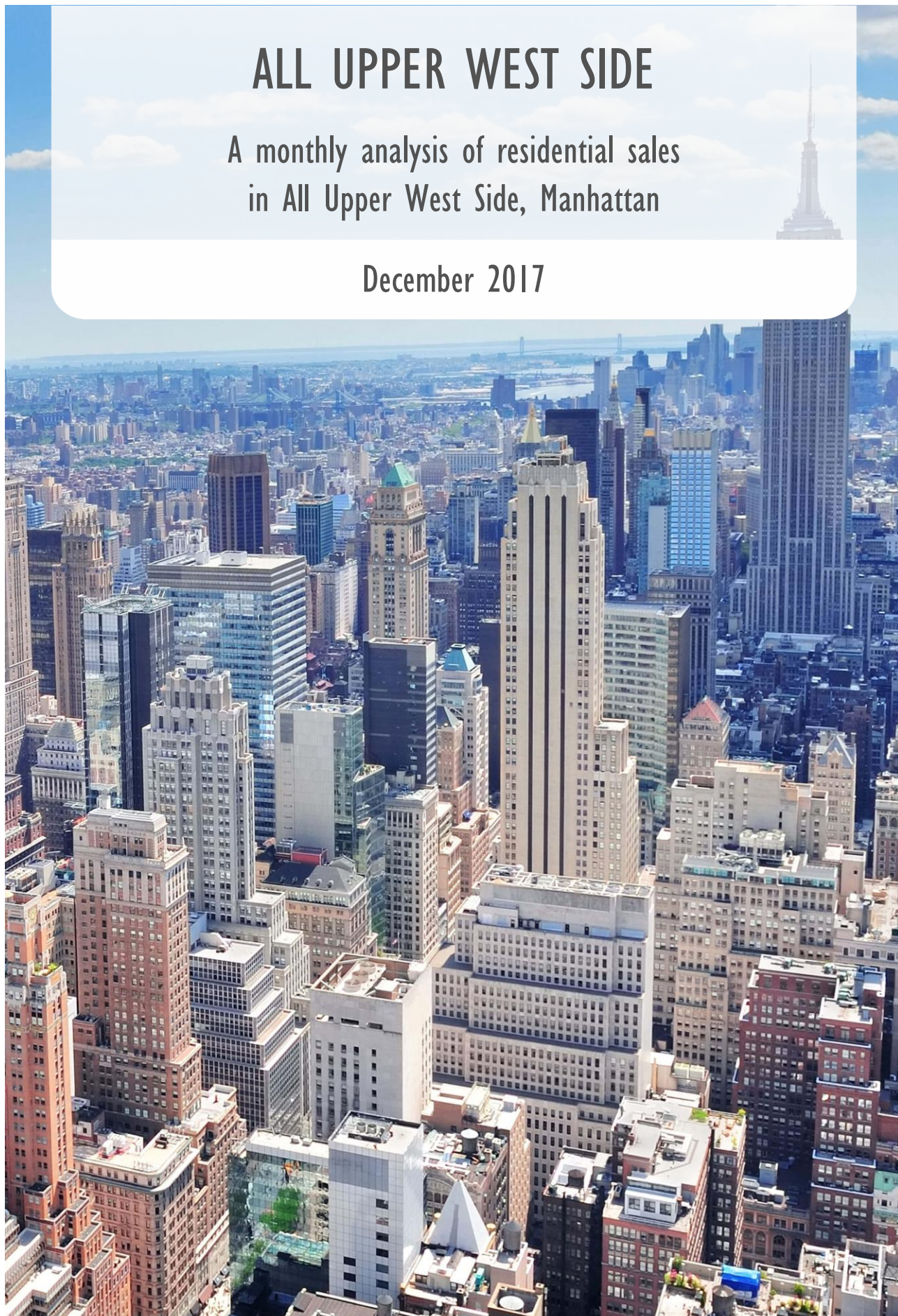


# ALL UPPER WEST SIDE

A monthly analysis of residential sales  
in All Upper West Side, Manhattan

December 2017



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, December 2017

## All Upper West Side, Manhattan

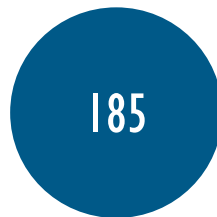
### SUMMARY

MEDIAN SALE PRICE



14% YoY

NO. OF TRANSACTIONS



3% YoY

MEDIAN PRICE/SQ.FT.



