

UPTOWN MANHATTAN

A monthly analysis of residential sales
in Uptown Manhattan, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Uptown Manhattan, Manhattan

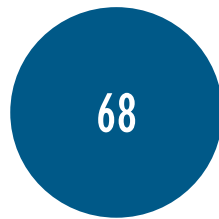
SUMMARY

MEDIAN SALE PRICE



7% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



10% YoY

MANHATTAN
MEDIAN SALE PRICE



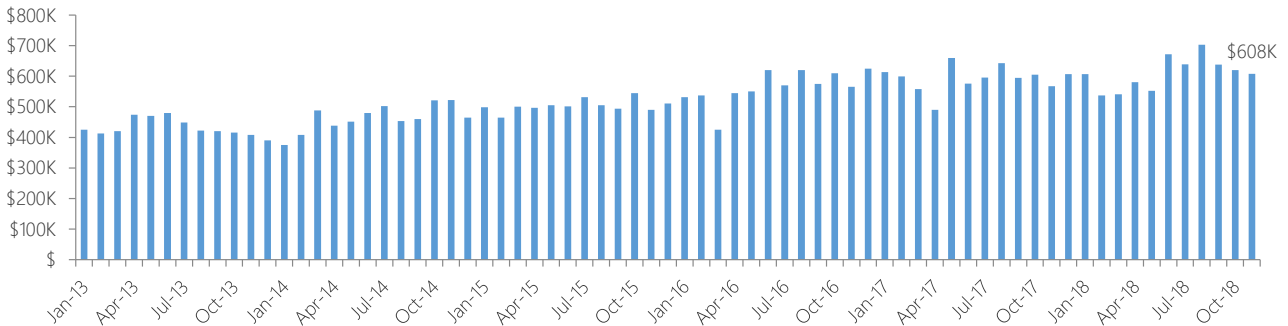
-6% YoY

NEIGHBORHOOD BOUNDARIES

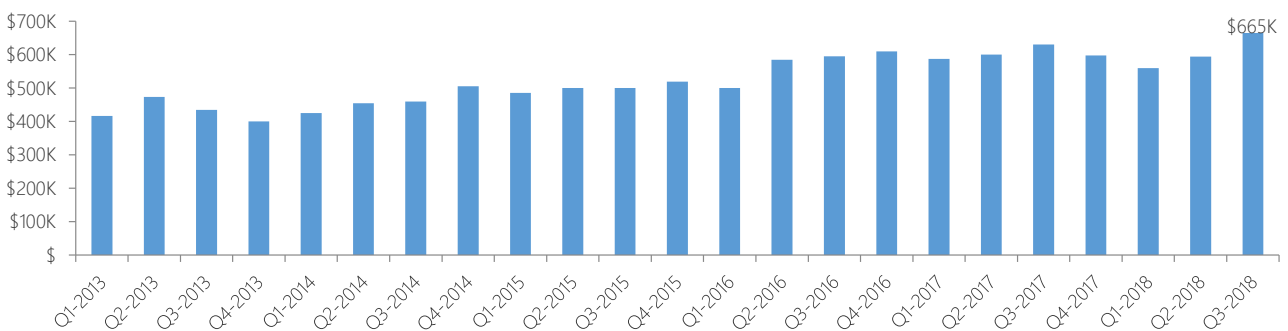


RESIDENTIAL STATS

Median Sale Price by Month

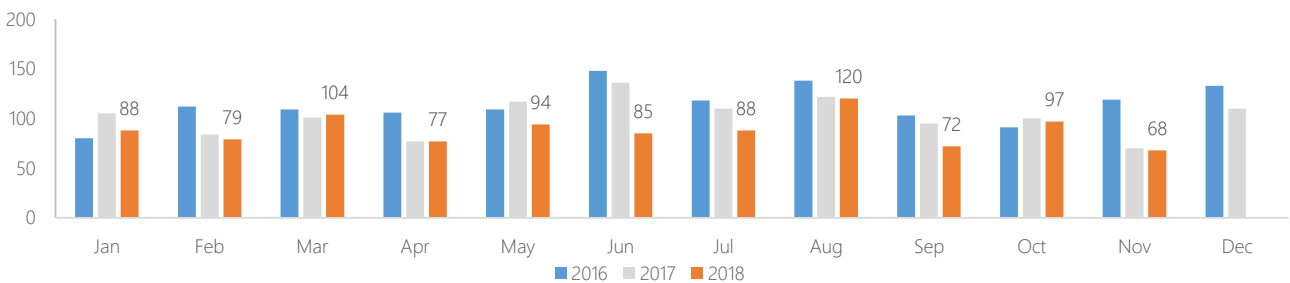


Median Sale Price by Quarter

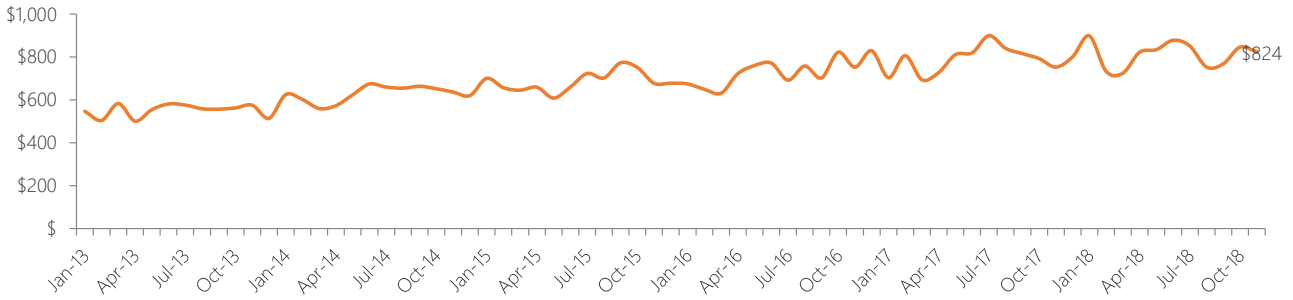


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	106	87	95	122	170	181	183	166	142	147	108	153
2014	108	86	103	117	136	165	146	148	142	128	106	128
2015	101	108	93	117	111	139	159	109	118	96	86	152
2016	80	112	109	106	109	148	118	138	103	91	119	133
2017	105	84	101	77	117	136	110	122	95	100	70	110
2018	88	79	104	77	94	85	88	120	72	97	68	



