

MANHATTAN

RESIDENTIAL MARKET REPORT

December 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report Overview

The Manhattan Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Manhattan's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Manhattan neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Manhattan, December 2018

Median Sale Price



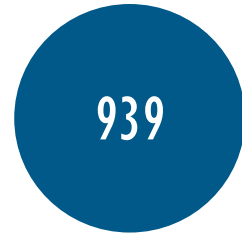
-8% YoY

Median Price/Sq.ft.



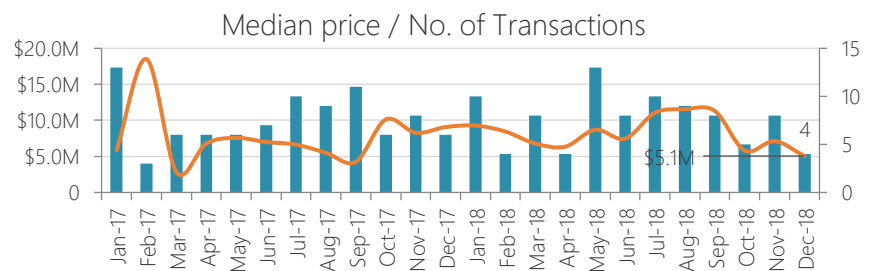
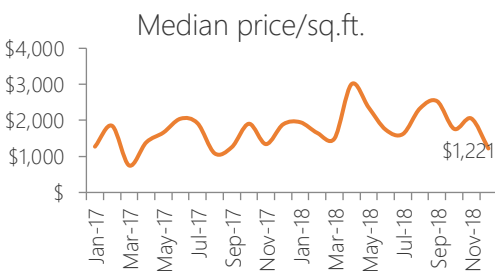
-6% YoY

No. of Transactions

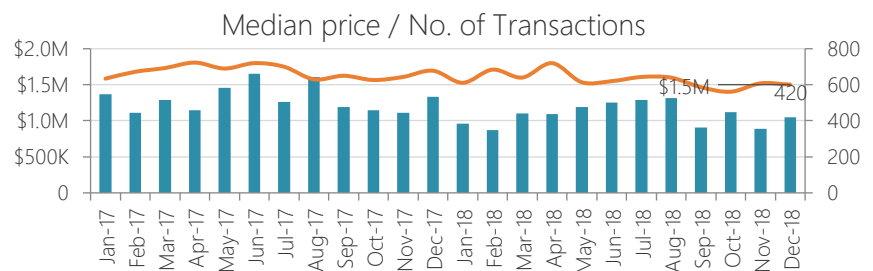
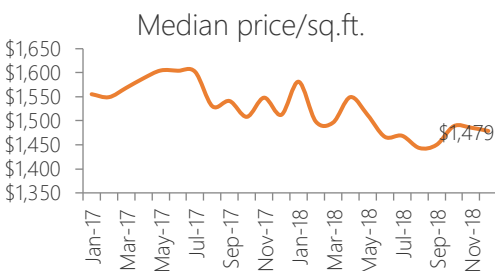


-14% YoY

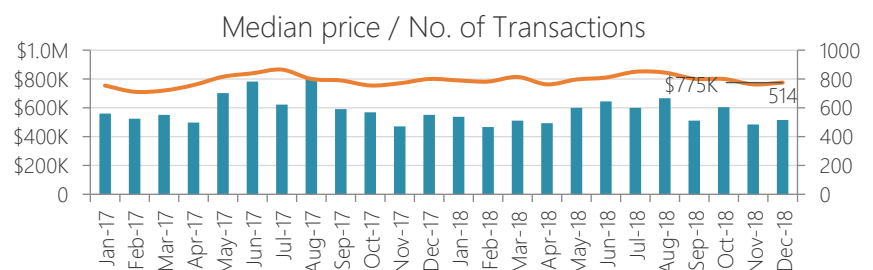
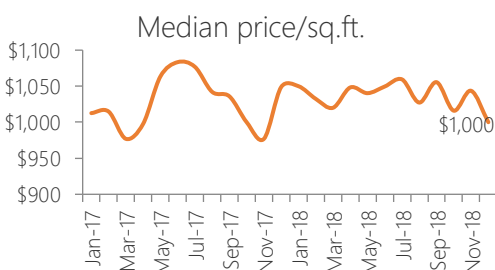
Single family



Condo



Coop



Top 10 Residential Sales

Manhattan, December 2018

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	526 E Fifth St	\$6,100,000	03-Dec-18	5,200	\$1,173	East Village
2	462 W 25th St	\$5,500,000	18-Dec-18	4,290	\$1,282	Chelsea
3	1 Centre Market Pl	\$4,607,000	03-Dec-18	3,700	\$1,245	Little Italy
4	152 W Eleventh St	\$2,250,000	06-Dec-18	1,880	\$1,197	Greenwich Village
5	-	-	-	-	-	-
6	-	-	-	-	-	-
7	-	-	-	-	-	-
8	-	-	-	-	-	-
9	-	-	-	-	-	-
10	-	-	-	-	-	-

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	520 Park Ave #DPH56	\$67,921,053	20-Dec-18	-	-	Lenox Hill
2	62 Vestry St #PHS	\$56,010,250	10-Dec-18	-	-	-
3	62 Vestry St #PHN	\$40,735,500	20-Dec-18	-	-	-
4	432-442 Park Ave	\$30,191,920	27-Dec-18	3,977	\$7,592	Central Midtown
5	432 Park Ave #87B	\$29,513,458	27-Dec-18	4,028	\$7,327	Central Midtown
6	62 Vestry St #9S	\$21,412,500	14-Dec-18	-	-	-
7	520 Park Ave #25	\$21,029,863	03-Dec-18	-	-	Lenox Hill
8	520 Park Ave #14	\$17,000,000	06-Dec-18	-	-	Lenox Hill
9	80 Columbus Cir #NT72C	\$16,600,000	14-Dec-18	3,165	\$5,245	Lincoln Square
10	56 Leonard St #PH52B	\$15,460,849	21-Dec-18	-	-	TriBeCa

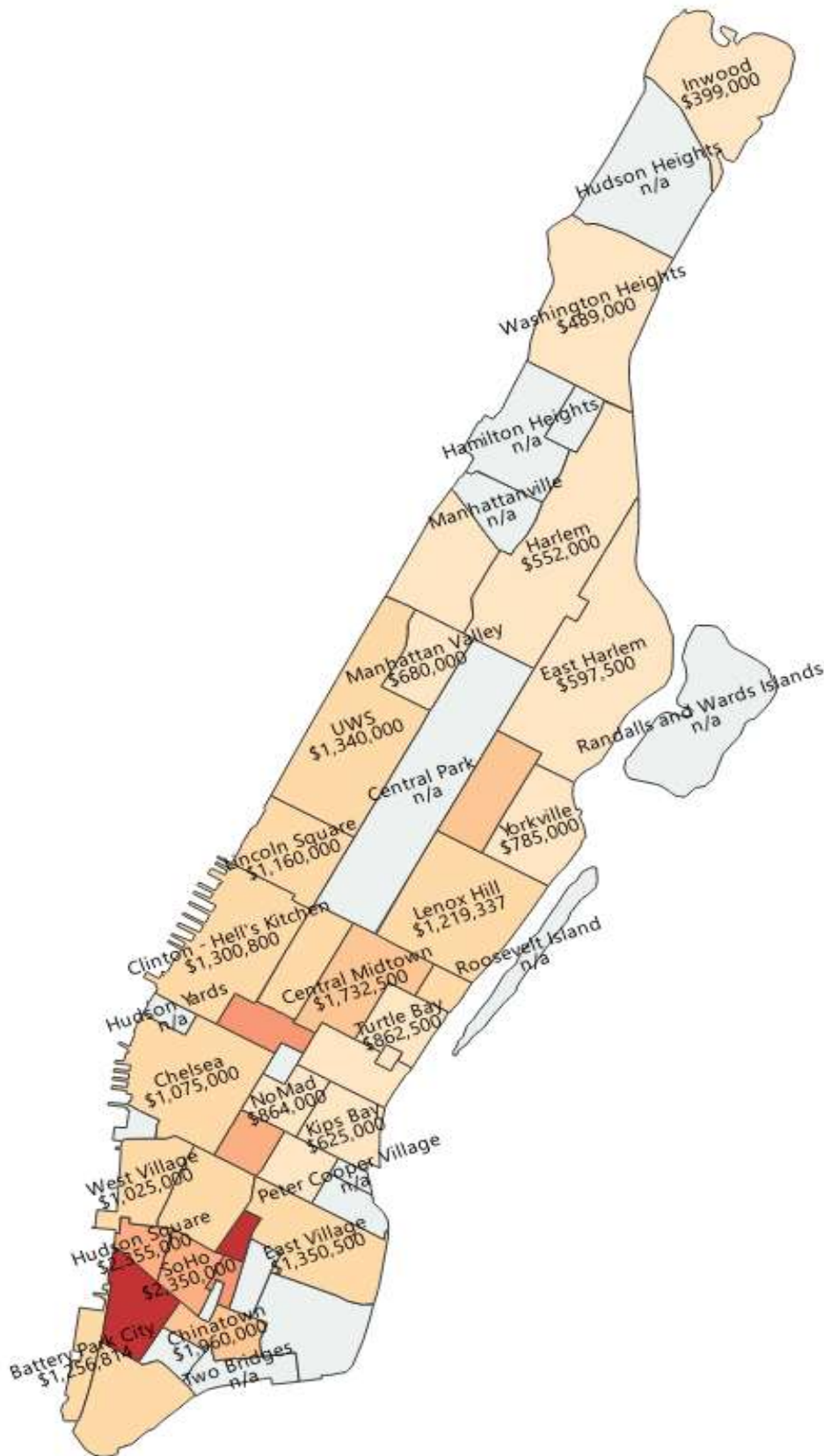
Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	781 Fifth Ave #35T	\$13,600,000	28-Dec-18	-	-	Lenox Hill
2	956 Fifth Ave #12FL	\$10,000,000	19-Dec-18	-	-	Lenox Hill
3	1155 Park Ave #10SW	\$8,550,000	28-Dec-18	-	-	Carnegie Hill
4	115 Central Park W #11D	\$8,083,500	11-Dec-18	-	-	Lincoln Square
5	149 Franklin St #3	\$6,500,000	20-Dec-18	-	-	TriBeCa
6	10 Bond St #TOWNH	\$5,725,000	28-Dec-18	-	-	NoHo
7	1120 Park Ave #10C	\$5,500,000	17-Dec-18	-	-	Carnegie Hill
8	10 Bleecker St #4A	\$5,430,000	17-Dec-18	-	-	NoHo
9	1100 Park Ave #12B	\$5,200,000	13-Dec-18	2,870	\$1,812	Carnegie Hill
10	300 Central Park W #16B	\$4,500,000	21-Dec-18	-	-	Upper West Side



Map of Neighborhoods

Manhattan, December 2018



Top Neighborhoods

Manhattan, December 2018

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	West Village	\$1,958	\$1,025,000	27	\$4,975,000	\$792,000	-
2	TriBeCa	\$1,837	\$5,100,000	16	\$5,875,000	\$1,975,000	-
3	SoHo	\$1,722	\$2,350,000	9	\$2,500,000	\$2,200,000	-
4	Hudson Square	\$1,697	\$2,355,000	3	\$2,355,000	-	-
5	NoMad	\$1,663	\$864,000	10	\$897,500	\$864,000	-
6	Clinton - Hell's Kitchen	\$1,617	\$1,300,800	34	\$1,635,000	\$500,000	-
7	Lincoln Square	\$1,548	\$1,160,000	55	\$1,947,246	\$742,500	-
8	Central Midtown	\$1,541	\$1,732,500	26	\$2,450,000	\$634,749	-
9	Flatiron District	\$1,466	\$2,400,000	18	\$3,325,094	\$1,075,000	-
10	East Village	\$1,451	\$1,350,500	18	\$2,055,538	\$842,500	\$6,100,000
11	Chelsea	\$1,405	\$1,075,000	26	\$1,497,500	\$870,000	\$5,500,000
12	Greenwich Village	\$1,399	\$1,256,250	29	\$5,075,000	\$900,000	\$2,250,000
13	Theatre District - Times Square	\$1,364	\$1,042,500	11	\$1,460,000	\$325,000	-
14	Turtle Bay	\$1,356	\$862,500	26	\$1,100,000	\$597,500	-
15	Chinatown	\$1,331	\$1,960,000	6	\$1,492,500	\$3,126,800	-
16	Manhattan Valley	\$1,294	\$680,000	13	\$878,000	\$570,000	-
17	Lenox Hill	\$1,269	\$1,219,337	98	\$1,900,000	\$960,000	-
18	Gramercy Park	\$1,248	\$832,500	33	\$1,450,000	\$707,500	-
19	Upper West Side	\$1,231	\$1,340,000	83	\$1,837,500	\$1,200,000	-
20	Financial District	\$1,164	\$1,065,000	31	\$1,085,000	\$875,000	-
21	Battery Park City	\$1,157	\$1,256,814	9	\$1,256,814	-	-
22	Murray Hill	\$1,150	\$855,000	28	\$1,069,000	\$750,000	-
23	Carnegie Hill	\$1,134	\$1,967,500	40	\$1,985,000	\$1,950,000	-
24	Lower East Side	\$1,068	\$880,000	12	-	\$880,000	-
25	Harlem	\$1,050	\$552,000	45	\$612,500	\$425,000	-
26	Morningside Heights	\$1,049	\$737,500	9	-	\$737,500	-
27	Kips Bay	\$1,025	\$625,000	18	\$885,000	\$615,000	-
28	Yorkville	\$1,019	\$785,000	57	\$1,375,000	\$675,000	-
29	Central Park South	\$985	\$2,844,581	13	\$15,167,050	\$719,500	-
30	Sutton Place	\$978	\$1,175,000	18	\$1,625,000	\$1,100,000	-
31	Tudor City	\$945	\$462,500	16	-	\$462,500	-
32	Washington Heights	\$636	\$489,000	24	\$608,796	\$461,500	-
33	Inwood	\$497	\$399,000	9	-	\$399,000	-

This is a ranking of Manhattan neighborhoods based on median sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.



