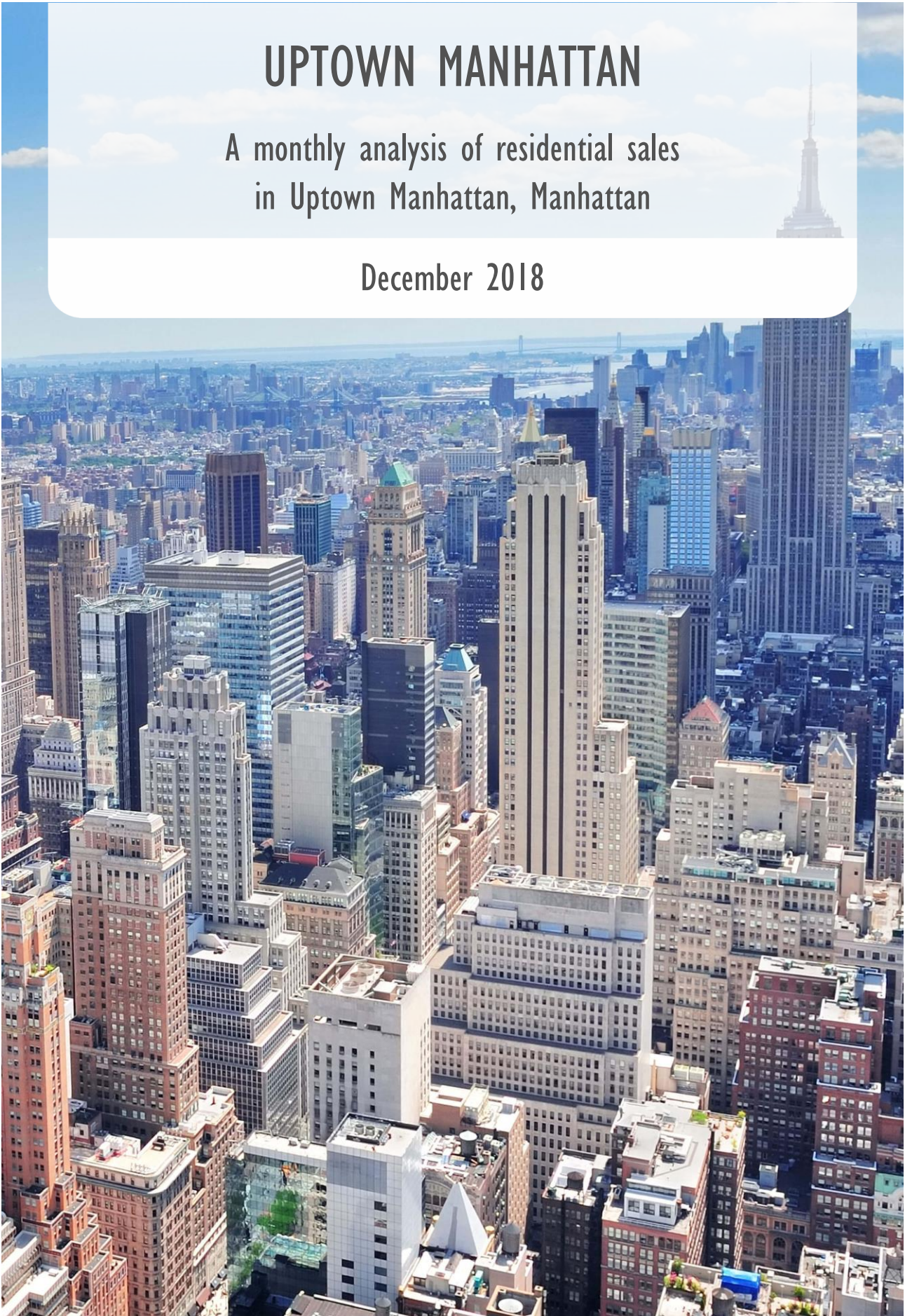


# UPTOWN MANHATTAN

A monthly analysis of residential sales  
in Uptown Manhattan, Manhattan

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Uptown Manhattan, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$540K**

-11% YoY

NO. OF TRANSACTIONS

**92**

-16% YoY

MEDIAN PRICE/SQ.FT.

