

MANHATTAN VALLEY

A monthly analysis of residential sales
in Manhattan Valley, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Manhattan Valley, Manhattan

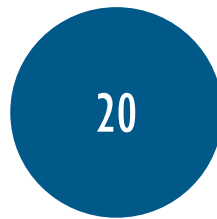
SUMMARY

MEDIAN SALE PRICE



34% YoY

NO. OF TRANSACTIONS



122% YoY

MEDIAN PRICE/SQ.FT.



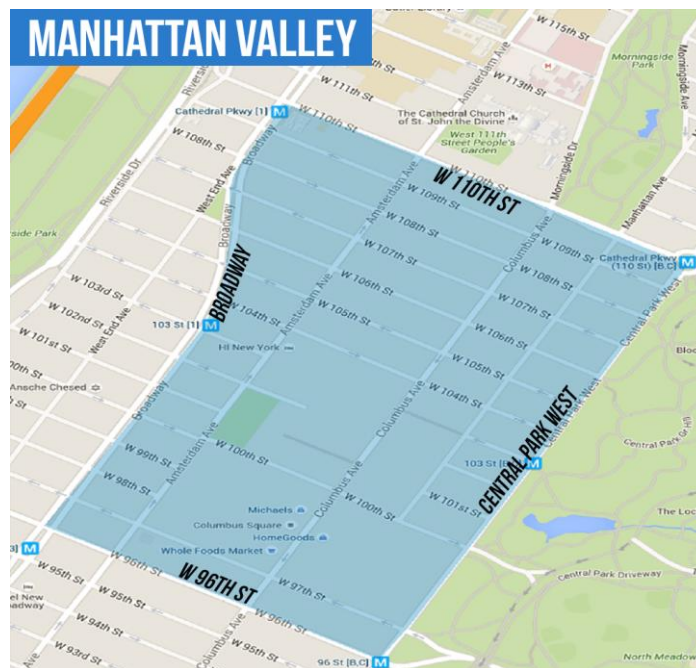
20% YoY

MANHATTAN
MEDIAN SALE PRICE



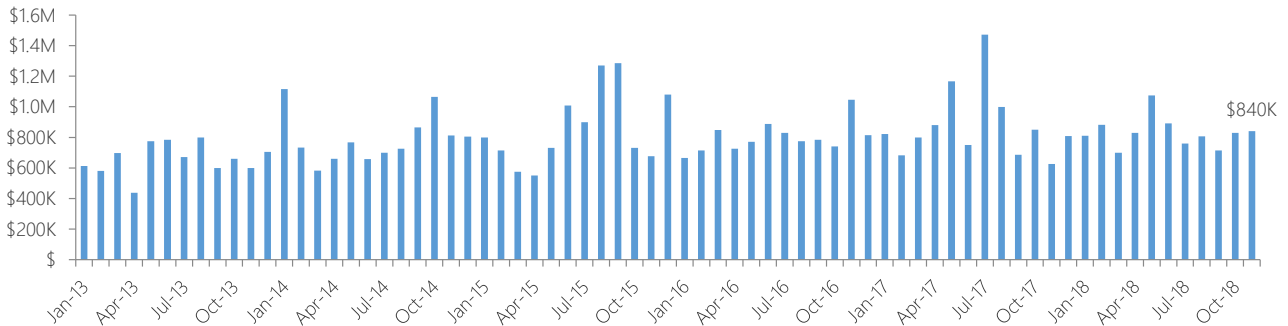
-6% YoY

NEIGHBORHOOD BOUNDARIES

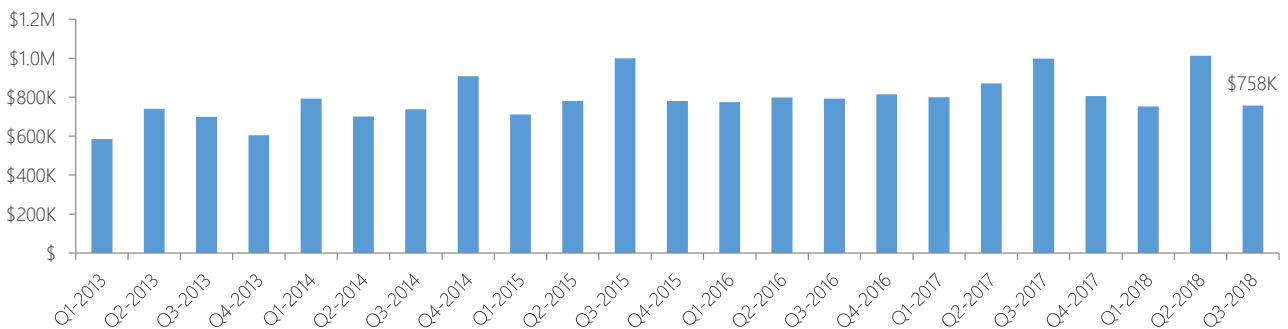


RESIDENTIAL STATS

Median Sale Price by Month

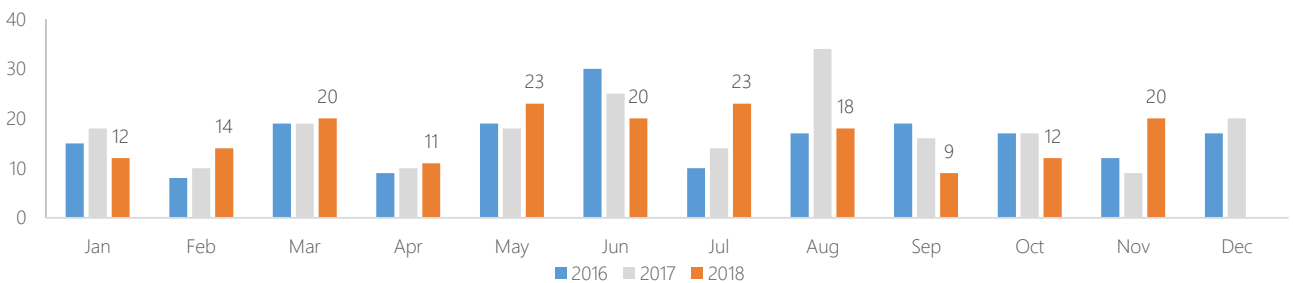


Median Sale Price by Quarter

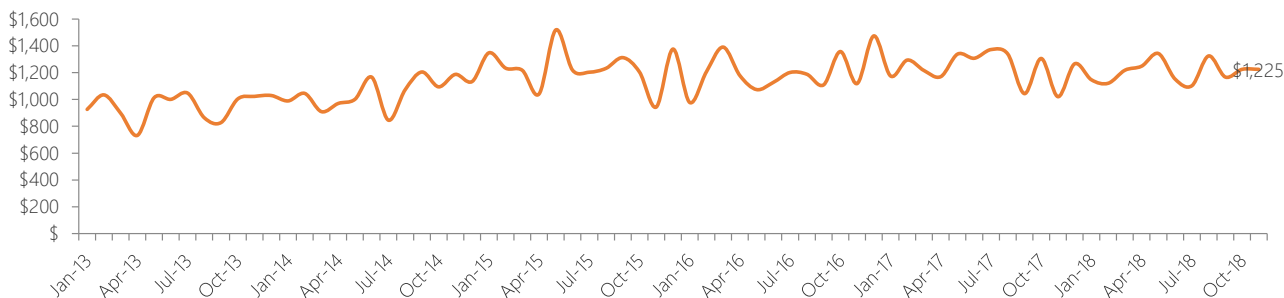


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	11	13	14	14	25	25	34	23	20	11	12	18
2014	15	12	11	13	22	18	20	22	22	17	16	21
2015	21	19	17	11	20	22	31	25	31	16	14	15
2016	15	8	19	9	19	30	10	17	19	17	12	17
2017	18	10	19	10	18	25	14	34	16	17	9	20
2018	12	14	20	11	23	20	23	18	9	12	20	



Median Sale Price per Square Foot

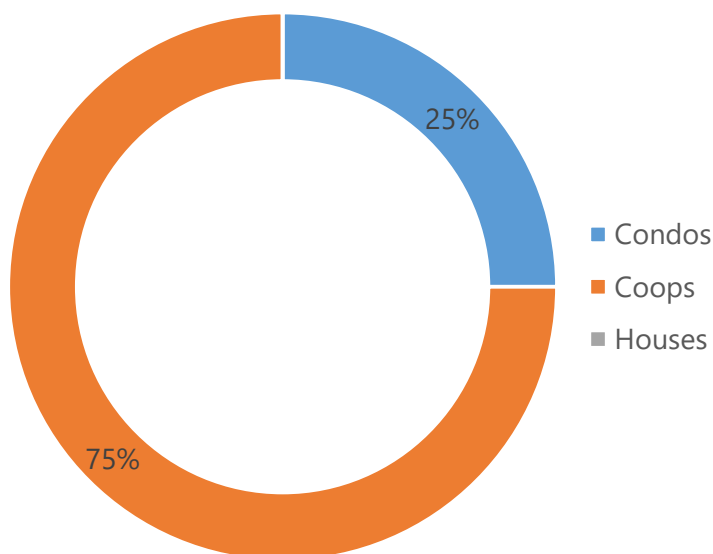


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$970,000	-21%	\$1,457	-1%	5
Coops	\$787,500	37%	\$1,050	14%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Central Park W #7	1-01841-1205	29-Nov-18	\$4,775,000	Condo	4,236
415 Central Park W #2E	1-01837-0029	15-Nov-18	\$1,837,500	Coop	
410 Central Park W #1D	1-01836-0036	15-Nov-18	\$1,645,000	Coop	
