

YORKVILLE

A monthly analysis of residential sales
in Yorkville, 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

Yorkville, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.01M

43% YoY

NO. OF TRANSACTIONS

124

88% YoY

MEDIAN PRICE/SQ.FT.

\$1,080

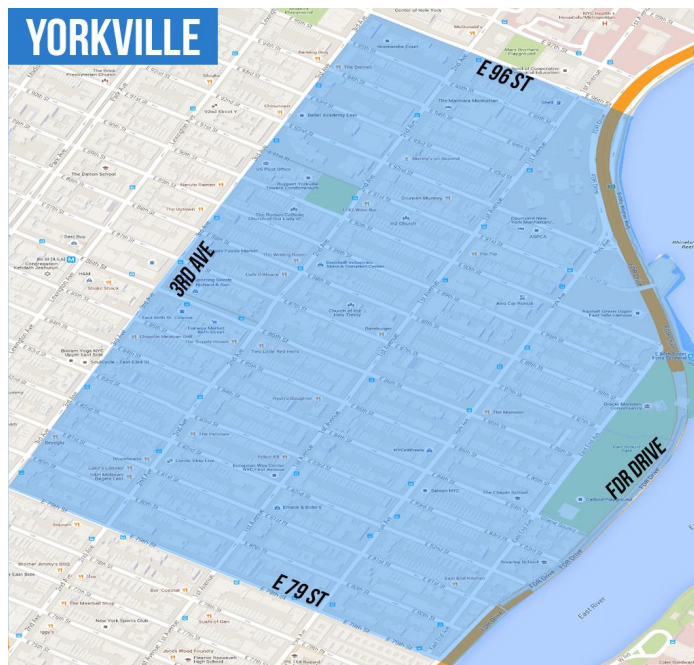
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

15% YoY

NEIGHBORHOOD BOUNDARIES

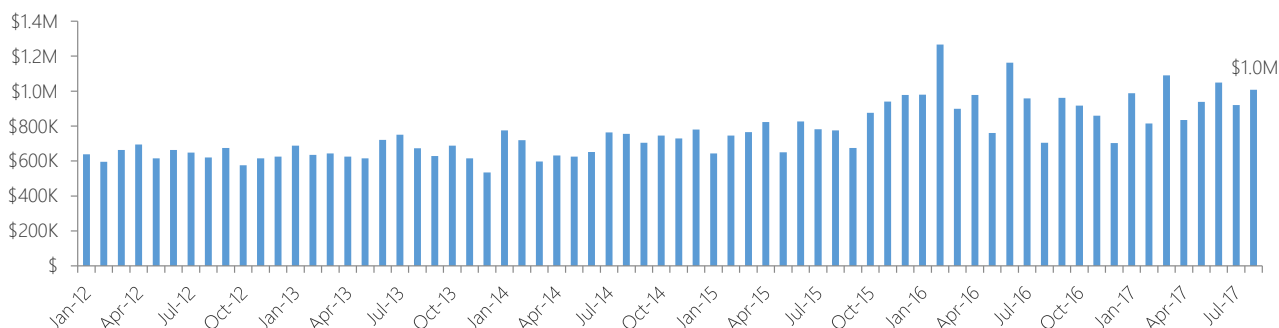


The RATNER Team Market Report

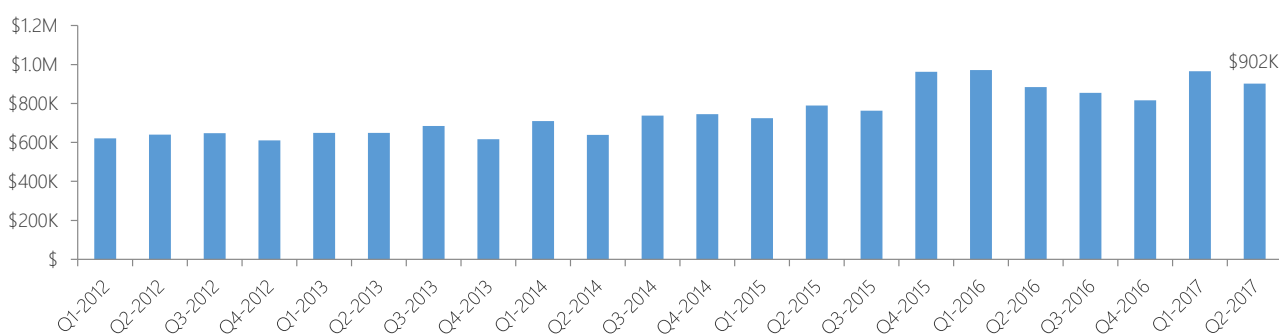
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Month

