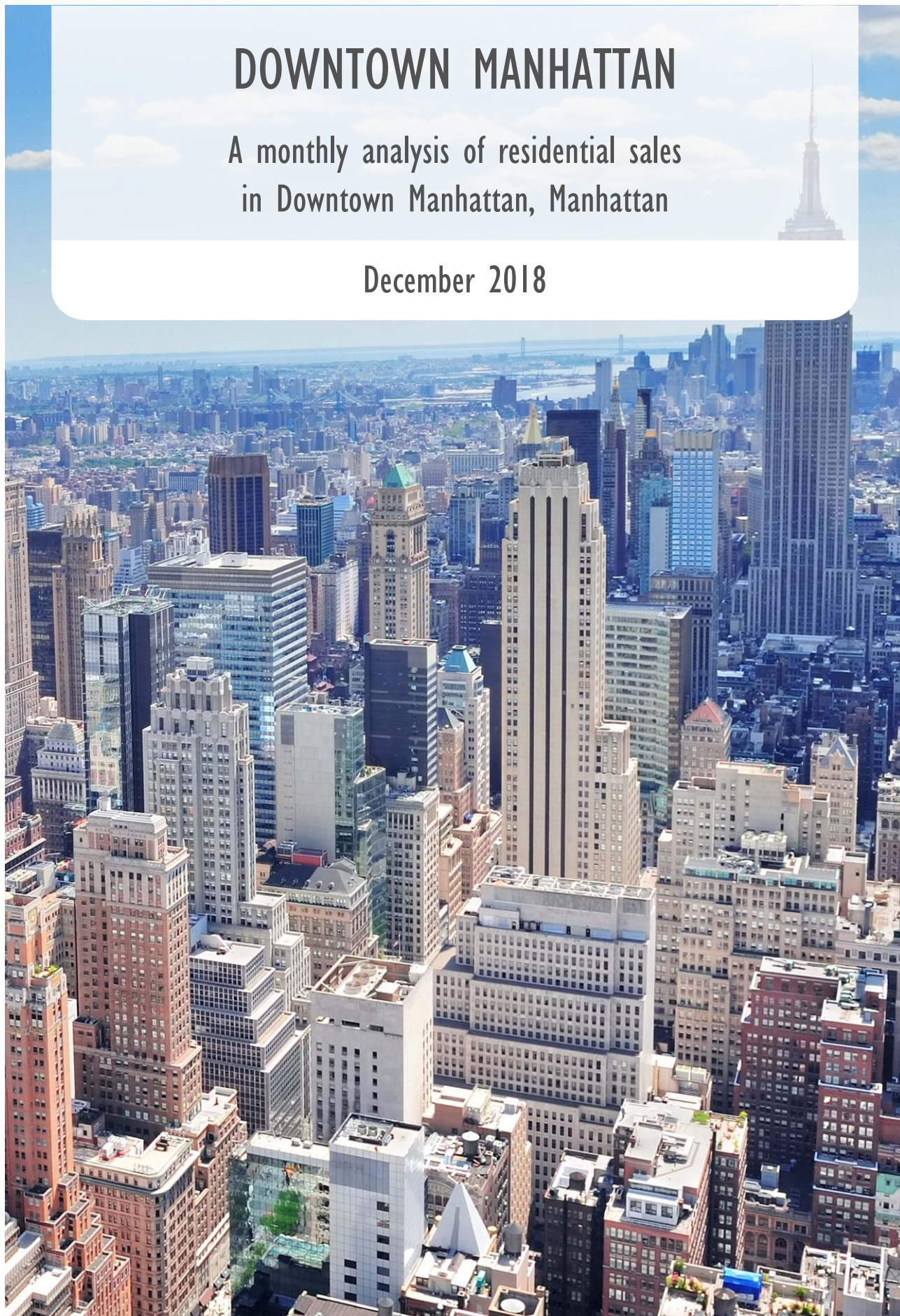


DOWNTOWN MANHATTAN

A monthly analysis of residential sales
in Downtown Manhattan, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Downtown Manhattan, Manhattan

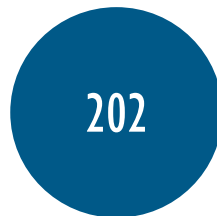
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-13% YoY

MEDIAN PRICE/SQ.FT.



