

LINCOLN SQUARE

A monthly analysis of residential sales
in Lincoln Square, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Lincoln Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.38M

-16% YoY

NO. OF TRANSACTIONS

54

-36% YoY

MEDIAN PRICE/SQ.FT.

\$1,423

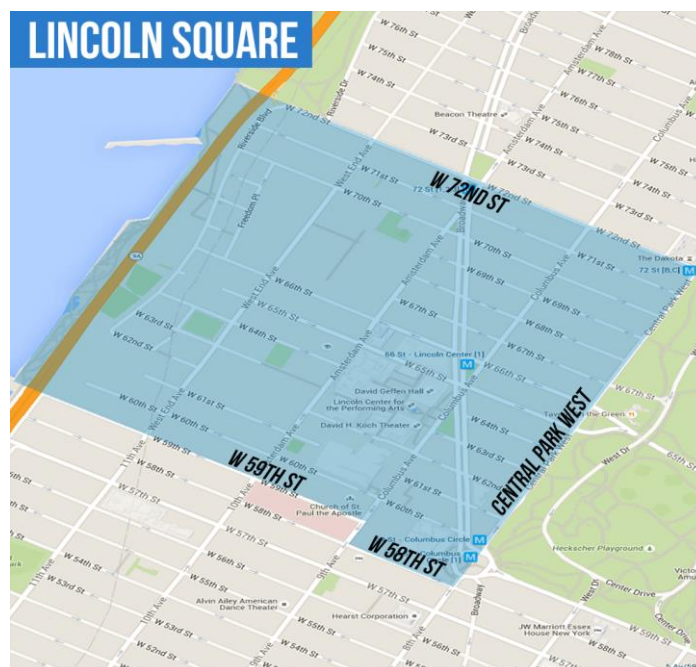
5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.03M

-6% YoY

NEIGHBORHOOD BOUNDARIES

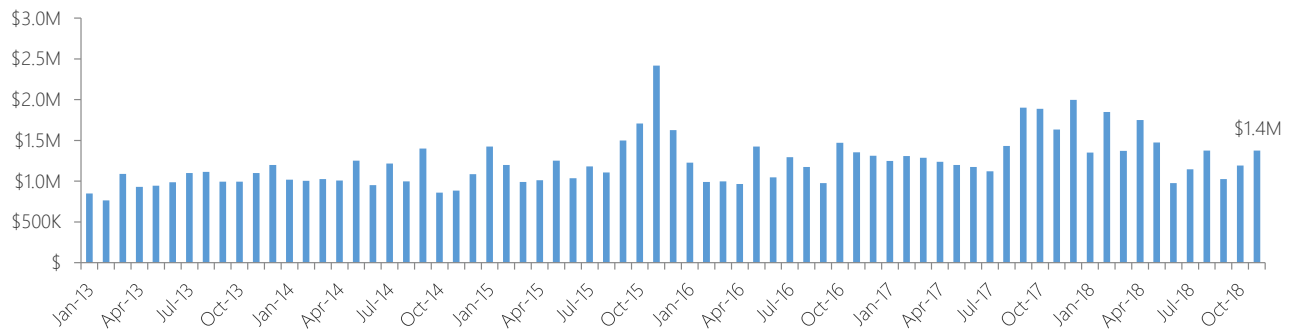


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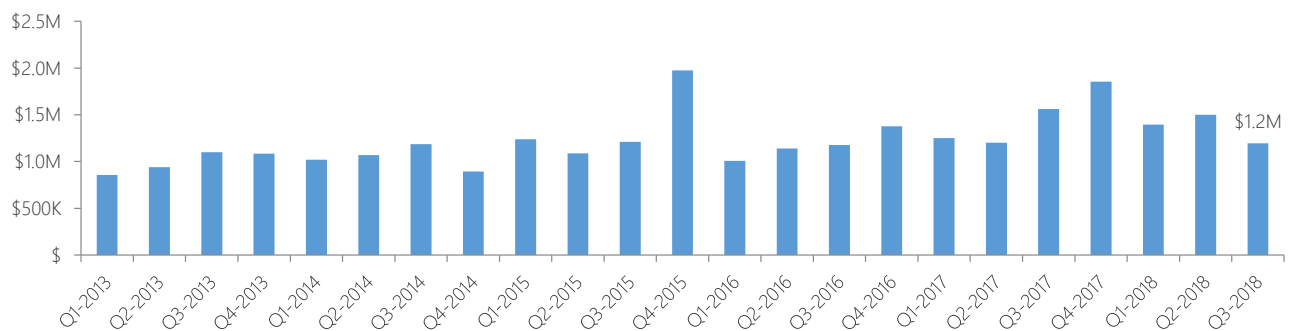
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RESIDENTIAL STATS

