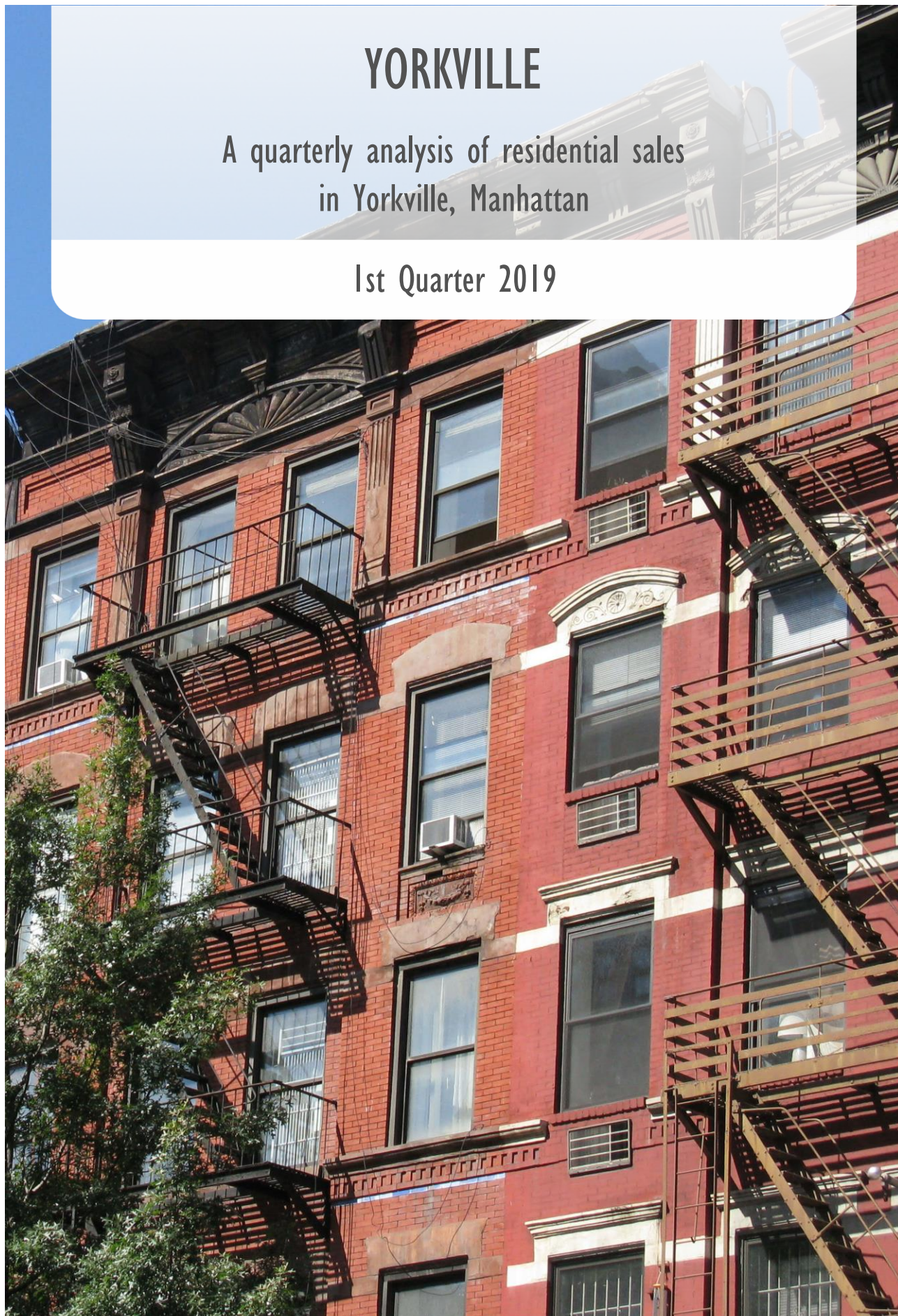


YORKVILLE

A quarterly analysis of residential sales
in Yorkville, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

Yorkville, Manhattan

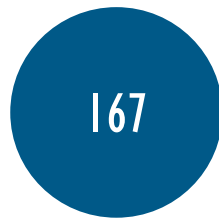
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



15% YoY

MEDIAN PRICE/SQ.FT.