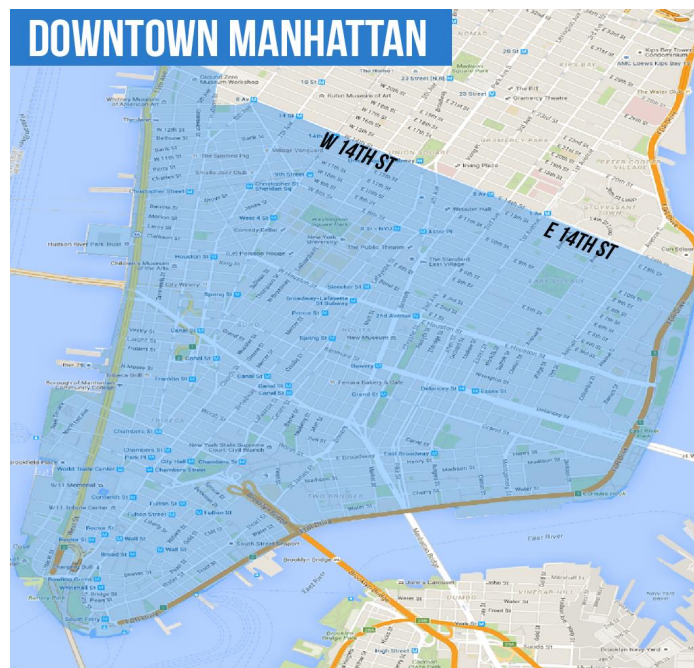
-10% YoY

MANHATTAN
MEDIAN SALE PRICE



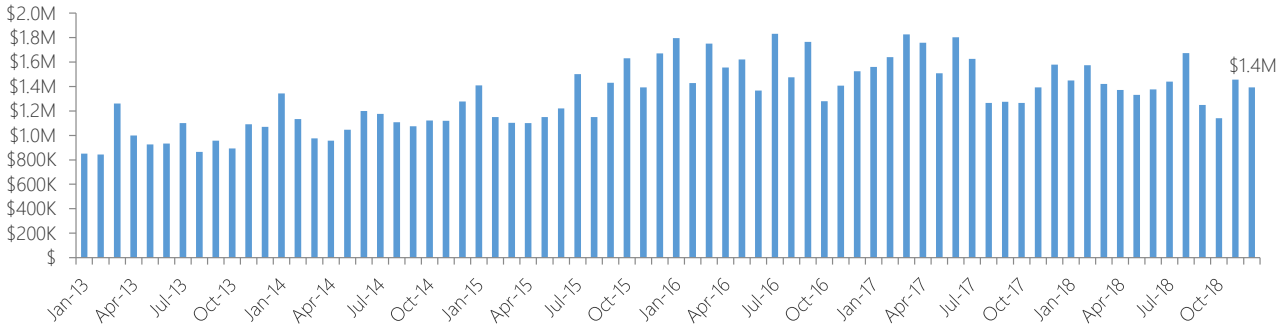
-8% YoY

NEIGHBORHOOD BOUNDARIES

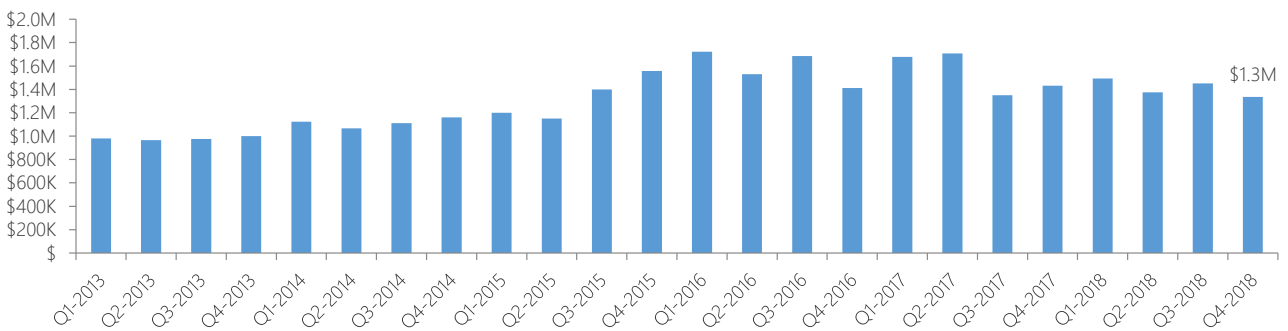


RESIDENTIAL STATS

Median Sale Price by Month

