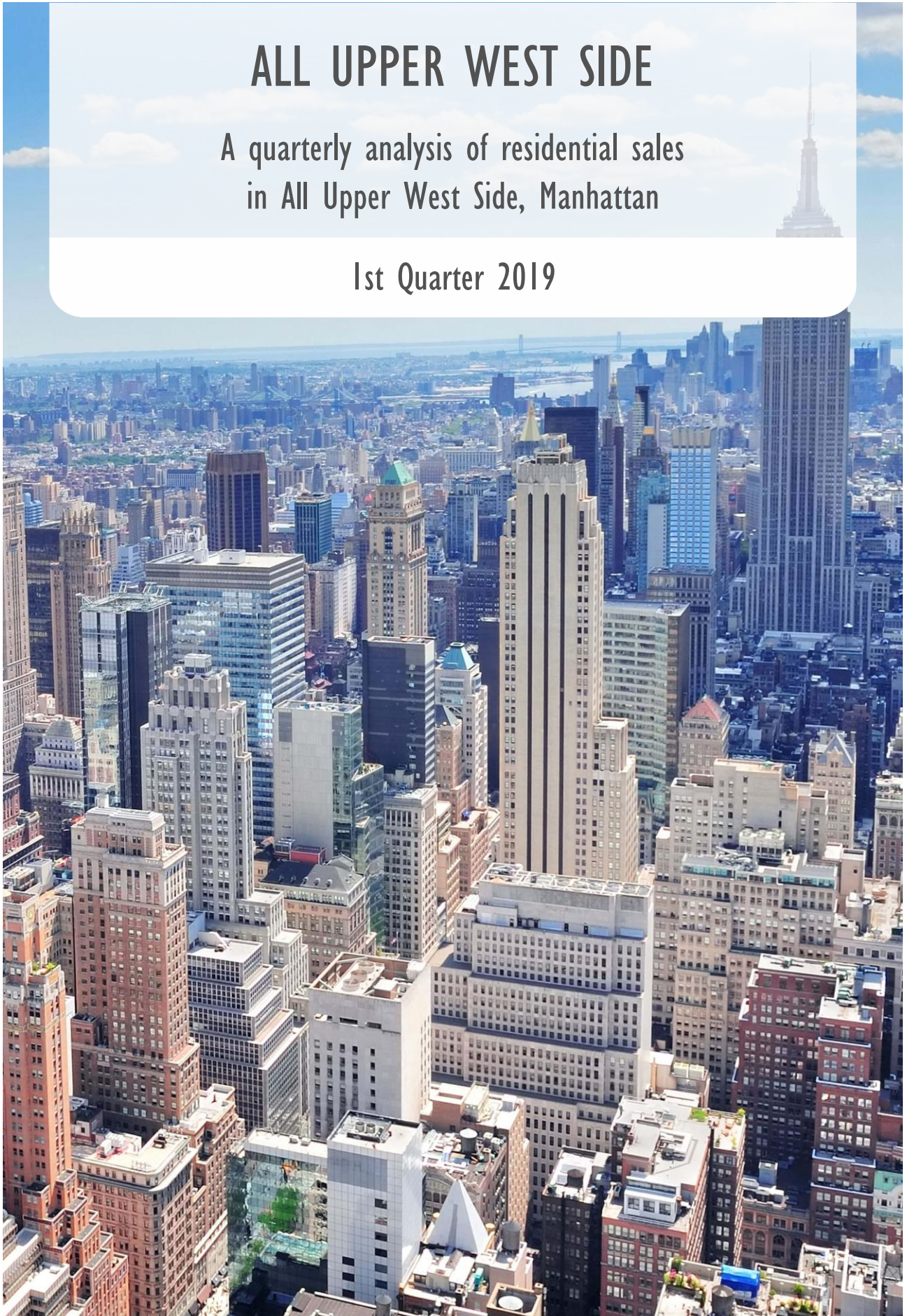


ALL UPPER WEST SIDE

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

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

All Upper West Side, Manhattan

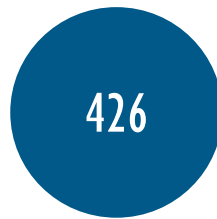
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



-14% YoY

MEDIAN PRICE/SQ.FT.



0% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

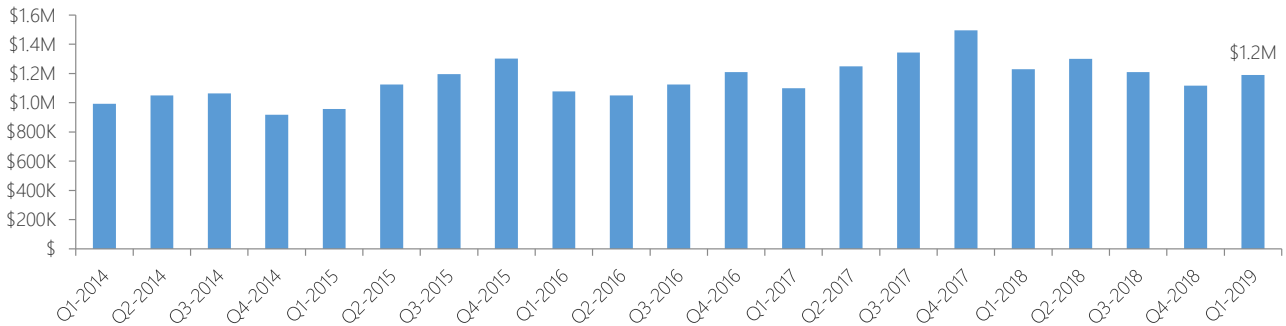


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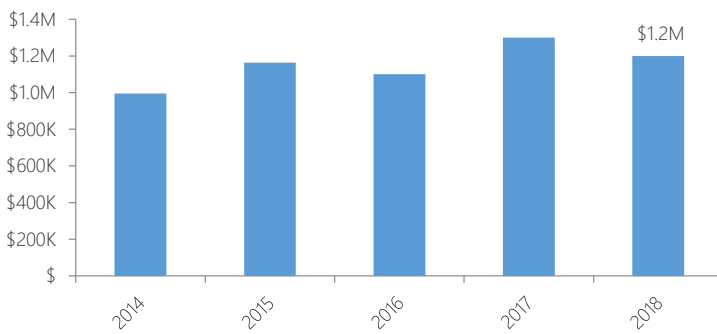
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RESIDENTIAL STATS

Median Sale Price by Quarter

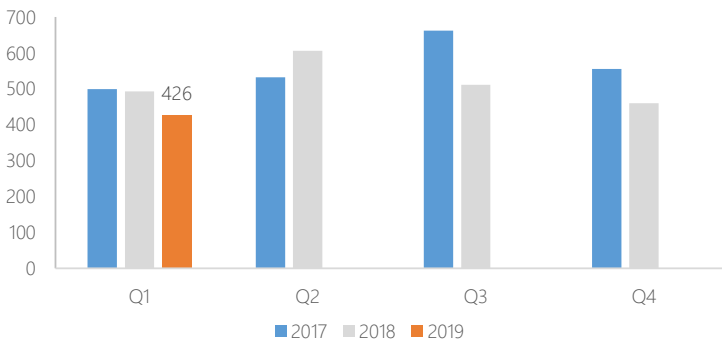


Median Sale Price by Year

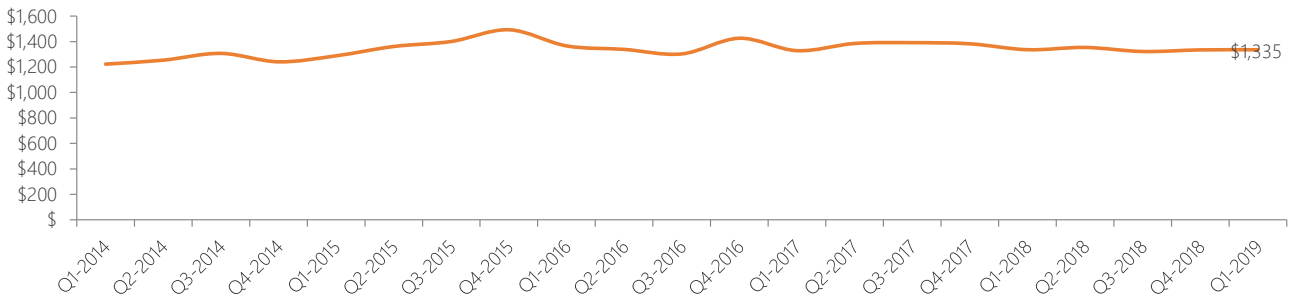


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	599	528	502	499	493	426
Q2	674	657	556	532	606	
Q3	748	751	599	662	511	
Q4	562	694	502	555	460	



