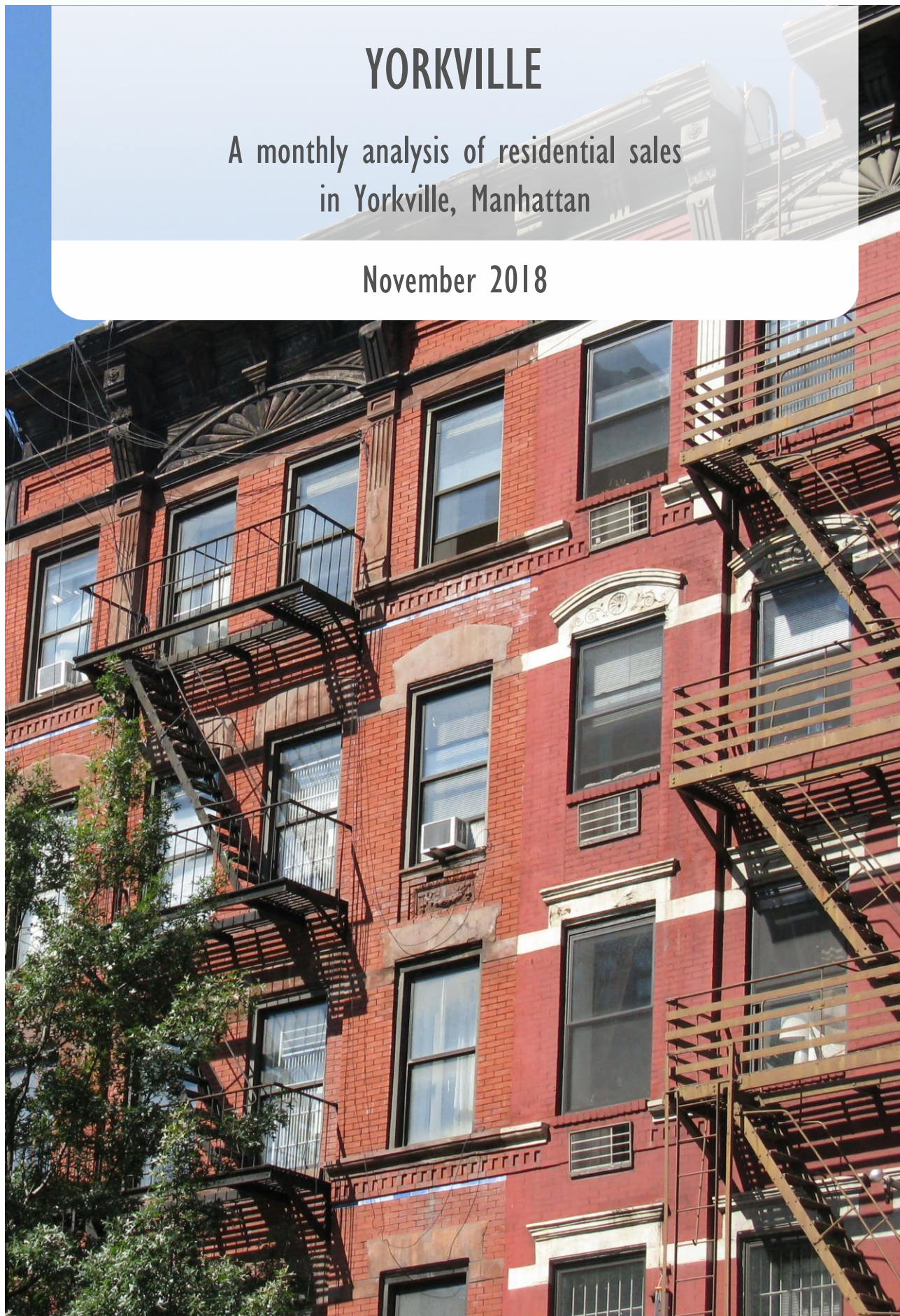


YORKVILLE

A monthly analysis of residential sales
in Yorkville, Manhattan

November 2018



The RATNER Team Market Report

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

Residential Market Report, November 2018

Yorkville, Manhattan

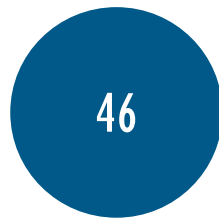
SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



-27% YoY

MEDIAN PRICE/SQ.FT.



