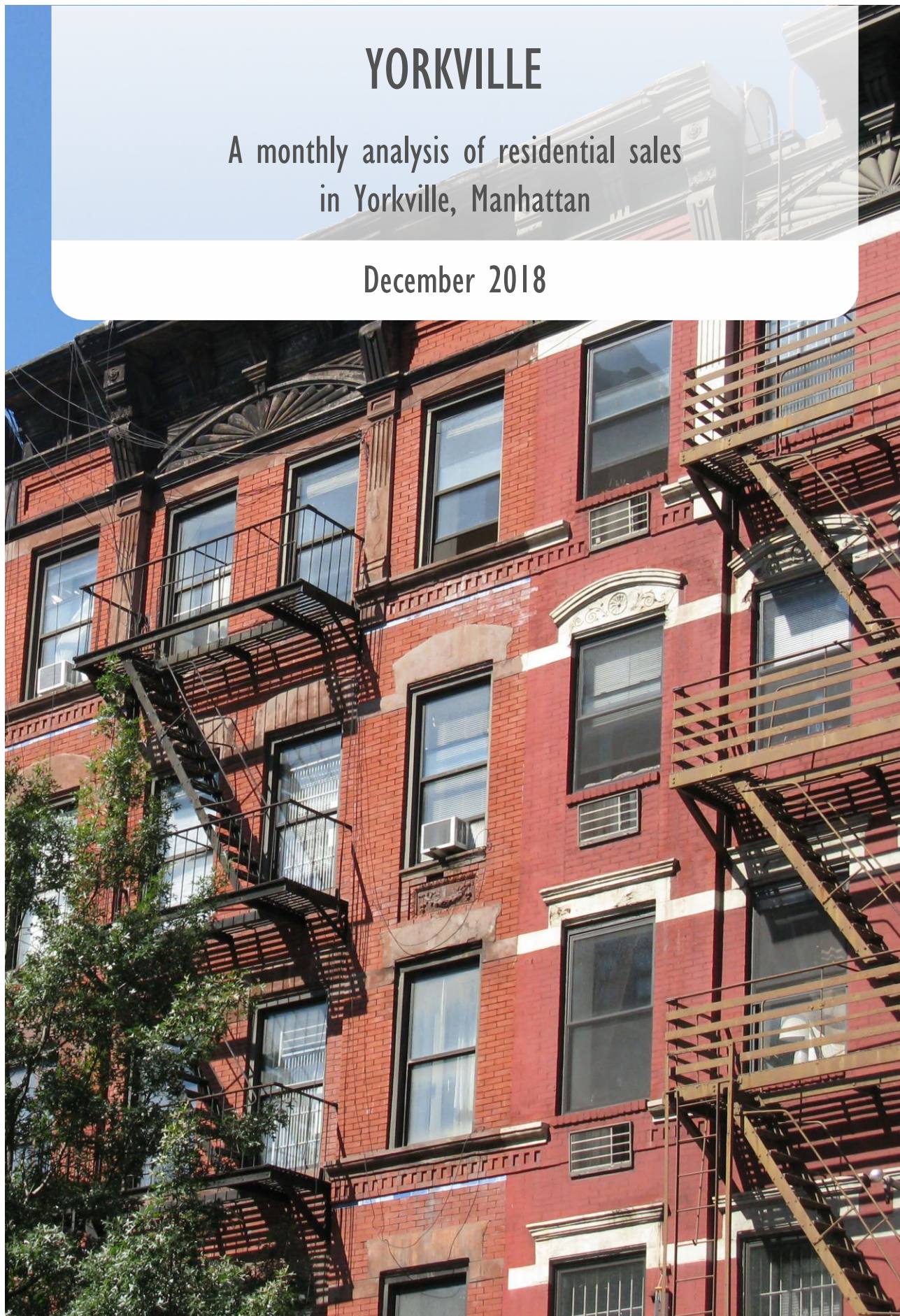


YORKVILLE

A monthly analysis of residential sales
in Yorkville, Manhattan

December 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2018

Yorkville, Manhattan

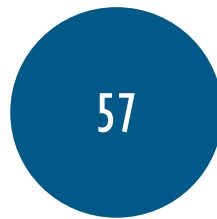
SUMMARY

MEDIAN SALE PRICE