2% YoY

MANHATTAN  
MEDIAN SALE PRICE



18% YoY

### NEIGHBORHOOD BOUNDARIES

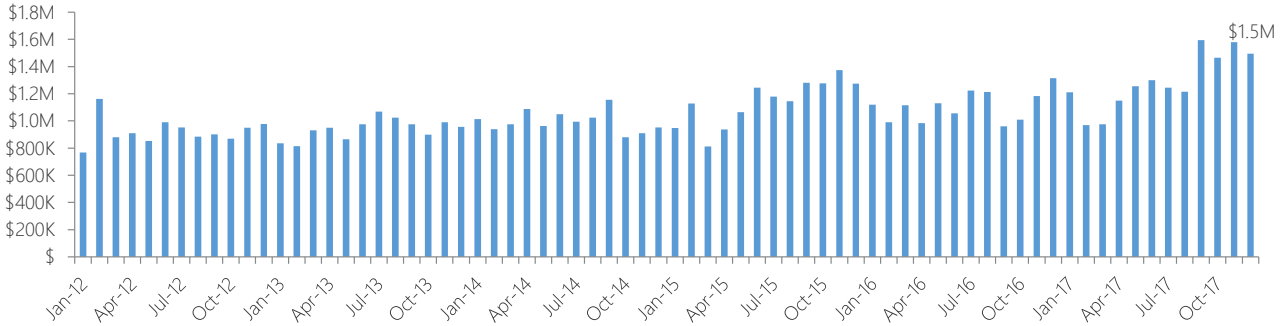


The RATNER Team Market Report

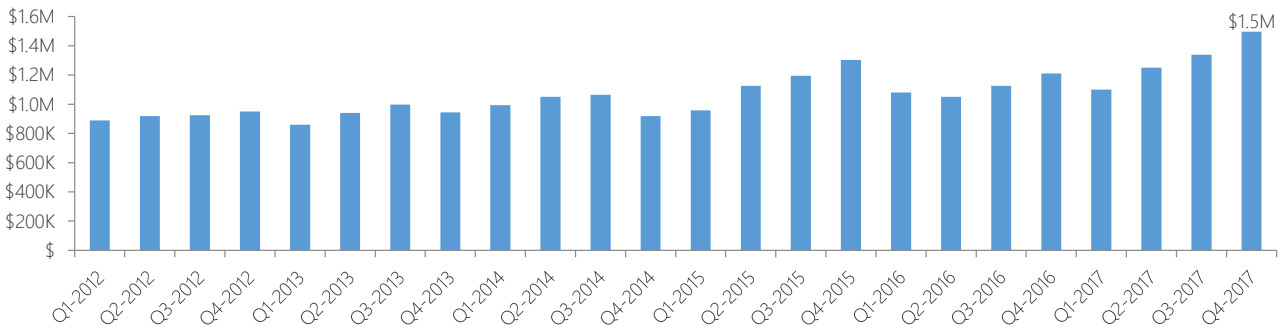
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RESIDENTIAL STATS