Median Sale Price per Square Foot

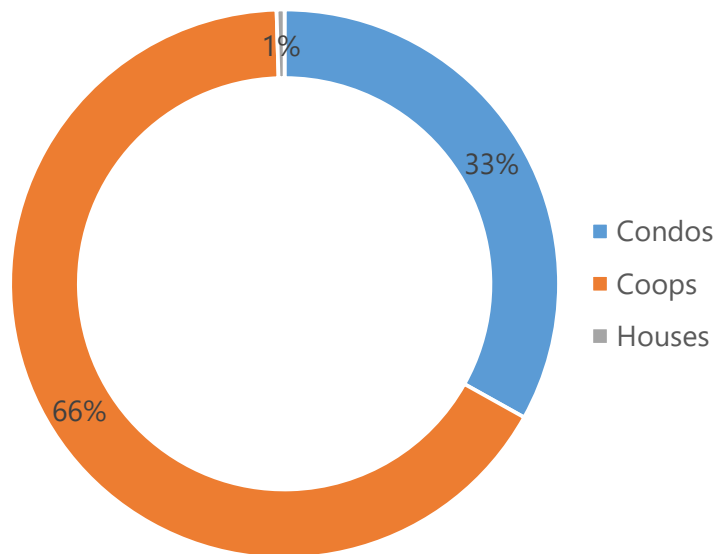


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,640,714	5%	\$1,482	-4%	141
Coops	\$983,897	10%	\$1,061	-4%	283
Houses	\$8,425,000	-34%	\$1,609	-19%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
80 Columbus Cir #NT75E	1-01049-1198	16-Jan-19	\$20,400,000	Condo	1,561
15 Central Park W #33B	1-01114-1437	7-Jan-19	\$18,000,000	Condo	2,367
269 W 87th St #12A	1-01235-0007	27-Mar-19	\$11,509,225	Coop	
2148 Broadway #PH3A	1-01167-1169	16-Jan-19	\$10,495,000	Condo	2,532
1 Central Park W #30A	1-01113-1402	11-Jan-19	\$10,300,000	Condo	2,094
101 W 78th St #8A	1-01150-1318	22-Jan-19	\$9,200,000	Condo	4,159
45 W 84th St	1-01198-0108	20-Feb-19	\$8,750,000	House	5,954
310 W 81st St	1-01244-0053	31-Jan-19	\$8,100,000	House	4,632
262 Central Park W #7E	1-01200-0031	30-Jan-19	\$7,750,000	Coop	2,750
1 W End Ave #30C	1-01171-4594	27-Feb-19	\$7,561,599	Condo	
1 Central Park W #32D	1-01113-1431	19-Mar-19	\$7,150,000	Condo	2,165
2112 Broadway #6B	1-01165-1915	4-Feb-19	\$6,000,000	Condo	3,005
360 Central Park W #14H	1-01209-1369	23-Jan-19	\$5,854,938	Condo	
137 Riverside Dr #3B	1-01247-0057	27-Mar-19	\$5,750,000	Coop	3,940
271 Central Park W #1E	1-01201-0029	13-Mar-19	\$5,550,000	Coop	
1 W End Ave #37D	1-01171-4632	26-Mar-19	\$5,500,024	Condo	
360 Central Park W #8E	1-01209-1336	23-Jan-19	\$5,498,550	Condo	
390 W End Ave #6B	1-01170-1117	19-Mar-19	\$5,375,000	Condo	2,903
22 Riverside Dr #12	1-01184-1020	7-Mar-19	\$5,345,000	Condo	2,992
257 Central Park W #4AB	1-01199-0036	6-Feb-19	\$5,300,000	Coop	
101 Central Park W #14A	1-01123-0029	26-Mar-19	\$5,150,000	Coop	
390 W End Ave #5H	1-01170-1199	7-Feb-19	\$5,115,000	Condo	2,582
1 W End Ave #25E	1-01171-4653	19-Mar-19	\$5,011,932	Condo	
