

LINCOLN SQUARE

A quarterly analysis of residential sales
in Lincoln Square, Manhattan

Ist Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

Lincoln Square, Manhattan

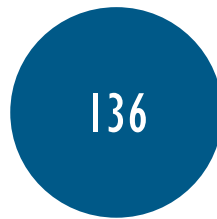
SUMMARY

MEDIAN SALE PRICE



-11% YoY

NO. OF TRANSACTIONS



-25% YoY

MEDIAN PRICE/SQ.FT.



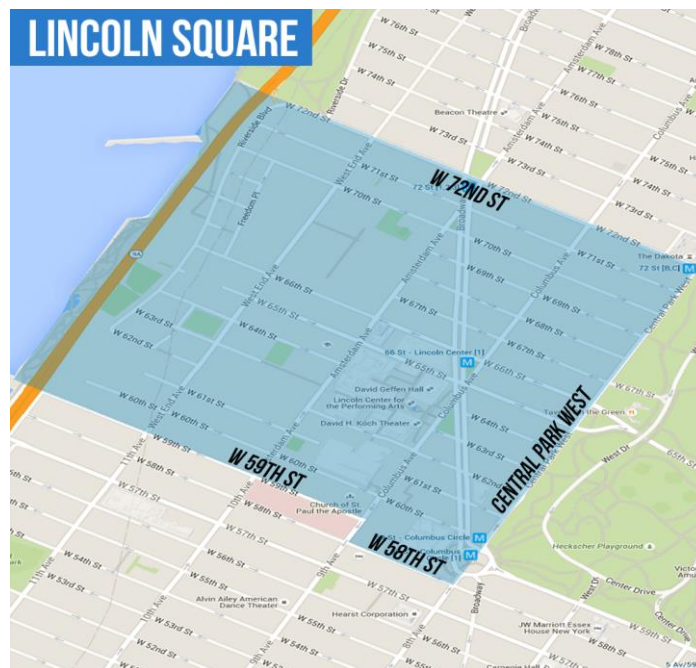
2% YoY

MANHATTAN
MEDIAN SALE PRICE



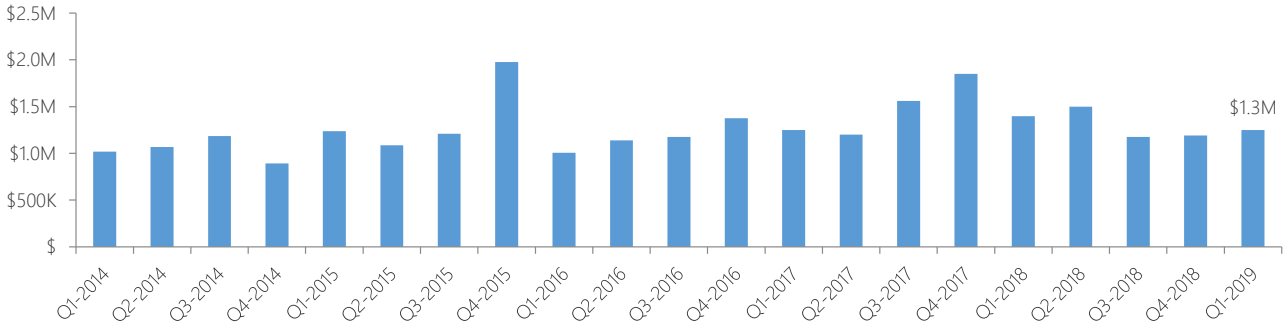
3% YoY

NEIGHBORHOOD BOUNDARIES

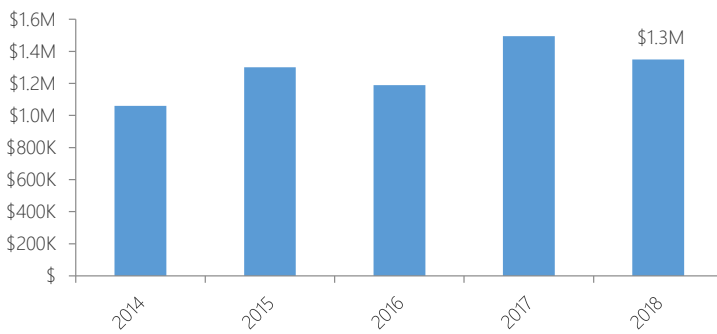


