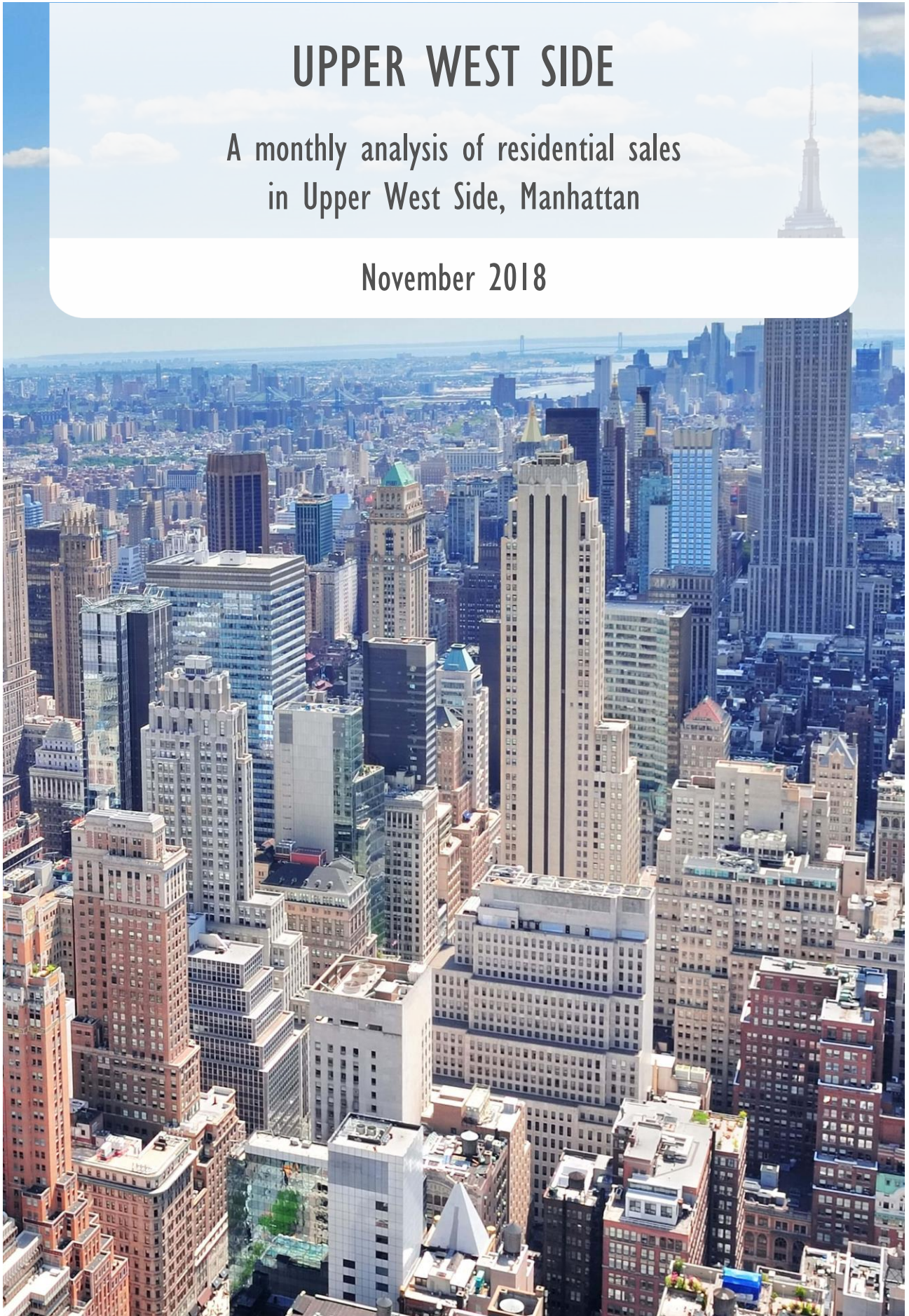


UPPER WEST SIDE

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

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Upper West Side, Manhattan

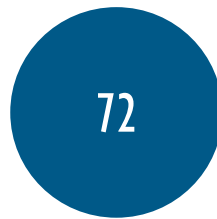
SUMMARY

MEDIAN SALE PRICE



-37% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



