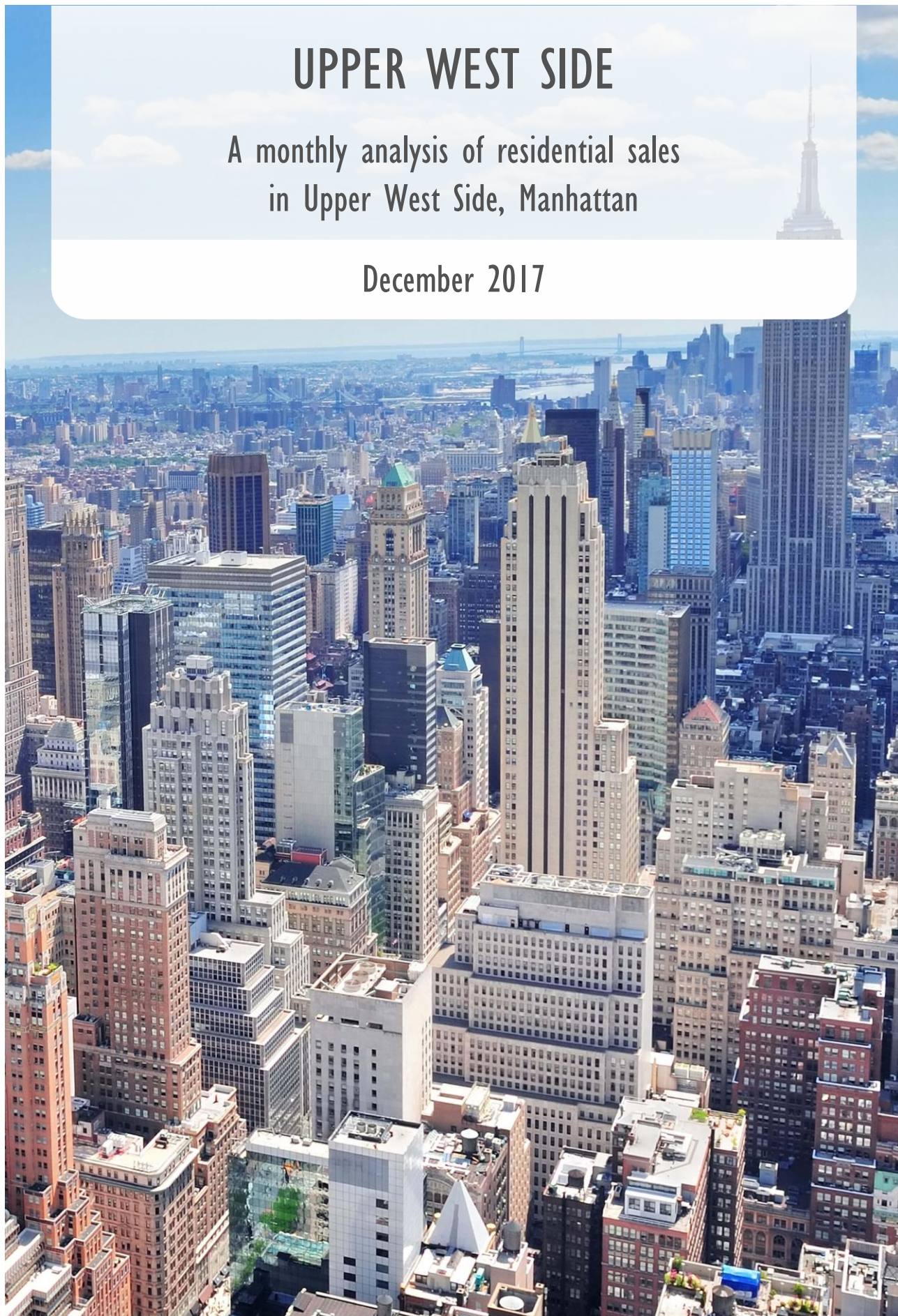


UPPER WEST SIDE

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

December 2017



The RATNER Team Market Report

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

Residential Market Report, December 2017

Upper West Side, Manhattan

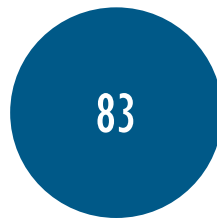
SUMMARY

MEDIAN SALE PRICE



3% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



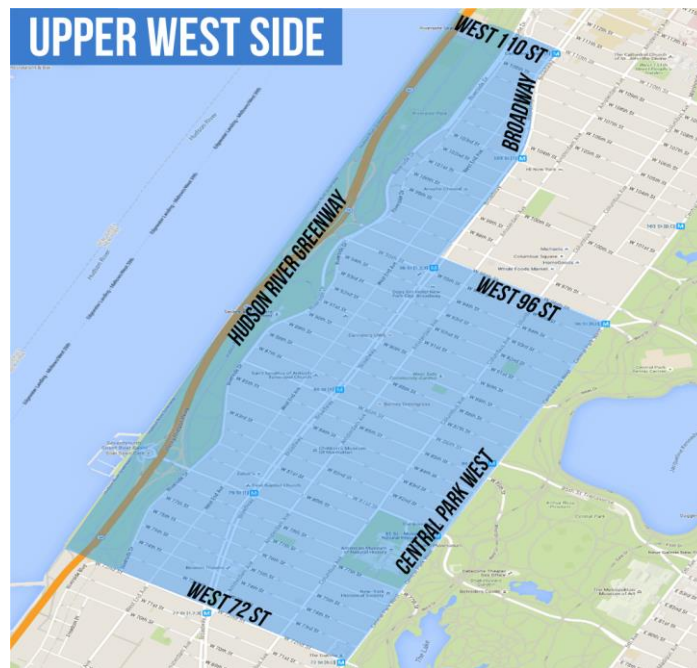
13% YoY

MANHATTAN
MEDIAN SALE PRICE



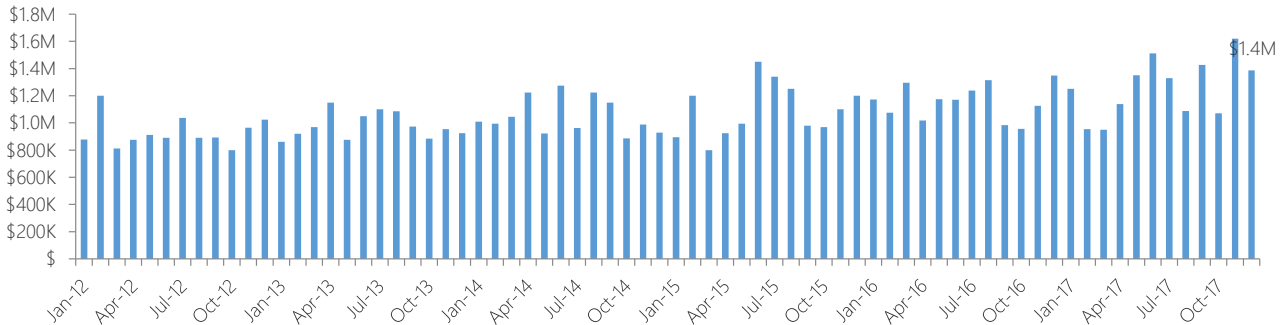
18% YoY

NEIGHBORHOOD BOUNDARIES

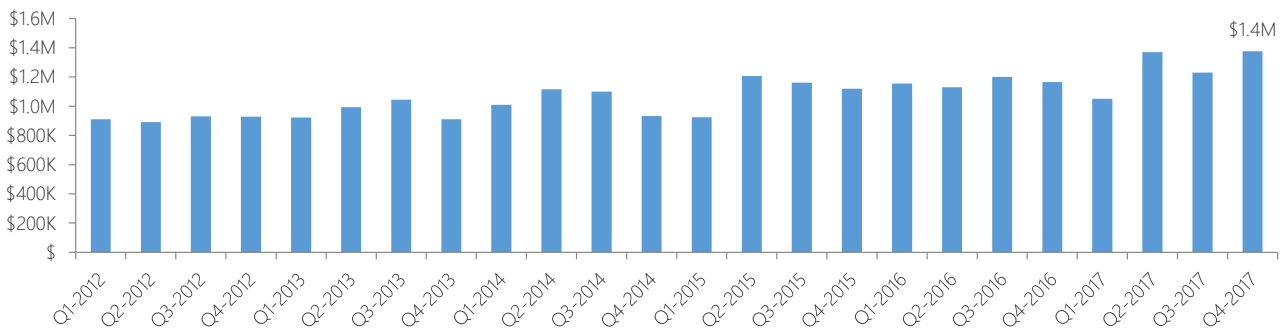


RESIDENTIAL STATS

Median Sale Price by Month

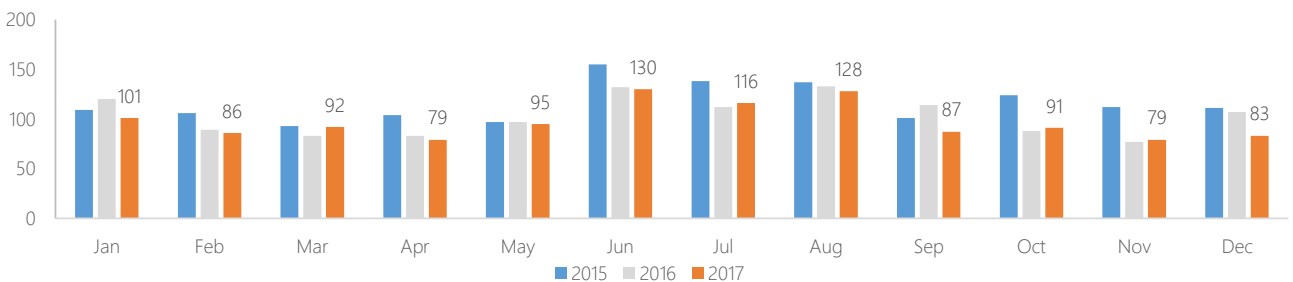


Median Sale Price by Quarter