RESIDENTIAL STATS

Median Sale Price by Quarter

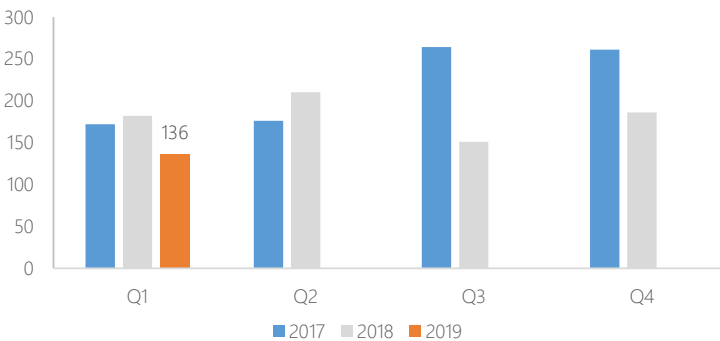


Median Sale Price by Year

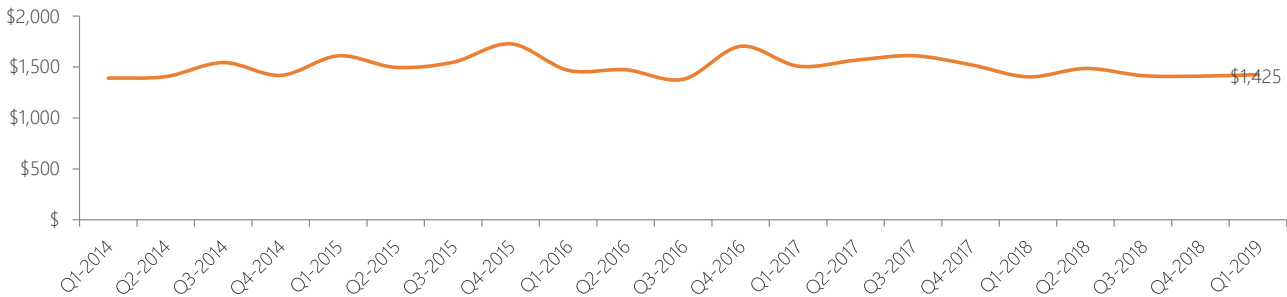


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	229	164	170	172	182	136
Q2	240	248	187	176	210	
Q3	255	289	193	264	151	
Q4	230	303	187	261	186	



Median Sale Price per Square Foot

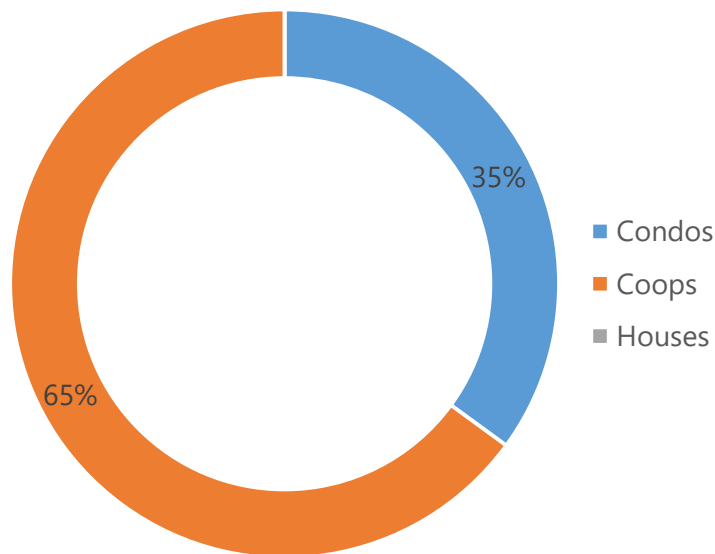


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,050,000	4%	\$1,541	-9%	48
Coops	\$837,500	-1%	\$1,063	-6%	89
Houses	-	-	-	-	0

