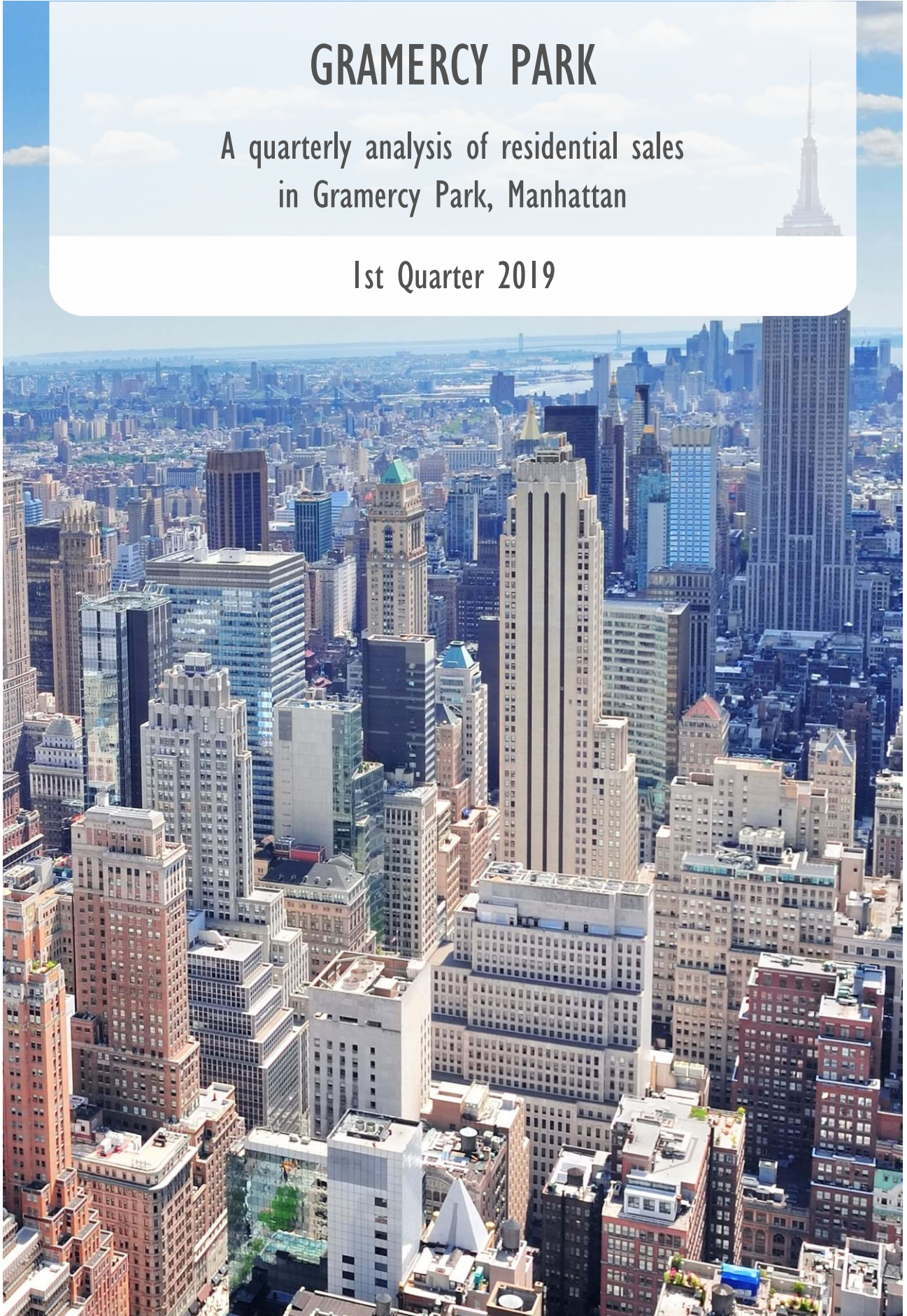


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Gramercy Park, Manhattan

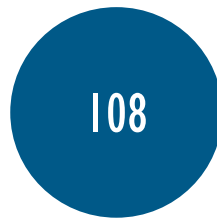
SUMMARY

MEDIAN SALE PRICE



24% YoY

NO. OF TRANSACTIONS



61% YoY

MEDIAN PRICE/SQ.FT.



