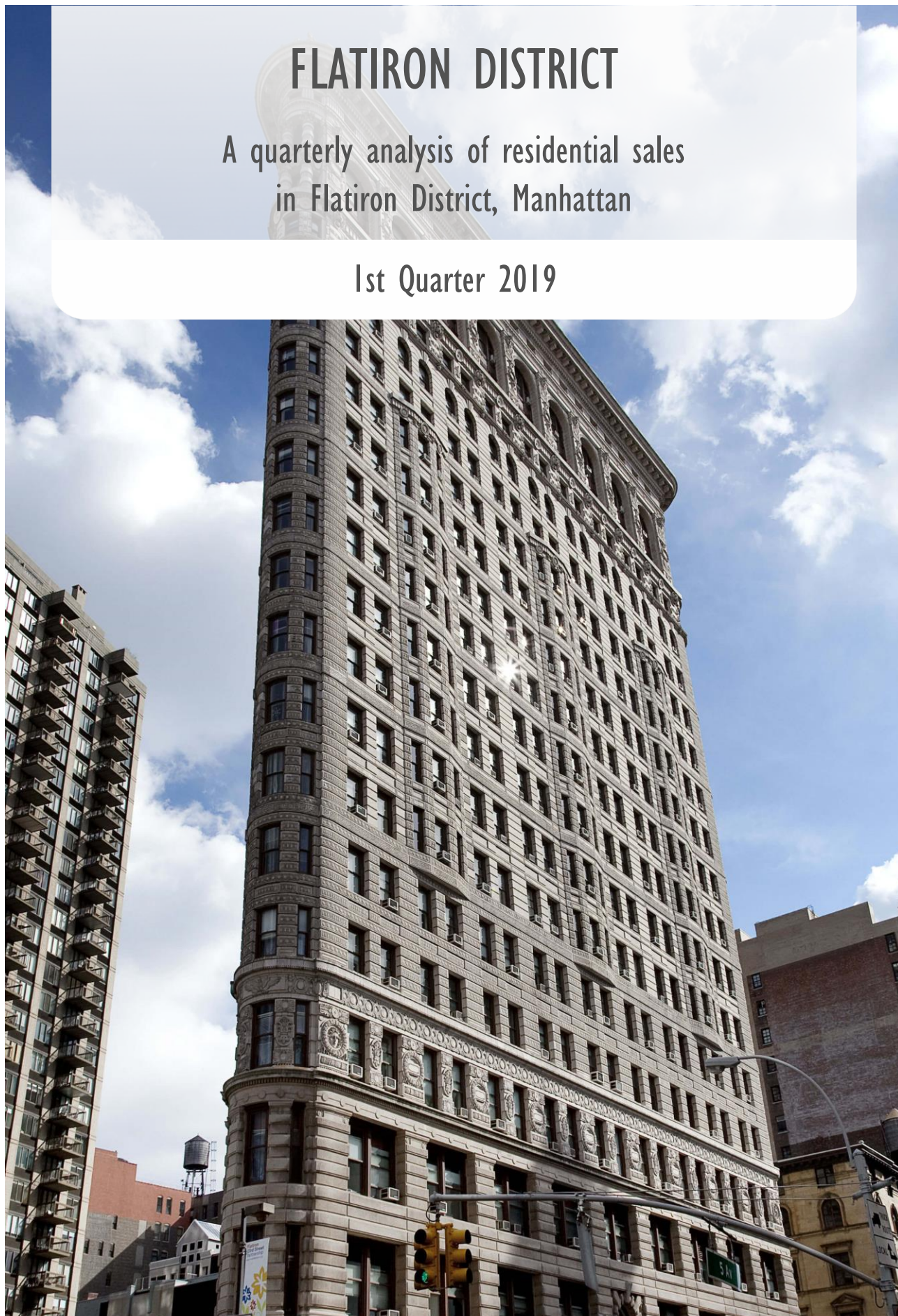


FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Flatiron District, Manhattan