Median Sale Price per Square Foot

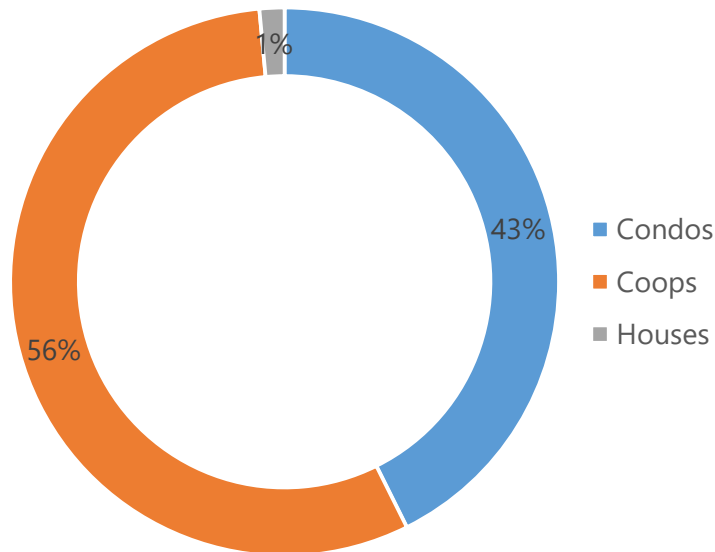


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$659,000	4%	\$868	-6%	29
Coops	\$578,750	5%	\$630	10%	38
Houses	\$2,200,000	245%	\$574	75%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
137 W 122nd St	1-01907-0015	20-Nov-18	\$2,200,000	House	3,830
1280 Fifth Ave #16F	1-01615-1083	20-Nov-18	\$1,625,000	Condo	1,284
381 Lenox Ave #3C	1-01914-1105	1-Nov-18	\$1,375,000	Condo	1,460
50 W 127th St #6B	1-01724-1017	2-Nov-18	\$1,275,000	Condo	1,178
380 Lenox Ave #10E	1-01727-1066	30-Nov-18	\$1,260,000	Condo	1,143
88 Morningside Ave #RU	1-01948-1101	26-Nov-18	\$1,230,000	Coop	
50 W 127th St #4C	1-01724-1010	5-Nov-18	\$1,215,000	Condo	1,150
1865 Second Ave #28D	1-01646-1002	5-Nov-18	\$1,075,000	Coop	
298 W 137th St #298B	1-01942-1025	9-Nov-18	\$980,000	Condo	1,206
163 St Nicholas Ave #5D	1-01924-1059	7-Nov-18	\$975,000	Condo	963
753 St Nicholas Ave #1B	1-02062-1102	15-Nov-18	\$950,000	Condo	1,104
368-372 Convent Ave #4B	1-02060-1008	13-Nov-18	\$915,000	Condo	1,321
720 Fort Washington Ave #3W	1-02180-0614	14-Nov-18	\$900,000	Coop	
1793 Riverside Dr #2H	1-02246-0130	29-Nov-18	\$850,000	Coop	1,500
5 Pinehurst Ave #5A	1-02177-0028	29-Nov-18	\$850,000	Coop	1,400
171 W 131st St #419	1-01916-1255	29-Nov-18	\$829,500	Condo	
215 E 96th St #CONDP	1-01646-1103	26-Nov-18	\$800,000	Coop	679
585 W 214th St #3AB	1-02250-0014	7-Nov-18	\$760,000	Coop	
615 W 113th St #41	1-01895-0047	27-Nov-18	\$745,000	Coop	
1919 Madison Ave #408	1-01748-0035	6-Nov-18	\$739,000	Coop	
545 W 111th St #5M	1-01883-1002	20-Nov-18	\$725,000	Coop	700
875 W 181st St #4B	1-02179-0001	16-Nov-18	\$715,000	Coop	
2101 Fredrick Douglass Blvd #2D	1-01847-1204	6-Nov-18	\$715,000	Condo	575
501 W 122nd St #A5	1-01977-0029	2-Nov-18	\$687,000	Coop	775
2611-2623 Fredrick Douglass Blvd #2G	1-02042-1133	19-Nov-18	\$679,995	Condo	825
370 W 118th St #5E	1-01944-1125	30-Nov-18	\$659,000	Condo	674
301 W 110th St #10B	1-01846-1170	15-Nov-18	\$645,000	Condo	589
239 W 135th St #4A	1-01941-1107	5-Nov-18	\$635,000	Condo	697
4260 Broadway #203	1-02164-1022	27-Nov-18	\$630,000	Condo	939
231-239 W 148th St #3D	1-02034-1003	6-Nov-18	\$625,000	Coop	
440 Riverside Dr #85	1-01990-0001	28-Nov-18	\$610,000	Coop	
1825 Riverside Dr #3D	1-02246-0110	15-Nov-18	\$605,000	Coop	1,150
611 W 156th St #63	1-02134-0105	15-Nov-18	\$600,000	Coop	
371 Fort Washington Ave #5F	1-02139-0523	28-Nov-18	\$599,000	Coop	900
