

# DOWNTOWN MANHATTAN

A monthly analysis of residential sales  
in Downtown Manhattan, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Downtown Manhattan, Manhattan

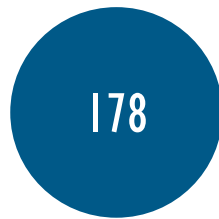
### SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



-8% YoY

MEDIAN PRICE/SQ.FT.



-2% YoY

MANHATTAN  
MEDIAN SALE PRICE



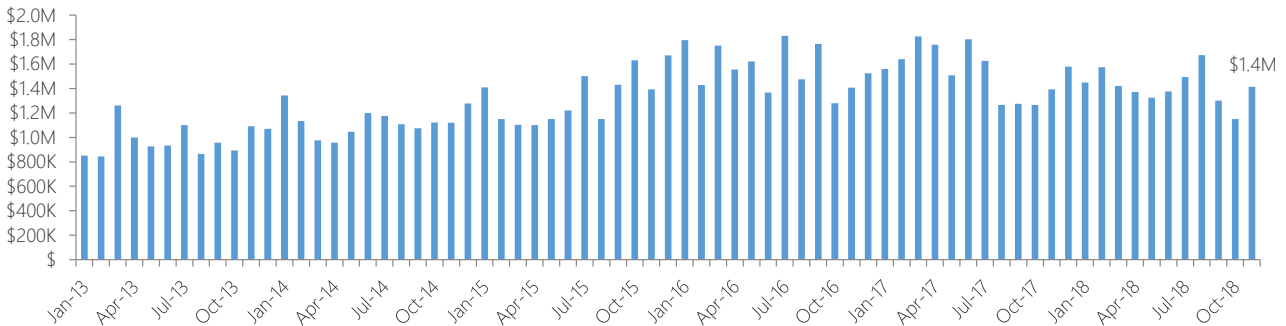
-6% YoY

### NEIGHBORHOOD BOUNDARIES

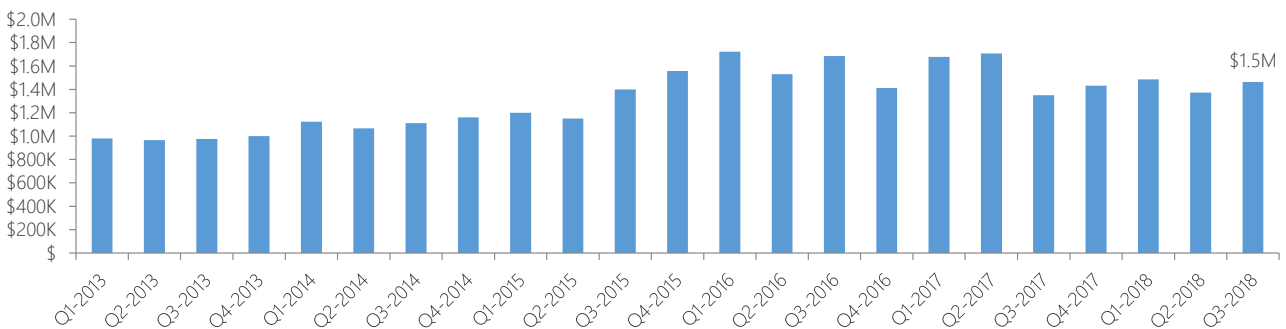


RESIDENTIAL STATS

Median Sale Price by Month

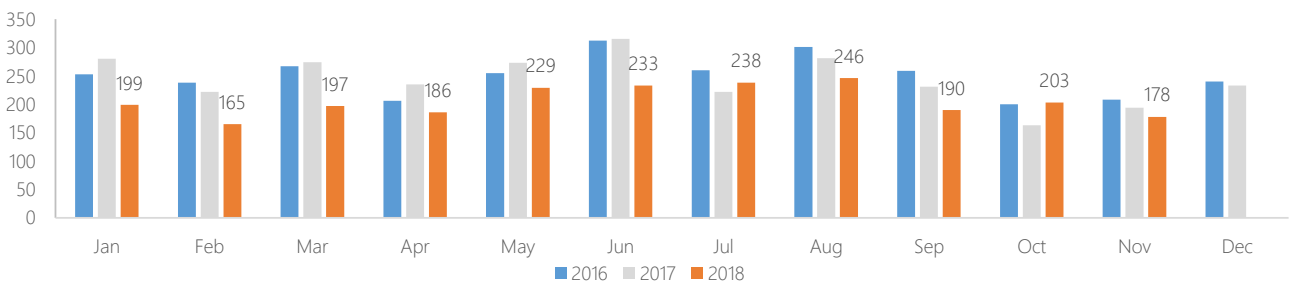


Median Sale Price by Quarter

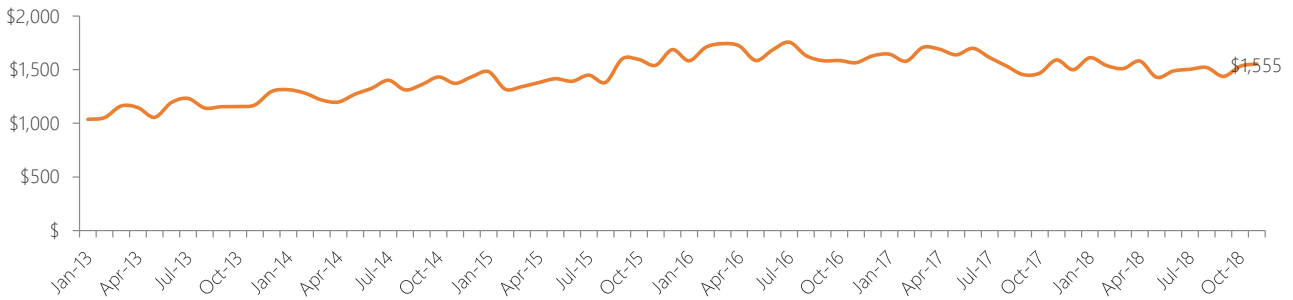


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	185	176	240	313	286	310	365	329	284	283	218	250
2014	271	182	201	223	260	291	294	269	254	249	189	240
2015	199	189	182	206	223	257	301	259	282	229	192	239
2016	253	238	267	206	255	312	260	301	259	200	208	240
2017	280	222	274	235	273	315	222	281	231	163	194	233
2018	199	165	197	186	229	233	238	246	190	203	178	