Median Sale Price by Month

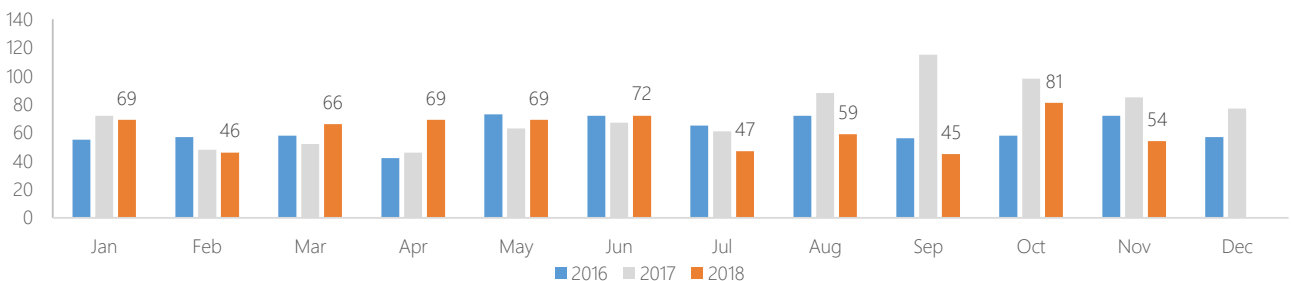


Median Sale Price by Quarter



Number of Transactions

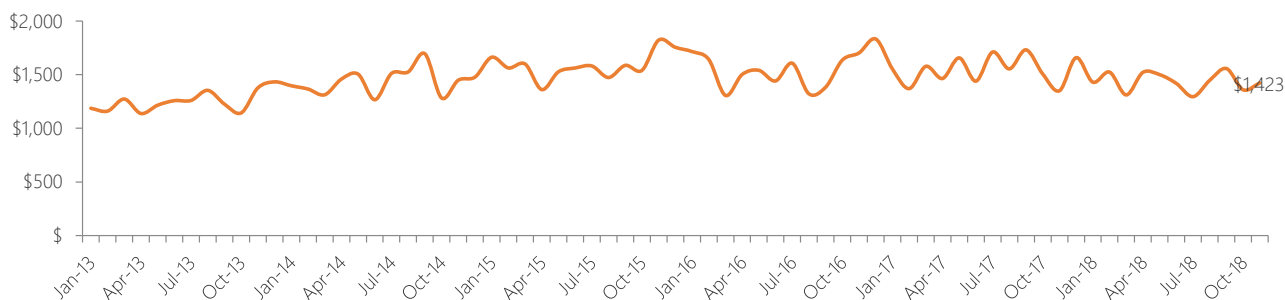
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	63	52	42	81	94	92	116	112	79	90	69	79
2014	67	86	76	72	79	89	96	88	71	90	50	90
2015	60	45	59	85	73	90	85	99	105	100	105	98
2016	55	57	58	42	73	72	65	72	56	58	72	57
2017	72	48	52	46	63	67	61	88	115	98	85	77
2018	69	46	66	69	69	72	47	59	45	81	54	



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Median Sale Price per Square Foot

