

FLATIRON DISTRICT

A monthly analysis of residential sales
in Flatiron District, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.39M

-17% YoY

NO. OF TRANSACTIONS

13

-57% YoY

MEDIAN PRICE/SQ.FT.

\$1,520

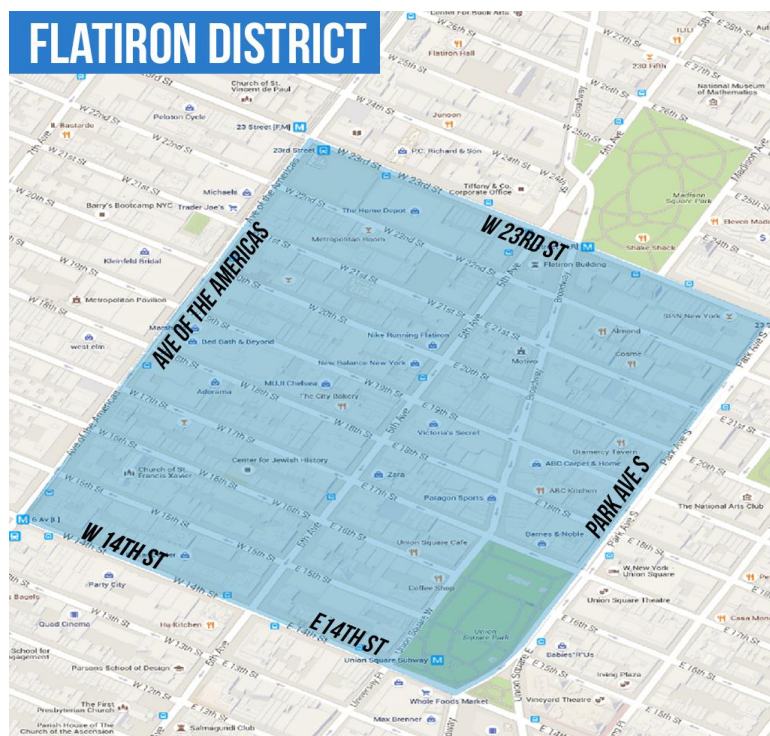
-23% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



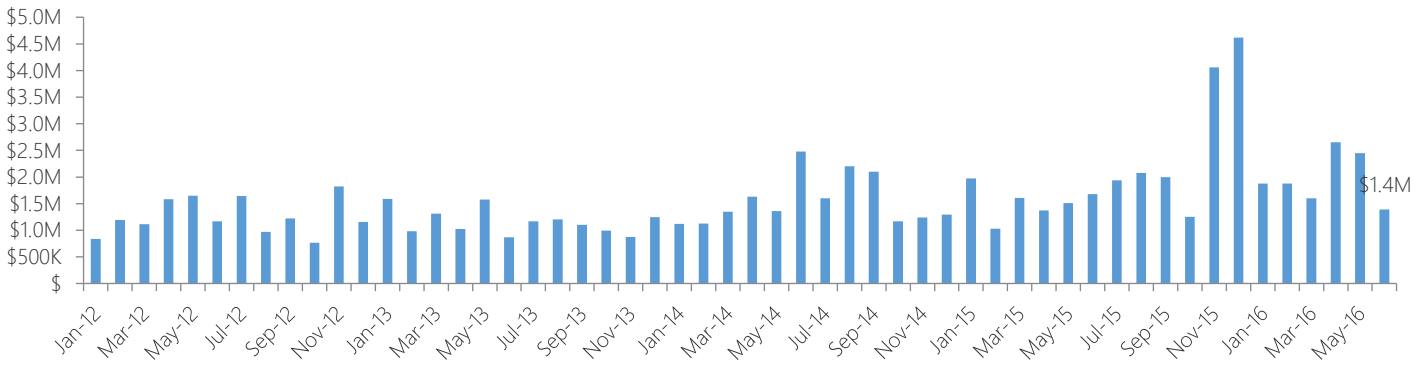
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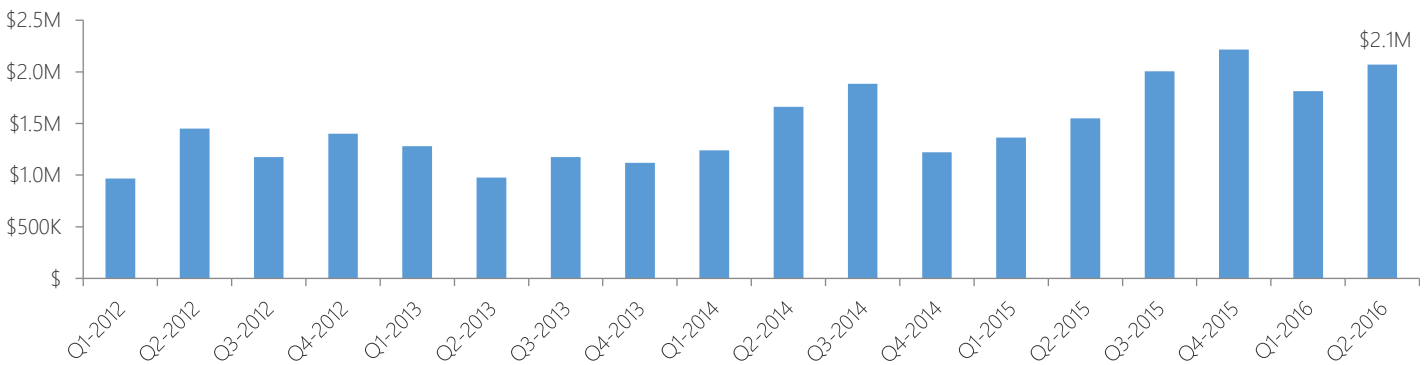
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RESIDENTIAL STATS

