

## UPPER WEST SIDE

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

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Upper West Side, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$1.08M**

-14% YoY

NO. OF TRANSACTIONS

**230**

-14% YoY

MEDIAN PRICE/SQ.FT.

**\$1,328**

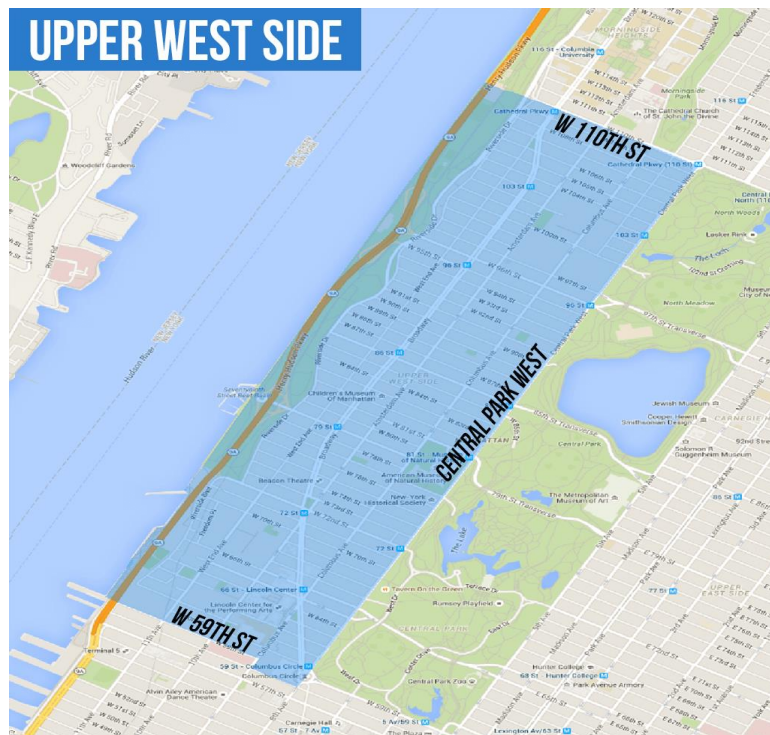
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



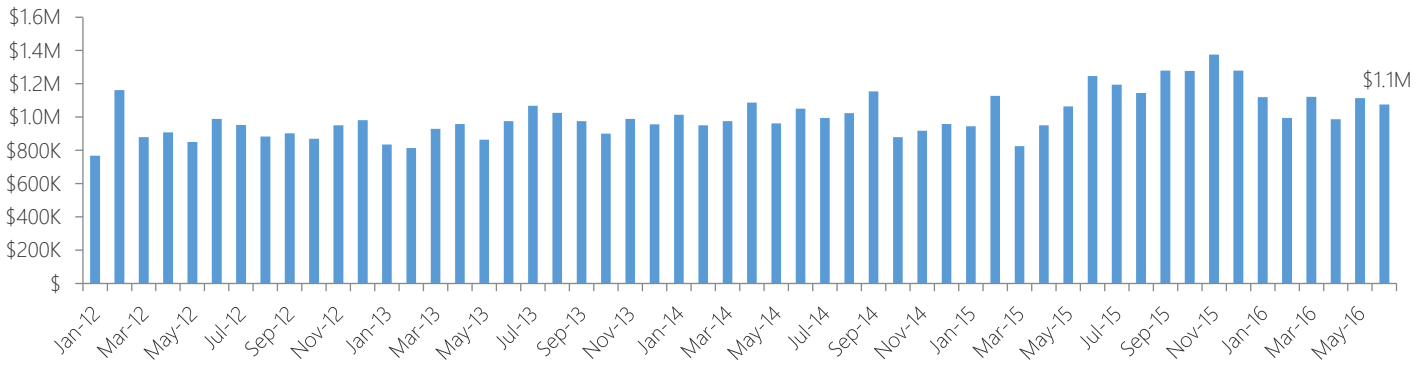
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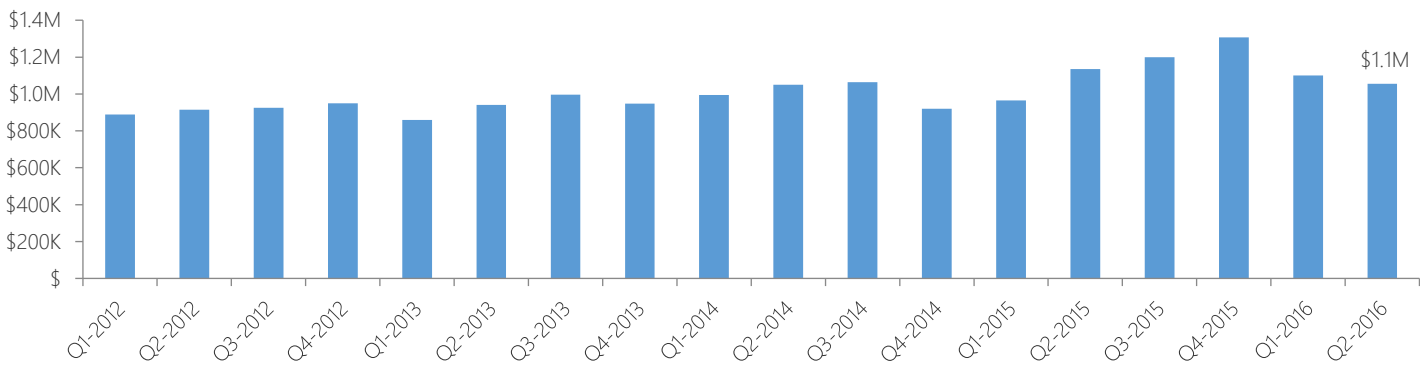
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

