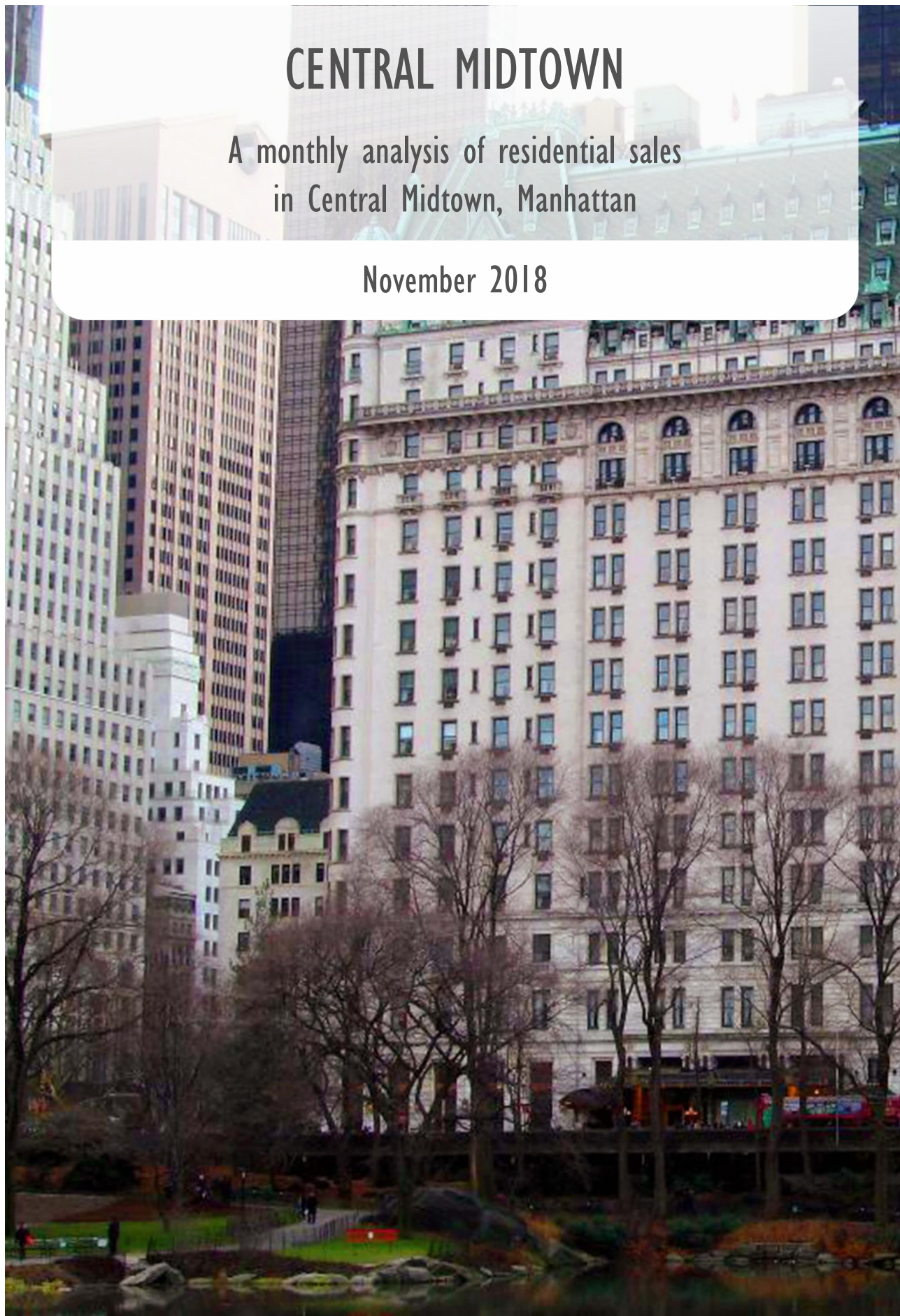


CENTRAL MIDTOWN

A monthly analysis of residential sales
in Central Midtown, Manhattan

November 2018



The RATNER Team Market Report

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

Residential Market Report, November 2018

Central Midtown, Manhattan

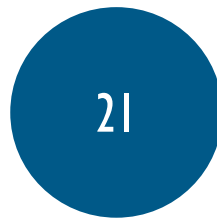
SUMMARY

MEDIAN SALE PRICE



-36% YoY

NO. OF TRANSACTIONS



-13% YoY

MEDIAN PRICE/SQ.FT.



