

UPTOWN MANHATTAN

A monthly analysis of residential sales
in Uptown Manhattan, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Uptown Manhattan, Manhattan

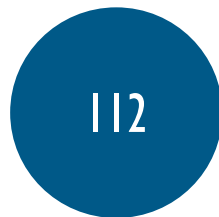
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



6% YoY

MANHATTAN
MEDIAN SALE PRICE



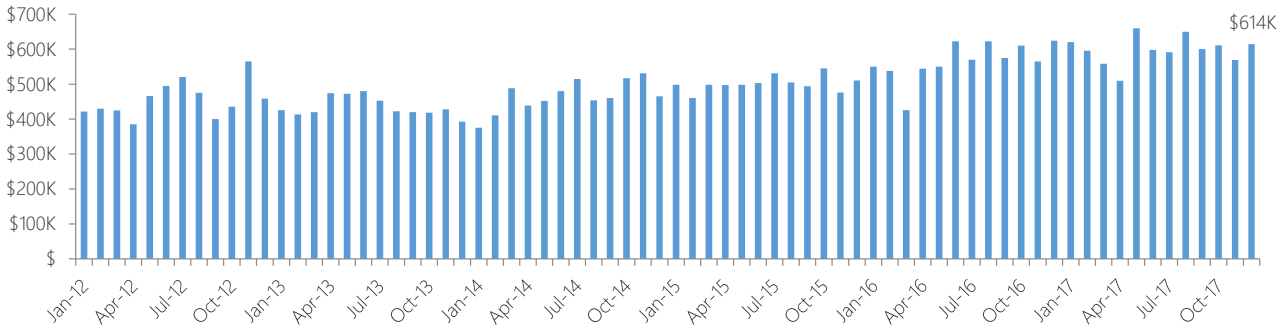
18% YoY

NEIGHBORHOOD BOUNDARIES

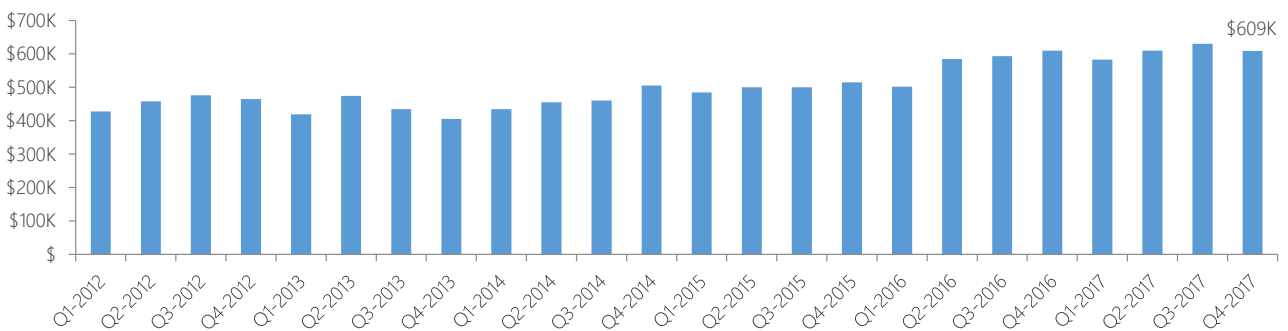


RESIDENTIAL STATS

Median Sale Price by Month

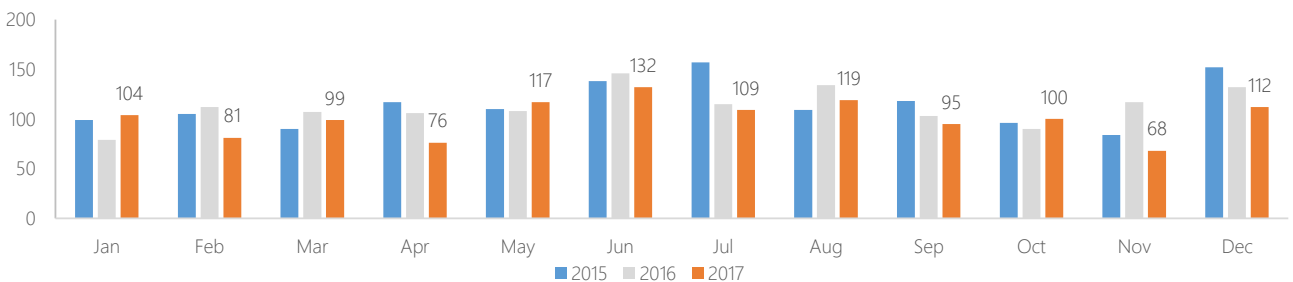


Median Sale Price by Quarter

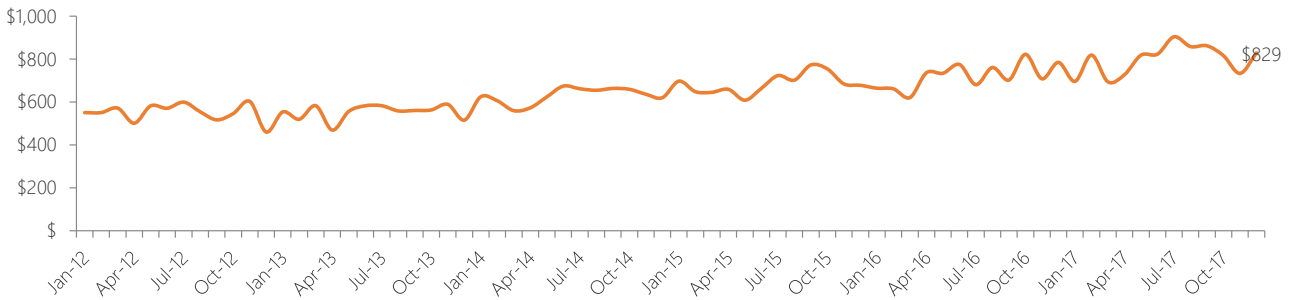


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	84	85	106	133	123	139	130	137	107	87	73	110
2013	104	85	95	122	168	181	178	166	142	146	104	151
2014	107	85	103	116	136	163	144	148	140	127	104	128
2015	99	105	90	117	110	138	157	109	118	96	84	152
2016	79	112	107	106	108	146	115	134	103	90	117	132
2017	104	81	99	76	117	132	109	119	95	100	68	112