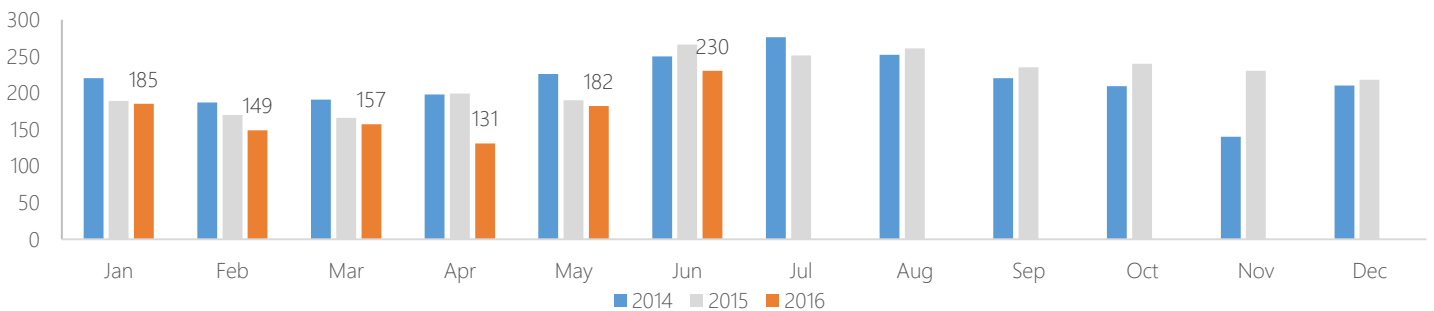


### Median Sale Price by Quarter



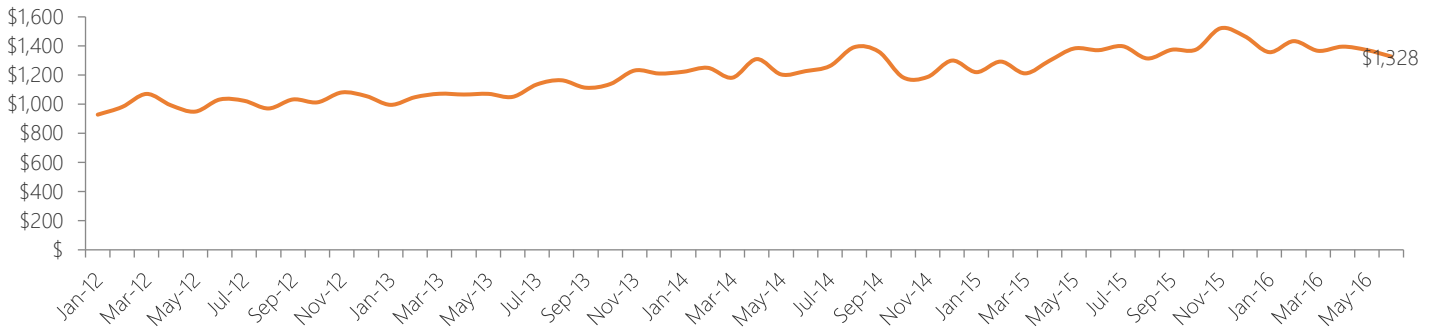
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	160	157	164	176	207	287	252	252	193	172	167	184
2012	166	148	174	179	233	275	277	280	211	206	173	289
2013	157	171	153	188	261	253	329	287	211	259	178	243
2014	220	187	191	198	226	250	276	252	220	209	140	210
2015	189	170	166	199	190	266	251	261	235	240	230	218
2016	185	149	157	131	182	230						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

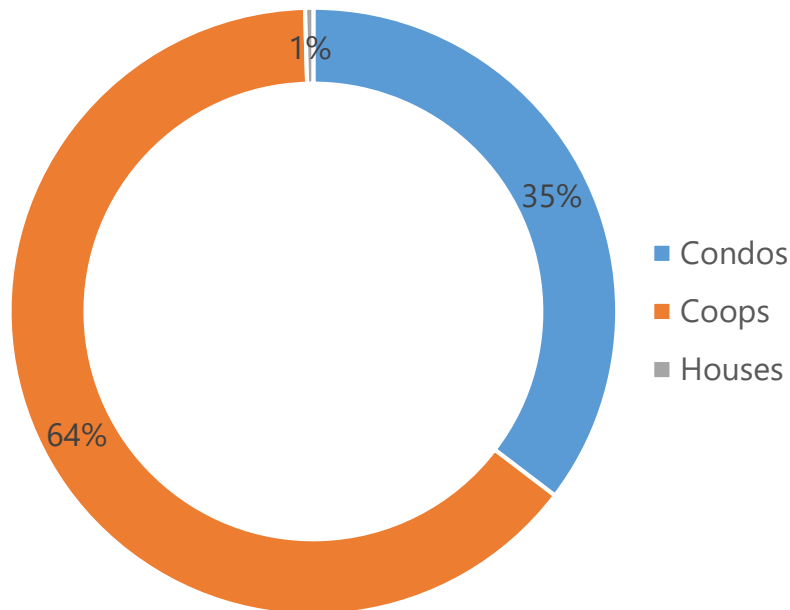


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,310,000	-29%	\$1,483	-6%	81
Coops	\$920,000	-8%	\$1,136	1%	147
Houses	\$9,995,000	-	\$2,393	-	1