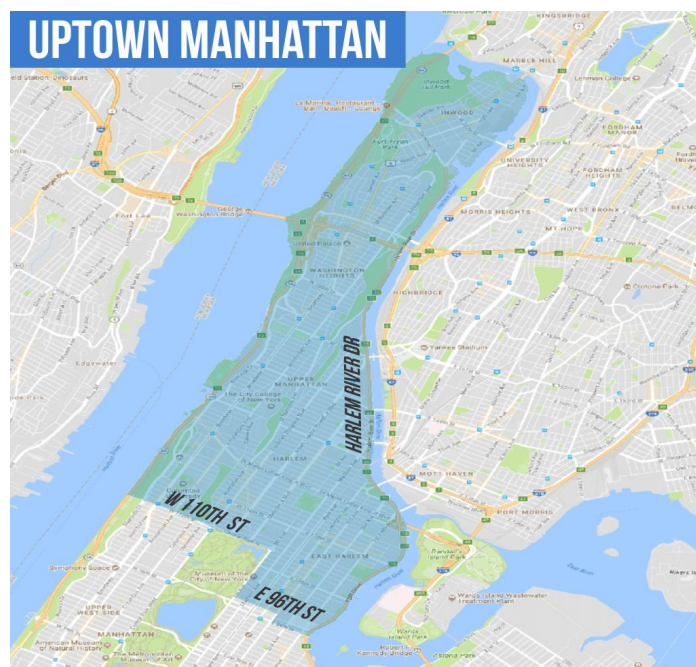
**\$894**

12% YoY

MANHATTAN  
MEDIAN SALE PRICE**\$1.08M**

-8% YoY

### NEIGHBORHOOD BOUNDARIES

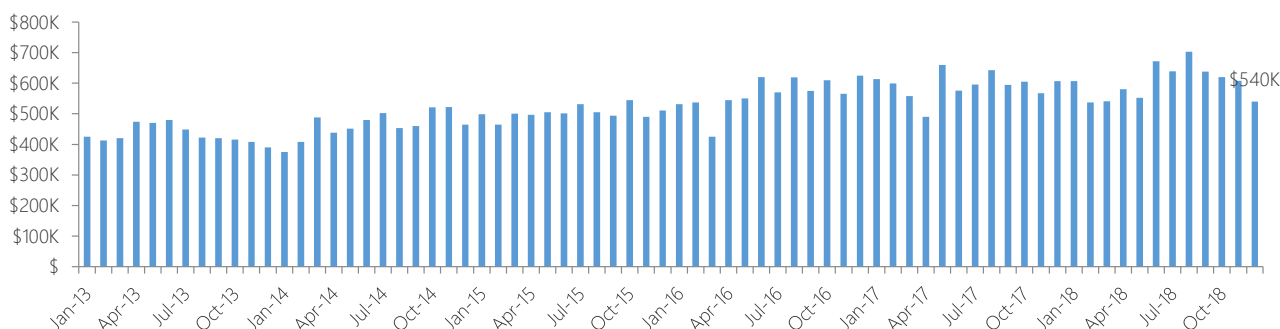


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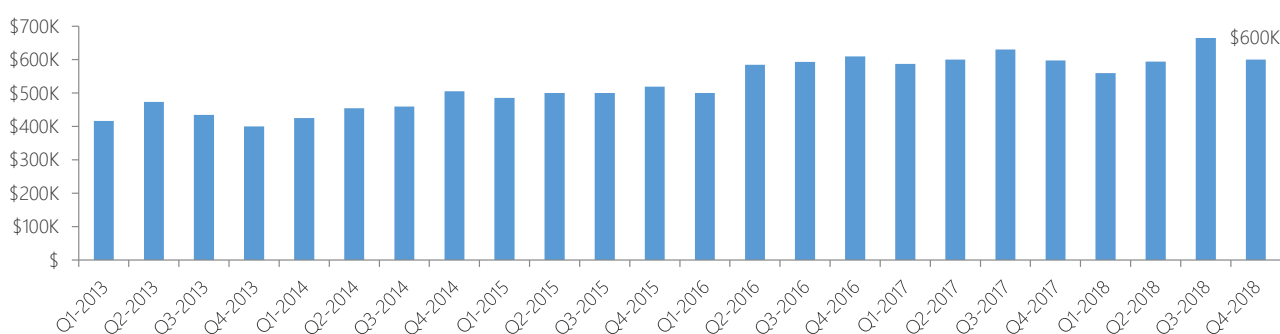
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## RESIDENTIAL STATS

### Median Sale Price by Month

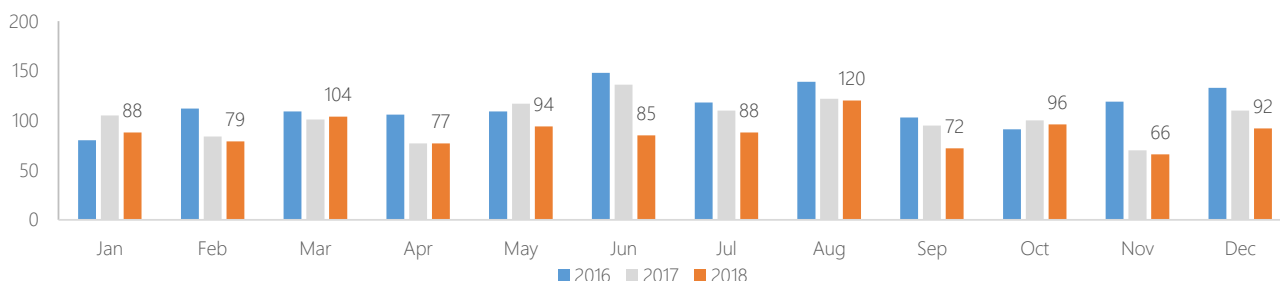


