

MANHATTAN VALLEY

A monthly analysis of residential sales
in Manhattan Valley, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Manhattan Valley, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$827K

-19% YoY

NO. OF TRANSACTIONS

27

29% YoY

MEDIAN PRICE/SQ.FT.

\$1,115

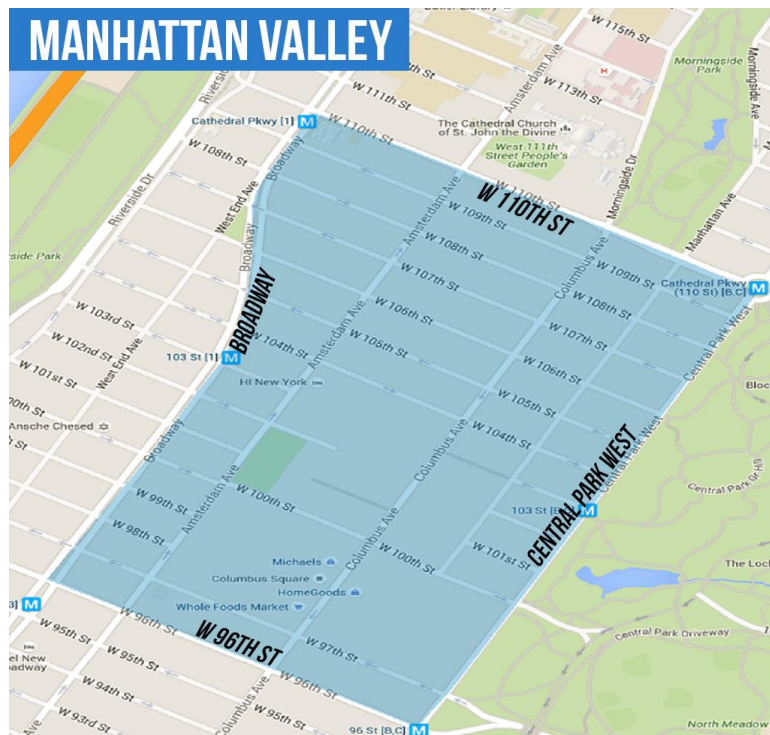
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



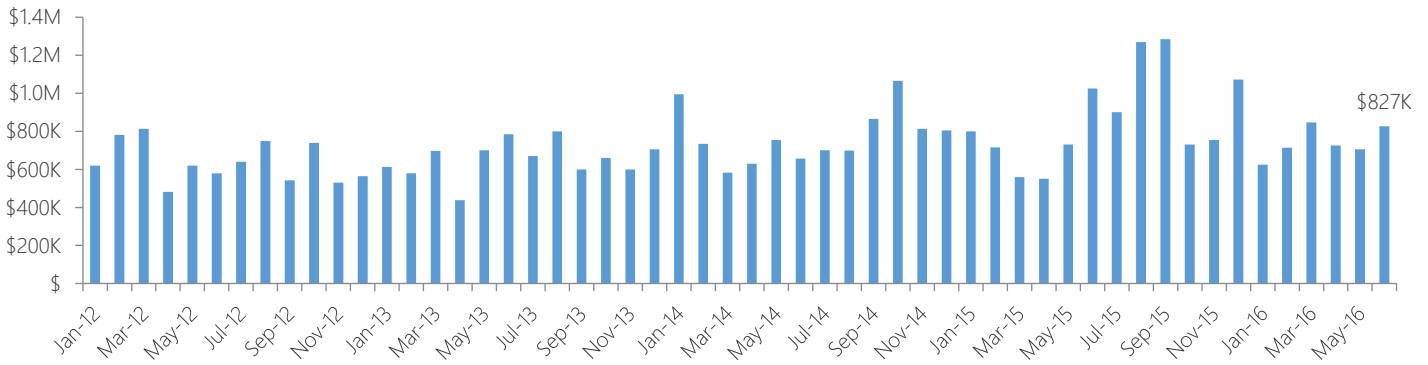
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

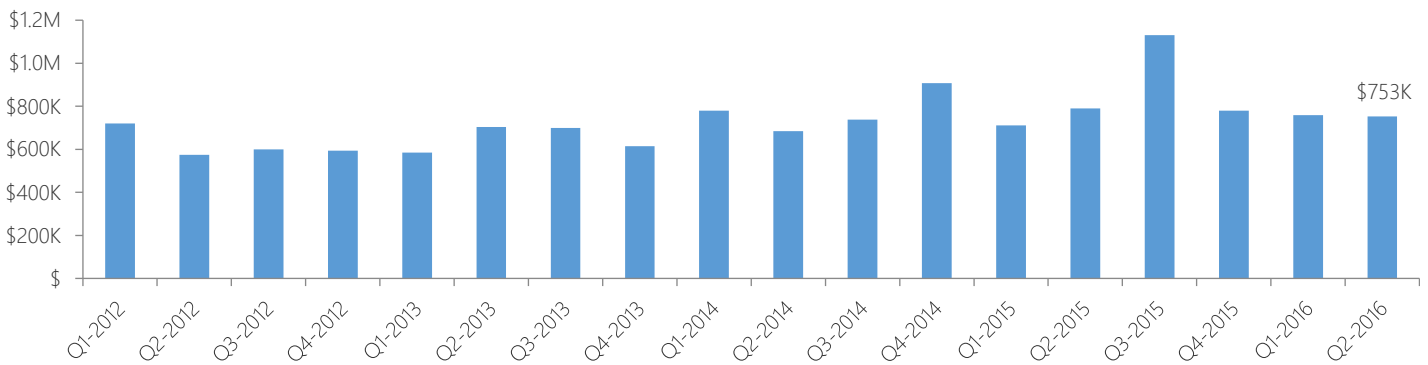
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

