

GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 3rd Quarter 2019

Gramercy Park, Manhattan

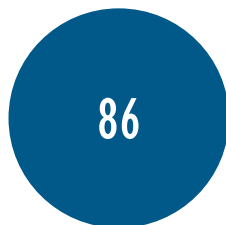
SUMMARY

MEDIAN SALE PRICE



-27% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



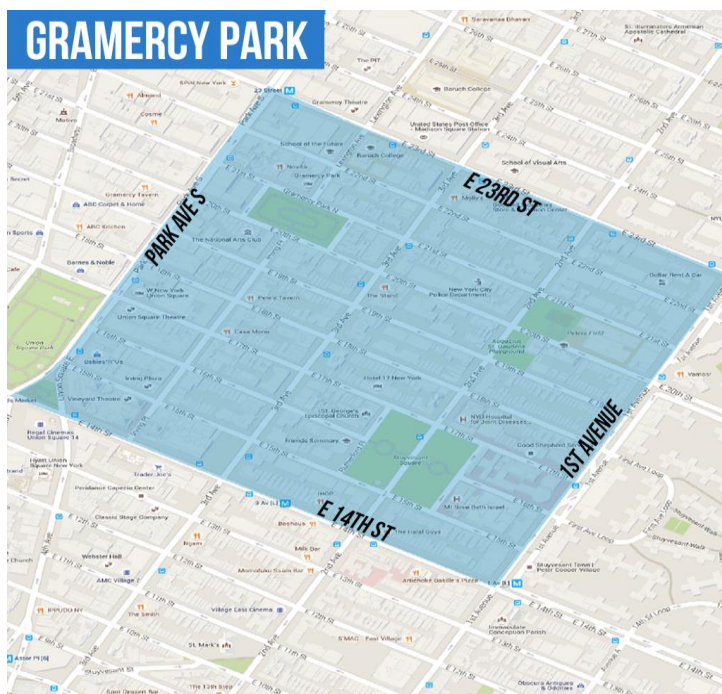
0% YoY

MANHATTAN
MEDIAN SALE PRICE



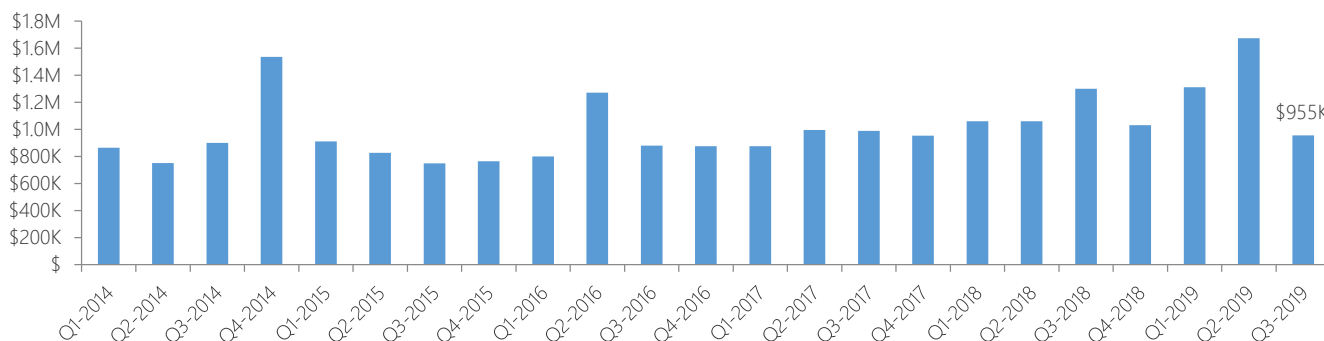
-9% YoY

