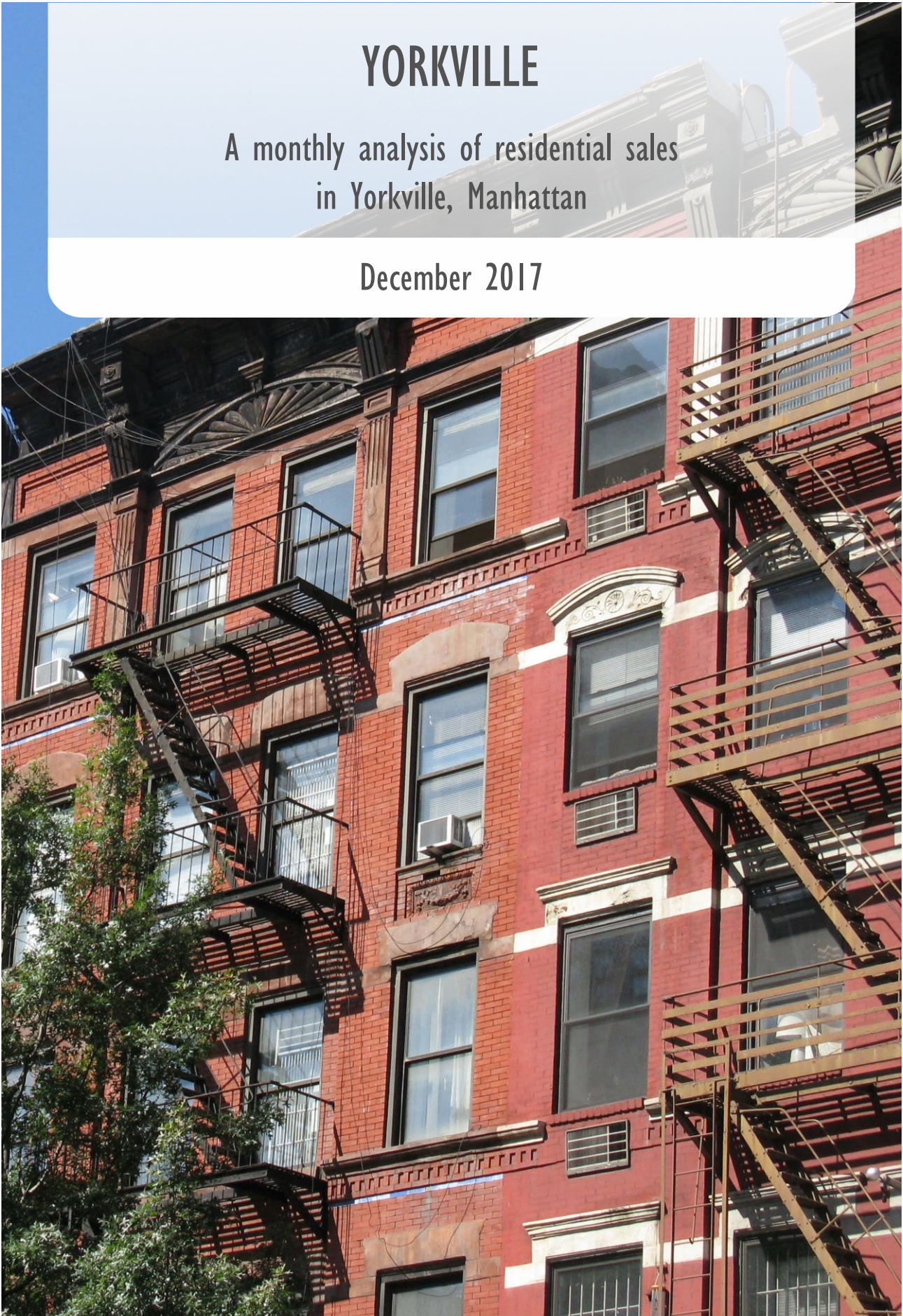


YORKVILLE

A monthly analysis of residential sales
in Yorkville, 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

Yorkville, Manhattan

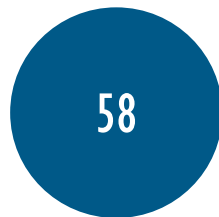
SUMMARY

MEDIAN SALE PRICE



48% YoY

NO. OF TRANSACTIONS



21% YoY

MEDIAN PRICE/SQ.FT.



