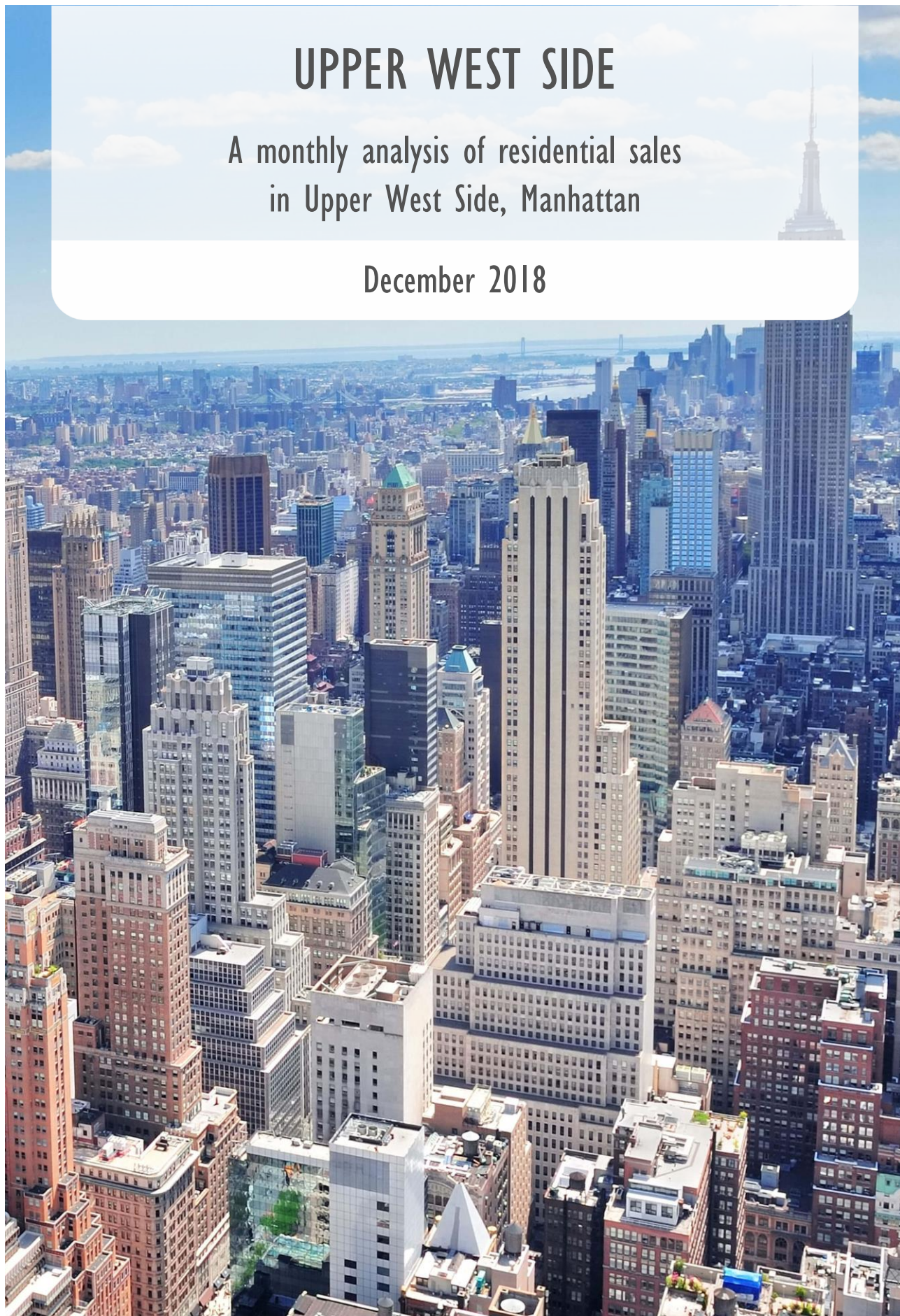


UPPER WEST SIDE

A monthly analysis of residential sales
in Upper West Side, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Upper West Side, Manhattan

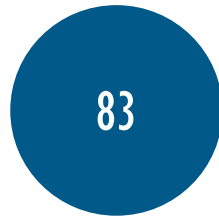
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



2% YoY

MEDIAN PRICE/SQ.FT.



