

UPPER WEST SIDE

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

August 2017



The RATNER Team Market Report

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

Residential Market Report, August 2017

Upper West Side, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.15M

-13% YoY

NO. OF TRANSACTIONS

139

5% YoY

MEDIAN PRICE/SQ.FT.

\$1,243

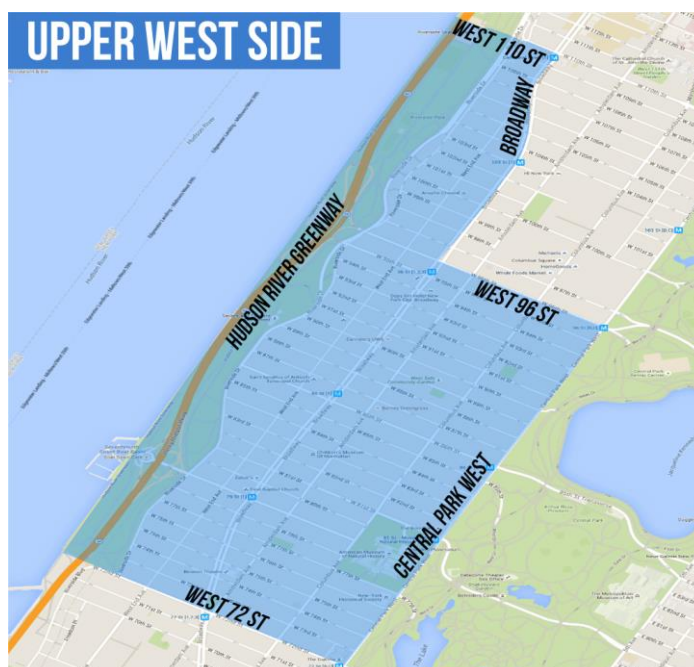
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

15% YoY

NEIGHBORHOOD BOUNDARIES

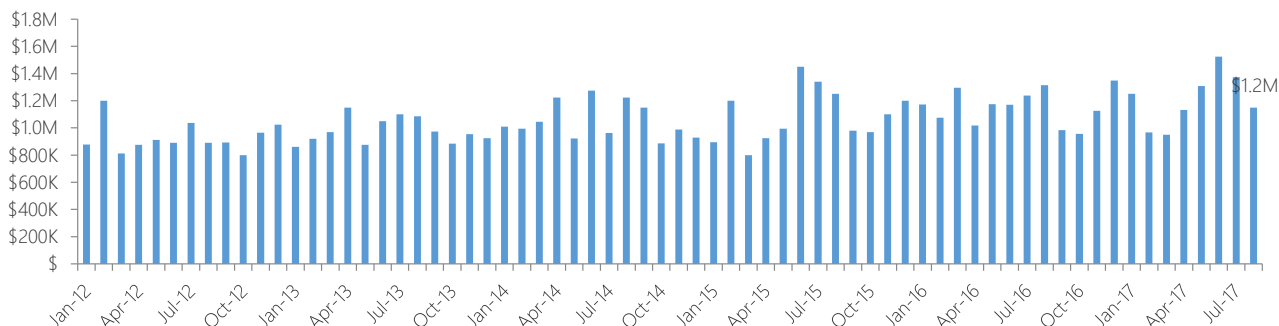


The RATNER Team Market Report

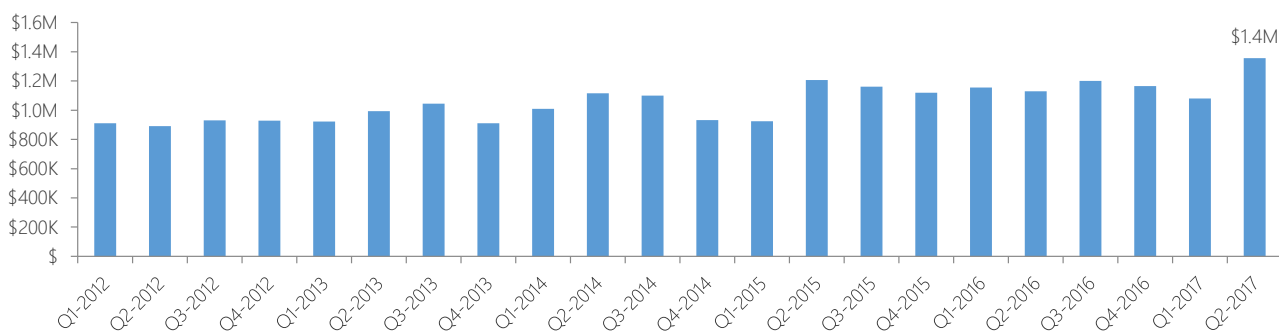
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Month