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Sales Maps

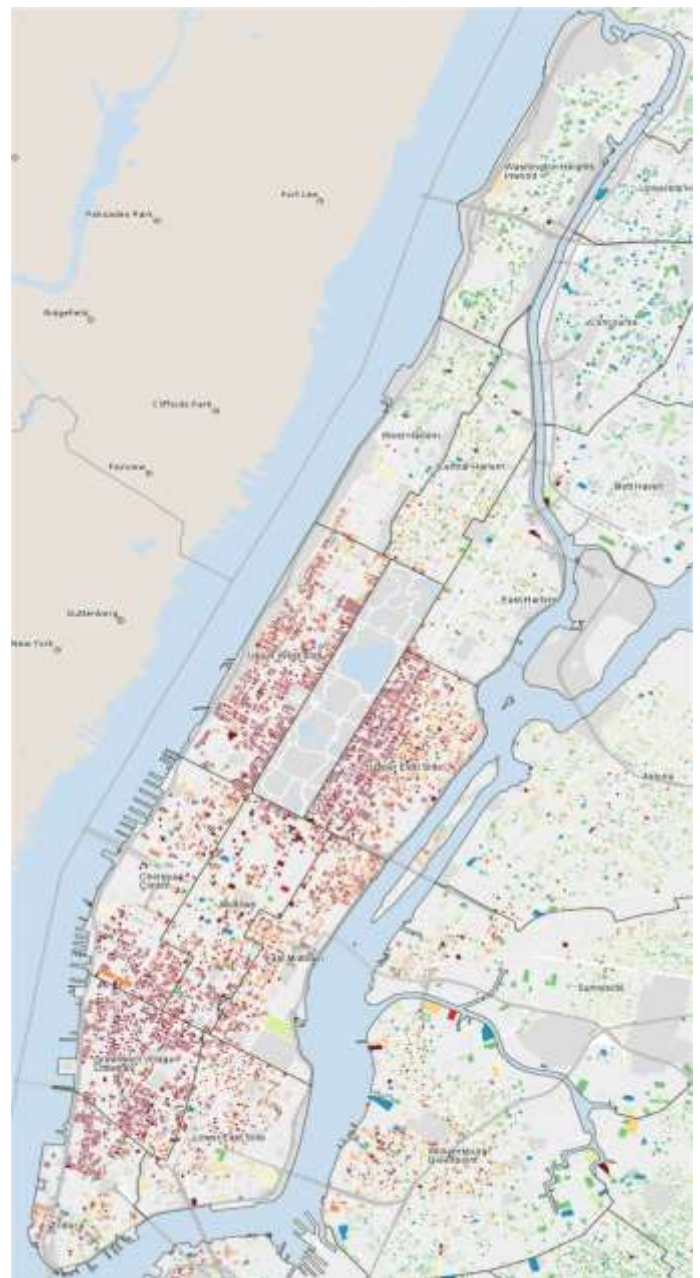
Manhattan, December 2018

Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.

Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.



Battery Park City

Manhattan, December 2018

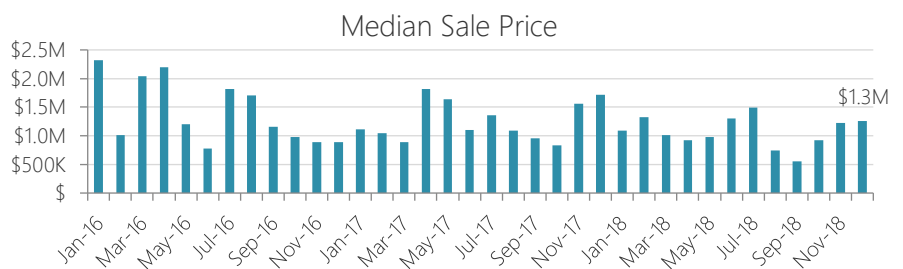


More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.

Median Sale Price



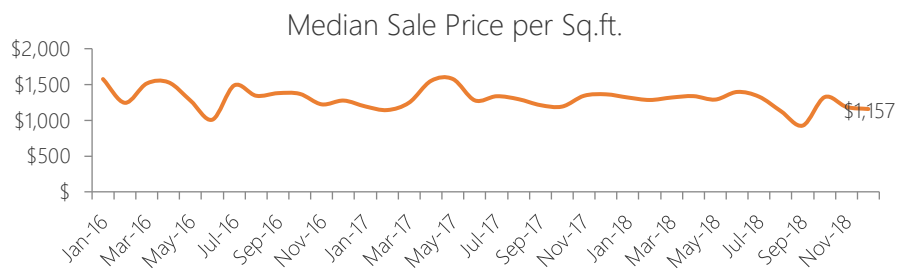
-27% YoY



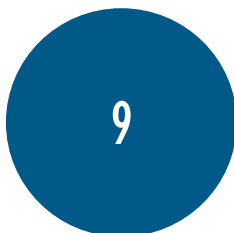
Median Sale Price per Sq.ft.



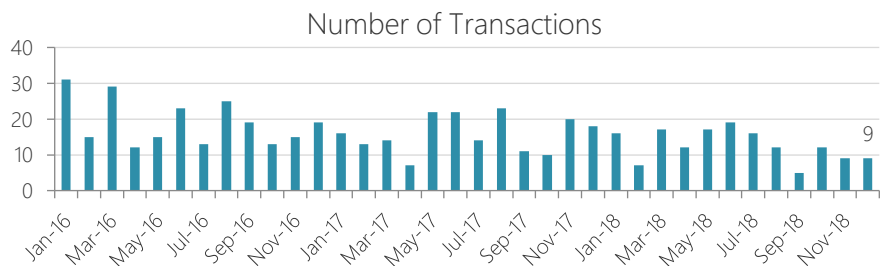
-15% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,256,814	-27%	\$1,157	-15%	9
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Carnegie Hill

Manhattan, December 2018

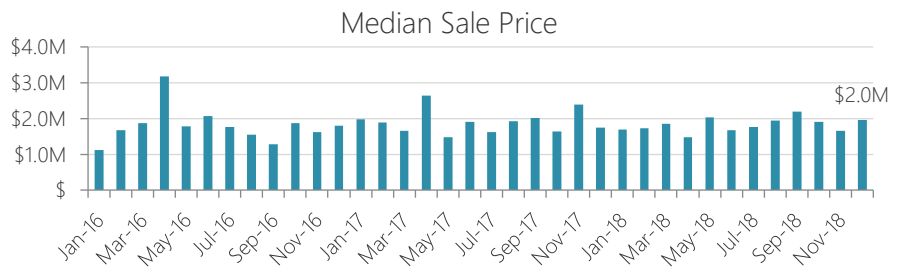


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home to offices, storefronts, and residential buildings.

Median Sale Price



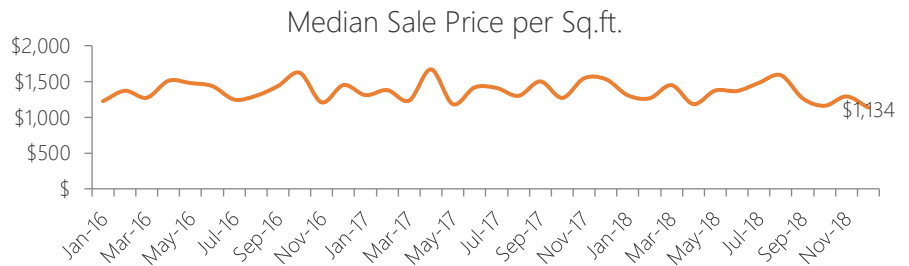
12% YoY



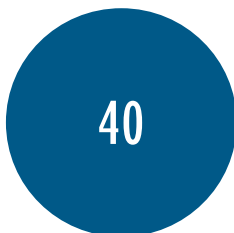
Median Sale Price per Sq.ft.



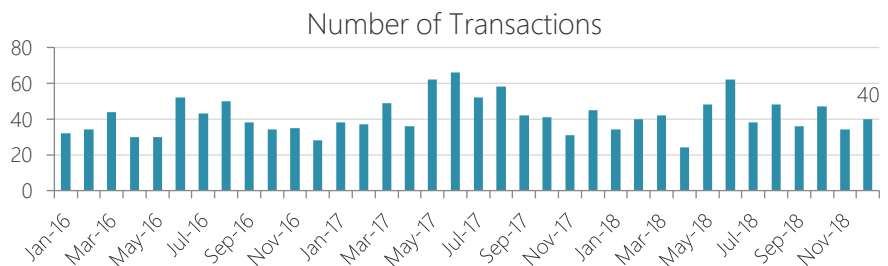
-26% YoY



Number of Transactions



-11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,985,000	-47%	\$1,296	-39%	8
Coops	\$1,950,000	35%	\$934	-26%	32
Houses	-	-	-	-	0



Central Midtown

Manhattan, December 2018

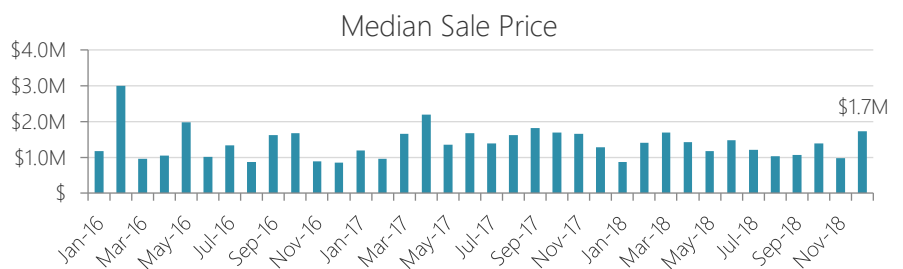


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated condos and co-op buildings.

Median Sale Price



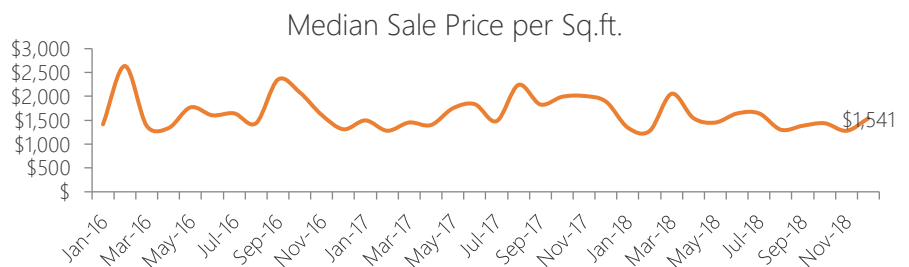
36% YoY



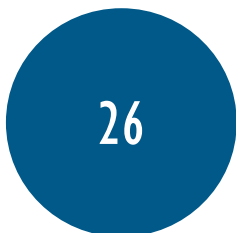
Median Sale Price per Sq.ft.



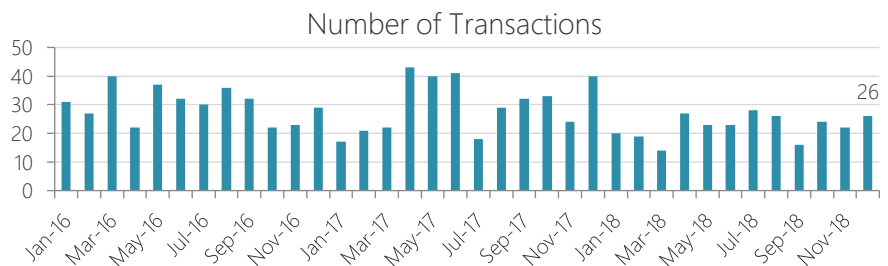
-18% YoY



Number of Transactions



-35% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	1%	\$1,929	-28%	17
Coops	\$634,749	-15%	\$917	-3%	9
Houses	-	-	-	-	0



Central Park South

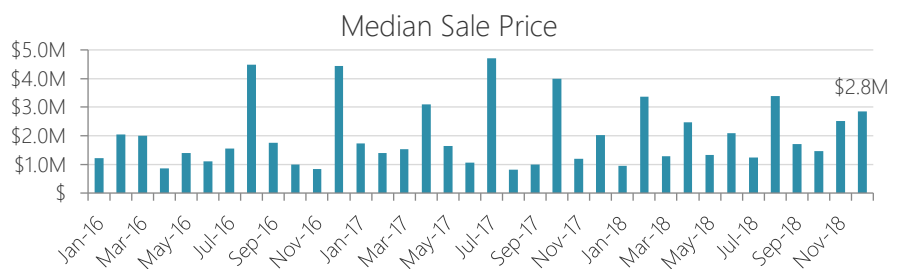
Manhattan, December 2018



Median Sale Price



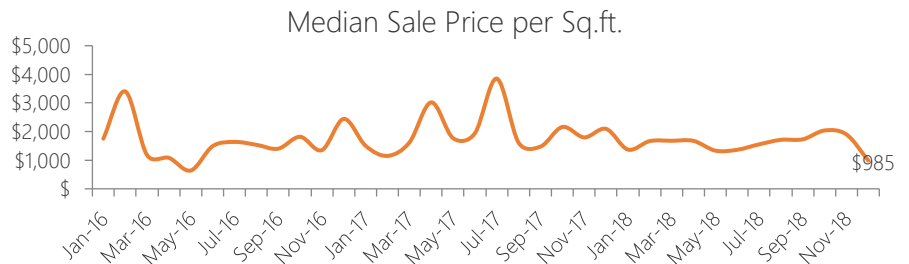
40% YoY



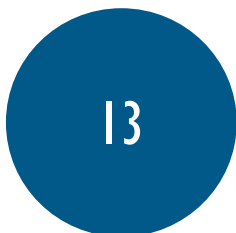
Median Sale Price per Sq.ft.