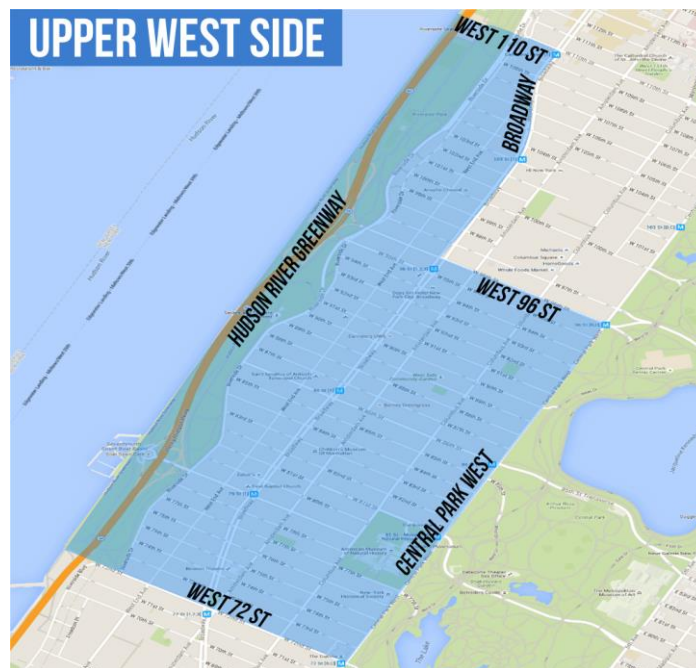
-12% YoY

MANHATTAN
MEDIAN SALE PRICE



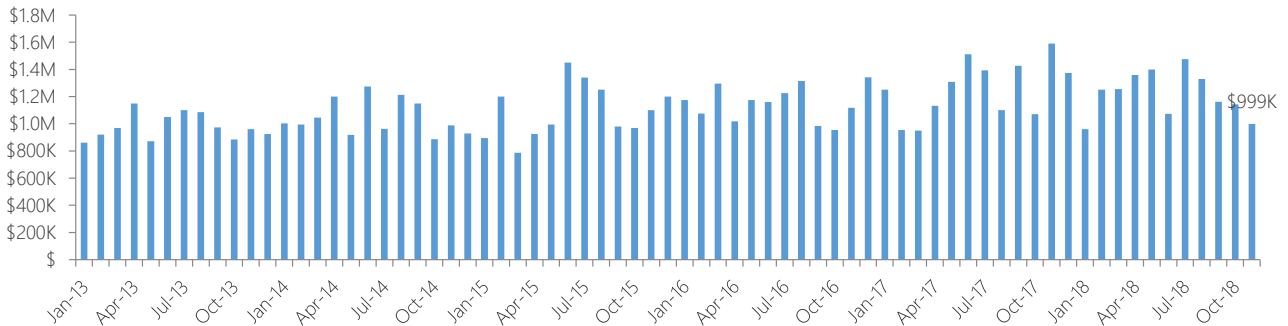
-6% YoY

NEIGHBORHOOD BOUNDARIES

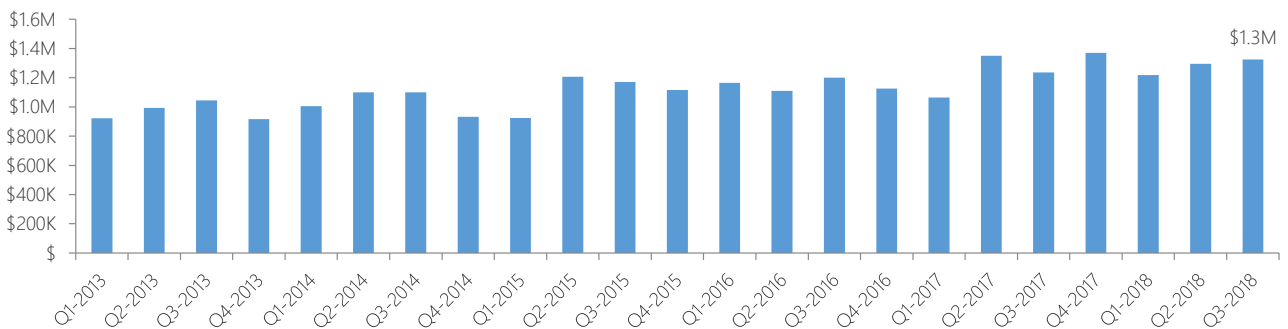


RESIDENTIAL STATS

Median Sale Price by Month

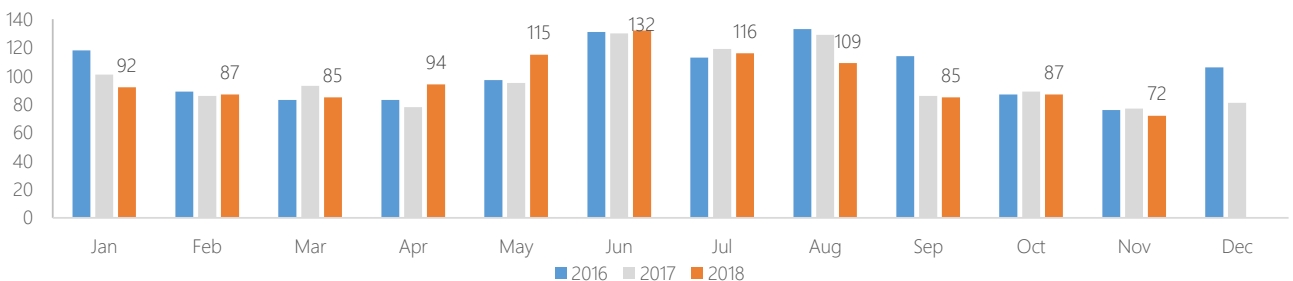


Median Sale Price by Quarter

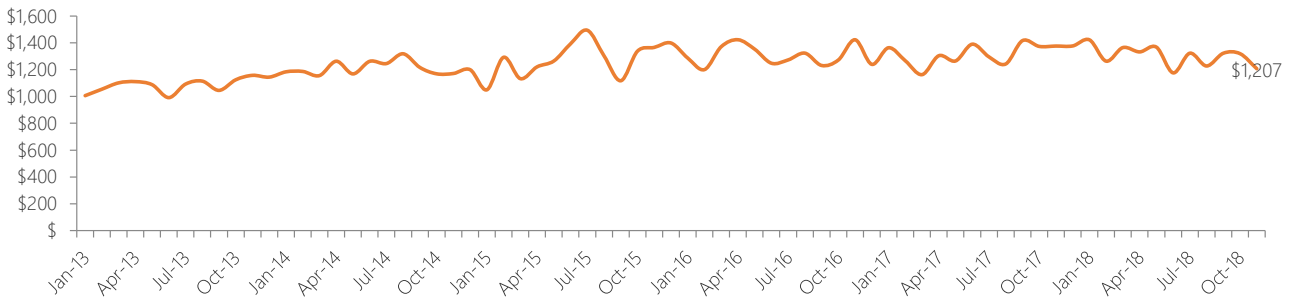


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	83	106	97	95	142	136	179	152	112	158	97	147
2014	138	90	104	113	125	143	160	142	127	102	75	101
2015	109	106	92	104	97	155	137	137	101	124	112	110
2016	118	89	83	83	97	131	113	133	114	87	76	106
2017	101	86	93	78	95	130	119	129	86	89	77	81
2018	92	87	85	94	115	132	116	109	85	87	72	



