

# YORKVILLE

A quarterly analysis of residential sales  
in Yorkville, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, 3rd Quarter 2019

## Yorkville, Manhattan

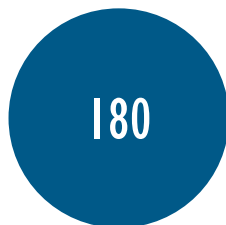
### SUMMARY

MEDIAN SALE PRICE



3% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



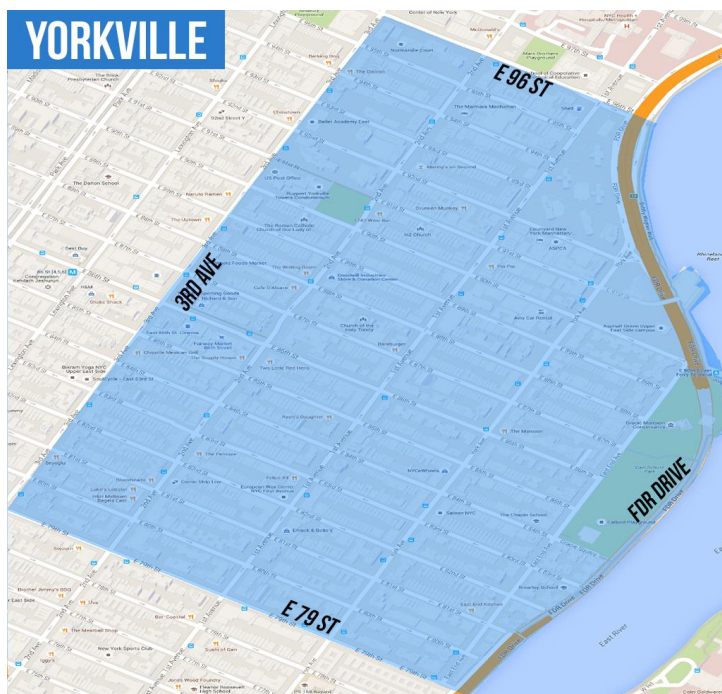
4% YoY

MANHATTAN  
MEDIAN SALE PRICE



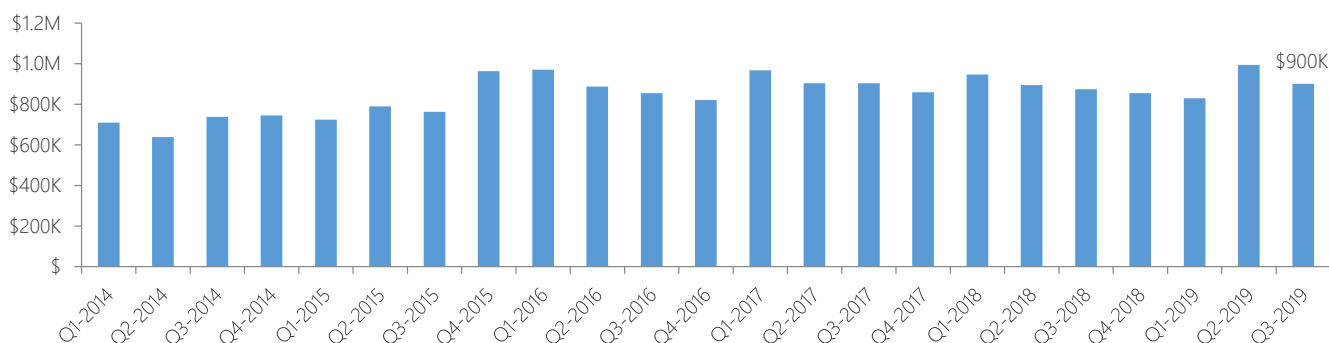