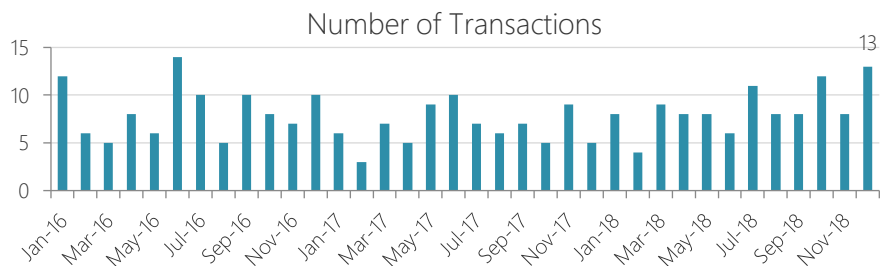
-53% YoY



Number of Transactions



160% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$15,167,050	649%	\$985	-53%	11
Coops	\$719,500	-58%	-	-	2
Houses	-	-	-	-	0



Chelsea

Manhattan, December 2018

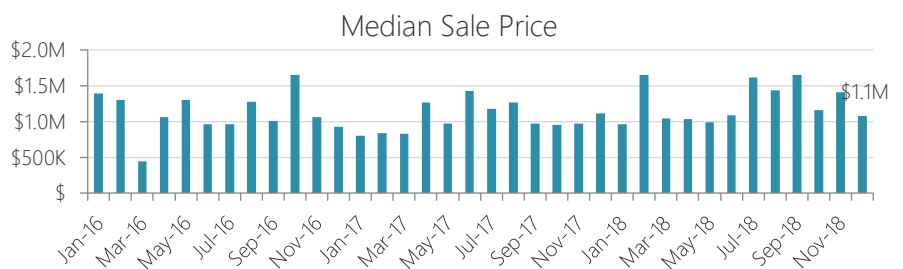


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.

Median Sale Price



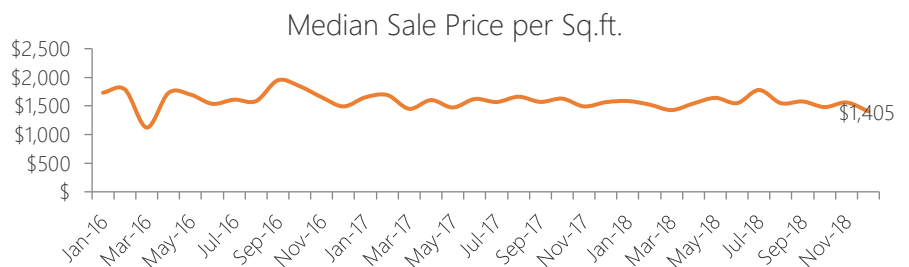
-3% YoY



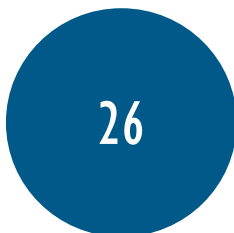
Median Sale Price per Sq.ft.



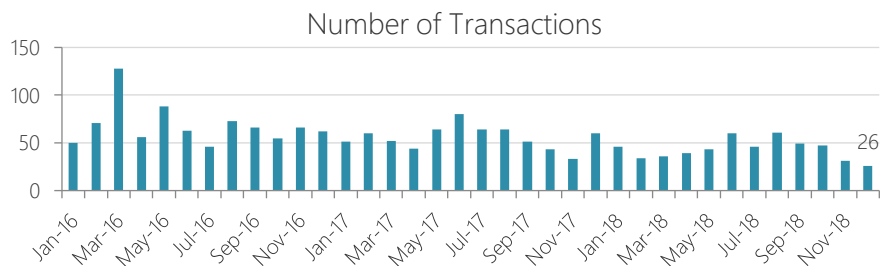
-10% YoY



Number of Transactions



-57% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,497,500	-36%	\$1,523	-8%	8
Coops	\$870,000	35%	\$1,205	5%	17
Houses	\$5,500,000	-	\$1,282	-	1



Chinatown

Manhattan, December 2018

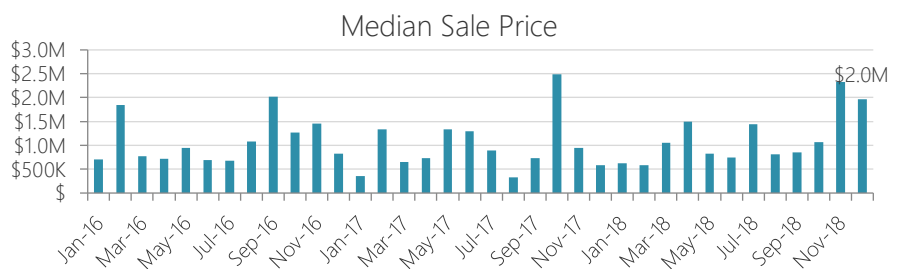


In Chinatown, residents have access to a wide range of unique restaurants, open-air fish markets, and many places to explore. Most housing is in centuries-old tenement-style buildings, which leads to a very dense and bustling atmosphere. There are several subway lines to Chinatown and easy access to the Soho neighborhood make it a popular choice.

Median Sale Price



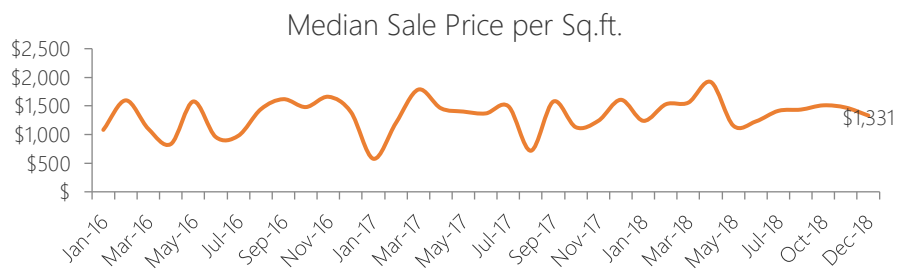
235% YoY



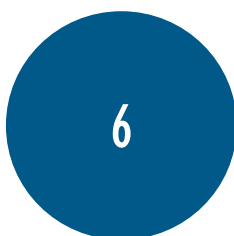
Median Sale Price per Sq.ft.



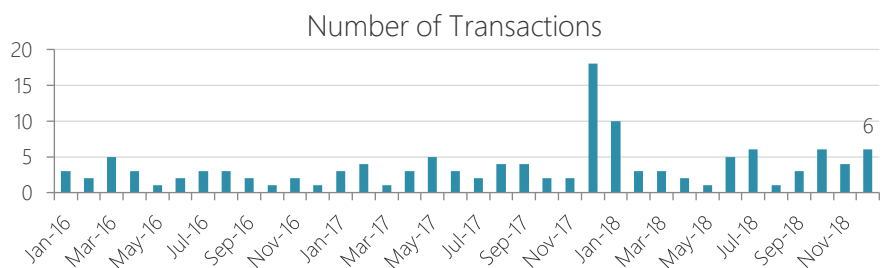
-17% YoY



Number of Transactions



-67% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,492,500	155%	\$1,323	-18%	4
Coops	\$3,126,800	-	\$1,557	-	1
Houses	-	-	-	-	0



Clinton - Hell's Kitchen

Manhattan, December 2018

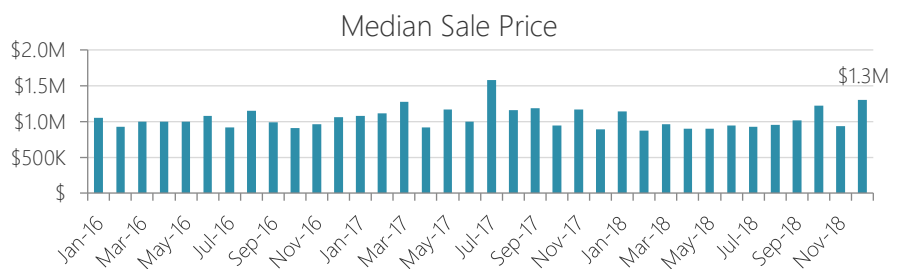


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.

Median Sale Price



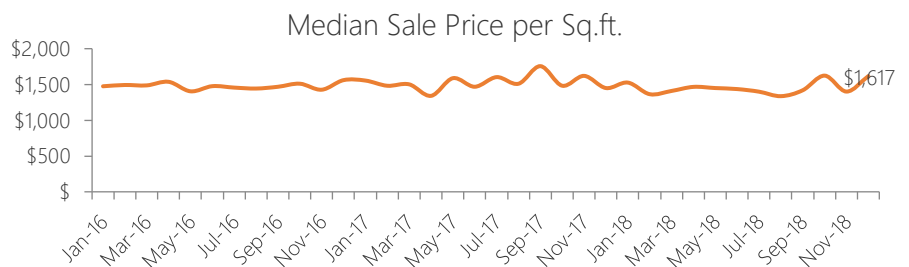
47% YoY



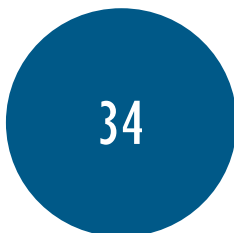
Median Sale Price per Sq.ft.



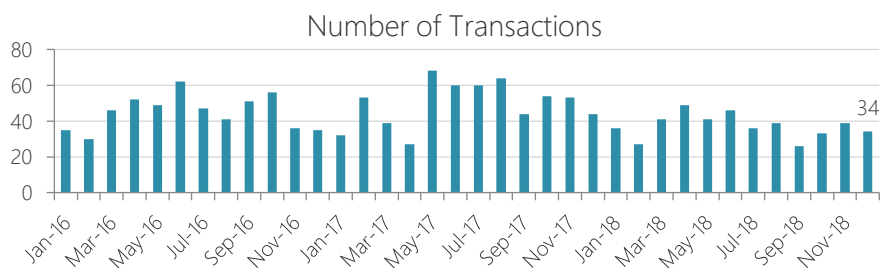
12% YoY



Number of Transactions



-23% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,635,000	51%	\$1,653	12%	26
Coops	\$500,000	8%	\$1,160	2%	9
Houses	-	-	-	-	0



East Village

Manhattan, December 2018

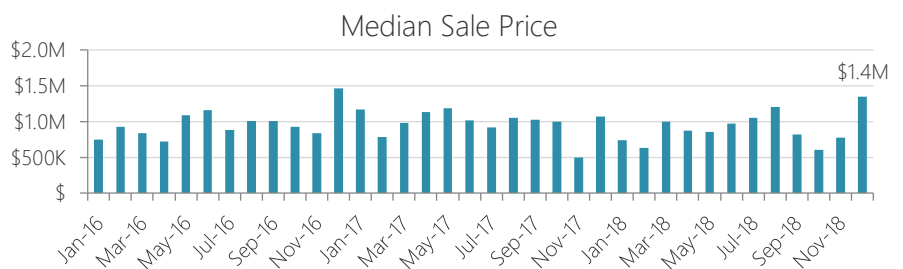


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.

Median Sale Price



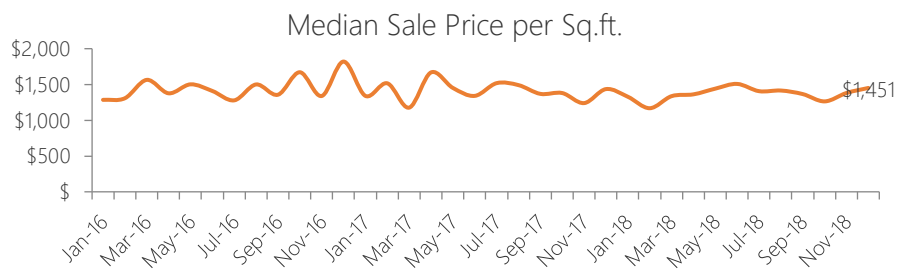
27% YoY



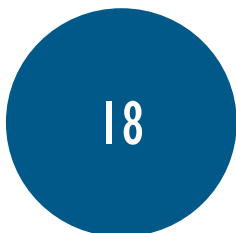
Median Sale Price per Sq.ft.



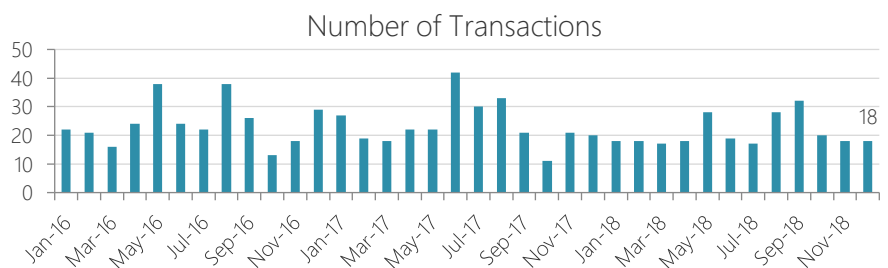
1% YoY



Number of Transactions



-10% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,055,538	30%	\$1,587	-4%	4
Coops	\$842,500	3%	\$1,333	15%	12
Houses	\$6,100,000	-	\$1,173	-	1



Financial District

Manhattan, December 2018

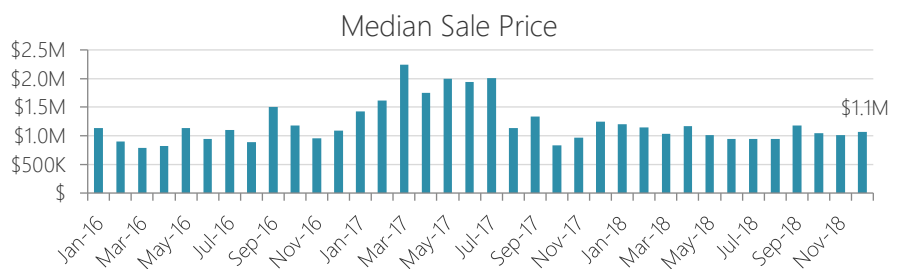


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently located, quiet, and safe place to call home.

