

LINCOLN SQUARE

A monthly analysis of residential sales
in Lincoln Square, Manhattan

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Lincoln Square, Manhattan

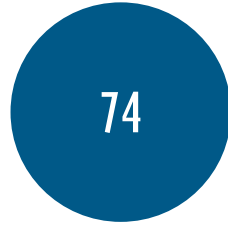
SUMMARY

MEDIAN SALE PRICE



23% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



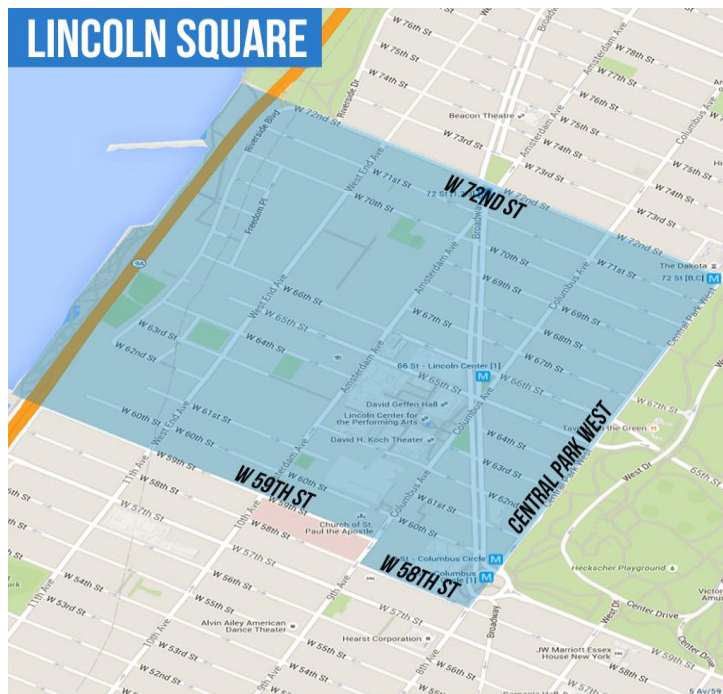
-9% YoY

MANHATTAN
MEDIAN SALE PRICE



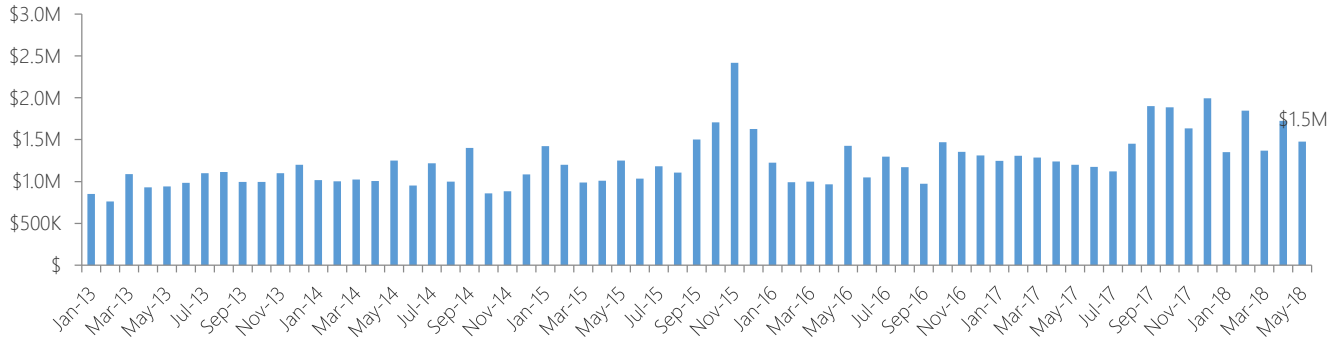
