

# UPTOWN MANHATTAN

A monthly analysis of residential sales  
in Uptown Manhattan, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Uptown Manhattan, Manhattan

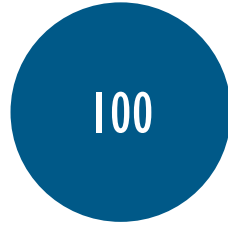
SUMMARY

MEDIAN SALE PRICE



-16% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



3% YoY

MANHATTAN MEDIAN SALE PRICE



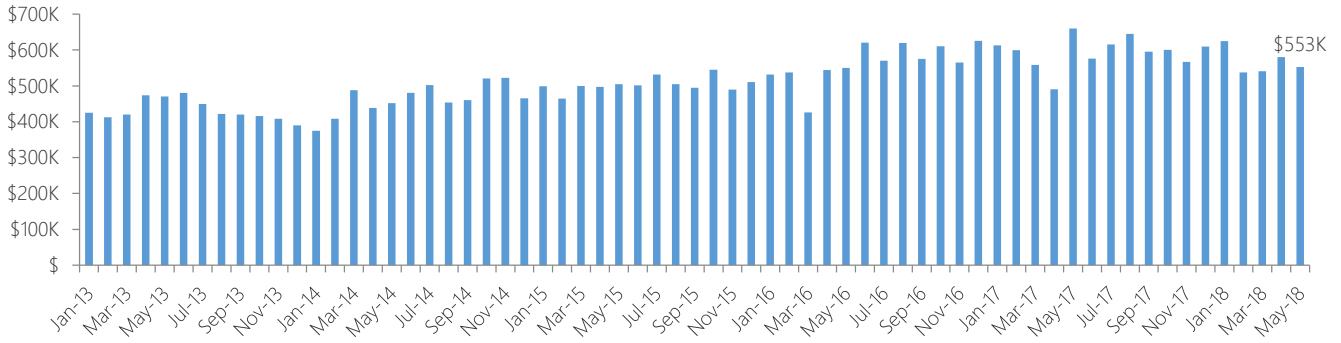
-5% YoY