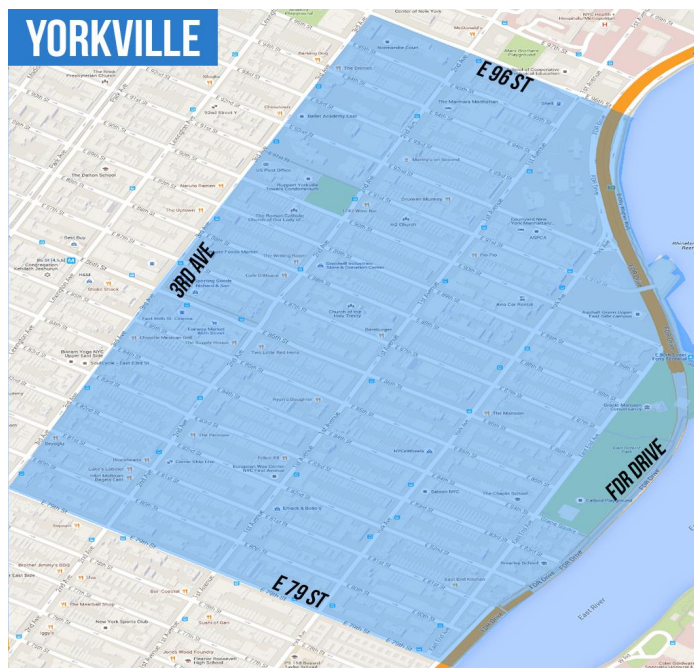
-9% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

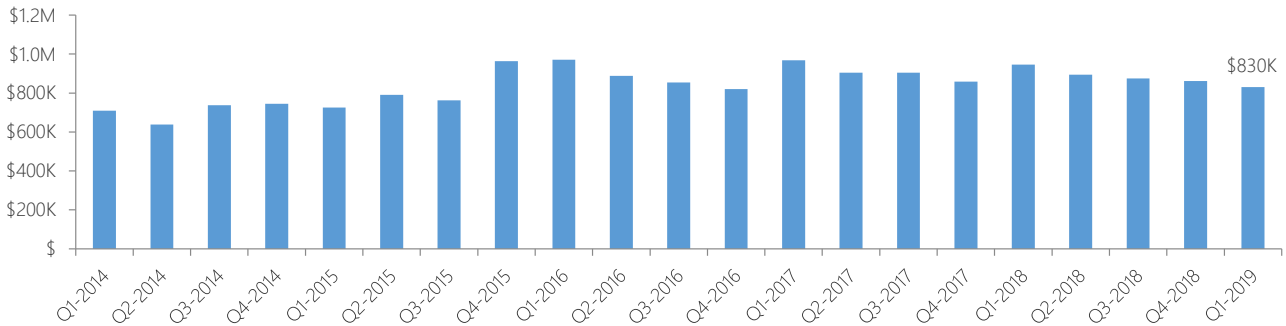


The RATNER Team Market Report

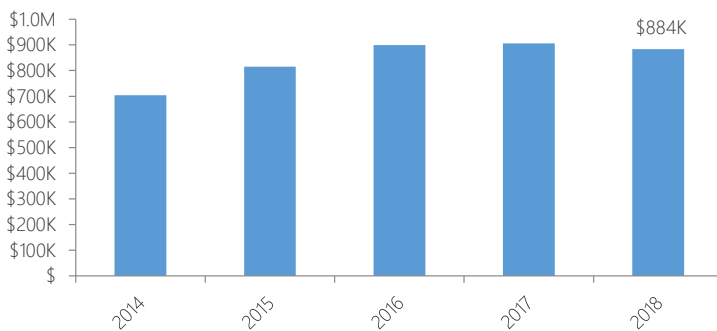
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Quarter