-5% YoY

NEIGHBORHOOD BOUNDARIES

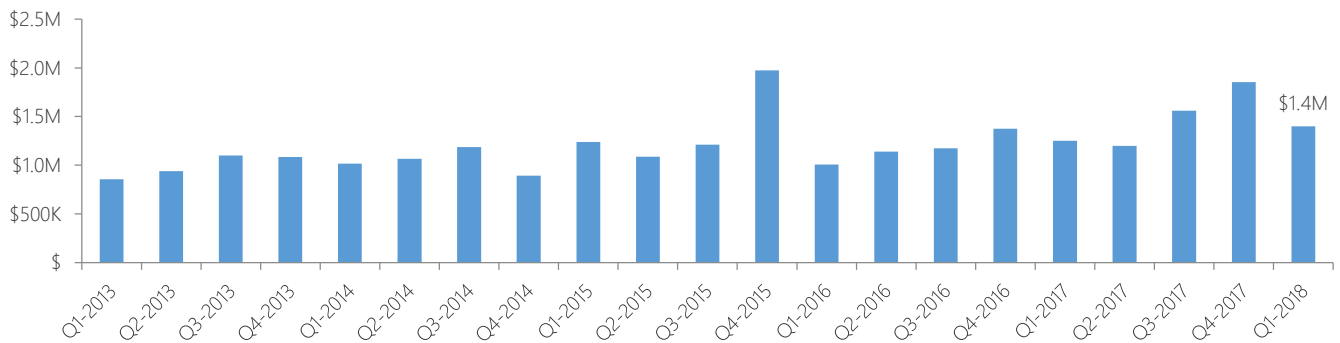


RESIDENTIAL STATS

Median Sale Price by Month

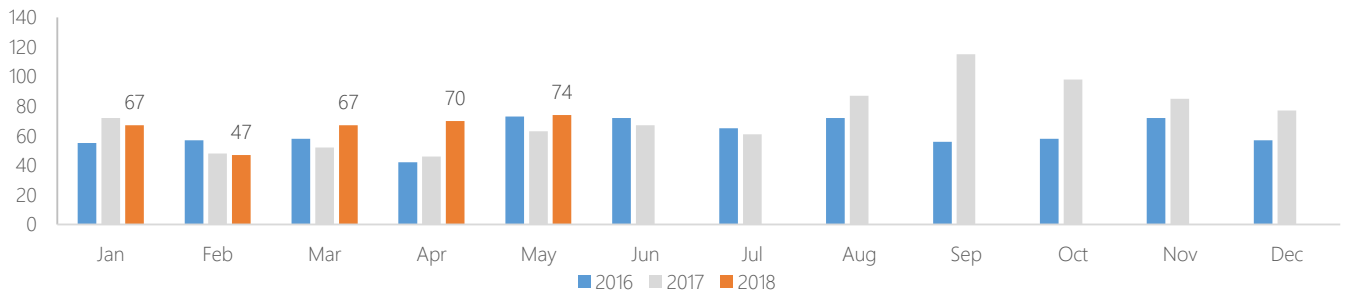


Median Sale Price by Quarter

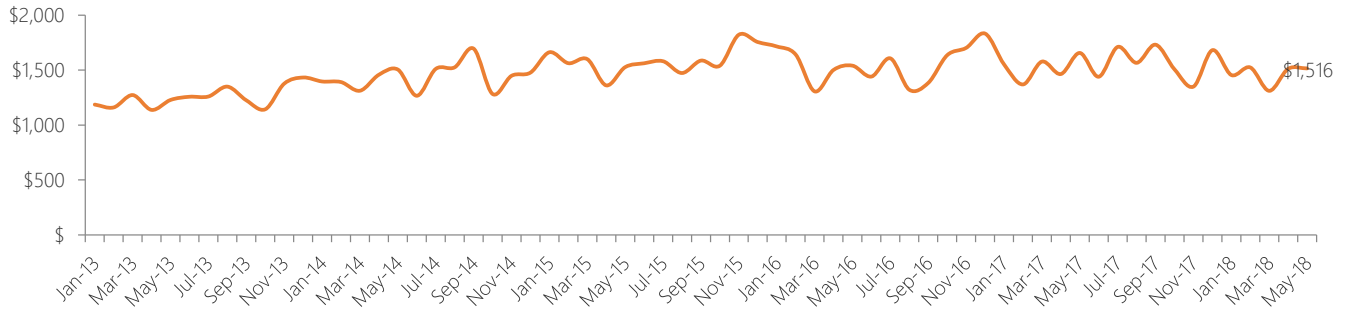


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	63	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	87	115	98	85	77
2018	67	47	67	70	74							