-9% YoY

### NEIGHBORHOOD BOUNDARIES

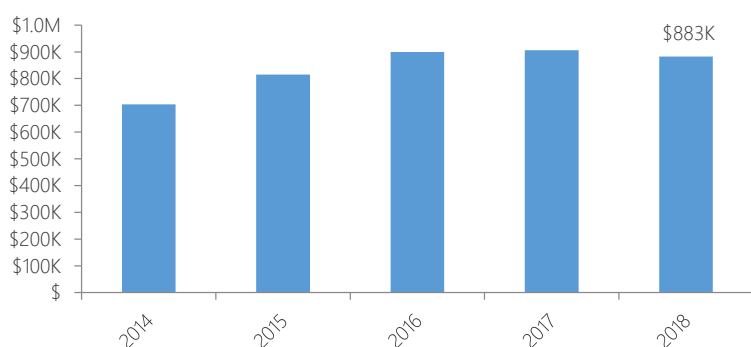


RESIDENTIAL STATS

Median Sale Price by Quarter

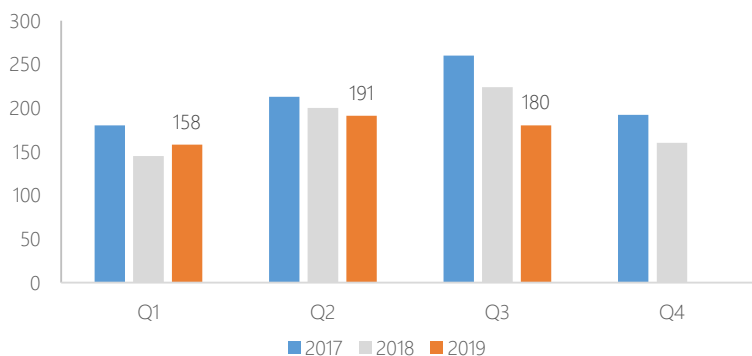


Median Sale Price by Year

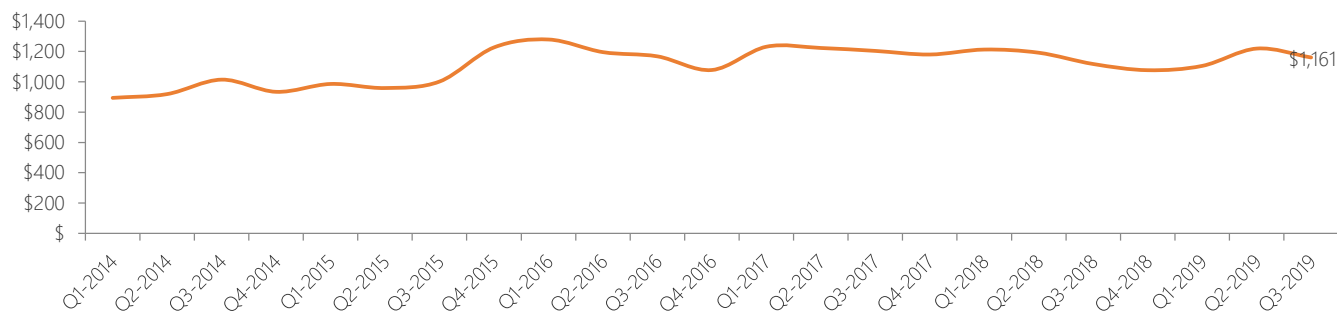


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	177	162	269	180	145	158
Q2	216	195	188	213	200	191
Q3	250	221	210	260	224	180
Q4	193	254	125	192	160	



