

# LINCOLN SQUARE

A quarterly analysis of residential sales  
in Lincoln Square, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## Lincoln Square, Manhattan

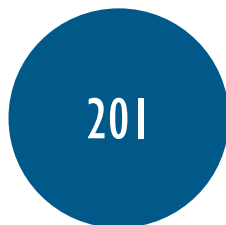
### SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



33% YoY

MEDIAN PRICE/SQ.FT.



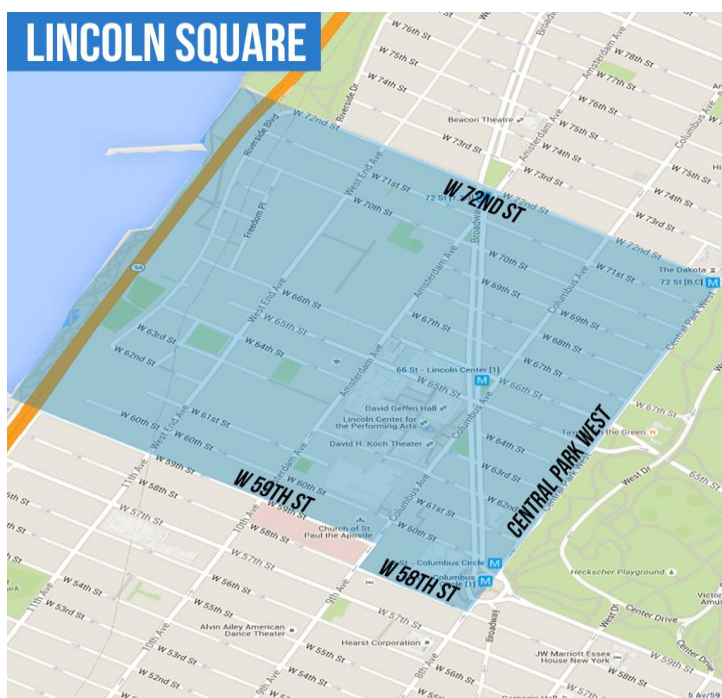
2% YoY

MANHATTAN  
MEDIAN SALE PRICE



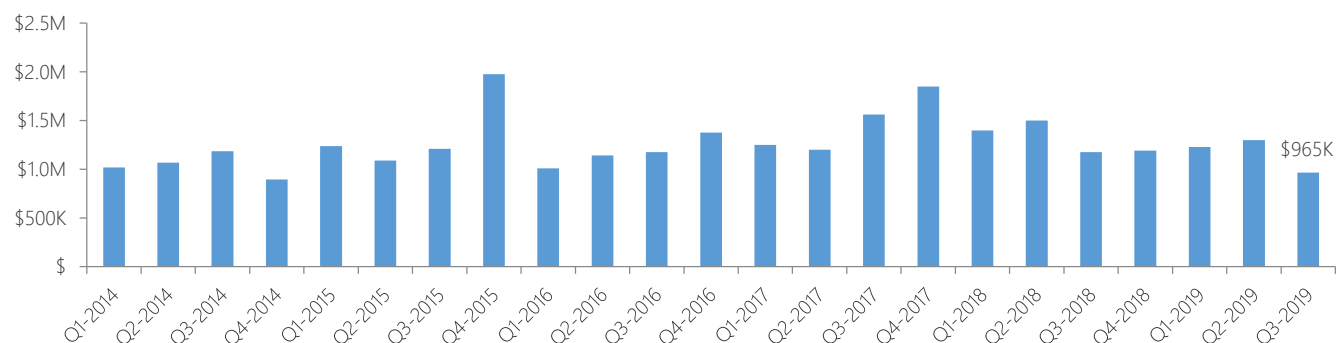