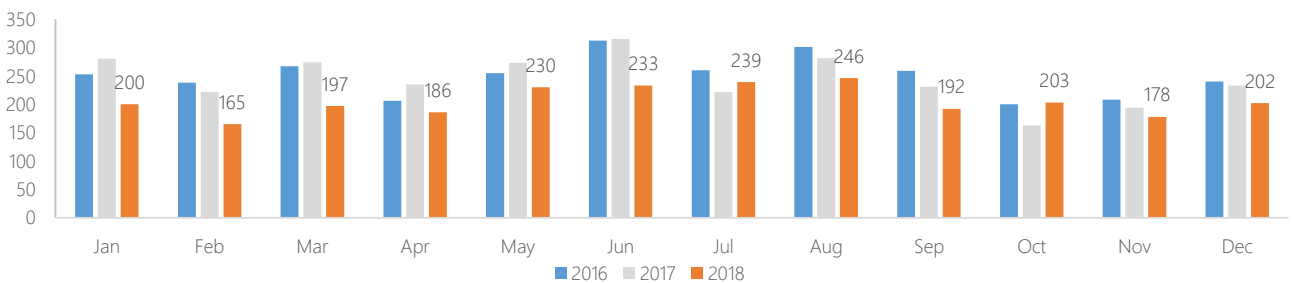


Median Sale Price by Quarter

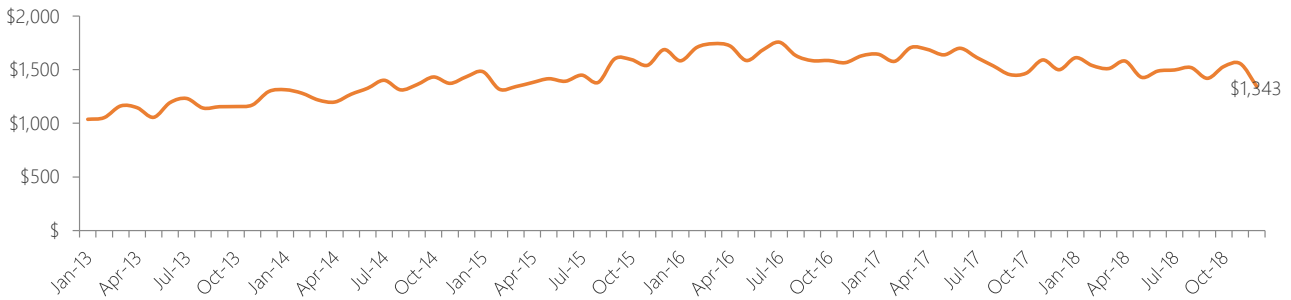


Number of Transactions

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	200	165	197	186	230	233	239	246	192	203	178	202