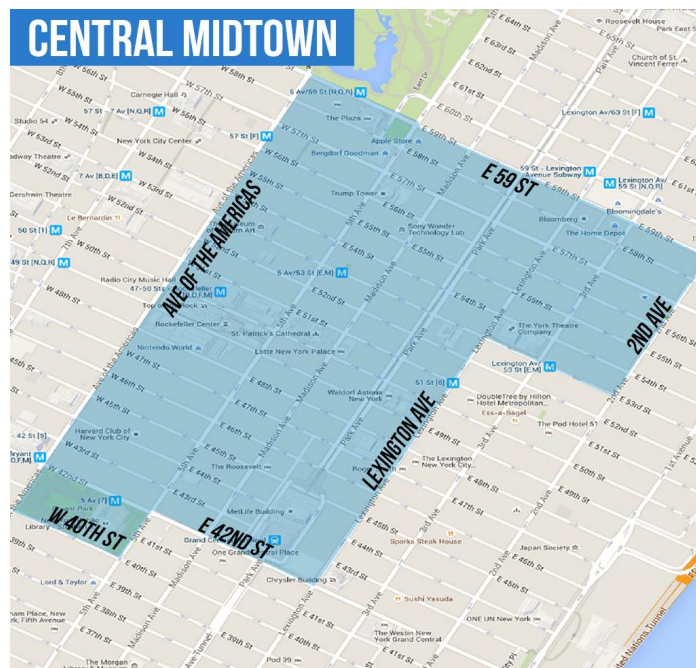
-36% YoY

MANHATTAN
MEDIAN SALE PRICE



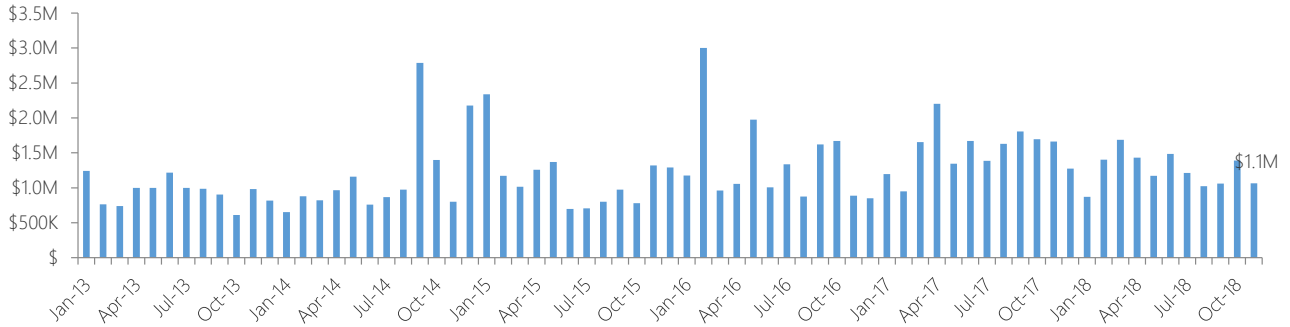
-6% YoY

NEIGHBORHOOD BOUNDARIES

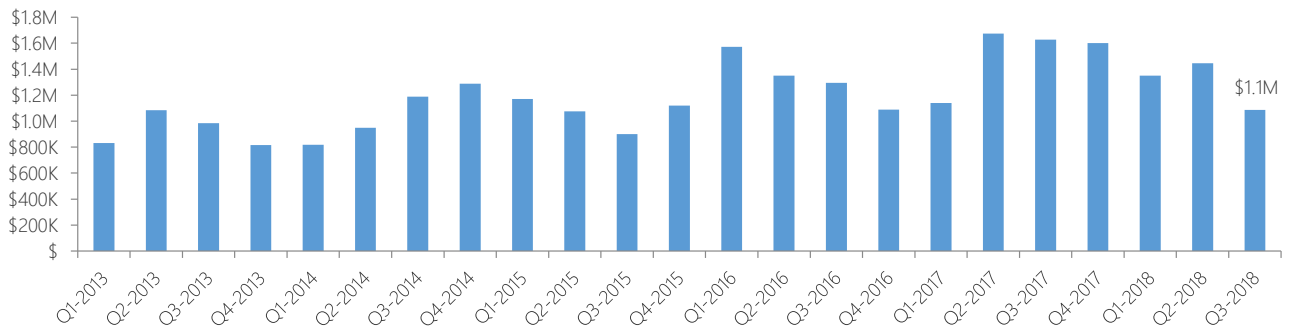


RESIDENTIAL STATS

Median Sale Price by Month

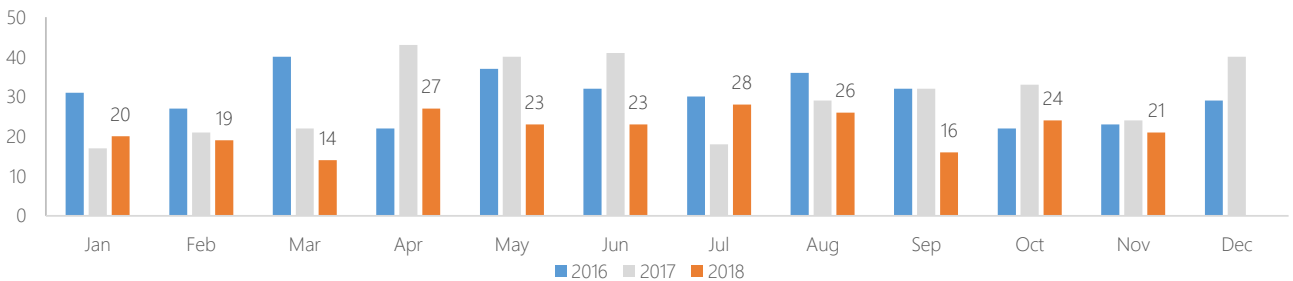


Median Sale Price by Quarter