2373 Broadway #1721	1-01234-1003	14-Jan-19	\$5,000,000	Coop	2,800
27 W 67th St #3FE	1-01120-0014	4-Feb-19	\$4,600,000	Coop	
44 W 76th St #6	1-01128-1006	3-Jan-19	\$4,580,000	Condo	2,679
1965 Broadway #19A	1-01138-1348	9-Jan-19	\$4,100,000	Condo	1,859
340 W 72nd St #202	1-01183-0050	14-Mar-19	\$4,019,263	Coop	
41 Central Park W #10C	1-01117-0029	7-Feb-19	\$4,000,000	Coop	
257 W 86th St #9	1-01234-0007	28-Jan-19	\$3,950,000	Coop	
2112 Broadway #5A	1-01165-1907	18-Jan-19	\$3,900,000	Condo	2,193
340 W 72nd St #209	1-01183-0050	28-Mar-19	\$3,866,795	Coop	
20 W 77th St #6A	1-01129-0045	14-Jan-19	\$3,825,000	Coop	
160 W 86th St #4C	1-01216-1211	22-Jan-19	\$3,650,000	Condo	1,103
60 Riverside Blvd #2601	1-01171-4411	18-Mar-19	\$3,650,000	Condo	1,618
22 W 66th St #16	1-01118-1118	19-Feb-19	\$3,580,000	Condo	2,241
2373 Broadway #1231	1-01234-1003	24-Jan-19	\$3,550,000	Coop	
2112 Broadway #5F	1-01165-1912	26-Mar-19	\$3,500,000	Condo	2,349
334 W 86th St #14A	1-01247-0050	23-Jan-19	\$3,475,000	Coop	1,800
80 Riverside Blvd #24A	1-01171-4216	18-Jan-19	\$3,458,907	Condo	1,850
239 Central Park W #9E	1-01197-0036	28-Jan-19	\$3,400,000	Coop	1,800
455 Central Park W #22A	1-01841-1290	8-Feb-19	\$3,325,000	Condo	2,081
180 Riverside Dr #4C	1-01251-0001	14-Feb-19	\$3,300,000	Coop	
20 W 64th St #21CD	1-01116-1078	15-Mar-19	\$3,250,000	Condo	564
222 Riverside Dr #9B	1-01253-1127	15-Mar-19	\$3,250,000	Condo	1,900
1 Central Park W #35E	1-01113-1493	10-Jan-19	\$3,150,000	Condo	1,444
245 W 104th St #14A	1-01876-0007	25-Feb-19	\$3,100,000	Coop	
55 Central Park W #8D	1-01118-0036	15-Mar-19	\$3,085,000	Coop	
640 W End Ave #11A	1-01239-1034	20-Feb-19	\$3,000,000	Condo	814
235 W 75th St #803	1-01167-1272	2-Jan-19	\$2,997,613	Condo	545