Median Sale Price per Square Foot

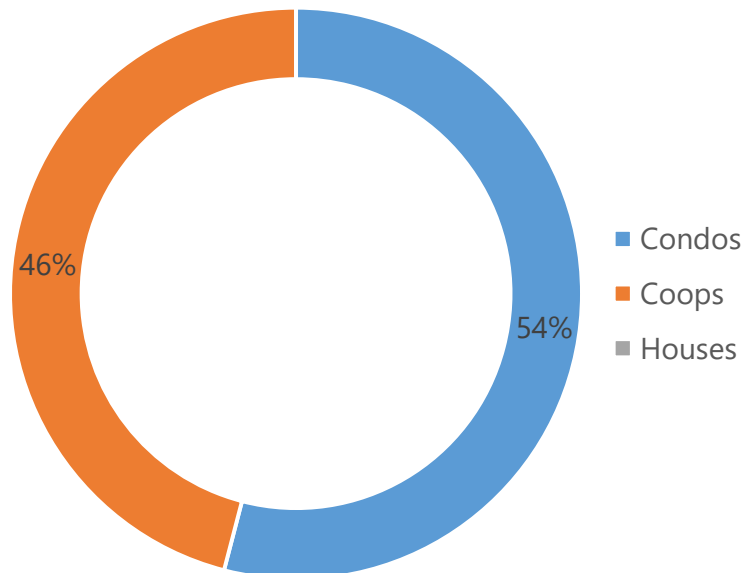


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,313,081	22%	\$1,662	-1%	40
Coops	\$875,000	32%	\$1,064	0%	34
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
88 Central Park W #10S	1-01121-0036	16-May-18	\$13,000,000	Coop	
25 Columbus Cir #ST67C	1-01049-1099	24-May-18	\$10,250,000	Condo	2,416
115 Central Park W #7D	1-01124-0027	4-May-18	\$8,500,000	Coop	3,000
111 W 67th St #28A	1-01139-1300	24-May-18	\$8,495,000	Condo	2,727
1 W End Ave #29C	1-01171-4593	22-May-18	\$8,120,909	Condo	
1 W End Ave #33A	1-01171-4532	14-May-18	\$7,247,164	Condo	
1 Central Park W #402	1-01113-1243	8-May-18	\$6,750,000	Condo	1,182
1 W End Ave #32A	1-01171-4531	14-May-18	\$6,738,039	Condo	
1 W End Ave #31B	1-01171-4563	11-May-18	\$6,566,266	Condo	2,815
1 W End Ave #26F	1-01171-4674	16-May-18	\$6,329,800	Condo	
1 W End Ave #39D	1-01171-4634	15-May-18	\$6,163,769	Condo	
1 W End Ave #34D	1-01171-4629	10-May-18	\$5,419,814	Condo	
1 W End Ave #33D	1-01171-4628	16-May-18	\$5,398,527	Condo	
1 W End Ave #32D	1-01171-4627	17-May-18	\$5,378,769	Condo	
80 Riverside Blvd #14M	1-01171-4160	24-May-18	\$4,200,000	Condo	2,507
2039-2049 Broadway #42AB	1-01162-0029	17-May-18	\$3,542,500	Coop	
10 W End Ave #10J	1-01151-1261	30-May-18	\$3,500,000	Condo	597
25 Central Park W #24O	1-01115-1401	11-May-18	\$3,187,500	Condo	1,204
1965 Broadway #PH1C	1-01138-1444	9-May-18	\$2,999,999	Condo	1,180
555 W 59th St #28C	1-01151-1466	7-May-18	\$2,645,000	Condo	1,343
200 Riverside Blvd #29E	1-01171-1189	8-May-18	\$2,313,081	Condo	2,541
200 Riverside Blvd #29D	1-01171-1189	8-May-18	\$2,313,081	Condo	2,541
111 W 67th St #23B	1-01139-1247	24-May-18	\$2,300,000	Condo	1,027
12-18 W 72nd St #18B	1-01124-0042	31-May-18	\$2,300,000	Coop	
2 Columbus Ave #8C	1-01131-1031	8-May-18	\$2,235,000	Condo	1,275
200 Riverside Blvd #45C	1-01171-1160	22-May-18	\$1,970,000	Condo	1,326
10 W End Ave #6A	1-01151-1104	30-May-18	\$1,820,000	Condo	1,265
211 W 71st St #12A	1-01163-1043	14-May-18	\$1,715,000	Condo	772
211 W 71st St #7A	1-01163-1023	4-May-18	\$1,700,000	Condo	772
180 W End Ave #26D	1-01158-1107	29-May-18	\$1,625,000	Coop	1,200
140 W 69th St #64	1-01140-0046	17-May-18	\$1,625,000	Coop	
160 W End Ave #8P	1-01158-1007	1-May-18	\$1,540,000	Coop	
200 Riverside Blvd #5N	1-01171-1371	11-May-18	\$1,490,000	Condo	1,099
345 W 58th St #14MN	1-01049-0001	17-May-18	\$1,475,000	Coop	
345 W 58th St #4M	1-01049-0001	25-May-18	\$1,450,000	Coop	
25 Central Park W #3S	1-01115-1073	17-May-18	\$1,400,000	Condo	882
150-156 W End Ave #11D	1-01158-1208	31-May-18	\$1,375,000	Coop	1,254
160 W 66th St #27J	1-01137-1115	16-May-18	\$1,348,888	Condo	890
260 W End Ave #11D	1-01163-0061	18-May-18	\$1,205,000	Coop	1,150
303 W 66th St #20GE	1-01179-0019	14-May-18	\$1,145,000	Coop	
112 W 72nd St #6G	1-01143-1327	18-May-18	\$1,100,000	Condo	700
205 W End Ave #1N	1-01179-1308	7-May-18	\$1,060,000	Coop	
225-227 W 60th St #15A	1-01152-1048	10-May-18	\$1,049,850	Condo	719
140 W End Ave #18J	1-01158-1310	24-May-18	\$985,000	Coop	
220 Riverside Blvd #12V	1-01171-1800	29-May-18	\$975,000	Condo	707
100 Riverside Blvd #3H	1-01171-3573	8-May-18	\$910,000	Condo	621
2039-2049 Broadway #5B	1-01162-0029	8-May-18	\$900,000	Coop	
43 W 61st St #18K	1-01114-1051	25-May-18	\$875,000	Condo	760
61 W 62nd St #4D	1-01115-1506	21-May-18	\$875,000	Coop	913
155 W 68th St #1721	1-01140-1364	29-May-18	\$837,000	Condo	748