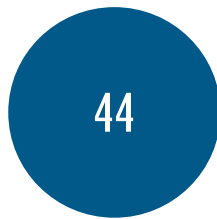
SUMMARY

MEDIAN SALE PRICE



35% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



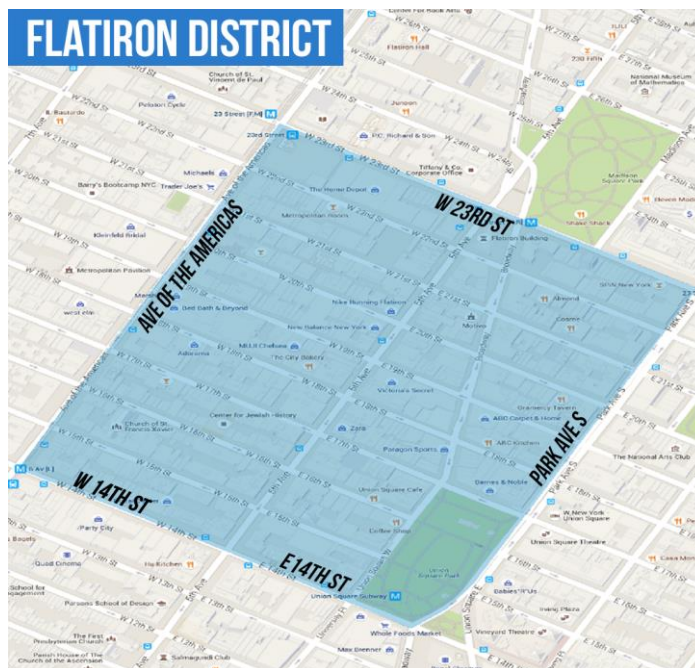
-14% YoY

MANHATTAN
MEDIAN SALE PRICE



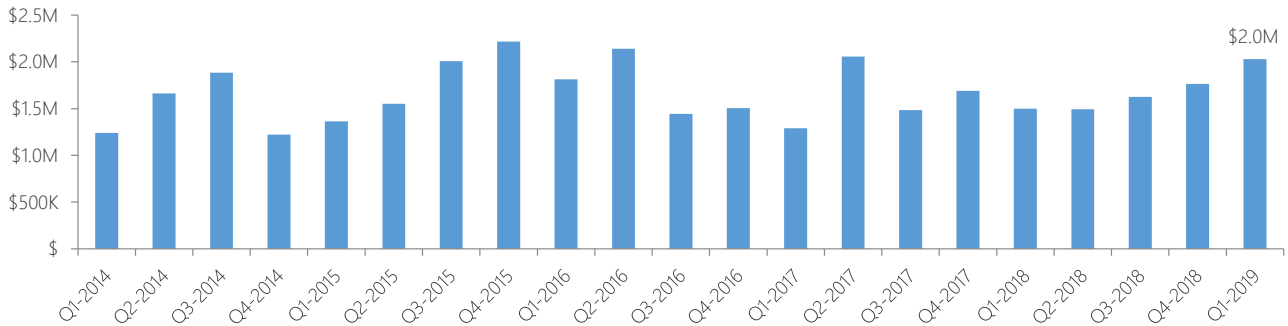
3% YoY

NEIGHBORHOOD BOUNDARIES

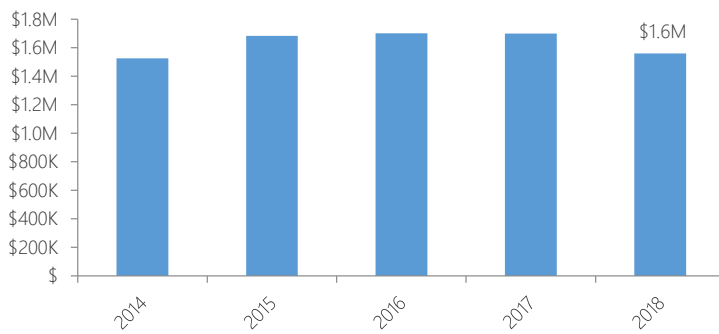