Median Sale Price per Square Foot

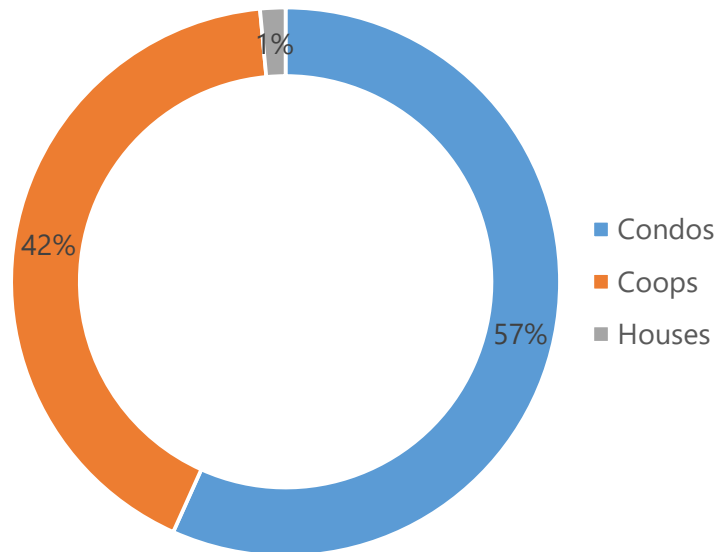


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,725,000	-10%	\$1,352	-16%	114
Coops	\$925,000	-8%	\$1,354	-2%	84
Houses	\$4,607,000	-56%	\$1,197	-64%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 Vestry St #PHS	1-00223-1147	10-Dec-18	\$56,010,250	Condo	
62 Vestry St #PHN	1-00223-1146	20-Dec-18	\$40,735,500	Condo	
62 Vestry St #9S	1-00223-1138	14-Dec-18	\$21,412,500	Condo	
56 Leonard St #PH52B	1-00176-1140	21-Dec-18	\$15,460,849	Condo	
209 Sullivan St #THA	1-00539-1101	6-Dec-18	\$14,625,000	Condo	
111 Murray St #57W	1-00142-1948	28-Dec-18	\$14,000,938	Condo	
30 Park Pl #68A	1-00123-1229	28-Dec-18	\$11,000,000	Condo	3,699
111 Murray St #40W	1-00142-1912	14-Dec-18	\$8,700,000	Condo	
111 Murray St #36W	1-00142-1900	11-Dec-18	\$8,069,631	Condo	
30 Park Pl #69B	1-00123-1233	12-Dec-18	\$8,000,000	Condo	2,631
111 Murray St #42W	1-00142-1918	19-Dec-18	\$7,738,700	Condo	
149 Franklin St #3	1-00179-0061	20-Dec-18	\$6,500,000	Coop	
311 W Broadway #PHA	1-00228-1268	17-Dec-18	\$6,350,000	Condo	2,607
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
1 Leroy St #5C	1-00586-1005	18-Dec-18	\$6,300,000	Condo	2,732
30 Park Pl #63B	1-00123-1214	7-Dec-18	\$6,300,000	Condo	2,213
56 Leonard St #23BW	1-00176-1054	19-Dec-18	\$6,250,000	Condo	
479-489 Greenwich St #5B	1-00594-1011	28-Dec-18	\$6,125,000	Condo	3,284
526 E Fifth St	1-00400-0019	3-Dec-18	\$6,100,000	House	5,200
345 W 13th St #4F	1-00629-1233	27-Dec-18	\$5,875,000	Condo	2,888
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
10 Bond St #TOWNH	1-00530-0062	28-Dec-18	\$5,725,000	Coop	
78 Laight St #4A	1-00218-1205	11-Dec-18	\$5,500,000	Condo	2,994