NEIGHBORHOOD BOUNDARIES

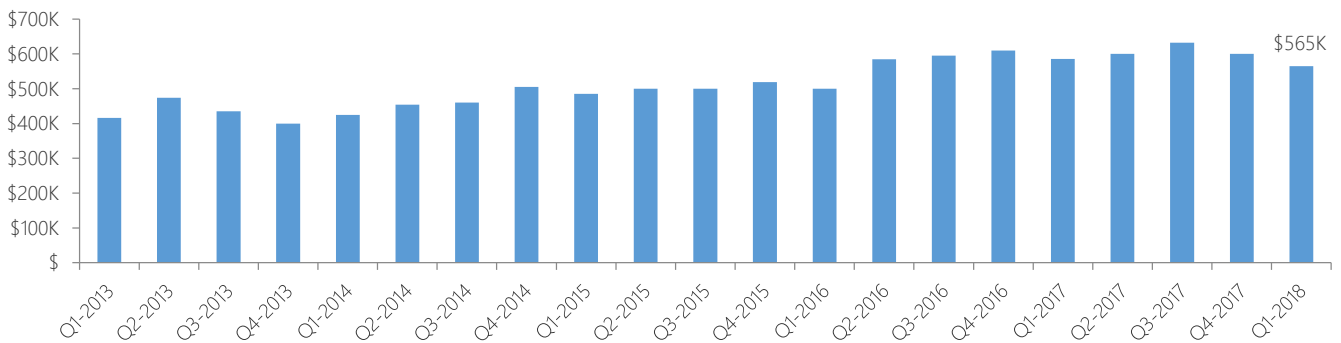


## RESIDENTIAL STATS

### Median Sale Price by Month

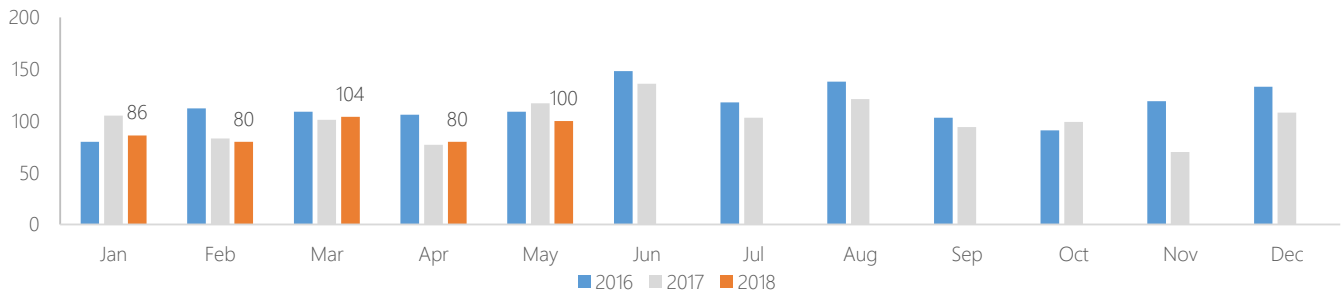


### Median Sale Price by Quarter

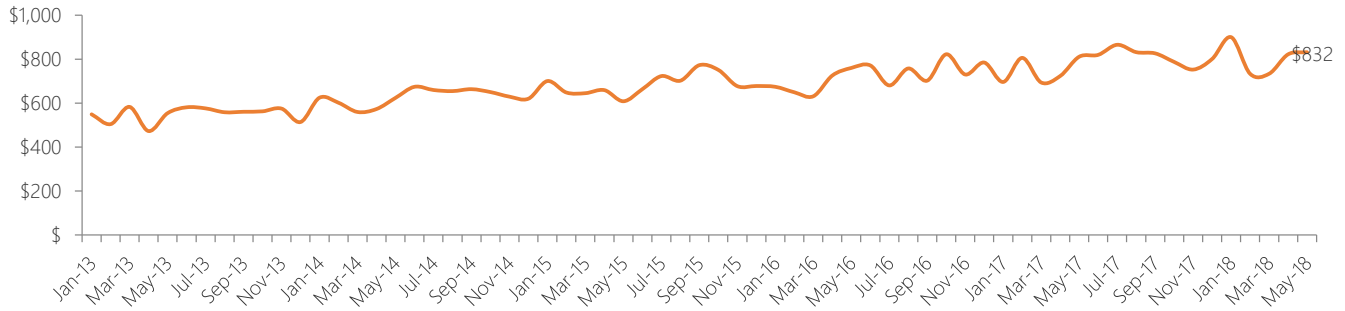


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	138	103	91	119	133
2017	105	83	101	77	117	136	103	121	94	99	70	108
2018	86	80	104	80	100							



