

# LINCOLN SQUARE

A monthly analysis of residential sales  
in Lincoln Square, 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

## Lincoln Square, Manhattan

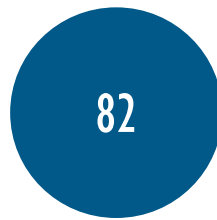
### SUMMARY

MEDIAN SALE PRICE



44% YoY

NO. OF TRANSACTIONS



44% YoY

MEDIAN PRICE/SQ.FT.



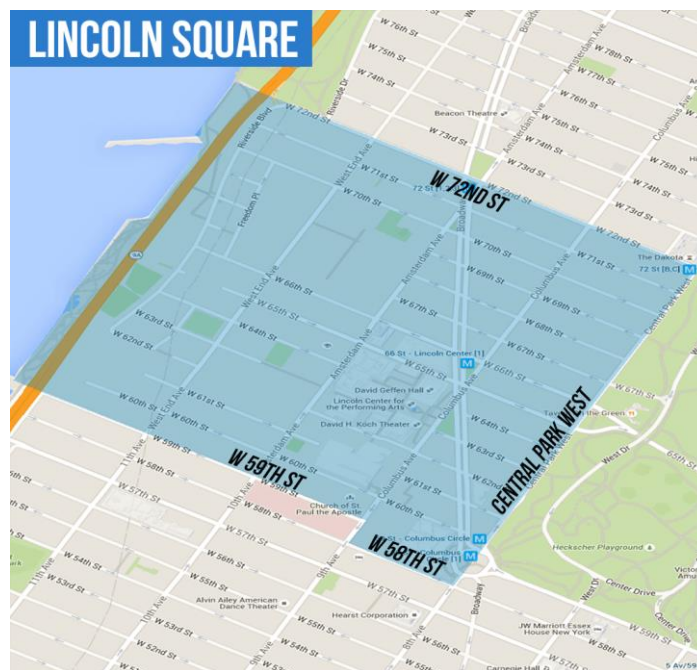
-8% YoY

MANHATTAN  
MEDIAN SALE PRICE



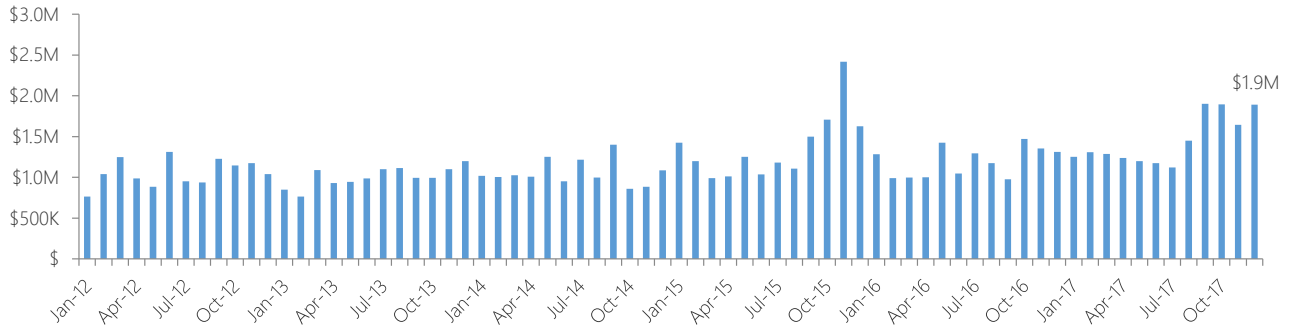
18% YoY

### NEIGHBORHOOD BOUNDARIES

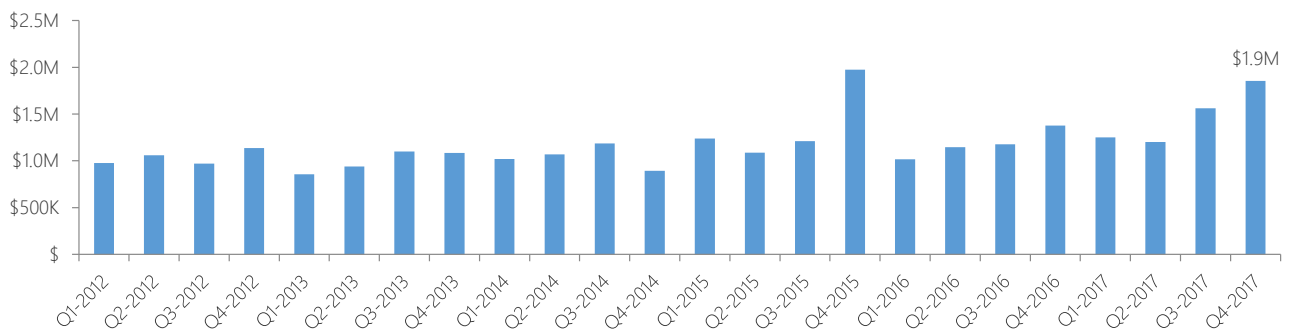


