

MANHATTAN VALLEY

A quarterly analysis of residential sales
in Manhattan Valley, Manhattan

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Manhattan Valley, Manhattan

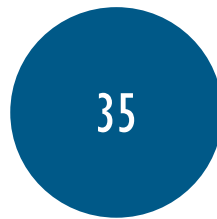
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



-26% YoY

MEDIAN PRICE/SQ.FT.



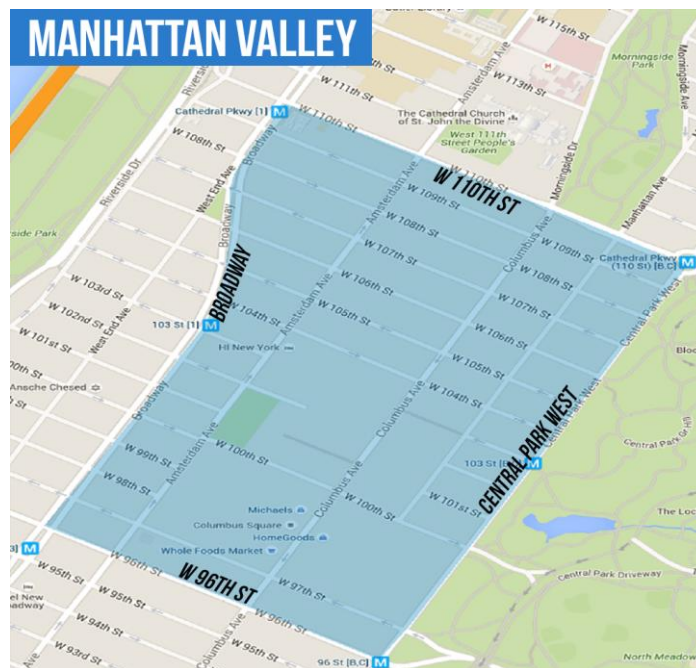
-8% YoY

MANHATTAN
MEDIAN SALE PRICE



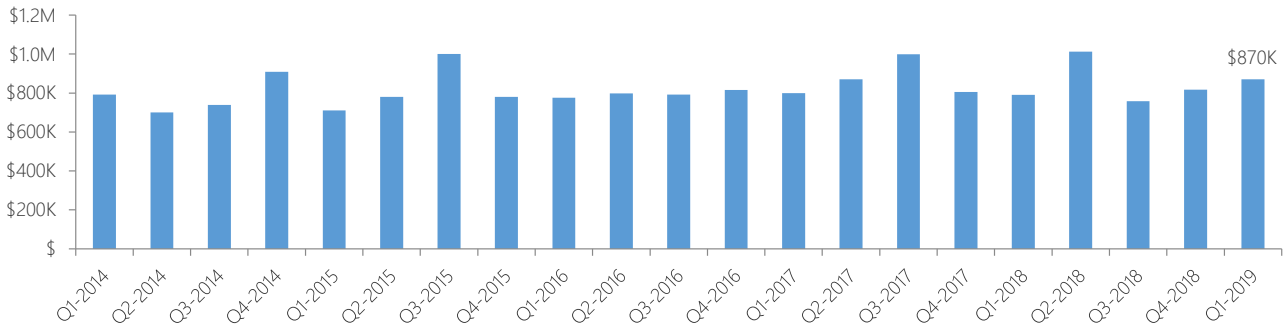
3% YoY

NEIGHBORHOOD BOUNDARIES

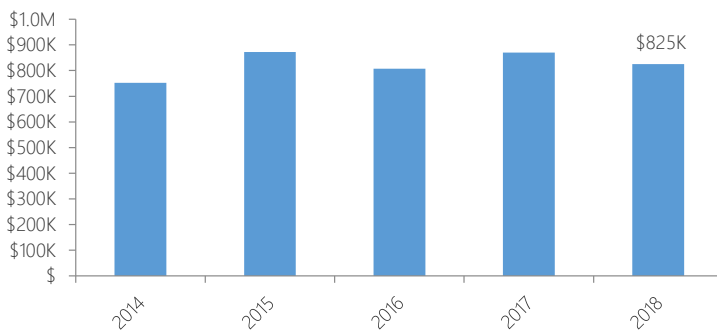


RESIDENTIAL STATS

Median Sale Price by Quarter

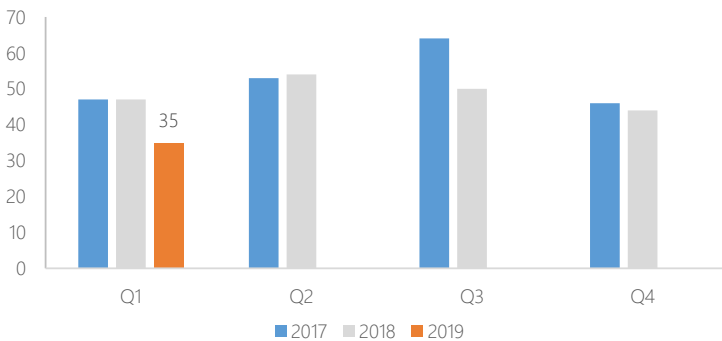


Median Sale Price by Year

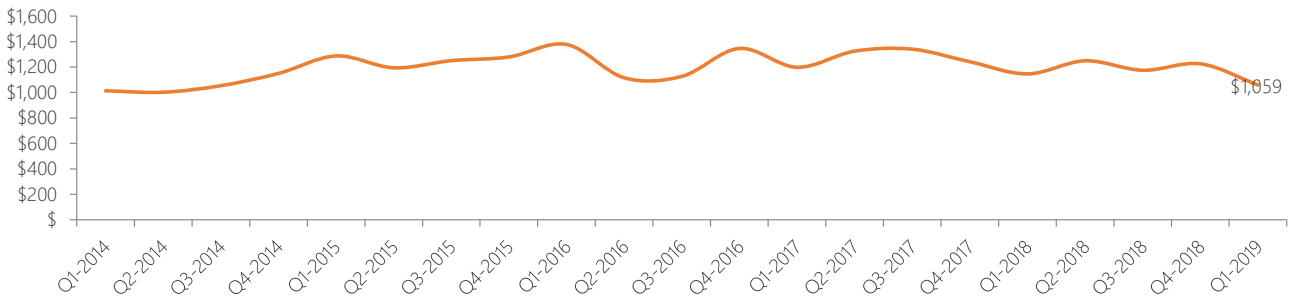


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	38	57	42	47	47	35
Q2	53	53	58	53	54	
Q3	64	87	46	64	50	
Q4	54	45	46	46	44	



Median Sale Price per Square Foot

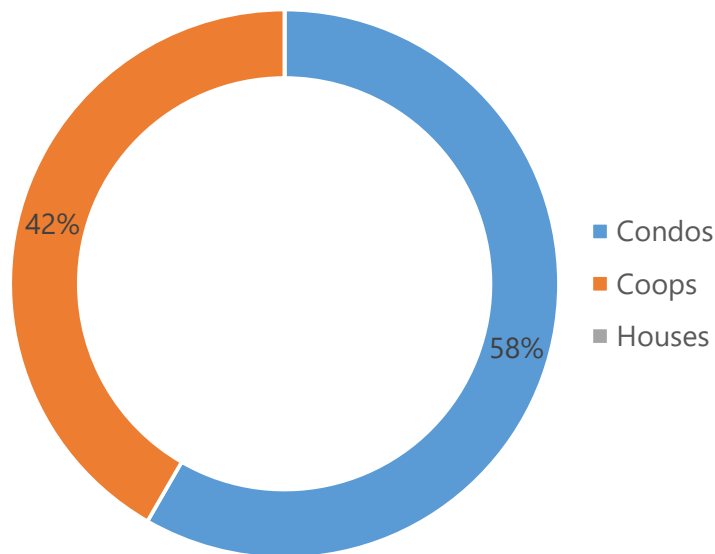


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$892,500	3%	\$1,078	-13%	21
Coops	\$725,794	15%	\$833	-7%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
455 Central Park W #22A	1-01841-1290	8-Feb-19	\$3,325,000	Condo	2,081
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	
392 Central Park W #14D	1-01833-3264	24-Jan-19	\$1,975,000	Condo	1,142
410 Central Park W #15B	1-01836-0036	5-Mar-19	\$1,650,000	Coop	1,100
514 W 110th St #5A	1-01881-1318	27-Feb-19	\$1,590,000	Condo	1,376
372 Central Park W #7P	1-01833-2142	26-Mar-19	\$1,580,000	Condo	1,141
230 W 105th St #4B	1-01876-0046	8-Jan-19	\$1,560,000	Coop	1,400
410 Central Park W #15A	1-01836-0036	5-Mar-19	\$1,532,500	Coop	