-9% YoY

### NEIGHBORHOOD BOUNDARIES

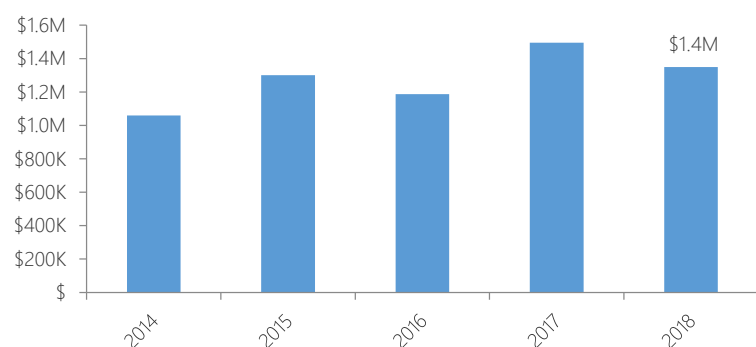


RESIDENTIAL STATS

Median Sale Price by Quarter

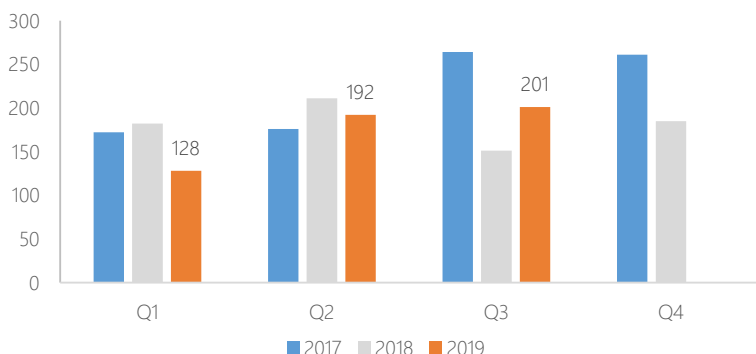


Median Sale Price by Year

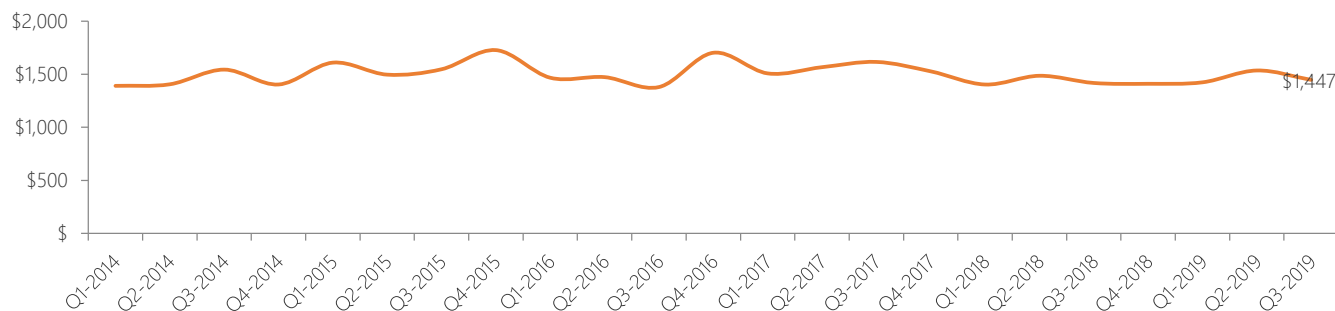


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	229	164	170	172	182	128
Q2	240	248	188	176	211	192
Q3	255	289	193	264	151	201
Q4	230	303	187	261	185	



