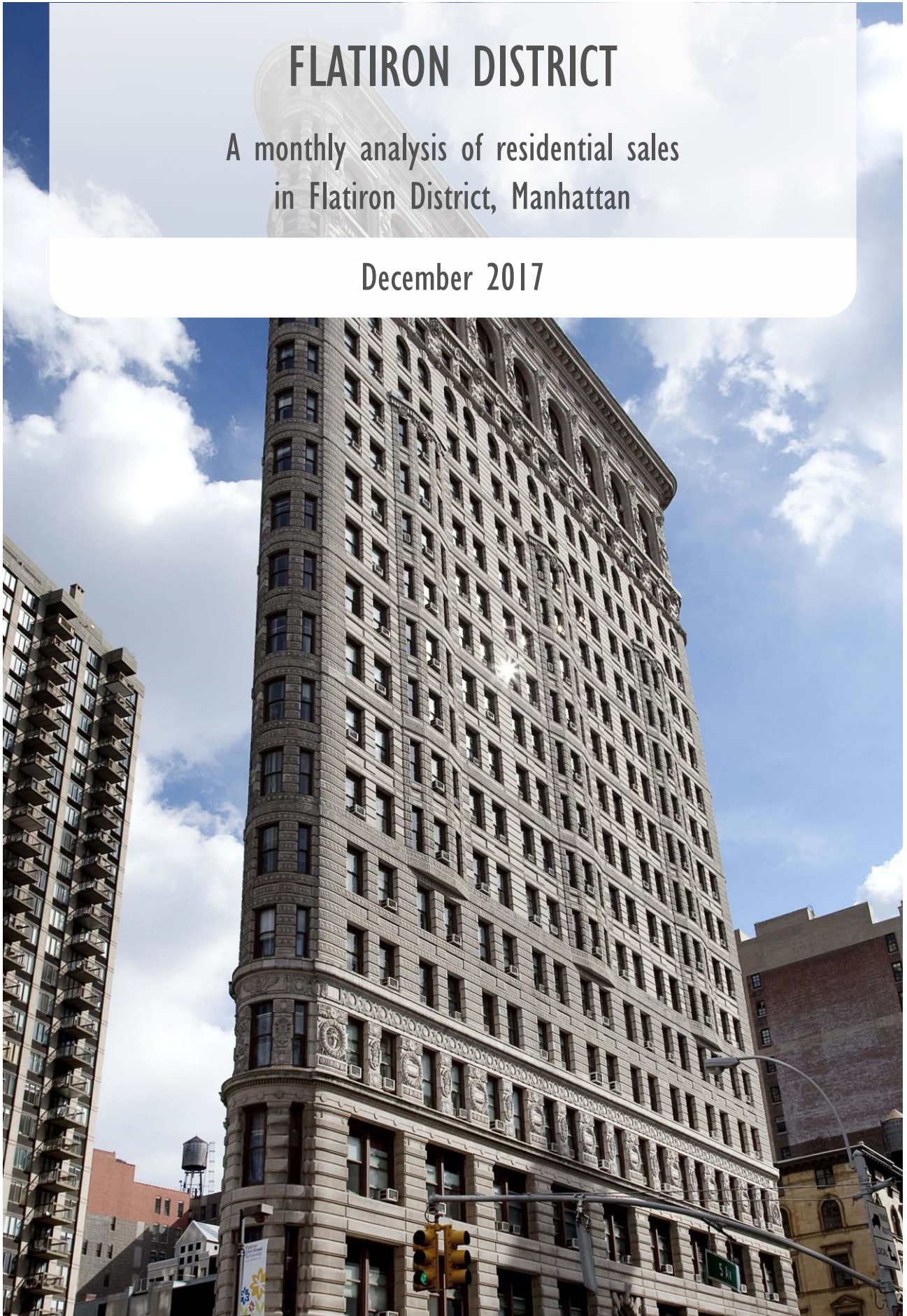


FLATIRON DISTRICT

A monthly analysis of residential sales
in Flatiron District, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Flatiron District, Manhattan

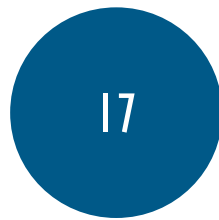
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