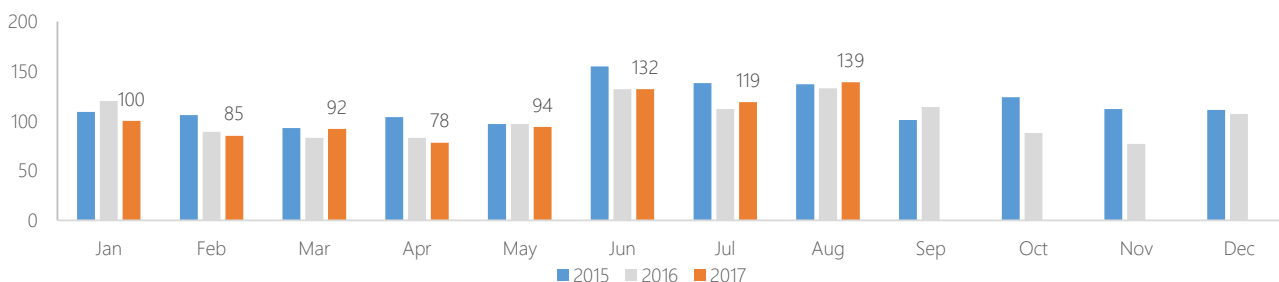


Median Sale Price by Quarter



Number of Transactions

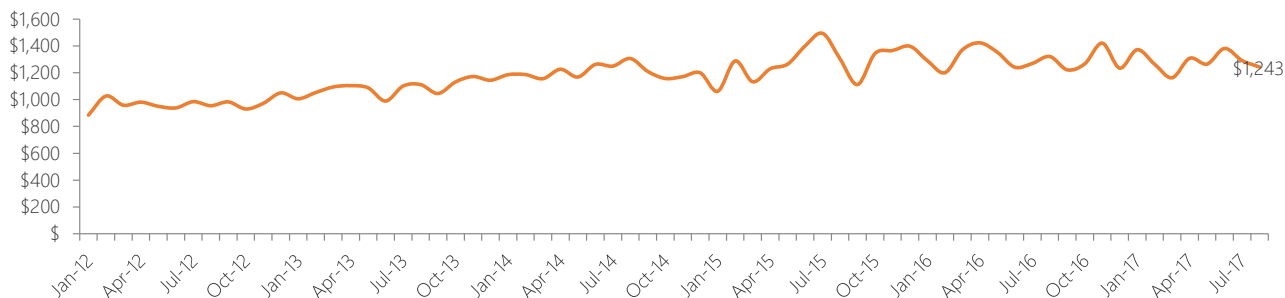
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	81	87	87	88	127	149	144	158	110	105	79	150
2013	83	106	97	95	143	138	179	152	112	158	98	147
2014	139	90	106	114	126	143	160	143	127	102	75	101
2015	109	106	93	104	97	155	138	137	101	124	112	111
2016	120	89	83	83	97	132	112	133	114	88	77	107
2017	100	85	92	78	94	132	119	139				