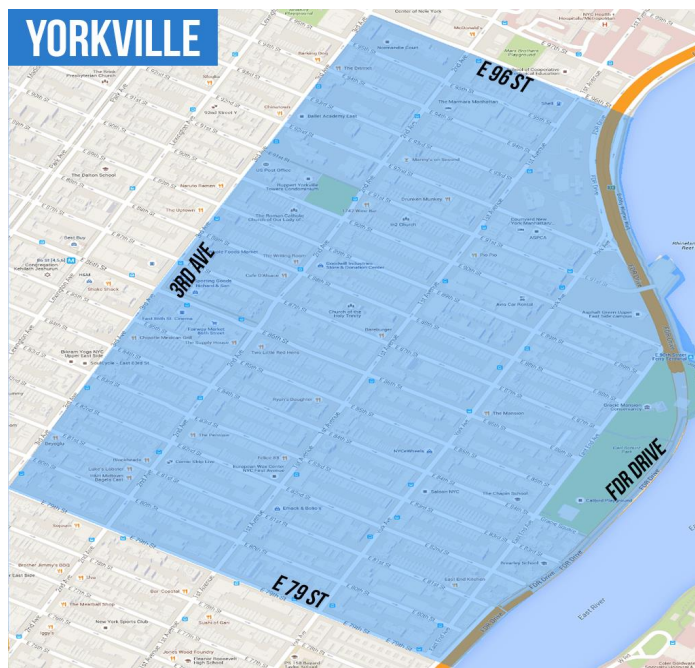
6% YoY

MANHATTAN
MEDIAN SALE PRICE



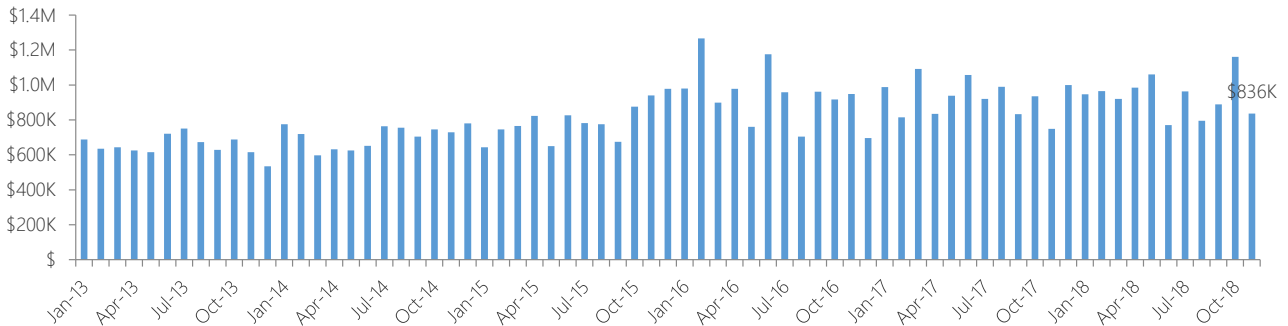
-6% YoY

NEIGHBORHOOD BOUNDARIES

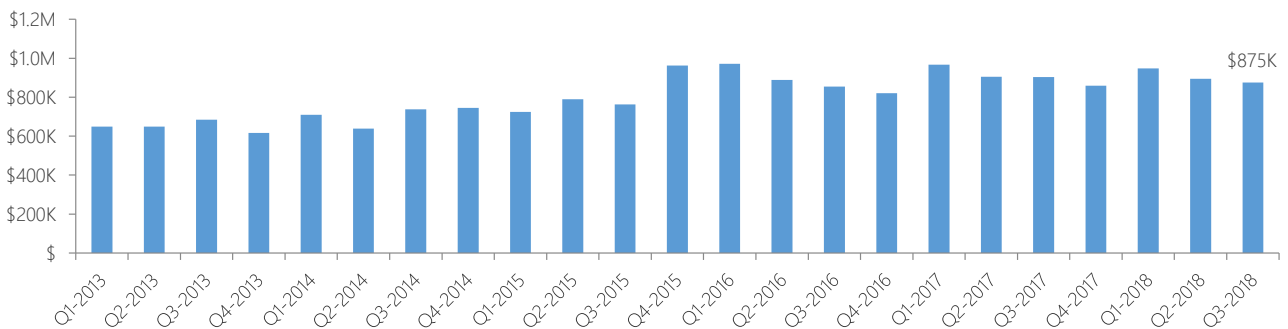


RESIDENTIAL STATS

Median Sale Price by Month

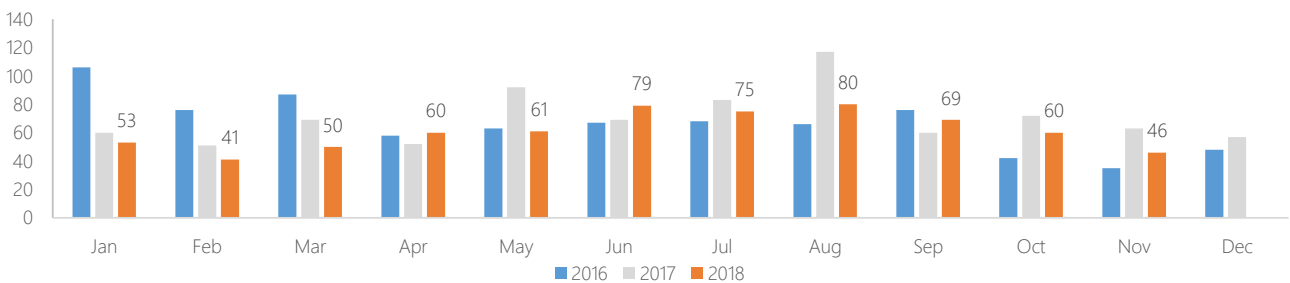


Median Sale Price by Quarter