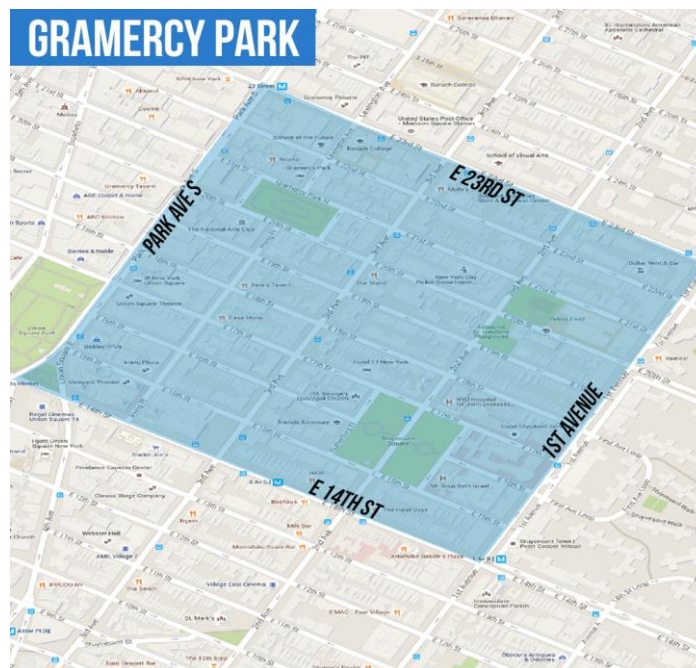
-18% YoY

MANHATTAN
MEDIAN SALE PRICE



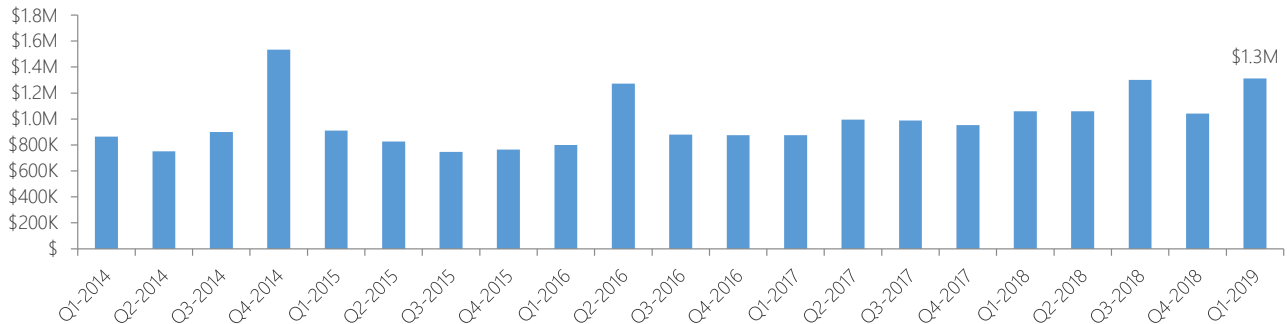
3% YoY

NEIGHBORHOOD BOUNDARIES

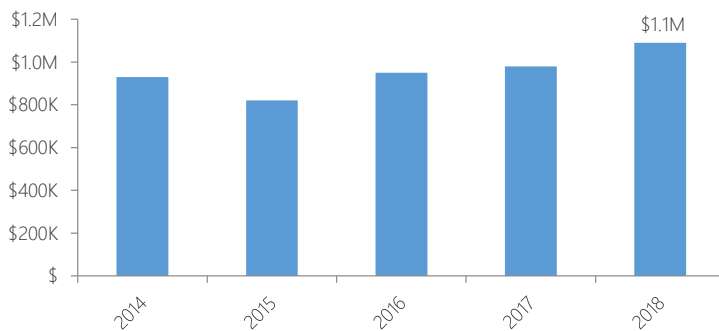


RESIDENTIAL STATS

Median Sale Price by Quarter

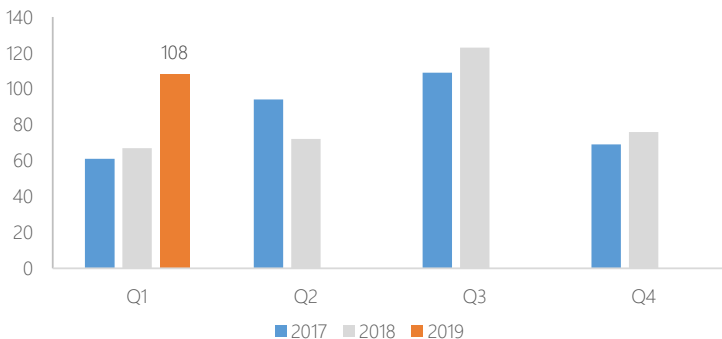


Median Sale Price by Year

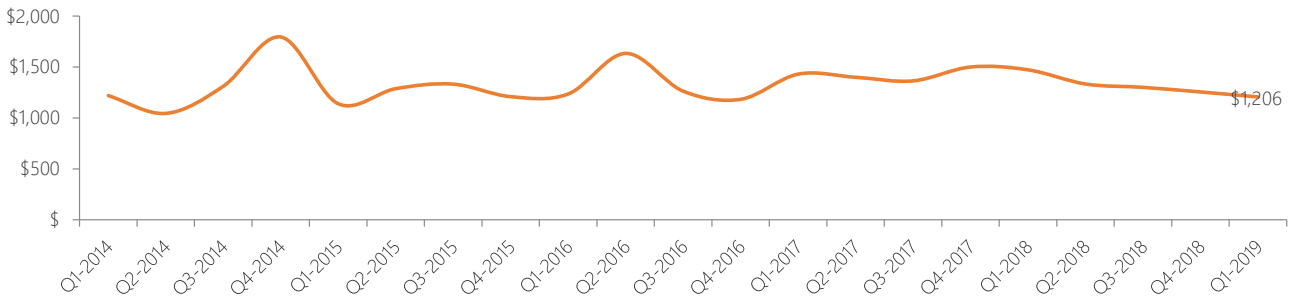


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	91	73	53	61	67	108
Q2	101	98	124	94	72	
Q3	139	95	88	109	123	
Q4	126	67	74	69	76	