10 Bleecker St #4A	1-00521-0071	17-Dec-18	\$5,430,000	Coop	
111 Murray St #43B	1-00142-1920	21-Dec-18	\$5,300,000	Condo	
111 Murray St #41B	1-00142-1914	27-Dec-18	\$5,150,000	Condo	
55 White St #PHA	1-00175-1218	3-Dec-18	\$4,700,000	Condo	2,220
1 Centre Market Pl	1-00471-0001	3-Dec-18	\$4,607,000	House	3,700
22 Mercer St #4D	1-00231-1013	26-Dec-18	\$4,500,000	Condo	2,506
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
284 Lafayette St #5B	1-00510-0006	14-Dec-18	\$4,200,000	Coop	2,500
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
65 W 13th St #3H	1-00577-1117	20-Dec-18	\$3,850,000	Condo	2,341
140 West St #16G	1-00084-1099	21-Dec-18	\$3,800,000	Condo	
60 Thomas St #4	1-00147-1304	7-Dec-18	\$3,215,000	Condo	1,844
415 Greenwich St #8D	1-00215-1159	21-Dec-18	\$3,200,000	Condo	1,850
211 Elizabeth St #3S	1-00493-1104	12-Dec-18	\$3,150,000	Condo	1,114
196 Orchard St #7H	1-00412-1256	20-Dec-18	\$3,138,956	Condo	
366 Broadway #4C	1-00172-0001	21-Dec-18	\$3,126,800	Coop	2,008
100 Barrow St #4A	1-00605-0001	20-Dec-18	\$3,100,000	Coop	
200 Mercer St #4E	1-00523-0032	18-Dec-18	\$2,995,000	Coop	2,246
333 Rector Pl #706	1-00016-5670	28-Dec-18	\$2,675,000	Condo	2,356
81 White St #4E	1-00172-1207	21-Dec-18	\$2,650,000	Condo	1,991
7 E Ninth St #4	1-00567-0031	27-Dec-18	\$2,575,000	Coop	1,100
62 Vestry St #1A	1-00223-1102	5-Dec-18	\$2,549,625	Condo	
9-11 Mercer St #5B	1-00230-1058	21-Dec-18	\$2,500,000	Condo	1,452
15 Broad St #3710	1-00026-1336	20-Dec-18	\$2,500,000	Condo	1,961
22 Renwick St #1A	1-00594-1902	18-Dec-18	\$2,355,000	Condo	1,388
15 William St #45L	1-00025-1710	20-Dec-18	\$2,350,000	Condo	1,592
55 Liberty St	1-00064-0008	12-Dec-18	\$2,295,000	Coop	2,800