Median Sale Price per Square Foot

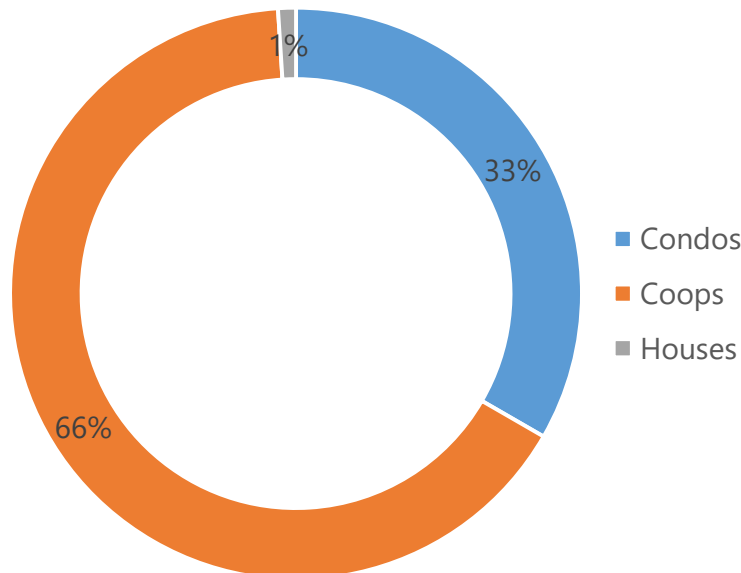


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$744,000	-15%	\$909	-2%	33
Coops	\$495,000	1%	\$650	1%	65
Houses	\$800,000	-64%	\$235	-71%	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1170 Fifth Ave #10B	1-01604-0001	29-May-18	\$4,500,000	Coop	2,500
1280 Fifth Ave #10C	1-01615-1043	4-May-18	\$2,675,000	Condo	1,691
313 W 119th St #1G	1-01946-1007	24-May-18	\$2,310,000	Condo	1,970
420 Riverside Dr #2E	1-01896-0001	11-May-18	\$2,000,000	Coop	
528 W 111th St #27	1-01882-0051	31-May-18	\$1,870,000	Coop	
2187 Fredrick Douglass Blvd #5B	1-01945-1304	24-May-18	\$1,800,000	Condo	1,356
2860 Broadway #RESID	1-01883-1002	23-May-18	\$1,600,000	Coop	
106 W 116th St #PH-2B	1-01825-1033	15-May-18	\$1,500,000	Condo	1,226
120 Cabrini Blvd #109	1-02179-0010	16-May-18	\$1,450,000	Coop	
40 W 116th St #B308	1-01599-1371	29-May-18	\$1,400,000	Condo	1,389
417 Riverside Dr #10A	1-01895-0076	8-May-18	\$1,311,863	Coop	
117 W 123rd St #1A	1-01908-1301	24-May-18	\$1,145,200	Condo	1,260
545 W 111th St #1F	1-01883-1002	15-May-18	\$1,010,000	Coop	
736 W 187th St #303	1-02180-1249	10-May-18	\$995,000	Condo	1,374
2545 Fredrick Douglass Blvd #2545D	1-01960-1118	30-May-18	\$980,000	Condo	1,175
1400 Fifth Ave #5L	1-01599-1127	18-May-18	\$938,000	Condo	1,046
324 E 112th St #4B	1-01683-1011	4-May-18	\$915,000	Condo	1,073
48 E 132nd St #1C	1-01756-1113	30-May-18	\$867,848	Condo	
721 St Nicholas Ave #1	1-02060-1202	17-May-18	\$850,000	Condo	1,152
15818-15900 Riverside Dr W #7J	1-02135-0060	29-May-18	\$840,000	Coop	
456 W 167th St #7D	1-02111-1054	7-May-18	\$835,000	Condo	1,171
215 E 96th St #CONDP	1-01646-1103	3-May-18	\$825,000	Coop	679
123 W 132nd St	1-01917-0121	3-May-18	\$800,000	House	3,400
31 Tiemann Pl #37	1-01995-1002	14-May-18	\$790,000	Coop	1,050
161-169 E 110th St #7F	1-01638-1062	15-May-18	\$775,000	Condo	800
725 Riverside Dr #3D	1-02096-1015	11-May-18	\$770,000	Condo	1,016
900 W 190th St #6F	1-02179-0373	30-May-18	\$770,000	Coop	1,000
70 Haven Ave #3C	1-02139-0214	29-May-18	\$743,000	Coop	
120 Cabrini Blvd #112	1-02179-0010	22-May-18	\$740,000	Coop	900
48-58 Park Ter E #5C	1-02243-0332	23-May-18	\$735,000	Coop	1,300
527 W 110th St #41	1-01882-1004	15-May-18	\$718,000	Condo	670
301 W 110th St #16C	1-01846-1216	25-May-18	\$690,000	Condo	589
1270-1273 Fifth Ave #5A	1-01614-0001	18-May-18	\$684,500	Coop	750
3115 Broadway #52	1-01993-0021	24-May-18	\$680,000	Coop	
300 W 135th St #7A	1-01959-1009	3-May-18	\$665,000	Condo	692
790 Riverside Dr #2C	1-02134-0071	24-May-18	\$665,000	Coop	
18 W 129th St #2A	1-01726-1003	8-May-18	\$620,000	Condo	594
80 La Salle St #12H	1-01978-0001	30-May-18	\$610,000	Coop	
301 W 110th St #16D	1-01846-1217	23-May-18	\$610,000	Condo	589
2019-2023 First Ave #2B	1-01676-1403	9-May-18	\$599,500	Condo	707
4523 Broadway #6G	1-02180-0633	11-May-18	\$585,000	Coop	900
342 E 110th St #3C	1-01681-1110	17-May-18	\$580,000	Condo	677