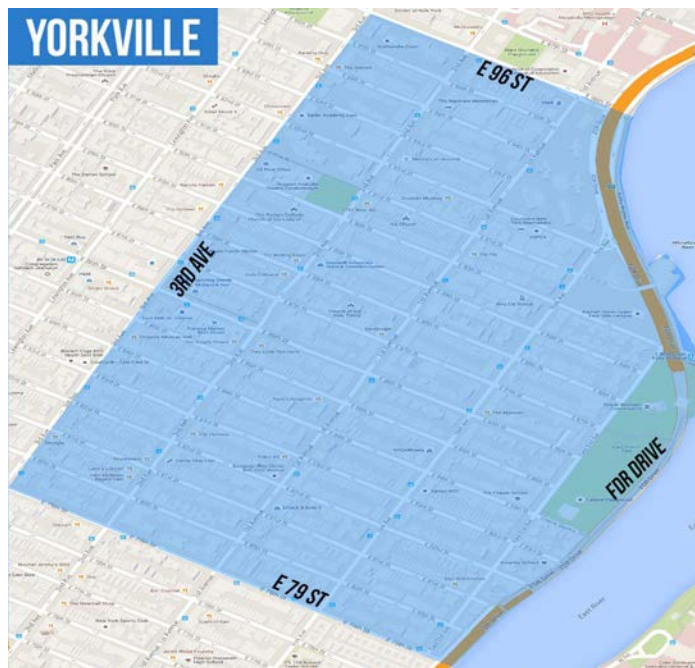
19% YoY

MANHATTAN
MEDIAN SALE PRICE



18% YoY

NEIGHBORHOOD BOUNDARIES

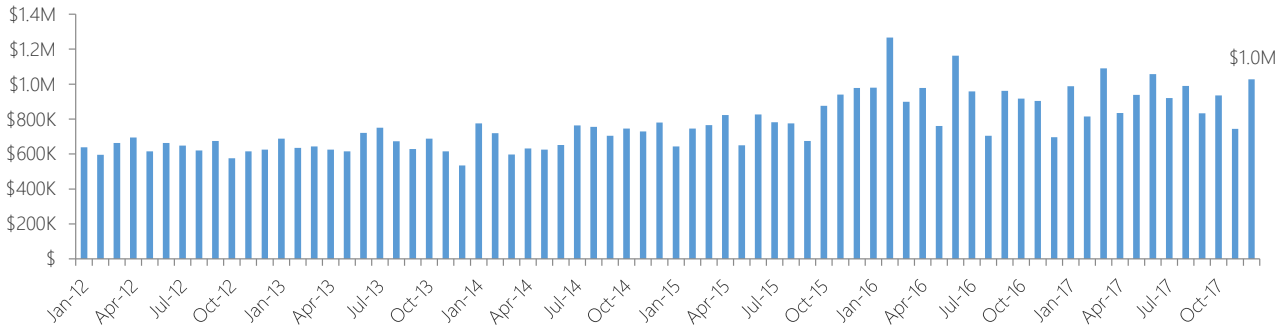


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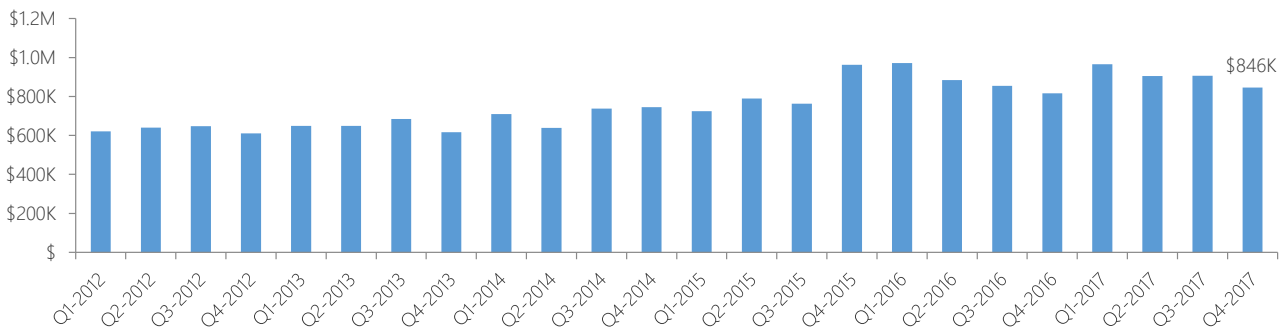
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RESIDENTIAL STATS

