

UPTOWN MANHATTAN

A monthly analysis of residential sales
in Uptown Manhattan, Manhattan

August 2017



The RATNER Team Market Report

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Residential Market Report, August 2017

Uptown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$662K

6% YoY

NO. OF TRANSACTIONS

123

-8% YoY

MEDIAN PRICE/SQ.FT.

\$836

10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

15% YoY

NEIGHBORHOOD BOUNDARIES

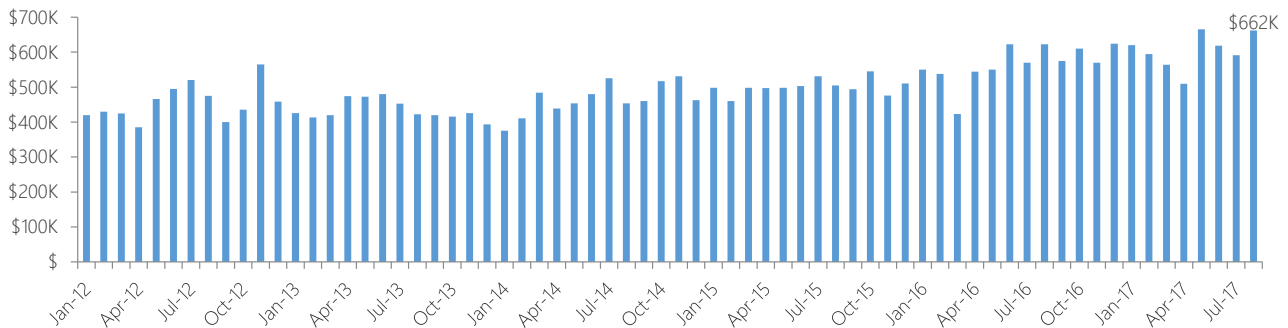


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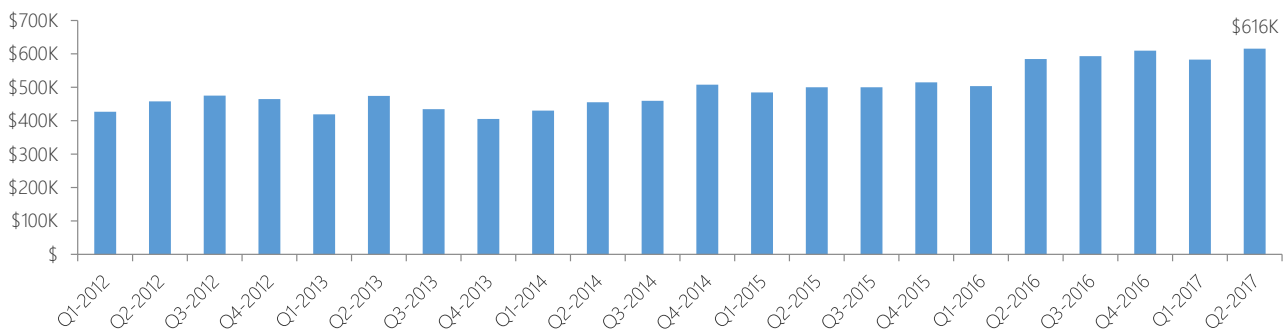
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RESIDENTIAL STATS