Median Sale Price



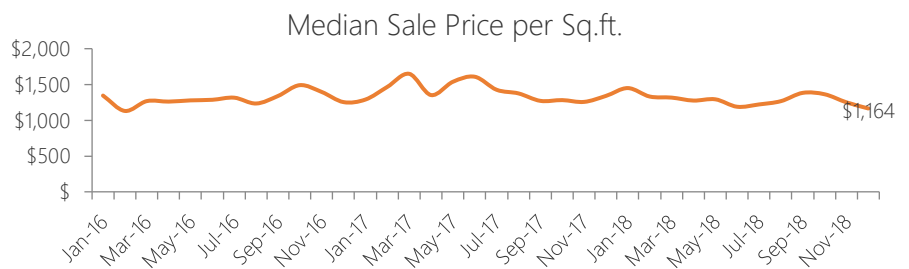
-15% YoY



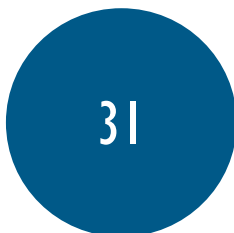
Median Sale Price per Sq.ft.



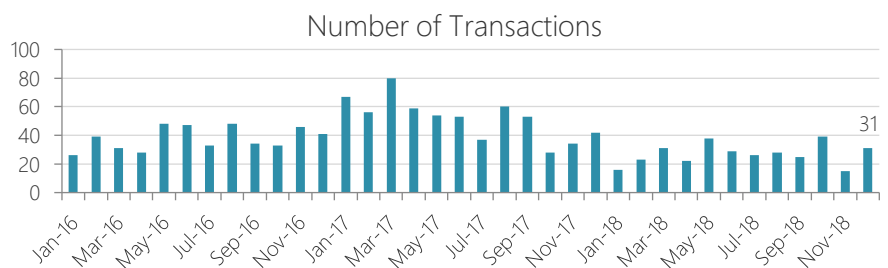
-13% YoY



Number of Transactions



-26% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,085,000	-28%	\$1,174	-14%	27
Coops	\$875,000	25%	\$820	-17%	4
Houses	-	-	-	-	0



Flatiron District

Manhattan, December 2018

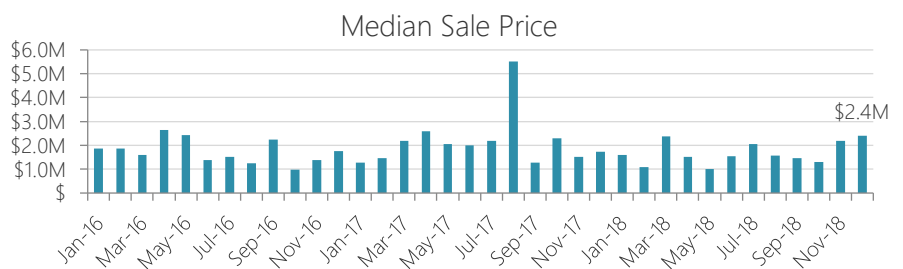


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through the Flatiron District can sometimes feel like a jaunt through the worlds of fashion, art and design.

Median Sale Price



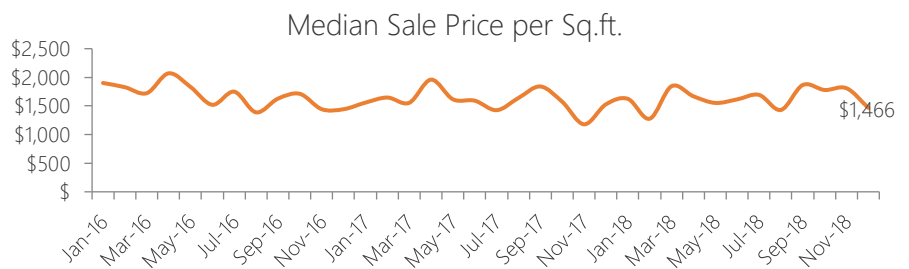
38% YoY



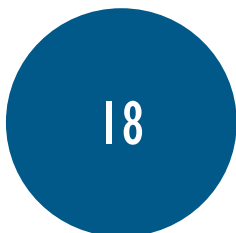
Median Sale Price per Sq.ft.



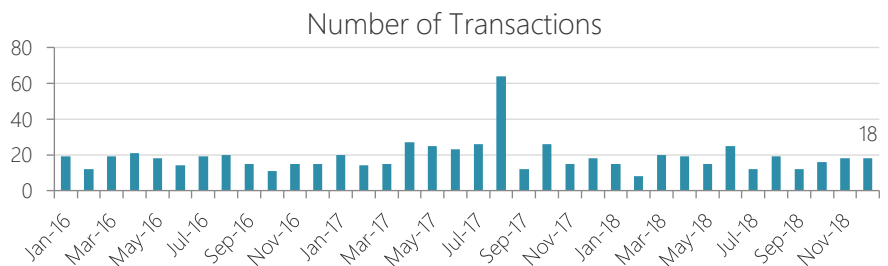
-4% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,325,094	41%	\$1,654	-10%	11
Coops	\$1,075,000	8%	\$1,112	-10%	7
Houses	-	-	-	-	0



Gramercy Park

Manhattan, December 2018

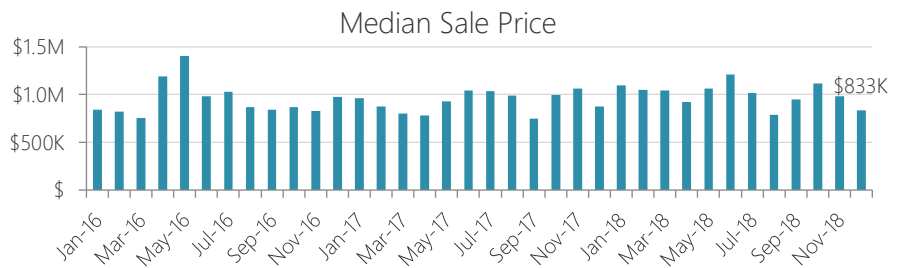


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.

Median Sale Price



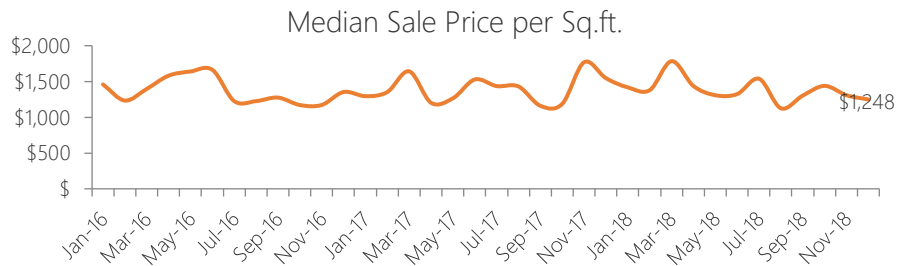
-5% YoY



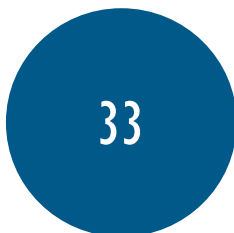
Median Sale Price per Sq.ft.



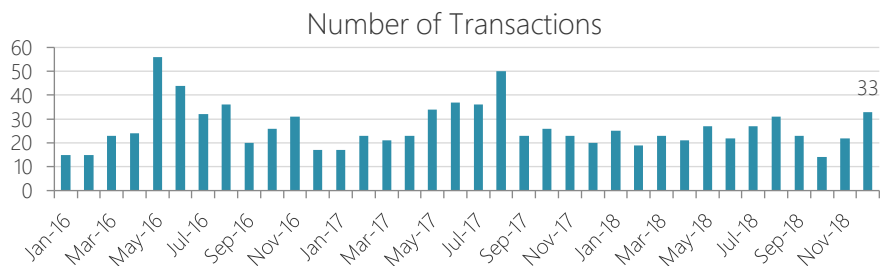
-19% YoY



Number of Transactions



65% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,450,000	4%	\$1,642	-10%	10
Coops	\$707,500	-7%	\$1,033	-4%	23
Houses	-	-	-	-	0



Greenwich Village

Manhattan, December 2018

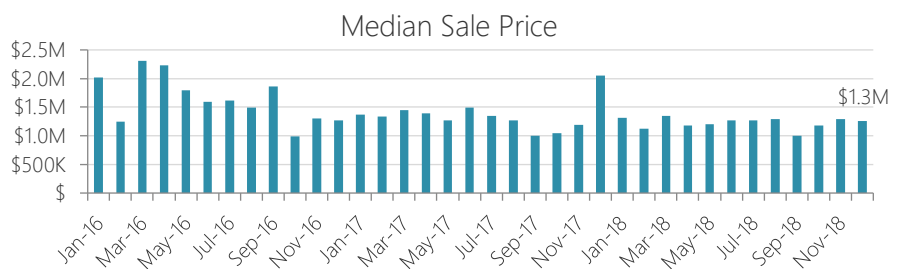


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is now one of NYC's most sought-after neighborhoods.

Median Sale Price



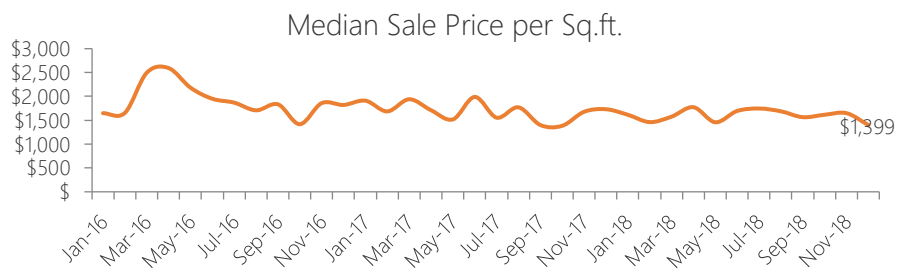
-39% YoY



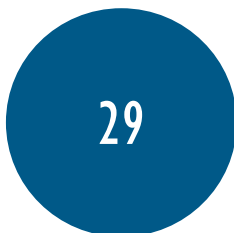
Median Sale Price per Sq.ft.



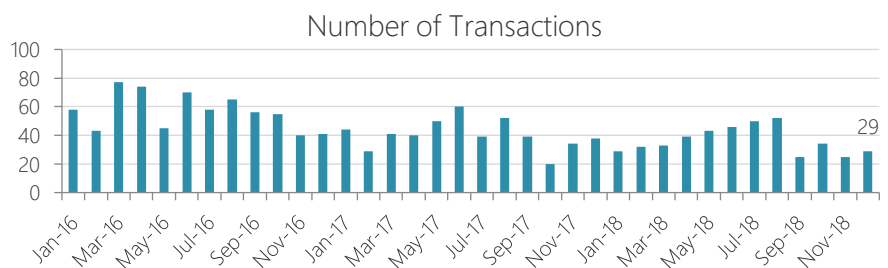
-19% YoY



Number of Transactions



-24% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,075,000	-6%	\$1,695	-34%	4
Coops	\$900,000	-49%	\$1,354	-5%	23
Houses	\$2,250,000	-	\$1,197	-	1



Harlem

Manhattan, December 2018

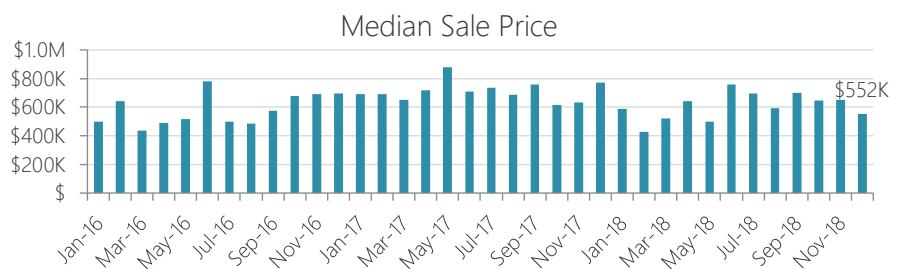


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.

Median Sale Price



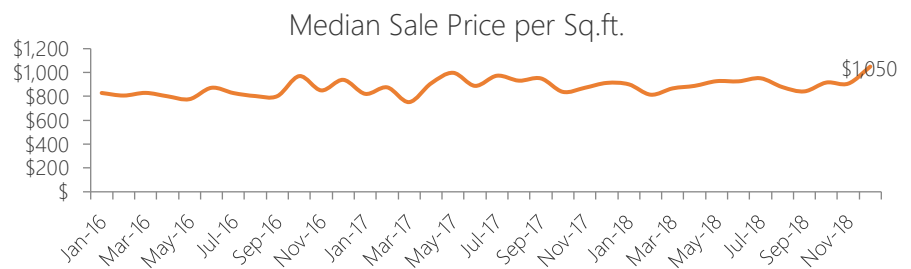
-29% YoY



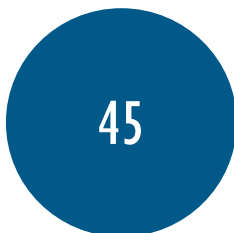
Median Sale Price per Sq.ft.