## RESIDENTIAL STATS

Median Sale Price by Month

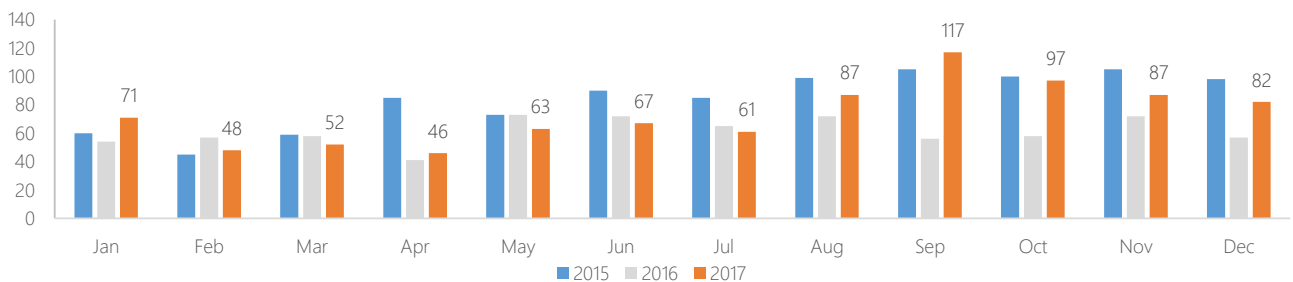


Median Sale Price by Quarter

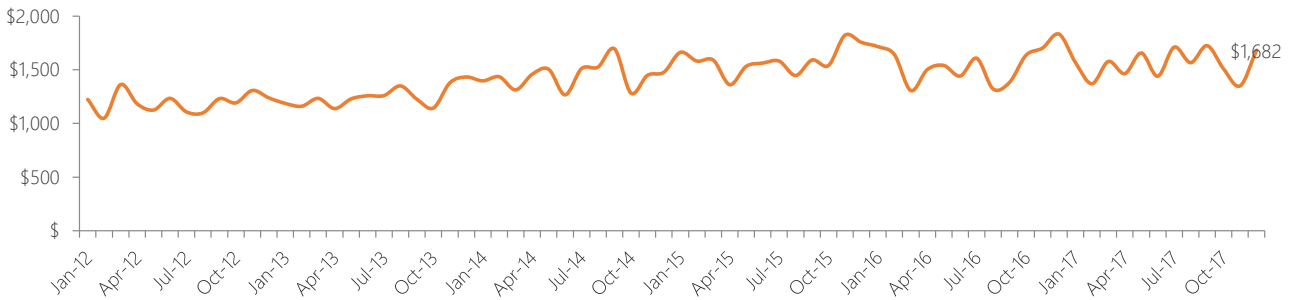


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	70	53	71	83	86	107	111	107	85	89	77	111
2013	63	52	42	81	94	92	116	112	79	90	69	79
2014	67	86	76	72	79	89	96	88	71	90	50	90
2015	60	45	59	85	73	90	85	99	105	100	105	98
2016	54	57	58	41	73	72	65	72	56	58	72	57
2017	71	48	52	46	63	67	61	87	117	97	87	82