Median Sale Price per Square Foot

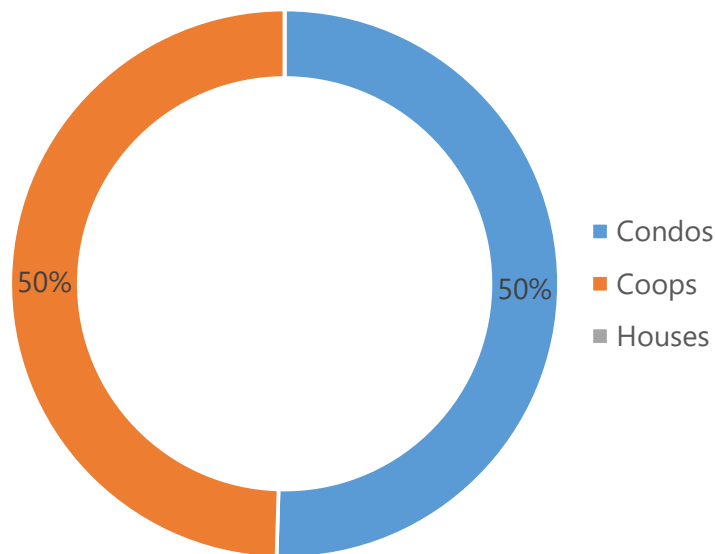


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,640,109	21%	\$1,744	3%	54
Coops	\$815,000	-2%	\$1,103	-4%	53
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50 Gramercy Park N #PH	1-00877-0013	13-Feb-19	\$6,400,000	Coop	4,235
215 E 19th St #14C	1-00900-1108	30-Jan-19	\$6,337,305	Condo	
1 Lexington Ave #4B	1-00877-0022	10-Jan-19	\$6,100,000	Coop	
215 E 19th St #12C	1-00900-1100	20-Feb-19	\$6,025,000	Condo	
215 E 19th St #12E	1-00900-1102	29-Jan-19	\$5,920,576	Condo	2,519
215 E 19th St #15E	1-00900-1118	14-Mar-19	\$5,885,000	Condo	
215 E 19th St #14E	1-00900-1110	27-Feb-19	\$5,780,000	Condo	
215 E 19th St #10G	1-00900-1088	15-Mar-19	\$4,635,000	Condo	
215 E 19th St #3C	1-00900-1020	25-Feb-19	\$4,100,000	Condo	
121 E 22nd St	1-00878-1135	12-Feb-19	\$3,640,000	Condo	
61 Irving Pl #5CD	1-00873-0059	5-Feb-19	\$3,500,000	Coop	
121 E 22nd St #N306	1-00878-1018	29-Mar-19	\$3,453,250	Condo	
34 Gramercy Park E #7AF	1-00876-0018	14-Jan-19	\$3,075,000	Coop	
225 E 19th St #100	1-00900-1142	21-Mar-19	\$3,050,000	Condo	
234 E 23rd St #14C	1-00903-1344	14-Mar-19	\$2,785,000	Condo	1,597
121 E 22nd St #N206	1-00878-1012	25-Mar-19	\$2,596,538	Condo	
32 Gramercy Park S #12AB	1-00875-0047	1-Feb-19	\$2,495,000	Coop	
215 E 19th St #6A	1-00900-1048	23-Jan-19	\$2,482,448	Condo	
215 E 19th St #5A	1-00900-1038	28-Jan-19	\$2,418,344	Condo	
105 E 19th St #4D	1-00875-0008	13-Mar-19	\$2,387,500	Coop	
34 Gramercy Park E #8BR	1-00876-0018	16-Jan-19	\$2,250,000	Coop	
121 E 22nd St	1-00878-1142	8-Feb-19	\$2,184,146	Condo	
215 E 19th St #5K	1-00900-1047	6-Feb-19	\$2,160,000	Condo	
215 E 19th St #4K	1-00900-1037	21-Mar-19	\$2,135,000	Condo	
121 E 22nd St	1-00878-1139	6-Feb-19	\$2,117,960	Condo	
215 E 19th St #3K	1-00900-1027	18-Mar-19	\$2,110,000	Condo	
121 E 22nd St	1-00878-1127	14-Feb-19	\$2,016,135	Condo	
121 E 22nd St	1-00878-1130	13-Feb-19	\$1,985,588	Condo	
207 E 21st St #3D	1-00902-0009	16-Jan-19	\$1,815,000	Coop	
121 E 22nd St #	1-00878-1026	5-Mar-19	\$1,787,029	Condo	
242 E 19th St #12A	1-00899-0032	19-Mar-19	\$1,740,000	Coop	1,200