Median Sale Price per Square Foot

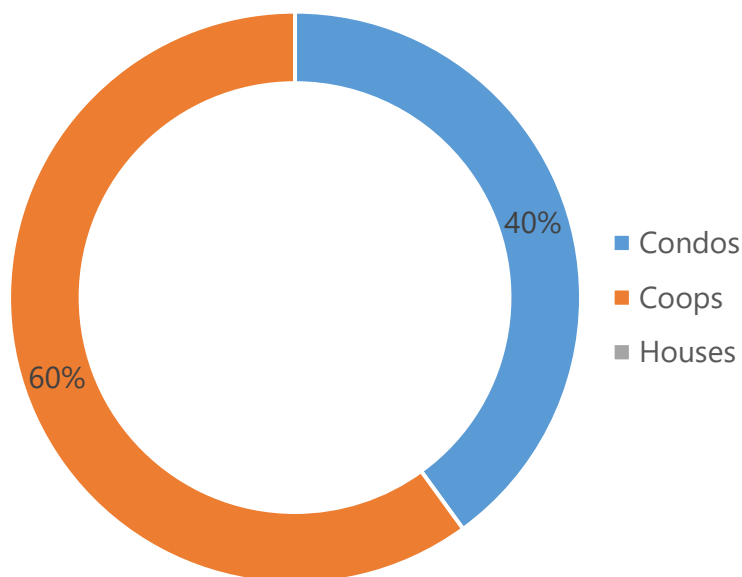


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,132,174	-19%	\$1,237	-8%	72
Coops	\$770,000	2%	\$970	3%	108
Houses	-	-	-	-	0

Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
170 E End Ave #10A	1-01584-1071	26-Sep-19	\$5,200,000	Condo	2,340
205 E 85th St #20D	1-01531-1155	9-Sep-19	\$4,730,000	Condo	2,379
200 E 95th St #8C	1-01540-1347	5-Aug-19	\$4,119,380	Condo	
520 E 86th St #15A	1-01582-0040	11-Jul-19	\$4,000,000	Coop	
200 E 95th St #15C	1-01540-1365	27-Sep-19	\$3,934,300	Condo	
200 E 95th St #10C	1-01540-1353	8-Aug-19	\$3,849,930	Condo	1,959
200 E 95th St #6G	1-01540-1338	5-Aug-19	\$3,497,530	Condo	
200 E 95th St #5G	1-01540-1331	31-Jul-19	\$3,479,880	Condo	1,871
360 E 89th St #18C	1-01551-1149	7-Aug-19	\$2,750,000	Condo	
60 E End Ave #29B	1-01579-0023	19-Jul-19	\$2,700,000	Coop	2,300
350 E 82nd St #15A	1-01544-1138	9-Aug-19	\$2,475,000	Condo	1,608
400 E 85th St #11AL	1-01564-0047	13-Aug-19	\$2,462,500	Coop	
1623 Third Ave #28K	1-01537-1931	21-Aug-19	\$2,387,500	Condo	1,179
75 E End Ave #7E	1-01590-0008	1-Jul-19	\$2,385,000	Coop	
525 E 86th St #15D	1-01583-0012	15-Aug-19	\$2,295,000	Coop	1,750
407 E 91st St #4B	1-01571-0008	22-Aug-19	\$2,200,000	Coop	2,500
205 E 85th St #16F	1-01531-1130	26-Sep-19	\$2,200,000	Condo	1,392
450 E 83rd St #9E	1-01562-1057	18-Sep-19	\$2,050,000	Condo	1,618
360 E 88th St #33B	1-01550-1133	8-Aug-19	\$1,960,000	Condo	1,399
200 E 94th St #1414	1-01539-1478	5-Aug-19	\$1,918,727	Condo	1,065
200 E 94th St #2414	1-01539-1546	31-Jul-19	\$1,899,374	Condo	1,065
200 E 94th St #308	1-01539-1340	11-Jul-19	\$1,895,000	Condo	1,237
1725 York Ave #16F	1-01569-0016	14-Aug-19	\$1,825,000	Coop	