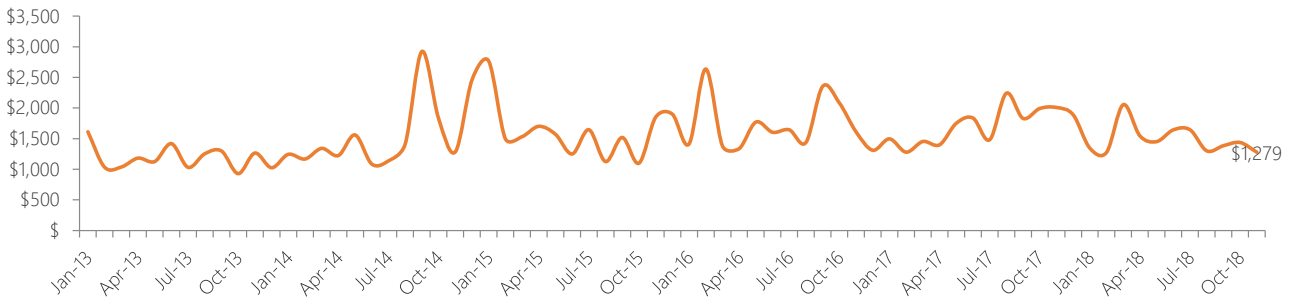


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	15	25	28	35	39	28	41	38	34	33	27	22
2014	25	21	28	40	20	34	32	28	34	39	23	32
2015	14	24	28	22	33	39	31	33	32	36	20	34
2016	31	27	40	22	37	32	30	36	32	22	23	29
2017	17	21	22	43	40	41	18	29	32	33	24	40
2018	20	19	14	27	23	23	28	26	16	24	21	