Median Sale Price by Month

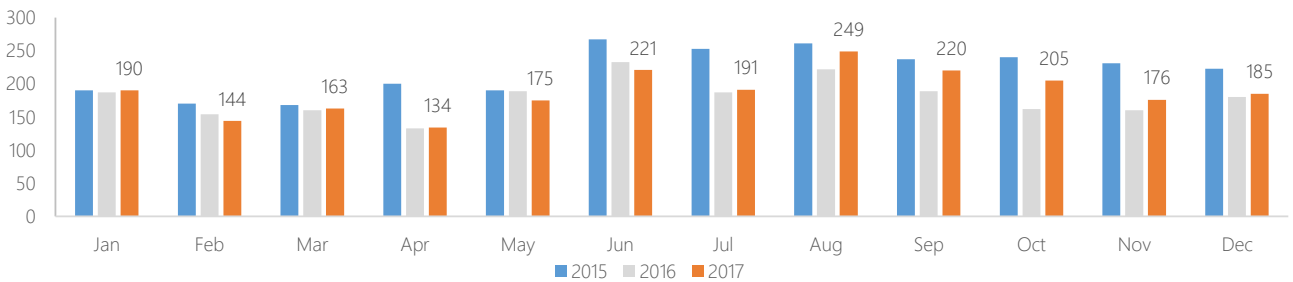


Median Sale Price by Quarter

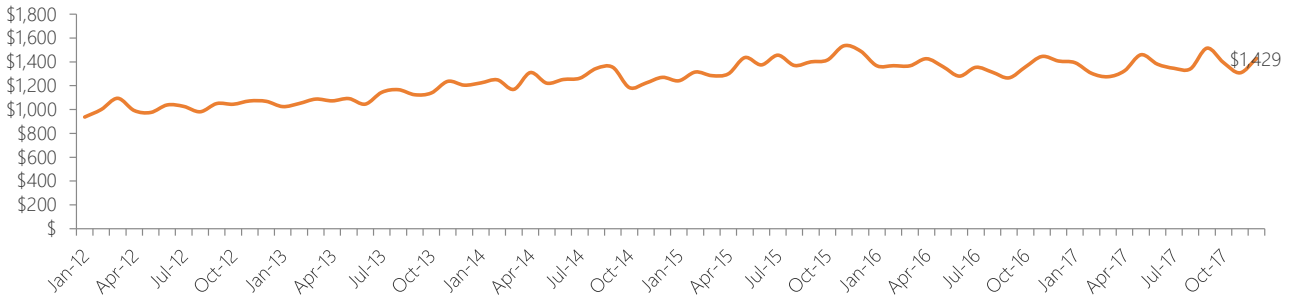


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	166	148	174	179	234	275	277	280	211	206	173	290
2013	157	171	153	190	261	253	329	287	211	259	178	244
2014	220	188	191	198	226	250	276	252	220	209	141	212
2015	190	170	168	200	190	267	253	261	237	240	231	223
2016	187	154	160	133	189	233	187	222	189	162	160	180
2017	190	144	163	134	175	221	191	249	220	205	176	185



Median Sale Price per Square Foot

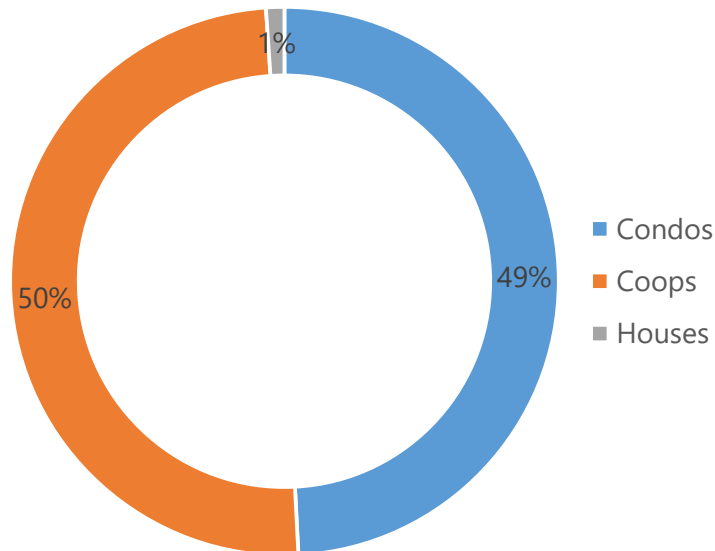


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,200,000	-17%	\$1,603	-7%	91
Coops	\$1,085,000	34%	\$1,165	17%	92
Houses	\$14,357,838	182%	\$2,365	113%	2