Median Sale Price per Square Foot

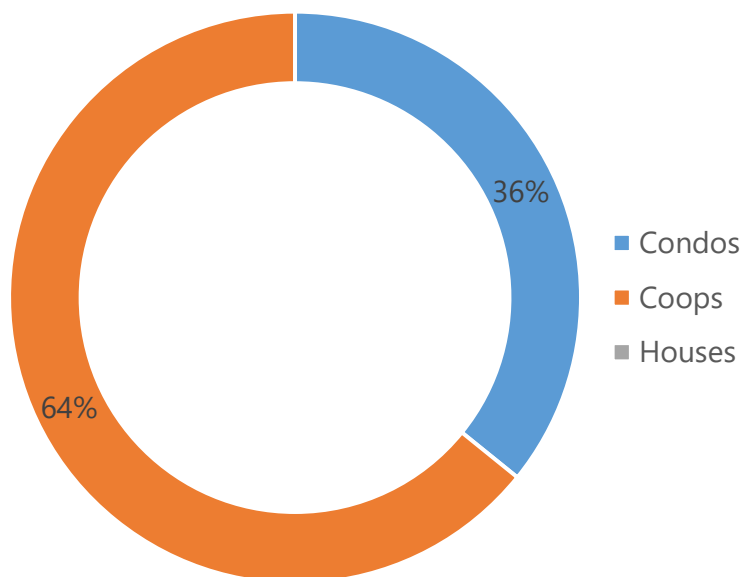


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,647,500	-8%	\$1,536	-1%	72
Coops	\$740,000	-1%	\$1,048	-4%	129
Houses	-	-	-	-	0

Number of Sales by Building Type





**TOP 100 TRANSACTIONS**

Address	BBL	Sale date	Sale price	Property type	Sqft
101 Central Park W #12C	1-01123-0029	18-Jul-19	\$10,197,000	Coop	
115 Central Park W #30EF	1-01124-0027	22-Jul-19	\$10,100,000	Coop	
115 Central Park W #23F	1-01124-0027	21-Aug-19	\$7,850,000	Coop	
1 W End Ave #39A	1-01171-4538	23-Sep-19	\$7,721,005	Condo	
1 W End Ave #38A	1-01171-4537	9-Sep-19	\$7,567,635	Condo	
60 Riverside Blvd #4002	1-01171-4455	6-Aug-19	\$7,200,000	Condo	3,096
1 W End Ave #33B	1-01171-4565	22-Aug-19	\$7,019,604	Condo	
50 Riverside Blvd #26A	1-01171-2522	21-Aug-19	\$6,600,000	Condo	3,190
1 Central Park W #27D	1-01113-1426	16-Sep-19	\$6,100,000	Condo	2,165
15 Central Park W #3E	1-01114-1476	15-Aug-19	\$5,900,000	Condo	2,135
1 W End Ave #40C	1-01171-4604	18-Jul-19	\$5,792,887	Condo	
1 W End Ave #35D	1-01171-4630	25-Sep-19	\$5,502,187	Condo	
240 Riverside Blvd #5H	1-01171-2216	26-Sep-19	\$5,275,000	Condo	2,013
25 Central Park W #16N	1-01115-1330	9-Aug-19	\$5,200,000	Condo	2,012
44 W 62nd St #14AB	1-01114-0061	25-Sep-19	\$4,800,000	Coop	2,400
55 Central Park W #9F	1-01118-0036	14-Aug-19	\$4,600,000	Coop	
115 Central Park W #18H	1-01124-0027	24-Jul-19	\$4,475,000	Coop	
2000 Broadway #PH1A	1-01140-2157	9-Aug-19	\$3,982,000	Condo	1,991
25 Central Park W #3M	1-01115-1068	6-Sep-19	\$3,875,000	Condo	2,012
15 Central Park W #15J	1-01114-1380	27-Sep-19	\$3,780,000	Condo	1,312
30 W 63rd St #28AB	1-01115-2073	27-Aug-19	\$3,550,000	Condo	1,349
43 W 64th St #6B	1-01117-1117	2-Aug-19	\$3,350,000	Condo	2,337