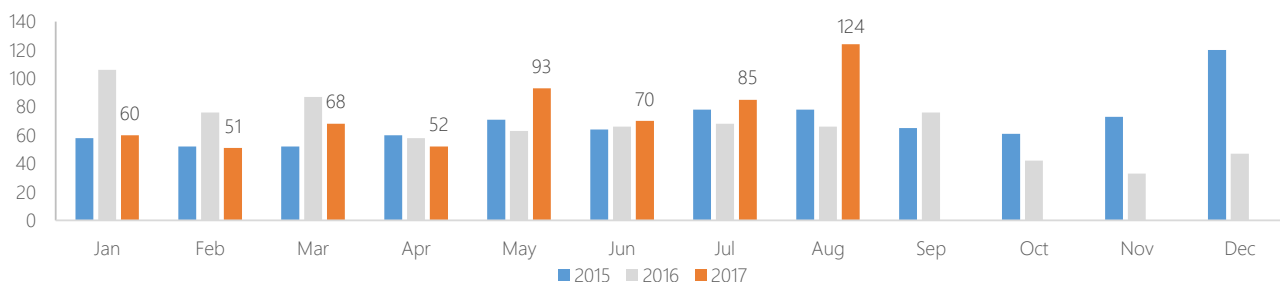


Median Sale Price by Quarter



Number of Transactions

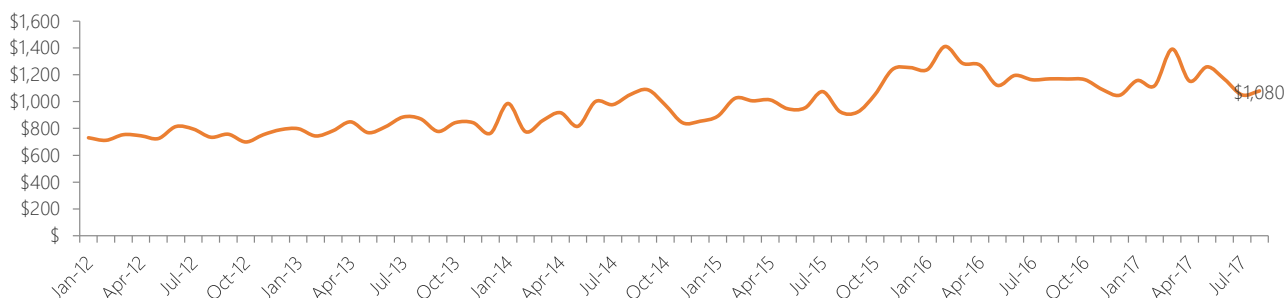
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	46	46	36	56	71	60	66	63	63	77	57	93
2013	63	45	56	60	77	115	94	112	70	103	71	53
2014	66	58	53	64	64	88	104	83	63	79	56	57
2015	58	52	52	60	71	64	78	78	65	61	73	120
2016	106	76	87	58	63	66	68	66	76	42	33	47
2017	60	51	68	52	93	70	85	124				



The RATNER Team Market Report

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

Median Sale Price per Square Foot

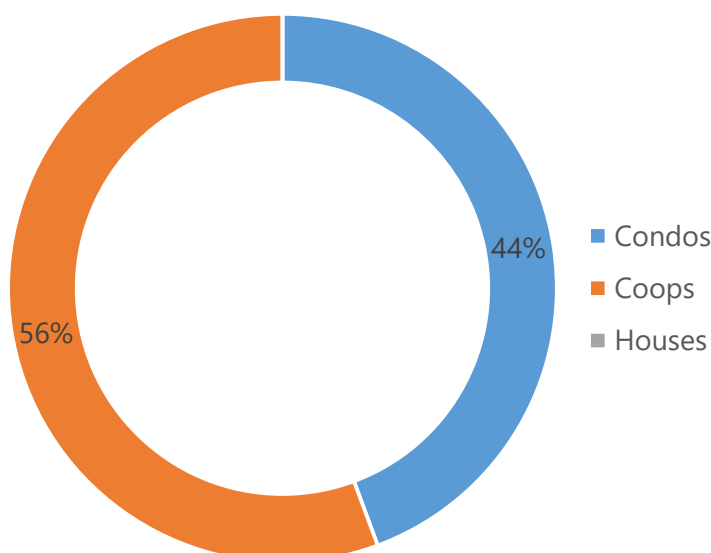


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,749,524	87%	\$1,350	7%	55
Coops	\$738,750	22%	\$939	8%	69
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
170 E End Ave #8D	1-01584-1066	23-Aug-17	\$4,500,000	Condo	2,184
170 E End Ave #7E	1-01584-1060	31-Aug-17	\$3,800,000	Condo	2,197
505 E 79 St #19BC	1-01576-0005	29-Aug-17	\$3,650,000	Coop	2,500
305 E 85 St #2A	1-01548-1302	14-Aug-17	\$3,500,000	Condo	2,349
505 E 79 St #17GH	1-01576-0005	2-Aug-17	\$3,400,000	Coop	2,800
1 E End Ave #5C	1-01589-0002	8-Aug-17	\$3,100,000	Coop	2,600
1632 2 Ave #21045	1-01547-0049	14-Aug-17	\$2,999,000	Coop	
389 E 89 St #25A	1-01552-1424	11-Aug-17	\$2,996,405	Condo	
389 E 89 St #21A	1-01552-1408	3-Aug-17	\$2,853,850	Condo	
389 E 89 St #20A	1-01552-1404	22-Aug-17	\$2,823,303	Condo	
535 E 86 St #9A	1-01583-0015	24-Aug-17	\$2,700,000	Coop	2,500
389 E 89 St #32B	1-01552-1453	22-Aug-17	\$2,640,018	Condo	
389 E 89 St #29B	1-01552-1441	16-Aug-17	\$2,558,558	Condo	
389 E 89 St #28B	1-01552-1437	9-Aug-17	\$2,528,010	Condo	
389 E 89 St #22B	1-01552-1413	21-Aug-17	\$2,385,455	Condo	
389 E 89 St #21B	1-01552-1409	4-Aug-17	\$2,365,090	Condo	
389 E 89 St #20B	1-01552-1405	22-Aug-17	\$2,344,725	Condo	
389 E 89 St #32C	1-01552-1454	4-Aug-17	\$2,300,000	Condo	
389 E 89 St #16G	1-01552-1387	25-Aug-17	\$2,247,991	Condo	
389 E 89 St #22C	1-01552-1414	3-Aug-17	\$2,171,623	Condo	
515-519 E 89 St #5BC	1-01586-0005	16-Aug-17	\$2,145,000	Coop	
389 E 89 St #19C	1-01552-1402	17-Aug-17	\$2,125,801	Condo	
525 E 80 St #2C	1-01577-1208	2-Aug-17	\$2,110,000	Condo	1,701
215-223 E 79 St #3DE	1-01525-0009	29-Aug-17	\$2,000,000	Coop	
389 E 89 St #32D	1-01552-1455	7-Aug-17	\$1,952,699	Condo	
389 E 89 St #29D	1-01552-1443	16-Aug-17	\$1,886,513	Condo	
605-609 E 82 St #8A	1-01590-0007	31-Aug-17	\$1,875,000	Coop	1,600
215-223 E 79 St #12EF	1-01525-0009	30-Aug-17	\$1,850,000	Coop	1,510
389 E 89 St #25D	1-01552-1427	11-Aug-17	\$1,825,418	Condo	
389 E 89 St #24D	1-01552-1423	2-Aug-17	\$1,810,144	Condo	
389 E 89 St #22D	1-01552-1415	3-Aug-17	\$1,779,596	Condo	
389 E 89 St #21D	1-01552-1411	18-Aug-17	\$1,761,573	Condo	
389 E 89 St #18C	1-01552-1396	24-Aug-17	\$1,759,231	Condo	
1760 2 Ave #18C	1-01554-1083	16-Aug-17	\$1,750,000	Condo	1,314
389 E 89 St #20D	1-01552-1407	4-Aug-17	\$1,749,049	Condo	
389 E 89 St #19D	1-01552-1403	8-Aug-17	\$1,733,775	Condo	
1437 3 Ave #7C	1-01527-1017	17-Aug-17	\$1,670,000	Condo	1,220
1659-1679 2 Ave #6F	1-01532-0022	25-Aug-17	\$1,660,000	Coop	
200 E 84 St #8C	1-01529-0045	4-Aug-17	\$1,650,000	Coop	1,500
455 E 86 St #22E	1-01566-1141	18-Aug-17	\$1,630,000	Condo	1,325
301 E 79 St #18J	1-01542-1239	17-Aug-17	\$1,550,000	Condo	846
345 E 81 St #5B	1-01544-0019	21-Aug-17	\$1,537,558	Coop	
225 E 79 St #10CDE	1-01525-0013	15-Aug-17	\$1,530,000	Coop	1,600
245 E 93 St #11C	1-01539-1076	29-Aug-17	\$1,445,000	Condo	1,056
389 E 89 St #6B	1-01552-1326	15-Aug-17	\$1,301,019	Condo	
333 E 79 St #6N	1-01542-0019	22-Aug-17	\$1,299,000	Coop	
333 E 79 St #18Z	1-01542-0019	9-Aug-17	\$1,275,000	Coop	1,100
436-444 E 86 St #23F	1-01565-0029	29-Aug-17	\$1,275,000	Coop	
389 E 89 St #18A	1-01552-1394	21-Aug-17	\$1,255,198	Condo	
389 E 89 St #6G	1-01552-1330	4-Aug-17	\$1,232,083	Condo	



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
435-443 E 85 St #2HI	1-01565-0017	10-Aug-17	\$1,216,909	Coop	
231-235 E 86 St #11C	1-01532-0015	31-Aug-17	\$1,145,000	Coop	
515 E 79 St #10C	1-01576-0014	3-Aug-17	\$1,100,000	Coop	1,000
389 E 89 St #10B	1-01552-1353	14-Aug-17	\$1,061,730	Condo	
222 E 80 St #2F	1-01525-0036	14-Aug-17	\$1,060,000	Coop	1,100
200 E 94 St #912	1-01539-1450	15-Aug-17	\$1,025,000	Condo	705
345 E 86 St #9E	1-01549-0018	23-Aug-17	\$990,000	Coop	
10 E End Ave #4H	1-01576-0027	7-Aug-17	\$990,000	Coop	
389 E 89 St #18E	1-01552-1397	2-Aug-17	\$959,905	Condo	
201 E 80 St #6A	1-01526-1027	10-Aug-17	\$930,000	Condo	756
389 E 89 St #6F	1-01552-1329	18-Aug-17	\$906,243	Condo	
389 E 89 St #8E	1-01552-1343	18-Aug-17	\$898,810	Condo	
75 E End Ave #10G	1-01590-0008	29-Aug-17	\$890,000	Coop	1,000
33 E End Ave #12C	1-01589-0023	29-Aug-17	\$885,000	Coop	1,000
301 E 79 St #7D	1-01542-1074	15-Aug-17	\$867,500	Condo	569
389 E 89 St #6I	1-01552-1332	23-Aug-17	\$858,080	Condo	
1632 2 Ave #1407	1-01547-0049	8-Aug-17	\$845,000	Coop	
345 E 80 St #26E	1-01543-1149	17-Aug-17	\$825,000	Condo	622
1682-1690 2 Ave #11E	1-01550-0001	15-Aug-17	\$775,000	Coop	
389 E 89 St #5J	1-01552-1324	17-Aug-17	\$773,870	Condo	
1523-1535 2 Ave #13H	1-01525-0021	21-Aug-17	\$772,000	Coop	750
333 E 79 St #8G	1-01542-0019	11-Aug-17	\$770,000	Coop	716
333 E 79 St #4J	1-01542-0019	24-Aug-17	\$765,000	Coop	850
437-449 E 86 St #13I	1-01566-0017	7-Aug-17	\$760,000	Coop	850
389 E 89 St #4J	1-01552-1315	3-Aug-17	\$756,255	Condo	
517-519 E 86 St #5C	1-01583-0009	29-Aug-17	\$750,000	Coop	980
206 E 95 St #19B	1-01540-1086	14-Aug-17	\$740,000	Condo	845
430 E 87 St #1CD	1-01566-0034	25-Aug-17	\$727,500	Coop	975
1659-1679 2 Ave #14D	1-01532-0022	15-Aug-17	\$725,000	Coop	
333 E 92 St #4B	1-01555-0019	28-Aug-17	\$720,000	Coop	900
333 E 79 St #7K	1-01542-0019	3-Aug-17	\$700,000	Coop	680
1760 2 Ave #3A	1-01554-1008	8-Aug-17	\$665,000	Condo	587
1781 1 Ave #18D	1-01555-0023	1-Aug-17	\$660,000	Coop	
504-524 E 90 St #5H	1-01586-0043	25-Aug-17	\$615,000	Coop	
1659-1679 2 Ave #5F	1-01532-0022	17-Aug-17	\$600,000	Coop	
333 E 80 St #3B	1-01543-0018	7-Aug-17	\$589,000	Coop	700
300 E 93 St #28C	1-01555-1206	28-Aug-17	\$580,000	Condo	444
525 E 89 St #3F	1-01586-0013	23-Aug-17	\$580,000	Coop	
401 E 89 St #19C	1-01569-1297	9-Aug-17	\$580,000	Condo	595
330-336 E 80 St #2H	1-01542-0033	31-Aug-17	\$569,000	Coop	
415 E 85 St #12A	1-01565-0009	24-Aug-17	\$545,000	Coop	
345 E 93 St #6E	1-01556-0023	1-Aug-17	\$535,000	Coop	
534-538 E 84 St #1A	1-01580-0032	15-Aug-17	\$515,000	Coop	
227 E 87 St #3D	1-01533-0013	24-Aug-17	\$492,500	Coop	510
237 E 88 St #404	1-01534-1315	29-Aug-17	\$490,000	Condo	297
227 E 87 St #1D	1-01533-0013	7-Aug-17	\$486,000	Coop	575
1652-1658 1 Ave #8K	1-01566-0001	8-Aug-17	\$485,000	Coop	550
227 E 87 St #2D	1-01533-0013	2-Aug-17	\$479,000	Coop	510
235-243 E 87 St #7G	1-01533-0122	18-Aug-17	\$474,500	Coop	
529 E 88 St #5D	1-01585-0017	10-Aug-17	\$461,000	Coop	600



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
509 E 83 St #5R	1-01580-0008	23-Aug-17	\$460,000	Coop	
415-419 E 80 St #3M	1-01560-0005	24-Aug-17	\$445,000	Coop	
218 E 82 St #2FW	1-01527-0040	11-Aug-17	\$430,000	Coop	500
512 E 82 St #3A	1-01578-0044	10-Aug-17	\$400,200	Coop	
322 E 85 St #4A	1-01547-0042	18-Aug-17	\$400,000	Coop	
512 E 83 St #5C	1-01579-0044	9-Aug-17	\$380,000	Coop	
326-330 E 83 St #4C	1-01545-0034	10-Aug-17	\$375,000	Coop	400
414 E 88 St #5B	1-01567-0040	15-Aug-17	\$360,000	Coop	400
203 E 89 St #4A	1-01535-0005	21-Aug-17	\$330,000	Coop	375
333 E 79 St #9A	1-01542-0019	14-Aug-17	\$310,000	Coop	
313 E 89 St #4G	1-01552-0009	21-Aug-17	\$285,000	Coop	
10 E End Ave #4JKH	1-01576-0027	10-Aug-17	\$20,280	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.

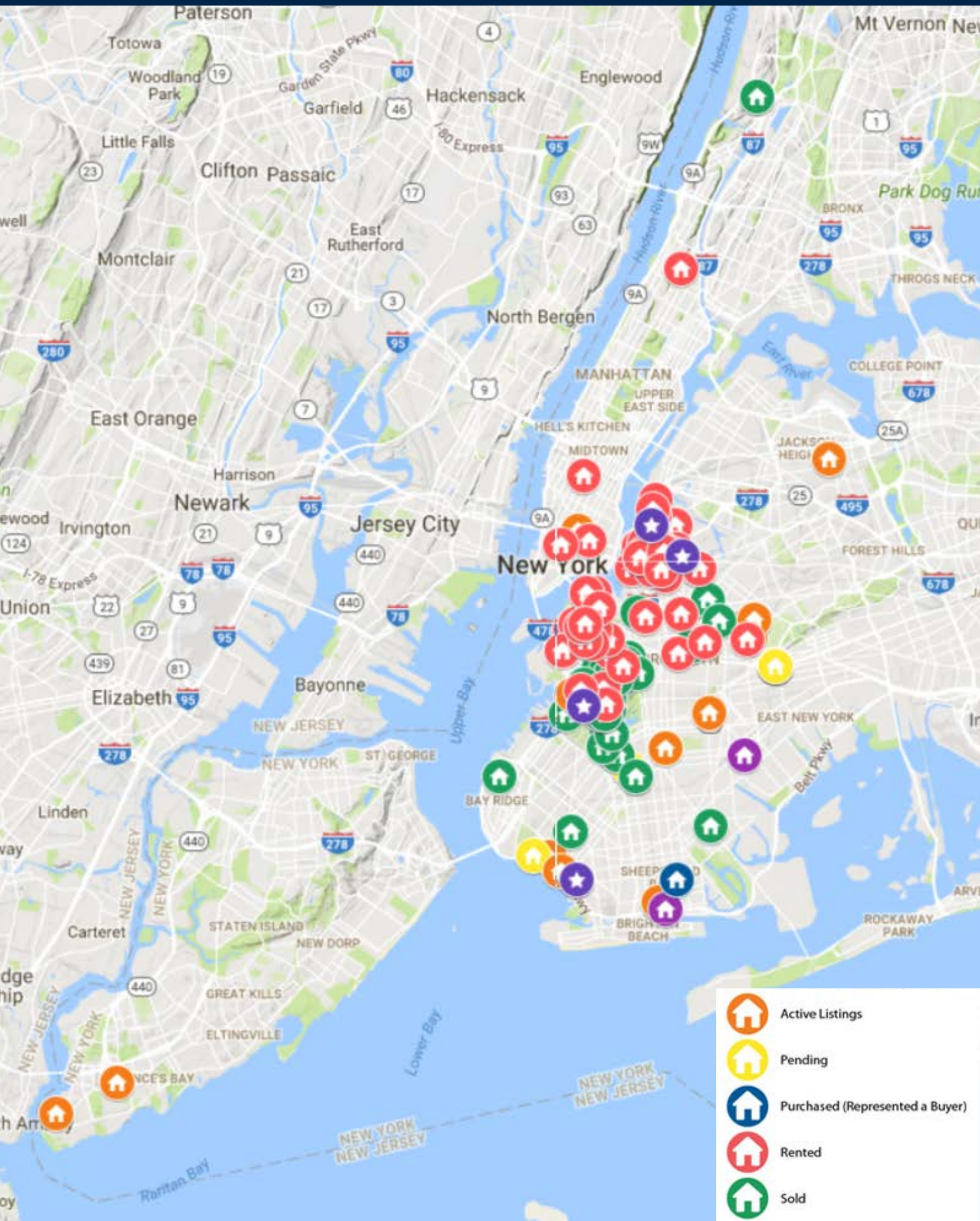
Awards and Recognitions:

"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	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



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