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Central Park W #14D	1-01114-1521	18-Dec-17	\$29,500,000	Condo	4,170
15 Central Park W #8B	1-01114-1499	29-Dec-17	\$21,500,000	Condo	3,480
1965 Broadway #PH3B	1-01138-1451	11-Dec-17	\$18,625,000	Condo	2,755
50 Riverside Blvd #PH1A	1-01171-2527	12-Dec-17	\$16,296,000	Condo	6,168
39 W 70 St	1-01123-0114	1-Dec-17	\$15,000,000	House	6,580
24 W 71 St	1-01123-0045	13-Dec-17	\$13,715,675	House	5,596
300 Central Park W #4D	1-01204-0029	12-Dec-17	\$9,900,000	Coop	3,150
2211 Broadway #12H	1-01170-1206	4-Dec-17	\$8,350,000	Condo	1,825
2211 Broadway #12F	1-01170-1184	18-Dec-17	\$8,200,000	Condo	2,539
50 Riverside Blvd #8N	1-01171-2683	15-Dec-17	\$6,800,819	Condo	3,703
2211 Broadway #9J	1-01170-1215	27-Dec-17	\$6,000,000	Condo	3,069
160 W 66 St #57D	1-01137-1331	1-Dec-17	\$5,900,000	Condo	1,775
44-48 W 77 St #4W	1-01129-0055	15-Dec-17	\$5,900,000	Coop	
205 W 76 St #PH3B	1-01168-1124	27-Dec-17	\$5,450,000	Condo	1,801
30 W 61 St #29D	1-01113-1154	29-Dec-17	\$4,962,500	Condo	1,080
317 W 89 St #4W	1-01250-1212	14-Dec-17	\$4,250,000	Condo	2,651
115 Central Park W #16K	1-01124-0027	11-Dec-17	\$3,672,000	Coop	
732 W End Ave #2	1-01243-1302	8-Dec-17	\$3,632,868	Condo	2,520
55 Central Park W #18B	1-01118-0036	19-Dec-17	\$3,600,000	Coop	
2250 Broadway #20C	1-01228-1121	19-Dec-17	\$3,600,000	Condo	751
15 Central Park W #8K	1-01114-1341	7-Dec-17	\$3,550,000	Condo	1,034
230-234 Central Park W #5FGHI	1-01197-0029	12-Dec-17	\$3,461,600	Coop	
220 Riverside Blvd #26C	1-01171-1518	18-Dec-17	\$3,450,000	Condo	1,833
65 Central Park W #7B	1-01119-0029	19-Dec-17	\$3,400,000	Coop	1,800
2021 Broadway #24CDE	1-01141-1102	28-Dec-17	\$3,300,000	Coop	
