

MANHATTAN VALLEY

A monthly analysis of residential sales
in Manhattan Valley, Manhattan

December 2017



The RATNER Team Market Report

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

Residential Market Report, December 2017

Manhattan Valley, Manhattan

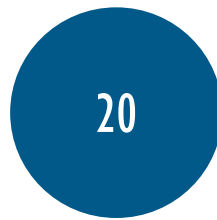
SUMMARY

MEDIAN SALE PRICE



-13% YoY

NO. OF TRANSACTIONS



25% YoY

MEDIAN PRICE/SQ.FT.



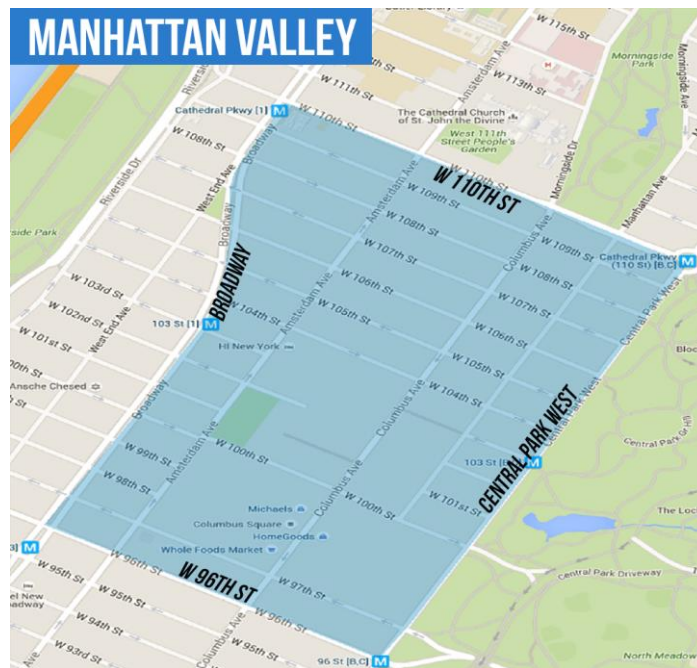
-15% YoY

MANHATTAN
MEDIAN SALE PRICE



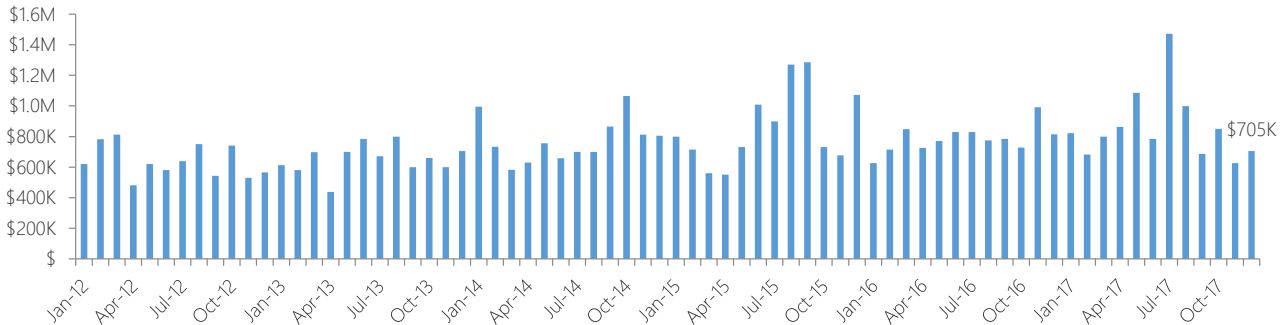
18% YoY

NEIGHBORHOOD BOUNDARIES

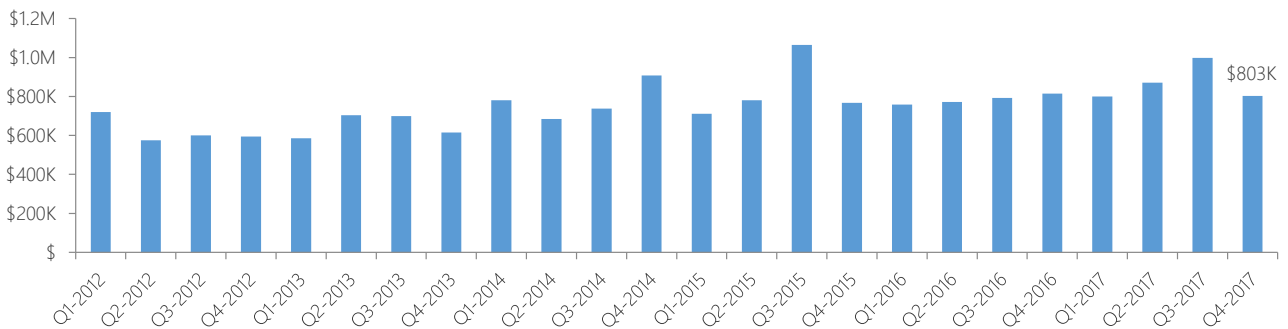


RESIDENTIAL STATS

Median Sale Price by Month

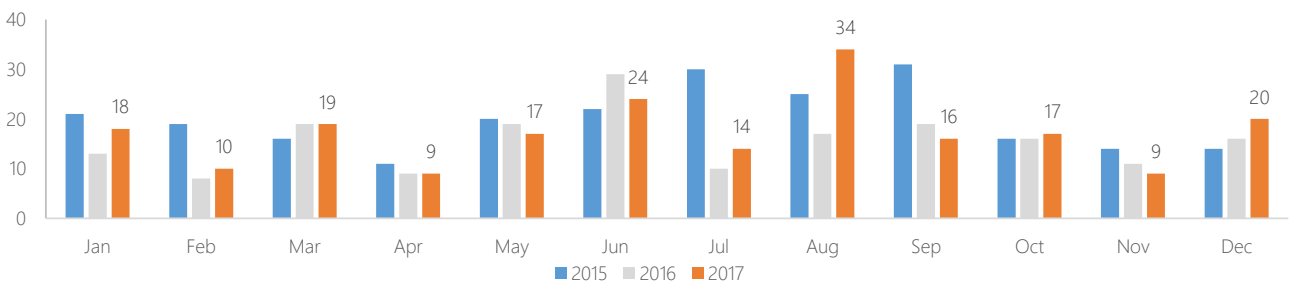


Median Sale Price by Quarter

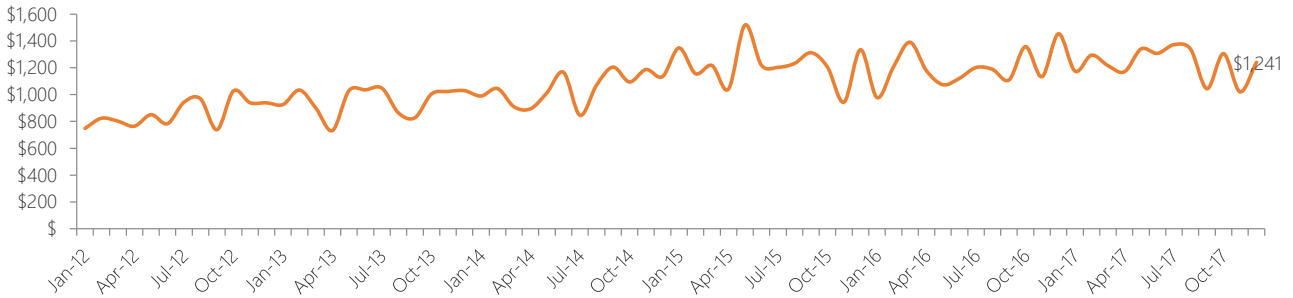


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	22	30	25	31	16	14	14
2016	13	8	19	9	19	29	10	17	19	16	11	16
2017	18	10	19	9	17	24	14	34	16	17	9	20



Median Sale Price per Square Foot

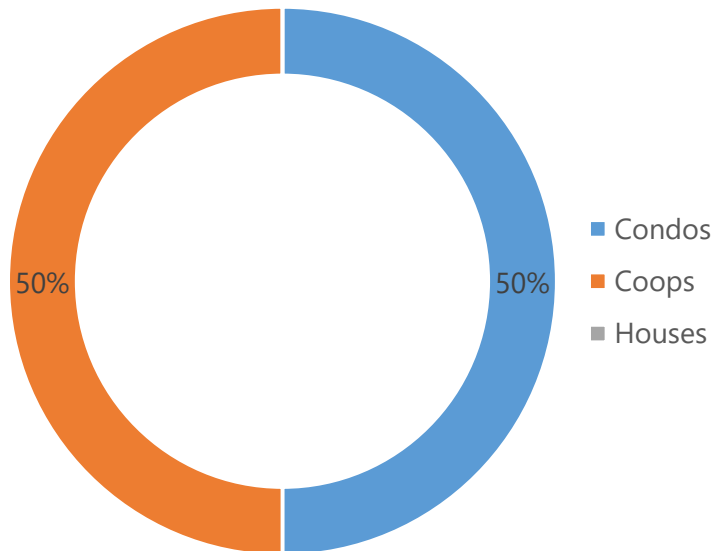


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$882,500	8%	\$1,338	-9%	10
Coops	\$540,000	-33%	\$1,092	15%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
441-444 Central Park W #10H	1-01840-0029	27-Dec-17	\$1,800,000	Coop	1,450
41 W 96 St #2A	1-01832-0010	4-Dec-17	\$1,650,000	Coop	1,350
514 W 110 St #9C	1-01881-1336	29-Dec-17	\$1,400,000	Condo	1,203
372 Central Park W #10W	1-01833-2214	8-Dec-17	\$1,330,000	Condo	823
968-974 Amsterdam Ave #8B	1-01879-0036	22-Dec-17	\$1,225,000	Coop	