### Median Sale Price by Quarter



### Number of Transactions

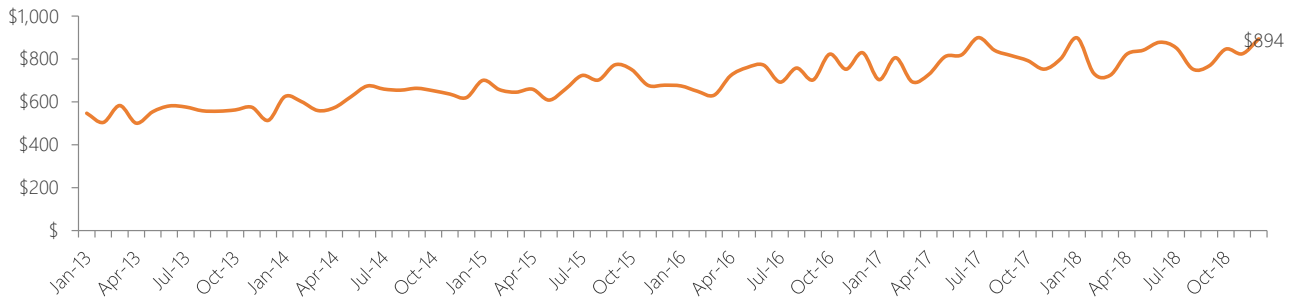
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	106	87	95	122	170	181	183	166	142	147	108	153
2014	108	86	103	117	136	165	146	148	142	128	106	128
2015	101	108	93	117	111	139	159	109	118	96	86	152
2016	80	112	109	106	109	148	118	139	103	91	119	133
2017	105	84	101	77	117	136	110	122	95	100	70	110
2018	88	79	104	77	94	85	88	120	72	96	66	92



