #PH1E	1-01171-3082	13-Jun-16	\$1,140,000	Condo	774
225 W End Ave #6A	1-01182-0029	7-Jun-16	\$1,140,000	Coop	
205 West End Avenue #19J	1-01179-1308	7-Jun-16	\$1,100,000	Coop	
220 Riverside Boulevard #4V	1-01171-1792	30-Jun-16	\$1,045,000	Condo	707
2039-2049 Broadway #11F	1-01162-0029	24-Jun-16	\$1,025,000	Coop	
211 West 71 Street #3B	1-01163-1008	21-Jun-16	\$995,000	Condo	785
5-13 W 65 St #7A	1-01118-0022	13-Jun-16	\$995,000	Coop	
25 Central Park West #2W	1-01115-1053	9-Jun-16	\$950,000	Condo	696
205 West End Avenue #5A	1-01179-1308	21-Jun-16	\$920,000	Coop	
33 West 65 Street #1A	1-01118-1001	9-Jun-16	\$885,000	Condo	684
2039-2049 Broadway #16L	1-01162-0029	3-Jun-16	\$865,000	Coop	600
130-138 W 67 St #20D	1-01138-0053	13-Jun-16	\$855,000	Coop	650
20 W 72 St #1604	1-01124-0046	21-Jun-16	\$840,000	Coop	900
45 West 67 Street #14A	1-01120-1068	17-Jun-16	\$814,725	Condo	526
160 West End Avenue #15L	1-01158-1007	29-Jun-16	\$805,000	Coop	
20 W 72 St #703	1-01124-0046	14-Jun-16	\$799,000	Coop	
155 West 68 Street #1628	1-01140-1483	30-Jun-16	\$745,000	Condo	603
185 West End Avenue #18S	1-01179-1212	15-Jun-16	\$740,000	Coop	
315-329 W 70 St #15L	1-01182-0020	8-Jun-16	\$735,000	Coop	950
303 W 66 St #3LW	1-01179-0019	27-Jun-16	\$730,000	Coop	

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2021 Broadway #14E	1-01141-1102	22-Jun-16	\$651,000	Coop	
155 West 71 Street #2H	1-01143-1244	10-Jun-16	\$610,000	Condo	435
170 West End Avenue #28L	1-01158-1405	6-Jun-16	\$595,000	Coop	
185 West End Avenue #25J	1-01179-1212	16-Jun-16	\$535,000	Coop	
345 W 58 St #4L	1-01049-0001	21-Jun-16	\$512,000	Coop	
185 West End Avenue #14J	1-01179-1212	3-Jun-16	\$505,000	Coop	
160 West End Avenue #2B	1-01158-1007	1-Jun-16	\$495,000	Coop	
165 West End Avenue #4F	1-01179-1008	10-Jun-16	\$495,000	Coop	
156 West End Avenue #21P	1-01158-1208	20-Jun-16	\$495,000	Coop	
170 West End Avenue #4F	1-01158-1405	6-Jun-16	\$460,000	Coop	
156 West End Avenue #5K	1-01158-1208	16-Jun-16	\$445,000	Coop	540
235-239 W 70 St #1F	1-01162-0016	22-Jun-16	\$400,000	Coop	
40 West 72 Street #156A	1-01124-1002	20-Jun-16	\$399,000	Coop	
40 West 72 Street #101B	1-01124-1002	8-Jun-16	\$330,000	Coop	
40 West 72 Street #23A	1-01124-1002	22-Jun-16	\$325,000	Coop	400
170 West End Avenue #PSR10	1-01158-1405	29-Jun-16	\$65,000	Coop	

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