Median Sale Price per Square Foot

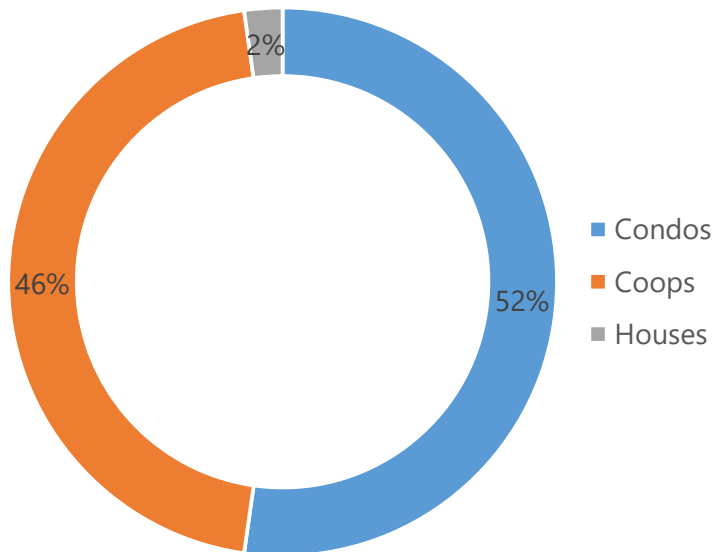


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,732,500	35%	\$1,642	-3%	93
Coops	\$765,000	-11%	\$1,214	-4%	81
Houses	\$7,012,500	-44%	\$2,847	-27%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #11A	1-00636-1282	29-Nov-18	\$13,700,000	Condo	3,008
11 Beach St #9B	1-00212-1425	9-Nov-18	\$12,200,000	Condo	
443 Greenwich St #PHD	1-00222-1249	15-Nov-18	\$9,218,041	Condo	
140 West St #14AB	1-00084-1069	27-Nov-18	\$9,200,000	Condo	
42-50 Wooster St #5SO	1-00475-1331	1-Nov-18	\$9,000,000	Condo	4,497
30 Park Pl #63A	1-00123-1213	30-Nov-18	\$8,454,563	Condo	2,803
11 Beach St #9A	1-00212-1424	16-Nov-18	\$8,425,000	Condo	
275 W Tenth St #3C	1-00631-1214	16-Nov-18	\$8,150,000	Condo	
111 Murray St #25W	1-00142-1873	7-Nov-18	\$8,069,631	Condo	
7 Hubert St #7C	1-00214-1224	14-Nov-18	\$7,450,000	Condo	2,542
111 Murray St #39W	1-00142-1909	29-Nov-18	\$7,431,189	Condo	
11 Beach St #4A	1-00212-1409	27-Nov-18	\$7,331,400	Condo	
234 W Tenth St	1-00619-0018	20-Nov-18	\$7,225,000	House	3,000
429-435 Greenwich St #7C	1-00219-1025	8-Nov-18	\$7,200,000	Condo	2,667
92 Laight St #8A	1-00218-1124	7-Nov-18	\$7,175,000	Condo	2,666
56 Leonard St #35BW	1-00176-1102	16-Nov-18	\$7,150,000	Condo	
51 Horatio St	1-00627-0020	29-Nov-18	\$7,030,000	House	2,710
39 Barrow St	1-00587-0055	15-Nov-18	\$6,995,000	House	2,256
62 Vestry St #5C	1-00223-1117	29-Nov-18	\$6,869,032	Condo	
111 Murray St #35W	1-00142-1897	14-Nov-18	\$6,771,363	Condo	
62 Beach St #3B	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
62 Beach St #3A	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
111 Murray St #34W	1-00142-1894	12-Nov-18	\$6,694,994	Condo	
443 Greenwich St #1D	1-00222-1204	28-Nov-18	\$6,621,680	Condo	
37 Warren St #PHA	1-00133-2018	26-Nov-18	\$6,600,000	Condo	2,899
152 Franklin St #6RES	1-00189-1405	1-Nov-18	\$6,260,000	Condo	3,510
1 Morton Sq #5CE	1-00602-1093	6-Nov-18	\$6,100,000	Condo	1,581
14-16 Wooster St #4	1-00229-0013	27-Nov-18	\$5,800,000	Coop	
175 W Tenth St #4	1-00611-1005	16-Nov-18	\$5,634,000	Condo	
407 Greenwich St #5C	1-00214-1313	19-Nov-18	\$5,550,188	Condo	
101 Wooster St #2F	1-00501-0028	27-Nov-18	\$5,362,500	Coop	