161 W 75 St #6GH7G	1-01147-1003	1-Dec-17	\$3,000,000	Coop	1,541
325 W End Ave #7D	1-01185-0019	27-Dec-17	\$2,970,400	Coop	3,000
205 W 76 St #4J	1-01168-1060	20-Dec-17	\$2,886,000	Condo	1,865
45 W 67 St #26B	1-01120-1142	21-Dec-17	\$2,800,000	Condo	1,086
215 W 90 St #8A	1-01238-1247	27-Dec-17	\$2,800,000	Condo	1,933
215 W 90 St #14E	1-01238-1286	7-Dec-17	\$2,625,000	Condo	1,837
2109 Broadway #1579	1-01165-1781	18-Dec-17	\$2,551,000	Condo	1,126
65 Central Park W #16A	1-01119-0029	8-Dec-17	\$2,495,000	Coop	
50 Riverside Blvd #8H	1-01171-2626	13-Dec-17	\$2,485,000	Condo	1,549
80 Riverside Blvd #9E	1-01171-4117	14-Dec-17	\$2,475,000	Condo	1,492
170 W End Ave #23PR	1-01158-1405	20-Dec-17	\$2,415,000	Coop	
555 W 59 St #12C	1-01151-1369	28-Dec-17	\$2,410,000	Condo	1,541
470-472 W End Ave #4E	1-01230-0061	26-Dec-17	\$2,395,000	Coop	1,840
30 W 63 St #15D	1-01115-1830	18-Dec-17	\$2,350,000	Condo	1,031
677 W End Ave #14AB	1-01252-0020	19-Dec-17	\$2,318,000	Coop	1,900
100 Riverside Blvd #21AT	1-01171-3423	22-Dec-17	\$2,250,000	Condo	1,156
135-145 W 70 St #2E	1-01142-1016	18-Dec-17	\$2,200,000	Condo	1,290
25 Central Park W #9J	1-01115-1210	8-Dec-17	\$2,175,000	Condo	2,226
235 W 75 St #223	1-01167-1212	4-Dec-17	\$2,172,798	Condo	1,076
590 W End Ave #7C	1-01236-0061	21-Dec-17	\$2,021,458	Coop	
135-145 W 70 St #8H	1-01142-1071	18-Dec-17	\$1,995,000	Condo	960
160 W 66 St #22J	1-01137-1068	1-Dec-17	\$1,875,000	Condo	1,086
104 W 70 St #6B	1-01141-1035	7-Dec-17	\$1,875,000	Condo	1,259
176 W 86 St #11A	1-01216-1050	21-Dec-17	\$1,850,000	Condo	1,059
441-444 Central Park W #10H	1-01840-0029	27-Dec-17	\$1,800,000	Coop	1,450