Median Sale Price by Month

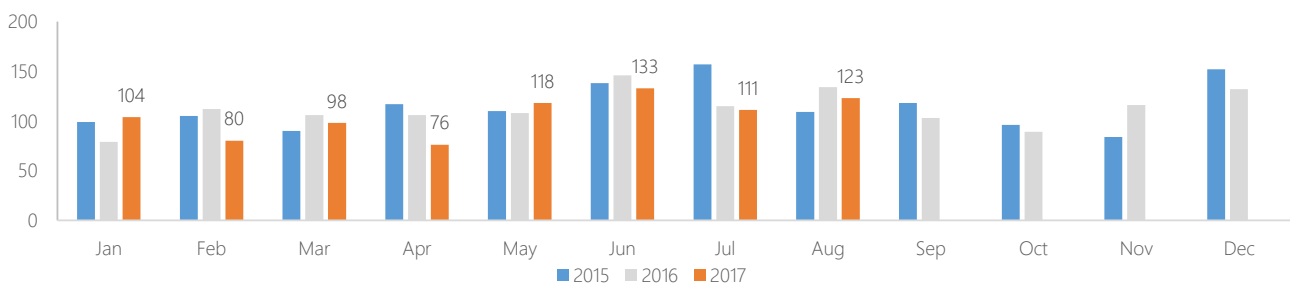


Median Sale Price by Quarter



Number of Transactions

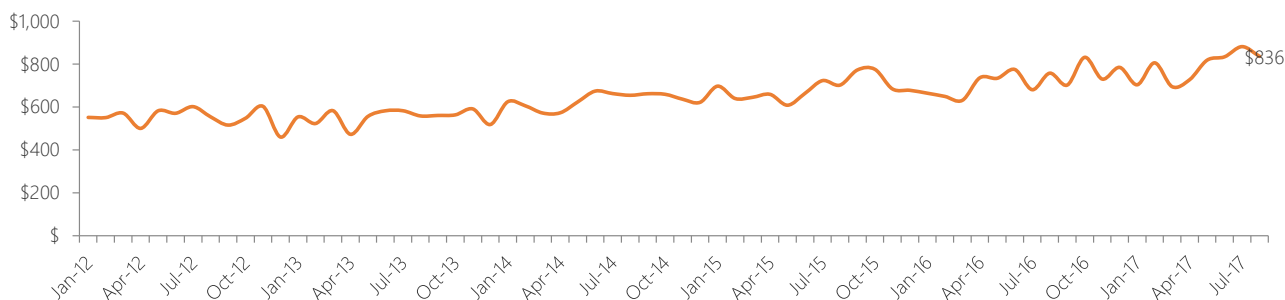
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	83	85	106	133	123	139	129	137	107	87	73	110
2013	104	85	95	122	168	181	178	166	142	145	103	150
2014	107	85	102	116	135	163	143	148	140	127	104	127
2015	99	105	90	117	110	138	157	109	118	96	84	152
2016	79	112	106	106	108	146	115	134	103	89	116	132
2017	104	80	98	76	118	133	111	123				



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Median Sale Price per Square Foot