121 E 22nd St #N605	1-00878-1044	14-Mar-19	\$1,736,116	Condo	
26 Gramercy Park S #5AB	1-00875-0055	25-Feb-19	\$1,700,000	Coop	
121 E 22nd St #N305	1-00878-1017	21-Feb-19	\$1,650,000	Condo	
385 First Ave #6B	1-00928-1632	5-Feb-19	\$1,650,000	Condo	
121 E 22nd St #N504	1-00878-1034	28-Mar-19	\$1,630,218	Condo	
225 E 19th St #705	1-00900-1177	29-Mar-19	\$1,570,000	Condo	
121 E 22nd St #	1-00878-1008	8-Mar-19	\$1,552,831	Condo	
225 E 19th St #505	1-00900-1165	29-Mar-19	\$1,540,000	Condo	
225 E 19th St #405	1-00900-1159	29-Mar-19	\$1,525,000	Condo	
225 E 19th St #305	1-00900-1153	29-Mar-19	\$1,510,000	Condo	
222 E 20th St #36	1-00900-1204	7-Jan-19	\$1,466,280	Condo	
121 E 22nd St #N407	1-00878-1028	18-Mar-19	\$1,400,094	Condo	
1 Lexington Ave #9D	1-00877-0022	18-Mar-19	\$1,395,000	Coop	
222 E 20th St #13	1-00900-1189	24-Jan-19	\$1,395,000	Condo	
1 Irving Pl #U18	1-00870-1449	25-Feb-19	\$1,390,000	Condo	785
215 E 19th St #11F	1-00900-1095	28-Jan-19	\$1,379,729	Condo	
121 E 22nd St #N507	1-00878-1037	21-Mar-19	\$1,374,638	Condo	
121 E 22nd St #N603	1-00878-1042	15-Mar-19	\$1,359,364	Condo	
222 E 20th St #22	1-00900-1194	8-Jan-19	\$1,323,725	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
205 Third Ave #16C	1-00899-0001	7-Mar-19	\$1,300,000	Coop	
305 Second Ave #717	1-00898-1140	11-Jan-19	\$1,270,000	Condo	727
215 E 19th St #3G	1-00900-1024	15-Mar-19	\$1,218,000	Condo	
201 E 17th St #10G	1-00898-0001	14-Jan-19	\$1,200,000	Coop	
385 First Ave #6H	1-00928-1637	18-Mar-19	\$1,195,000	Condo	
121 E 22nd St #N303	1-00878-1015	27-Feb-19	\$1,170,988	Condo	
121 E 22nd St #N403	1-00878-1024	15-Mar-19	\$1,170,988	Condo	
131 E 19th St #5	1-00875-0029	12-Mar-19	\$1,147,000	Coop	
385 First Ave #4A	1-00928-1617	22-Mar-19	\$1,138,404	Condo	
211 E 18th St #6C	1-00899-0008	4-Feb-19	\$1,125,000	Coop	950
205 E 22nd St #2H	1-00903-1017	4-Mar-19	\$1,050,000	Condo	855
205 Third Ave #11T	1-00899-0001	1-Feb-19	\$1,009,000	Coop	885
235 E 22nd St #3G	1-00903-1127	18-Jan-19	\$995,000	Coop	900
32 Gramercy Park S #7G	1-00875-0047	8-Feb-19	\$990,000	Coop	