Median Sale Price per Square Foot

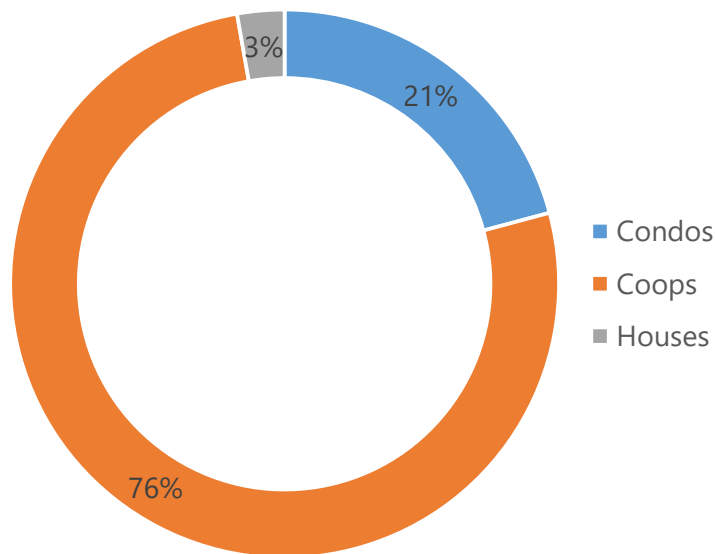


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,068,669	-39%	\$1,334	-15%	15
Coops	\$999,000	-35%	\$1,166	-3%	55
Houses	\$10,822,500	-	\$1,508	-	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
18 W 75th St	1-01127-0044	20-Nov-18	\$12,250,000	House	8,073
52 W 85th St	1-01198-0053	7-Nov-18	\$9,395,000	House	6,266
325 W End Ave #11A	1-01185-0019	15-Nov-18	\$5,990,000	Coop	
6-16 W 77th St #PHC	1-01129-0039	1-Nov-18	\$4,600,000	Coop	
6-16 W 77th St #PHA	1-01129-0039	1-Nov-18	\$4,400,000	Coop	
6-16 W 77th St #PHB	1-01129-0039	1-Nov-18	\$4,100,000	Coop	
151 W 86th St #6D	1-01217-0011	20-Nov-18	\$4,000,000	Coop	
355 Riverside Dr #12W	1-01892-0064	16-Nov-18	\$3,500,000	Coop	
101 W 79th St #23A	1-01210-1121	19-Nov-18	\$3,400,000	Condo	1,330
755 W End Ave #10A	1-01887-0022	21-Nov-18	\$3,300,000	Coop	2,000
817 W End Ave #10D	1-01888-1160	1-Nov-18	\$2,425,000	Condo	1,916
40 W 77th St #16F	1-01129-0050	20-Nov-18	\$2,400,000	Coop	
895 W End Ave #1B	1-01890-0061	15-Nov-18	\$2,340,000	Coop	
817 W End Ave #9B	1-01888-1153	27-Nov-18	\$2,247,500	Condo	1,715
145 W 86th St #6B	1-01217-0014	29-Nov-18	\$2,100,000	Coop	
230 Riverside Dr #12D	1-01253-1467	6-Nov-18	\$1,980,496	Condo	1,297
333 Central Park W #55	1-01207-0029	5-Nov-18	\$1,950,000	Coop	
35 W 82nd St #7B	1-01196-0013	19-Nov-18	\$1,587,500	Coop	
135 W 79th St #11A	1-01210-0017	5-Nov-18	\$1,525,000	Coop	1,100
2112 Broadway #7	1-01165-1925	15-Nov-18	\$1,514,500	Condo	2,733
2112 Broadway #8ET	1-01165-1925	15-Nov-18	\$1,514,500	Condo	2,733
315 W End Ave #4C	1-01184-0083	26-Nov-18	\$1,500,000	Coop	
119 W 77th St #4	1-01149-0024	26-Nov-18	\$1,425,000	Coop	1,000
37 W 93rd St #14	1-01207-0015	30-Nov-18	\$1,422,500	Coop	
40 W 84th St #PH	1-01197-0052	20-Nov-18	\$1,230,000	Coop	500
40 W 77th St #1A	1-01129-0050	19-Nov-18	\$1,220,000	Coop	1,050
140 Riverside Dr #8B	1-01248-0001	26-Nov-18	\$1,200,000	Coop	
600 W End Ave #2A	1-01237-0001	6-Nov-18	\$1,195,000	Coop	
215 W 88th St #5A	1-01236-1131	15-Nov-18	\$1,170,000	Condo	766
505 W End Ave #4A	1-01246-0029	5-Nov-18	\$1,112,000	Coop	950
102 W 85th St #PHA	1-01215-0035	8-Nov-18	\$1,110,000	Coop	650
320 W 76th St #5B	1-01185-0032	7-Nov-18	\$1,110,000	Coop	850
15 W 72nd St #2E	1-01125-0024	26-Nov-18	\$1,050,000	Coop	