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
1 Central Park W #30A	1-01113-1402	11-Jan-19	\$10,300,000	Condo	2,094
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
1 W End Ave #37D	1-01171-4632	26-Mar-19	\$5,500,024	Condo	
101 Central Park W #14A	1-01123-0029	26-Mar-19	\$5,150,000	Coop	
1 W End Ave #25E	1-01171-4653	19-Mar-19	\$5,011,932	Condo	
27 W 67th St #3FE	1-01120-0014	4-Feb-19	\$4,600,000	Coop	
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	
340 W 72nd St #209	1-01183-0050	28-Mar-19	\$3,866,795	Coop	
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
80 Riverside Blvd #24A	1-01171-4216	18-Jan-19	\$3,458,907	Condo	1,850
20 W 64th St #21CD	1-01116-1078	15-Mar-19	\$3,250,000	Condo	564
1 Central Park W #35E	1-01113-1493	10-Jan-19	\$3,150,000	Condo	1,444
55 Central Park W #8D	1-01118-0036	15-Mar-19	\$3,085,000	Coop	
111 W 67th St #26D	1-01139-1288	14-Jan-19	\$2,835,000	Condo	1,384
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
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	
91 Central Park W #9D	1-01122-0029	30-Jan-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
200 Riverside Blvd #16A	1-01171-1041	25-Jan-19	\$2,400,000	Condo	1,557
150-156 W End Ave #28MN	1-01158-1208	18-Mar-19	\$2,400,000	Coop	
30 W 63rd St #15D	1-01115-1830	22-Mar-19	\$2,350,000	Condo	1,031
10 W 66th St #28E	1-01118-0022	7-Feb-19	\$2,275,000	Coop	1,350
50 Riverside Blvd #3J	1-01171-2634	24-Jan-19	\$2,275,000	Condo	1,410
36 W 69th St #1AB	1-01121-0049	7-Mar-19	\$2,250,000	Coop	
65 Central Park W #7A	1-01119-0029	23-Jan-19	\$2,100,000	Coop	
220 Riverside Blvd #4M	1-01171-1708	25-Feb-19	\$2,075,000	Condo	1,456
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
135 W 70th St #4G	1-01142-1036	1-Feb-19	\$1,965,000	Condo	1,907
140 W End Ave #28C	1-01158-1310	11-Mar-19	\$1,925,000	Coop	1,600
170 W End Ave #29D	1-01158-1405	4-Mar-19	\$1,900,000	Coop	1,600
180 W End Ave #22C	1-01158-1107	31-Jan-19	\$1,795,000	Coop	1,766
25 Central Park W #4B	1-01115-1082	13-Mar-19	\$1,750,000	Condo	1,295
220 Riverside Blvd #5F	1-01171-1610	15-Mar-19	\$1,750,000	Condo	2,431
12 W 72nd St #6AL	1-01124-0042	23-Jan-19	\$1,705,000	Coop	
25 Central Park W #7C	1-01115-1155	27-Feb-19	\$1,700,000	Condo	945
80 Central Park W #9D	1-01121-0029	15-Jan-19	\$1,700,000	Coop	1,000
240 W End Ave #14A	1-01162-1046	16-Jan-19	\$1,685,000	Condo	1,081
11 W 69th St #2A	1-01122-0023	14-Mar-19	\$1,662,500	Coop	
12 W 72nd St #21E	1-01124-0042	8-Jan-19	\$1,630,000	Coop	
120 Riverside Blvd #15T	1-01171-3245	10-Jan-19	\$1,588,888	Condo	1,043