Median Sale Price by Month

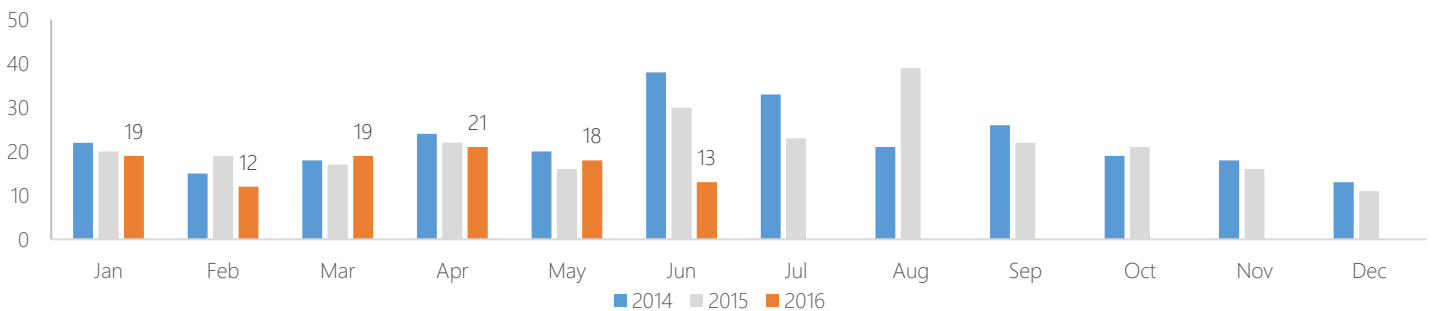


Median Sale Price by Quarter



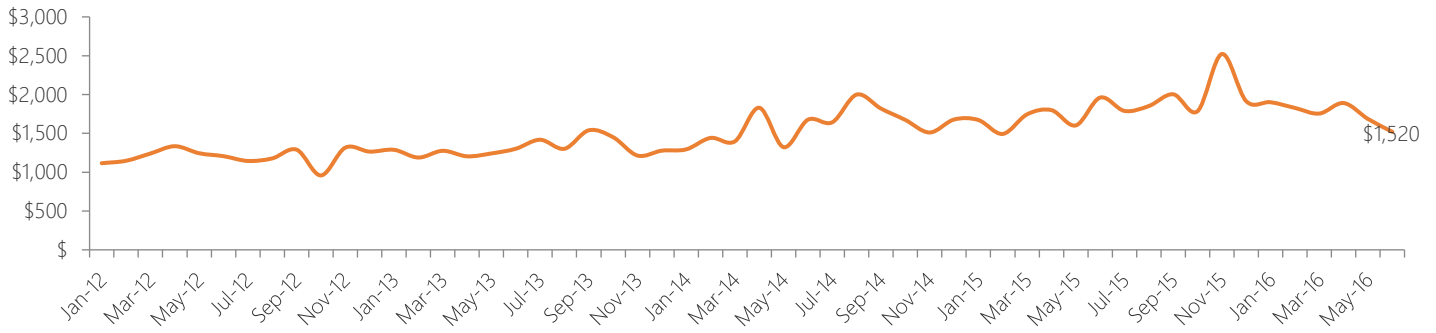
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	18	15	36	29	25	26	17	21	23	9	20	15
2012	19	12	16	27	27	18	20	16	22	14	19	26
2013	14	17	18	23	26	23	32	24	32	21	9	16
2014	22	15	18	24	20	38	33	21	26	19	18	13
2015	20	19	17	22	16	30	23	39	22	21	16	11
2016	19	12	19	21	18	13						



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Median Sale Price per Square Foot

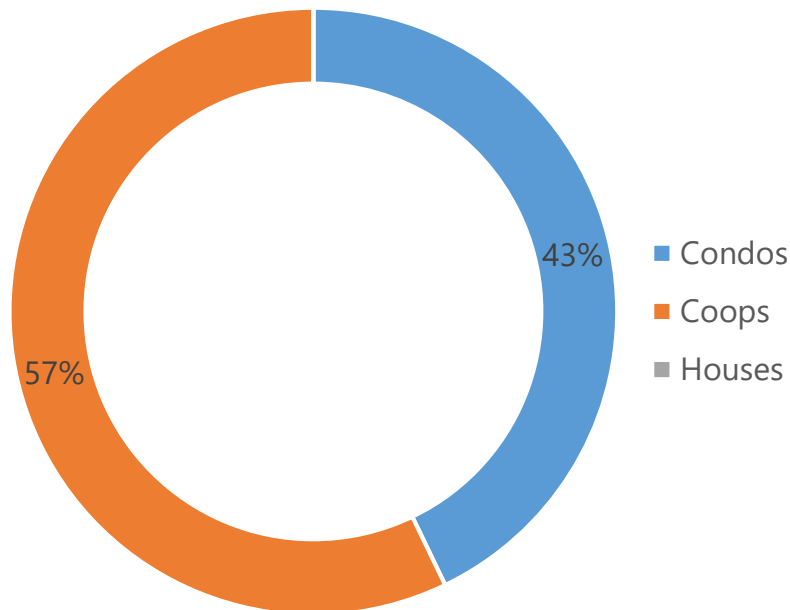


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,200,000	13%	\$1,781	-10%	6
Coops	\$1,265,000	-13%	\$1,409	12%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 West 19 Street #C2	1-00820-1202	7-Jun-16	\$6,025,000	Condo	3,778
5 East 22 Street #24C	1-00851-1088	29-Jun-16	\$2,325,000	Condo	1,056
280 Park Avenue South #15F	1-00850-1352	13-Jun-16	\$2,200,000	Condo	882
3-15 W 14 St #9	1-00816-0031	9-Jun-16	\$2,140,000	Coop	
4 W 21 St #7A	1-00822-0045	16-Jun-16	\$1,726,000	Coop	1,225
280 Park Avenue South #2H	1-00850-1207	29-Jun-16	\$1,425,600	Condo	812
6-23 W 16 St #4CS	1-00817-0029	17-Jun-16	\$1,350,000	Coop	950
7-39 E 14 St #1510	1-00842-0007	29-Jun-16	\$1,265,000	Coop	900
5 East 22 Street #11A	1-00851-1021	16-Jun-16	\$1,190,000	Condo	668
6-23 W 16 St #12MS	1-00817-0029	14-Jun-16	\$785,000	Coop	
7-39 E 14 St #826	1-00842-0007	3-Jun-16	\$650,000	Coop	450
7-39 E 14 St #703	1-00842-0007	22-Jun-16	\$500,000	Coop	500

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