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Address	BBL	Sale date	Sale price	Property type	Sqft
23-35 W 73 St #1409	1-01126-0014	13-Dec-17	\$1,730,000	Coop	
30 W 63 St #28W	1-01115-2091	21-Dec-17	\$1,720,000	Condo	614
180 W End Ave #27M	1-01158-1107	18-Dec-17	\$1,695,000	Coop	
140-147 Riverside Dr #15N	1-01248-0001	22-Dec-17	\$1,685,000	Coop	
11 Riverside Dr #13BE	1-01184-0031	20-Dec-17	\$1,675,000	Coop	
250 W 90 St #14A	1-01237-1114	22-Dec-17	\$1,670,000	Condo	1,182
2000 Broadway #25A	1-01140-2147	14-Dec-17	\$1,660,000	Condo	926
41 W 96 St #2A	1-01832-0010	4-Dec-17	\$1,650,000	Coop	1,350
164-166 W 79 St #15A	1-01150-0056	7-Dec-17	\$1,650,000	Coop	
2373 Broadway #331	1-01234-1003	19-Dec-17	\$1,650,000	Coop	
160 W End Ave #2GH	1-01158-1007	20-Dec-17	\$1,600,000	Coop	
2460 Broadway #111	1-01239-0023	4-Dec-17	\$1,590,000	Coop	1,250
250 W 89 St #RES1	1-01236-1003	18-Dec-17	\$1,515,000	Coop	1,100
600 W End Ave #10A	1-01237-0001	11-Dec-17	\$1,500,000	Coop	
320 W End Ave #11B	1-01167-0001	19-Dec-17	\$1,495,000	Coop	
24 W 70 St #PH4	1-01122-0045	19-Dec-17	\$1,495,000	Coop	
165 W End Ave #25R	1-01179-1008	22-Dec-17	\$1,475,000	Coop	
584 W End Ave #4A	1-01236-0003	11-Dec-17	\$1,472,500	Coop	1,100
2000 Broadway #5I	1-01140-2021	21-Dec-17	\$1,455,000	Condo	891
514 W 110 St #9C	1-01881-1336	29-Dec-17	\$1,400,000	Condo	1,203
64 W 89 St #2F	1-01202-0157	11-Dec-17	\$1,400,000	Coop	1,000
200 Riverside Blvd #14C	1-01171-1129	28-Dec-17	\$1,400,000	Condo	1,055
150-156 W End Ave #18C	1-01158-1208	26-Dec-17	\$1,396,000	Coop	
839 W End Ave #3E	1-01889-0022	14-Dec-17	\$1,375,000	Coop	1,200
120 Riverside Blvd #8R	1-01171-3215	26-Dec-17	\$1,358,000	Condo	851
119 W 71 St #6C	1-01143-0024	12-Dec-17	\$1,338,000	Coop	
320 W 89 St #8C	1-01250-0047	7-Dec-17	\$1,335,000	Coop	
372 Central Park W #10W	1-01833-2214	8-Dec-17	\$1,330,000	Condo	823
200 W 79 St #7F	1-01170-1010	27-Dec-17	\$1,325,000	Coop	1,032
530 W End Ave #82	1-01233-1028	7-Dec-17	\$1,300,000	Condo	1,012
100 W 93 St #2G	1-01223-1372	7-Dec-17	\$1,250,000	Condo	741
15 W 72 St #3E	1-01125-0024	20-Dec-17	\$1,250,000	Coop	
968-974 Amsterdam Ave #8B	1-01879-0036	22-Dec-17	\$1,225,000	Coop	
172 W 79 St #5F	1-01150-1229	1-Dec-17	\$1,221,900	Condo	764
677 W End Ave #2A	1-01252-0020	28-Dec-17	\$1,210,950	Coop	
205 W End Ave #25V	1-01179-1308	20-Dec-17	\$1,175,000	Coop	982
2000 Broadway #7G	1-01140-2041	21-Dec-17	\$1,170,000	Condo	758
514 W 110 St #5D	1-01881-1321	22-Dec-17	\$1,138,404	Condo	851
200 W 79 St #PHD	1-01170-1010	4-Dec-17	\$1,135,000	Coop	850
392 Central Park W #18J	1-01833-3357	18-Dec-17	\$1,125,000	Condo	824
30 W 61 St #25B	1-01113-1128	7-Dec-17	\$1,050,000	Condo	750
185 W End Ave #21L	1-01179-1212	1-Dec-17	\$1,035,000	Coop	
2511-2513 Broadway #14J	1-01241-0052	15-Dec-17	\$999,000	Coop	
285 Central Park W #1E	1-01202-0036	21-Dec-17	\$995,000	Coop	
235 W End Ave #17D	1-01182-1140	6-Dec-17	\$985,000	Condo	777
2250 Broadway #3G	1-01228-1022	12-Dec-17	\$980,000	Condo	740
100 Riverside Blvd #6E	1-01171-3514	11-Dec-17	\$980,000	Condo	748
201 W 72 St #12F	1-01164-1162	14-Dec-17	\$975,000	Condo	657
305-311 W 98 St #4AN	1-01888-0010	18-Dec-17	\$968,000	Coop	
180 W End Ave #12H	1-01158-1107	11-Dec-17	\$950,000	Coop	860