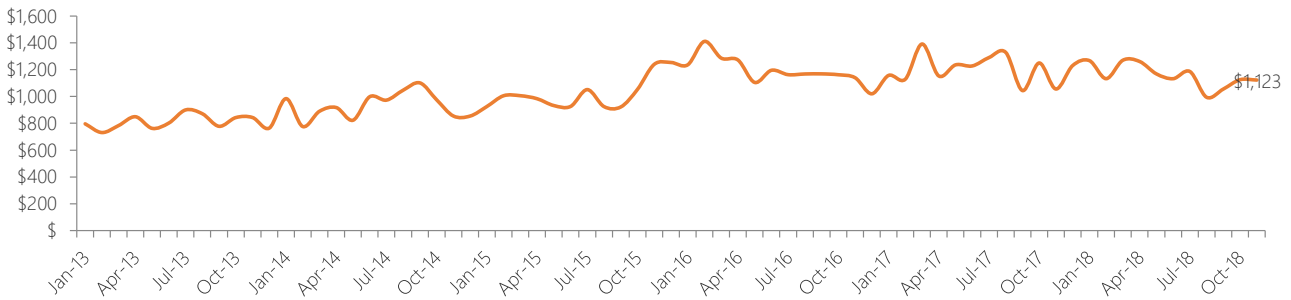


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	63	45	56	60	77	115	94	112	70	103	71	53
2014	66	58	53	64	64	88	104	83	63	79	56	57
2015	58	52	52	60	71	64	78	78	65	61	73	120
2016	106	76	87	58	63	67	68	66	76	42	35	48
2017	60	51	69	52	92	69	83	117	60	72	63	57
2018	53	41	50	60	61	79	75	80	69	60	46	