Median Sale Price by Month

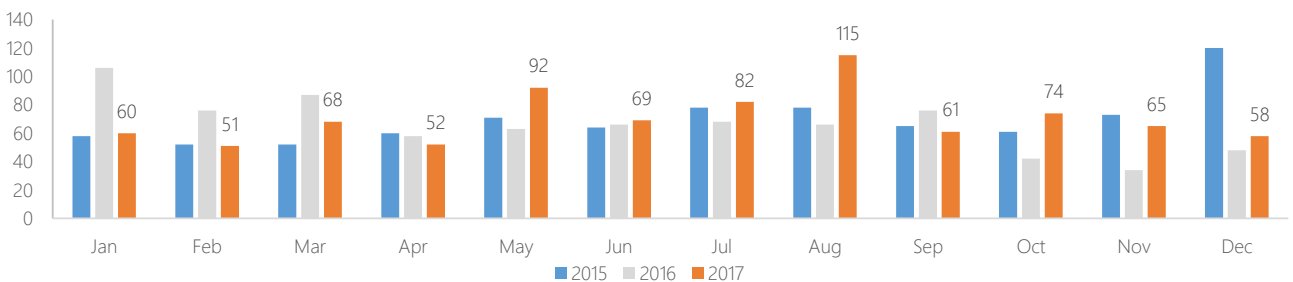


Median Sale Price by Quarter

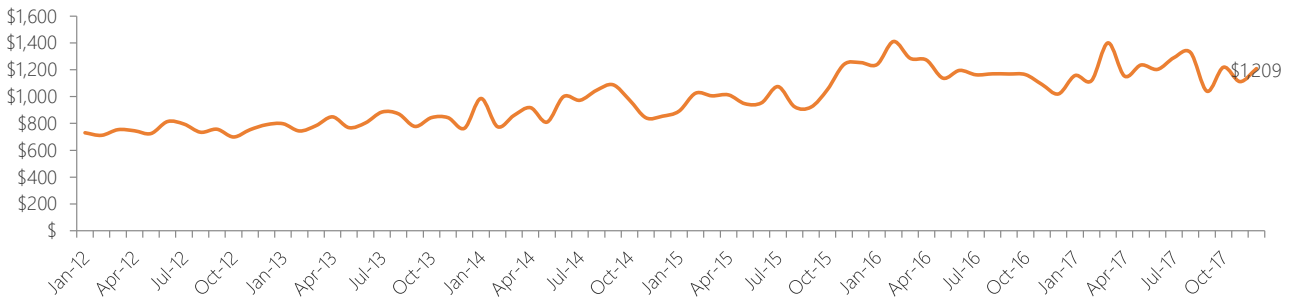


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	46	46	36	56	71	60	66	63	63	77	57	93
2013	63	45	56	60	77	115	94	112	70	103	71	53
2014	66	58	53	64	64	88	104	83	63	79	56	57
2015	58	52	52	60	71	64	78	78	65	61	73	120
2016	106	76	87	58	63	66	68	66	76	42	34	48
2017	60	51	68	52	92	69	82	115	61	74	65	58