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Address	BBL	Sale date	Sale price	Property type	Sqft
52 Riverside Dr #5A	1-01186-0051	14-Feb-19	\$2,980,000	Coop	2,200
329 W 108th St #4B	1-01893-0006	11-Feb-19	\$2,900,000	Coop	
118 W 79th St #4A	1-01150-0037	8-Feb-19	\$2,900,000	Coop	
46 W 95th St #PHR	1-01208-0052	5-Mar-19	\$2,872,000	Coop	
595 W End Ave #PH	1-01250-1154	17-Jan-19	\$2,861,283	Condo	1,437
10 W 86th St #15A	1-01199-0040	27-Feb-19	\$2,850,000	Coop	
111 W 67th St #26D	1-01139-1288	14-Jan-19	\$2,835,000	Condo	1,384
300 Central Park W #4C	1-01204-0029	13-Mar-19	\$2,825,000	Coop	
320 Central Park W #10A	1-01205-0034	27-Mar-19	\$2,820,000	Coop	
23 W 73rd St #1001	1-01126-0014	4-Mar-19	\$2,754,000	Coop	
50 Riverside Blvd #18A	1-01171-2515	15-Feb-19	\$2,750,000	Condo	1,389
220 Riverside Blvd #22D	1-01171-1560	15-Feb-19	\$2,700,000	Condo	1,833
336 Central Park W #5E	1-01207-0034	28-Feb-19	\$2,700,000	Coop	
2000 Broadway #19C	1-01140-2119	5-Feb-19	\$2,650,000	Condo	1,631
165 W End Ave #18CD	1-01179-1008	6-Feb-19	\$2,625,000	Coop	
661 Amsterdam Ave #5DE	1-01223-1002	21-Mar-19	\$2,505,000	Coop	
91 Central Park W #9D	1-01122-0029	30-Jan-19	\$2,500,000	Coop	
639 W End Ave #7CD	1-01251-0054	14-Jan-19	\$2,500,000	Coop	
255 W 90th St #PH	1-01238-0010	6-Mar-19	\$2,500,000	Coop	1,950
11 Riverside Dr #14HJE	1-01184-0031	27-Feb-19	\$2,500,000	Coop	
41 Central Park W #9EF	1-01117-0029	6-Mar-19	\$2,495,000	Coop	
104 W 70th St #3H	1-01141-1017	15-Feb-19	\$2,451,200	Condo	776
176 W 87th St #7F	1-01217-0064	22-Jan-19	\$2,440,000	Coop	
140 Riverside Dr #9A	1-01248-0001	11-Feb-19	\$2,430,000	Coop	1,800
470 W End Ave #6A	1-01230-0061	19-Mar-19	\$2,415,000	Coop	
200 Riverside Blvd #16A	1-01171-1041	25-Jan-19	\$2,400,000	Condo	1,557
269 W 87th St #6C	1-01235-0007	28-Mar-19	\$2,400,000	Coop	
150-156 W End Ave #28MN	1-01158-1208	18-Mar-19	\$2,400,000	Coop	
269 W 87th St #3C	1-01235-0007	29-Mar-19	\$2,350,000	Coop	
30 W 63rd St #15D	1-01115-1830	22-Mar-19	\$2,350,000	Condo	1,031
100 W 93rd St #25F	1-01223-1366	28-Mar-19	\$2,330,475	Condo	1,351
223 W 80th St #11	1-01228-1311	7-Jan-19	\$2,300,000	Condo	1,612
800 W End Ave #6D	1-01870-0004	27-Mar-19	\$2,295,000	Coop	1,700
50 Riverside Blvd #3J	1-01171-2634	24-Jan-19	\$2,275,000	Condo	1,410
10 W 66th St #28E	1-01118-0022	7-Feb-19	\$2,275,000	Coop	1,350
200 W 79th St #PHRS	1-01170-1010	21-Mar-19	\$2,270,000	Coop	
36 W 69th St #1AB	1-01121-0049	7-Mar-19	\$2,250,000	Coop	
186 Riverside Dr #11B	1-01251-0037	14-Feb-19	\$2,238,900	Coop	
180 Riverside Dr #3E	1-01251-0001	21-Feb-19	\$2,218,125	Coop	
895 W End Ave #2B	1-01890-0061	6-Feb-19	\$2,200,000	Coop	
145 W 86th St #3B	1-01217-0014	17-Jan-19	\$2,195,000	Coop	1,800
325 Riverside Dr #131	1-01891-0035	7-Jan-19	\$2,135,000	Coop	
173 Riverside Dr #15G	1-01250-0067	13-Mar-19	\$2,130,000	Coop	
65 Central Park W #7A	1-01119-0029	23-Jan-19	\$2,100,000	Coop	
520 W 110th St #1C	1-01881-1203	10-Jan-19	\$2,100,000	Condo	1,631
444 Central Park W #4A	1-01840-0029	25-Feb-19	\$2,095,000	Coop	
220 Riverside Blvd #4M	1-01171-1708	25-Feb-19	\$2,075,000	Condo	1,456
210 W 78th St #8A	1-01169-0037	1-Mar-19	\$2,065,000	Coop	
20 W 64th St #20P	1-01116-1473	7-Jan-19	\$2,050,000	Condo	1,056
220 Riverside Blvd #4F	1-01171-1609	29-Jan-19	\$2,050,000	Condo	1,479