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## Median Sale Price per Square Foot

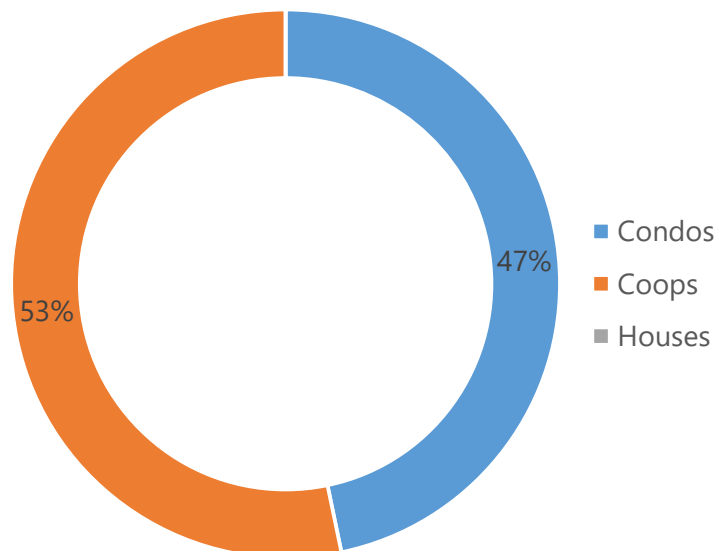


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$600,000	-34%	\$1,031	14%	43
Coops	\$482,000	-7%	\$647	-11%	49
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
313 W 119th St #5F	1-01946-1045	3-Dec-18	\$2,765,000	Condo	2,370
313 W 119th St #8D	1-01946-1055	19-Dec-18	\$1,500,000	Condo	1,365
417 Riverside Dr #8A	1-01895-0076	12-Dec-18	\$1,371,150	Coop	1,100
120 Cabrini Blvd #46	1-02179-0010	13-Dec-18	\$1,224,000	Coop	1,300
417 Riverside Dr #6A	1-01895-0076	17-Dec-18	\$1,185,000	Coop	1,155
306 W 116th St #4B	1-01848-1508	14-Dec-18	\$1,120,000	Condo	1,021
301 W 110th St #17H	1-01846-1230	20-Dec-18	\$999,950	Condo	861
163 St Nicholas Ave #2J	1-01924-1032	4-Dec-18	\$999,000	Condo	975
2187 Fredrick Douglass Blvd #PH1-H	1-01945-1385	5-Dec-18	\$990,000	Condo	907
2131 Fredrick Douglass Blvd #5H	1-01848-1329	14-Dec-18	\$876,525	Condo	820
66 Overlook Ter #3E	1-02180-0371	10-Dec-18	\$875,000	Coop	
565 W 169th St #2C	1-02126-0001	18-Dec-18	\$846,000	Coop	1,525
116 Pinehurst Ave #124	1-02179-0170	17-Dec-18	\$845,000	Coop	
1270 Fifth Ave #7G	1-01614-0001	19-Dec-18	\$786,000	Coop	
80 La Salle St #16G	1-01978-0001	27-Dec-18	\$760,000	Coop	
105 Bennett Ave #66B	1-02180-1563	13-Dec-18	\$755,000	Condo	
80 La Salle St #10A	1-01978-0001	19-Dec-18	\$749,999	Coop	700
80 La Salle St #2G	1-01978-0001	12-Dec-18	\$725,000	Coop	
1787 Madison Ave #510	1-01623-1002	10-Dec-18	\$715,000	Coop	800
116 Pinehurst Ave #F45	1-02179-0170	17-Dec-18	\$715,000	Coop	
801 Riverside Dr #3A	1-02134-1117	5-Dec-18	\$702,593	Condo	949
690 Riverside Dr #5D	1-02093-1027	21-Dec-18	\$698,000	Condo	1,005
622 W 114th St #42A	1-01895-0069	19-Dec-18	\$675,000	Coop	
130 Lenox Ave #308	1-01600-1002	11-Dec-18	\$651,000	Coop	1,200
440 Riverside Dr #75	1-01990-0001	10-Dec-18	\$637,500	Coop	
2094 Fredrick Douglass Blvd	1-01829-1064	31-Dec-18	\$626,000	Condo	550
60 Cooper St #6F	1-02240-0029	7-Dec-18	\$620,000	Coop	
114 Morningside Dr #25	1-01963-0055	14-Dec-18	\$610,000	Coop	750
301 W 110th St #1P	1-01846-1013	14-Dec-18	\$600,000	Condo	589
120 Cabrini Blvd #7	1-02179-0010	12-Dec-18	\$585,000	Coop	
102 Bradhurst Ave #604	1-02045-1203	21-Dec-18	\$555,000	Coop	