-21% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



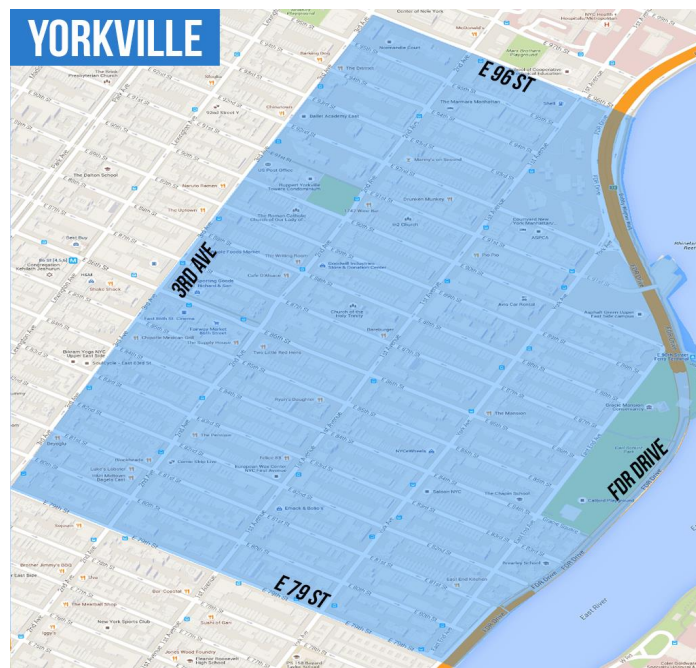
-17% YoY

MANHATTAN
MEDIAN SALE PRICE



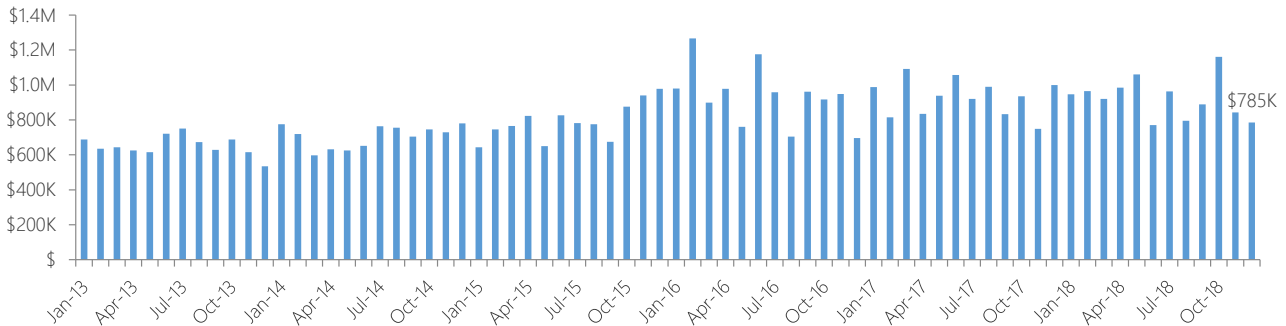
-8% YoY

NEIGHBORHOOD BOUNDARIES

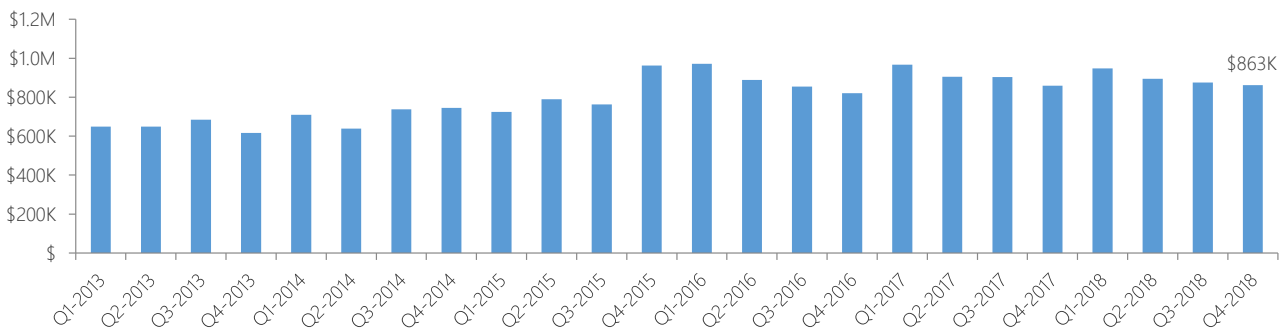


RESIDENTIAL STATS

Median Sale Price by Month