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Address	BBL	Sale date	Sale price	Property type	Sqft
150 W 79 St #4B	1-01150-0055	18-Dec-17	\$945,000	Coop	850
245 W 74 St #4E	1-01166-0007	27-Dec-17	\$945,000	Coop	800
681-689 Amsterdam Ave #6J	1-01224-0001	20-Dec-17	\$933,938	Coop	
230 Riverside Dr #8K	1-01253-1413	14-Dec-17	\$915,000	Condo	675
400 Central Park W #17L	1-01833-4337	22-Dec-17	\$882,500	Condo	649
590 W End Ave #7B	1-01236-0061	21-Dec-17	\$861,678	Coop	750
309 W 93 St #7C	1-01252-0044	27-Dec-17	\$855,000	Coop	
165 W End Ave #2H	1-01179-1008	27-Dec-17	\$838,000	Coop	
2000 Broadway #5C	1-01140-2015	11-Dec-17	\$821,000	Condo	536
161 W 71 St #2A	1-01143-1103	18-Dec-17	\$784,500	Condo	400
240 W 75 St #8D	1-01166-0154	14-Dec-17	\$770,000	Coop	
123 W 93 St #1G	1-01224-0023	14-Dec-17	\$762,500	Coop	
392 Central Park W #7S	1-01833-3144	4-Dec-17	\$735,000	Condo	540
205 W End Ave #3T	1-01179-1308	1-Dec-17	\$727,000	Coop	644
100 W 93 St #3E	1-01223-1317	20-Dec-17	\$720,000	Condo	516
303 W 66 St #4KE	1-01179-0019	18-Dec-17	\$700,000	Coop	750
320-322 W 83 St #3A	1-01245-0034	20-Dec-17	\$695,000	Coop	
161 W 86 St #7DD	1-01217-0006	13-Dec-17	\$690,000	Coop	750
211 W 71 St #7D	1-01163-1026	19-Dec-17	\$687,500	Condo	1,064
257 W End Ave #2A	1-01183-0035	18-Dec-17	\$679,000	Coop	750
108 W 87 St #2A	1-01217-0037	18-Dec-17	\$676,000	Coop	600
400 Central Park W #1T	1-01833-4015	11-Dec-17	\$675,000	Condo	533
4-6 W 109 St #6A	1-01844-0037	13-Dec-17	\$625,000	Coop	650
180 W End Ave #30N	1-01158-1107	7-Dec-17	\$620,000	Coop	
65 W 107 St #2C	1-01843-1024	11-Dec-17	\$620,000	Condo	549
185 W End Ave #23K	1-01179-1212	7-Dec-17	\$595,000	Coop	
167-169 W 73 St #9	1-01145-0007	6-Dec-17	\$580,000	Coop	
50-52 W 106 St #6A	1-01841-0052	18-Dec-17	\$540,000	Coop	
180 W End Ave #30J	1-01158-1107	8-Dec-17	\$527,000	Coop	
205-209 W 103 St #6D	1-01875-0026	14-Dec-17	\$489,255	Coop	
119-125 W 96 St #4B	1-01851-0016	7-Dec-17	\$460,000	Coop	
230-234 Central Park W #7H	1-01197-0029	21-Dec-17	\$452,500	Coop	
205-209 W 103 St #1C	1-01875-0026	29-Dec-17	\$452,500	Coop	750
33 Riverside Dr #7GA	1-01185-0001	13-Dec-17	\$425,000	Coop	400
243-247 W End Ave #1202	1-01183-0029	18-Dec-17	\$375,000	Coop	
153 W 80 St #2A	1-01211-0013	6-Dec-17	\$343,000	Coop	
120 W 78 St #1A	1-01149-0043	28-Dec-17	\$331,500	Coop	
244 Riverside Dr #2F	1-01887-0036	5-Dec-17	\$290,000	Coop	
202 W 92 St #3R	1-01239-0037	13-Dec-17	\$287,500	Coop	
2788-2792 Broadway #3C	1-01879-0062	22-Dec-17	\$285,000	Coop	
155 W 71 St #3F	1-01143-1233	21-Dec-17	\$268,000	Condo	555
230 W End Ave #1F	1-01162-0001	19-Dec-17	\$250,000	Coop	275
320-322 W 83 St #4B	1-01245-0034	18-Dec-17	\$100,000	Coop	620
58 W 106 St #4D	1-01841-1016	8-Dec-17	\$19,300	Condo	852
153 W 80 St #4C	1-01211-0013	6-Dec-17	\$17,000	Coop	
153 W 80 St #2C	1-01211-0013	6-Dec-17	\$13,000	Coop	
153 W 80 St #4A	1-01211-0013	6-Dec-17	\$13,000	Coop	