Median Sale Price per Square Foot

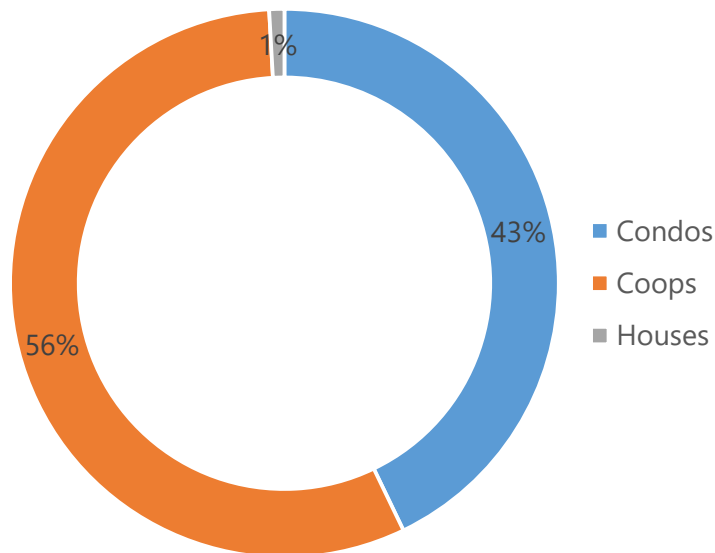


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$905,000	29%	\$902	5%	48
Coops	\$545,250	17%	\$727	13%	63
Houses	\$1,325,000	39%	\$876	258%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1212 5 Ave #8A	1-01607-1127	13-Dec-17	\$5,000,000	Condo	2,389
2040 Frederick Douglass B #3A	1-01826-1210	20-Dec-17	\$3,436,746	Condo	
535-541 W 110 St #14DE	1-01882-0008	20-Dec-17	\$2,950,000	Coop	2,150
320 W 115 St #PH	1-01848-1606	11-Dec-17	\$2,800,188	Condo	
320 W 115 St #2	1-01848-1603	15-Dec-17	\$2,646,126	Condo	1,999
320 W 115 St #3	1-01848-1604	19-Dec-17	\$2,632,000	Condo	
320 W 115 St #1	1-01848-1602	20-Dec-17	\$2,600,000	Condo	1,958
138-140 W 124 St #8B	1-01908-1117	20-Dec-17	\$2,350,000	Condo	1,997
320 W 115 St #4	1-01848-1605	15-Dec-17	\$2,336,400	Condo	1,947
1485 5 Ave #16H	1-01746-1092	20-Dec-17	\$2,000,000	Condo	1,490
535 W 147 St #2	1-02079-1102	7-Dec-17	\$1,860,000	Condo	
2110 Fredrick Douglass Blvd #4B	1-01830-1213	15-Dec-17	\$1,635,000	Condo	1,322
1890 7 Ave #2E	1-01830-1012	15-Dec-17	\$1,600,000	Condo	1,683
103 W 117 St #1	1-01902-1301	6-Dec-17	\$1,445,000	Condo	1,902
163 St Nicholas Ave #7A	1-01924-1078	18-Dec-17	\$1,410,000	Condo	1,323
2 Sylvan Ct	1-01770-0075	29-Dec-17	\$1,325,000	House	1,512
258 St Nicholas Ave #3D	1-01950-1013	18-Dec-17	\$1,125,000	Condo	1,286
130 Bradhurst Ave #1	1-02045-1501	19-Dec-17	\$1,125,000	Coop	
1890 7 Ave #6C	1-01830-1030	22-Dec-17	\$1,105,000	Condo	1,107
300 W 135 St #7V	1-01959-1167	12-Dec-17	\$1,085,000	Condo	955
469 W 152 St #2A	1-02067-1103	14-Dec-17	\$1,021,500	Condo	1,354
1635 Lexington Ave #2B	1-01631-1004	14-Dec-17	\$1,017,232	Condo	719
720 Ft Washington Ave #5W	1-02180-0614	18-Dec-17	\$961,000	Coop	
519 W 135 St #2B	1-01988-1004	8-Dec-17	\$955,000	Condo	1,328
152 E 118 St #7L	1-01645-0050	19-Dec-17	\$951,000	Coop	
360 Cabrini Blvd #3M	1-02179-0489	13-Dec-17	\$920,000	Coop	1,250
130 Bradhurst Ave #1106	1-02045-1501	22-Dec-17	\$907,500	Coop	994
1485 5 Ave #15D	1-01746-1079	1-Dec-17	\$905,000	Condo	856
1865 2 Ave #39G	1-01646-1002	18-Dec-17	\$885,000	Coop	
450-452 W 147 St #54	1-02061-0051	13-Dec-17	\$855,500	Coop	1,000