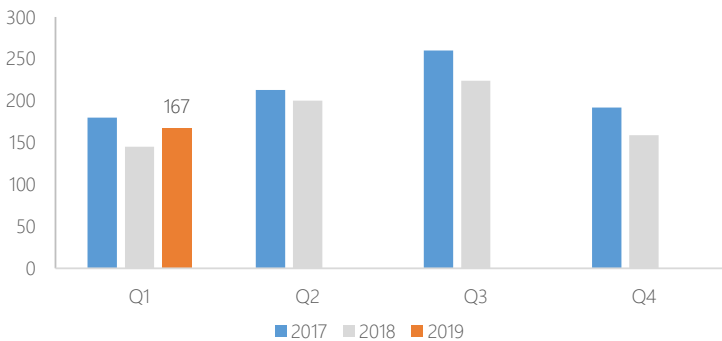


Median Sale Price by Year

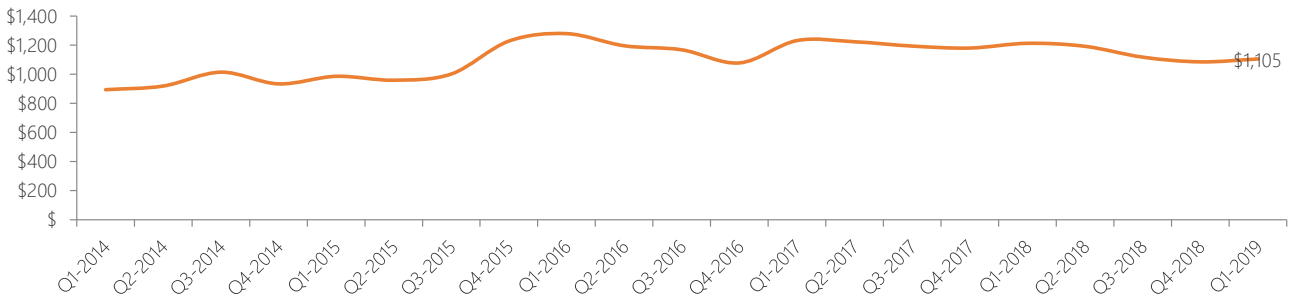


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	177	162	269	180	145	167
Q2	216	195	188	213	200	
Q3	250	221	210	260	224	
Q4	193	254	125	192	159	