### Number of Sales by Building Type



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Central Park West #38A	1-01114-1456	23-Jun-16	\$28,000,000	Condo	2,848
46-50 Central Park W	1-01117-0036	30-Jun-16	\$22,100,000	Coop	
211-219 Central Park W #22D	1-01195-0029	16-Jun-16	\$19,380,000	Coop	
300 Central Park W #17G	1-01204-0029	15-Jun-16	\$10,000,000	Coop	3,000
12 W 83 St	1-01196-0139	30-Jun-16	\$9,995,000	House	4,176
115 Central Park W #5D	1-01124-0027	9-Jun-16	\$9,750,000	Coop	3,100
498 West End Avenue #6A	1-01231-1417	30-Jun-16	\$7,687,788	Condo	
144 Columbus Avenue #24C	1-01138-1119	6-Jun-16	\$7,400,000	Condo	2,022
235 West 75 Street #312	1-01167-1222	6-Jun-16	\$7,200,475	Condo	3,228
279 Central Park West #3B	1-01202-1017	22-Jun-16	\$6,950,000	Condo	2,855
455 Central Park West #17	1-01841-1214	22-Jun-16	\$6,678,750	Condo	5,317
33 Riverside Dr #PHF	1-01185-0001	16-Jun-16	\$5,999,000	Coop	2,000
205 West 76 Street #504	1-01168-1013	7-Jun-16	\$5,750,000	Condo	2,667
2211 Broadway #11M	1-01170-1259	2-Jun-16	\$5,500,000	Condo	2,322
60-64 Riverside Dr #8BCD	1-01186-0052	15-Jun-16	\$5,325,000	Coop	
15 Central Park West #2B	1-01114-1468	2-Jun-16	\$5,300,000	Condo	1,087
144 Columbus Avenue #20B	1-01138-1094	9-Jun-16	\$5,250,000	Condo	876
340 W 72 St #403	1-01183-0050	15-Jun-16	\$5,108,794	Coop	
336 Central Park W #4A	1-01207-0034	27-Jun-16	\$4,800,000	Coop	
320 W End Ave #3A	1-01167-0001	2-Jun-16	\$4,795,000	Coop	2,550
1-41 W 64 St #10C	1-01117-0029	29-Jun-16	\$4,570,000	Coop	
498 West End Avenue #10B	1-01231-1429	23-Jun-16	\$4,347,928	Condo	
65 Central Park W #11B	1-01119-0029	28-Jun-16	\$4,075,000	Coop	1,800
670-678 W End Ave #8F	1-01240-0061	1-Jun-16	\$3,525,000	Coop	
498 West End Avenue #10C	1-01231-1430	24-Jun-16	\$3,479,360	Condo	
230 West 78 Street #17A	1-01169-1128	30-Jun-16	\$3,468,000	Condo	1,529
80 Riverside Boulevard #34B	1-01171-4252	15-Jun-16	\$3,450,000	Condo	1,712
336 Central Park W #4B	1-01207-0034	27-Jun-16	\$3,200,000	Coop	1,950
120 West 72 Street #4A	1-01143-1405	24-Jun-16	\$3,100,000	Condo	1,476
31-35 W 93 St #4P	1-01207-0016	30-Jun-16	\$2,950,000	Coop	
220 Riverside Boulevard #22F	1-01171-1626	14-Jun-16	\$2,887,500	Condo	905
310-316 W 72 St #3EF	1-01183-0037	29-Jun-16	\$2,800,000	Coop	2,000
145 West 70 Street #7F	1-01142-1061	30-Jun-16	\$2,795,000	Condo	1,370
205 West 76 Street #5E	1-01168-1066	3-Jun-16	\$2,650,000	Condo	1,191
205 West 76 Street #5H	1-01168-1069	22-Jun-16	\$2,645,000	Condo	1,340
215 West 90 Street #8E	1-01238-1251	7-Jun-16	\$2,600,000	Condo	1,837
33 Riverside Dr #4A	1-01185-0001	6-Jun-16	\$2,550,000	Coop	
33 Riverside Dr #4F	1-01185-0001	27-Jun-16	\$2,505,000	Coop	1,750
2628 Broadway #24B	1-01871-1149	6-Jun-16	\$2,500,000	Condo	1,386
415 Central Park W #14E	1-01837-0029	8-Jun-16	\$2,425,000	Coop	
200 Riverside Boulevard #40C	1-01171-1155	24-Jun-16	\$2,320,000	Condo	1,326
105 West 72 Street #11B	1-01144-1024	15-Jun-16	\$2,300,000	Condo	1,152
46-50 Central Park W #4A	1-01117-0036	15-Jun-16	\$2,280,880	Coop	
54-59 Riverside Dr #4B	1-01186-0048	10-Jun-16	\$2,280,000	Coop	
15 W 81 St #8J	1-01195-0018	21-Jun-16	\$2,225,000	Coop	
160 West 66 Street #21B	1-01137-1051	9-Jun-16	\$2,150,000	Condo	1,073
263 West 73 Street #17A	1-01165-1151	24-Jun-16	\$2,150,000	Condo	985
238 West 108 Street #5	1-01879-1005	10-Jun-16	\$2,095,000	Condo	1,857
2460 Broadway #113	1-01239-0023	9-Jun-16	\$1,950,000	Coop	1,650
302-306 W 79 St #3DE	1-01186-0084	27-Jun-16	\$1,950,000	Coop	