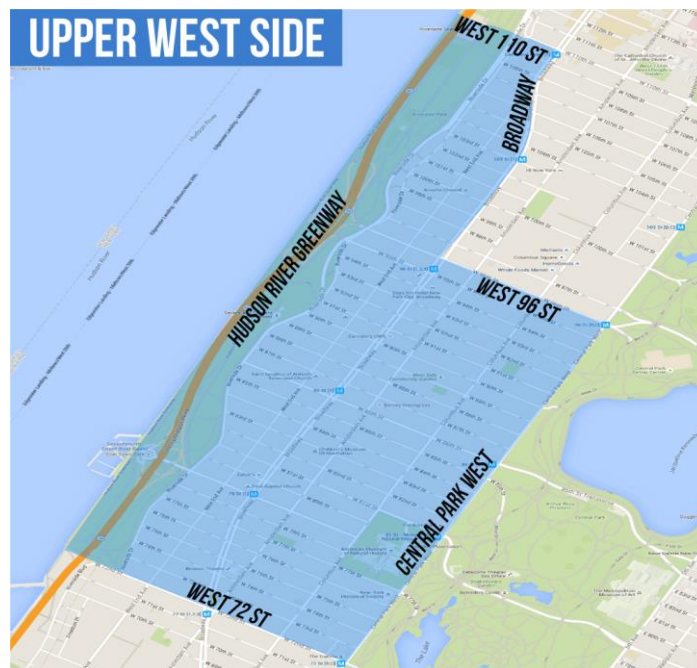
-11% YoY

MANHATTAN
MEDIAN SALE PRICE



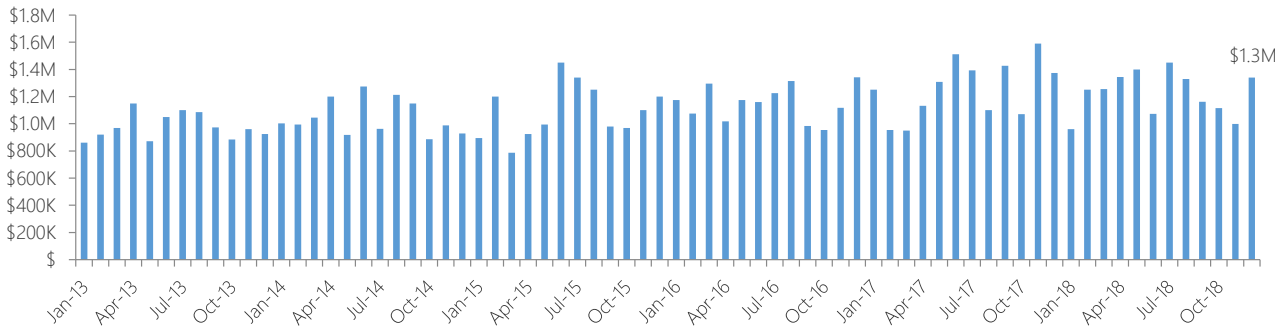
-8% YoY

NEIGHBORHOOD BOUNDARIES

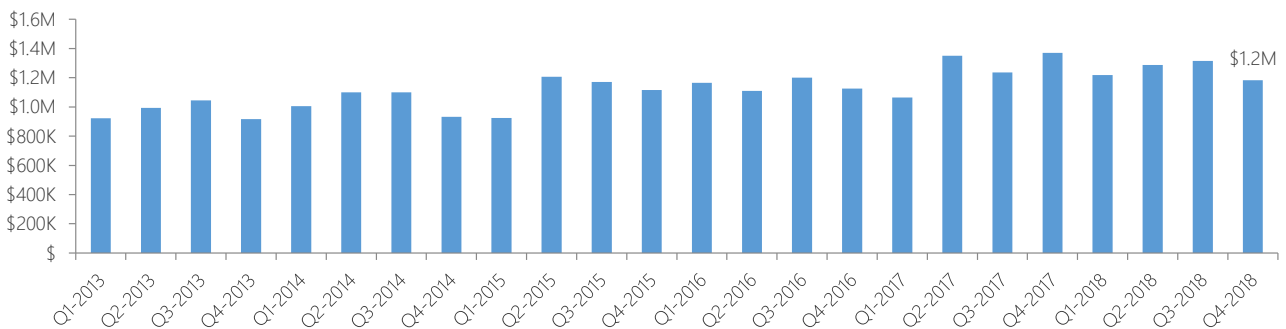


RESIDENTIAL STATS

Median Sale Price by Month

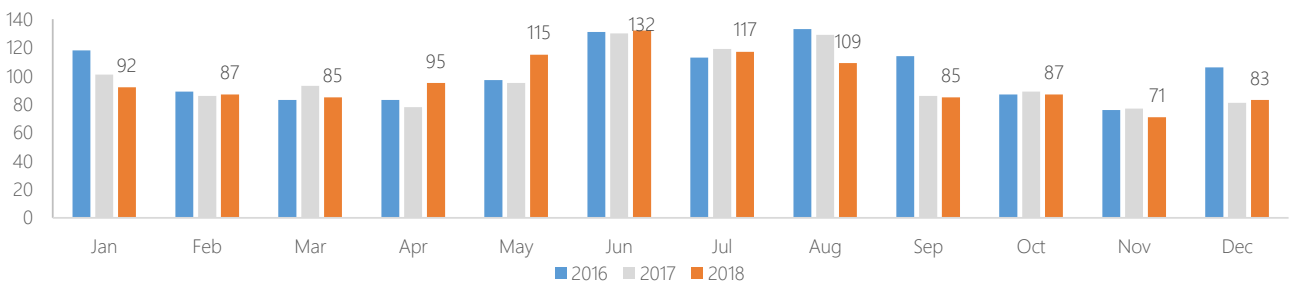


Median Sale Price by Quarter

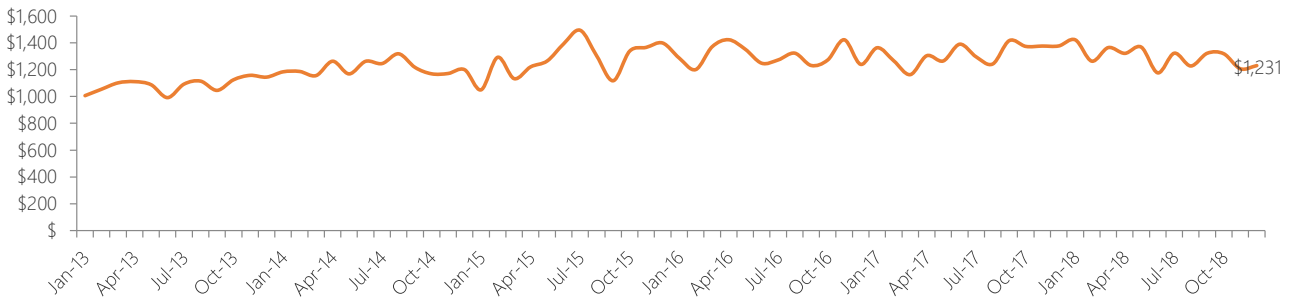


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	83	106	97	95	142	136	179	152	112	158	97	147
2014	138	90	104	113	125	143	160	142	127	102	75	101
2015	109	106	92	104	97	155	137	137	101	124	112	110
2016	118	89	83	83	97	131	113	133	114	87	76	106
2017	101	86	93	78	95	130	119	129	86	89	77	81
2018	92	87	85	95	115	132	117	109	85	87	71	83