514 W 110 St #5D	1-01881-1321	22-Dec-17	\$1,138,404	Condo	851
392 Central Park W #18J	1-01833-3357	18-Dec-17	\$1,125,000	Condo	824
400 Central Park W #17L	1-01833-4337	22-Dec-17	\$882,500	Condo	649
392 Central Park W #7S	1-01833-3144	4-Dec-17	\$735,000	Condo	540
400 Central Park W #1T	1-01833-4015	11-Dec-17	\$675,000	Condo	533
4-6 W 109 St #6A	1-01844-0037	13-Dec-17	\$625,000	Coop	650
65 W 107 St #2C	1-01843-1024	11-Dec-17	\$620,000	Condo	549
50-52 W 106 St #6A	1-01841-0052	18-Dec-17	\$540,000	Coop	
205-209 W 103 St #6D	1-01875-0026	14-Dec-17	\$489,255	Coop	
119-125 W 96 St #4B	1-01851-0016	7-Dec-17	\$460,000	Coop	
205-209 W 103 St #1C	1-01875-0026	29-Dec-17	\$452,500	Coop	750
2788-2792 Broadway #3C	1-01879-0062	22-Dec-17	\$285,000	Coop	
58 W 106 St #4D	1-01841-1016	8-Dec-17	\$19,300	Condo	852



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

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](#)



The RATNER Team Market Report

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



-  Active Listings
-  Pending
-  Purchased (Represented a Buyer)
-  Rented
-  Sold



The RATNER Team Market Report

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



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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	

www.BrooklynMade.Blog/vendors





THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

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