Median Sale Price per Square Foot

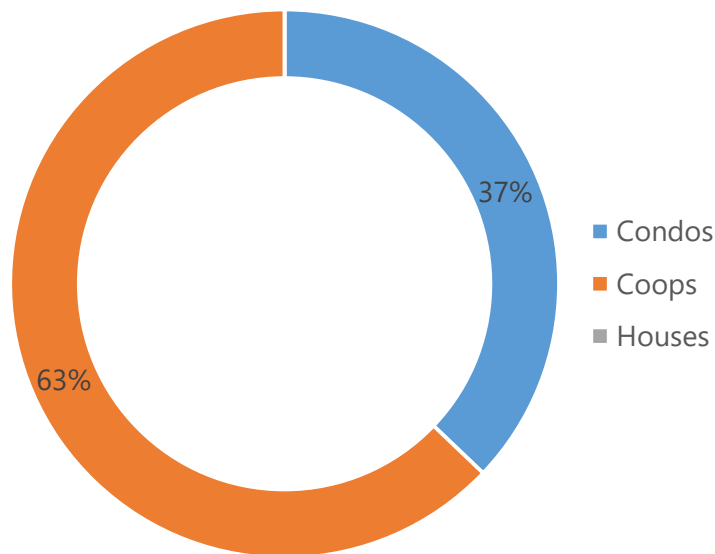


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,300,000	-9%	\$1,317	-8%	62
Coops	\$703,000	1%	\$938	-6%	105
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
20 E End Ave #7C	1-01577-1421	1-Feb-19	\$11,350,000	Condo	
450 E 83rd St #17B	1-01562-1085	26-Mar-19	\$5,400,000	Condo	1,866
305 E 85th St #16B	1-01548-1349	7-Jan-19	\$5,050,000	Condo	2,923
200 E 95th St #12C	1-01540-1359	18-Mar-19	\$4,189,008	Condo	
360 E 89th St #19A	1-01551-1150	5-Feb-19	\$3,650,000	Condo	
333 E 91st St #20CD	1-01554-0023	31-Jan-19	\$3,375,000	Coop	2,968
1725 York Ave #11FG	1-01569-0016	17-Jan-19	\$3,023,500	Coop	
200 E 94th St #1909	1-01539-1508	19-Mar-19	\$2,940,248	Condo	1,576
200 E 94th St #2815	1-01539-1567	19-Mar-19	\$2,823,500	Condo	1,780
201 E 80th St #5C	1-01526-1020	21-Feb-19	\$2,800,000	Condo	1,889
360 E 88th St #36C	1-01550-1143	25-Jan-19	\$2,750,000	Condo	2,237
360 E 89th St #24B	1-01551-1166	28-Feb-19	\$2,660,000	Condo	
201 E 83rd St #14ABC	1-01529-0001	5-Mar-19	\$2,650,000	Coop	
200 E 90th St #10EF	1-01535-0003	3-Jan-19	\$2,600,000	Coop	
360 E 89th St #21B	1-01551-1157	20-Mar-19	\$2,575,000	Condo	
455 E 86th St #31B	1-01566-1061	20-Mar-19	\$2,500,000	Condo	1,640
360 E 89th St #16B	1-01551-1142	26-Feb-19	\$2,420,000	Condo	
201 E 80th St #17C	1-01526-1092	4-Mar-19	\$2,375,000	Condo	1,413
2 E End Ave #PHD	1-01576-0023	26-Feb-19	\$2,250,000	Coop	
305 E 85th St #9A	1-01548-1324	1-Mar-19	\$2,200,000	Condo	1,444
250 E 87th St #4B	1-01532-0022	18-Mar-19	\$2,079,000	Coop	1,750
389 E 89th St #32C	1-01552-1454	27-Feb-19	\$2,065,000	Condo	
250 E 87th St #26G	1-01532-0022	8-Mar-19	\$2,050,000	Coop	
360 E 88th St #25C	1-01550-1106	4-Jan-19	\$1,925,000	Condo	1,481
80 E End Ave #4FG	1-01580-0023	4-Jan-19	\$1,835,000	Coop	1,600
215 E 80th St #10K	1-01526-1318	7-Mar-19	\$1,800,000	Condo	1,258
200 E 94th St #915	1-01539-1438	28-Mar-19	\$1,787,412	Condo	1,076
535 E 86th St #1617E	1-01583-0015	13-Mar-19	\$1,750,000	Coop	
180 E End Ave #4H	1-01585-0023	3-Jan-19	\$1,725,000	Coop	
200 E 94th St #2314	1-01539-1540	13-Mar-19	\$1,689,658	Condo	1,065
325 E 79th St #5B	1-01542-0014	21-Mar-19	\$1,650,000	Coop	
200 E 94th St #315	1-01539-1323	14-Mar-19	\$1,637,812	Condo	1,076
360 E 88th St #25B	1-01550-1105	27-Feb-19	\$1,625,000	Condo	1,099
201 E 80th St #10E	1-01526-1058	28-Feb-19	\$1,625,000	Condo	1,948
75 E End Ave #7H	1-01590-0008	28-Feb-19	\$1,600,000	Coop	
235 E 87th St #5C	1-01533-0122	4-Jan-19	\$1,550,000	Coop	1,200
201 E 79th St #9H	1-01525-0001	26-Feb-19	\$1,501,000	Coop	
1641 Third Ave #19F	1-01537-2272	14-Jan-19	\$1,458,000	Condo	1,157
515 E 79th St #18A	1-01576-0014	13-Mar-19	\$1,430,000	Coop	1,250
520 E 90th St #3	1-01586-0043	27-Feb-19	\$1,425,000	Coop	
245 E 93rd St #17A	1-01539-1019	20-Feb-19	\$1,420,000	Condo	967
200 E 90th St #2F	1-01535-0003	29-Jan-19	\$1,385,000	Coop	1,100
360 E 88th St #14A	1-01550-1060	22-Jan-19	\$1,350,000	Condo	984
400 E 85th St #4L	1-01564-0047	25-Jan-19	\$1,350,000	Coop	1,050
1623 Third Ave #21F	1-01537-1848	19-Mar-19	\$1,340,000	Condo	1,157
245 E 93rd St #25A	1-01539-1027	29-Mar-19	\$1,325,000	Condo	967
200 E End Ave #5JK	1-01586-0021	10-Jan-19	\$1,310,000	Coop	
301 E 79th St #7B	1-01542-1072	9-Jan-19	\$1,300,000	Condo	907
1619 Third Ave #24F	1-01536-1254	27-Feb-19	\$1,300,000	Condo	1,161
200 E 94th St #2211	1-01539-1528	20-Mar-19	\$1,291,342	Condo	854