NEIGHBORHOOD BOUNDARIES

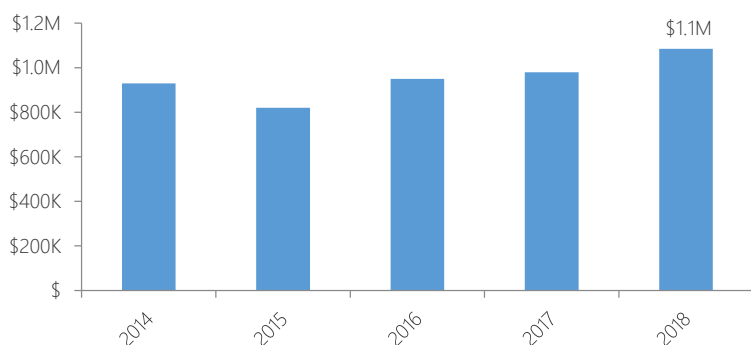


RESIDENTIAL STATS

Median Sale Price by Quarter

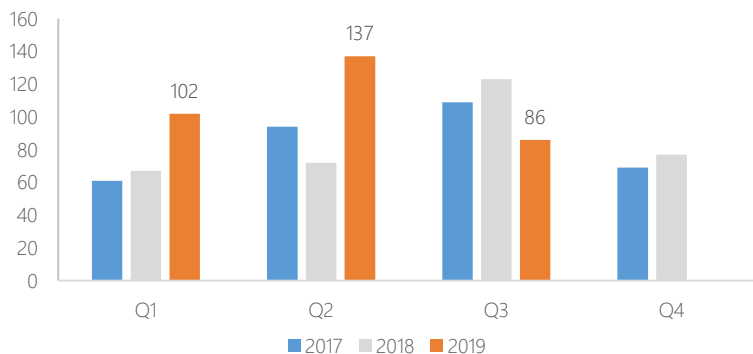


Median Sale Price by Year

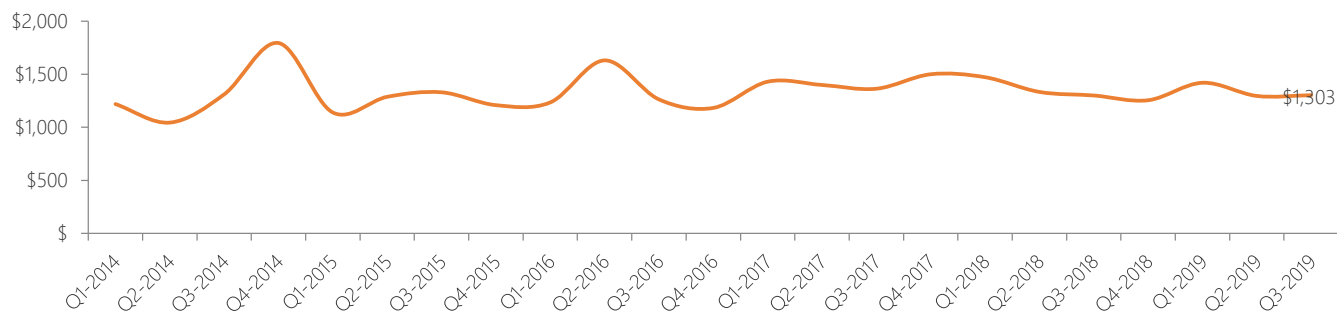


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	91	73	53	61	67	102
Q2	101	98	124	94	72	137
Q3	139	95	88	109	123	86
Q4	126	67	74	69	77	