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Address	BBL	Sale date	Sale price	Property type	Sqft
2039-2049 Broadway #7H	1-01162-0029	2-May-18	\$790,000	Coop	
114 W 70th St #2D	1-01141-0037	21-May-18	\$785,000	Coop	725
141-151 Amsterdam Ave #19D	1-01138-0001	31-May-18	\$780,000	Coop	
74 W 68th St #10A	1-01120-0061	14-May-18	\$745,000	Coop	700
39-41 W 67th St #1503	1-01120-0007	7-May-18	\$741,000	Coop	
29-33 W 65th St #2E	1-01118-1014	17-May-18	\$725,000	Condo	440
340 W 72nd St #M003	1-01183-0050	15-May-18	\$550,000	Coop	
116 W 72nd St #2A	1-01143-0037	11-May-18	\$530,000	Coop	
160 W End Ave #21G	1-01158-1007	21-May-18	\$518,000	Coop	550
160 W End Ave #12L	1-01158-1007	25-May-18	\$510,000	Coop	
342-344 W 72nd St #4	1-01183-0053	18-May-18	\$504,000	Coop	
205 W End Ave #15R	1-01179-1308	8-May-18	\$499,000	Coop	
165 W End Ave #12C	1-01179-1008	21-May-18	\$480,000	Coop	590
101-105 Central Park W #SR6	1-01123-0029	22-May-18	\$270,000	Coop	
25 Central Park W #27	1-01115-1029	18-May-18	\$201,000	Condo	94
140 W End Ave #PSF49	1-01158-1310	8-May-18	\$110,000	Coop	
165 W End Ave #PSR10	1-01179-1008	1-May-18	\$90,000	Coop	