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David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
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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

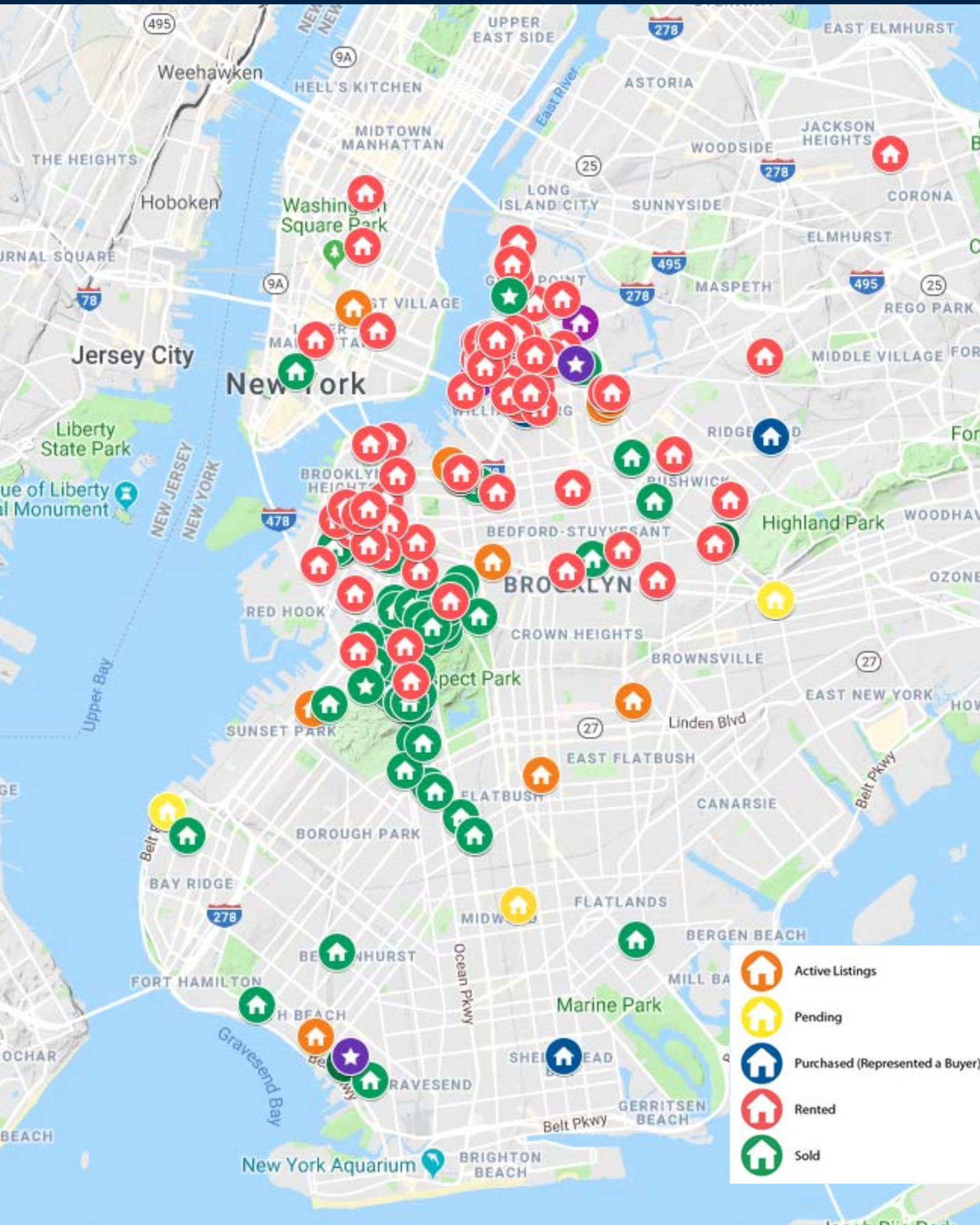
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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