4523 Broadway #2B	1-02180-0633	3-May-18	\$573,605	Coop	750
80 La Salle St #6C	1-01978-0001	8-May-18	\$570,000	Coop	950
60-62 Park Ter W #A35	1-02243-0240	24-May-18	\$555,000	Coop	975
54-56 E 129th St #6A	1-01753-0045	7-May-18	\$550,000	Coop	1,055
15818-15900 Riverside Dr W #4H	1-02135-0060	11-May-18	\$545,000	Coop	
305 W 150th St #403	1-02046-1038	7-May-18	\$519,000	Condo	594
270 Seaman Ave #A6	1-02250-0072	18-May-18	\$515,000	Coop	1,100
105 Bennett Ave #24A	1-02180-1515	23-May-18	\$510,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
255-261 Ft Washington Ave #33	1-02139-0175	10-May-18	\$510,000	Coop	
69 Bennett Ave #102	1-02180-1402	10-May-18	\$505,000	Condo	
825 W 179th St #2G	1-02177-0166	8-May-18	\$502,493	Coop	
130 Lenox Ave #712	1-01600-1002	24-May-18	\$500,000	Coop	860
231-239 W 148th St #2A	1-02034-1003	21-May-18	\$500,000	Coop	
611 W 156th St #33	1-02134-0105	31-May-18	\$495,000	Coop	
66-96 Overlook Ter #4A	1-02180-0371	22-May-18	\$494,000	Coop	
305 W 150th St #203	1-02046-1014	16-May-18	\$490,000	Condo	594
305 W 150th St #607	1-02046-1066	1-May-18	\$474,000	Condo	570
350 Cabrini Blvd #7N	1-02179-0440	11-May-18	\$467,500	Coop	
66-96 Overlook Ter #1A	1-02180-0371	17-May-18	\$463,000	Coop	800
4523 Broadway #4C	1-02180-0633	31-May-18	\$453,000	Coop	675
4523 Broadway #2C	1-02180-0633	11-May-18	\$449,844	Coop	
385 W 145th St #4C	1-02053-0001	31-May-18	\$440,000	Coop	
622-624 W 114th St #42	1-01895-0069	10-May-18	\$435,000	Coop	475
660 Riverside Dr #3D	1-02090-1022	18-May-18	\$410,000	Condo	442
385 W 145th St #4A	1-02053-0001	29-May-18	\$405,000	Coop	
4523 Broadway #6C	1-02180-0633	4-May-18	\$405,000	Coop	
133-141 W 140th St #26	1-02009-0023	16-May-18	\$400,000	Coop	
689-693 Ft Washington Ave #5J	1-02179-0500	30-May-18	\$400,000	Coop	
24 Bennett Ave #62B	1-02180-0070	1-May-18	\$389,000	Coop	750
120 Bennett Ave #5C	1-02180-0192	18-May-18	\$387,000	Coop	
60 Cooper St #1J	1-02240-0029	3-May-18	\$379,000	Coop	825
2040 Frederick Douglass B #5E	1-01826-1230	22-May-18	\$364,260	Condo	
171 W 131st St #209	1-01916-1214	15-May-18	\$360,900	Condo	
67-69 St Nicholas Ave #24	1-01823-0056	17-May-18	\$354,999	Coop	
29 Convent Ave #12A	1-01968-0058	17-May-18	\$350,000	Coop	
4018-4038 Broadway #2A	1-02126-0001	2-May-18	\$340,000	Coop	
98 Park Ter E #1H	1-02243-0309	8-May-18	\$315,000	Coop	450
67-69 St Nicholas Ave #3	1-01823-0056	25-May-18	\$315,000	Coop	
229 W 144th St #46	1-02030-0017	8-May-18	\$280,000	Coop	
96 Arden St #2C	1-02175-0032	10-May-18	\$270,000	Coop	520
95 Park Ter E #5A	1-02243-0306	23-May-18	\$265,000	Coop	
675 Academy St #4C	1-02238-0001	11-May-18	\$245,678	Coop	
48-58 Park Ter E #2A	1-02243-0332	31-May-18	\$210,000	Coop	
30 Macombs Pl #23	1-02036-0057	2-May-18	\$200,000	Coop	
3810 Broadway #4H	1-02117-0007	24-May-18	\$184,000	Coop	
30 Macombs Pl #1C	1-02036-0057	24-May-18	\$100,000	Coop	
529 W 152nd St #44	1-02084-0016	3-May-18	\$100,000	Coop	
19-21 Ft Washington Ave #6F	1-02136-0052	15-May-18	\$64,727	Coop	