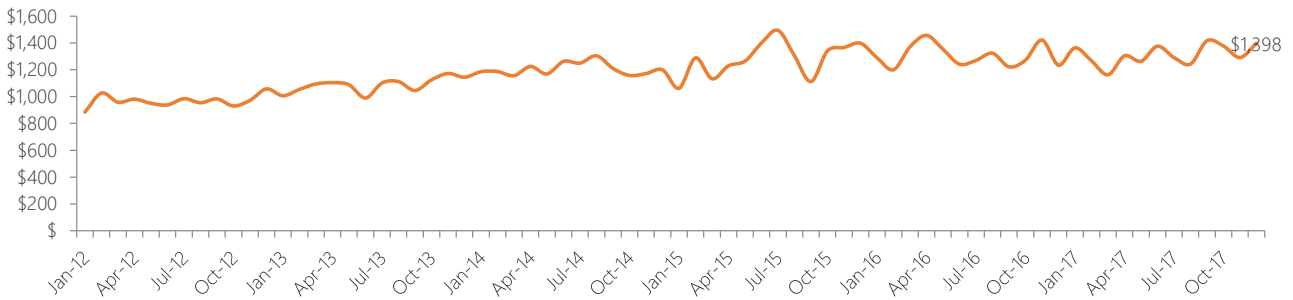


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	81	87	87	88	127	149	144	158	110	105	79	150
2013	83	106	97	95	143	138	179	152	112	158	98	147
2014	139	90	106	114	126	143	160	143	127	102	75	101
2015	109	106	93	104	97	155	138	137	101	124	112	111
2016	120	89	83	83	97	132	112	133	114	88	77	107
2017	101	86	92	79	95	130	116	128	87	91	79	83