435 Convent Ave #55	1-02063-0046	19-Dec-18	\$552,000	Coop	850
441 Convent Ave #5B	1-02064-1162	14-Dec-18	\$544,928	Condo	
725 Riverside Dr #10G	1-02096-1067	21-Dec-18	\$540,000	Condo	683
116 Pinehurst Ave #S42	1-02179-0170	3-Dec-18	\$537,000	Coop	
105 Bennett Ave #53A	1-02180-1546	21-Dec-18	\$515,000	Condo	
456 W 167th St #4F	1-02111-1032	21-Dec-18	\$500,000	Condo	558
58 W 129th St #2C	1-01726-1104	14-Dec-18	\$494,000	Condo	479
100 Park Ter W #4M	1-02243-0289	11-Dec-18	\$484,000	Coop	750
342 E 100th St #4B	1-01671-0030	28-Dec-18	\$480,000	Coop	
66 Overlook Ter #8P	1-02180-0371	12-Dec-18	\$478,000	Coop	
930 St Nicholas Ave #9	1-02107-0014	4-Dec-18	\$473,000	Coop	1,100
544 W 157th St #71	1-02115-0011	19-Dec-18	\$450,000	Coop	
4523 Broadway #3E	1-02180-0633	21-Dec-18	\$433,452	Coop	650
231-239 W 148th St #2N	1-02034-1003	3-Dec-18	\$425,000	Coop	
1793 Riverside Dr #2J	1-02246-0130	19-Dec-18	\$405,000	Coop	700
95 Park Ter E #2E	1-02243-0306	12-Dec-18	\$400,000	Coop	805
5 Pinehurst Ave #4B	1-02177-0028	14-Dec-18	\$400,000	Coop	
62 Park Ter W #A41	1-02243-0240	20-Dec-18	\$399,000	Coop	
115 Payson Ave #5C	1-02248-0009	13-Dec-18	\$399,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
4523 Broadway #6D	1-02180-0633	20-Dec-18	\$393,900	Coop	650
62 Park Ter W #A26	1-02243-0240	18-Dec-18	\$392,000	Coop	800
95 Park Ter E #1E	1-02243-0306	20-Dec-18	\$389,000	Coop	
100 Overlook Ter #29	1-02180-0450	20-Dec-18	\$369,000	Coop	
50 Park Ter W #5B	1-02243-0347	20-Dec-18	\$365,000	Coop	
4523 Broadway #7D	1-02180-0633	20-Dec-18	\$310,000	Coop	
860 W 181st St #37B	1-02177-0175	12-Dec-18	\$290,000	Coop	
345 W 145th St	1-02053-0001	10-Dec-18	\$280,000	Coop	
1993 Amsterdam Ave #33	1-02108-0079	26-Dec-18	\$232,000	Coop	
320 W 111th St #4	1-01846-0027	28-Dec-18	\$200,000	Coop	
552 W 141st St #3D	1-02072-0055	26-Dec-18	\$150,000	Coop	
309 E 105th St #1N	1-01677-1102	14-Dec-18	\$91,500	Condo	1,102



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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**Jessie Torres**

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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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
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