1-2 River Ter #14H	1-00016-3756	13-Nov-18	\$5,350,000	Condo	2,613
34 N Moore St	1-00189-0025	1-Nov-18	\$5,295,000	Coop	28,500
111 Murray St #36B	1-00142-1899	15-Nov-18	\$4,950,000	Condo	
111 Murray St #33B	1-00142-1890	8-Nov-18	\$4,887,600	Condo	
28 E Tenth St #10H	1-00561-1187	1-Nov-18	\$4,500,000	Condo	2,004
37 Warren St #5A	1-00133-2009	1-Nov-18	\$4,395,000	Condo	2,366
2 Cornelia St #1003	1-00589-1021	6-Nov-18	\$4,350,000	Condo	1,135
24 Commerce St	1-00587-0011	8-Nov-18	\$4,000,000	House	1,160
115 Allen St #PH	1-00415-1106	5-Nov-18	\$3,810,000	Condo	2,610
60 White St #2E	1-00193-2003	2-Nov-18	\$3,700,000	Condo	1,946
45 Christopher St #2E	1-00610-1017	21-Nov-18	\$3,600,000	Condo	1,200
101 Warren St #910	1-00142-1585	30-Nov-18	\$3,440,000	Condo	2,004
2 Bleecker St #3	1-00521-1403	9-Nov-18	\$3,400,000	Condo	1,862
495 West St #1	1-00641-1101	7-Nov-18	\$3,250,000	Condo	1,988
196 Orchard St #6H	1-00412-1240	16-Nov-18	\$3,159,575	Condo	
150-152 Chambers St #5WEST	1-00137-1210	21-Nov-18	\$3,095,000	Condo	1,454
35 Bethune St #1C	1-00635-1003	16-Nov-18	\$2,999,999	Condo	2,110
359 W Eleventh St #5AB	1-00638-1109	16-Nov-18	\$2,900,000	Condo	2,138
61 Jane St #16D	1-00626-0012	16-Nov-18	\$2,852,118	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
142 Henry St #7	1-00273-1011	20-Nov-18	\$2,825,000	Condo	1,900
30 Little West St #23A	1-00016-1540	14-Nov-18	\$2,640,000	Condo	1,698
93 Greene St #2E	1-00500-1106	1-Nov-18	\$2,600,000	Condo	1,201
101 Leonard St #4D	1-00171-1221	20-Nov-18	\$2,515,000	Condo	1,510
115 Allen St #5	1-00415-1105	27-Nov-18	\$2,512,500	Condo	1,605
100 Norfolk St #10B	1-00353-1431	6-Nov-18	\$2,459,091	Condo	
40-50 E Tenth St #8B	1-00561-0014	1-Nov-18	\$2,425,000	Coop	
133 Mulberry St #6D	1-00236-1219	26-Nov-18	\$2,392,888	Condo	1,820
30 Orchard St #6	1-00298-1307	29-Nov-18	\$2,350,000	Condo	1,157
366 Broadway #3B	1-00172-0001	27-Nov-18	\$2,299,000	Coop	1,872
52 Rivington St #4	1-00421-1005	28-Nov-18	\$2,250,000	Condo	1,178
10 Bleecker St #3C	1-00521-0071	6-Nov-18	\$2,150,000	Coop	
11 Jay St #4	1-00180-1151	16-Nov-18	\$2,100,000	Coop	1,700
14 W Fourth St #B1304	1-00535-1002	8-Nov-18	\$2,055,000	Coop	1,150
66 Leonard St #3B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