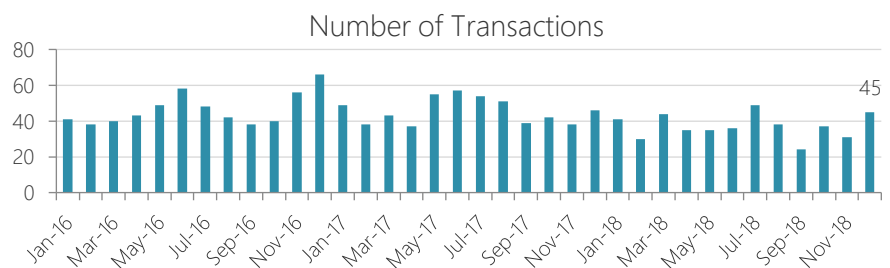
15% YoY



Number of Transactions



-2% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$612,500	-44%	\$1,080	11%	38
Coops	\$425,000	10%	\$596	-1%	8
Houses	-	-	-	-	0



Hudson Square

Manhattan, December 2018

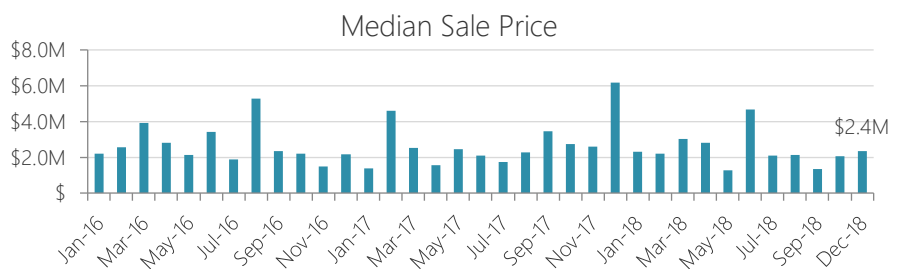


With the trendy vibe and low-rise architecture you'd expect in SoHo but the elegance of Tribeca, Hudson Square offers plenty of daytime activities but quiets down at night. It's bounded by the West Village, Hudson River, Tribeca, and SoHo and rather takes on the characteristics of its neighboring areas.

Median Sale Price



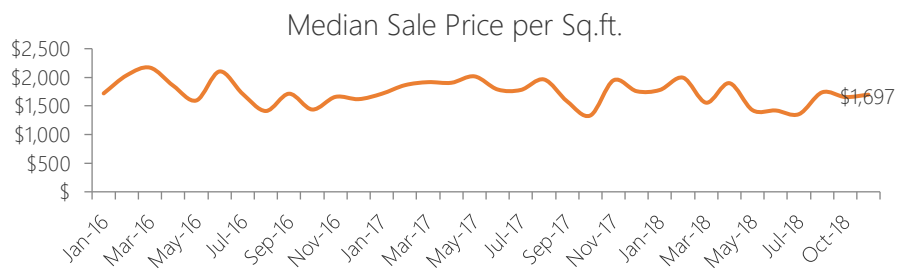
-62% YoY



Median Sale Price per Sq.ft.



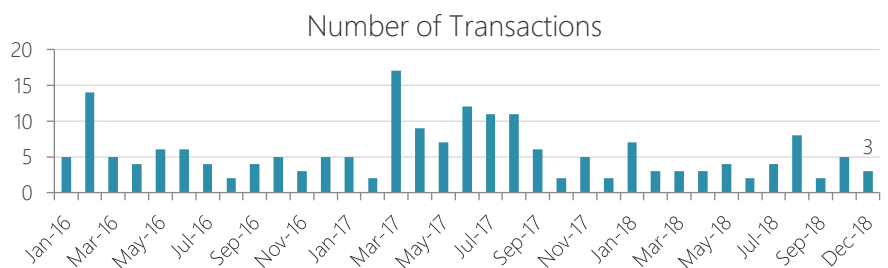
-3% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,355,000	-79%	\$1,697	-	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Inwood

Manhattan, December 2018

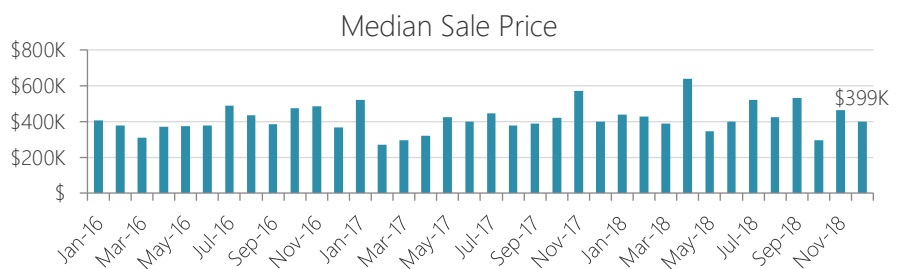


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key, pastoral living with easy access to the city.

Median Sale Price



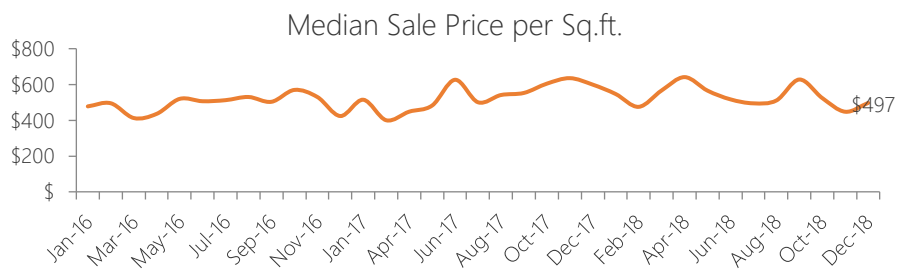
0% YoY



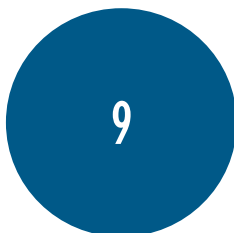
Median Sale Price per Sq.ft.



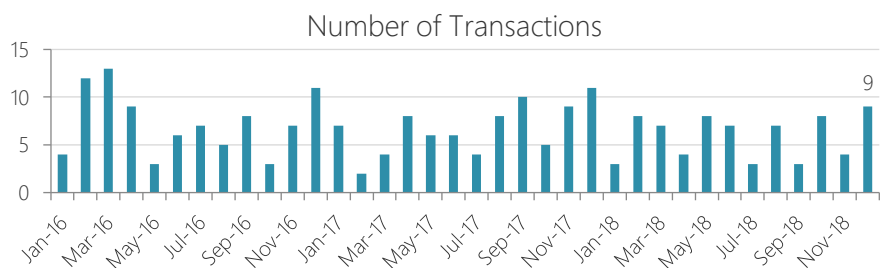
-17% YoY



Number of Transactions



-18% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$399,000	2%	\$497	-9%	9
Houses	-	-	-	-	0



Kips Bay

Manhattan, December 2018

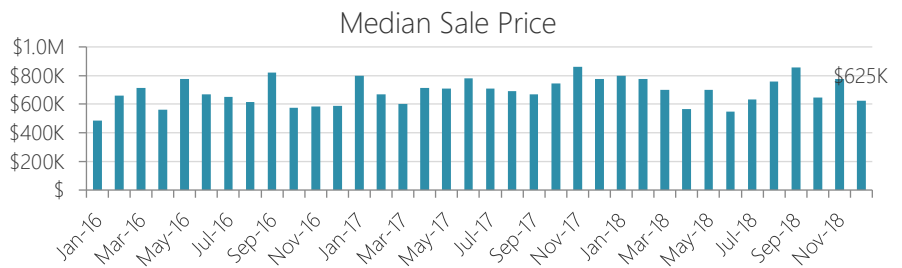


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.

Median Sale Price



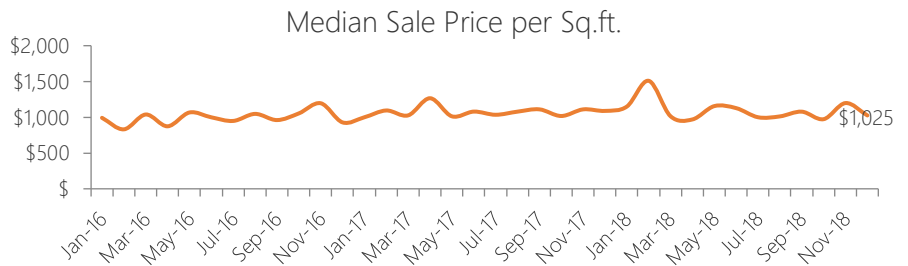
-20% YoY



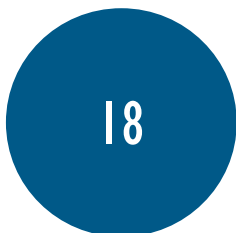
Median Sale Price per Sq.ft.



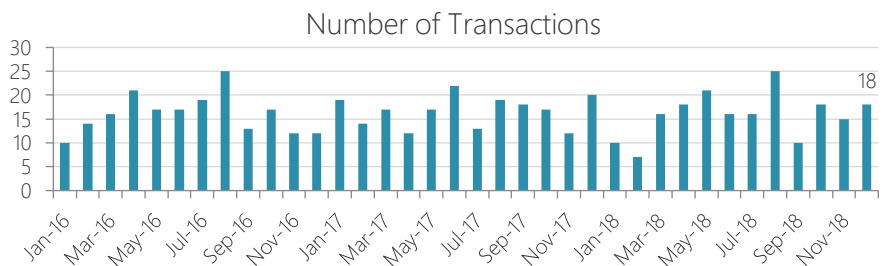
-6% YoY



Number of Transactions



-10% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$885,000	-24%	\$1,267	0%	6
Coops	\$615,000	3%	\$938	-2%	12
Houses	-	-	-	-	0



Lenox Hill

Manhattan, December 2018

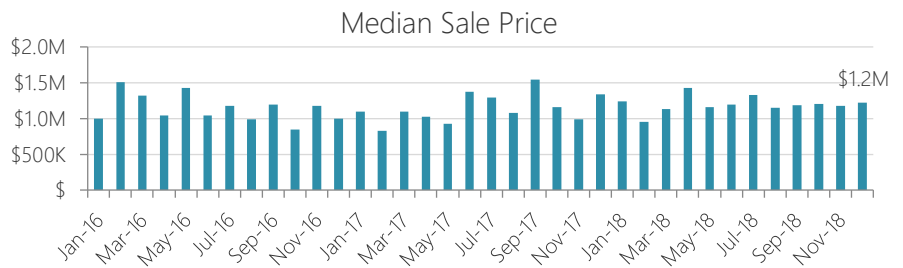


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.

Median Sale Price



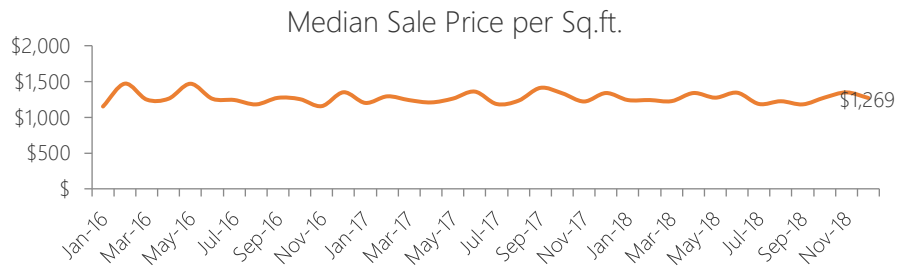
-9% YoY



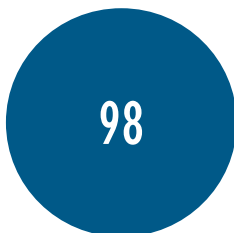
Median Sale Price per Sq.ft.



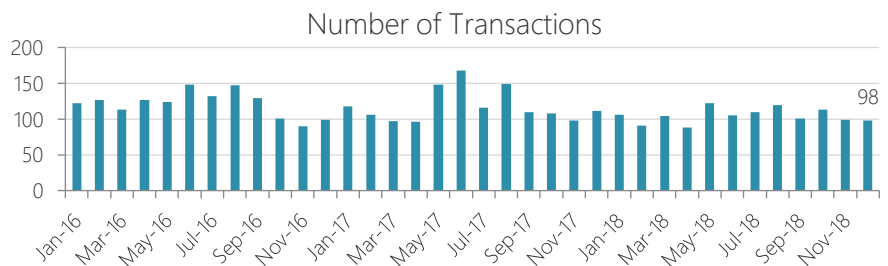
-5% YoY



Number of Transactions



-12% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,900,000	9%	\$1,519	-3%	28
Coops	\$960,000	-14%	\$943	-1%	70
Houses	-	-	-	-	0



Lincoln Square

Manhattan, December 2018

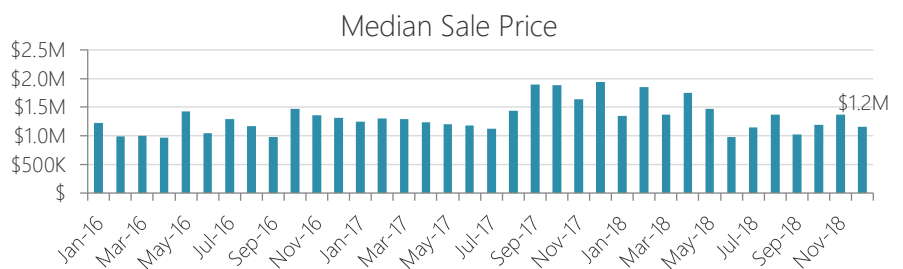


Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the numerous subways make it a commuter's dream.

Median Sale Price



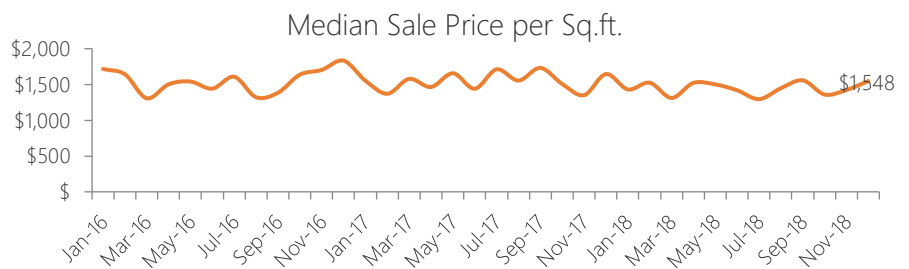
-40% YoY



Median Sale Price per Sq.ft.