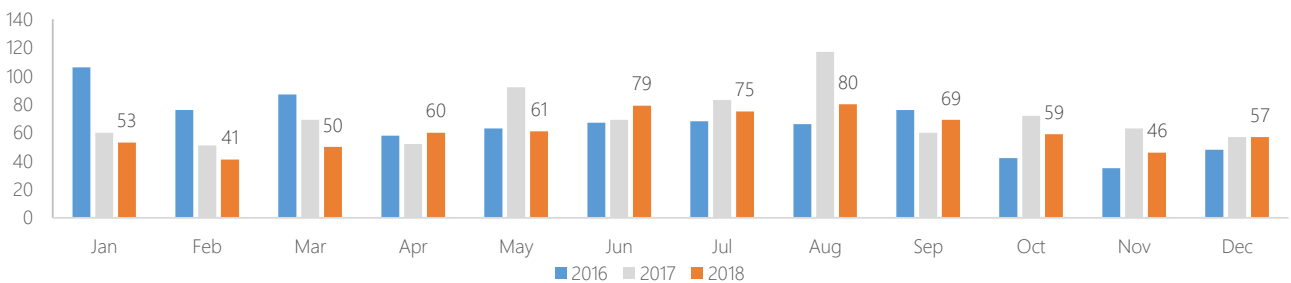


Median Sale Price by Quarter

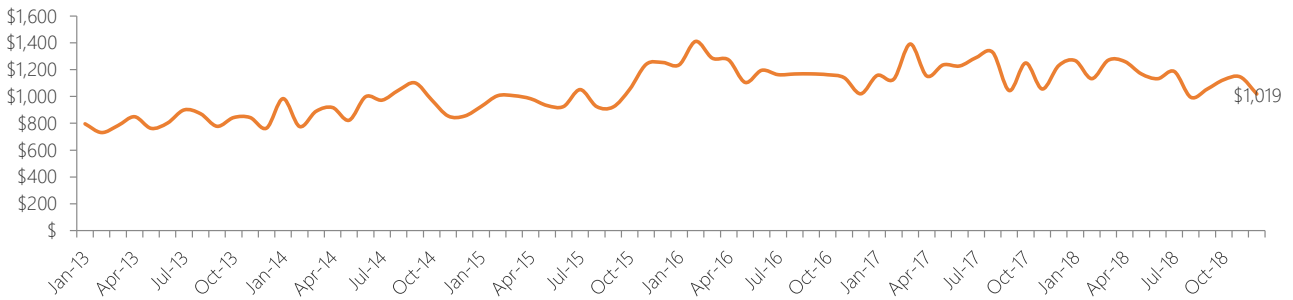


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	67	68	66	76	42	35	48
2017	60	51	69	52	92	69	83	117	60	72	63	57
2018	53	41	50	60	61	79	75	80	69	59	46	57