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
107 West 82 Street #5C	1-01213-1209	28-Jun-16	\$1,950,000	Coop	
250 West 90 Street #18H	1-01237-1210	10-Jun-16	\$1,910,000	Condo	1,209
2273-2279 Broadway #4A	1-01229-0054	27-Jun-16	\$1,900,000	Coop	
275 West 96 Street #25E	1-01868-1239	22-Jun-16	\$1,863,398	Condo	1,315
219 West 81 Street #4F	1-01229-1134	10-Jun-16	\$1,850,000	Condo	1,304
215-217 W 78 St #8B	1-01170-0023	30-Jun-16	\$1,800,000	Coop	1,500
310-316 W 72 St #2H	1-01183-0037	21-Jun-16	\$1,800,000	Coop	
15 W 72 St #21S	1-01125-0024	13-Jun-16	\$1,750,000	Coop	
310 W 94 St #6AE	1-01252-0065	1-Jun-16	\$1,750,000	Coop	1,500
255 W End Ave #13CD	1-01183-0032	14-Jun-16	\$1,750,000	Coop	
230 Riverside Drive #7A	1-01253-1388	7-Jun-16	\$1,729,000	Condo	1,153
755-759 W End Ave #2B	1-01887-0022	23-Jun-16	\$1,725,250	Coop	1,700
134 W 88 St #1AB	1-01218-0043	9-Jun-16	\$1,695,000	Coop	
2460 Broadway #105	1-01239-0023	1-Jun-16	\$1,650,000	Coop	1,250
303 W 66 St #7EE	1-01179-0019	2-Jun-16	\$1,650,000	Coop	
100 Riverside Boulevard #14P	1-01171-3635	30-Jun-16	\$1,630,000	Condo	1,080
441-444 Central Park W #8H	1-01840-0029	2-Jun-16	\$1,630,000	Coop	1,500
240 Riverside Boulevard #15F	1-01171-2210	21-Jun-16	\$1,615,000	Condo	1,059
306 West 97 Street #43	1-01887-1017	30-Jun-16	\$1,600,000	Condo	1,152
41 W 82 St #5D	1-01196-0009	20-Jun-16	\$1,575,000	Coop	
470-472 W End Ave #12G	1-01230-0061	10-Jun-16	\$1,530,000	Coop	
160-166 W 95 St #3D	1-01225-0055	7-Jun-16	\$1,460,000	Coop	1,200
302-308 W 86 St #3C	1-01247-0037	1-Jun-16	\$1,450,000	Coop	1,200
240 Riverside Boulevard #15NT	1-01171-2244	21-Jun-16	\$1,405,000	Condo	791
30 West 61 Street #29F	1-01113-1156	28-Jun-16	\$1,405,000	Condo	1,017
2780-2786 Broadway #11H	1-01879-0001	7-Jun-16	\$1,390,000	Coop	1,055
153 W 80 St #1D	1-01211-0013	30-Jun-16	\$1,385,000	Coop	1,359
2681 Broadway #15F	1-01874-1002	16-Jun-16	\$1,380,000	Coop	1,150
160 W 87 St #2B	1-01217-0054	21-Jun-16	\$1,360,000	Coop	
220 Riverside Boulevard #23F	1-01171-1627	23-Jun-16	\$1,350,000	Condo	905
36 W 84 St #9A	1-01197-0050	1-Jun-16	\$1,350,000	Coop	
555 West 59 Street #12A	1-01151-1367	2-Jun-16	\$1,310,000	Condo	789
372 Central Park West #8J	1-01833-2159	15-Jun-16	\$1,300,000	Condo	823
275 West 96 Street #6O	1-01868-1057	10-Jun-16	\$1,300,000	Condo	980
219 West 80 Street #1D	1-01228-1204	14-Jun-16	\$1,299,000	Condo	1,046
327 Central Park West #9C	1-01206-1047	27-Jun-16	\$1,270,000	Condo	854
681-689 Amsterdam Ave #2G	1-01224-0001	23-Jun-16	\$1,270,000	Coop	1,100
325 Central Park W #4W	1-01206-0032	21-Jun-16	\$1,250,000	Coop	
49 W 96 St #2A	1-01832-0006	17-Jun-16	\$1,250,000	Coop	1,100
315-329 W 70 St #17G	1-01182-0020	16-Jun-16	\$1,250,000	Coop	
332 W 101 St #1R	1-01889-0033	29-Jun-16	\$1,210,000	Coop	
161 West 61 Street #15E	1-01132-1089	15-Jun-16	\$1,200,000	Condo	822
120 Riverside Boulevard #3N	1-01171-3187	8-Jun-16	\$1,200,000	Condo	935
2039-2049 Broadway #6F	1-01162-0029	21-Jun-16	\$1,200,000	Coop	900
878 W End Ave #10B	1-01874-0061	20-Jun-16	\$1,199,000	Coop	1,000
441-444 Central Park W #5D	1-01840-0029	17-Jun-16	\$1,195,000	Coop	1,250
215 West 88 Street #10A	1-01236-1170	10-Jun-16	\$1,180,000	Condo	766
134 West 93 Street #5D	1-01223-1527	9-Jun-16	\$1,180,000	Condo	1,000
313-315 W 99 St #5D	1-01888-0059	23-Jun-16	\$1,159,000	Coop	1,100
747-751 W End Ave #6E	1-01887-0019	28-Jun-16	\$1,150,000	Coop	1,100