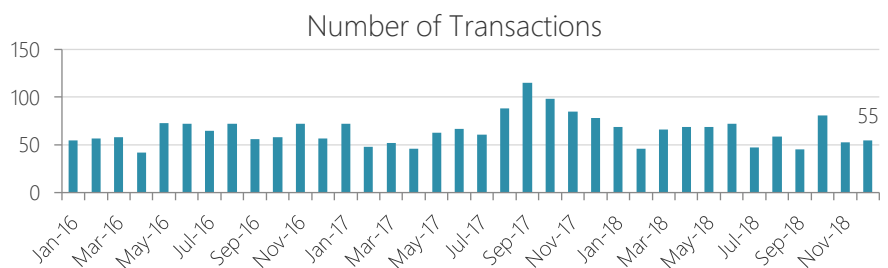
-6% YoY



Number of Transactions



-29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,947,246	-20%	\$1,660	-6%	24
Coops	\$742,500	-33%	\$1,118	1%	31
Houses	-	-	-	-	0



Lower East Side

Manhattan, December 2018

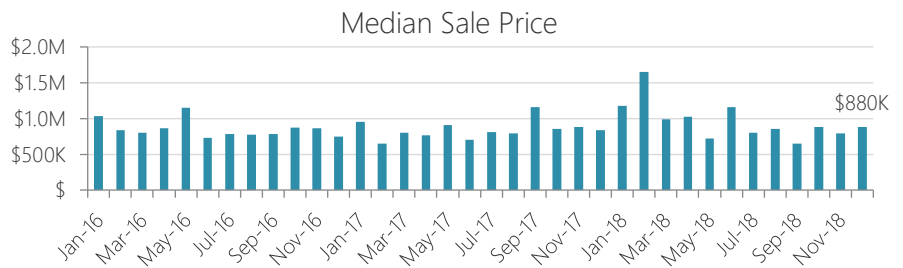


One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with both history and contemporary amenities.

Median Sale Price



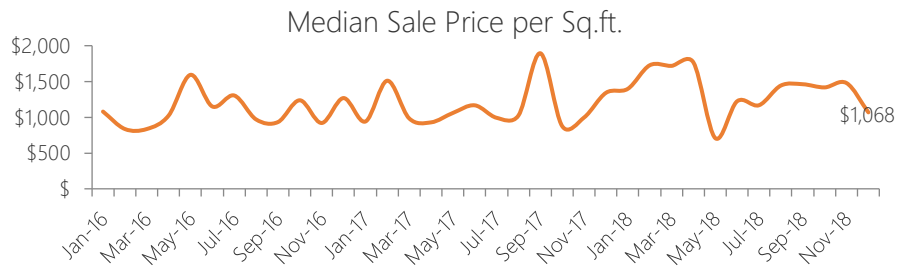
5% YoY



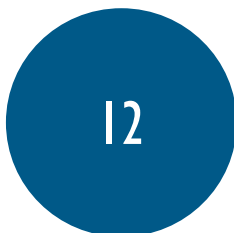
Median Sale Price per Sq.ft.



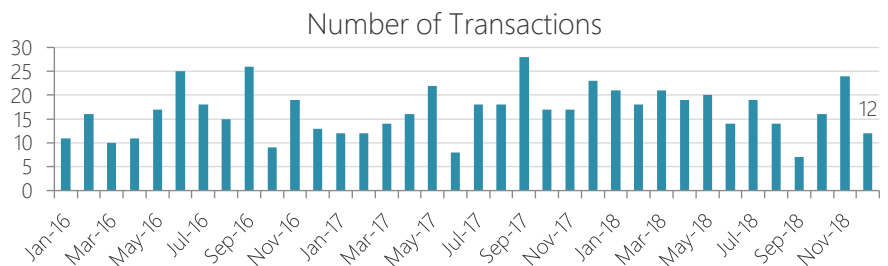
-20% YoY



Number of Transactions



-48% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$880,000	18%	\$1,068	23%	12
Houses	-	-	-	-	0



Manhattan Valley

Manhattan, December 2018

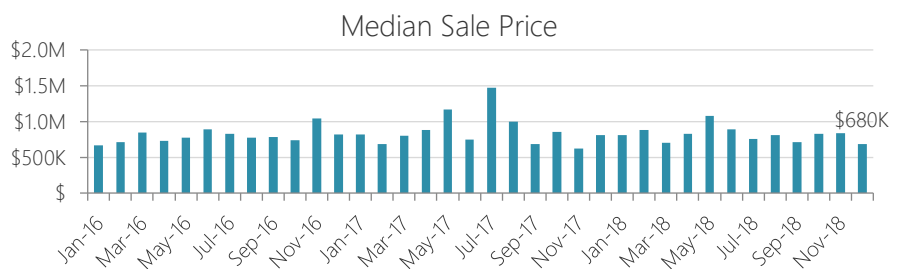


Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+ square feet of retail space, and eateries.

Median Sale Price



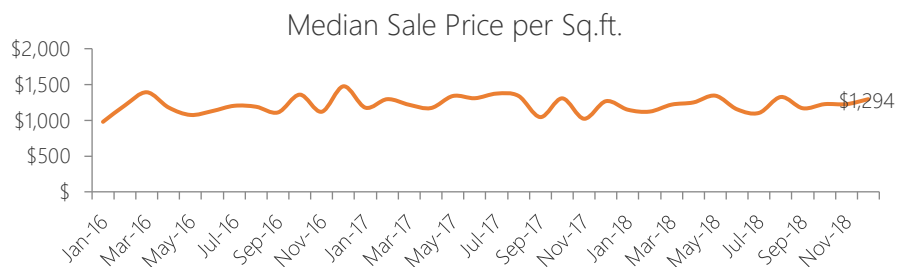
-16% YoY



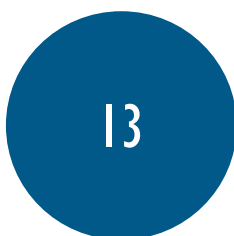
Median Sale Price per Sq.ft.



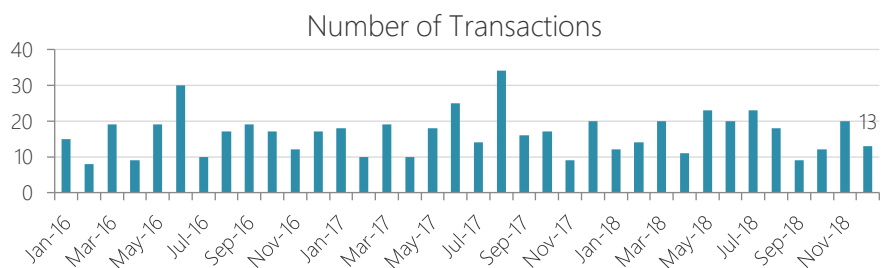
2% YoY



Number of Transactions



-35% YoY



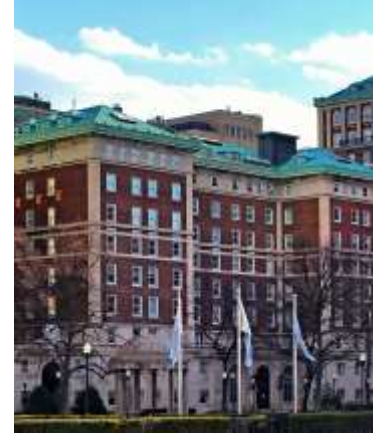
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$878,000	-1%	\$1,338	0%	8
Coops	\$570,000	-9%	\$925	-25%	6
Houses	-	-	-	-	0



Morningside Heights

Manhattan, December 2018

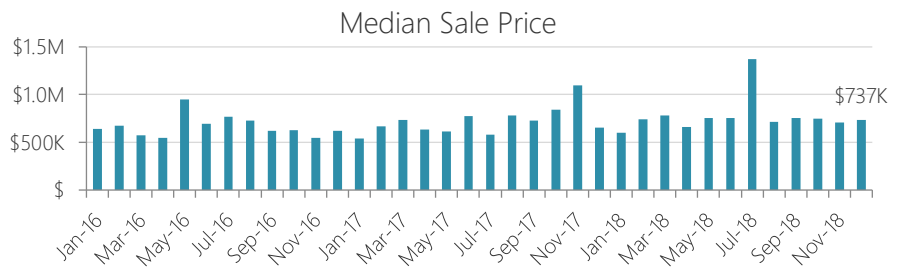


While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend the community a family-friendly feel.

Median Sale Price



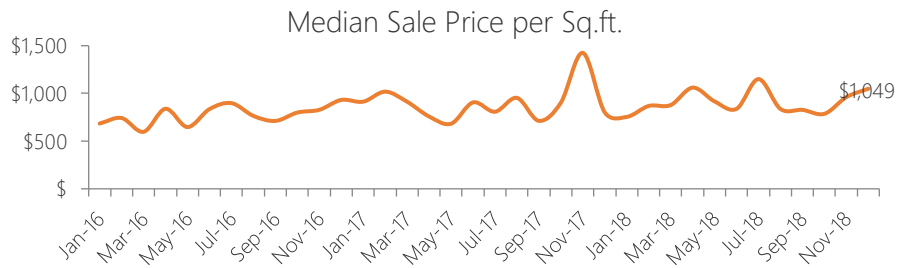
13% YoY



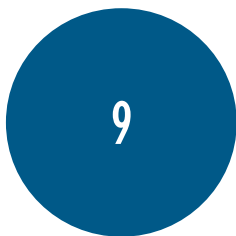
Median Sale Price per Sq.ft.



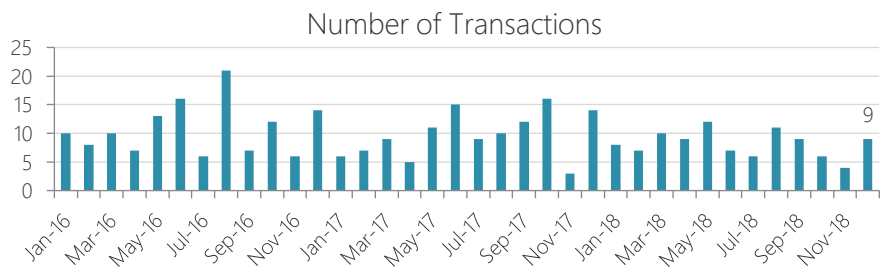
31% YoY



Number of Transactions



-36% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$737,500	13%	\$1,049	31%	9
Houses	-	-	-	-	0



Murray Hill

Manhattan, December 2018

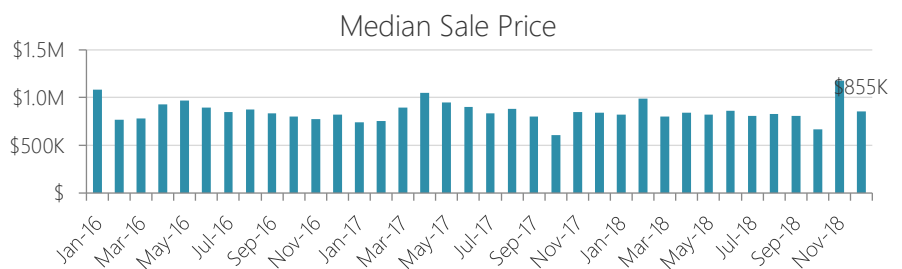


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid nightlife and lower prices make the compromise well worthwhile.

Median Sale Price



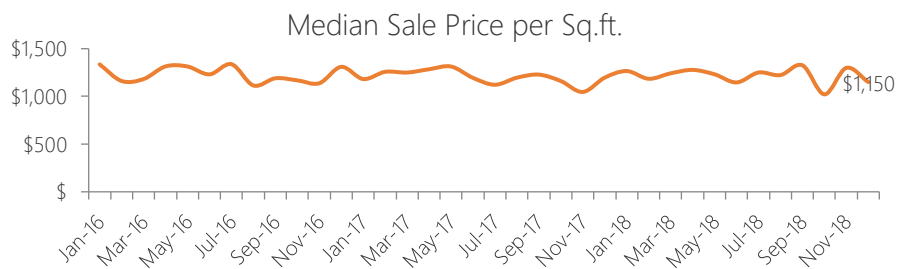
2% YoY



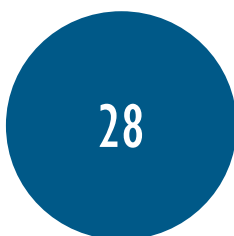
Median Sale Price per Sq.ft.



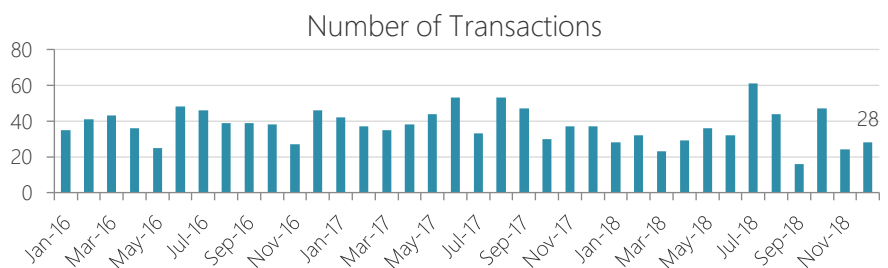
-4% YoY



Number of Transactions



-24% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,069,000	1%	\$1,200	-10%	13
Coops	\$750,000	16%	\$938	0%	14
Houses	-	-	-	-	0



NoMad

Manhattan, December 2018

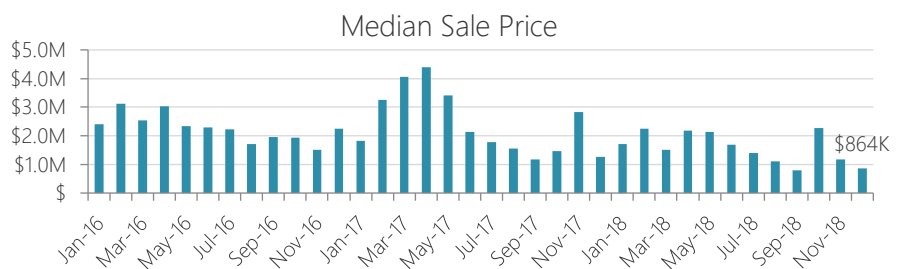


The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness Downtown is known for.