## The RATNER Team Market Report

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# 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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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
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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

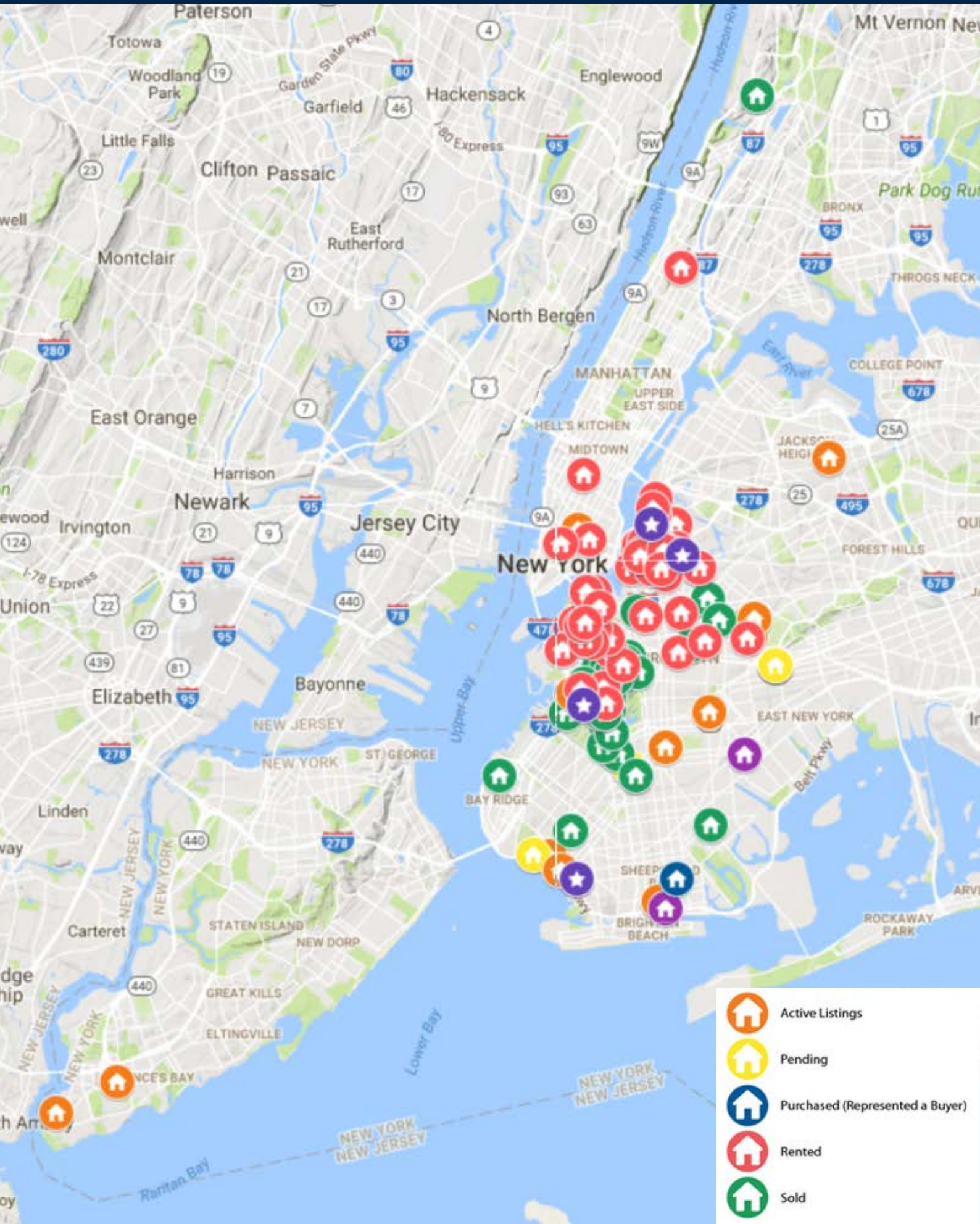
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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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	

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





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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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



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