140 W 80th St #2	1-01210-0051	29-Nov-18	\$999,000	Coop	840
323 W 83rd St #4D	1-01245-0059	16-Nov-18	\$999,000	Coop	950
130 W 86th St #5B	1-01216-0044	19-Nov-18	\$999,000	Coop	
100 W 94th St #7F	1-01224-0029	1-Nov-18	\$985,000	Coop	925
360 Central Park W #5J	1-01209-1400	8-Nov-18	\$967,338	Condo	
100 W 94th St #15E	1-01224-0029	14-Nov-18	\$922,500	Coop	
250 W 90th St #4B	1-01237-1124	26-Nov-18	\$855,000	Condo	630
2109 Broadway #910	1-01165-1589	15-Nov-18	\$839,500	Condo	534
2280-2286 Broadway #8B	1-01230-1002	19-Nov-18	\$825,000	Coop	
360 Central Park W #7K	1-01209-1333	1-Nov-18	\$817,655	Condo	
175 W 93rd St #8D	1-01224-0001	13-Nov-18	\$739,500	Coop	
710 W End Ave #12C	1-01242-0062	19-Nov-18	\$736,224	Coop	
204 W 92nd St #3F	1-01239-0038	1-Nov-18	\$735,000	Coop	600
23 W 73rd St #414	1-01126-0014	14-Nov-18	\$725,000	Coop	
328 W 86th St #11B	1-01247-0047	1-Nov-18	\$710,000	Coop	750
170 W 81st St #5E	1-01211-0056	26-Nov-18	\$679,500	Coop	
2681 Broadway #11K	1-01874-1002	27-Nov-18	\$655,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
250 W 88th St #608	1-01235-1054	15-Nov-18	\$625,000	Condo	421
214 Riverside Dr #704	1-01252-0075	26-Nov-18	\$625,000	Coop	800
327 W 83rd St #6A	1-01245-0058	5-Nov-18	\$615,000	Coop	650
151 W 80th St #4R	1-01211-0014	30-Nov-18	\$605,000	Coop	700
100 W 93rd St #22E	1-01223-1335	6-Nov-18	\$595,000	Condo	516
304 W 89th St #8D	1-01250-0040	19-Nov-18	\$570,000	Coop	
588 W End Ave #1B	1-01236-0003	28-Nov-18	\$560,000	Coop	
108 W 87th St #4A	1-01217-0037	15-Nov-18	\$555,000	Coop	600
5 Riverside Dr #4F	1-01184-0028	19-Nov-18	\$544,000	Coop	550
2 W 90th St #1C	1-01203-0037	28-Nov-18	\$525,000	Coop	
135 W 79th St #PHC	1-01210-0017	16-Nov-18	\$510,000	Coop	
324 W 83rd St #1E	1-01245-0037	16-Nov-18	\$499,888	Coop	500
2681 Broadway #10G	1-01874-1002	1-Nov-18	\$475,000	Coop	
134 W 88th St #3A	1-01218-0043	15-Nov-18	\$425,000	Coop	
225 Central Park W #1610	1-01196-0029	12-Nov-18	\$400,000	Coop	340
101 W 87th St #302	1-01218-1013	20-Nov-18	\$387,837	Condo	676
225 Central Park W #620A	1-01196-0029	5-Nov-18	\$380,000	Coop	
60 Riverside Dr #2H	1-01186-0052	19-Nov-18	\$320,009	Coop	



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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
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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