Median Sale Price per Square Foot

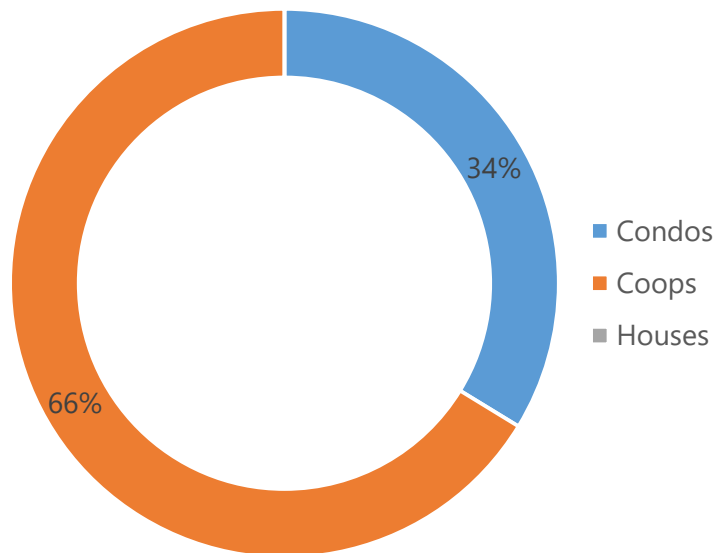


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,800,000	-2%	\$1,599	2%	28
Coops	\$1,135,000	43%	\$1,220	22%	55
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
300 Central Park W #4D	1-01204-0029	12-Dec-17	\$9,900,000	Coop	3,150
2211 Broadway #12H	1-01170-1206	4-Dec-17	\$8,350,000	Condo	1,825
2211 Broadway #12F	1-01170-1184	18-Dec-17	\$8,200,000	Condo	2,539
2211 Broadway #9J	1-01170-1215	27-Dec-17	\$6,000,000	Condo	3,069
44-48 W 77 St #4W	1-01129-0055	15-Dec-17	\$5,900,000	Coop	
205 W 76 St #PH3B	1-01168-1124	27-Dec-17	\$5,450,000	Condo	1,801
317 W 89 St #4W	1-01250-1212	14-Dec-17	\$4,250,000	Condo	2,651
732 W End Ave #2	1-01243-1302	8-Dec-17	\$3,632,868	Condo	2,520
2250 Broadway #20C	1-01228-1121	19-Dec-17	\$3,600,000	Condo	751
230-234 Central Park W #5FGHI	1-01197-0029	12-Dec-17	\$3,461,600	Coop	
161 W 75 St #6GH7G	1-01147-1003	1-Dec-17	\$3,000,000	Coop	1,541
325 W End Ave #7D	1-01185-0019	27-Dec-17	\$2,970,400	Coop	3,000
205 W 76 St #4J	1-01168-1060	20-Dec-17	\$2,886,000	Condo	1,865
215 W 90 St #8A	1-01238-1247	27-Dec-17	\$2,800,000	Condo	1,933
215 W 90 St #14E	1-01238-1286	7-Dec-17	\$2,625,000	Condo	1,837
2109 Broadway #1579	1-01165-1781	18-Dec-17	\$2,551,000	Condo	1,126
470-472 W End Ave #4E	1-01230-0061	26-Dec-17	\$2,395,000	Coop	1,840
677 W End Ave #14AB	1-01252-0020	19-Dec-17	\$2,318,000	Coop	1,900
235 W 75 St #223	1-01167-1212	4-Dec-17	\$2,172,798	Condo	1,076
590 W End Ave #7C	1-01236-0061	21-Dec-17	\$2,021,458	Coop	
176 W 86 St #11A	1-01216-1050	21-Dec-17	\$1,850,000	Condo	1,059
23-35 W 73 St #1409	1-01126-0014	13-Dec-17	\$1,730,000	Coop	
140-147 Riverside Dr #15N	1-01248-0001	22-Dec-17	\$1,685,000	Coop	
11 Riverside Dr #13BE	1-01184-0031	20-Dec-17	\$1,675,000	Coop	
250 W 90 St #14A	1-01237-1114	22-Dec-17	\$1,670,000	Condo	1,182
2373 Broadway #331	1-01234-1003	19-Dec-17	\$1,650,000	Coop	
164-166 W 79 St #15A	1-01150-0056	7-Dec-17	\$1,650,000	Coop	
2460 Broadway #111	1-01239-0023	4-Dec-17	\$1,590,000	Coop	1,250
250 W 89 St #RES1	1-01236-1003	18-Dec-17	\$1,515,000	Coop	1,100
600 W End Ave #10A	1-01237-0001	11-Dec-17	\$1,500,000	Coop	
320 W End Ave #11B	1-01167-0001	19-Dec-17	\$1,495,000	Coop	
584 W End Ave #4A	1-01236-0003	11-Dec-17	\$1,472,500	Coop	1,100
64 W 89 St #2F	1-01202-0157	11-Dec-17	\$1,400,000	Coop	1,000
839 W End Ave #3E	1-01889-0022	14-Dec-17	\$1,375,000	Coop	1,200
320 W 89 St #8C	1-01250-0047	7-Dec-17	\$1,335,000	Coop	