Median Sale Price per Square Foot

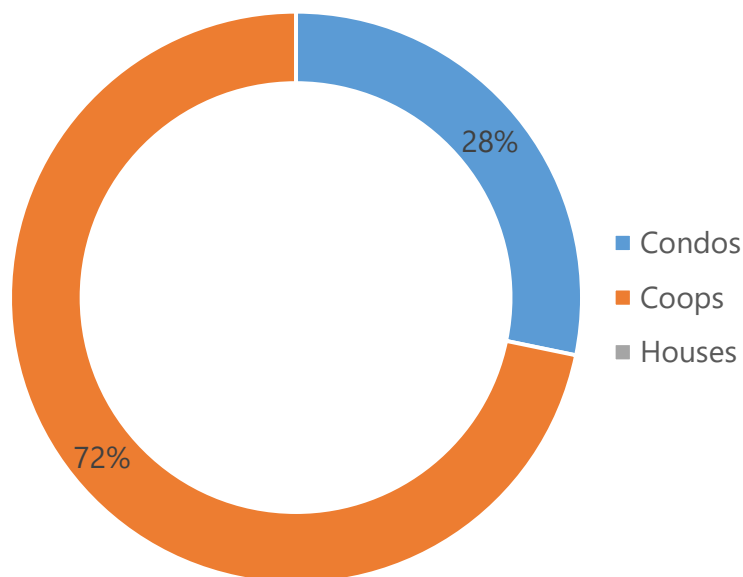


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,900,000	15%	\$1,761	-2%	24
Coops	\$827,500	7%	\$1,196	3%	61
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
121 E 22nd St #NPH2	1-00878-1121	30-Jul-19	\$8,044,175	Condo	
121 E 22nd St #N1703	1-00878-1117	8-Jul-19	\$5,269,444	Condo	
45 Gramercy Park N #6A	1-00877-0026	6-Aug-19	\$5,250,000	Coop	
215 E 19th St #5B	1-00900-1039	21-Aug-19	\$3,250,000	Condo	1,520
121 E 22nd St #N408	1-00878-1029	16-Aug-19	\$3,151,484	Condo	
82 Irving Pl #2E	1-00875-0025	27-Aug-19	\$2,988,000	Coop	
50 Gramercy Park N #2B	1-00877-0013	13-Aug-19	\$2,950,000	Coop	
112 E 19th St #9F	1-00874-0069	28-Aug-19	\$2,915,000	Coop	
121 E 22nd St #N509	1-00878-1039	3-Sep-19	\$2,721,986	Condo	
112 E 19th St #5F	1-00874-0069	11-Sep-19	\$2,675,000	Coop	1,800
1 Irving Pl #G14FG	1-00870-1275	20-Sep-19	\$2,395,000	Condo	1,354
121 E 22nd St #N1604	1-00878-1113	3-Jul-19	\$2,355,212	Condo	
310 E 15th St #4A	1-00921-1008	12-Sep-19	\$2,325,000	Condo	1,910
215 E 19th St #5J	1-00900-1046	19-Aug-19	\$2,055,000	Condo	1,158
4 Lexington Ave #4LM	1-00877-0074	26-Aug-19	\$2,042,000	Coop	1,200
305 Second Ave #336	1-00898-1071	14-Aug-19	\$1,935,000	Condo	971
234 E 23rd St #8A	1-00903-1326	1-Aug-19	\$1,925,000	Condo	1,095
234 E 23rd St #6A	1-00903-1318	3-Jul-19	\$1,900,000	Condo	1,087
201 E 21st St #16K	1-00902-0001	15-Aug-19	\$1,725,000	Coop	1,300
205 Third Ave #17E	1-00899-0001	20-Aug-19	\$1,700,000	Coop	1,350
385 First Ave #2B	1-00928-1604	13-Sep-19	\$1,695,000	Condo	
60 Gramercy Park N #8M	1-00877-0009	18-Sep-19	\$1,685,000	Coop	1,100
225 E 19th St #705	1-00900-1177	17-Sep-19	\$1,680,113	Condo	
305 Second Ave #501	1-00898-1082	26-Sep-19	\$1,680,000	Condo	1,166
34 Gramercy Park E #3BR	1-00876-0018	24-Jul-19	\$1,675,000	Coop	
225 E 19th St #505	1-00900-1165	26-Aug-19	\$1,643,456	Condo	
225 E 19th St #305	1-00900-1153	26-Aug-19	\$1,619,018	Condo	
130 E 19th St #3	1-00874-0056	8-Aug-19	\$1,600,000	Coop	1,200
142 E 16th St #15H	1-00871-0044	6-Sep-19	\$1,565,000	Coop	
81 Irving Pl #14B	1-00875-0019	18-Sep-19	\$1,500,000	Coop	750
60 Gramercy Park N #15H	1-00877-0009	19-Sep-19	\$1,495,000	Coop	770
145 E 15th St #11KL	1-00871-0039	23-Jul-19	\$1,450,000	Coop	
4 Lexington Ave #8B	1-00877-0074	9-Jul-19	\$1,450,000	Coop	
121 E 23rd St #N703	1-00878-1050	5-Sep-19	\$1,384,820	Condo	
305 Second Ave #335	1-00898-1070	9-Sep-19	\$1,225,000	Condo	805
1 Irving Pl #V17	1-00870-1527	7-Aug-19	\$1,175,000	Condo	684
385 First Ave #2G	1-00928-1608	13-Sep-19	\$1,087,000	Condo	
44 Gramercy Park N #2E	1-00877-0030	20-Sep-19	\$999,000	Coop	
201 E 17th St #30D	1-00898-0001	26-Jul-19	\$975,000	Coop	
242 E 19th St #5H	1-00899-0032	8-Jul-19	\$960,000	Coop	800
81 Irving Pl #8E	1-00875-0019	16-Sep-19	\$955,000	Coop	
205 Third Ave #12K	1-00899-0001	2-Jul-19	\$950,000	Coop	
205 Third Ave #18N	1-00899-0001	25-Jul-19	\$935,000	Coop	900
142 E 16th St #19D	1-00871-0044	9-Jul-19	\$920,000	Coop	
201 E 15th St #7G	1-00897-0001	24-Jul-19	\$920,000	Coop	
201 E 17th St #25A	1-00898-0001	28-Aug-19	\$895,000	Coop	700
32 Gramercy Park S #2J	1-00875-0047	19-Jul-19	\$895,000	Coop	825
205 Third Ave #6C	1-00899-0001	8-Aug-19	\$880,000	Coop	800
205 Third Ave #3T	1-00899-0001	29-Jul-19	\$850,000	Coop	900
200 E 16th St #16K	1-00897-0035	15-Jul-19	\$835,000	Coop	700