66 Leonard St #2B	1-00173-1004	16-Nov-18	\$2,025,000	Condo	1,300
42 W 13th St #3AFG	1-00576-0016	5-Nov-18	\$2,000,000	Coop	1,500
212 Warren St #12R	1-00016-4413	20-Nov-18	\$2,000,000	Condo	1,153
15 Broad St #1824	1-00026-1127	19-Nov-18	\$1,875,000	Condo	1,509
112 Hudson St #5	1-00189-1205	6-Nov-18	\$1,825,000	Condo	1,103
36-38 Park Row #4E	1-00101-0001	20-Nov-18	\$1,810,000	Coop	1,600
30 Park Pl #39C	1-00123-1106	16-Nov-18	\$1,781,938	Condo	812
350 Bleecker St #1HJ	1-00620-0019	1-Nov-18	\$1,717,500	Coop	
30 Park Pl #39G	1-00123-1110	16-Nov-18	\$1,713,546	Condo	733
20 E Ninth St #11H	1-00566-0018	1-Nov-18	\$1,700,000	Coop	1,000
210 Lafayette St #5B	1-00482-1121	13-Nov-18	\$1,650,000	Condo	772
333 Rector Pl #1209	1-00016-5736	13-Nov-18	\$1,590,000	Condo	1,341
409 Grand St #F107	1-00315-0001	28-Nov-18	\$1,496,000	Coop	1,000
258 Broadway #6E	1-00134-0025	20-Nov-18	\$1,480,000	Coop	
75 Wall St #35P	1-00031-1300	28-Nov-18	\$1,479,008	Condo	927
40-50 E Tenth St #4A	1-00561-0014	8-Nov-18	\$1,455,000	Coop	
220 E Fifth St #5	1-00460-1009	30-Nov-18	\$1,415,000	Condo	829
196 Orchard St #6C	1-00412-1235	21-Nov-18	\$1,410,000	Condo	
75 Wall St #36K	1-00031-1309	28-Nov-18	\$1,381,818	Condo	874
199 Bowery #9D	1-00425-1146	21-Nov-18	\$1,362,500	Condo	896
2 Cornelia St #601	1-00589-1004	21-Nov-18	\$1,350,000	Condo	819
14 W Fourth St #C204	1-00535-1002	5-Nov-18	\$1,335,000	Coop	1,100
99 John St #PH2	1-00076-1537	9-Nov-18	\$1,300,000	Condo	1,034
189 Avenue C #9B	1-00394-1532	30-Nov-18	\$1,270,000	Condo	1,124
549 E Eleventh St #B1	1-00405-1103	13-Nov-18	\$1,265,000	Condo	815
40 E Ninth St #10E	1-00560-1103	12-Nov-18	\$1,237,500	Coop	
250 S End Ave #11B	1-00016-2272	6-Nov-18	\$1,225,000	Condo	1,158
419-425 Bleecker St #3A	1-00624-1302	19-Nov-18	\$1,150,000	Coop	
70 E Tenth St #16K	1-00555-0001	26-Nov-18	\$1,125,000	Coop	
14 W Fourth St #D303	1-00535-1002	14-Nov-18	\$1,085,000	Coop	
100 Norfolk St #8A	1-00353-1423	6-Nov-18	\$1,062,698	Condo	
357-389 Grand St #G1806	1-00311-0013	29-Nov-18	\$1,056,000	Coop	
15 William St #38B	1-00025-1653	14-Nov-18	\$1,050,000	Condo	791
200 Rector Pl #35D	1-00016-5159	20-Nov-18	\$1,020,000	Condo	650
214-216 E Ninth St #2A	1-00464-1107	19-Nov-18	\$995,000	Condo	640