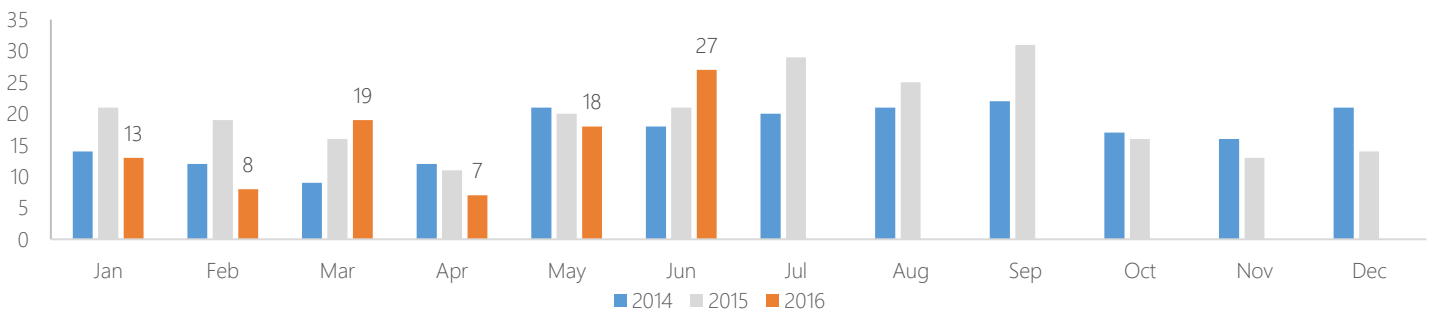


Median Sale Price by Quarter



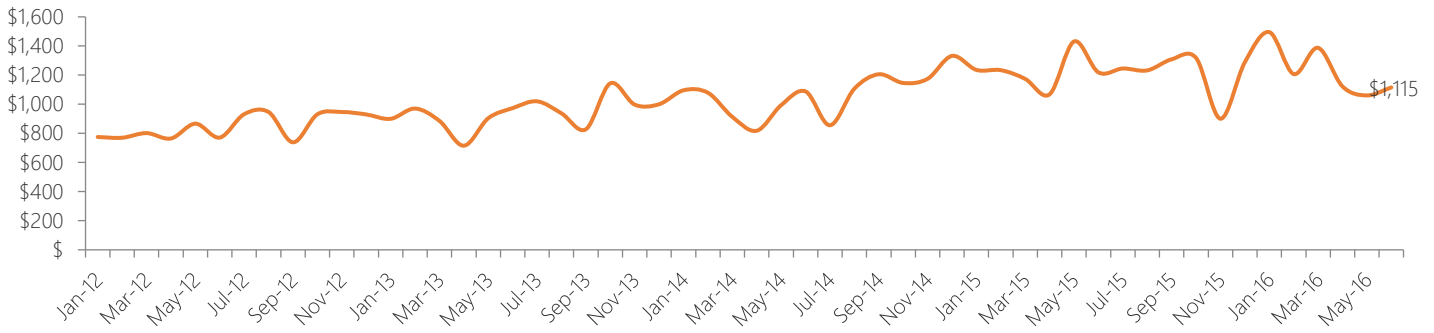
Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2011 | 20 | 7 | 15 | 9 | 13 | 11 | 11 | 23 | 9 | 8 | 11 | 17 |
| 2012 | 15 | 8 | 16 | 8 | 21 | 19 | 22 | 15 | 16 | 12 | 17 | 29 |
| 2013 | 11 | 13 | 14 | 14 | 24 | 23 | 34 | 23 | 20 | 11 | 11 | 18 |
| 2014 | 14 | 12 | 9 | 12 | 21 | 18 | 20 | 21 | 22 | 17 | 16 | 21 |
| 2015 | 21 | 19 | 16 | 11 | 20 | 21 | 29 | 25 | 31 | 16 | 13 | 14 |
| 2016 | 13 | 8 | 19 | 7 | 18 | 27 | | | | | | |