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Address	BBL	Sale date	Sale price	Property type	Sqft
120 Riverside Boulevard #PH1E	1-01171-3082	13-Jun-16	\$1,140,000	Condo	774
225 W End Ave #6A	1-01182-0029	7-Jun-16	\$1,140,000	Coop	
205 West End Avenue #19J	1-01179-1308	7-Jun-16	\$1,100,000	Coop	
2721-2727 Broadway #2E	1-01876-0007	29-Jun-16	\$1,075,000	Coop	
100 W 94 St #19F	1-01224-0029	1-Jun-16	\$1,055,000	Coop	925
220 Riverside Boulevard #4V	1-01171-1792	30-Jun-16	\$1,045,000	Condo	707
334-338 W 87 St #3B	1-01248-0049	13-Jun-16	\$1,026,320	Coop	1,100
2039-2049 Broadway #11F	1-01162-0029	24-Jun-16	\$1,025,000	Coop	
23-35 W 73 St #1211	1-01126-0014	7-Jun-16	\$1,018,980	Coop	
200 West 109 Street #C6	1-01880-1030	30-Jun-16	\$999,000	Condo	949
211 West 71 Street #3B	1-01163-1008	21-Jun-16	\$995,000	Condo	785
5-13 W 65 St #7A	1-01118-0022	13-Jun-16	\$995,000	Coop	
300 Riverside Dr #2C	1-01890-0001	9-Jun-16	\$985,000	Coop	
100 West 89 Street #7J	1-01219-1087	23-Jun-16	\$965,000	Condo	773
240 Riverside Dr #101	1-01887-0001	28-Jun-16	\$959,000	Coop	
323 W 83 St #6B	1-01245-0059	14-Jun-16	\$953,673	Coop	950
25 Central Park West #2W	1-01115-1053	9-Jun-16	\$950,000	Condo	696
418 Central Park West #48	1-01837-1036	6-Jun-16	\$944,427	Condo	761
263 West 73 Street #3E	1-01165-1025	9-Jun-16	\$935,000	Condo	700
2373 Broadway #531	1-01234-1003	17-Jun-16	\$930,000	Coop	700
205 West End Avenue #5A	1-01179-1308	21-Jun-16	\$920,000	Coop	
303 W 105 St #1B	1-01891-0051	27-Jun-16	\$920,000	Coop	
255 West 85 Street #11C	1-01233-1140	10-Jun-16	\$912,700	Condo	728
250 West 88 Street #603	1-01235-1019	16-Jun-16	\$905,000	Condo	618
153 W 80 St #2D	1-01211-0013	30-Jun-16	\$890,000	Coop	
33 West 65 Street #1A	1-01118-1001	9-Jun-16	\$885,000	Condo	684
101 West 81 Street #405	1-01212-1002	28-Jun-16	\$880,000	Coop	740
418-422 Columbus Ave #2D	1-01211-0029	21-Jun-16	\$876,713	Coop	
250 West 90 Street #6G	1-01237-1183	29-Jun-16	\$875,000	Condo	636
2039-2049 Broadway #16L	1-01162-0029	3-Jun-16	\$865,000	Coop	600
130-138 W 67 St #20D	1-01138-0053	13-Jun-16	\$855,000	Coop	650
124 West 93 Street #5E	1-01223-1128	9-Jun-16	\$852,000	Condo	713
152 W 77 St #3	1-01148-0053	22-Jun-16	\$850,000	Coop	
100 W 94 St #4F	1-01224-0029	13-Jun-16	\$840,000	Coop	
20 W 72 St #1604	1-01124-0046	21-Jun-16	\$840,000	Coop	900