340 E 23rd St #14C	1-00928-1343	12-Feb-19	\$950,000	Condo	653
220 Third Ave #2C	1-00874-1307	23-Jan-19	\$950,000	Condo	525
242 E 19th St #10D	1-00899-0032	7-Feb-19	\$930,000	Coop	800
260 Third Ave #10F	1-00877-0042	7-Feb-19	\$925,000	Coop	
32 Gramercy Park S #5F	1-00875-0047	7-Jan-19	\$899,000	Coop	
142 E 16th St #6E	1-00871-0044	18-Mar-19	\$865,000	Coop	
260 Third Ave #3F	1-00877-0042	3-Jan-19	\$840,000	Coop	
235 E 22nd St #RES1	1-00903-1127	20-Mar-19	\$820,000	Coop	
333 E 14th St #3D	1-00921-0019	5-Feb-19	\$815,000	Coop	950
333 E 14th St #9E	1-00921-0019	18-Mar-19	\$815,000	Coop	
210 E 17th St #4B	1-00897-0069	30-Jan-19	\$790,000	Coop	
145 E 15th St #9S	1-00871-0039	28-Mar-19	\$778,000	Coop	
145 E 15th St #17A	1-00871-0039	20-Feb-19	\$772,500	Coop	
210 E 21st St #3B	1-00901-0052	3-Jan-19	\$740,000	Coop	
82 Irving Pl #1C	1-00875-0025	20-Mar-19	\$727,500	Coop	750
201 E 21st St #8J	1-00902-0001	4-Jan-19	\$717,000	Coop	650
1 Irving Pl #U17	1-00870-1473	18-Mar-19	\$710,000	Condo	459
340 E 23rd St #7G	1-00928-1269	9-Jan-19	\$685,000	Condo	431
260 Third Ave #4B	1-00877-0042	5-Feb-19	\$680,000	Coop	725
201 E 21st St #11J	1-00902-0001	25-Mar-19	\$640,000	Coop	650
201 E 21st St #7K	1-00902-0001	7-Jan-19	\$625,000	Coop	500
201 E 21st St #4G	1-00902-0001	28-Jan-19	\$610,000	Coop	
301 E 22nd St #10V	1-00928-0001	19-Feb-19	\$600,000	Coop	600
205 Third Ave #9V	1-00899-0001	14-Feb-19	\$585,000	Coop	625
301 E 22nd St #11K	1-00928-0001	28-Jan-19	\$585,000	Coop	
205 Third Ave #7G	1-00899-0001	12-Feb-19	\$575,000	Coop	619
142 E 16th St #19C	1-00871-0044	21-Feb-19	\$575,000	Coop	
205 Third Ave #12P	1-00899-0001	25-Feb-19	\$456,000	Coop	
301 E 22nd St #9H	1-00928-0001	11-Feb-19	\$441,000	Coop	
145 E 15th St #3D	1-00871-0039	26-Feb-19	\$435,000	Coop	
205 Third Ave #2V	1-00899-0001	13-Mar-19	\$400,000	Coop	
235 E 22nd St #9V	1-00903-1127	16-Jan-19	\$400,000	Coop	400
105 E 15th St #27	1-00871-0007	15-Feb-19	\$347,500	Coop	250
229 E 14th St #1E	1-00896-0014	15-Mar-19	\$300,000	Coop	
102 E 22nd St #10B	1-00877-0084	4-Jan-19	\$255,000	Coop	
4 Lexington Ave #4AHL	1-00877-0074	7-Feb-19	\$49,062	Coop	