Median Sale Price



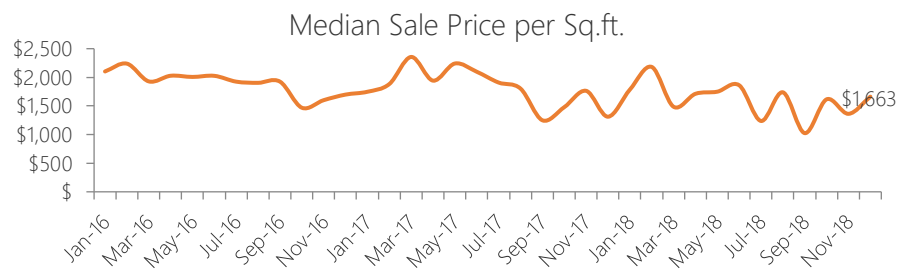
-32% YoY



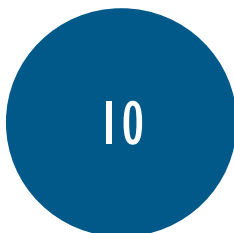
Median Sale Price per Sq.ft.



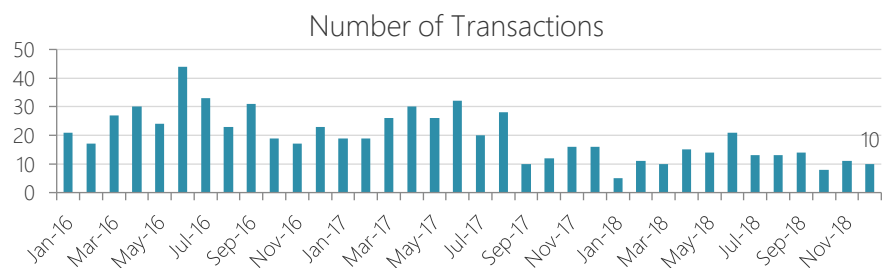
27% YoY



Number of Transactions



-38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$897,500	-55%	\$1,663	-14%	7
Coops	\$864,000	-28%	-	-	3
Houses	-	-	-	-	0



SoHo

Manhattan, December 2018

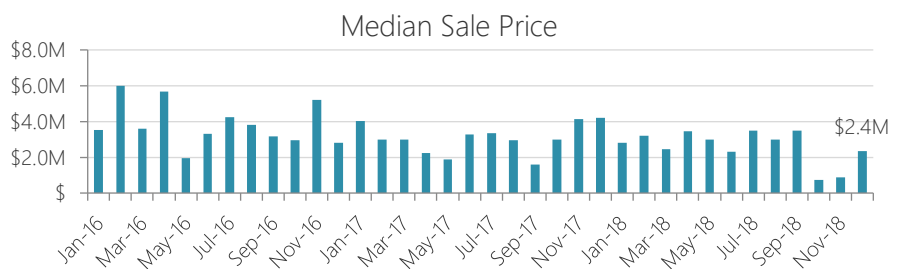


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts have taken over the real estate landscape.

Median Sale Price



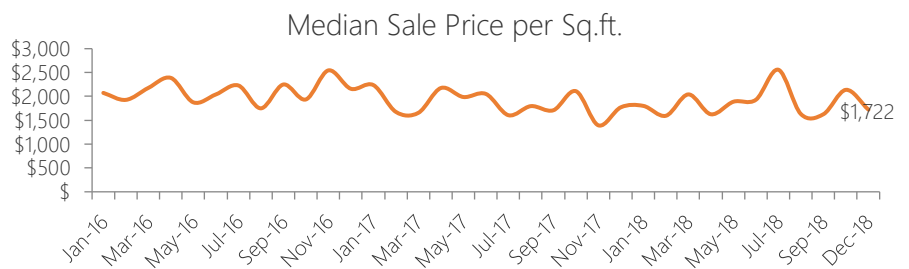
-44% YoY



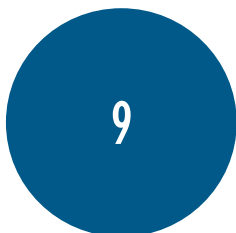
Median Sale Price per Sq.ft.



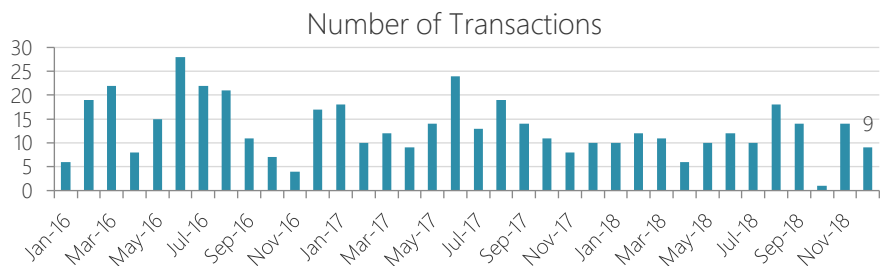
-3% YoY



Number of Transactions



-10% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,500,000	-49%	\$1,796	-12%	6
Coops	\$2,200,000	29%	\$1,530	111%	3
Houses	-	-	-	-	0



Sutton Place

Manhattan, December 2018

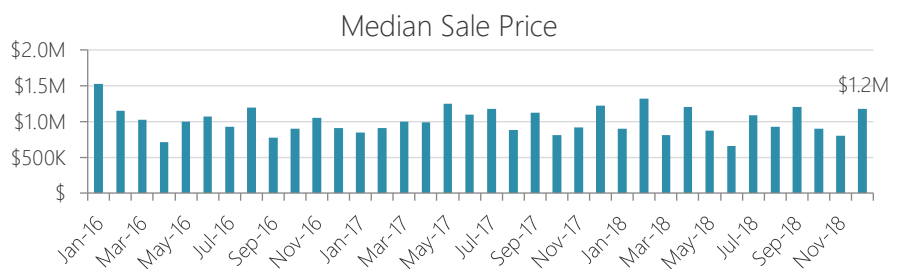


Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy access to virtually every hot spot in Manhattan.

Median Sale Price



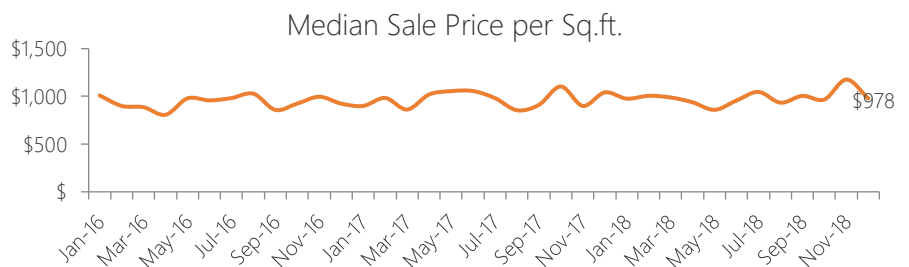
-4% YoY



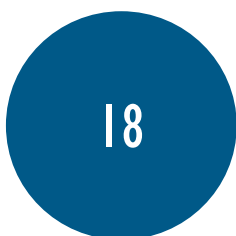
Median Sale Price per Sq.ft.



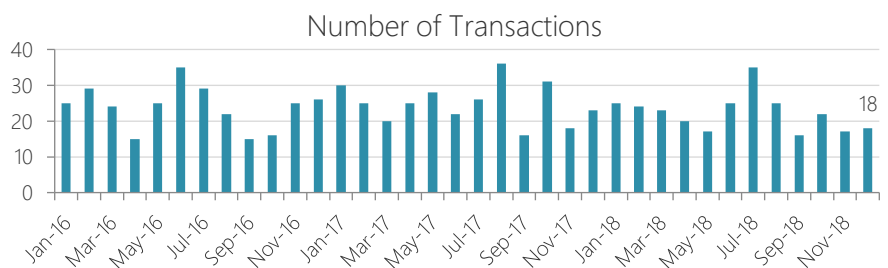
-6% YoY



Number of Transactions



-22% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,625,000	43%	\$1,258	20%	4
Coops	\$1,100,000	-10%	\$550	-46%	13
Houses	-	-	-	-	0



Theatre District - Times Square

Manhattan, December 2018

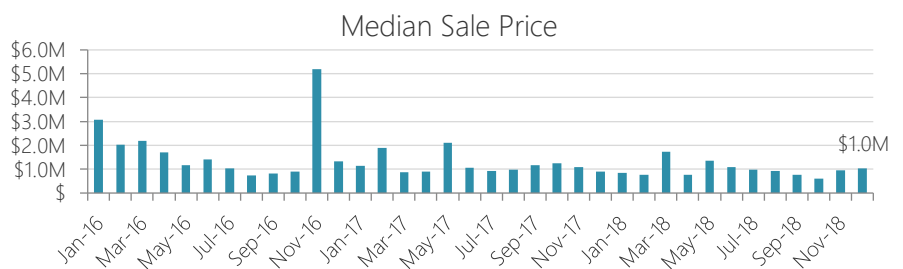


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some of the biggest price tags in the city.

Median Sale Price



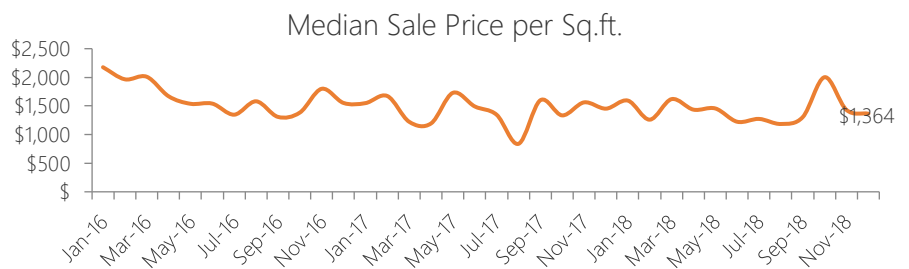
16% YoY



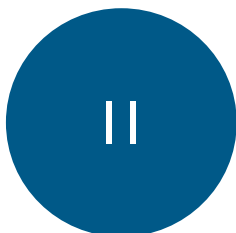
Median Sale Price per Sq.ft.



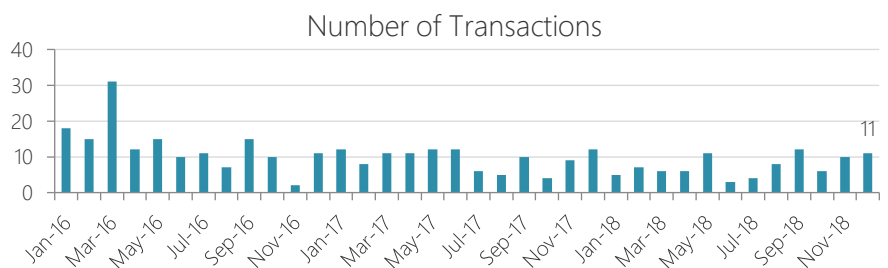
-6% YoY



Number of Transactions



-8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,460,000	62%	\$1,393	-4%	8
Coops	\$325,000	-	\$463	-	3
Houses	-	-	-	-	0



TriBeCa

Manhattan, December 2018

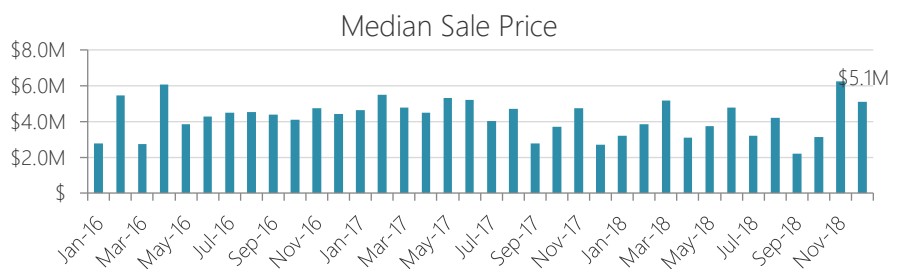


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled lofts in this popular neighborhood.

Median Sale Price



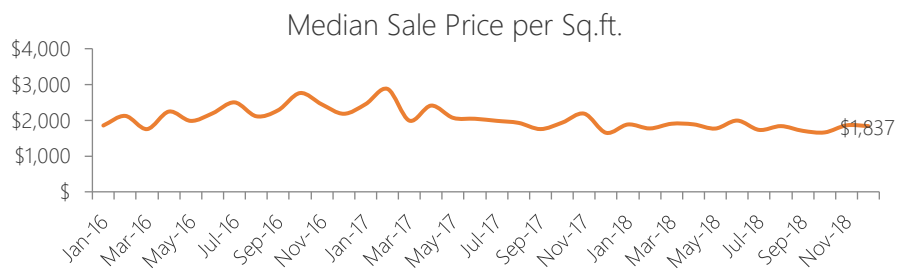
88% YoY



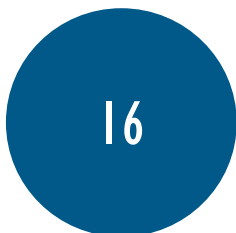
Median Sale Price per Sq.ft.