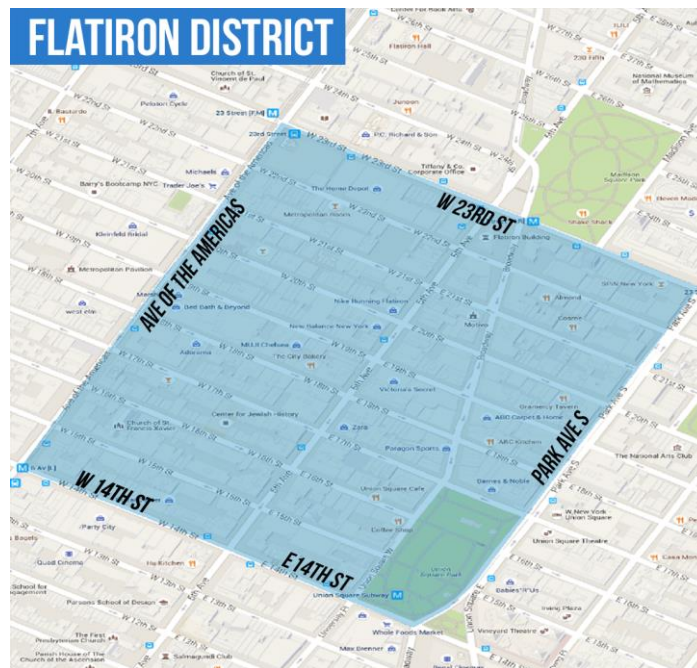
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