Median Sale Price per Square Foot

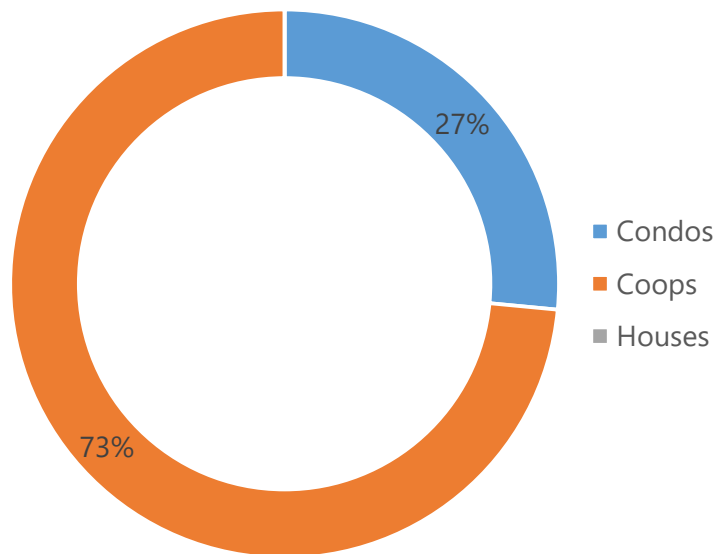


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,837,500	-34%	\$1,528	-3%	22
Coops	\$1,200,000	12%	\$1,105	-6%	61
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
219 W 77th St #THEW	1-01169-1202	28-Dec-18	\$9,750,000	Condo	
2211 Broadway #11H	1-01170-1205	27-Dec-18	\$5,125,000	Condo	2,688
201 W 74th St #16J	1-01166-1091	18-Dec-18	\$4,775,000	Condo	733
190 Riverside Dr #10C	1-01251-1052	19-Dec-18	\$4,700,000	Condo	2,670
300 Central Park W #16B	1-01204-0029	21-Dec-18	\$4,500,000	Coop	
235 W 75th St #721	1-01167-1268	7-Dec-18	\$4,282,671	Condo	1,958
610 W End Ave #9C	1-01237-0061	11-Dec-18	\$4,255,000	Coop	
317 W 89th St #4E	1-01250-1211	28-Dec-18	\$4,200,000	Condo	2,669
145-147 Central Park W #3F	1-01127-0029	11-Dec-18	\$4,200,000	Coop	
239 Central Park W #PHB	1-01197-0036	18-Dec-18	\$3,705,000	Coop	
27 W 72nd St #1505	1-01125-1349	10-Dec-18	\$3,200,000	Condo	1,828
322 Central Park W #9C	1-01206-0029	19-Dec-18	\$2,875,000	Coop	
315 Riverside Dr #4BC	1-01890-0073	18-Dec-18	\$2,780,000	Coop	
590 W End Ave #PHC	1-01236-0061	12-Dec-18	\$2,775,000	Coop	
55 W 76th St #4	1-01129-1103	12-Dec-18	\$2,701,441	Condo	1,002
600 W End Ave #PH	1-01237-0001	19-Dec-18	\$2,575,000	Coop	
90 Riverside Dr #2D	1-01244-0063	18-Dec-18	\$2,545,000	Coop	
310 W End Ave #7B	1-01166-0061	13-Dec-18	\$2,494,713	Coop	
201 W 89th St #7B	1-01237-0029	5-Dec-18	\$2,164,180	Coop	
255 W 90th St #12C	1-01238-0010	6-Dec-18	\$2,087,413	Coop	
885 W End Ave #8B	1-01890-0053	10-Dec-18	\$2,065,000	Coop	1,700
801 W End Ave #2B	1-01888-0067	21-Dec-18	\$1,995,000	Coop	
110 W 90th St #5C	1-01220-1318	13-Dec-18	\$1,900,000	Condo	1,250
250 W 90th St #PH1D	1-01237-1158	7-Dec-18	\$1,875,000	Condo	1,529
222 Riverside Dr #8C	1-01253-1145	19-Dec-18	\$1,800,000	Condo	1,178
222 Riverside Dr #8C	1-01253-1145	19-Dec-18	\$1,800,000	Condo	1,178
340 Riverside Dr #8C	1-01892-0001	3-Dec-18	\$1,800,000	Coop	
140 Riverside Dr #2F	1-01248-0001	19-Dec-18	\$1,775,000	Coop	1,300
200 W 79th St #15N	1-01170-1010	17-Dec-18	\$1,700,000	Coop	
140 Riverside Dr #3F	1-01248-0001	21-Dec-18	\$1,600,000	Coop	
255 W 85th St #8B	1-01233-1128	5-Dec-18	\$1,550,000	Condo	1,353
255 W 85th St #8A	1-01233-1128	5-Dec-18	\$1,550,000	Condo	1,353
15 W 72nd St #23H	1-01125-0024	13-Dec-18	\$1,495,000	Coop	850
100 Riverside Dr #19B	1-01245-0003	12-Dec-18	\$1,475,000	Coop	
11 Riverside Dr #6BW	1-01184-0031	13-Dec-18	\$1,461,460	Coop	
173 Riverside Dr #11L	1-01250-0067	4-Dec-18	\$1,420,000	Coop	1,100
100 W 93rd St #21J	1-01223-1417	10-Dec-18	\$1,412,500	Condo	971
65 W 95th St #3A	1-01209-0006	21-Dec-18	\$1,340,000	Coop	
252 W 85th St #2D	1-01232-0057	17-Dec-18	\$1,275,000	Coop	