The RATNER Team Market Report

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

Median Sale Price per Square Foot

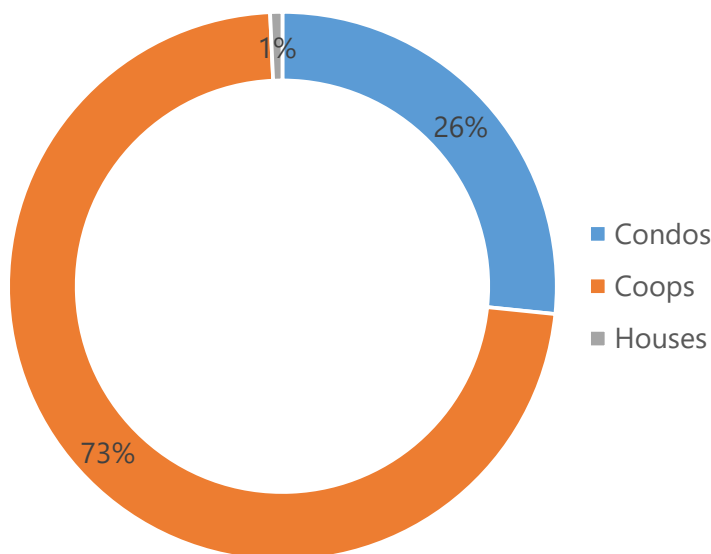


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,399,895	-38%	\$1,413	-8%	37
Coops	\$961,000	-18%	\$1,107	-7%	101
Houses	\$5,500,000	-22%	\$1,085	-35%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
219 W 77 St #14FL	1-01169-1222	31-Aug-17	\$12,400,000	Condo	
219 W 77 St #17FL	1-01169-1225	28-Aug-17	\$10,500,000	Condo	
219 W 77 St #15FL	1-01169-1223	14-Aug-17	\$10,182,500	Condo	
219 W 77 St #11W	1-01169-1218	4-Aug-17	\$7,013,419	Condo	
90-94 Riverside Dr #10B	1-01244-0063	17-Aug-17	\$6,300,000	Coop	
211-219 Central Park W #5A	1-01195-0029	17-Aug-17	\$5,850,000	Coop	
498 W End Ave #9B	1-01231-1427	1-Aug-17	\$5,746,784	Condo	
272 W 91 St	1-01238-0160	30-Aug-17	\$5,500,000	House	5,070
20 W 77 St #10A	1-01129-0045	4-Aug-17	\$4,450,000	Coop	
245 W 99 St	1-01871-1042	16-Aug-17	\$4,275,000	Condo	2,116
160 Riverside Dr #7B	1-01250-0001	8-Aug-17	\$3,900,000	Coop	
33 Riverside Dr #15C	1-01185-0001	9-Aug-17	\$3,200,000	Coop	
780 W End Ave #7A	1-01869-1106	8-Aug-17	\$3,050,000	Condo	1,966
37-39 Riverside Dr #14B	1-01185-0042	16-Aug-17	\$3,000,000	Coop	
331 W 84 St #4	1-01246-0020	14-Aug-17	\$2,980,000	Coop	
255 W 84 St #12E	1-01232-1002	15-Aug-17	\$2,822,700	Coop	
825 W End Ave #10A	1-01889-1061	16-Aug-17	\$2,800,000	Condo	2,102
205 W 76 St #6H	1-01168-1080	3-Aug-17	\$2,725,000	Condo	1,340
790-804 W End Ave #6A	1-01870-0004	16-Aug-17	\$2,625,000	Coop	2,100
41 W 72 St #9EF	1-01125-1067	17-Aug-17	\$2,495,000	Condo	1,460
685-691 W End Ave #9A	1-01252-0050	17-Aug-17	\$2,450,000	Coop	
210 Riverside Dr #4G	1-01252-0034	14-Aug-17	\$2,450,000	Coop	1,600
12 W 96 St #2A	1-01209-0037	23-Aug-17	\$2,425,000	Coop	2,175
11 Riverside Dr #9OPE	1-01184-0031	23-Aug-17	\$2,300,000	Coop	
253-263 W 73 St #16F	1-01165-1150	8-Aug-17	\$2,250,000	Condo	690
203-211 W 81 St #4A	1-01229-1004	17-Aug-17	\$2,225,000	Condo	1,409
264-267 Riverside Dr #7AB	1-01888-0036	28-Aug-17	\$2,195,000	Coop	2,000
15 W 72 St #21K	1-01125-0024	25-Aug-17	\$2,130,000	Coop	
137-139 Riverside Dr #8A	1-01247-0057	7-Aug-17	\$2,000,000	Coop	1,400
670-678 W End Ave #12E	1-01240-0061	2-Aug-17	\$1,976,000	Coop	
600 W End Ave #10D	1-01237-0001	21-Aug-17	\$1,970,000	Coop	
173 Riverside Dr #13K	1-01250-0067	30-Aug-17	\$1,925,000	Coop	
201 W 72 St #15D	1-01164-1182	17-Aug-17	\$1,900,000	Condo	1,061
11 Riverside Dr #2NE	1-01184-0031	1-Aug-17	\$1,865,000	Coop	1,500
230-234 Central Park W #2HIJ	1-01197-0029	21-Aug-17	\$1,840,000	Coop	1,400
203 W 90 St #9A	1-01238-1062	22-Aug-17	\$1,828,000	Condo	1,294
90-94 Riverside Dr #11C	1-01244-0063	17-Aug-17	\$1,800,000	Coop	
2373 Broadway #621	1-01234-1003	18-Aug-17	\$1,750,000	Coop	1,200
608-610 W End Ave #PHB	1-01237-0061	30-Aug-17	\$1,725,000	Coop	
305-311 W 98 St #8CS	1-01888-0010	17-Aug-17	\$1,600,000	Coop	
151 W 74 St #5A	1-01146-0008	22-Aug-17	\$1,600,000	Coop	
240 W 98 St #4L	1-01869-1322	25-Aug-17	\$1,598,000	Condo	1,150
255 W 95 St #6D	1-01243-0008	17-Aug-17	\$1,550,000	Coop	1,125
324 W 83 St #6S	1-01245-0037	28-Aug-17	\$1,525,000	Coop	
2373 Broadway #630	1-01234-1003	22-Aug-17	\$1,525,000	Coop	
35 W 90 St #PHC	1-01204-0016	7-Aug-17	\$1,525,000	Coop	800
140-147 Riverside Dr #8D	1-01248-0001	9-Aug-17	\$1,430,000	Coop	1,269
110 W 90 St #3A	1-01220-1304	3-Aug-17	\$1,425,000	Condo	1,010
845 W End Ave #6D	1-01889-1235	11-Aug-17	\$1,399,895	Condo	1,954
202 W 85 St #4W	1-01232-0037	21-Aug-17	\$1,395,000	Coop	