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Address	BBL	Sale date	Sale price	Property type	Sqft
110 Third Ave #11A	1-00559-1141	20-Dec-18	\$2,250,800	Condo	1,109
152 W Eleventh St	1-00606-0035	6-Dec-18	\$2,250,000	House	1,880
118 Sullivan St #4R	1-00504-0028	7-Dec-18	\$2,200,000	Coop	
70 E Tenth St #5E	1-00555-0001	4-Dec-18	\$2,200,000	Coop	1,500
196 Orchard St #5G	1-00412-1223	28-Dec-18	\$2,150,000	Condo	
15 Broad St #2320	1-00026-1200	18-Dec-18	\$2,150,000	Condo	1,772
125 E Twelfth St #5E	1-00558-1237	6-Dec-18	\$2,125,000	Condo	1,274
354 Broome St #6F	1-00478-1043	3-Dec-18	\$2,100,000	Condo	1,834
21 E Tenth St #7D	1-00568-0024	12-Dec-18	\$2,025,000	Coop	
474 Greenwich St #3N	1-00595-0041	12-Dec-18	\$2,000,000	Coop	1,370
407 E Twelfth St #1RSE	1-00440-1108	20-Dec-18	\$1,986,075	Condo	1,383
101 Leonard St #8F	1-00171-1247	12-Dec-18	\$1,960,000	Condo	1,279
38 N Moore St #8C	1-00189-1152	20-Dec-18	\$1,950,000	Coop	
130 Fulton St #11A	1-00079-1217	7-Dec-18	\$1,900,000	Condo	1,900
311 E Eleventh St #4E	1-00453-1519	3-Dec-18	\$1,750,000	Condo	1,162
116-118 Wooster St #5B	1-00500-1012	21-Dec-18	\$1,725,000	Condo	1,268
150 Nassau St #14B	1-00100-1100	13-Dec-18	\$1,700,000	Condo	2,365
99 John St #1021	1-00076-1331	27-Dec-18	\$1,675,000	Condo	1,264
67 E Eleventh St #302	1-00563-0037	3-Dec-18	\$1,650,000	Coop	1,200
55 Wall St #722	1-00027-1058	17-Dec-18	\$1,609,135	Condo	856
196 Orchard St #8E	1-00412-1267	19-Dec-18	\$1,607,509	Condo	
37 W Twelfth St #4K	1-00576-0025	19-Dec-18	\$1,600,000	Coop	
371-375 West St #4A	1-00603-0001	13-Dec-18	\$1,600,000	Coop	850
69 W Ninth St #12B	1-00573-1006	3-Dec-18	\$1,600,000	Coop	1,125
196 Orchard St #7F	1-00412-1254	26-Dec-18	\$1,582,281	Condo	
333 Rector Pl #1509	1-00016-5760	12-Dec-18	\$1,580,000	Condo	1,341
196 Orchard St #5F	1-00412-1222	14-Dec-18	\$1,545,649	Condo	
196 Orchard St #7E	1-00412-1253	19-Dec-18	\$1,545,413	Condo	
51-57 Avenue A #3F	1-00431-0025	19-Dec-18	\$1,501,000	Coop	
196 Orchard St #5A	1-00412-1217	13-Dec-18	\$1,500,000	Condo	
357-389 Grand St #L1806	1-00311-0013	14-Dec-18	\$1,495,000	Coop	1,250
196 Orchard St #7C	1-00412-1251	18-Dec-18	\$1,464,189	Condo	
164 Bank St #3A	1-00638-1007	28-Dec-18	\$1,430,000	Condo	683
39 Fifth Ave #2C	1-00568-0004	28-Dec-18	\$1,425,000	Coop	900
40 Broad St #PH4G	1-00024-1165	14-Dec-18	\$1,425,000	Condo	1,105
255 Hudson St #2E	1-00594-1705	28-Dec-18	\$1,400,000	Condo	1,145
196 Orchard St #5C	1-00412-1219	13-Dec-18	\$1,400,000	Condo	
196 Orchard St #4C	1-00412-1203	21-Dec-18	\$1,385,000	Condo	
570 Grand St #L2005	1-00321-0001	19-Dec-18	\$1,375,000	Coop	1,250
92 Perry St #16	1-00621-1116	11-Dec-18	\$1,350,000	Condo	546
111 Fulton St #708	1-00091-1308	6-Dec-18	\$1,350,000	Condo	1,243
30 Fifth Ave #4H	1-00573-0039	3-Dec-18	\$1,350,000	Coop	775
196 Orchard St #6B	1-00412-1234	7-Dec-18	\$1,340,091	Condo	