RESIDENTIAL STATS

Median Sale Price by Quarter

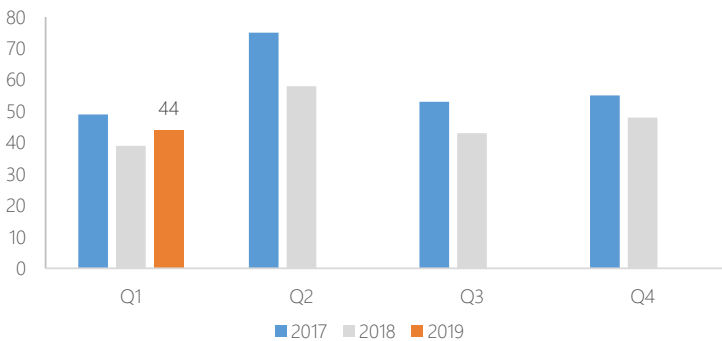


Median Sale Price by Year

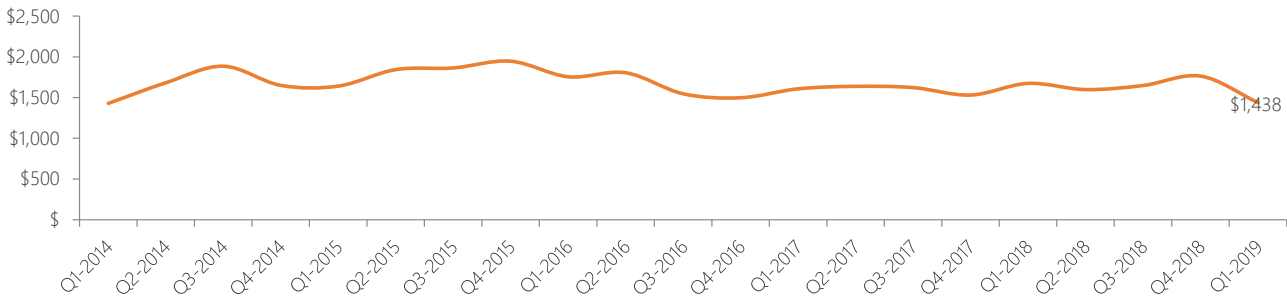


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	55	56	50	49	39	44
Q2	82	68	53	75	58	
Q3	80	84	54	53	43	
Q4	50	48	41	55	48	