65 Central Park W #11FG	1-01119-0029	13-Sep-19	\$3,075,000	Coop	
220 Riverside Blvd #32D	1-01171-1568	16-Sep-19	\$2,995,000	Condo	1,915
104 W 70th St #10D	1-01141-1069	9-Aug-19	\$2,700,000	Condo	909
340 W 72nd St #208	1-01183-0050	22-Aug-19	\$2,662,016	Coop	
1965 Broadway #17E	1-01138-1332	6-Sep-19	\$2,500,100	Condo	1,437
322 W 72nd St #11B	1-01183-0042	8-Aug-19	\$2,500,000	Coop	
50 Riverside Blvd #6H	1-01171-2624	16-Aug-19	\$2,450,000	Condo	1,549
59 W 71st St #2B	1-01124-0005	21-Aug-19	\$2,450,000	Coop	1,650
2 Columbus Ave #28B	1-01131-1094	23-Jul-19	\$2,435,000	Condo	1,507
111 W 67th St #20M	1-01139-1217	12-Jul-19	\$2,325,000	Condo	790
220 Riverside Blvd #23C	1-01171-1515	28-Aug-19	\$2,316,967	Condo	1,384
50 Riverside Blvd #3H	1-01171-2621	12-Sep-19	\$2,300,000	Condo	1,549
11 W 69th St #PHA	1-01122-0023	17-Sep-19	\$2,296,000	Coop	1,250
25 Central Park W #11K	1-01115-1259	7-Aug-19	\$2,225,000	Condo	916
155 W 68th St #1127	1-01140-1460	30-Jul-19	\$2,180,000	Condo	671
114 W 70th St #4CD	1-01141-0037	26-Sep-19	\$2,075,000	Coop	
201 W 70th St #26B	1-01162-0029	5-Sep-19	\$2,050,000	Coop	
220 Riverside Blvd #15L	1-01171-1701	30-Aug-19	\$2,035,000	Condo	1,454
120 Riverside Blvd #PH1H	1-01171-3132	24-Sep-19	\$1,950,000	Condo	1,205
243 W 60th St #5E	1-01152-1128	12-Jul-19	\$1,934,675	Condo	1,326
80 Central Park W #2F	1-01121-0029	29-Aug-19	\$1,915,000	Coop	1,300
59 W 71st St #10A	1-01124-0005	18-Sep-19	\$1,850,000	Coop	
2 Columbus Ave #3C	1-01131-1008	18-Jul-19	\$1,850,000	Condo	1,275
80 Riverside Blvd #12N	1-01171-4151	23-Sep-19	\$1,765,000	Condo	1,215
101 W 67th St #53G	1-01139-1467	30-Jul-19	\$1,735,000	Condo	820
2025 Broadway #26AB	1-01141-1102	9-Aug-19	\$1,725,000	Coop	
155 W 70th St #16F	1-01142-1192	2-Jul-19	\$1,684,800	Condo	1,053
10 W End Ave #7B	1-01151-1135	13-Aug-19	\$1,680,000	Condo	1,161