2 Horatio St #10M	1-00616-1002	5-Dec-18	\$1,337,091	Coop	
14 W Fourth St #B1401	1-00535-1002	11-Dec-18	\$1,325,000	Coop	
75 Wall St #33F	1-00031-1262	21-Dec-18	\$1,318,431	Condo	978
380 Rector Pl #17A	1-00016-2616	28-Dec-18	\$1,315,394	Condo	873
200 Rector Pl #36H	1-00016-5315	28-Dec-18	\$1,313,628	Condo	944
167 Perry St #6D	1-00637-0081	5-Dec-18	\$1,310,000	Coop	
196 Orchard St #4B	1-00412-1202	12-Dec-18	\$1,275,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
61 Jane St #15E	1-00626-0012	20-Dec-18	\$1,250,000	Coop	
357-389 Grand St #J1104	1-00311-0013	18-Dec-18	\$1,205,000	Coop	
806-808 Broadway #5K	1-00557-1002	3-Dec-18	\$1,200,000	Coop	900
30 Little West St #4G	1-00016-1420	18-Dec-18	\$1,200,000	Condo	1,190
60 E Eighth St #8P	1-00548-1003	6-Dec-18	\$1,187,500	Coop	
80 John St #2G	1-00068-1010	27-Dec-18	\$1,140,000	Condo	1,000
196 Orchard St #6L	1-00412-1243	21-Dec-18	\$1,120,075	Condo	
61 Jane St #8G	1-00626-0012	5-Dec-18	\$1,100,000	Coop	700
80 Gold St #18C	1-00094-0001	6-Dec-18	\$1,100,000	Coop	
409 Grand St #C906	1-00315-0001	18-Dec-18	\$1,075,000	Coop	
306 Mott St #5A	1-00521-1011	14-Dec-18	\$1,030,000	Condo	528
71-73 Nassau St #7C	1-00079-1129	27-Dec-18	\$1,030,000	Condo	892
377 Rector Pl #24C	1-00016-1074	11-Dec-18	\$1,025,000	Condo	766
50 Franklin St #7E	1-00172-1431	27-Dec-18	\$1,025,000	Condo	779
115 E Ninth St #8J	1-00555-0028	5-Dec-18	\$995,000	Coop	750
196 Orchard St #5P	1-00412-1230	18-Dec-18	\$980,000	Condo	
260 Broadway #2C	1-00135-1002	3-Dec-18	\$975,000	Coop	
181 Hudson St #7A	1-00222-1014	18-Dec-18	\$975,000	Condo	1,640
196 Orchard St #5N	1-00412-1229	21-Dec-18	\$965,000	Condo	
40 Broad St #11A	1-00024-1007	20-Dec-18	\$962,000	Condo	908
453 Fdr Dr #F2002	1-00263-0008	4-Dec-18	\$955,000	Coop	
96 Perry St #B24	1-00621-0013	11-Dec-18	\$950,000	Coop	
40 Broad St #14B	1-00024-1024	19-Dec-18	\$950,000	Condo	842
196 Orchard St #6P	1-00412-1246	11-Dec-18	\$939,999	Condo	
18-20 Pine St #2407	1-00044-1341	14-Dec-18	\$935,000	Condo	926
196 Orchard St #4N	1-00412-1213	27-Dec-18	\$934,699	Condo	
60 E Ninth St #328	1-00560-1203	11-Dec-18	\$900,000	Coop	800
45 W Tenth St #7E	1-00574-0067	5-Dec-18	\$900,000	Coop	
504 Grand St #H63	1-00331-0001	19-Dec-18	\$880,000	Coop	850
208 Forsyth St #12	1-00422-0044	6-Dec-18	\$875,000	Coop	
165 Christopher St #4Y	1-00636-0022	21-Dec-18	\$860,000	Coop	750
118 Waverly Pl #2B	1-00552-0148	21-Dec-18	\$850,000	Coop	
425 E Ninth St #3B	1-00437-0040	19-Dec-18	\$842,500	Coop	
21-23 S William St #6E	1-00029-1226	31-Dec-18	\$835,000	Condo	640
442-462 Hudson St #3D	1-00584-1002	4-Dec-18	\$799,000	Coop	
120 Greenwich St #12D	1-00053-1097	12-Dec-18	\$798,000	Condo	612
1 Sheridan Sq #3C	1-00592-1017	6-Dec-18	\$790,000	Condo	466
290 Sixth Ave #2A	1-00542-0025	13-Dec-18	\$790,000	Coop	
165 Christopher St #6N	1-00636-0022	26-Dec-18	\$785,000	Coop	
453 Fdr Dr #B401	1-00263-0008	20-Dec-18	\$780,000	Coop	