Median Sale Price per Square Foot

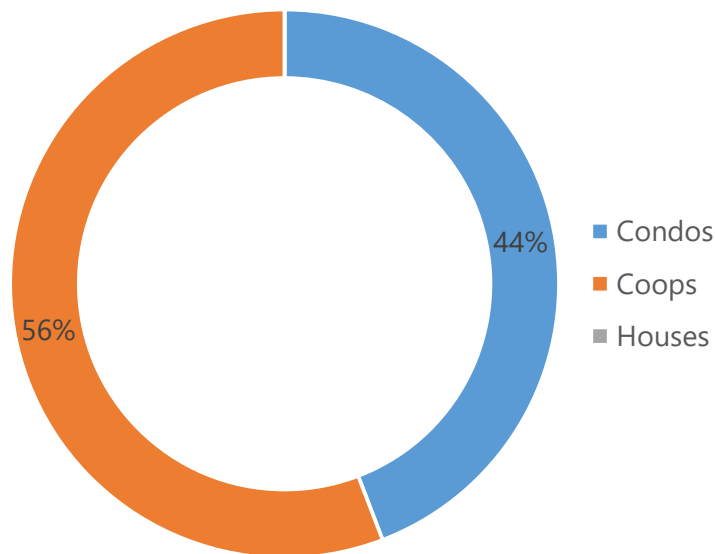


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,585,997	12%	\$1,730	-6%	19
Coops	\$1,210,000	27%	\$1,257	-6%	24
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
141 Fifth Ave #11	1-00849-1409	18-Mar-19	\$4,600,000	Condo	1,819
141 Fifth Ave #32	1-00849-1426	13-Feb-19	\$3,950,000	Condo	1,819
55 W 17th St #804	1-00819-1329	22-Mar-19	\$3,775,000	Condo	
18 E 18th St #4E	1-00846-0064	24-Jan-19	\$3,750,000	Coop	3,000
26 E 22nd St #6	1-00850-0059	11-Mar-19	\$3,100,000	Coop	2,700
29 W 19th St #4FL	1-00821-1110	20-Feb-19	\$2,900,000	Condo	1,816
16 E 17th St #5FL	1-00844-0033	29-Mar-19	\$2,800,000	Coop	
108 Fifth Ave #20B	1-00817-1052	5-Feb-19	\$2,800,000	Condo	1,989
254 Park Ave S #7AC	1-00849-1658	15-Feb-19	\$2,700,000	Condo	1,476
55 W 17th St #601	1-00819-1318	15-Mar-19	\$2,700,000	Condo	
29 W 19th St #3FL	1-00821-1109	22-Feb-19	\$2,650,000	Condo	1,816
55 W 17th St #501	1-00819-1314	18-Mar-19	\$2,621,994	Condo	
55 W 17th St #701	1-00819-1322	15-Feb-19	\$2,550,000	Condo	
21 E 22nd St #6E	1-00851-0013	22-Jan-19	\$2,500,000	Coop	
260 Park Ave S #5H	1-00849-1239	11-Jan-19	\$2,470,000	Condo	1,281
63 W 17th St #4B	1-00819-1208	24-Jan-19	\$2,400,000	Condo	1,361
222 Park Ave S #3A	1-00847-0038	24-Jan-19	\$2,385,000	Coop	1,500
16 W 19th St #11C	1-00820-1355	11-Feb-19	\$2,375,000	Condo	1,987
4 W 21st St #14B	1-00822-0045	22-Feb-19	\$2,350,000	Coop	1,674
141 Fifth Ave #22	1-00849-1418	8-Feb-19	\$2,200,000	Condo	1,203
7 E 14th St #1406	1-00842-0007	4-Feb-19	\$2,030,000	Coop	
16 W 16th St #8SN	1-00817-0029	16-Jan-19	\$1,800,000	Coop	
54 W 16th St #15B	1-00817-0085	23-Jan-19	\$1,700,000	Coop	1,200
650 Sixth Ave #3L	1-00821-1324	24-Jan-19	\$1,620,000	Condo	1,090
40 W 22nd St #7C	1-00823-0065	7-Feb-19	\$1,410,000	Coop	
108 Fifth Ave #8C	1-00817-1021	19-Feb-19	\$1,400,000	Condo	825
16 W 16th St #11DN	1-00817-0029	24-Jan-19	\$1,350,000	Coop	
7 E 14th St #709	1-00842-0007	12-Mar-19	\$1,210,000	Coop	875
5 E 22nd St #29B	1-00851-1066	3-Jan-19	\$1,200,000	Condo	585
50 W 15th St #9C	1-00816-1342	14-Jan-19	\$1,100,000	Condo	678
69 Fifth Ave #3F	1-00842-1002	12-Mar-19	\$1,075,000	Coop	
16 W 16th St #10JN	1-00817-0029	12-Mar-19	\$994,000	Coop	725
7 E 14th St #1619	1-00842-0007	22-Mar-19	\$960,000	Coop	812
10 W 15th St #717	1-00816-0031	8-Jan-19	\$900,000	Coop	850
10 W 15th St #417	1-00816-0031	17-Jan-19	\$867,500	Coop	
54 W 16th St #2C	1-00817-0085	23-Jan-19	\$834,000	Coop	
10 W 15th St #403	1-00816-0031	18-Mar-19	\$821,500	Coop	650
7 E 14th St #907	1-00842-0007	25-Mar-19	\$750,000	Coop	625
10 W 15th St #326	1-00816-0031	14-Mar-19	\$525,000	Coop	
10 W 15th St #224	1-00816-0031	7-Feb-19	\$515,000	Coop	
105 Fifth Ave	1-00846-0071	28-Mar-19	\$18,888	Coop	1,500



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THE RATNER TEAM



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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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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
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