Median Sale Price per Square Foot

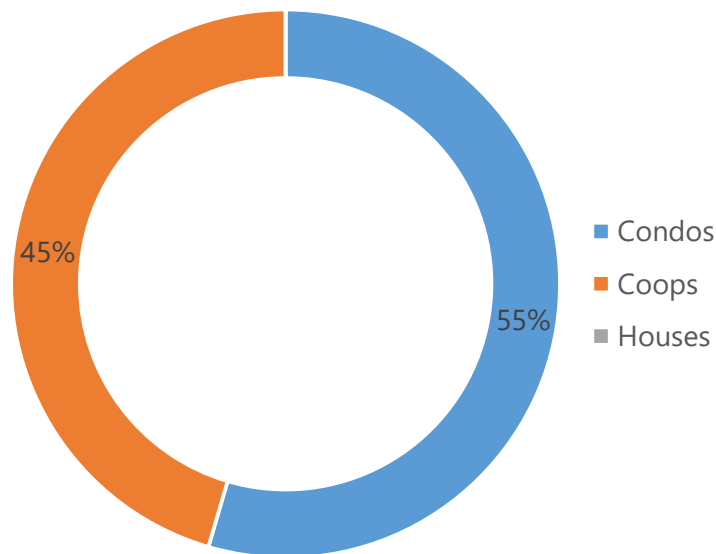


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,650,000	-41%	\$1,742	-19%	12
Coops	\$850,000	-35%	\$1,000	-11%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #72B	1-01292-1429	20-Nov-18	\$29,500,000	Condo	4,019
432 Park Ave #68B	1-01292-1421	15-Nov-18	\$27,500,000	Condo	4,019
432 Park Ave #38A	1-01292-1362	9-Nov-18	\$15,443,814	Condo	4,082
252 E 57th St #42D	1-01330-1128	1-Nov-18	\$3,999,631	Condo	
721-725 Fifth Ave #59A	1-01292-1220	14-Nov-18	\$2,700,000	Condo	1,477
135 E 54th St #10J	1-01309-1199	20-Nov-18	\$1,650,000	Condo	492
250 E 54th St #27A	1-01327-1228	29-Nov-18	\$1,525,000	Condo	1,300
200 E 57th St #4N	1-01330-0004	9-Nov-18	\$1,500,000	Coop	1,500
24 W 55th St #8C	1-01270-0020	12-Nov-18	\$1,175,000	Coop	1,000
225 E 57th St #8G	1-01331-1203	13-Nov-18	\$1,150,000	Coop	1,300
480 Park Ave #14J	1-01294-0033	12-Nov-18	\$980,000	Coop	
77 W 55th St #4H	1-01271-0408	28-Nov-18	\$910,000	Condo	730
24 W 55th St #PHD	1-01270-0020	13-Nov-18	\$850,000	Coop	
117 E 57th St #34F	1-01312-1122	7-Nov-18	\$850,000	Condo	513
150 E 56th St #10A	1-01310-1562	15-Nov-18	\$780,000	Condo	779
245 E 54th St #15P	1-01328-0021	28-Nov-18	\$640,000	Coop	
245 E 54th St #12R	1-01328-0021	20-Nov-18	\$630,000	Coop	
141 E 55th St #11F	1-01310-1080	15-Nov-18	\$615,000	Condo	481
220 E 54th St #8L	1-01327-0037	9-Nov-18	\$430,000	Coop	
153 E 57th St #10L	1-01312-0028	15-Nov-18	\$430,000	Coop	



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- 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

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

[READ MORE REVIEWS](#)



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	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	

www.RatnerTeamVendors.com





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.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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