Address	BBL	Sale date	Sale price	Property type	Sqft
401 E 84th St #19A	1-01564-1160	22-Mar-19	\$1,250,000	Condo	1,131
1619 Third Ave #16H	1-01536-1534	4-Jan-19	\$1,250,000	Condo	1,182
444 E 86th St #8B	1-01565-0029	5-Mar-19	\$1,179,500	Coop	1,100
444 E 86th St #27F	1-01565-0029	3-Jan-19	\$1,150,000	Coop	
530 E 90th St #2K	1-01586-0035	1-Mar-19	\$1,135,000	Coop	
215 E 79th St #14A	1-01525-0009	20-Feb-19	\$1,100,000	Coop	
130 E End Ave #7D	1-01582-0030	28-Jan-19	\$1,100,000	Coop	
333 E 79th St #15E	1-01542-0019	14-Mar-19	\$1,075,000	Coop	
229 E 79th St #9F	1-01525-0015	1-Feb-19	\$1,063,000	Coop	1,100
444 E 86th St #32B	1-01565-0029	24-Jan-19	\$1,052,000	Coop	
200 E End Ave #6L	1-01586-0021	21-Mar-19	\$1,050,000	Coop	1,000
345 E 81st St #16F	1-01544-0019	3-Jan-19	\$1,030,000	Coop	
250 E 87th St #3A	1-01532-0022	30-Jan-19	\$1,018,980	Coop	900
333 E 79th St #15D	1-01542-0019	1-Feb-19	\$997,500	Coop	
229 E 79th St #10C	1-01525-0015	7-Mar-19	\$995,000	Coop	
200 E 94th St #125	1-01539-1308	14-Mar-19	\$990,771	Condo	706
235 E 87th St #11J	1-01533-0122	15-Jan-19	\$987,500	Coop	900
229 E 79th St #7C	1-01525-0015	7-Mar-19	\$975,000	Coop	
389 E 89th St #11E	1-01552-1361	25-Jan-19	\$960,000	Condo	629
510 E 80th St #10F	1-01576-1068	1-Feb-19	\$954,000	Condo	930
200 E End Ave #7C	1-01586-0021	9-Jan-19	\$945,000	Coop	
345 E 80th St #8J	1-01543-1251	18-Mar-19	\$938,486	Condo	733
400 E 85th St #7KL	1-01564-0047	26-Mar-19	\$925,000	Coop	1,700
200 E 89th St #16F	1-01534-1207	21-Feb-19	\$857,500	Condo	638
1641 Third Ave #28D	1-01537-2368	8-Jan-19	\$840,000	Condo	794
505 E 79th St #17D	1-01576-0005	28-Feb-19	\$830,000	Coop	
301 E 79th St #23G	1-01542-1316	29-Jan-19	\$830,000	Condo	622
1760 Second Ave #18E	1-01554-1084	17-Jan-19	\$830,000	Condo	694
239 E 79th St #2M	1-01525-0021	22-Mar-19	\$830,000	Coop	850
350 E 82nd St #6S	1-01544-1153	13-Feb-19	\$825,518	Condo	610
301 E 79th St #36C	1-01542-1514	31-Jan-19	\$825,000	Condo	648
33 E End Ave #1C	1-01589-0023	21-Feb-19	\$810,000	Coop	1,083
52 E End Ave #5B	1-01578-1009	11-Feb-19	\$805,000	Condo	935
439 E 88th St #4C	1-01568-0015	3-Jan-19	\$805,000	Coop	925
301 E 79th St #15F	1-01542-1188	25-Jan-19	\$795,000	Condo	619
301 E 79th St #11N	1-01542-1147	28-Mar-19	\$790,000	Condo	565
333 E 92nd St #5B	1-01555-0019	7-Jan-19	\$790,000	Coop	700
1623 Third Ave #20J	1-01537-1840	18-Jan-19	\$780,000	Condo	833
401 E 86th St #12H	1-01566-0001	25-Feb-19	\$779,900	Coop	
345 E 80th St #30H	1-01543-1242	14-Jan-19	\$770,000	Condo	627
345 E 81st St #2A	1-01544-0019	29-Jan-19	\$760,000	Coop	
215 E 79th St #15D	1-01525-0009	14-Feb-19	\$753,131	Coop	1,050
425 E 79th St #8C	1-01559-0010	22-Jan-19	\$745,000	Coop	975
1641 Third Ave #24D	1-01537-2324	17-Jan-19	\$740,000	Condo	794
345 E 80th St #10E	1-01543-1134	30-Jan-19	\$732,500	Condo	622
245 E 93rd St #3B	1-01539-1037	24-Jan-19	\$730,000	Condo	813
1623 Third Ave #16C	1-01537-1792	8-Feb-19	\$725,000	Condo	789
345 E 93rd St #30A	1-01556-0023	16-Jan-19	\$715,000	Coop	750
400 E 85th St #15G	1-01564-0047	28-Jan-19	\$705,000	Coop	750
245 E 87th St #15C	1-01533-0022	20-Feb-19	\$705,000	Coop	900