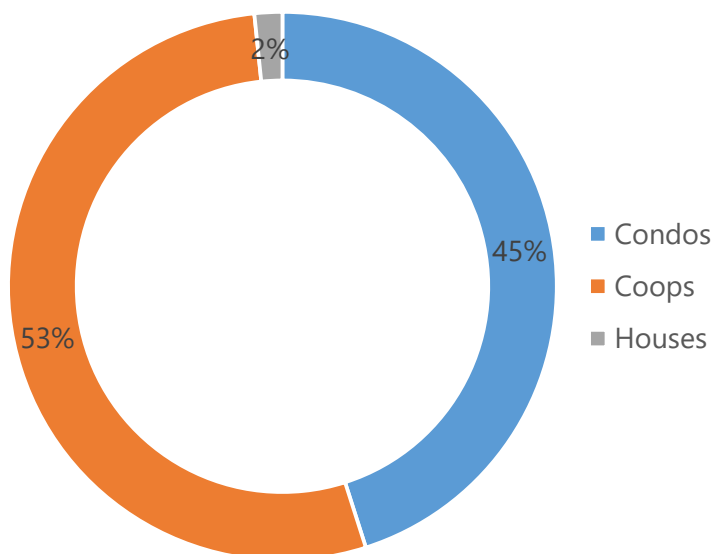


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$730,500	8%	\$924	6%	55
Coops	\$550,000	2%	\$709	5%	65
Houses	\$2,810,000	60%	\$706	64%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2040 Frederick Douglass B #7F	1-01826-1245	9-Aug-17	\$3,309,313	Condo	
311 Convent Ave	1-02050-0019	7-Aug-17	\$3,200,000	House	4,720
607 W 147 St	1-02094-0026	18-Aug-17	\$2,420,000	House	3,300
1280 5 Ave #15D	1-01615-1074	17-Aug-17	\$2,050,000	Condo	1,490
440 Riverside Dr #98	1-01990-0001	8-Aug-17	\$1,849,000	Coop	
2040 Frederick Douglass B #3B	1-01826-1211	22-Aug-17	\$1,810,958	Condo	
1865 2 Ave #39H	1-01646-1002	28-Aug-17	\$1,700,000	Condo	19,429
2187 Fredrick Douglass Blvd #7A	1-01945-1329	11-Aug-17	\$1,690,000	Condo	1,337
532 W 111 St #86	1-01882-0054	16-Aug-17	\$1,535,000	Coop	
404 Riverside Dr #11E	1-01895-0038	7-Aug-17	\$1,485,000	Coop	
1890 7 Ave #5A	1-01830-1023	9-Aug-17	\$1,335,000	Condo	1,299
779 Riverside Dr #C33	1-02134-1242	25-Aug-17	\$1,325,000	Condo	1,799
2131 Fredrick Douglass Blvd #6B	1-01848-1333	18-Aug-17	\$1,310,000	Condo	1,081
2000-2002 5 Ave #3B	1-01722-0033	3-Aug-17	\$1,300,000	Coop	1,363
215 E 96 St #28C	1-01646-1103	16-Aug-17	\$1,275,000	Coop	1,077
100 W 119 St #2B	1-01903-1003	18-Aug-17	\$1,224,000	Condo	1,166
2094 Fredrick Douglass Blvd	1-01829-1079	31-Aug-17	\$1,195,000	Condo	1,129
527 W 110 St #23	1-01882-1020	14-Aug-17	\$1,195,000	Condo	1,182
215 E 96 St #32E	1-01646-1103	14-Aug-17	\$1,185,000	Coop	1,006
261 W 112 St #5B	1-01828-1511	10-Aug-17	\$1,100,000	Condo	1,061
15818-15900 Riverside Dr W #2B	1-02135-0060	17-Aug-17	\$1,050,000	Coop	1,250
171 W 131 St #615	1-01916-1293	16-Aug-17	\$996,000	Condo	
435 E 117 St #2	1-01711-1202	2-Aug-17	\$950,000	Condo	1,326
371 W 117 St #2C	1-01944-1132	24-Aug-17	\$929,000	Condo	963
370 W 118 St #4D	1-01944-1119	18-Aug-17	\$925,000	Condo	1,039
2280 Fredrick Douglass Blvd #4D	1-01928-1526	18-Aug-17	\$925,000	Condo	789
1270-1273 5 Ave #6N	1-01614-0001	8-Aug-17	\$915,000	Coop	1,100
720 Ft Washington Ave #U	1-02180-0614	3-Aug-17	\$915,000	Coop	1,275
519 W 135 St #3B	1-01988-1006	11-Aug-17	\$910,000	Condo	1,328
900 W 190 St #14B	1-02179-0373	3-Aug-17	\$907,500	Coop	925
720 Ft Washington Ave #4B	1-02180-0614	10-Aug-17	\$906,000	Coop	1,300
333 E 109 St #5E	1-01681-1222	22-Aug-17	\$863,000	Condo	907
120 Cabrini Blvd #38	1-02179-0010	10-Aug-17	\$860,000	Coop	950
346 E 119 St #PHB	1-01795-1111	10-Aug-17	\$851,500	Condo	870
15818-15900 Riverside Dr W #2E	1-02135-0060	21-Aug-17	\$830,000	Coop	
258 St Nicholas Ave #8F	1-01950-1045	7-Aug-17	\$827,500	Condo	1,065
504 W 136 St #4B	1-01988-1116	22-Aug-17	\$825,000	Condo	1,028
900 W 190 St #5B	1-02179-0373	16-Aug-17	\$810,000	Coop	900
417 Riverside Dr #12A	1-01895-0076	4-Aug-17	\$807,300	Coop	
479 W 152 St #5A	1-02067-1124	21-Aug-17	\$778,000	Condo	835
1793 Riverside Dr #2E	1-02246-0130	28-Aug-17	\$765,000	Coop	1,150
414 W 121 St #23	1-01963-0025	9-Aug-17	\$760,000	Coop	
88 Morningside Ave #2E	1-01948-1101	15-Aug-17	\$750,000	Coop	735
220 W 111 St #2C	1-01826-1107	2-Aug-17	\$750,000	Condo	670
552 Riverside Dr #1D	1-01995-0077	31-Aug-17	\$732,800	Coop	
45 Park Ter W #3D	1-02243-0354	10-Aug-17	\$715,500	Coop	1,200
163 St Nicholas Ave #3I	1-01924-1042	8-Aug-17	\$711,000	Condo	670
116 Pinehurst Ave #H32	1-02179-0170	2-Aug-17	\$710,000	Coop	
1255 5 Ave #5B	1-01613-1033	14-Aug-17	\$710,000	Condo	509
80 St Nicholas Ave #5G	1-01824-0014	22-Aug-17	\$699,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
333 E 109 St #5C	1-01681-1220	14-Aug-17	\$695,000	Condo	677
2000-2002 5 Ave #3D	1-01722-0033	10-Aug-17	\$690,000	Coop	787
55 W 131 St #F3	1-01729-1027	14-Aug-17	\$688,000	Condo	875
220 W 148 St #5M	1-02033-1066	14-Aug-17	\$672,000	Condo	744
120 Cabrini Blvd #107	1-02179-0010	9-Aug-17	\$662,000	Coop	800
360 Cabrini Blvd #5O	1-02179-0489	4-Aug-17	\$650,000	Coop	1,100
225 E 111 St #2B	1-01661-1203	4-Aug-17	\$645,000	Condo	
4260 Broadway #105	1-02164-1016	29-Aug-17	\$640,000	Condo	917