111 Fulton St #621	1-00091-1297	17-Dec-18	\$775,000	Condo	580
442-462 Hudson St #B4	1-00584-1002	17-Dec-18	\$775,000	Coop	
18-20 Pine St #1503	1-00044-1187	28-Dec-18	\$770,000	Condo	656
42 W 13th St #3E	1-00576-0016	10-Dec-18	\$767,250	Coop	600
25-27 Charles St #5D	1-00612-1102	17-Dec-18	\$731,616	Coop	
211 Thompson St #GLD	1-00539-0031	5-Dec-18	\$730,000	Coop	
720 Greenwich St #3M	1-00632-0017	11-Dec-18	\$726,000	Coop	500
20 Pine St #1109	1-00044-1136	20-Dec-18	\$715,000	Condo	662
204-206 W Tenth St #14	1-00619-1103	13-Dec-18	\$700,000	Coop	
252 E Seventh St #78	1-00376-0018	19-Dec-18	\$699,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
124 Thompson St #15	1-00516-0001	21-Dec-18	\$690,000	Coop	500
41 Perry St #5D	1-00613-0040	11-Dec-18	\$688,888	Coop	400
20 West St #28F	1-00015-1264	11-Dec-18	\$675,000	Condo	633
453 Fdr Dr #F603	1-00263-0008	20-Dec-18	\$670,000	Coop	800
409 Grand St #C1702	1-00315-0001	17-Dec-18	\$660,000	Coop	
80 Gold St #17F	1-00094-0001	17-Dec-18	\$650,000	Coop	
9 Barrow St #6L	1-00590-1102	5-Dec-18	\$650,000	Coop	
67 E Eleventh St #612	1-00563-0037	11-Dec-18	\$645,000	Coop	
185 Park Row #13D	1-00117-0001	4-Dec-18	\$640,000	Coop	800
100 W Twelfth St #6T	1-00607-0038	18-Dec-18	\$630,000	Coop	480
249 E Seventh St #10	1-00377-0062	10-Dec-18	\$619,000	Coop	
504 Grand St #C61	1-00331-0001	13-Dec-18	\$600,000	Coop	
199-201 Prince St #26	1-00518-1026	4-Dec-18	\$585,000	Condo	310
2 S End Ave #8E	1-00016-8135	7-Dec-18	\$580,000	Condo	634
60 E Ninth St #607	1-00560-1203	6-Dec-18	\$575,000	Coop	650
59 John St #3G	1-00078-1615	4-Dec-18	\$560,000	Condo	507
105 Third Ave #4D	1-00469-1102	20-Dec-18	\$540,000	Coop	
21 Bethune St #4F	1-00635-0022	18-Dec-18	\$525,000	Coop	
717 Washington St #3RE	1-00633-0006	4-Dec-18	\$525,000	Coop	
80 Gold St #5A	1-00094-0001	18-Dec-18	\$500,000	Coop	
250 S End Ave #7F	1-00016-2247	31-Dec-18	\$495,000	Condo	506
82 Beaver St #803	1-00028-1059	17-Dec-18	\$495,000	Condo	366
50 Bayard St #7X	1-00202-1143	19-Dec-18	\$463,500	Condo	371
24 Fifth Ave #718	1-00573-0043	27-Dec-18	\$404,000	Coop	
95 Madison St #3B	1-00277-1109	4-Dec-18	\$403,000	Condo	419
96 Perry St #B9	1-00621-0013	27-Dec-18	\$288,000	Coop	
544 E 13th St #GB	1-00406-0027	6-Dec-18	\$102,083	Coop	
719 E Sixth St #2C	1-00376-0054	6-Dec-18	\$90,000	Coop	



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THE RATNER TEAM



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Nate Pfaff

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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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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.

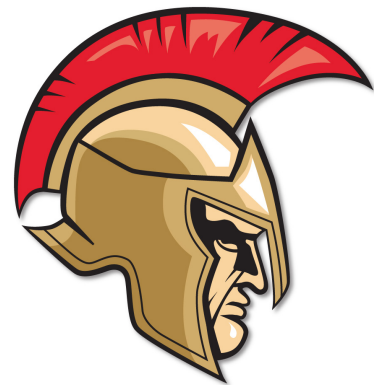
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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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