315 W 86th St #15A	1-01248-0022	17-Dec-18	\$1,265,000	Coop	
875 W End Ave #14C	1-01890-0024	6-Dec-18	\$1,265,000	Coop	
342-344 W 85th St #3C	1-01246-1010	14-Dec-18	\$1,212,500	Condo	824
160 W 77th St #6B	1-01148-0056	5-Dec-18	\$1,200,000	Coop	1,000
375 Riverside Dr #7A	1-01893-0035	27-Dec-18	\$1,200,000	Coop	
171 W 79th St #114	1-01210-0005	19-Dec-18	\$1,200,000	Coop	
310 W 94th St #1A	1-01252-0065	27-Dec-18	\$1,156,501	Coop	1,160
2250 Broadway #4E	1-01228-1033	7-Dec-18	\$1,150,000	Condo	756
169 W 95th St #16D	1-01226-1217	18-Dec-18	\$1,142,000	Condo	708
250 W 89th St #RES1	1-01236-1003	10-Dec-18	\$1,125,000	Coop	1,100
23 W 73rd St #1211	1-01126-0014	20-Dec-18	\$1,100,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
140 Riverside Dr #18L	1-01248-0001	19-Dec-18	\$999,000	Coop	
300 Riverside Dr #1C	1-01890-0001	13-Dec-18	\$995,000	Coop	
565 W End Ave #18B	1-01249-0029	7-Dec-18	\$950,000	Coop	
15 W 72nd St #11L	1-01125-0024	7-Dec-18	\$940,000	Coop	
203 W 90th St #2H	1-01238-1013	31-Dec-18	\$850,000	Condo	1,938
353 Riverside Dr #5B	1-01892-0066	19-Dec-18	\$835,000	Coop	
123 W 93rd St #10A	1-01224-0023	10-Dec-18	\$817,000	Coop	750
309 W 75th St #3	1-01185-0015	18-Dec-18	\$767,000	Coop	
49 W 72nd St #17E	1-01125-0002	27-Dec-18	\$715,000	Coop	
142 W 82nd St #5	1-01212-0050	18-Dec-18	\$705,000	Coop	
203 W 87th St #53	1-01235-0026	4-Dec-18	\$700,000	Coop	700
126 W 96th St #4F	1-01226-0043	3-Dec-18	\$699,000	Coop	700
2681 Broadway #9K	1-01874-1002	18-Dec-18	\$650,000	Coop	
817 W End Ave #4AA	1-01888-1122	12-Dec-18	\$635,000	Condo	516
175 W 93rd St #1B	1-01224-0001	20-Dec-18	\$601,000	Coop	
51 W 81st St #11G	1-01195-0001	28-Dec-18	\$600,000	Coop	
44 W 96th St #4B	1-01209-0049	13-Dec-18	\$570,000	Coop	580
600 W End Ave #2E	1-01237-0001	6-Dec-18	\$560,000	Coop	500
27 W 82nd St #4B	1-01196-0017	4-Dec-18	\$560,000	Coop	600
51 W 81st St #5G	1-01195-0001	19-Dec-18	\$545,000	Coop	450
2166 Broadway #17E	1-01168-0022	5-Dec-18	\$475,000	Coop	
326 W 83rd St #5D	1-01245-0039	19-Dec-18	\$460,000	Coop	
51 W 81st St #PHC	1-01195-0001	13-Dec-18	\$453,156	Coop	
331 W 89th St #4A	1-01250-0075	13-Dec-18	\$450,000	Coop	400
304 W 75th St #7E	1-01184-0087	28-Dec-18	\$390,000	Coop	375



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New Development Expert

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Nate Pfaff

Residential Sales &
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"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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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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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
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