301 W 110 St #3A	1-01846-1040	8-Aug-17	\$635,000	Condo	589
1630 Madison Ave #2C	1-01614-1004	15-Aug-17	\$630,000	Condo	581
1260-1262 Amsterdam Ave #2	1-01977-0029	3-Aug-17	\$630,000	Coop	900
50 E 129 St #6B	1-01753-1116	14-Aug-17	\$627,000	Condo	660
900 W 190 St #11J	1-02179-0373	17-Aug-17	\$620,000	Coop	
2360 Amsterdam Ave #6D	1-02132-1026	2-Aug-17	\$620,000	Condo	892
4260 Broadway #601	1-02164-1064	23-Aug-17	\$585,000	Condo	792
301 W 110 St #19H	1-01846-1248	10-Aug-17	\$580,000	Condo	861
362 W 127 St #4B	1-01953-1410	2-Aug-17	\$572,766	Condo	
675 Academy St #4E	1-02238-0001	18-Aug-17	\$567,000	Coop	1,000
33-39 Cooper St #4C	1-02238-0017	8-Aug-17	\$560,000	Coop	925
1270-1273 5 Ave #12J	1-01614-0001	14-Aug-17	\$550,000	Coop	
305 W 150 St #712	1-02046-1083	22-Aug-17	\$549,855	Condo	600
51 E 128 St #3B	1-01753-1307	10-Aug-17	\$531,000	Condo	790
108 W 138 St #4A	1-02006-1004	4-Aug-17	\$500,000	Condo	710
103-109 W 111 St #1W	1-01821-0022	23-Aug-17	\$500,000	Coop	
557 W 140 St #1B	1-02072-0010	7-Aug-17	\$500,000	Coop	
175 Claremont Ave #34	1-01994-0043	30-Aug-17	\$490,000	Coop	
555 Lenox Ave #2C	1-02007-1111	28-Aug-17	\$485,300	Condo	531
4523 Broadway #4C	1-02180-0633	4-Aug-17	\$472,318	Coop	675
245 W 115 St #8	1-01831-1008	8-Aug-17	\$455,000	Condo	396
80 St Nicholas Ave #6B	1-01824-0014	28-Aug-17	\$450,000	Coop	
689-693 Ft Washington Ave #4J	1-02179-0500	2-Aug-17	\$445,000	Coop	
660 Riverside Dr #1B	1-02090-1002	22-Aug-17	\$415,000	Condo	512
330-340 Haven Ave #5E	1-02177-0234	8-Aug-17	\$390,000	Coop	
75-77 Park Ter E #D68	1-02243-0230	10-Aug-17	\$380,000	Coop	800
675 Academy St #6K	1-02238-0001	28-Aug-17	\$375,000	Coop	750
95 Park Ter E #1B	1-02243-0306	25-Aug-17	\$375,000	Coop	
45 Park Ter W #6E	1-02243-0354	9-Aug-17	\$367,000	Coop	750
501 W 143 St #53	1-02075-0026	1-Aug-17	\$350,000	Coop	1,000
340 Cabrini Blvd #302	1-02179-1210	30-Aug-17	\$350,000	Condo	574
571 Academy St #5B	1-02221-1138	15-Aug-17	\$350,000	Condo	647
360 Cabrini Blvd #8P	1-02179-0489	23-Aug-17	\$336,000	Coop	
31-37 Nagle Ave #5L	1-02171-0012	9-Aug-17	\$332,000	Coop	
207-209 E 120 St #3R	1-01785-1006	24-Aug-17	\$320,000	Condo	494
385 W 145 St	1-02053-0001	10-Aug-17	\$310,500	Coop	
1885-1893 7 Ave #4A	1-01824-0003	29-Aug-17	\$302,481	Coop	
128-130 W 138 St #4D	1-02006-0049	24-Aug-17	\$300,000	Coop	
31-37 Nagle Ave #1A	1-02171-0012	28-Aug-17	\$299,000	Coop	
875 W 181 St #4H	1-02179-0001	4-Aug-17	\$290,000	Coop	
56-60 W 119 St #4F	1-01717-0058	24-Aug-17	\$290,000	Coop	
448-450 St Nicholas Ave #5C	1-01958-0043	23-Aug-17	\$275,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
208 W 119 St #3A	1-01924-0021	16-Aug-17	\$250,000	Coop	
720 Ft Washington Ave #4M	1-02180-0614	18-Aug-17	\$238,000	Coop	
302-304 E 119 St #4A	1-01795-0150	14-Aug-17	\$235,000	Coop	
530-534 Manhattan Ave #7	1-01949-0018	14-Aug-17	\$154,750	Coop	
503 W 170 St #25	1-02127-0052	17-Aug-17	\$125,000	Coop	
120 Cabrini Blvd #73	1-02179-0010	29-Aug-17	\$100,000	Coop	
505 W 148 St #4A	1-02080-0025	30-Aug-17	\$41,596	Coop	
502-504 W 148 St #4C	1-02079-0037	30-Aug-17	\$34,033	Coop	



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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



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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"



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**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.



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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.



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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.



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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"



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expediters	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



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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.

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