124 W 109th St #4B	1-01863-0048	29-Mar-19	\$1,475,000	Coop	
245 W 107th St #3D	1-01879-0001	27-Mar-19	\$1,251,000	Coop	
392 Central Park W #19A	1-01833-3371	1-Feb-19	\$1,210,000	Condo	788
392 Central Park W #4M	1-01833-3074	22-Jan-19	\$1,100,000	Condo	788
392 Central Park W #15X	1-01833-3303	6-Mar-19	\$989,898	Condo	902
400 Central Park W #20X	1-01833-4413	21-Jan-19	\$955,000	Condo	902
200 W 109th St #E4	1-01880-1044	12-Feb-19	\$905,000	Condo	1,065
220 Manhattan Ave #1H	1-01845-1198	14-Mar-19	\$880,000	Condo	892
425 Central Park W #5F	1-01838-1137	12-Mar-19	\$860,000	Condo	813
392 Central Park W #7P	1-01833-3142	8-Mar-19	\$825,000	Condo	1,142
485 Central Park W #3D	1-01844-0033	9-Jan-19	\$805,000	Coop	1,000
400 Central Park W #2S	1-01833-4034	14-Feb-19	\$730,000	Condo	540
65 W 107th St #5B	1-01843-1035	22-Mar-19	\$675,000	Condo	615
200 W 108th St #15E	1-01879-0036	28-Jan-19	\$646,589	Coop	
125 W 96th St #6K	1-01851-0016	25-Jan-19	\$630,000	Coop	
480 Central Park W #4B	1-01844-1037	8-Feb-19	\$620,612	Condo	860
4 W 101st St #69A	1-01836-0037	25-Jan-19	\$550,000	Coop	
382 Central Park W #7N	1-01833-1141	5-Feb-19	\$550,000	Condo	840
203 W 98th St #3C	1-01870-0028	18-Jan-19	\$500,000	Coop	600
200 W 109th St #C8	1-01880-1032	8-Jan-19	\$499,900	Condo	523
58 W 105th St #3A	1-01840-0057	28-Feb-19	\$499,000	Coop	
107 W 106th St #1B	1-01861-0028	18-Jan-19	\$395,000	Coop	550
985 Amsterdam Ave #4B	1-01863-0003	6-Feb-19	\$375,000	Coop	
392 Central Park W #9N	1-01833-3185	26-Mar-19	\$263,250	Condo	841
372 Central Park W #18P	1-01833-2362	20-Feb-19	\$100,044	Condo	1,141