200 W 79 St #7F	1-01170-1010	27-Dec-17	\$1,325,000	Coop	1,032
530 W End Ave #82	1-01233-1028	7-Dec-17	\$1,300,000	Condo	1,012
100 W 93 St #2G	1-01223-1372	7-Dec-17	\$1,250,000	Condo	741
15 W 72 St #3E	1-01125-0024	20-Dec-17	\$1,250,000	Coop	
172 W 79 St #5F	1-01150-1229	1-Dec-17	\$1,221,900	Condo	764
677 W End Ave #2A	1-01252-0020	28-Dec-17	\$1,210,950	Coop	
200 W 79 St #PHD	1-01170-1010	4-Dec-17	\$1,135,000	Coop	850
2511-2513 Broadway #14J	1-01241-0052	15-Dec-17	\$999,000	Coop	
285 Central Park W #1E	1-01202-0036	21-Dec-17	\$995,000	Coop	
2250 Broadway #3G	1-01228-1022	12-Dec-17	\$980,000	Condo	740
201 W 72 St #12F	1-01164-1162	14-Dec-17	\$975,000	Condo	657
305-311 W 98 St #4AN	1-01888-0010	18-Dec-17	\$968,000	Coop	
245 W 74 St #4E	1-01166-0007	27-Dec-17	\$945,000	Coop	800
150 W 79 St #4B	1-01150-0055	18-Dec-17	\$945,000	Coop	850
681-689 Amsterdam Ave #6J	1-01224-0001	20-Dec-17	\$933,938	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
230 Riverside Dr #8K	1-01253-1413	14-Dec-17	\$915,000	Condo	675
590 W End Ave #7B	1-01236-0061	21-Dec-17	\$861,678	Coop	750
309 W 93 St #7C	1-01252-0044	27-Dec-17	\$855,000	Coop	
240 W 75 St #8D	1-01166-0154	14-Dec-17	\$770,000	Coop	
123 W 93 St #1G	1-01224-0023	14-Dec-17	\$762,500	Coop	
100 W 93 St #3E	1-01223-1317	20-Dec-17	\$720,000	Condo	516
320-322 W 83 St #3A	1-01245-0034	20-Dec-17	\$695,000	Coop	
161 W 86 St #7DD	1-01217-0006	13-Dec-17	\$690,000	Coop	750
108 W 87 St #2A	1-01217-0037	18-Dec-17	\$676,000	Coop	600
167-169 W 73 St #9	1-01145-0007	6-Dec-17	\$580,000	Coop	
230-234 Central Park W #7H	1-01197-0029	21-Dec-17	\$452,500	Coop	
33 Riverside Dr #7GA	1-01185-0001	13-Dec-17	\$425,000	Coop	400
153 W 80 St #2A	1-01211-0013	6-Dec-17	\$343,000	Coop	
120 W 78 St #1A	1-01149-0043	28-Dec-17	\$331,500	Coop	
244 Riverside Dr #2F	1-01887-0036	5-Dec-17	\$290,000	Coop	
202 W 92 St #3R	1-01239-0037	13-Dec-17	\$287,500	Coop	
320-322 W 83 St #4B	1-01245-0034	18-Dec-17	\$100,000	Coop	620
153 W 80 St #4C	1-01211-0013	6-Dec-17	\$17,000	Coop	
153 W 80 St #2C	1-01211-0013	6-Dec-17	\$13,000	Coop	
153 W 80 St #4A	1-01211-0013	6-Dec-17	\$13,000	Coop	



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Nate Pfaff

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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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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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