220 Manhattan Avenue #7N	1-01845-1317	9-Jun-16	\$829,500	Condo	825
392 Central Park West #18U	1-01833-3366	8-Jun-16	\$825,000	Condo	545
45 West 67 Street #14A	1-01120-1068	17-Jun-16	\$814,725	Condo	526
27 West 72 Street #G4	1-01125-1209	9-Jun-16	\$814,600	Condo	541
160 West End Avenue #15L	1-01158-1007	29-Jun-16	\$805,000	Coop	
264-267 Riverside Dr #4B	1-01888-0036	23-Jun-16	\$799,000	Coop	
20 W 72 St #703	1-01124-0046	14-Jun-16	\$799,000	Coop	
263-267 W End Ave #6C	1-01184-0010	8-Jun-16	\$790,000	Coop	950
201 West 72 Street #14G	1-01164-1177	21-Jun-16	\$790,000	Condo	516
157 W 79 St #5D	1-01210-0009	22-Jun-16	\$789,000	Coop	750
2480 Broadway #4H	1-01240-0024	28-Jun-16	\$775,000	Coop	750
522-526 W End Ave #5D	1-01233-0002	8-Jun-16	\$775,000	Coop	700
316 W 82 St #4F	1-01244-0085	3-Jun-16	\$760,000	Coop	
215 West 95 Street #6A	1-01243-1006	27-Jun-16	\$759,000	Condo	555
968-974 Amsterdam Ave #9G	1-01879-0036	17-Jun-16	\$756,051	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
233 W 99 St #6D	1-01871-0020	30-Jun-16	\$749,000	Coop	750
155 West 68 Street #1628	1-01140-1483	30-Jun-16	\$745,000	Condo	603
185 West End Avenue #18S	1-01179-1212	15-Jun-16	\$740,000	Coop	
315-329 W 70 St #15L	1-01182-0020	8-Jun-16	\$735,000	Coop	950
303 W 66 St #3LW	1-01179-0019	27-Jun-16	\$730,000	Coop	
263-267 W End Ave #10B	1-01184-0010	30-Jun-16	\$725,000	Coop	
2800-2808 Broadway #9F	1-01880-0001	9-Jun-16	\$725,000	Coop	650
55 West 84 Street #1	1-01198-1201	10-Jun-16	\$715,000	Condo	625
277 W End Ave #8A	1-01184-0019	14-Jun-16	\$708,000	Coop	
504 Cathedral Parkway #4A	1-01881-1022	30-Jun-16	\$692,000	Condo	680
157 W 79 St #5C	1-01210-0009	22-Jun-16	\$675,000	Coop	
220 Manhattan Avenue #2J	1-01845-1218	14-Jun-16	\$670,000	Condo	620
175 W 73 St #5J	1-01145-0001	14-Jun-16	\$660,000	Coop	750
203 W 102 St #2F	1-01874-0028	30-Jun-16	\$656,500	Coop	
2021 Broadway #14E	1-01141-1102	22-Jun-16	\$651,000	Coop	
155 West 71 Street #2H	1-01143-1244	10-Jun-16	\$610,000	Condo	435
170 West End Avenue #28L	1-01158-1405	6-Jun-16	\$595,000	Coop	
2109 Broadway #16103	1-01165-1822	1-Jun-16	\$580,000	Condo	264
2800-2808 Broadway #5B	1-01880-0001	15-Jun-16	\$580,000	Coop	
127-131 W 96 St #10E	1-01851-0012	6-Jun-16	\$575,000	Coop	700
2681 Broadway #15H	1-01874-1002	28-Jun-16	\$575,000	Coop	