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Address	BBL	Sale date	Sale price	Property type	Sqft
345 W 58th St #14MS	1-01049-0001	8-Mar-19	\$1,550,000	Coop	
185 W End Ave #17D	1-01179-1212	15-Jan-19	\$1,525,000	Coop	
220 Riverside Blvd #7K	1-01171-1683	26-Feb-19	\$1,525,000	Condo	1,071
41 Central Park W #9D	1-01117-0029	6-Mar-19	\$1,500,000	Coop	
185 W End Ave #8D	1-01179-1212	15-Jan-19	\$1,450,000	Coop	
180 W End Ave #10L	1-01158-1107	1-Mar-19	\$1,450,000	Coop	
160 W 66th St #28F	1-01137-1121	1-Feb-19	\$1,440,000	Condo	923
165 W 66th St #9C	1-01138-0001	4-Jan-19	\$1,420,000	Coop	
61 W 62nd St #6E	1-01115-1506	31-Jan-19	\$1,400,000	Coop	
220 Riverside Blvd #15K	1-01171-1689	29-Jan-19	\$1,350,000	Condo	1,071
140 W 69th St #67	1-01140-0046	7-Mar-19	\$1,320,000	Coop	
140 W End Ave #4H	1-01158-1310	6-Feb-19	\$1,300,000	Coop	
160 W End Ave #22N	1-01158-1007	7-Feb-19	\$1,285,000	Coop	
240 Riverside Blvd #4F	1-01171-2200	2-Jan-19	\$1,250,000	Condo	827
120 Riverside Blvd #11H	1-01171-3127	19-Feb-19	\$1,205,000	Condo	805
44 W 62nd St #23A	1-01114-0061	28-Feb-19	\$1,200,000	Coop	
201 W 70th St #3C	1-01162-0029	14-Feb-19	\$1,185,000	Coop	1,000
2 Columbus Ave #10D	1-01131-1040	26-Mar-19	\$1,150,000	Condo	783
20 W 72nd St #606	1-01124-0046	22-Mar-19	\$1,075,000	Coop	1,200
260 W End Ave #4D	1-01163-0061	3-Jan-19	\$999,999	Coop	1,100
205 W End Ave #10J	1-01179-1308	8-Jan-19	\$999,000	Coop	
201 W 70th St #40G	1-01162-0029	1-Mar-19	\$990,000	Coop	720
200 W End Ave #9N	1-01158-1575	9-Jan-19	\$975,000	Condo	637
161 W 61st St #22H	1-01132-1140	4-Jan-19	\$975,000	Condo	633
29 W 64th St #3A	1-01117-0016	15-Feb-19	\$955,000	Coop	
165 W 66th St #21A	1-01138-0001	31-Jan-19	\$948,000	Coop	
10 W 66th St #12J	1-01118-0022	13-Mar-19	\$945,000	Coop	
246 W End Ave #8B	1-01163-0001	7-Mar-19	\$900,000	Coop	
43 W 61st St #17J	1-01114-1044	28-Mar-19	\$897,500	Condo	820
2000 Broadway #21C	1-01140-2129	16-Mar-19	\$855,583	Condo	1,631
140 W End Ave #18K	1-01158-1310	20-Feb-19	\$850,000	Coop	780
180 W End Ave #27H	1-01158-1107	15-Jan-19	\$825,000	Coop	
160 W End Ave #23N	1-01158-1007	15-Mar-19	\$820,000	Coop	
165 W 66th St #8F	1-01138-0001	28-Feb-19	\$815,000	Coop	
165 W 66th St #3W	1-01138-0001	8-Mar-19	\$785,000	Coop	
29 W 64th St #6B	1-01117-0016	4-Feb-19	\$785,000	Coop	
155 W 70th St #7G	1-01142-1198	8-Jan-19	\$780,000	Condo	594
1991 Broadway #25C	1-01139-1075	28-Jan-19	\$770,000	Condo	516
140 W End Ave #5J	1-01158-1310	17-Jan-19	\$725,000	Coop	
165 W End Ave #19A	1-01179-1008	27-Feb-19	\$715,000	Coop	
185 W End Ave #16G	1-01179-1212	13-Feb-19	\$712,500	Coop	800
160 W End Ave #9J	1-01158-1007	13-Mar-19	\$710,000	Coop	
300 W 72nd St #5B	1-01183-0035	13-Feb-19	\$700,000	Coop	820
165 W End Ave #18J	1-01179-1008	15-Feb-19	\$675,000	Coop	
165 W 66th St #21C	1-01138-0001	6-Mar-19	\$650,000	Coop	
345 W 58th St #14H	1-01049-0001	13-Mar-19	\$649,000	Coop	
17 W 64th St #8B	1-01117-0021	17-Jan-19	\$638,000	Coop	700
155 W 70th St #4H	1-01142-1210	29-Jan-19	\$620,000	Condo	617
170 W End Ave #30L	1-01158-1405	9-Jan-19	\$620,000	Coop	
205 W End Ave #24T	1-01179-1308	26-Feb-19	\$617,000	Coop	