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# THE RATNER TEAM



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NYC Condo, Co-op &  
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**Nate Pfaff**

Residential Sales &  
Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

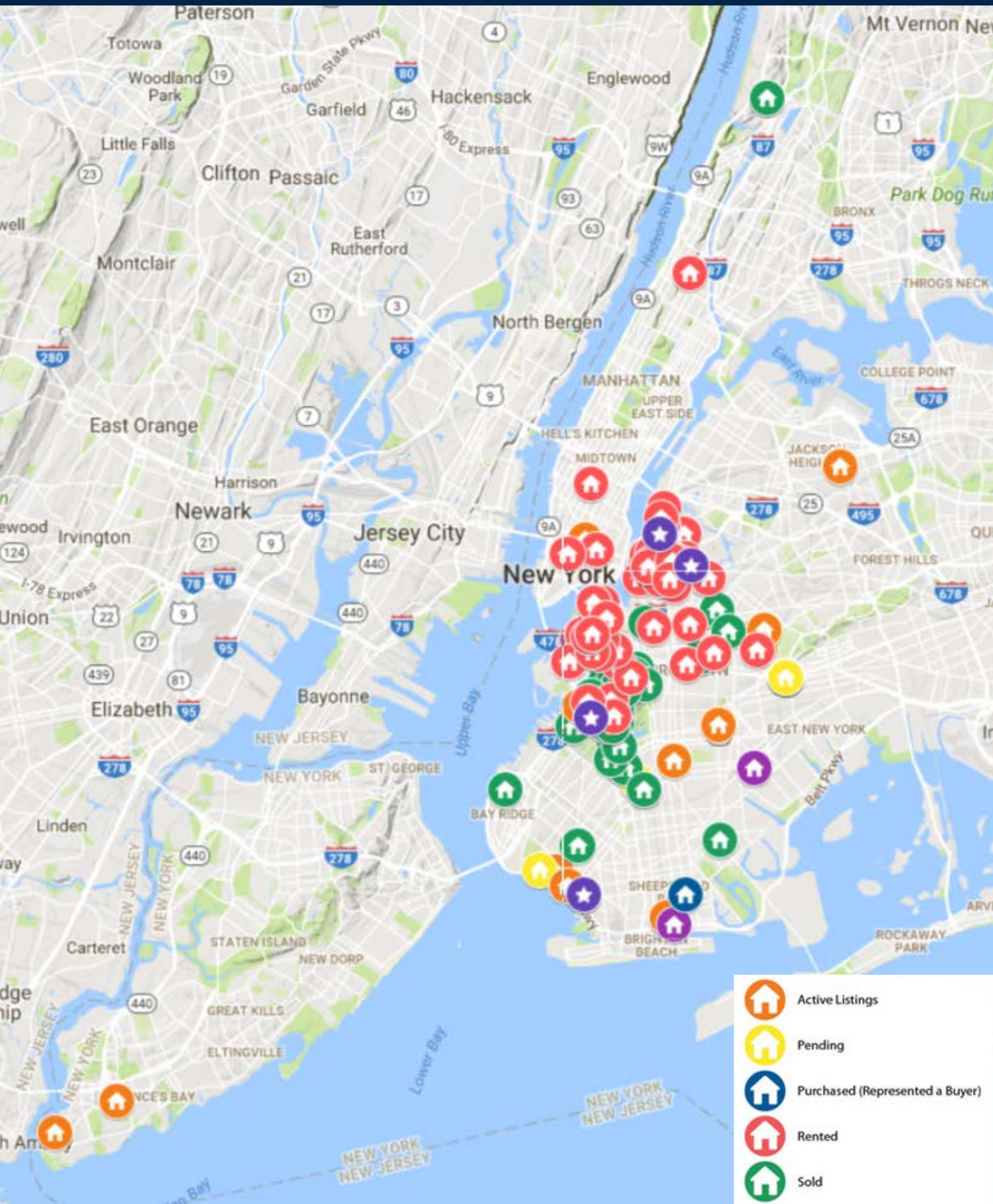
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- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expediters                   | Interior Designers             | Restoration Specialists             |
| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| 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 |
| Carpenters                      | Garage & Driveway            | Lighting Experts               | Stone & Tile Professionals          |
| Chimney & Fireplace Specialists | General Contractors          | Locksmith                      | Structural Engineers                |
| Cleaners                        | Glass & Shower Doors         | Mortgage Professionals         | Surveyors                           |
| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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## THE BROOKLYN MADE SHOW

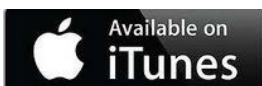
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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