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THE RATNER TEAM



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Eiffel DelRosario

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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

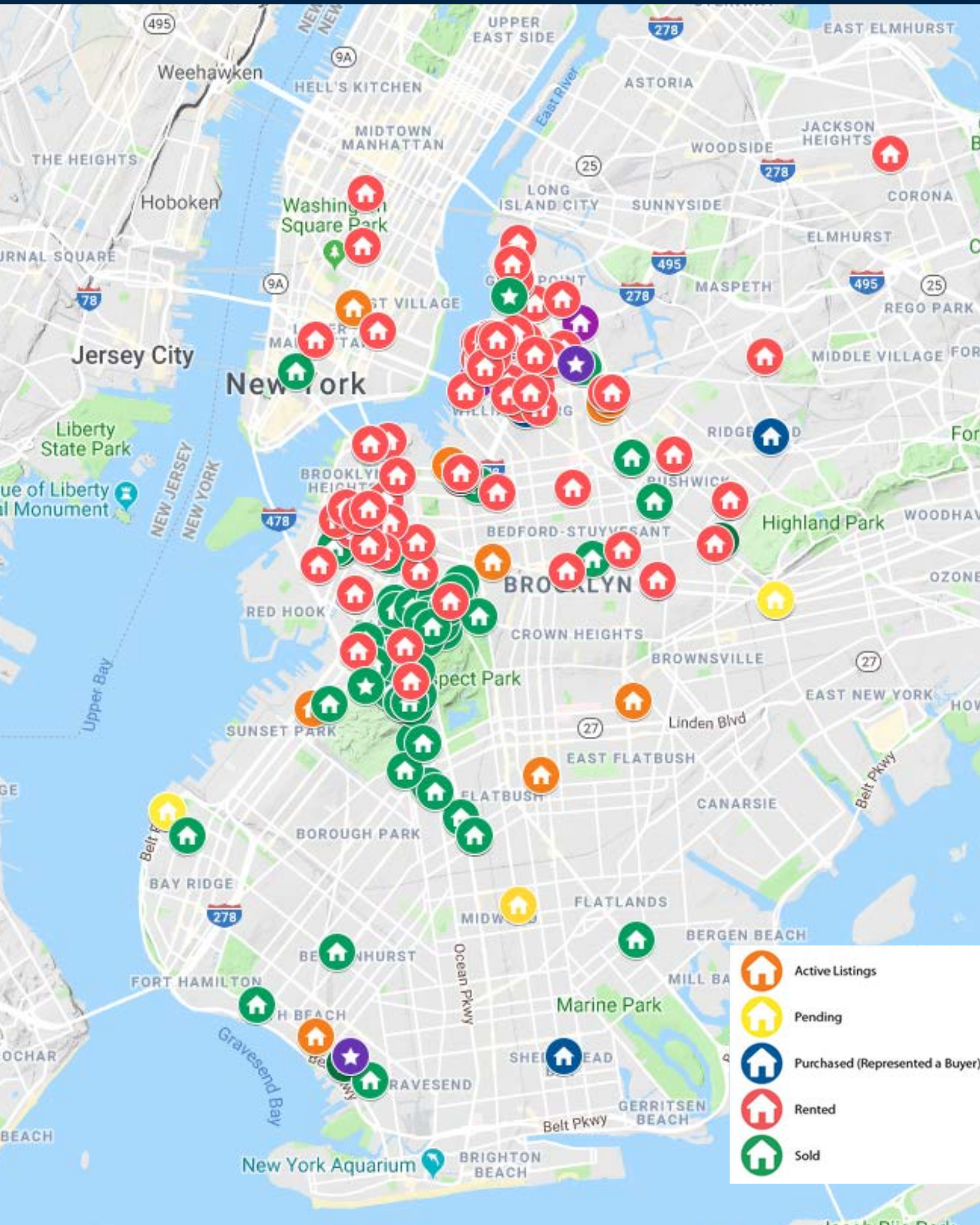
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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