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Address	BBL	Sale date	Sale price	Property type	Sqft
100 Norfolk St #6A	1-00353-1415	29-Nov-18	\$992,794	Condo	
21 S End Ave #624	1-00016-6111	19-Nov-18	\$980,000	Condo	899
80 Gold St #24L	1-00094-0001	30-Nov-18	\$970,000	Coop	
59 W Twelfth St #6F	1-00576-1547	27-Nov-18	\$940,000	Condo	530
125 E Fourth St #27	1-00446-1002	29-Nov-18	\$915,000	Coop	850
453 Fdr Dr #D1506	1-00263-0008	27-Nov-18	\$905,000	Coop	
9 Barrow St #5A	1-00590-1102	14-Nov-18	\$905,000	Coop	710
55 Wall St #552	1-00027-1016	9-Nov-18	\$903,000	Condo	1,165
203 Spring St #2	1-00504-0039	7-Nov-18	\$900,000	Coop	
280 Rector Pl #5C	1-00016-3049	5-Nov-18	\$895,000	Condo	832
203 Spring St #8	1-00504-0039	7-Nov-18	\$860,000	Coop	
419-425 Bleecker St #6P	1-00624-1302	1-Nov-18	\$852,500	Coop	
50 Bayard St #6M	1-00202-1108	9-Nov-18	\$833,000	Condo	653
206 First Ave #2A	1-00440-1004	7-Nov-18	\$825,000	Condo	575
815 Greenwich St #2C	1-00626-0004	7-Nov-18	\$820,000	Coop	
371-375 West St #1B	1-00603-0001	8-Nov-18	\$810,000	Coop	
88 Bleecker St #2M	1-00523-0038	15-Nov-18	\$801,000	Coop	650
241 E Seventh St #2A	1-00377-0067	29-Nov-18	\$800,000	Coop	
203 Spring St #3	1-00504-0039	7-Nov-18	\$799,326	Coop	
504 Grand St #H31	1-00331-0001	7-Nov-18	\$787,500	Coop	
88 Bleecker St #2J	1-00523-0038	6-Nov-18	\$785,000	Coop	650
504 Grand St #F51	1-00331-0001	7-Nov-18	\$785,000	Coop	
99 E Fourth St #2G	1-00446-1102	27-Nov-18	\$770,000	Coop	
203 Spring St #17	1-00504-0039	7-Nov-18	\$760,000	Coop	
203 Spring St #10	1-00504-0039	7-Nov-18	\$760,000	Coop	
24 Fifth Ave #612A	1-00573-0043	5-Nov-18	\$760,000	Coop	
120 Greenwich St #5H	1-00053-1038	15-Nov-18	\$740,000	Condo	541
80 Gold St #23M	1-00094-0001	30-Nov-18	\$735,000	Coop	
203 Spring St #11	1-00504-0039	7-Nov-18	\$735,000	Coop	
156-168 Bleecker St #7GW	1-00525-1002	6-Nov-18	\$731,000	Coop	
164-168 Pearl St #10G	1-00039-1101	16-Nov-18	\$728,000	Condo	782
442-462 Hudson St #5F	1-00584-1002	19-Nov-18	\$725,000	Coop	475
71 E Third St #18	1-00445-0051	16-Nov-18	\$712,500	Coop	
409 Grand St #E1203	1-00315-0001	21-Nov-18	\$698,000	Coop	
419-425 Bleecker St #6Q	1-00624-1302	1-Nov-18	\$697,500	Coop	
165 Christopher St #3U	1-00636-0022	1-Nov-18	\$680,000	Coop	
31 Jane St #10E	1-00616-0001	1-Nov-18	\$675,000	Coop	
7 E Third St #14	1-00459-0046	9-Nov-18	\$670,000	Coop	700
1 Minetta St #5B	1-00542-1002	30-Nov-18	\$669,000	Coop	
21 S End Ave #PH2W	1-00016-6178	16-Nov-18	\$647,000	Condo	677
170 Norfolk St #17	1-00355-0040	21-Nov-18	\$640,000	Coop	500
203 Spring St #7	1-00504-0039	7-Nov-18	\$635,000	Coop	
80 Gold St #5L	1-00094-0001	30-Nov-18	\$626,000	Coop	
3 Hanover Sq #15E	1-00028-0001	26-Nov-18	\$625,000	Coop	700
507 E Twelfth St #1C	1-00406-0061	8-Nov-18	\$620,000	Coop	
550 Grand St #E8	1-00331-0120	19-Nov-18	\$615,000	Coop	
51-57 Avenue A #4F	1-00431-0025	14-Nov-18	\$610,950	Coop	
113 Eldridge St #4A	1-00418-1010	13-Nov-18	\$607,500	Condo	823
63 E Ninth St #5D	1-00561-1003	1-Nov-18	\$596,000	Coop	
550 Grand St #F7	1-00331-0120	15-Nov-18	\$595,000	Coop	900