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
219 W 81 St #7H	1-01229-1166	7-Aug-17	\$1,390,000	Condo	849
225 W 83 St #8Z	1-01231-1119	21-Aug-17	\$1,378,000	Condo	1,088
27 W 72 St #1207	1-01125-1332	16-Aug-17	\$1,350,000	Condo	732
23-35 W 73 St #1505	1-01126-0014	16-Aug-17	\$1,325,000	Coop	
305-311 W 98 St #3CS	1-01888-0010	31-Aug-17	\$1,325,000	Coop	1,015
201 W 72 St #PH1D	1-01164-1233	1-Aug-17	\$1,310,000	Condo	1,613
136 W 75 St #2B	1-01146-0049	30-Aug-17	\$1,260,000	Coop	1,010
40-42 W 77 St #16D	1-01129-0050	1-Aug-17	\$1,250,000	Coop	750
263-267 W End Ave #9A	1-01184-0010	30-Aug-17	\$1,240,000	Coop	
325 Riverside Dr #114	1-01891-0035	21-Aug-17	\$1,215,000	Coop	
172 W 79 St #3F	1-01150-1215	7-Aug-17	\$1,175,000	Condo	764
315 W End Ave #6A	1-01184-0083	31-Aug-17	\$1,175,000	Coop	1,000
305-313 W 104 St #3B	1-01891-0011	22-Aug-17	\$1,150,000	Coop	1,141
541 Amsterdam Ave #1E	1-01217-0064	31-Aug-17	\$1,100,000	Coop	1,050
154 W 77 St #BR	1-01148-0054	2-Aug-17	\$999,950	Coop	
201 W 72 St #7G	1-01164-1101	3-Aug-17	\$999,000	Condo	707
2373 Broadway #603	1-01234-1003	31-Aug-17	\$985,000	Coop	700
215 W 95 St #12K	1-01243-1147	10-Aug-17	\$985,000	Condo	680
565-569 W End Ave #15B	1-01249-0029	2-Aug-17	\$980,000	Coop	1,000
67 Riverside Dr #9D	1-01186-0095	15-Aug-17	\$965,000	Coop	
305-311 W 98 St #3AN	1-01888-0010	18-Aug-17	\$961,000	Coop	
41 W 72 St #16C	1-01125-1113	23-Aug-17	\$960,000	Condo	638
203 W 90 St #5F	1-01238-1035	28-Aug-17	\$957,155	Condo	899
155 W 80 St #4R	1-01211-0012	15-Aug-17	\$951,000	Coop	
150 W 79 St #8B	1-01150-0055	22-Aug-17	\$950,000	Coop	850
890-898 W End Ave #1G	1-01875-0061	23-Aug-17	\$950,000	Coop	
505 W End Ave #12AA	1-01246-0029	23-Aug-17	\$949,000	Coop	
230 Riverside Dr #4K	1-01253-1352	15-Aug-17	\$890,000	Condo	675
55 W 84 St #8	1-01198-1209	24-Aug-17	\$865,000	Condo	607
681-689 Amsterdam Ave #16B	1-01224-0001	31-Aug-17	\$840,000	Coop	800
150 W 95 St #PH2	1-01225-0052	24-Aug-17	\$829,000	Coop	500
11 Riverside Dr #6KW	1-01184-0031	28-Aug-17	\$805,000	Coop	
215 W 95 St #5L	1-01243-1155	8-Aug-17	\$795,000	Condo	681
110 W 86 St #8D	1-01216-1137	30-Aug-17	\$790,000	Condo	636
11 Riverside Dr #11OW	1-01184-0031	29-Aug-17	\$760,000	Coop	
11 Riverside Dr #8GW	1-01184-0031	8-Aug-17	\$760,000	Coop	
255 W 95 St #2B	1-01243-0008	10-Aug-17	\$760,000	Coop	
204 W 92 St #2F	1-01239-0038	29-Aug-17	\$751,000	Coop	700
316 W 84 St #5F	1-01245-0080	24-Aug-17	\$749,000	Coop	700
316 W 84 St #4F	1-01245-0080	14-Aug-17	\$725,000	Coop	
170 W 81 St #1D	1-01211-0056	16-Aug-17	\$685,000	Coop	700
203-205 W 87 St #51	1-01235-0026	17-Aug-17	\$680,000	Coop	675
202 W 92 St #4F	1-01239-0037	10-Aug-17	\$675,000	Coop	700
2681 Broadway #8K	1-01874-1002	2-Aug-17	\$665,000	Coop	
105-113 W 86 St #2D	1-01217-0029	8-Aug-17	\$660,000	Coop	
201 W 74 St #12B	1-01166-1054	31-Aug-17	\$660,000	Condo	468
224 Riverside Dr #1A	1-01253-0004	30-Aug-17	\$650,000	Coop	840
304 W 75 St #4B	1-01184-0087	4-Aug-17	\$650,000	Coop	
250 W 75 St #1D	1-01166-0058	30-Aug-17	\$650,000	Coop	700
341 W 87 St #3R	1-01249-0015	10-Aug-17	\$645,000	Coop	700