The RATNER Team Market Reports

Median Sale Price per Square Foot

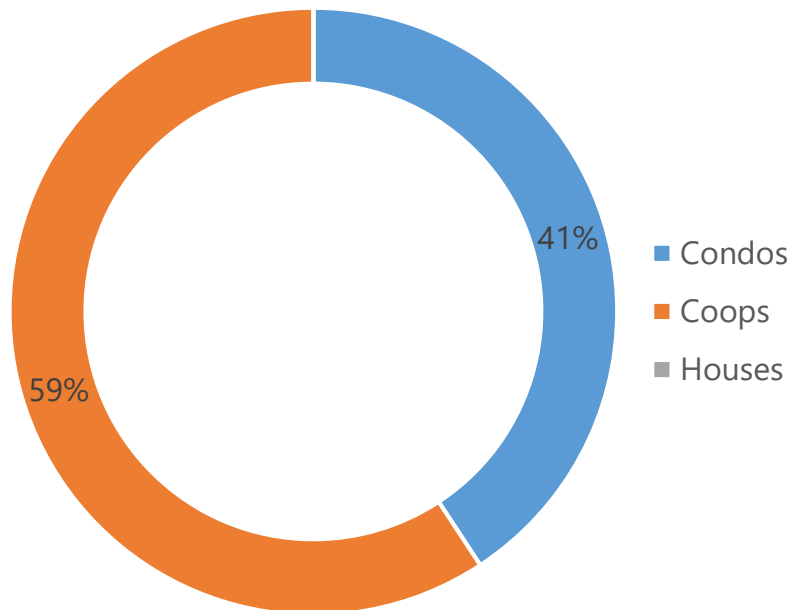


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$971,713 | -6% | \$1,185 | -9% | 11 |
| Coops | \$737,000 | 13% | \$1,087 | 9% | 16 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------------|--------------|-----------|-------------|---------------|-------|
| 455 Central Park West #17 | 1-01841-1214 | 22-Jun-16 | \$6,678,750 | Condo | 5,317 |
| 2628 Broadway #24B | 1-01871-1149 | 6-Jun-16 | \$2,500,000 | Condo | 1,386 |
| 415 Central Park W #14E | 1-01837-0029 | 8-Jun-16 | \$2,425,000 | Coop | |
| 238 West 108 Street #5 | 1-01879-1005 | 10-Jun-16 | \$2,095,000 | Condo | 1,857 |
| 441-444 Central Park W #8H | 1-01840-0029 | 2-Jun-16 | \$1,630,000 | Coop | 1,500 |
| 2780-2786 Broadway #11H | 1-01879-0001 | 7-Jun-16 | \$1,390,000 | Coop | 1,055 |
| 372 Central Park West #8J | 1-01833-2159 | 15-Jun-16 | \$1,300,000 | Condo | 823 |
| 49 W 96 St #2A | 1-01832-0006 | 17-Jun-16 | \$1,250,000 | Coop | 1,100 |
| 441-444 Central Park W #5D | 1-01840-0029 | 17-Jun-16 | \$1,195,000 | Coop | 1,250 |
| 200 West 109 Street #C6 | 1-01880-1030 | 30-Jun-16 | \$999,000 | Condo | 949 |
| 418 Central Park West #48 | 1-01837-1036 | 6-Jun-16 | \$944,427 | Condo | 761 |
| 220 Manhattan Avenue #7N | 1-01845-1317 | 9-Jun-16 | \$829,500 | Condo | 825 |
| 392 Central Park West #18U | 1-01833-3366 | 8-Jun-16 | \$825,000 | Condo | 545 |
| 968-974 Amsterdam Ave #9G | 1-01879-0036 | 17-Jun-16 | \$756,051 | Coop | |
| 233 W 99 St #6D | 1-01871-0020 | 30-Jun-16 | \$749,000 | Coop | 750 |
| 2800-2808 Broadway #9F | 1-01880-0001 | 9-Jun-16 | \$725,000 | Coop | 650 |
| 504 Cathedral Parkway #4A | 1-01881-1022 | 30-Jun-16 | \$692,000 | Condo | 680 |
| 220 Manhattan Avenue #2J | 1-01845-1218 | 14-Jun-16 | \$670,000 | Condo | 620 |
| 203 W 102 St #2F | 1-01874-0028 | 30-Jun-16 | \$656,500 | Coop | |
| 2800-2808 Broadway #5B | 1-01880-0001 | 15-Jun-16 | \$580,000 | Coop | |
| 127-131 W 96 St #10E | 1-01851-0012 | 6-Jun-16 | \$575,000 | Coop | 700 |
| 203-205 W 98 St #4D | 1-01870-0028 | 30-Jun-16 | \$525,000 | Coop | |
| 49 W 96 St #4D | 1-01832-0006 | 23-Jun-16 | \$425,000 | Coop | |
| 11 W 108 St #5B | 1-01844-0024 | 27-Jun-16 | \$79,921 | Coop | |

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty