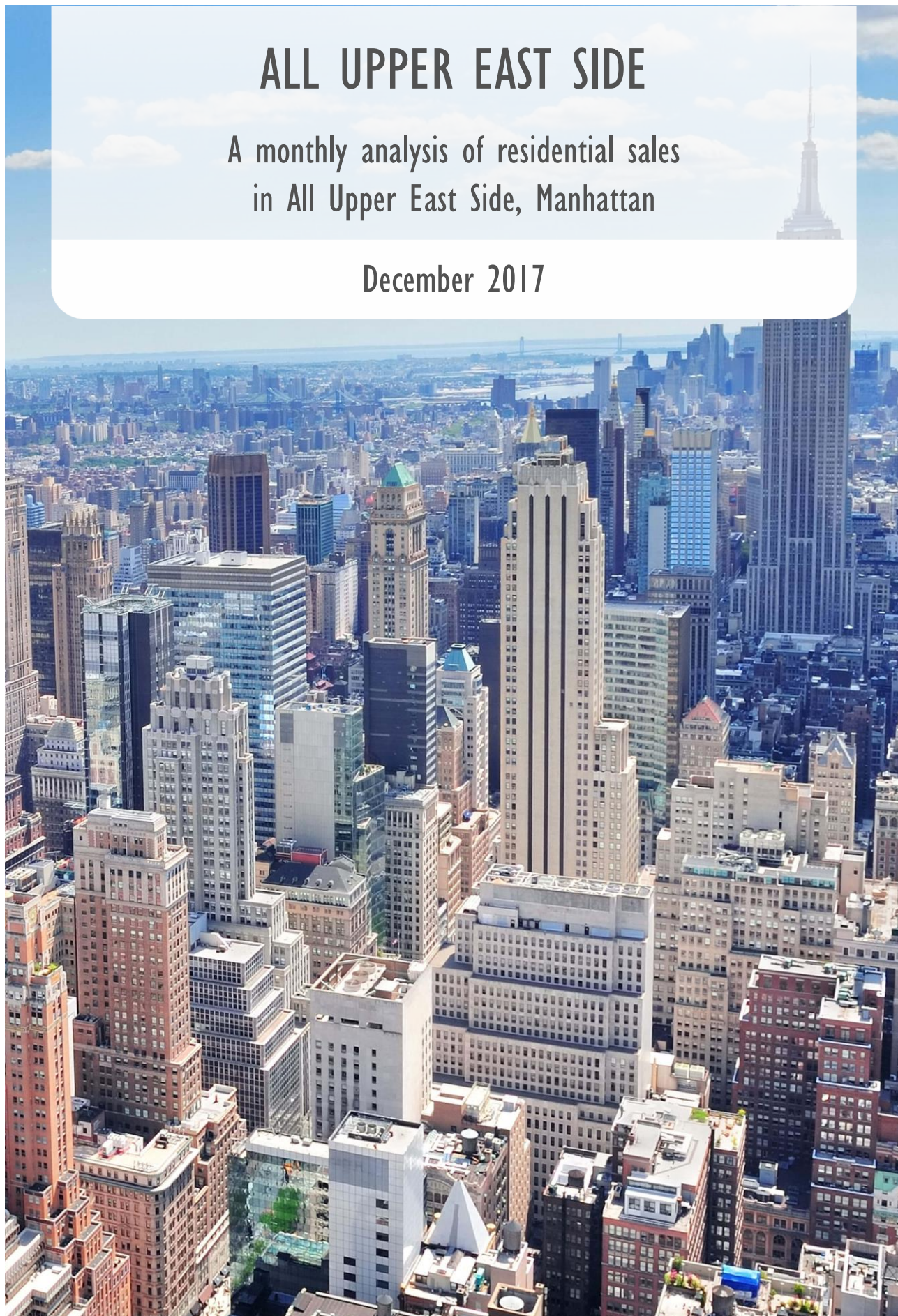


# ALL UPPER EAST SIDE

A monthly analysis of residential sales  
in All Upper East Side, Manhattan

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## All Upper East Side, Manhattan

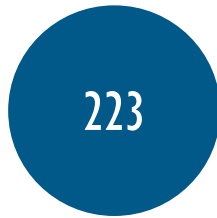
### SUMMARY

MEDIAN SALE PRICE



40% YoY

NO. OF TRANSACTIONS



27% YoY

MEDIAN PRICE/SQ.FT.



3% YoY

MANHATTAN MEDIAN SALE PRICE



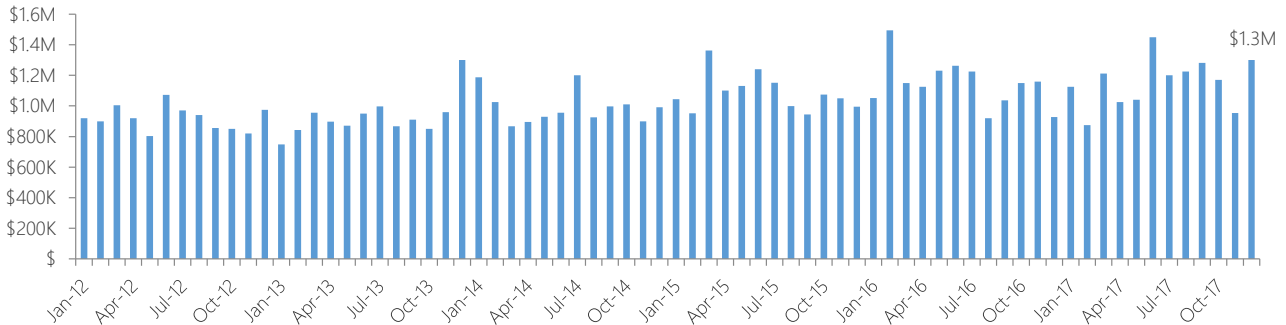
18% YoY

### NEIGHBORHOOD BOUNDARIES

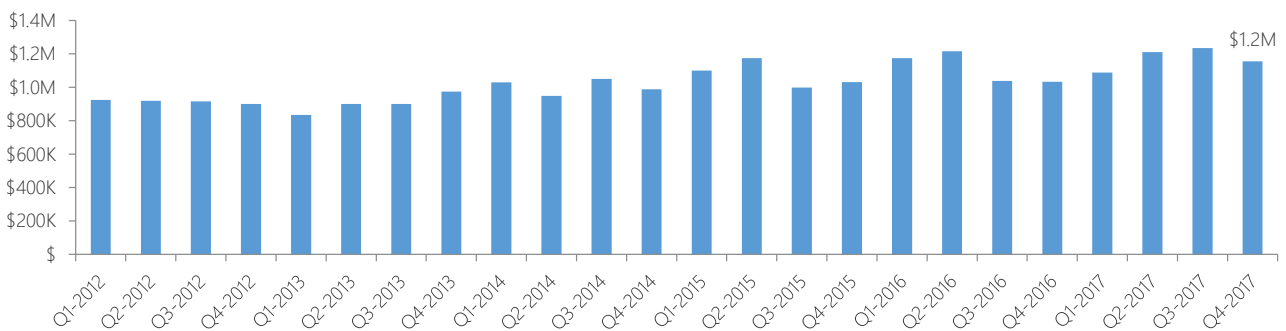


## RESIDENTIAL STATS

### Median Sale Price by Month

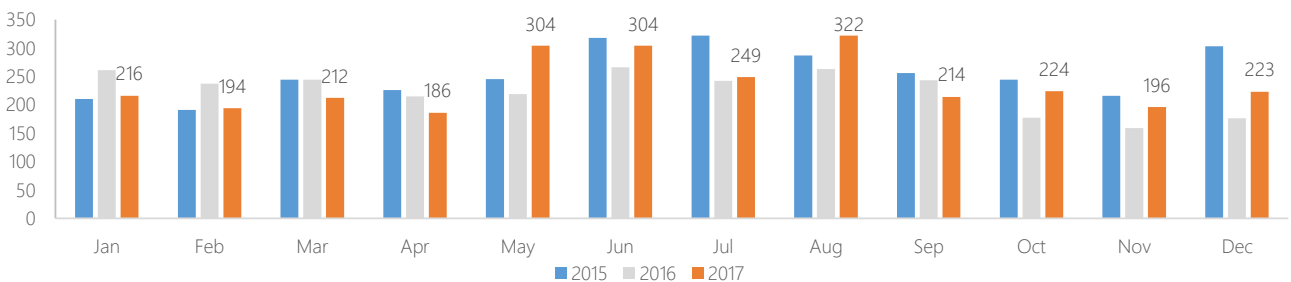


### Median Sale Price by Quarter

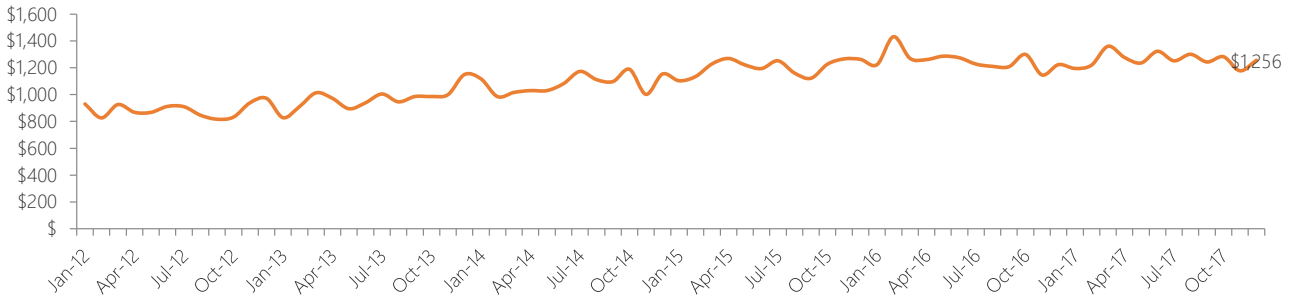


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	179	184	172	221	265	290	253	261	227	259	246	428
2013	208	176	225	256	300	389	366	362	275	355	241	288
2014	282	220	230	241	260	315	350	299	222	280	186	236
2015	210	191	244	226	245	318	322	287	256	244	216	303
2016	261	237	244	215	219	266	242	263	243	177	159	176
2017	216	194	212	186	304	304	249	322	214	224	196	223



Median Sale Price per Square Foot

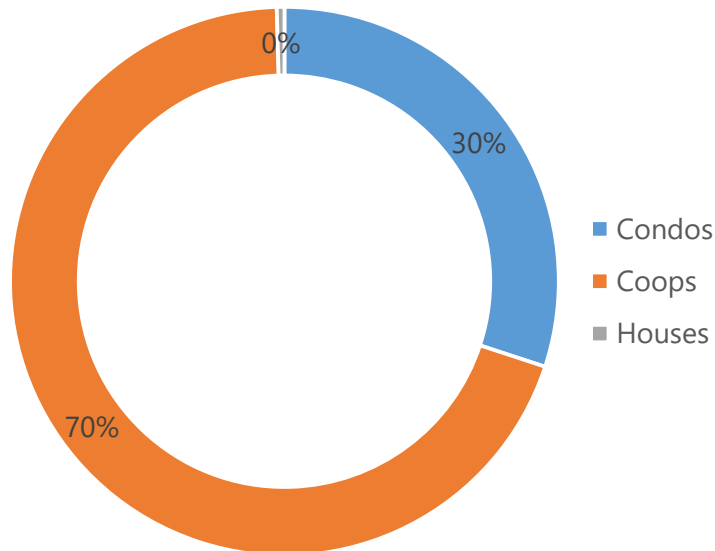


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,770,000	16%	\$1,512	4%	67
Coops	\$1,022,500	22%	\$1,087	9%	155
Houses	\$1,288,589	-95%	\$391	-87%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
660 Park Ave #MR6	1-01382-0036	21-Dec-17	\$12,000,000	Coop	
20 E 65 St #A	1-01379-1401	7-Dec-17	\$11,850,000	Condo	6,084
60 E 86 St #9FL	1-01497-1208	13-Dec-17	\$9,600,000	Condo	3,209
1150 5 Ave #15A	1-01602-0001	20-Dec-17	\$9,250,000	Coop	2,425
830 Park Ave #9A	1-01390-0037	13-Dec-17	\$8,500,000	Coop	
950 5 Ave #11	1-01391-0001	20-Dec-17	\$8,262,680	Coop	
20 E End Ave #10A	1-01577-1427	21-Dec-17	\$8,140,000	Condo	3,043
830 Park Ave #8B	1-01390-0037	7-Dec-17	\$8,050,000	Coop	
200 E 69 St #PHA	1-01423-1322	28-Dec-17	\$7,400,000	Condo	3,664
20 E End Ave #6A	1-01577-1416	28-Dec-17	\$6,640,158	Condo	
1175 Park Ave #5C	1-01521-0069	21-Dec-17	\$6,050,000	Coop	3,800
993 Lexington Ave #3S	1-01406-1209	20-Dec-17	\$5,750,000	Condo	2,311
30 E 85 St #18B	1-01496-1043	6-Dec-17	\$5,606,250	Condo	1,923
920 5 Ave #1A	1-01387-0069	18-Dec-17	\$5,600,000	Coop	3,400
1010 5 Ave #11C	1-01494-0001	20-Dec-17	\$5,300,000	Coop	2,300
255 E 74 St #24B	1-01429-1168	15-Dec-17	\$5,250,000	Condo	2,487
920 5 Ave #3A	1-01387-0069	28-Dec-17	\$4,964,069	Coop	
1239 Madison Ave #37F	1-01501-1005	14-Dec-17	\$4,875,000	Coop	
900 Park Ave #27E	1-01491-1275	5-Dec-17	\$4,185,000	Condo	1,288
1010 5 Ave #9D	1-01494-0001	5-Dec-17	\$4,141,000	Coop	2,100
301 E 79 St #PHAS	1-01542-1528	28-Dec-17	\$4,010,000	Condo	1,807
1100 Park Ave #2D	1-01501-0033	28-Dec-17	\$3,800,000	Coop	
931-941 Lexington Ave #21L	1-01403-0033	8-Dec-17	\$3,750,000	Coop	2,046
200 E 66 St #E2007	1-01420-1585	1-Dec-17	\$3,650,000	Condo	1,705
70 E 77 St #8B	1-01391-0045	12-Dec-17	\$3,600,000	Coop	2,300
502 Park Ave #9G	1-01374-1176	29-Dec-17	\$3,500,000	Condo	1,549
360 E 88 St #33C	1-01550-1134	14-Dec-17	\$3,425,000	Condo	2,237
1035 Park Ave #16B	1-01514-0069	22-Dec-17	\$3,375,000	Coop	
455 E 86 St #26A	1-01566-1024	4-Dec-17	\$3,250,000	Condo	1,253
1035 Park Ave #11B	1-01514-0069	15-Dec-17	\$3,137,000	Coop	
1239 Madison Ave #22C	1-01501-1005	20-Dec-17	\$3,000,000	Coop	1,250
181 E 65 St #4E	1-01400-1007	5-Dec-17	\$3,000,000	Condo	1,567
1296-1304 3 Ave #3CD	1-01409-0040	15-Dec-17	\$2,975,000	Coop	
1250-1268 3 Ave #16L	1-01407-0033	6-Dec-17	\$2,925,000	Coop	1,700
35-39 E 85 St #5FG	1-01497-0021	20-Dec-17	\$2,900,000	Coop	1,975
57 E 75 St #4	1-01390-0132	19-Dec-17	\$2,800,000	Coop	1,750
170 E 87 St #W21	1-01515-1695	7-Dec-17	\$2,650,000	Condo	1,549
570-574 Park Ave #1D	1-01377-0040	28-Dec-17	\$2,500,000	Coop	1,675
1445 1 Ave #A1002	1-01450-0023	18-Dec-17	\$2,500,000	Coop	1,630
12 E 64 St #2AB	1-01378-0065	31-Dec-17	\$2,500,000	Coop	
389 E 89 St #23B	1-01552-1417	21-Dec-17	\$2,405,820	Condo	
306 E 82 St #5A	1-01544-1206	22-Dec-17	\$2,350,000	Condo	1,512
910 5 Ave #7C	1-01387-0001	8-Dec-17	\$2,300,000	Coop	
340 E 74 St #9AB	1-01448-1002	28-Dec-17	\$2,300,000	Coop	
300 E 77 St #10D	1-01451-1037	13-Dec-17	\$2,265,000	Condo	1,440
210-216 E 73 St #8FGH	1-01427-0038	11-Dec-17	\$2,250,000	Coop	
166 E 63 St #10G	1-01397-1298	15-Dec-17	\$2,250,000	Condo	1,298
700 Park Ave #7C	1-01384-0032	5-Dec-17	\$2,250,000	Coop	
1030-1048 3 Ave #24C	1-01396-0033	15-Dec-17	\$2,245,000	Coop	1,600
425 E 86 St #7BC	1-01566-0010	12-Dec-17	\$2,200,000	Coop	



Address	BBL	Sale date	Sale price	Property type	Sqft
785 5 Ave #4B	1-01374-0069	27-Dec-17	\$2,200,000	Coop	
216-218 E 75 St #PROFE	1-01429-1002	28-Dec-17	\$2,200,000	Condo	2,060
180 E 79 St #10B	1-01413-0040	15-Dec-17	\$2,150,000	Coop	
1211-1215 Madison Ave #6A	1-01499-0020	19-Dec-17	\$2,136,000	Coop	1,700
1239 Madison Ave #36A	1-01501-1005	19-Dec-17	\$2,000,000	Coop	950
951-955 Park Ave #1NW	1-01510-0072	18-Dec-17	\$1,950,000	Coop	1,575
220 E 65 St #18C	1-01419-1567	13-Dec-17	\$1,944,858	Condo	1,323
1175 York Ave #11J	1-01458-1103	18-Dec-17	\$1,930,000	Coop	
425 E 63 St #W11DE	1-01458-1202	27-Dec-17	\$1,902,500	Coop	1,550
188 E 70 St #11A	1-01404-1242	8-Dec-17	\$1,900,000	Condo	1,396
1285 3 Ave #9B	1-01428-0045	12-Dec-17	\$1,895,000	Coop	1,350
11-17 E 87 St #10FGH	1-01499-0010	7-Dec-17	\$1,869,150	Coop	
333 E 79 St #PHV	1-01542-0019	13-Dec-17	\$1,850,000	Coop	1,050
400 E 70 St #3301	1-01464-1192	29-Dec-17	\$1,850,000	Condo	1,129
200 E 66 St #E1201	1-01420-1467	20-Dec-17	\$1,790,000	Condo	1,134
201 E 62 St #18D	1-01417-0001	21-Dec-17	\$1,775,000	Coop	
166 E 63 St #10J	1-01397-1300	27-Dec-17	\$1,750,000	Condo	1,202
200 E 66 St #A1107	1-01420-1121	21-Dec-17	\$1,750,000	Condo	1,113
14 E 96 St #7	1-01507-1009	20-Dec-17	\$1,750,000	Condo	1,303
1250-1268 3 Ave #19J	1-01407-0033	6-Dec-17	\$1,741,250	Coop	1,400
160 E 65 St #10B	1-01399-0033	19-Dec-17	\$1,705,569	Coop	
245 E 93 St #19E	1-01539-1144	1-Dec-17	\$1,700,000	Condo	1,262
10-14 E 85 St #4A	1-01496-0065	12-Dec-17	\$1,700,000	Coop	
205 E 78 St #9L	1-01433-1002	27-Dec-17	\$1,699,000	Coop	1,200
1349 Lexington Ave #3D	1-01518-0049	15-Dec-17	\$1,637,000	Coop	
118 E 60 St #11H	1-01394-0007	5-Dec-17	\$1,600,000	Coop	1,400
436-444 E 86 St #29G	1-01565-0029	29-Dec-17	\$1,600,000	Coop	1,346
333 E 79 St #8AB	1-01542-0019	18-Dec-17	\$1,600,000	Coop	
1601 3 Ave #22K	1-01536-1234	27-Dec-17	\$1,600,000	Condo	1,179
220 E 65 St #10N	1-01419-1778	11-Dec-17	\$1,500,000	Condo	830
404 E 76 St #22C	1-01470-1148	15-Dec-17	\$1,450,000	Condo	1,119
931-941 Lexington Ave #2H	1-01403-0033	7-Dec-17	\$1,450,000	Coop	
1172 Park Ave #6D	1-01504-0040	27-Dec-17	\$1,447,500	Coop	
1408 2 Ave #34A	1-01448-0003	5-Dec-17	\$1,412,500	Coop	
1133 Madison Ave #3B	1-01496-0054	28-Dec-17	\$1,410,000	Coop	1,250
515 E 79 St #31D	1-01576-0014	27-Dec-17	\$1,400,000	Coop	
300 E 64 St #22D	1-01438-3679	29-Dec-17	\$1,390,047	Condo	782
220 E 67 St #PHB	1-01421-0037	22-Dec-17	\$1,345,000	Coop	1,400
1175 York Ave #W5	1-01458-1103	11-Dec-17	\$1,340,000	Coop	
1 E 66 St #12E	1-01381-0001	4-Dec-17	\$1,335,000	Coop	
343 E 74 St #UNIT2	1-01449-1302	14-Dec-17	\$1,325,000	Coop	
245 E 93 St #23C	1-01539-1087	13-Dec-17	\$1,300,000	Condo	1,056
1349 Lexington Ave #6G	1-01518-0049	28-Dec-17	\$1,290,000	Coop	1,250
347 E 84 St	1-01547-0020	21-Dec-17	\$1,288,589	House	3,296
345 E 86 St #5B	1-01549-0018	20-Dec-17	\$1,280,000	Coop	1,350
245 E 93 St #7J	1-01539-1245	19-Dec-17	\$1,255,000	Condo	973
422 E 72 St #38A	1-01466-1195	22-Dec-17	\$1,250,000	Condo	1,882
1478 1 Ave #12D	1-01471-0045	19-Dec-17	\$1,224,500	Coop	
8-38 E 83 St #6C	1-01494-0059	18-Dec-17	\$1,200,000	Coop	
131 E 93 St #7B	1-01522-0014	7-Dec-17	\$1,199,000	Coop	



## The RATNER Team Market Report

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Address	BBL	Sale date	Sale price	Property type	Sqft
51-53 E 90 St #6C	1-01502-0023	14-Dec-17	\$1,191,500	Coop	1,100
345 E 80 St #8F	1-01543-1162	29-Dec-17	\$1,150,000	Condo	929
160 E 65 St #28B	1-01399-0033	21-Dec-17	\$1,150,000	Coop	965
785-789 Park Ave #4B	1-01408-0001	28-Dec-17	\$1,125,000	Coop	1,000
229 E 79 St #8F	1-01525-0015	21-Dec-17	\$1,125,000	Coop	
160 E 65 St #27E	1-01399-0033	20-Dec-17	\$1,100,000	Coop	1,000
124 E 79 St #12A	1-01413-1030	19-Dec-17	\$1,080,000	Condo	716
222-230 E 82 St #4C	1-01527-0035	29-Dec-17	\$1,055,000	Coop	
200 E 66 St #A1902	1-01420-1045	11-Dec-17	\$1,030,000	Condo	821
389 E 89 St #6H	1-01552-1331	15-Dec-17	\$999,412	Condo	743
166 E 63 St #8E	1-01397-1274	18-Dec-17	\$999,000	Condo	805
1010 3 Ave #21E	1-01395-1002	13-Dec-17	\$990,000	Coop	2,002
1445 1 Ave #B1002	1-01450-0023	13-Dec-17	\$985,000	Coop	
515 E 72 St #18E	1-01484-1192	5-Dec-17	\$985,000	Condo	650
515 E 72 St #21J	1-01484-1229	7-Dec-17	\$970,000	Condo	611
221 E 78 St #3C	1-01433-0007	28-Dec-17	\$970,000	Coop	1,150
1619 3 Ave #20J	1-01536-1581	27-Dec-17	\$950,000	Condo	833
1285 3 Ave #2D	1-01428-0045	12-Dec-17	\$925,000	Coop	
1445 1 Ave #A1404	1-01450-0023	5-Dec-17	\$925,000	Coop	825
333 E 80 St #823	1-01543-0018	7-Dec-17	\$910,000	Coop	
515 E 72 St #4S	1-01484-1039	14-Dec-17	\$905,000	Condo	685
160 E 65 St #6E	1-01399-0033	6-Dec-17	\$900,000	Coop	
1296 2 Ave #13P	1-01443-0001	15-Dec-17	\$899,000	Coop	800
359 E 68 St #8A	1-01443-1015	15-Dec-17	\$888,000	Condo	665
350 E 82 St #4H	1-01544-1040	21-Dec-17	\$878,000	Condo	714
1632 2 Ave #1904	1-01547-0049	18-Dec-17	\$872,000	Coop	800
1641 3 Ave #16G	1-01537-2241	18-Dec-17	\$870,000	Condo	835
931-941 Lexington Ave #3M	1-01403-0033	27-Dec-17	\$865,513	Coop	1,487
1296 2 Ave #9S	1-01443-0001	14-Dec-17	\$850,000	Coop	900
11-17 E 87 St #8E	1-01499-0010	11-Dec-17	\$845,000	Coop	650
300 E 62 St #2501	1-01436-1095	27-Dec-17	\$840,000	Condo	608
170 E 90 St #4E	1-01518-0042	20-Dec-17	\$830,000	Coop	
235-243 E 87 St #1J	1-01533-0122	12-Dec-17	\$822,437	Coop	
1065 Park Ave #17C	1-01516-0001	20-Dec-17	\$820,000	Coop	700
1040 Park Ave #13H	1-01498-0033	22-Dec-17	\$790,500	Coop	
1523-1535 2 Ave #3H	1-01525-0021	6-Dec-17	\$790,000	Coop	
1131-1149 3 Ave #15D	1-01421-0001	20-Dec-17	\$767,500	Coop	
436-444 E 86 St #27E	1-01565-0029	19-Dec-17	\$760,000	Coop	800
510 E 80 St #10G	1-01576-1069	8-Dec-17	\$759,000	Condo	593
1156 3 Ave #15E	1-01402-1002	14-Dec-17	\$759,000	Coop	
510 E 80 St #8A	1-01576-1049	20-Dec-17	\$755,000	Condo	791
440 E 79 St #3F	1-01473-0018	15-Dec-17	\$745,000	Coop	800
425 E 63 St #W9	1-01458-1202	1-Dec-17	\$742,120	Coop	
353 E 72 St #25C	1-01447-0019	5-Dec-17	\$735,000	Coop	
1056-1064 Lexington Ave #8E	1-01410-0014	11-Dec-17	\$706,500	Coop	
1781 1 Ave #26B	1-01555-0023	28-Dec-17	\$675,000	Coop	700
1781 1 Ave #7B	1-01555-0023	29-Dec-17	\$674,500	Coop	650
425 E 78 St #5A	1-01473-0016	13-Dec-17	\$670,000	Coop	
233 E 69 St #7A	1-01424-1003	27-Dec-17	\$655,000	Coop	
1325 1 Ave #B903	1-01446-0023	13-Dec-17	\$650,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
520 E 76 St #3G	1-01487-0039	12-Dec-17	\$625,000	Coop	770
222-230 E 82 St #2D	1-01527-0035	14-Dec-17	\$617,000	Coop	
1402 3 Ave #3F	1-01508-0038	18-Dec-17	\$610,000	Coop	
305 E 88 St #4B	1-01551-0005	29-Dec-17	\$605,000	Coop	635
205 E 78 St #7B	1-01433-1002	18-Dec-17	\$590,000	Coop	800
333 E 75 St #3B	1-01450-1002	20-Dec-17	\$585,000	Coop	765
301 E 69 St #2B	1-01444-1003	26-Dec-17	\$576,000	Coop	725
345 E 93 St #22E	1-01556-0023	6-Dec-17	\$567,000	Coop	
1206-1212 1 Ave #13J	1-01460-0001	18-Dec-17	\$553,000	Coop	625
225 E 73 St #8C	1-01428-0013	1-Dec-17	\$549,375	Coop	
207 E 74 St #4K	1-01429-0005	5-Dec-17	\$540,000	Coop	670
1251 3 Ave #3L	1-01427-0001	28-Dec-17	\$525,000	Coop	
435 E 77 St #10G	1-01472-0014	11-Dec-17	\$525,000	Coop	550
108 E 91 St #1D	1-01519-0067	6-Dec-17	\$525,000	Coop	700
235-243 E 87 St #3I	1-01533-0122	8-Dec-17	\$505,000	Coop	
301 E 69 St #7H	1-01444-1003	19-Dec-17	\$502,000	Coop	525
1429 Lexington Ave #4F	1-01522-0020	21-Dec-17	\$500,000	Coop	
28 E 94 St #23	1-01505-0056	7-Dec-17	\$499,990	Coop	600
181 E 93 St #5C	1-01522-0030	26-Dec-17	\$499,900	Coop	550
1010 3 Ave #3B	1-01395-1002	6-Dec-17	\$495,000	Coop	
315 E 69 St #3B	1-01444-0008	7-Dec-17	\$490,000	Coop	525
571-575 Park Ave #409	1-01397-0069	1-Dec-17	\$489,000	Coop	800
158-160 E 91 St #2F	1-01519-0046	14-Dec-17	\$485,000	Coop	
310-312 E 70 St #8B	1-01444-0043	1-Dec-17	\$480,000	Coop	550
350 E 62 St #4N	1-01436-1269	31-Dec-17	\$450,000	Condo	465
435-443 E 85 St #1C	1-01565-0017	7-Dec-17	\$444,695	Coop	
175 E 93 St #3B	1-01522-0026	6-Dec-17	\$440,000	Coop	
515-517 E 88 St #2N	1-01585-0008	13-Dec-17	\$436,000	Coop	
1156 3 Ave #10C	1-01402-1002	19-Dec-17	\$420,000	Coop	450
571-575 Park Ave #509	1-01397-0069	1-Dec-17	\$410,000	Coop	700
326-330 E 83 St #5D	1-01545-0034	22-Dec-17	\$409,000	Coop	
203 E 89 St #1C	1-01535-0005	6-Dec-17	\$408,000	Coop	425
526-530 E 84 St #4L	1-01580-0033	1-Dec-17	\$405,000	Coop	
112 E 98 St #1R	1-01625-0068	8-Dec-17	\$380,000	Coop	
148 E 84 St #5B	1-01512-0048	20-Dec-17	\$375,000	Coop	
1202 2 Ave #10H	1-01438-0001	18-Dec-17	\$349,999	Coop	
220 E 87 St #3A	1-01532-0039	18-Dec-17	\$345,000	Coop	400
482 E 74 St #2A	1-01468-0035	21-Dec-17	\$340,000	Coop	550
321 E 89 St #3A	1-01552-0013	5-Dec-17	\$340,000	Coop	
415-419 E 80 St #4H	1-01560-0005	5-Dec-17	\$325,000	Coop	
417-421 E 90 St #6G	1-01570-0012	5-Dec-17	\$315,000	Coop	420



## The RATNER Team Market Report

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# THE RATNER TEAM



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



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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

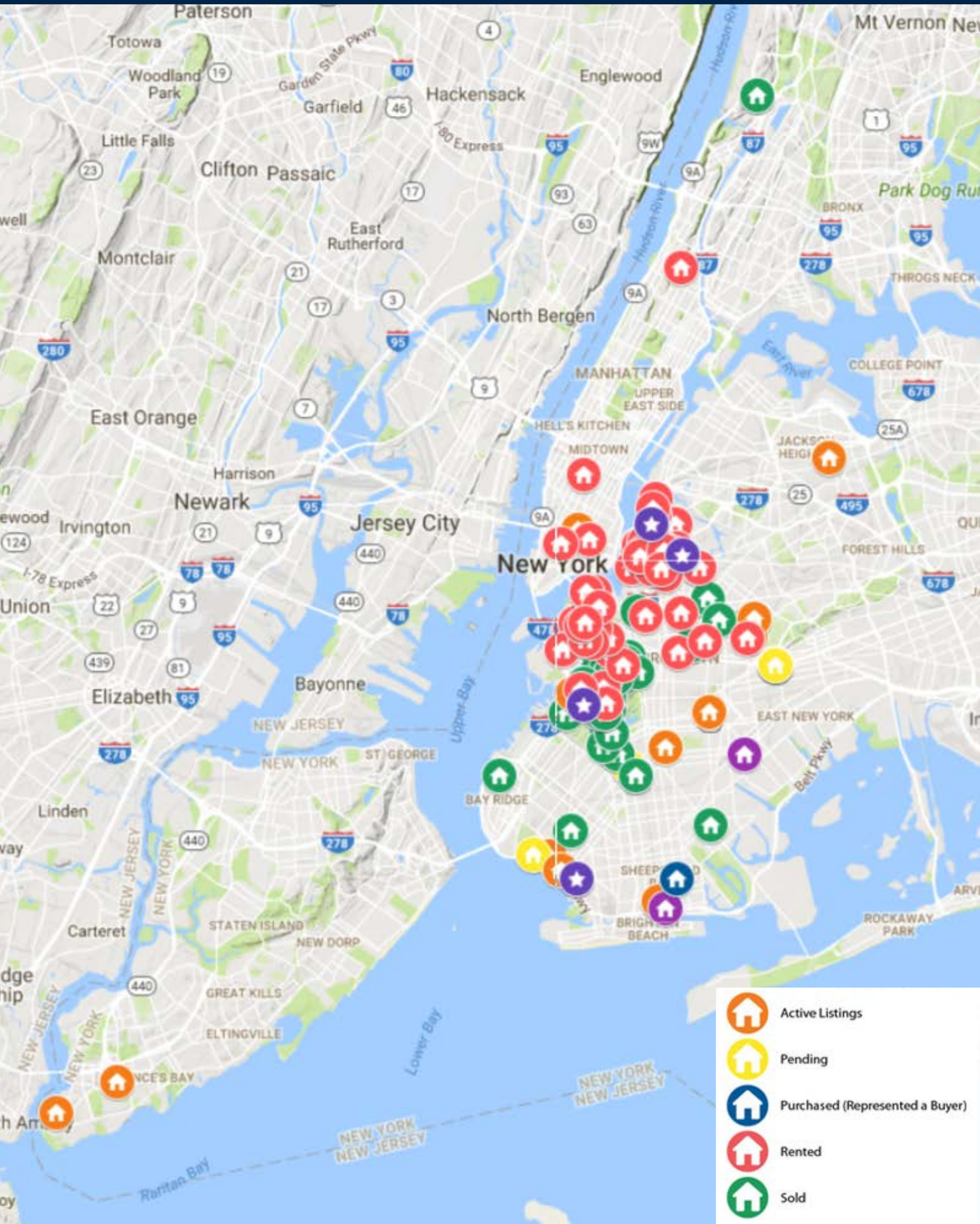
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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
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Attorneys	Fireplaces	Landscape Design	School Consultants
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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.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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