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Address	BBL	Sale date	Sale price	Property type	Sqft
10 W 66th St #18D	1-01118-0022	8-Jul-19	\$1,675,000	Coop	
1 W End Ave #18C	1-01171-4582	7-Aug-19	\$1,615,000	Condo	788
180 W End Ave #29F	1-01158-1107	13-Aug-19	\$1,600,000	Coop	
30 W 61st St #10A	1-01113-1033	21-Aug-19	\$1,600,000	Condo	1,247
267 W 71st St #2FR	1-01163-0006	26-Jul-19	\$1,600,000	Coop	
8 W 65th St #4A	1-01117-1008	24-Sep-19	\$1,595,000	Condo	901
330 W 72nd St #5C	1-01183-0046	8-Aug-19	\$1,589,000	Coop	1,150
104 W 70th St #2C	1-01141-1004	5-Sep-19	\$1,575,000	Condo	993
310 W 72nd St #10D	1-01183-0037	22-Aug-19	\$1,550,000	Coop	1,072
140 W End Ave #21P	1-01158-1310	26-Jul-19	\$1,530,000	Coop	
60 W 68th St #9	1-01120-0057	30-Sep-19	\$1,499,000	Coop	
225 W 60th St #15E	1-01152-1052	20-Sep-19	\$1,475,000	Condo	982
30 W 61st St #12A	1-01113-1049	13-Sep-19	\$1,466,280	Condo	1,247
120 Riverside Blvd #11T	1-01171-3242	12-Sep-19	\$1,450,000	Condo	1,043
25 Columbus Cir #ST51F	1-01049-1012	8-Jul-19	\$1,437,540	Condo	390
140 W End Ave #7G	1-01158-1310	15-Jul-19	\$1,425,000	Coop	
160 W End Ave #23ST	1-01158-1007	25-Sep-19	\$1,400,000	Coop	
205 W End Ave #12N	1-01179-1308	12-Sep-19	\$1,400,000	Coop	
165 W 66th St #7A	1-01138-0001	25-Jul-19	\$1,400,000	Coop	1,225
205 W End Ave #11C	1-01179-1308	14-Aug-19	\$1,395,000	Coop	
140 W End Ave #8H	1-01158-1310	10-Jul-19	\$1,300,000	Coop	
180 W End Ave #9L	1-01158-1107	2-Jul-19	\$1,300,000	Coop	
135 W 70th St #2A	1-01142-1012	30-Aug-19	\$1,295,000	Condo	947
205 W End Ave #1N	1-01179-1308	22-Jul-19	\$1,225,000	Coop	
155 W 68th St #1604	1-01140-1070	23-Jul-19	\$1,225,000	Condo	859
200 W End Ave #15B	1-01158-1621	2-Jul-19	\$1,210,000	Condo	788
50 W 67th St #4F	1-01119-0050	10-Jul-19	\$1,150,000	Coop	
24 W 69th St #3B	1-01121-0043	5-Sep-19	\$1,150,000	Coop	
322 W 72nd St #5C	1-01183-0042	6-Sep-19	\$1,150,000	Coop	1,100
2 W 67th St #3F	1-01119-0036	16-Sep-19	\$1,139,750	Coop	
201 W 70th St #38B	1-01162-0029	9-Jul-19	\$1,137,500	Coop	
220 Riverside Blvd #16A	1-01171-1416	12-Aug-19	\$1,117,000	Condo	979
100 Riverside Blvd #5J	1-01171-3591	24-Jul-19	\$1,087,500	Condo	734
61 W 62nd St #22D	1-01115-1506	15-Aug-19	\$1,085,000	Coop	
62 W 62nd St #7ED	1-01114-1200	9-Sep-19	\$1,085,000	Condo	783
220 Riverside Blvd #15U	1-01171-1785	9-Jul-19	\$1,045,000	Condo	773
161 W 61st St #14A	1-01132-1078	5-Sep-19	\$1,025,000	Condo	1,167
303 W 66th St #8FE	1-01179-0019	25-Sep-19	\$999,000	Coop	
91 Central Park W #2F	1-01122-0029	12-Aug-19	\$995,000	Coop	
303 W 66th St #14FE	1-01179-0019	23-Sep-19	\$995,000	Coop	1,000
100 Riverside Blvd #15A	1-01171-3417	16-Sep-19	\$990,000	Condo	914
185 W End Ave #18M	1-01179-1212	17-Jul-19	\$975,000	Coop	
135 W 70th St #3A	1-01142-1022	9-Jul-19	\$975,000	Condo	686
345 W 58th St #3CS	1-01049-0001	28-Aug-19	\$975,000	Coop	
20 W 64th St #20V	1-01116-1639	26-Sep-19	\$970,000	Condo	589
161 W 61st St #15C	1-01132-1087	4-Sep-19	\$960,000	Condo	786
205 W End Ave #22B	1-01179-1308	5-Sep-19	\$955,000	Coop	
303 W 66th St #7EW	1-01179-0019	20-Sep-19	\$955,000	Coop	1,000
200 W End Ave #6N	1-01158-1542	17-Jul-19	\$950,000	Condo	637
201 W 70th St #12G	1-01162-0029	13-Sep-19	\$948,500	Coop	750



## The RATNER Team Market Report

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# THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again!" David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

[READ MORE REVIEWS](#)



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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| Artist & Artisans               | Fences & Gates Specialists   | Kitchen & Bathroom Specialists | Rubbish Removal Companies           |
| Attorneys                       | Fireplaces                   | Landscape Design               | School Consultants                  |
| Bankers                         | Floor & Carpet Professionals | Landscapers & Gardeners        | Spiritual Experts                   |
| Cabinets                        | Furniture                    | Lawn & Sprinklers Experts      | Stair Building & Repair Specialists |
| Carpenters                      | Garage & Driveway            | Lighting Experts               | Stone & Tile Professionals          |
| Chimney & Fireplace Specialists | General Contractors          | Locksmith                      | Structural Engineers                |
| Cleaners                        | Glass & Shower Doors         | Mortgage Professionals         | Surveyors                           |
| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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**SPARTAN RENOVATIONS**



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