Median Sale Price per Square Foot

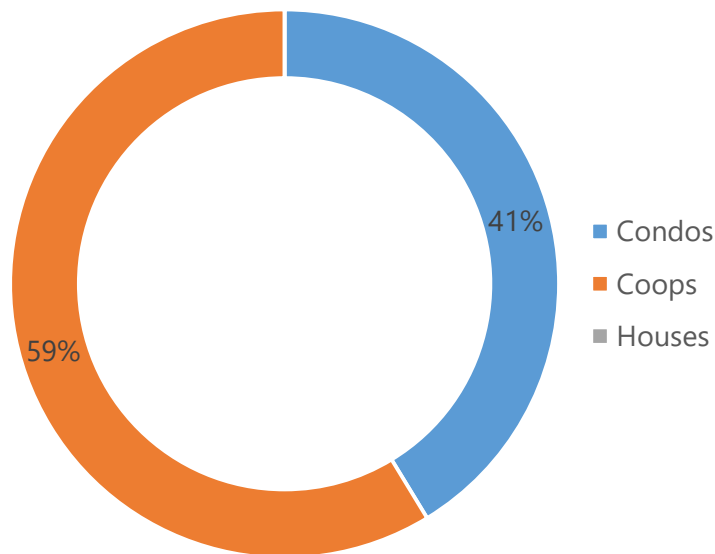


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,212,500	36%	\$1,250	-2%	19
Coops	\$640,000	-5%	\$865	-7%	27
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 95th St #27C	1-01540-1401	15-Nov-18	\$5,121,500	Condo	
25 E End Ave #15G	1-01589-0019	13-Nov-18	\$3,100,000	Coop	
170 E End Ave #4H	1-01584-1038	16-Nov-18	\$3,020,000	Condo	1,749
305 E 85th St #4C	1-01548-1309	2-Nov-18	\$3,000,000	Condo	1,923
200 E 94th St #501	1-01539-1378	16-Nov-18	\$2,510,000	Condo	1,554
535 E 86th St #7A	1-01583-0015	28-Nov-18	\$2,475,000	Coop	
360 E 89th St #2A	1-01551-1102	13-Nov-18	\$1,784,688	Condo	
222 E 80th St #7AB	1-01525-0036	13-Nov-18	\$1,750,000	Coop	
235 E 87th St #5AB	1-01533-0122	21-Nov-18	\$1,725,000	Coop	1,600
389 E 89th St #8G	1-01552-1345	1-Nov-18	\$1,590,000	Condo	
1760 Second Ave #23B	1-01554-1106	19-Nov-18	\$1,375,000	Condo	912
360 E 88th St #16A	1-01550-1068	14-Nov-18	\$1,230,000	Condo	984
1760 Second Ave #28B	1-01554-1125	13-Nov-18	\$1,225,000	Condo	987
1623 Third Ave #6F	1-01537-1686	16-Nov-18	\$1,200,000	Condo	1,157
200 E 90th St #7G	1-01535-0003	28-Nov-18	\$1,200,000	Coop	
75 E End Ave #2D	1-01590-0008	8-Nov-18	\$1,100,000	Coop	
52 E End Ave #22B	1-01578-1046	26-Nov-18	\$955,000	Condo	936
52 E End Ave #11B	1-01578-1021	21-Nov-18	\$879,000	Condo	936
301 E 79th St #27N	1-01542-1385	16-Nov-18	\$862,500	Condo	565
235 E 87th St #5L	1-01533-0122	2-Nov-18	\$860,000	Coop	
200 E 89th St #27C	1-01534-1102	29-Nov-18	\$850,000	Condo	773
235 E 87th St #12L	1-01533-0122	8-Nov-18	\$836,000	Coop	950
301 E 79th St #18F	1-01542-1236	15-Nov-18	\$805,000	Condo	619
345 E 81st St #17E	1-01544-0019	7-Nov-18	\$800,000	Coop	
301 E 79th St #21M	1-01542-1289	20-Nov-18	\$760,000	Condo	556
332 E 84th St #3F	1-01546-0035	1-Nov-18	\$735,000	Coop	850
229 E 79th St #15E	1-01525-0015	28-Nov-18	\$707,000	Coop	
400 E 90th St #6B	1-01569-1336	9-Nov-18	\$675,000	Condo	589
515 E 85th St #PHD	1-01582-0005	29-Nov-18	\$654,500	Coop	
340 E 93rd St #11J	1-01555-0023	14-Nov-18	\$640,000	Coop	700
340 E 93rd St #3E	1-01555-0023	21-Nov-18	\$633,000	Coop	
501 E 79th St #16G	1-01576-0001	8-Nov-18	\$588,000	Coop	850
204-208 E 90th St #4E	1-01535-0042	8-Nov-18	\$522,000	Coop	
520 E 81st St #8M	1-01577-1102	7-Nov-18	\$504,000	Condo	420
204-208 E 90th St #5E	1-01535-0042	8-Nov-18	\$499,000	Coop	750
446 E 86th St #14C	1-01565-0028	29-Nov-18	\$473,500	Coop	
525 E 82nd St #8E	1-01579-0015	20-Nov-18	\$460,000	Coop	550
512 E 83rd St #4D	1-01579-0044	20-Nov-18	\$447,500	Coop	
322 E 85th St #3C	1-01547-0042	5-Nov-18	\$425,000	Coop	
512 E 82nd St #4D	1-01578-0044	20-Nov-18	\$415,000	Coop	
343 E 92nd St #4E	1-01555-0021	21-Nov-18	\$350,000	Coop	
25 E End Ave #SR11	1-01589-0019	13-Nov-18	\$230,000	Coop	
333 E 79th St #11U	1-01542-0019	28-Nov-18	\$157,333	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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