40 W 116 St #A916	1-01599-1323	28-Dec-17	\$855,000	Condo	830
55-57 Park Ter E #B88	1-02243-0210	6-Dec-17	\$840,000	Coop	
1831-1833 Madison Ave #9E	1-01746-0021	29-Dec-17	\$838,000	Coop	
88 Morningside Ave #7G	1-01948-1101	27-Dec-17	\$820,000	Coop	780
120 Cabrini Blvd #58	1-02179-0010	19-Dec-17	\$799,000	Coop	
49-55 Pinehurst Ave #41	1-02177-0154	20-Dec-17	\$754,000	Coop	
1028-1034 Amsterdam Ave #4C	1-01882-0036	7-Dec-17	\$750,000	Coop	
835 Riverside Dr #3E	1-02135-1024	14-Dec-17	\$750,000	Condo	1,137
80 La Salle St #3D	1-01978-0001	11-Dec-17	\$750,000	Coop	950
80 La Salle St #3G	1-01978-0001	19-Dec-17	\$740,000	Coop	
15818-15900 Riverside Dr W #5M	1-02135-0060	18-Dec-17	\$730,000	Coop	
88 Morningside Ave #12C	1-01948-1101	12-Dec-17	\$725,000	Coop	1,268
400 Riverside Dr #5E	1-01895-0001	5-Dec-17	\$720,000	Coop	725
720 Ft Washington Ave #5E	1-02180-0614	4-Dec-17	\$715,000	Coop	1,100
55 W 131 St #1G	1-01729-1030	19-Dec-17	\$695,000	Condo	876
3117-3131 Broadway #27	1-01993-0023	18-Dec-17	\$640,000	Coop	800
330-340 Haven Ave #3G	1-02177-0234	4-Dec-17	\$618,000	Coop	850
309 E 105 St #2S	1-01677-1103	7-Dec-17	\$610,000	Condo	820
1911-1929 Madison Ave #413	1-01748-0035	20-Dec-17	\$609,000	Coop	
244-252 Seaman Ave #6F	1-02250-0084	20-Dec-17	\$605,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
80 La Salle St #20B	1-01978-0001	6-Dec-17	\$600,000	Coop	724
330-340 Haven Ave #2B	1-02177-0234	13-Dec-17	\$595,000	Coop	
80 La Salle St #20H	1-01978-0001	5-Dec-17	\$587,000	Coop	
2132-2136 2 Ave #2D	1-01681-1008	1-Dec-17	\$575,000	Condo	737
362 W 127 St #1A	1-01953-1401	6-Dec-17	\$566,131	Condo	
362 W 127 St #1B	1-01953-1402	7-Dec-17	\$566,131	Condo	
55-57 Park Ter E #B64	1-02243-0210	14-Dec-17	\$563,000	Coop	1,175
156-8 Riverside Dr W #2G	1-02134-1586	28-Dec-17	\$559,000	Condo	1,211
720 Ft Washington Ave #2N	1-02180-0614	6-Dec-17	\$527,500	Coop	
80 La Salle St #6A	1-01978-0001	12-Dec-17	\$519,800	Coop	
380 Riverside Dr #4L	1-01894-0001	21-Dec-17	\$515,000	Coop	
720-728 W 173 St #C	1-02139-0316	18-Dec-17	\$515,000	Coop	
69 Bennett Ave #307	1-02180-1427	18-Dec-17	\$510,000	Condo	
255 Cabrini Blvd #1A	1-02179-1014	11-Dec-17	\$507,500	Condo	923
305 W 150 St #608	1-02046-1067	21-Dec-17	\$503,958	Condo	590