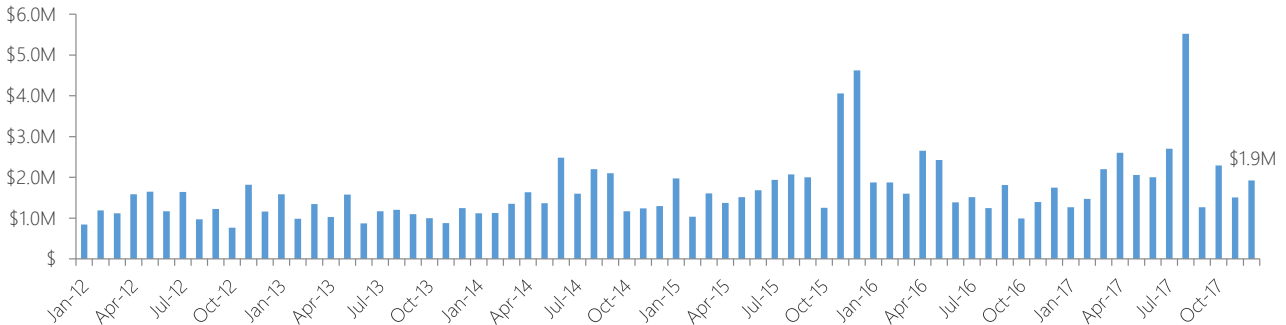
18% YoY

NEIGHBORHOOD BOUNDARIES

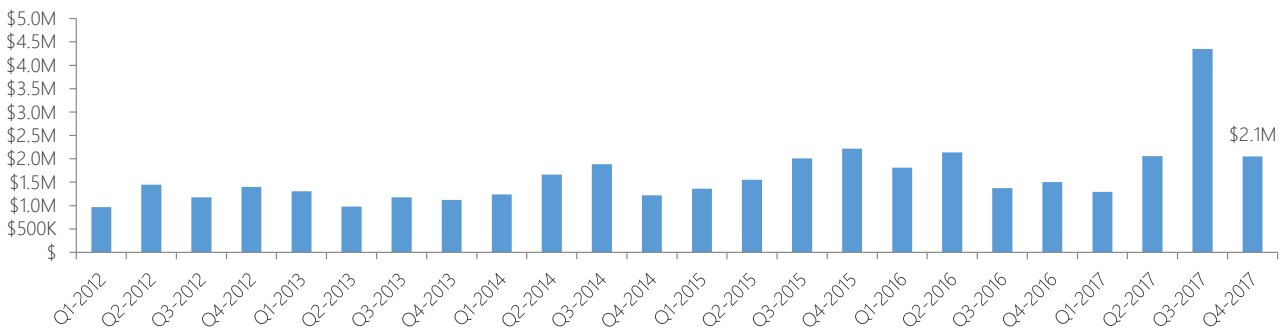


RESIDENTIAL STATS

Median Sale Price by Month

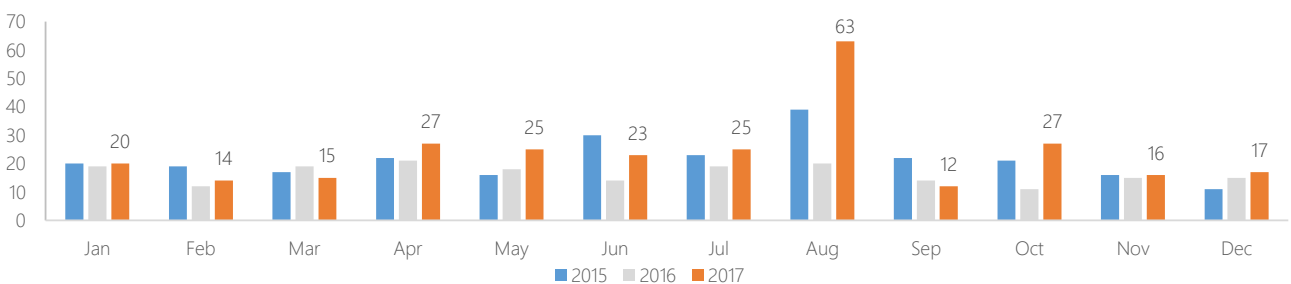


Median Sale Price by Quarter

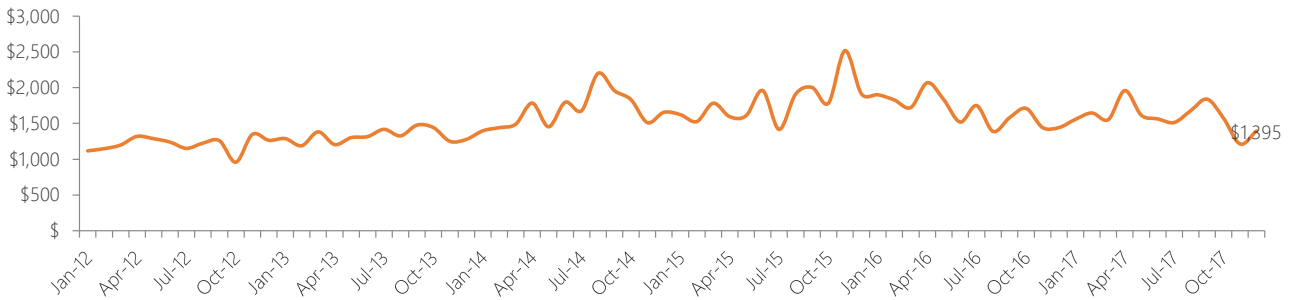


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	19	12	16	27	27	18	20	16	22	14	19	26
2013	14	17	19	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	14	19	20	14	11	15	15
2017	20	14	15	27	25	23	25	63	12	27	16	17



Median Sale Price per Square Foot

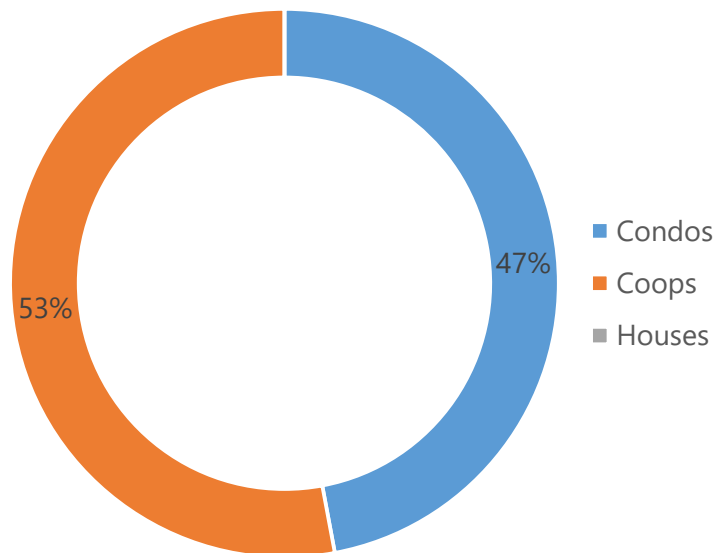


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,585,000	105%	\$1,650	-6%	8
Coops	\$996,500	-28%	\$1,240	-7%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
55 W 17 St #PH	1-00819-1353	5-Dec-17	\$16,756,322	Condo	
16-20 W 19 St #12C	1-00820-1358	28-Dec-17	\$7,050,000	Condo	1,958
29 E 22 St #12S	1-00851-1802	1-Dec-17	\$3,756,250	Coop	2,300
15 W 20 St #8B	1-00822-1315	1-Dec-17	\$3,585,000	Condo	2,173
30-32 W 15 St #3S	1-00816-0059	15-Dec-17	\$3,100,000	Coop	2,500
240 Park Ave S #12C	1-00848-1343	11-Dec-17	\$2,800,000	Condo	1,451
650 Avenue Of The Americas #5K	1-00821-1349	19-Dec-17	\$1,925,000	Condo	1,275
6-23 W 16 St #3RS	1-00817-0029	15-Dec-17	\$1,299,000	Coop	850
21 E 22 St #9C	1-00851-0013	27-Dec-17	\$1,225,000	Coop	1,000
9 W 20 St #3	1-00822-1203	19-Dec-17	\$990,000	Condo	2,154
6-23 W 16 St #9ES	1-00817-0029	12-Dec-17	\$768,000	Coop	600
33-39 E 22 St #1F	1-00851-0028	4-Dec-17	\$720,000	Coop	700
6-23 W 16 St #10NN	1-00817-0029	6-Dec-17	\$585,000	Coop	
3-15 W 14 St #1202	1-00816-0031	21-Dec-17	\$550,000	Coop	525



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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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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- Active Listings
- Pending
- Purchased (Represented a Buyer)
- Rented
- Sold



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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	

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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.

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