Median Sale Price per Square Foot

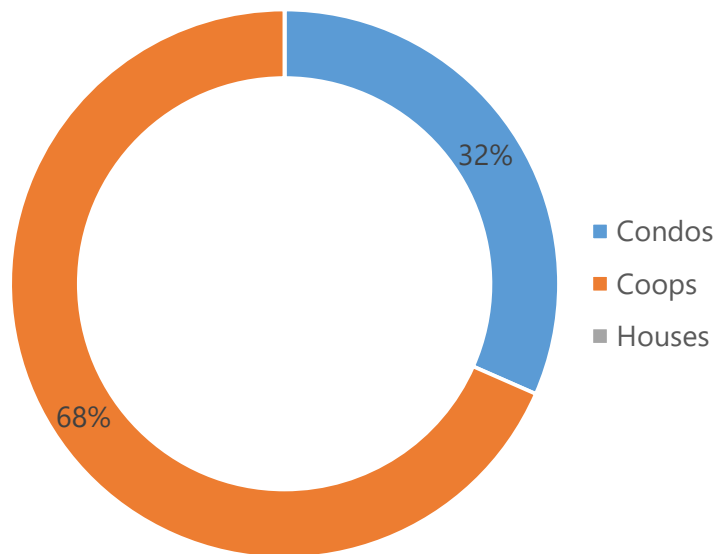


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,375,000	-19%	\$1,307	-3%	18
Coops	\$675,000	0%	\$808	-16%	39
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 E 86th St #33A	1-01566-1031	11-Dec-18	\$3,300,000	Condo	2,941
201 E 80th St #12G	1-01526-1072	20-Dec-18	\$3,300,000	Condo	2,139
389 E 89th St #30A	1-01552-1444	19-Dec-18	\$2,958,730	Condo	
360 E 89th St #10C	1-01551-1128	5-Dec-18	\$2,600,000	Condo	
2 E End Ave #1B	1-01576-0023	17-Dec-18	\$2,275,000	Coop	
200 E End Ave #16J	1-01586-0021	28-Dec-18	\$2,200,000	Coop	
300 E 93rd St #22F	1-01555-1316	20-Dec-18	\$2,050,000	Condo	639
250 E 87th St #28G	1-01532-0022	17-Dec-18	\$2,025,000	Coop	
245 E 93rd St #29H	1-01539-1238	14-Dec-18	\$1,625,000	Condo	1,357
180 E End Ave #16E	1-01585-0023	27-Dec-18	\$1,500,000	Coop	
501 E 79th St #7C	1-01576-0001	12-Dec-18	\$1,442,500	Coop	
239 E 79th St #8P	1-01525-0021	6-Dec-18	\$1,425,000	Coop	1,350
245 E 93rd St #26C	1-01539-1090	7-Dec-18	\$1,399,999	Condo	1,056
389 E 89th St #5E	1-01552-1319	27-Dec-18	\$1,390,000	Condo	
1619 Third Ave #13F	1-01536-1496	10-Dec-18	\$1,360,000	Condo	1,157
515 E 79th St #10A	1-01576-0014	4-Dec-18	\$1,350,000	Coop	
205 E 85th St #11B	1-01531-1083	20-Dec-18	\$1,300,000	Condo	640
1760 Second Ave #29B	1-01554-1128	14-Dec-18	\$1,290,000	Condo	987
420 E 86th St #4A	1-01565-1026	31-Dec-18	\$1,260,000	Condo	1,186
519 E 86th St #3D	1-01583-0009	13-Dec-18	\$985,000	Coop	
444 E 86th St #4A	1-01565-0029	18-Dec-18	\$925,000	Coop	
301 E 79th St #34G	1-01542-1488	14-Dec-18	\$827,500	Condo	622
1641 Third Ave #29C	1-01537-2378	5-Dec-18	\$808,000	Condo	793
301 E 79th St #24M	1-01542-1337	19-Dec-18	\$805,000	Condo	556
300 E 85th St #306	1-01547-0049	11-Dec-18	\$799,500	Coop	
1623 Third Ave #24C	1-01537-1878	4-Dec-18	\$785,000	Condo	813
201 E 79th St #18B	1-01525-0001	18-Dec-18	\$782,375	Coop	
505 E 79th St #2C	1-01576-0005	18-Dec-18	\$775,000	Coop	1,100
333 E 79th St #11H	1-01542-0019	12-Dec-18	\$720,000	Coop	714
333 E 79th St #20K	1-01542-0019	19-Dec-18	\$710,000	Coop	
229 E 79th St #4E	1-01525-0015	4-Dec-18	\$705,000	Coop	865
233 E 86th St #7C	1-01532-0015	13-Dec-18	\$699,000	Coop	650
325 E 79th St #2D	1-01542-0014	5-Dec-18	\$675,000	Coop	1,000
55 E End Ave #7F	1-01589-0041	4-Dec-18	\$675,000	Coop	
500 E 83rd St #9H	1-01579-0049	27-Dec-18	\$670,000	Coop	
435 E 86th St #3A	1-01566-0014	11-Dec-18	\$650,000	Coop	
340 E 93rd St #11K	1-01555-0023	12-Dec-18	\$645,000	Coop	660
300 E 85th St #205	1-01547-0049	12-Dec-18	\$630,000	Coop	
345 E 93rd St #28J	1-01556-0023	27-Dec-18	\$612,500	Coop	
401 E 86th St #2D	1-01566-0001	14-Dec-18	\$600,000	Coop	
233 E 86th St #5B	1-01532-0015	26-Dec-18	\$585,000	Coop	
345 E 93rd St #5A	1-01556-0023	6-Dec-18	\$575,000	Coop	
515 E 89th St #5M	1-01586-0005	28-Dec-18	\$551,000	Coop	579
525 E 82nd St #10D	1-01579-0015	6-Dec-18	\$530,000	Coop	750
444 E 86th St #6E	1-01565-0029	17-Dec-18	\$520,000	Coop	738
400 E 85th St #10B	1-01564-0047	20-Dec-18	\$440,000	Coop	480
321 E 89th St #3E	1-01552-0013	17-Dec-18	\$420,000	Coop	550
212 E 88th St #4C	1-01533-0041	20-Dec-18	\$400,000	Coop	
425 E 79th St #4B	1-01559-0010	27-Dec-18	\$360,000	Coop	450
446 E 86th St #3G	1-01565-0028	6-Dec-18	\$350,000	Coop	480



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Address	BBL	Sale date	Sale price	Property type	Sqft
343 E 92nd St #5E	1-01555-0021	26-Dec-18	\$300,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

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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Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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