105 Bennett Ave #12B	1-02180-1504	27-Dec-17	\$492,804	Condo	810
660 Riverside Dr #5C	1-02090-1039	20-Dec-17	\$490,000	Condo	563
137-139 W 142 St #1B	1-02011-0016	28-Dec-17	\$465,000	Coop	830
414 W 121 St #22	1-01963-0025	4-Dec-17	\$450,000	Coop	
3810 Broadway #4D	1-02117-0007	18-Dec-17	\$450,000	Coop	
57 Park Ter W #5D	1-02243-0399	20-Dec-17	\$445,000	Coop	
4523 Broadway #3H	1-02180-0633	15-Dec-17	\$433,128	Coop	
100 Bennett Ave #2C	1-02180-0169	19-Dec-17	\$429,300	Coop	
310 W 122 St #3E	1-01948-0043	18-Dec-17	\$415,000	Coop	688
214 Bradhurst Ave #15	1-02046-0050	15-Dec-17	\$415,000	Coop	
571 Academy St #4E	1-02221-1133	1-Dec-17	\$402,000	Condo	650
581 Academy St #3D	1-02221-1169	14-Dec-17	\$399,000	Condo	680
4523 Broadway #3D	1-02180-0633	21-Dec-17	\$395,000	Coop	550
75-77 Park Ter E #D48	1-02243-0230	7-Dec-17	\$390,000	Coop	
3692 Broadway #21	1-02084-0064	21-Dec-17	\$385,000	Coop	
660 Riverside Dr #2A	1-02090-1010	21-Dec-17	\$365,000	Condo	346
171 W 131 St #321	1-01916-1236	12-Dec-17	\$361,600	Condo	
1803 Riverside Dr #5M	1-02246-0120	1-Dec-17	\$360,000	Coop	
80 La Salle St #21E	1-01978-0001	11-Dec-17	\$350,000	Coop	540
171 W 131 St #308	1-01916-1223	14-Dec-17	\$345,200	Condo	
660 Riverside Dr #5F	1-02090-1042	21-Dec-17	\$330,000	Condo	366
270 Convent Ave #5D	1-02057-0046	27-Dec-17	\$310,000	Coop	
48-58 Park Ter E #3A	1-02243-0332	14-Dec-17	\$300,000	Coop	
98 Park Ter E #6H	1-02243-0309	19-Dec-17	\$275,000	Coop	450
501 W 143 St #34	1-02075-0026	6-Dec-17	\$260,000	Coop	800
420 E 119 St #2	1-01806-0039	6-Dec-17	\$230,000	Coop	
15 Ft Washington Ave #3F	1-02136-0050	4-Dec-17	\$230,000	Coop	
211 W 135 St #3A	1-01941-0023	22-Dec-17	\$185,000	Coop	
98 Park Ter E #1E	1-02243-0309	27-Dec-17	\$175,000	Coop	
211 W 135 St #4B	1-01941-0023	14-Dec-17	\$170,000	Coop	
321 Pleasant Ave #3A	1-01711-0022	21-Dec-17	\$140,000	Coop	
385 W 145 St #12A	1-02053-0001	14-Dec-17	\$17,000	Coop	



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Nate Pfaff

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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	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	

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