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Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 16th St #5H	1-00897-0035	26-Sep-19	\$820,000	Coop	750
205 Third Ave #3D	1-00899-0001	22-Jul-19	\$805,000	Coop	780
7 Lexington Ave #2E	1-00877-0067	20-Sep-19	\$800,000	Coop	
201 E 17th St #4D	1-00898-0001	12-Sep-19	\$780,000	Coop	
81 Irving Pl #14E	1-00875-0019	16-Sep-19	\$775,000	Coop	
211 E 18th St #4J	1-00899-0008	31-Jul-19	\$764,000	Coop	675
333 E 14th St #2J	1-00921-0019	20-Sep-19	\$735,000	Coop	
201 E 21st St #7J	1-00902-0001	15-Jul-19	\$725,000	Coop	650
333 E 14th St #5C	1-00921-0019	29-Jul-19	\$720,000	Coop	
102 E 22nd St #4C	1-00877-0084	28-Aug-19	\$715,000	Coop	800
22 Irving Pl #4D	1-00871-0021	16-Sep-19	\$710,000	Coop	
145 E 15th St #4M	1-00871-0039	28-Aug-19	\$700,000	Coop	
310 E 23rd St #12B	1-00928-1107	23-Sep-19	\$689,000	Coop	
201 E 21st St #3K	1-00902-0001	31-Jul-19	\$675,000	Coop	600
105 E 15th St #43	1-00871-0007	18-Sep-19	\$675,000	Coop	
151 E 20th St #5E	1-00876-1123	27-Sep-19	\$655,000	Condo	315
200 E 16th St #2F	1-00897-0035	30-Jul-19	\$555,000	Coop	550
4 Lexington Ave #8F	1-00877-0074	8-Jul-19	\$550,000	Coop	
145 E 15th St #11D	1-00871-0039	9-Sep-19	\$540,000	Coop	
151 E 20th St #4B	1-00876-1117	15-Aug-19	\$531,000	Condo	301
235 E 22nd St #2U	1-00903-1127	16-Aug-19	\$492,000	Coop	400
4 Lexington Ave #6P	1-00877-0074	23-Sep-19	\$485,000	Coop	400
4 Lexington Ave #2P	1-00877-0074	14-Aug-19	\$425,000	Coop	
202-281 E 22nd St #7M	1-00902-0055	18-Sep-19	\$425,000	Coop	
4 Lexington Ave #2R	1-00877-0074	15-Jul-19	\$405,750	Coop	
4 Lexington Ave #2F	1-00877-0074	18-Jul-19	\$402,550	Coop	
4 Lexington Ave #10M	1-00877-0074	11-Sep-19	\$400,000	Coop	350
301 E 22nd St #3C	1-00928-0001	1-Aug-19	\$365,000	Coop	
105 E 15th St #47	1-00871-0007	3-Sep-19	\$365,000	Coop	275
301 E 22nd St #9B	1-00928-0001	29-Aug-19	\$355,000	Coop	
105 E 15th St #37	1-00871-0007	10-Jul-19	\$350,000	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

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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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| 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 |
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