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New Development Expert

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Eiffel DelRosario

Residential Sales &
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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

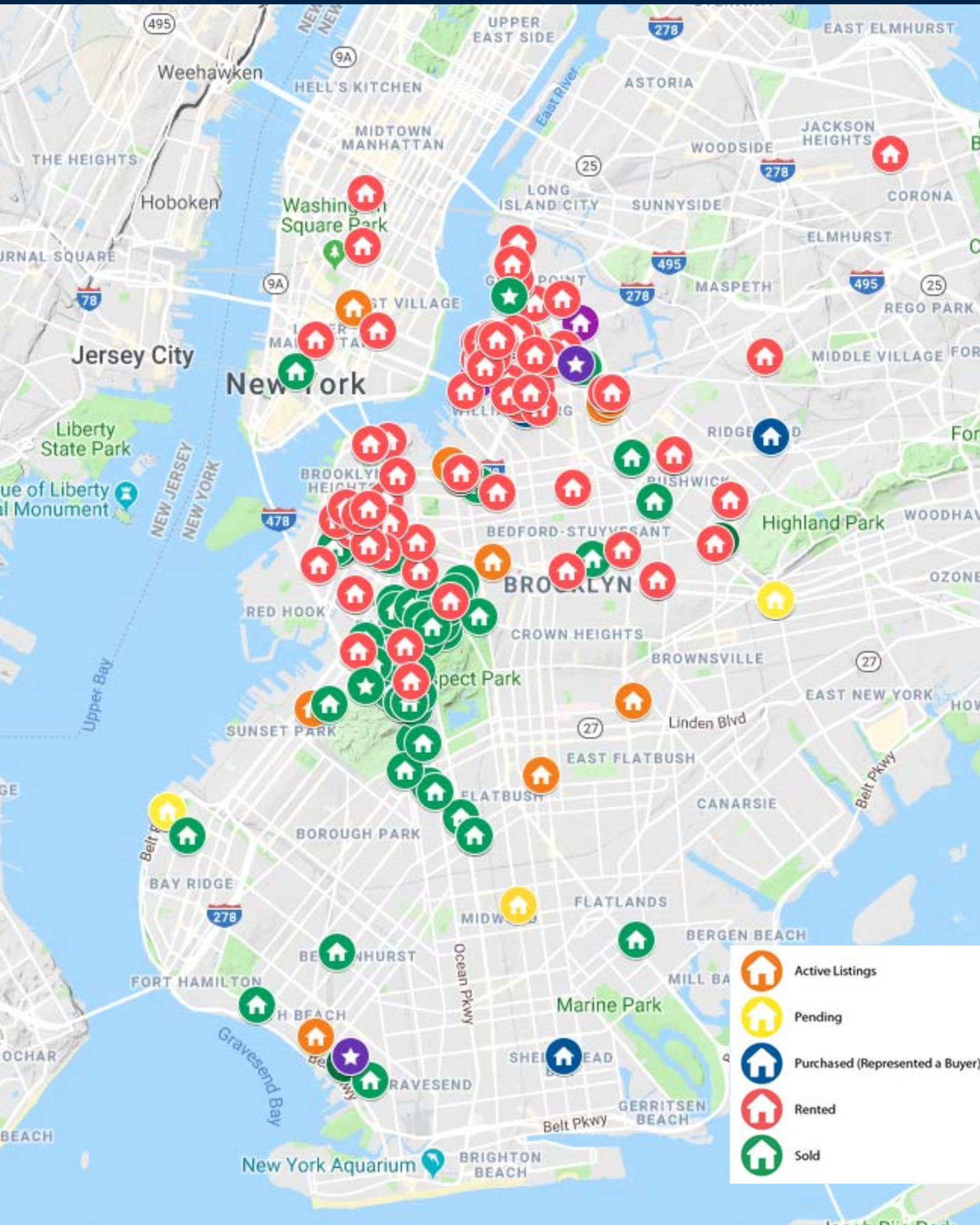
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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
Electricians		Renewable Energy Specialists	

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