370 Central Park W #502	1-01832-0036	27-Nov-18	\$1,575,000	Coop	1,310
370 Central Park W #314	1-01832-0036	6-Nov-18	\$1,350,000	Coop	
400 Central Park W #12M	1-01833-4250	26-Nov-18	\$1,325,000	Condo	788
400 Central Park W #17Y	1-01833-4348	6-Nov-18	\$970,000	Condo	649
255 W 108th St #2A	1-01880-0001	13-Nov-18	\$950,500	Coop	
205 W 103rd St #3F	1-01875-0026	19-Nov-18	\$865,513	Coop	
233 W 99th St #15C	1-01871-0020	16-Nov-18	\$840,000	Coop	800
372 Central Park W #11F	1-01833-2222	20-Nov-18	\$775,000	Condo	532
444 Central Park W #2G	1-01840-0029	14-Nov-18	\$735,000	Coop	
400 Central Park W #8G	1-01833-4157	28-Nov-18	\$680,000	Condo	545
987 Amsterdam Ave #5A	1-01863-0004	30-Nov-18	\$605,000	Coop	
4 W 101st St #4	1-01836-0037	9-Nov-18	\$385,000	Coop	
155 W 106th St #1A	1-01861-0007	19-Nov-18	\$365,000	Coop	600
4-6 W 105th St #4F	1-01840-0037	15-Nov-18	\$287,000	Coop	
127 W 96th St #13G	1-01851-0012	13-Nov-18	\$210,505	Coop	
125 W 96th St #1C	1-01851-0016	6-Nov-18	\$180,000	Coop	



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THE RATNER TEAM



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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

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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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