250 E 87th St #14G	1-01532-0022	21-Aug-19	\$1,825,000	Coop	
215 E 80th St #8K	1-01526-1316	16-Jul-19	\$1,710,000	Condo	1,274
401 E 89th St #8GH	1-01569-1103	19-Aug-19	\$1,700,000	Coop	1,621
250 E 87th St #6G	1-01532-0022	18-Jul-19	\$1,700,000	Coop	1,400
45 E End Ave #6A	1-01589-0034	19-Jul-19	\$1,680,000	Coop	
201 E 80th St #6B	1-01526-1028	21-Aug-19	\$1,650,000	Condo	1,314
525 E 80th St #5B	1-01577-1223	18-Sep-19	\$1,614,500	Condo	1,423
245 E 93rd St #28H	1-01539-1237	16-Jul-19	\$1,600,000	Condo	1,357
1619 Third Ave #4A	1-01536-1013	20-Sep-19	\$1,600,000	Condo	1,367
525 E 80th St #9D	1-01577-1247	14-Aug-19	\$1,600,000	Condo	1,377
180 E End Ave #8D	1-01585-0023	12-Aug-19	\$1,600,000	Coop	
55 E End Ave #4A	1-01589-0041	17-Jul-19	\$1,585,000	Coop	1,300
311 E 83rd St #2B	1-01546-0009	26-Jul-19	\$1,575,000	Coop	1,600
55 E End Ave #8D	1-01589-0041	2-Jul-19	\$1,575,000	Coop	
80 E End Ave #1	1-01580-0023	3-Sep-19	\$1,565,000	Coop	
1619 Third Ave #17A	1-01536-1167	31-Jul-19	\$1,560,000	Condo	1,367
250 E 87th St #4G	1-01532-0022	5-Sep-19	\$1,550,000	Coop	1,400
170 E End Ave #5K	1-01584-1050	1-Jul-19	\$1,550,000	Condo	1,010
55 E End Ave #12D	1-01589-0041	9-Jul-19	\$1,525,000	Coop	1,300
345 E 80th St #14C	1-01543-1078	19-Jul-19	\$1,500,000	Condo	1,149
445 E 86th St #12CD	1-01566-0017	23-Aug-19	\$1,500,000	Coop	
445 E 86th St #10CD	1-01566-0017	19-Jul-19	\$1,500,000	Coop	
350 E 82nd St #12D	1-01544-1131	31-Jul-19	\$1,425,000	Condo	1,038
525 E 86th St #14H	1-01583-0012	12-Aug-19	\$1,385,000	Coop	1,400
515 E 79th St #17A	1-01576-0014	21-Aug-19	\$1,375,000	Coop	
1623 Third Ave #25K	1-01537-1896	29-Jul-19	\$1,370,000	Condo	1,179
360 E 88th St #20B	1-01550-1085	19-Sep-19	\$1,340,000	Condo	1,099