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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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Eiffel DelRosario

Residential Sales &
Rentals 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

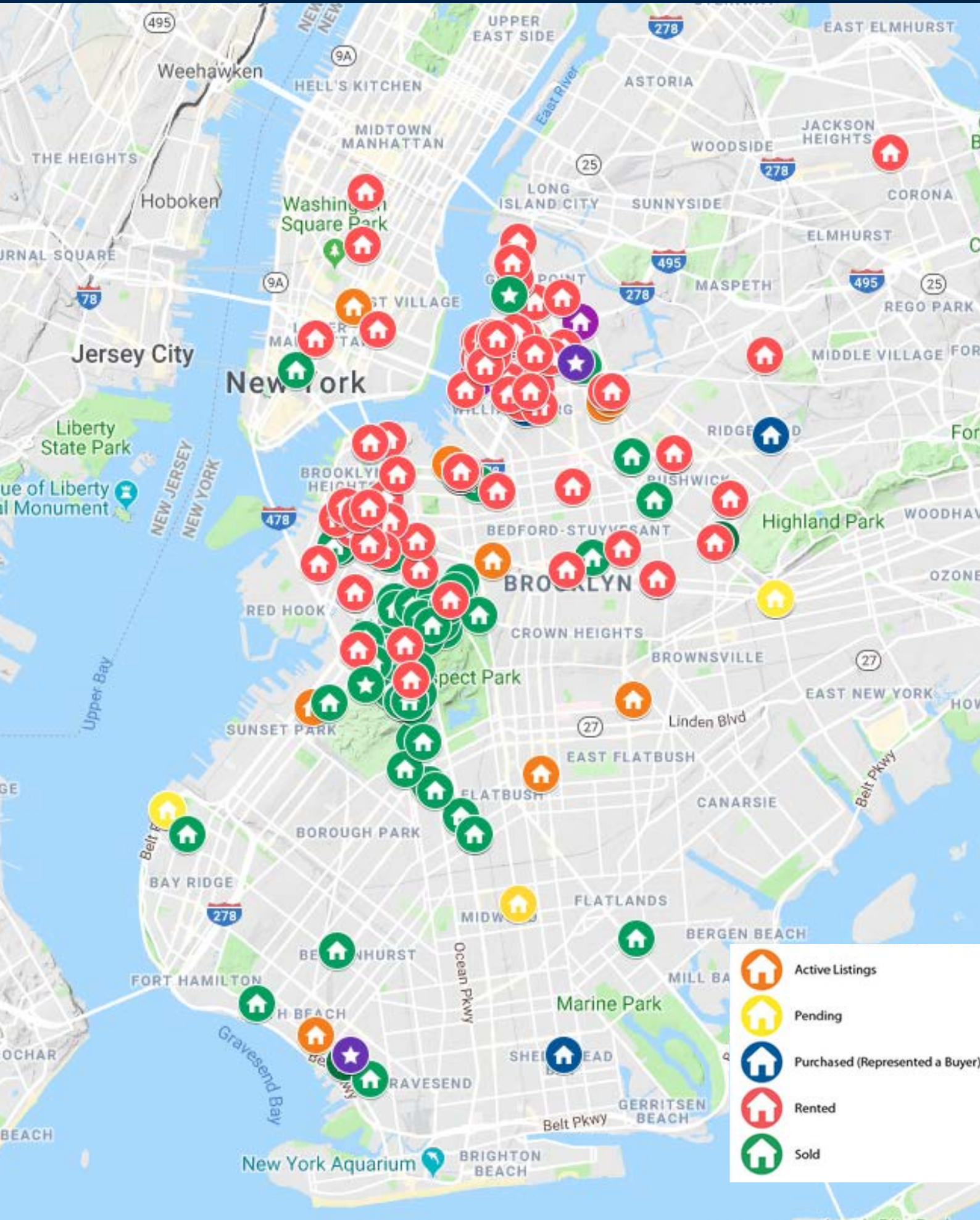
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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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	

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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