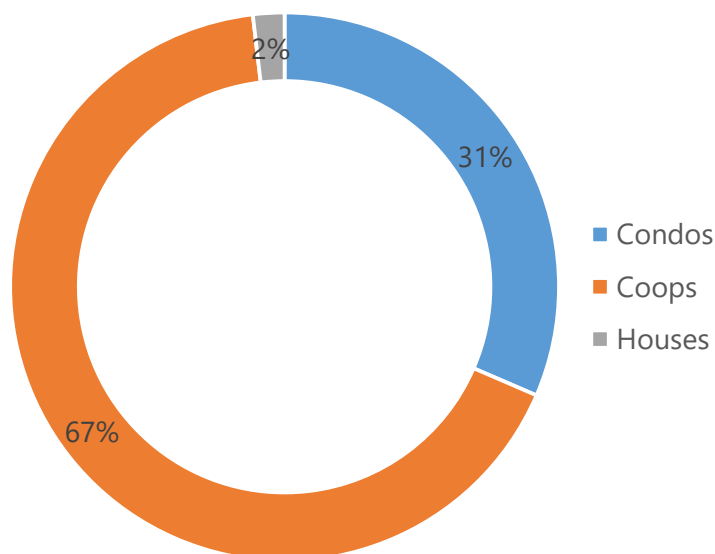


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,800,000	-21%	\$1,559	2%	17
Coops	\$962,500	16%	\$1,051	0%	36
Houses	\$9,500,000	-	\$1,698	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
24 W 71st St	1-01123-0045	26-Nov-18	\$9,500,000	House	5,596
1 W End Ave #35A	1-01171-4534	27-Nov-18	\$7,335,366	Condo	
1 W End Ave #37C	1-01171-4601	20-Nov-18	\$5,865,921	Condo	
160 W 66th St #56B	1-01137-1324	15-Nov-18	\$5,150,000	Condo	1,675
240 Riverside Blvd #19B	1-01171-2144	13-Nov-18	\$3,800,000	Condo	2,147
30 W 63rd St #17VW	1-01115-1887	29-Nov-18	\$3,250,000	Condo	1,216
115 Central Park W #11J	1-01124-0027	7-Nov-18	\$2,550,000	Coop	
30 W 61st St #20C	1-01113-1099	8-Nov-18	\$2,480,000	Condo	1,456
50 Riverside Blvd #3G	1-01171-2608	1-Nov-18	\$1,965,000	Condo	1,464
61 W 62nd St #4G	1-01115-1506	29-Nov-18	\$1,890,000	Coop	
100 Riverside Blvd #7G	1-01171-3560	29-Nov-18	\$1,850,000	Condo	1,300
310 W 72nd St #4B	1-01183-0037	19-Nov-18	\$1,810,000	Coop	
200 Riverside Blvd #39D	1-01171-1199	13-Nov-18	\$1,750,000	Condo	1,220
101 W 67th St #45E	1-01139-1404	30-Nov-18	\$1,730,000	Condo	820
340 W 72nd St #308	1-01183-0050	1-Nov-18	\$1,672,842	Coop	
17 W 71st St #3C	1-01124-0021	14-Nov-18	\$1,650,000	Coop	
2021 Broadway #29HJ	1-01141-1102	12-Nov-18	\$1,608,000	Coop	
2021 Broadway #12JK	1-01141-1102	8-Nov-18	\$1,600,000	Coop	
180 W End Ave #18M	1-01158-1107	20-Nov-18	\$1,580,000	Coop	
170 W End Ave #11P	1-01158-1405	19-Nov-18	\$1,575,000	Coop	
140 W End Ave #23H	1-01158-1310	30-Nov-18	\$1,560,000	Coop	
12 W 72nd St #7BC	1-01124-0042	27-Nov-18	\$1,475,000	Coop	
8 W 65th St #3A	1-01117-1006	29-Nov-18	\$1,425,000	Condo	901
180 W End Ave #10C	1-01158-1107	20-Nov-18	\$1,400,000	Coop	
59 W 71st St #5D	1-01124-0005	5-Nov-18	\$1,385,000	Coop	
165 W End Ave #15K	1-01179-1008	29-Nov-18	\$1,375,000	Coop	
160 W 66th St #25E	1-01137-1093	20-Nov-18	\$1,290,000	Condo	840
315 W 70th St #11I	1-01182-0020	14-Nov-18	\$1,200,000	Coop	
10 W End Ave #4F	1-01151-1225	30-Nov-18	\$1,120,000	Condo	764
303 W 66th St #19CW	1-01179-0019	5-Nov-18	\$1,110,000	Coop	
303 W 66th St #10FE	1-01179-0019	27-Nov-18	\$1,075,000	Coop	
100 Riverside Blvd #10D	1-01171-3490	27-Nov-18	\$930,000	Condo	697
303 W 66th St #10LW	1-01179-0019	20-Nov-18	\$850,000	Coop	750
165 W End Ave #27A	1-01179-1008	8-Nov-18	\$765,000	Coop	
150-156 W End Ave #14S	1-01158-1208	5-Nov-18	\$740,000	Coop	702
165 W End Ave #26J	1-01179-1008	20-Nov-18	\$685,000	Coop	750
2021 Broadway #20K	1-01141-1102	1-Nov-18	\$665,000	Coop	635
310 W 72nd St #5G	1-01183-0037	27-Nov-18	\$655,000	Coop	600
111 W 67th St #25P	1-01139-1284	30-Nov-18	\$650,000	Condo	379
160 W End Ave #25B	1-01158-1007	16-Nov-18	\$615,000	Coop	600
180 W End Ave #3G	1-01158-1107	20-Nov-18	\$599,900	Coop	
31 W 70th St #5	1-01123-0018	2-Nov-18	\$595,000	Coop	
160 W End Ave #21R	1-01158-1007	2-Nov-18	\$585,000	Coop	550
140 W End Ave #25D	1-01158-1310	19-Nov-18	\$585,000	Coop	
200 W End Ave #12D	1-01158-1601	26-Nov-18	\$575,000	Condo	728
180 W End Ave #18N	1-01158-1107	19-Nov-18	\$570,000	Coop	
165 W End Ave #21L	1-01179-1008	6-Nov-18	\$570,000	Coop	565
160 W End Ave #30G	1-01158-1007	2-Nov-18	\$525,000	Coop	
74 W 68th St #10E	1-01120-0061	16-Nov-18	\$491,000	Coop	
25 W 64th St #8E	1-01117-0019	27-Nov-18	\$420,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
170 W End Ave #PSR55	1-01158-1405	26-Nov-18	\$65,000	Coop	



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Nate Pfaff

Residential Sales &
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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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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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