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
310-316 W 106 St #2E	1-01891-0062	21-Aug-17	\$635,000	Coop	
35 W 82 St #1C	1-01196-0013	10-Aug-17	\$630,000	Coop	
15 W 72 St #15U	1-01125-0024	3-Aug-17	\$619,000	Coop	
287-295 Amsterdam Ave #809	1-01145-0061	1-Aug-17	\$615,000	Coop	500
878 W End Ave #9D	1-01874-0061	30-Aug-17	\$610,000	Coop	700
2 W 90 St #4B	1-01203-0037	31-Aug-17	\$605,000	Coop	
320 W 84 St #2C	1-01245-0086	14-Aug-17	\$600,000	Coop	600
441-457 Columbus Ave #9E	1-01195-0001	16-Aug-17	\$550,000	Coop	500
123 W 86 St #4R	1-01217-0024	23-Aug-17	\$545,000	Coop	450
310-318 W 99 St #304	1-01888-0031	17-Aug-17	\$540,000	Coop	700
771 W End Ave #9J	1-01887-0050	9-Aug-17	\$505,000	Coop	
344 W 89 St #3B	1-01250-0060	17-Aug-17	\$500,000	Coop	
107 W 78 St #C	1-01150-0027	15-Aug-17	\$500,000	Coop	
32 W 82 St #2D	1-01195-0048	10-Aug-17	\$498,328	Coop	
309 W 82 St #A	1-01245-0015	1-Aug-17	\$490,000	Coop	
126 W 96 St #2A	1-01226-0043	17-Aug-17	\$485,000	Coop	500
313 W 82 St #A	1-01245-0013	4-Aug-17	\$465,000	Coop	360
201 W 72 St #PH1D	1-01164-1233	16-Aug-17	\$460,000	Condo	1,613
66 W 84 St #3F	1-01197-0061	28-Aug-17	\$437,500	Coop	500
155 W 80 St #2F	1-01211-0012	22-Aug-17	\$412,720	Coop	
123 W 93 St #2B	1-01224-0023	23-Aug-17	\$385,000	Coop	
166 W 76 St #4E	1-01147-0056	9-Aug-17	\$382,500	Coop	350
41 W 72 St #PHC	1-01125-1129	24-Aug-17	\$325,000	Condo	629
102 W 85 St #9C	1-01215-0035	17-Aug-17	\$303,184	Coop	
11 W 81 St #5B	1-01195-0023	15-Aug-17	\$51,200	Coop	