Median Sale Price per Square Foot

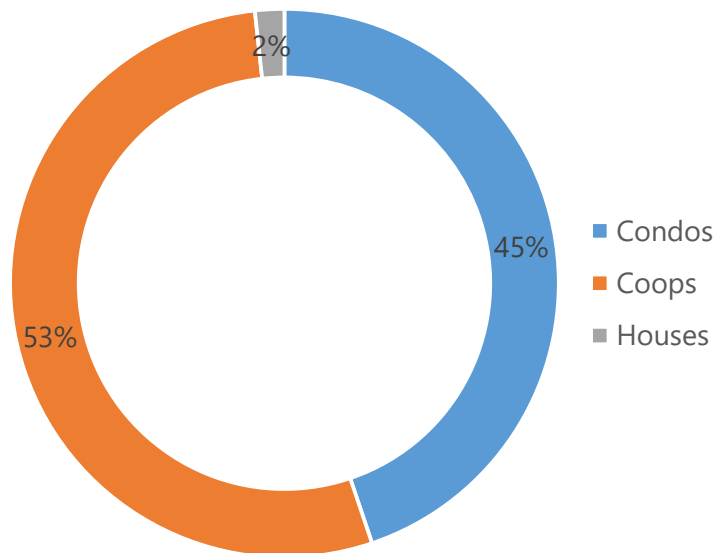


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,650,000	112%	\$1,317	8%	26
Coops	\$674,750	9%	\$960	6%	31
Houses	\$1,288,589	-	\$391	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
20 E End Ave #10A	1-01577-1427	21-Dec-17	\$8,140,000	Condo	3,043
20 E End Ave #6A	1-01577-1416	28-Dec-17	\$6,640,158	Condo	
301 E 79 St #PHAS	1-01542-1528	28-Dec-17	\$4,010,000	Condo	1,807
360 E 88 St #33C	1-01550-1134	14-Dec-17	\$3,425,000	Condo	2,237
455 E 86 St #26A	1-01566-1024	4-Dec-17	\$3,250,000	Condo	1,253
389 E 89 St #23B	1-01552-1417	21-Dec-17	\$2,405,820	Condo	
306 E 82 St #5A	1-01544-1206	22-Dec-17	\$2,350,000	Condo	1,512
425 E 86 St #7BC	1-01566-0010	12-Dec-17	\$2,200,000	Coop	
333 E 79 St #PHV	1-01542-0019	13-Dec-17	\$1,850,000	Coop	1,050
245 E 93 St #19E	1-01539-1144	1-Dec-17	\$1,700,000	Condo	1,262
436-444 E 86 St #29G	1-01565-0029	29-Dec-17	\$1,600,000	Coop	1,346
1601 3 Ave #22K	1-01536-1234	27-Dec-17	\$1,600,000	Condo	1,179
333 E 79 St #8AB	1-01542-0019	18-Dec-17	\$1,600,000	Coop	
515 E 79 St #31D	1-01576-0014	27-Dec-17	\$1,400,000	Coop	
245 E 93 St #23C	1-01539-1087	13-Dec-17	\$1,300,000	Condo	1,056
347 E 84 St	1-01547-0020	21-Dec-17	\$1,288,589	House	3,296
345 E 86 St #5B	1-01549-0018	20-Dec-17	\$1,280,000	Coop	1,350
245 E 93 St #7J	1-01539-1245	19-Dec-17	\$1,255,000	Condo	973
345 E 80 St #8F	1-01543-1162	29-Dec-17	\$1,150,000	Condo	929
229 E 79 St #8F	1-01525-0015	21-Dec-17	\$1,125,000	Coop	
222-230 E 82 St #4C	1-01527-0035	29-Dec-17	\$1,055,000	Coop	
389 E 89 St #6H	1-01552-1331	15-Dec-17	\$999,412	Condo	743
1619 3 Ave #20J	1-01536-1581	27-Dec-17	\$950,000	Condo	833
333 E 80 St #823	1-01543-0018	7-Dec-17	\$910,000	Coop	
350 E 82 St #4H	1-01544-1040	21-Dec-17	\$878,000	Condo	714
1632 2 Ave #1904	1-01547-0049	18-Dec-17	\$872,000	Coop	800
1641 3 Ave #16G	1-01537-2241	18-Dec-17	\$870,000	Condo	835
235-243 E 87 St #1J	1-01533-0122	12-Dec-17	\$822,437	Coop	
1523-1535 2 Ave #3H	1-01525-0021	6-Dec-17	\$790,000	Coop	
436-444 E 86 St #27E	1-01565-0029	19-Dec-17	\$760,000	Coop	800
510 E 80 St #10G	1-01576-1069	8-Dec-17	\$759,000	Condo	593
510 E 80 St #8A	1-01576-1049	20-Dec-17	\$755,000	Condo	791
1781 1 Ave #26B	1-01555-0023	28-Dec-17	\$675,000	Coop	700
1781 1 Ave #7B	1-01555-0023	29-Dec-17	\$674,500	Coop	650
222-230 E 82 St #2D	1-01527-0035	14-Dec-17	\$617,000	Coop	
305 E 88 St #4B	1-01551-0005	29-Dec-17	\$605,000	Coop	635
345 E 93 St #22E	1-01556-0023	6-Dec-17	\$567,000	Coop	
235-243 E 87 St #3I	1-01533-0122	8-Dec-17	\$505,000	Coop	
435-443 E 85 St #1C	1-01565-0017	7-Dec-17	\$444,695	Coop	
515-517 E 88 St #2N	1-01585-0008	13-Dec-17	\$436,000	Coop	
326-330 E 83 St #5D	1-01545-0034	22-Dec-17	\$409,000	Coop	
203 E 89 St #1C	1-01535-0005	6-Dec-17	\$408,000	Coop	425
526-530 E 84 St #4L	1-01580-0033	1-Dec-17	\$405,000	Coop	
220 E 87 St #3A	1-01532-0039	18-Dec-17	\$345,000	Coop	400
321 E 89 St #3A	1-01552-0013	5-Dec-17	\$340,000	Coop	
415-419 E 80 St #4H	1-01560-0005	5-Dec-17	\$325,000	Coop	
417-421 E 90 St #6G	1-01570-0012	5-Dec-17	\$315,000	Coop	420



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THE RATNER TEAM



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Nate Pfaff

Residential Sales &
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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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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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