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

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

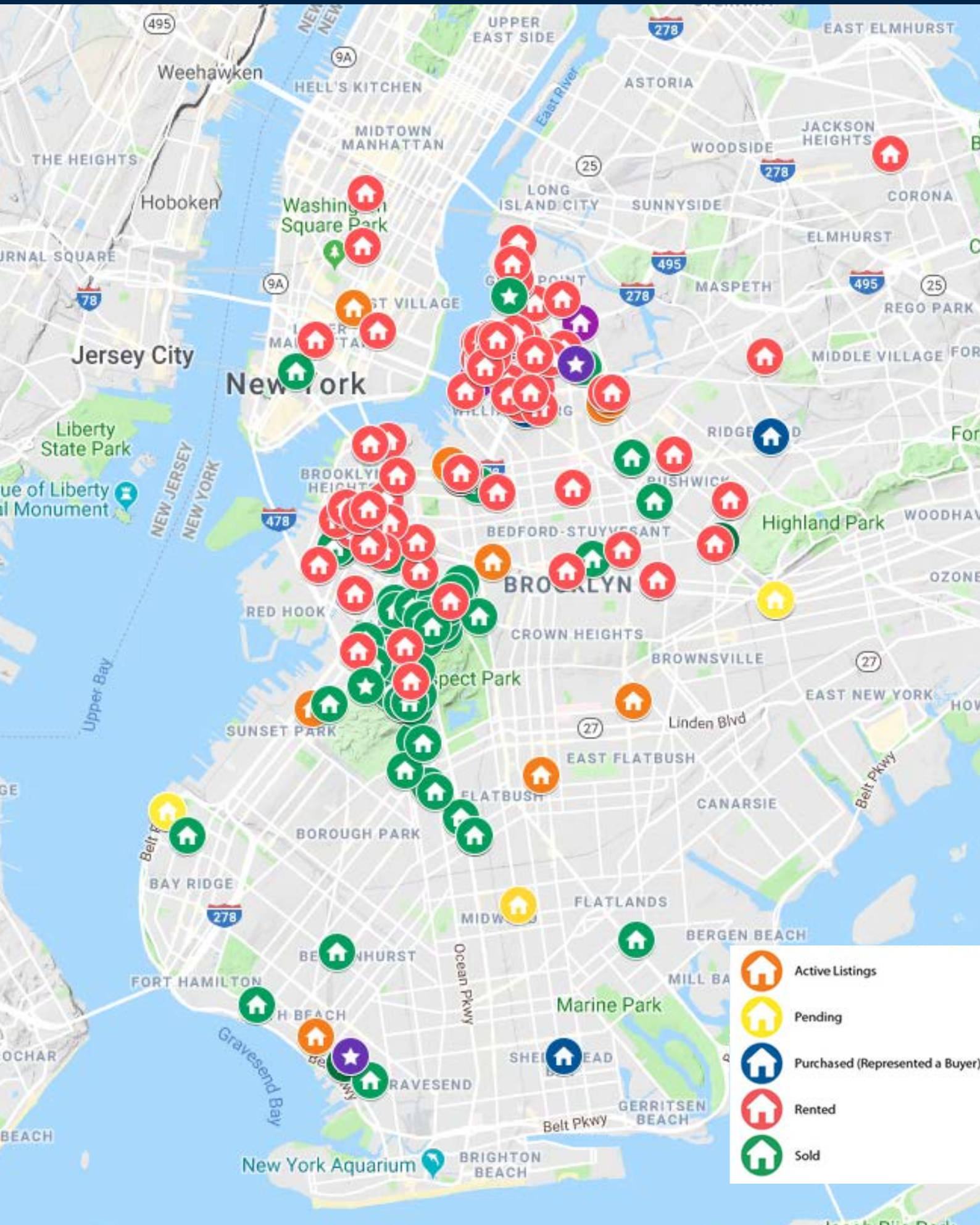
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



The RATNER Team Market Report

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



The RATNER Team Market Report

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



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	

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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