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



The RATNER Team Market Report

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



David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space - Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



The RATNER Team Market Report

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



**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



The RATNER Team Market Report

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



Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



The RATNER Team Market Report

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

Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



The RATNER Team Market Report

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



New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

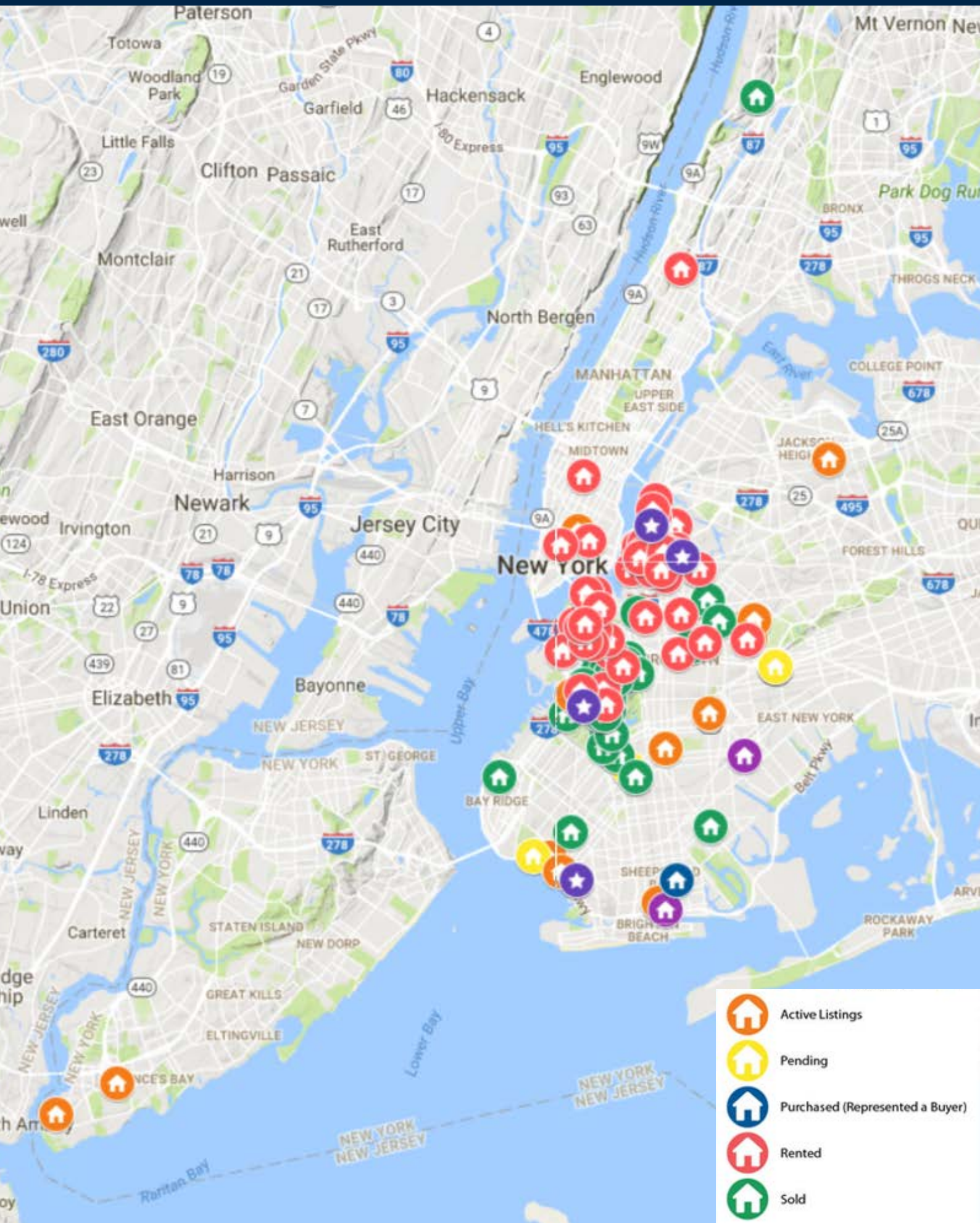
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



The RATNER Team Market Report

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



THE BROOKLYN MADE REAL ESTATE SHOW

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

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