Median Sale Price per Square Foot

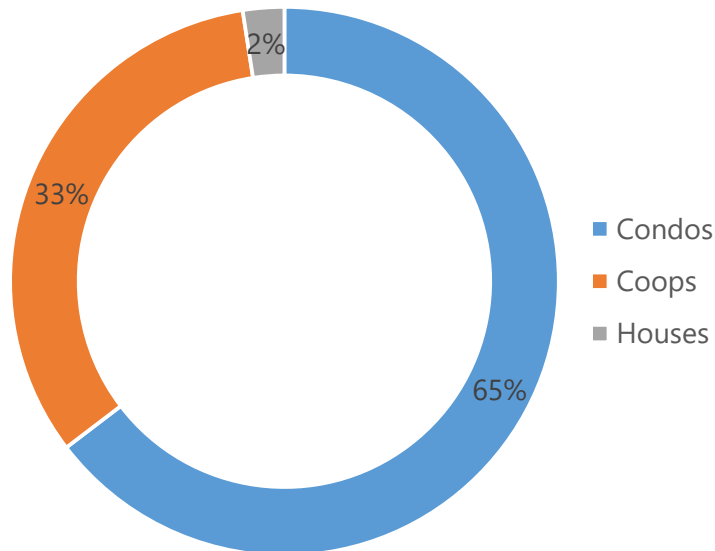


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,350,000	-16%	\$1,727	-14%	53
Coops	\$1,256,500	48%	\$1,105	12%	27
Houses	\$14,357,838	-	\$2,365	-	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
50 Riverside Blvd #8N	1-01171-2683	15-Dec-17	\$6,800,819	Condo	3,703
160 W 66 St #57D	1-01137-1331	1-Dec-17	\$5,900,000	Condo	1,775
30 W 61 St #29D	1-01113-1154	29-Dec-17	\$4,962,500	Condo	1,080
115 Central Park W #16K	1-01124-0027	11-Dec-17	\$3,672,000	Coop	
55 Central Park W #18B	1-01118-0036	19-Dec-17	\$3,600,000	Coop	
15 Central Park W #8K	1-01114-1341	7-Dec-17	\$3,550,000	Condo	1,034
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	
45 W 67 St #26B	1-01120-1142	21-Dec-17	\$2,800,000	Condo	1,086
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
30 W 63 St #15D	1-01115-1830	18-Dec-17	\$2,350,000	Condo	1,031
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
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
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	
2000 Broadway #25A	1-01140-2147	14-Dec-17	\$1,660,000	Condo	926
160 W End Ave #2GH	1-01158-1007	20-Dec-17	\$1,600,000	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	
2000 Broadway #5I	1-01140-2021	21-Dec-17	\$1,455,000	Condo	891
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	
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	
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
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	
235 W End Ave #17D	1-01182-1140	6-Dec-17	\$985,000	Condo	777
100 Riverside Blvd #6E	1-01171-3514	11-Dec-17	\$980,000	Condo	748
180 W End Ave #12H	1-01158-1107	11-Dec-17	\$950,000	Coop	860
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
205 W End Ave #3T	1-01179-1308	1-Dec-17	\$727,000	Coop	644



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Address	BBL	Sale date	Sale price	Property type	Sqft
303 W 66 St #4KE	1-01179-0019	18-Dec-17	\$700,000	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
180 W End Ave #30N	1-01158-1107	7-Dec-17	\$620,000	Coop	
185 W End Ave #23K	1-01179-1212	7-Dec-17	\$595,000	Coop	
180 W End Ave #30J	1-01158-1107	8-Dec-17	\$527,000	Coop	
243-247 W End Ave #1202	1-01183-0029	18-Dec-17	\$375,000	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



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



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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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
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