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THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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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

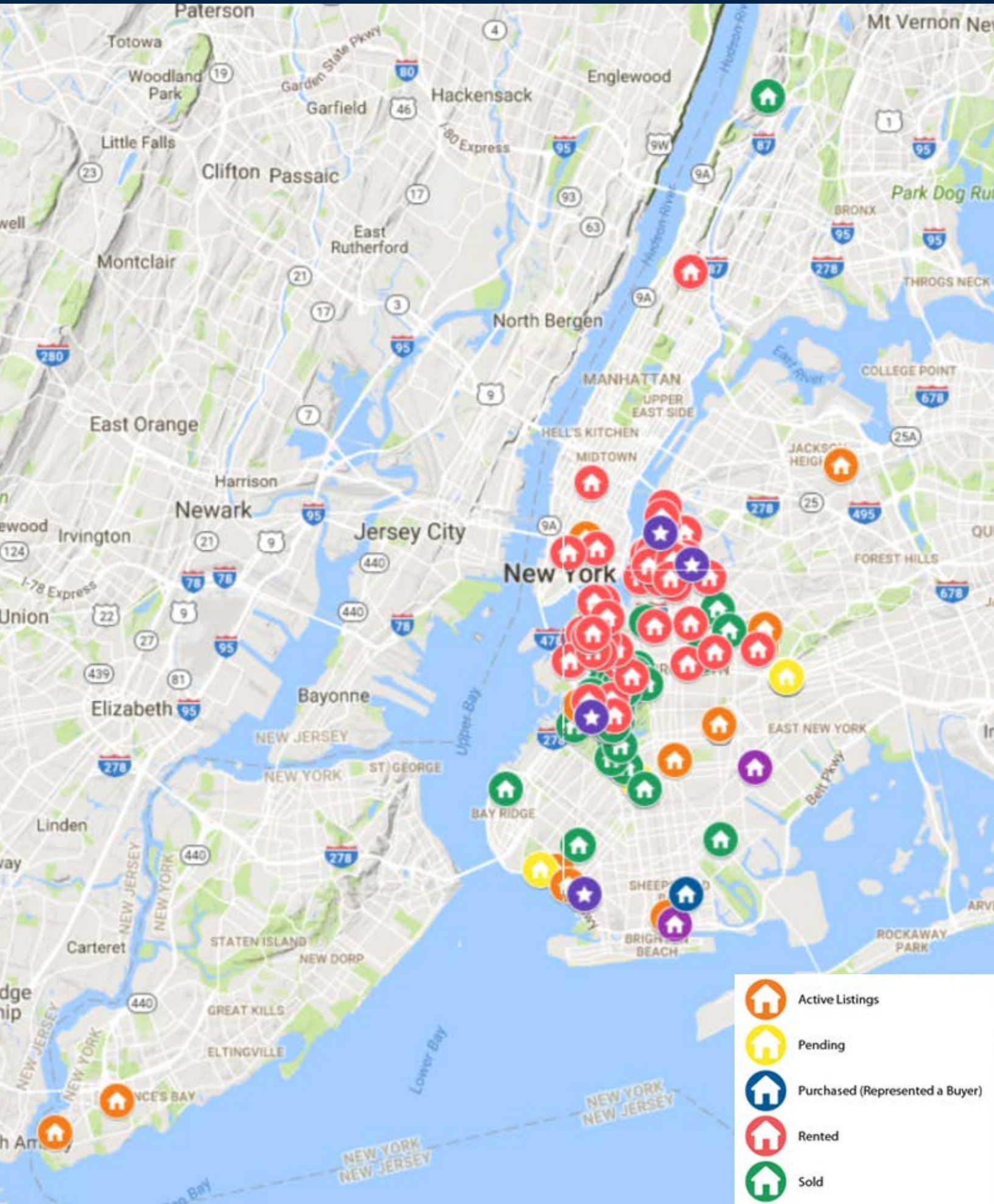
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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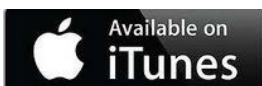
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