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Address	BBL	Sale date	Sale price	Property type	Sqft
14 Horatio St #9K	1-00616-0011	19-Nov-18	\$585,000	Coop	
31 Jane St #8G	1-00616-0001	19-Nov-18	\$575,000	Coop	
453 Fdr Dr #E1107	1-00263-0008	15-Nov-18	\$570,000	Coop	
115 E Ninth St #6M	1-00555-0028	14-Nov-18	\$552,500	Coop	400
570 Grand St #M602	1-00321-0001	27-Nov-18	\$550,000	Coop	800
508 E Sixth St #4	1-00401-0014	15-Nov-18	\$550,000	Coop	
13 W 13th St #7ES	1-00577-0030	30-Nov-18	\$535,000	Coop	
14 Horatio St #2A	1-00616-0011	13-Nov-18	\$515,000	Coop	425
357-389 Grand St #G702	1-00311-0013	2-Nov-18	\$505,000	Coop	
349 W Broadway #14	1-00475-0007	29-Nov-18	\$430,000	Coop	
24 Fifth Ave #217	1-00573-0043	29-Nov-18	\$395,000	Coop	400
172 Forsyth St #1B	1-00421-0043	8-Nov-18	\$391,000	Coop	
101 Allen St #4C	1-00414-1017	1-Nov-18	\$360,000	Condo	232
100 Barrow St #1D	1-00605-0001	13-Nov-18	\$170,000	Coop	
544 E 13th St #1AB	1-00406-0027	30-Nov-18	\$102,083	Coop	
115 E Ninth St #15G	1-00555-0028	7-Nov-18	\$15,000	Coop	750



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# THE RATNER TEAM



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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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# The RATNER Team Market Report

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	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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**The RATNER Team Market Report**

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