## The RATNER Team Market Report

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Address	BBL	Sale date	Sale price	Property type	Sqft
201 E 79th St #8F	1-01525-0001	16-Sep-19	\$1,340,000	Coop	1,400
360 E 88th St #16B	1-01550-1069	18-Sep-19	\$1,330,000	Condo	1,091
201 E 79th St #14A	1-01525-0001	24-Jul-19	\$1,325,000	Coop	1,000
1760 Second Ave #23F	1-01554-1109	23-Sep-19	\$1,295,000	Condo	1,112
525 E 86th St #10F	1-01583-0012	16-Aug-19	\$1,295,000	Coop	
305 E 85th St #3B	1-01548-1305	9-Sep-19	\$1,267,500	Condo	1,042
10 E End Ave #7E	1-01576-0027	23-Sep-19	\$1,250,000	Coop	
200 E 90th St #28F	1-01535-0003	6-Sep-19	\$1,250,000	Coop	1,100
333 E 79th St #5C	1-01542-0019	22-Aug-19	\$1,250,000	Coop	
525 E 89th St #4K	1-01586-0013	20-Aug-19	\$1,250,000	Coop	1,300
1641 Third Ave #37H	1-01537-2431	29-Aug-19	\$1,220,000	Condo	1,162
455 E 86th St #22C	1-01566-1086	26-Sep-19	\$1,200,000	Condo	907
515 E 79th St #7E	1-01576-0014	25-Jul-19	\$1,192,500	Coop	
505 E 82nd St #2A	1-01579-0005	29-Jul-19	\$1,190,000	Coop	
455 E 86th St #23C	1-01566-1087	6-Aug-19	\$1,175,000	Condo	907
245 E 87th St #5A	1-01533-0022	26-Sep-19	\$1,173,500	Coop	1,200
525 E 86th St #3F	1-01583-0012	27-Aug-19	\$1,150,000	Coop	
80 E End Ave #5F	1-01580-0023	27-Sep-19	\$1,150,000	Coop	
300 E 85th St #804	1-01547-0049	21-Aug-19	\$1,120,000	Coop	800
200 E 94th St #1012	1-01539-1457	18-Jul-19	\$1,089,349	Condo	705
400 E 85th St #2F	1-01564-0047	10-Sep-19	\$1,075,000	Coop	
75 E End Ave #7D	1-01590-0008	17-Sep-19	\$1,054,875	Coop	
444 E 86th St #6H	1-01565-0029	18-Sep-19	\$1,014,000	Coop	
300 E 93rd St #28E	1-01555-1283	9-Aug-19	\$999,000	Condo	793
245 E 93rd St #23A	1-01539-1025	25-Sep-19	\$991,000	Condo	967
401 E 84th St #5C	1-01564-1113	30-Aug-19	\$980,000	Condo	929
212 E 95th St #5C	1-01540-1214	26-Sep-19	\$977,500	Condo	913
300 E 85th St #1406	1-01547-0049	22-Aug-19	\$965,000	Coop	850
1725 York Ave #35C	1-01569-0016	8-Aug-19	\$957,500	Coop	
222 E 82nd St #5H	1-01527-0035	30-Sep-19	\$955,000	Coop	
510 E 86th St #10E	1-01582-0046	23-Aug-19	\$950,000	Coop	
455 E 86th St #17B	1-01566-1051	30-Jul-19	\$947,000	Condo	834
306 E 82nd St #2B	1-01544-1203	27-Sep-19	\$922,500	Condo	705
301 E 87th St #21E	1-01550-0001	11-Jul-19	\$920,000	Coop	800
215 E 79th St #10B	1-01525-0009	13-Sep-19	\$910,000	Coop	
345 E 80th St #25G	1-01543-1207	9-Sep-19	\$900,000	Condo	706
222 E 82nd St #5F	1-01527-0035	25-Jul-19	\$895,000	Coop	900
300 E 85th St #606	1-01547-0049	6-Aug-19	\$895,000	Coop	700
332 E 84th St #6A	1-01546-0035	5-Aug-19	\$890,000	Coop	1,000
1619 Third Ave #32C	1-01536-1338	18-Sep-19	\$870,000	Condo	793
1619 Third Ave #11J	1-01536-1103	18-Jul-19	\$870,000	Condo	833
300 E 85th St #1401	1-01547-0049	8-Aug-19	\$857,000	Coop	700
350 E 82nd St #5G	1-01544-1058	19-Jul-19	\$854,500	Condo	747
350 E 82nd St #11B	1-01544-1121	1-Aug-19	\$852,500	Condo	702
345 E 80th St #6J	1-01543-1249	17-Jul-19	\$850,000	Condo	733
300 E 85th St #1201	1-01547-0049	15-Jul-19	\$837,000	Coop	
301 E 79th St #20D	1-01542-1265	17-Jul-19	\$837,000	Condo	569
1619 Third Ave #23J	1-01536-1616	23-Jul-19	\$835,000	Condo	833
345 E 80th St #16K	1-01543-1288	3-Sep-19	\$825,000	Condo	647
301 E 79th St #31E	1-01542-1438	29-Aug-19	\$820,000	Condo	615



## The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &  
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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

[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**





# The RATNER Team Market Report

t: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)



- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | 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   |                                     |

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# OUR PREFERRED VENDORS



**SPARTAN RENOVATIONS**



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)