461 W 150th St #3B	1-02065-1006	14-Nov-18	\$590,000	Condo	700
604 Riverside Dr #5A	1-02086-0054	30-Nov-18	\$587,500	Coop	650
2360 Amsterdam Ave #5E	1-02132-1022	5-Nov-18	\$583,000	Condo	917
4523 Broadway #2D	1-02180-0633	15-Nov-18	\$570,000	Coop	900
4523 Broadway #5G	1-02180-0633	8-Nov-18	\$564,691	Coop	900
441 Convent Ave #6B	1-02064-1177	13-Nov-18	\$550,000	Condo	
66 Overlook Ter #2N	1-02180-0371	2-Nov-18	\$540,000	Coop	720
130 Bradhurst Ave #709	1-02045-1501	21-Nov-18	\$525,000	Coop	
1919 Madison Ave #216	1-01748-0035	7-Nov-18	\$520,000	Coop	
31-37 Nagle Ave #2T	1-02171-0012	9-Nov-18	\$515,000	Coop	
215 E 96th St #28G	1-01646-1103	16-Nov-18	\$505,000	Coop	477
270 Seaman Ave #B4	1-02250-0072	5-Nov-18	\$470,000	Coop	1,000
48 W 138th St #1C	1-01735-1004	30-Nov-18	\$461,370	Condo	455
571 Academy St #5F	1-02221-1142	28-Nov-18	\$460,000	Condo	1,082
544 W 157th St #51	1-02115-0011	19-Nov-18	\$440,000	Coop	
2019-2023 First Ave #3D	1-01676-1411	19-Nov-18	\$435,000	Condo	497



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Address	BBL	Sale date	Sale price	Property type	Sqft
1485 Fifth Ave #14J	1-01746-1075	21-Nov-18	\$428,000	Condo	1,332
31-37 Nagle Ave #4B	1-02171-0012	1-Nov-18	\$407,500	Coop	670
48 W 138th St #1H	1-01735-1009	7-Nov-18	\$400,000	Condo	476
80 St Nicholas Ave #5B	1-01824-0014	28-Nov-18	\$395,000	Coop	
4523 Broadway #7A	1-02180-0633	6-Nov-18	\$390,000	Coop	650
474 W 158th St #55	1-02108-0035	28-Nov-18	\$367,000	Coop	
95 Park Ter E #1D	1-02243-0306	21-Nov-18	\$320,000	Coop	
501 W 143rd St #54	1-02075-0026	14-Nov-18	\$315,000	Coop	
3692 Broadway #64	1-02084-0064	9-Nov-18	\$300,000	Coop	
680 Riverside Dr #1E	1-02092-1005	13-Nov-18	\$270,000	Condo	368
2141 Second Ave #5C	1-01660-1011	14-Nov-18	\$212,107	Condo	550
537 W 133rd St #8	1-01987-0015	13-Nov-18	\$185,000	Coop	450
229 W 113th St #1	1-01829-0023	1-Nov-18	\$56,275	Coop	



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THE RATNER TEAM



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Commercial & Residential
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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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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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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
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