57-59 W 93 St #4G	1-01207-0006	17-Jun-16	\$575,000	Coop	
230 Riverside Drive #3F	1-01253-1333	14-Jun-16	\$560,000	Condo	423
57-59 W 93 St #2A	1-01207-0006	1-Jun-16	\$555,000	Coop	
49 W 72 St #8A	1-01125-0002	6-Jun-16	\$550,000	Coop	600
320 W 84 St #2C	1-01245-0086	23-Jun-16	\$550,000	Coop	
185 West End Avenue #25J	1-01179-1212	16-Jun-16	\$535,000	Coop	
246-252 W 103 St #7E	1-01874-0058	2-Jun-16	\$532,500	Coop	550
203-205 W 98 St #4D	1-01870-0028	30-Jun-16	\$525,000	Coop	
327 W 85 St #4D	1-01247-0022	2-Jun-16	\$525,000	Coop	475
337 W 85 St #4B	1-01247-0018	29-Jun-16	\$516,217	Coop	
345 W 58 St #4L	1-01049-0001	21-Jun-16	\$512,000	Coop	
185 West End Avenue #14J	1-01179-1212	3-Jun-16	\$505,000	Coop	
320 Central Park W #7E	1-01205-0034	1-Jun-16	\$499,000	Coop	
160 West End Avenue #2B	1-01158-1007	1-Jun-16	\$495,000	Coop	
165 West End Avenue #4F	1-01179-1008	10-Jun-16	\$495,000	Coop	
156 West End Avenue #21P	1-01158-1208	20-Jun-16	\$495,000	Coop	
35 W 90 St #5H	1-01204-0016	28-Jun-16	\$480,000	Coop	
336 W End Ave #6F	1-01167-0061	29-Jun-16	\$479,000	Coop	575
230-234 Central Park W #8I	1-01197-0029	24-Jun-16	\$460,000	Coop	
170 West End Avenue #4F	1-01158-1405	6-Jun-16	\$460,000	Coop	
156 West End Avenue #5K	1-01158-1208	16-Jun-16	\$445,000	Coop	540
2109 Broadway #602	1-01165-1492	3-Jun-16	\$437,500	Condo	749
49 W 96 St #4D	1-01832-0006	23-Jun-16	\$425,000	Coop	
33 Riverside Dr #7D	1-01185-0001	24-Jun-16	\$417,000	Coop	
308-310 W 103 St #5A	1-01890-0028	1-Jun-16	\$410,000	Coop	500
46 W 83 St #1G	1-01196-0052	27-Jun-16	\$400,530	Coop	
235-239 W 70 St #1F	1-01162-0016	22-Jun-16	\$400,000	Coop	
40 West 72 Street #156A	1-01124-1002	20-Jun-16	\$399,000	Coop	
55-57 W 83 St #3B	1-01197-0010	9-Jun-16	\$370,000	Coop	325

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
310 Riverside Dr #712	1-01890-0040	22-Jun-16	\$369,000	Coop	
40 West 72 Street #101B	1-01124-1002	8-Jun-16	\$330,000	Coop	
40 West 72 Street #23A	1-01124-1002	22-Jun-16	\$325,000	Coop	400
2681 Broadway #10EE	1-01874-1002	14-Jun-16	\$315,000	Coop	
225 West 83 Street #9E	1-01231-1124	17-Jun-16	\$250,000	Condo	1,138
11 W 108 St #5B	1-01844-0024	27-Jun-16	\$79,921	Coop	
170 West End Avenue #PSR10	1-01158-1405	29-Jun-16	\$65,000	Coop	

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