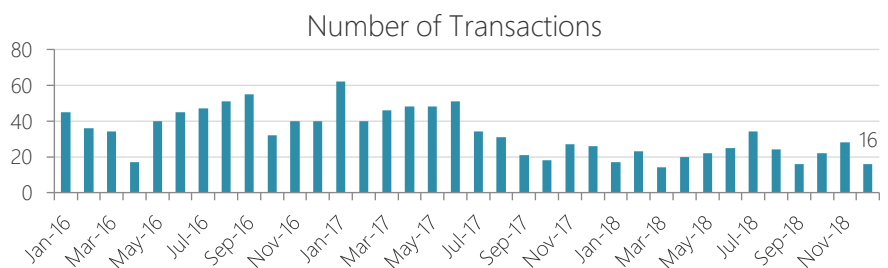
11% YoY



Number of Transactions



-38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,875,000	92%	\$1,977	9%	11
Coops	\$1,975,000	-12%	\$1,460	21%	4
Houses	-	-	-	-	0



Tudor City

Manhattan, December 2018

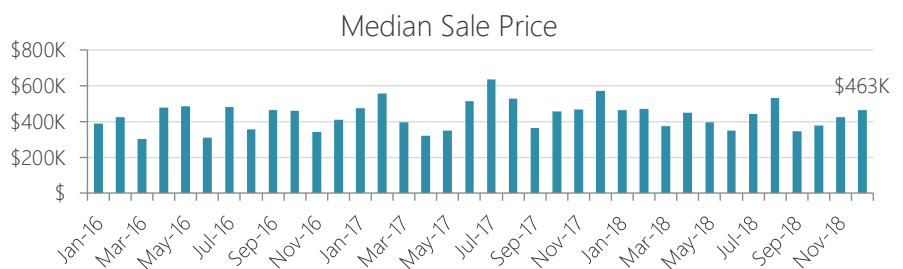


The first residential skyscraper complex built in the entire world, Tudor City is located on the southern edge of Turtle Bay. Made up of 15 buildings, 11 co-ops, and four brownstones, there are more than 5,000 residents in this complex, which includes a hotel, upscale deli, hair salon, three parks, a playground, and several restaurants.

Median Sale Price



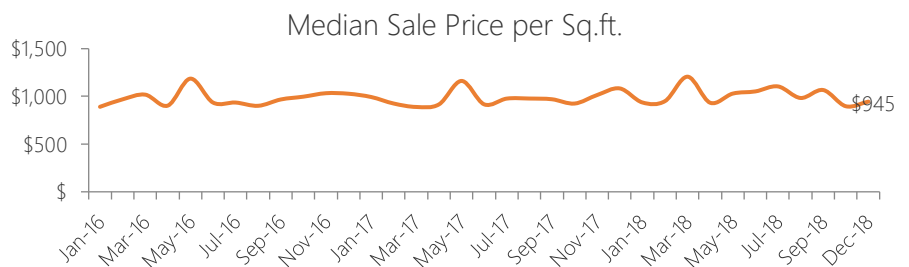
-19% YoY



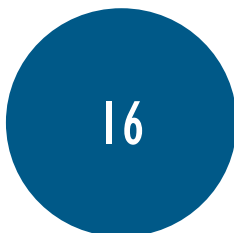
Median Sale Price per Sq.ft.



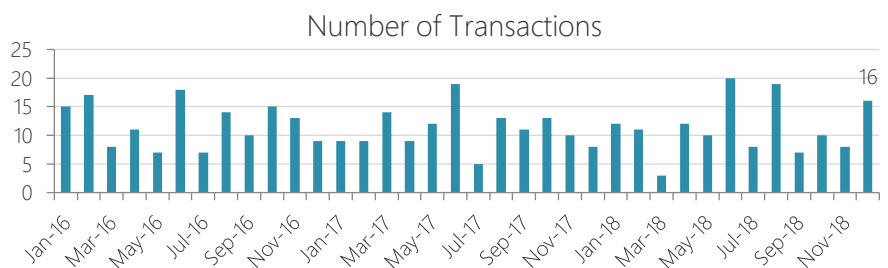
-13% YoY



Number of Transactions



100% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$462,500	-19%	\$945	-13%	16
Houses	-	-	-	-	0



Turtle Bay

Manhattan, December 2018

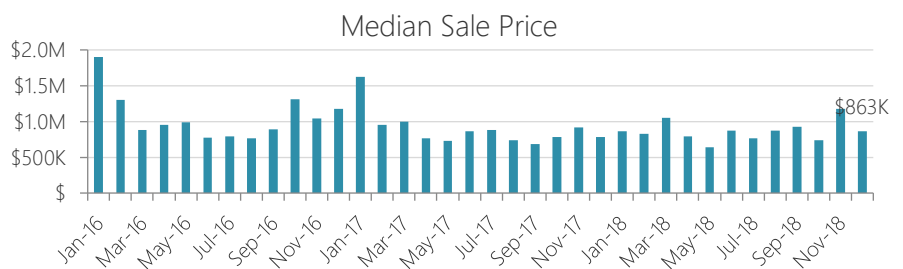


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close to Grand Central Station and public parks.

Median Sale Price



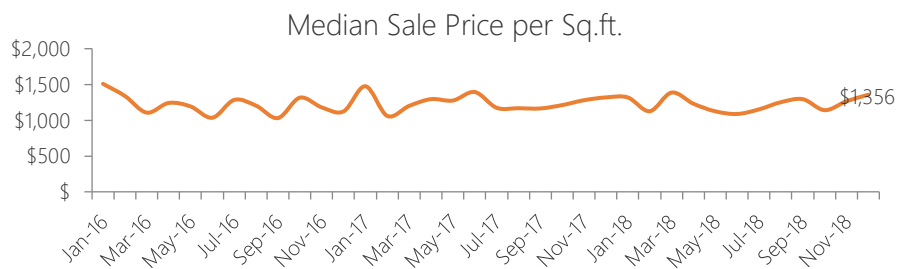
11% YoY



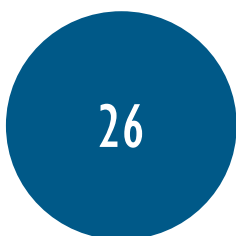
Median Sale Price per Sq.ft.



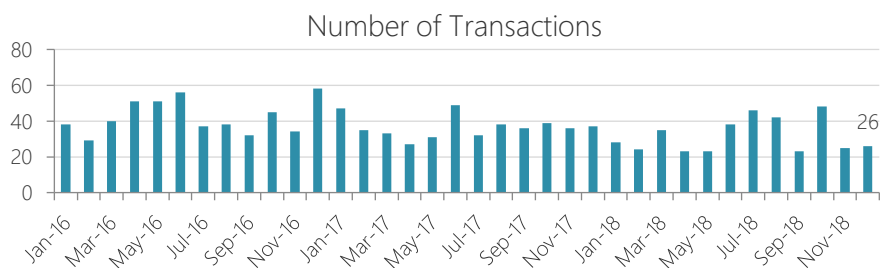
3% YoY



Number of Transactions



-30% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	3%	\$1,369	-6%	12
Coops	\$597,500	-16%	\$887	6%	13
Houses	-	-	-	-	0



Upper West Side

Manhattan, December 2018

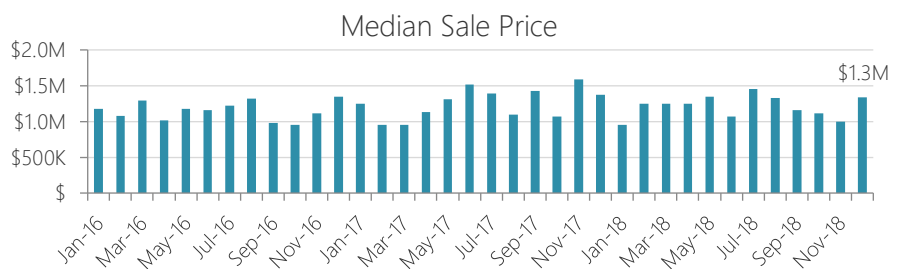


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.

Median Sale Price



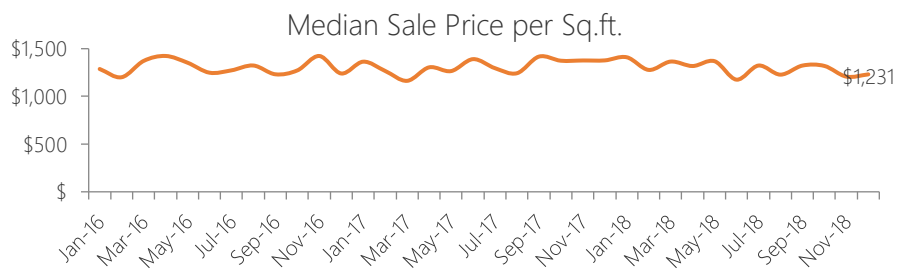
-3% YoY



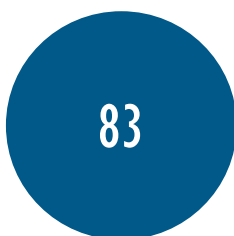
Median Sale Price per Sq.ft.



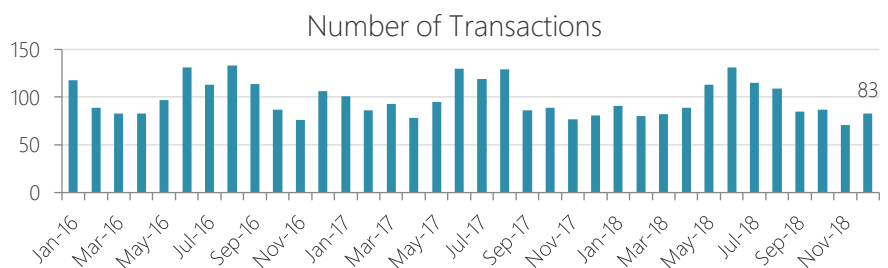
-11% YoY



Number of Transactions



2% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,837,500	-34%	\$1,528	-3%	22
Coops	\$1,200,000	12%	\$1,105	-6%	61
Houses	-	-	-	-	0



Washington Heights

Manhattan, December 2018

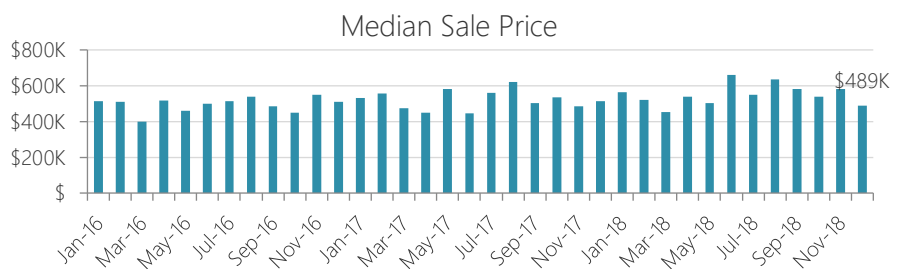


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.

Median Sale Price



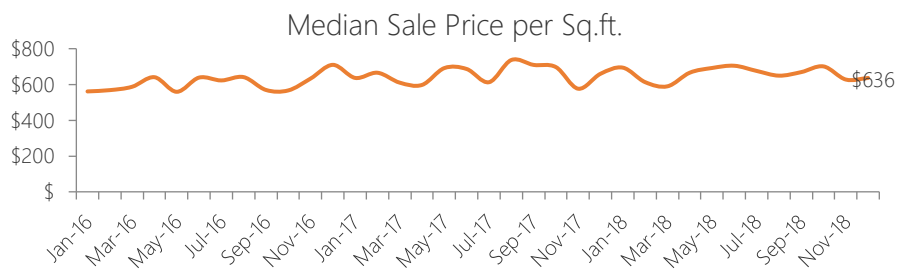
-5% YoY



Median Sale Price per Sq.ft.



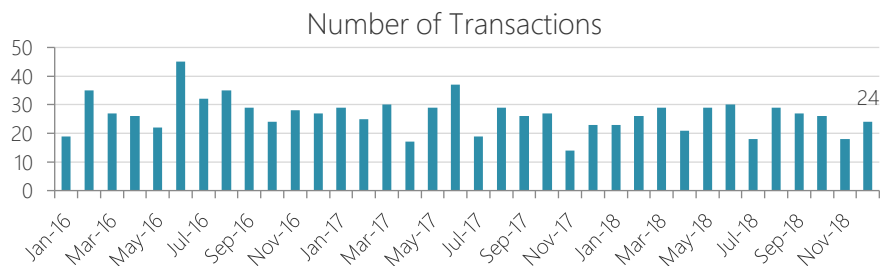
-4% YoY



Number of Transactions



4% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$608,796	19%	\$818	34%	4
Coops	\$461,500	-11%	\$592	-18%	20
Houses	-	-	-	-	0



West Village

Manhattan, December 2018

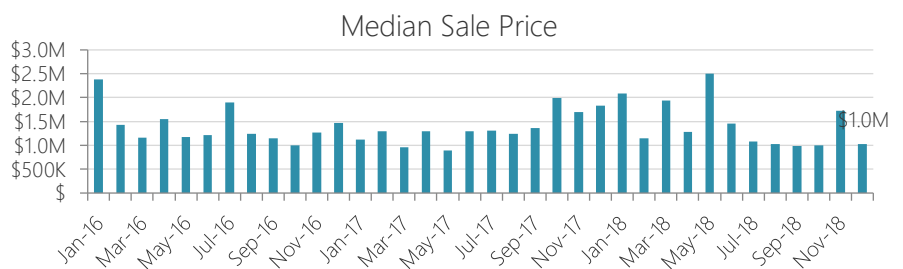


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.

Median Sale Price



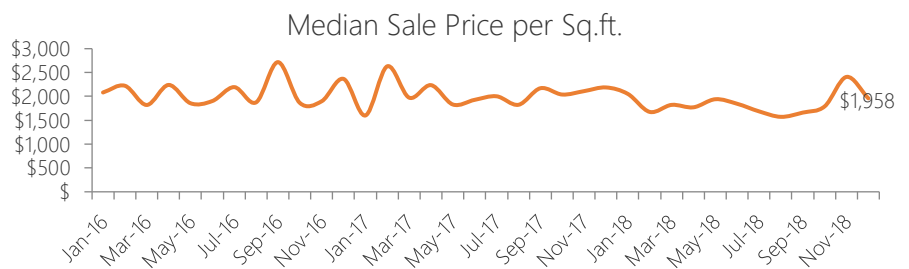
-44% YoY



Median Sale Price per Sq.ft.



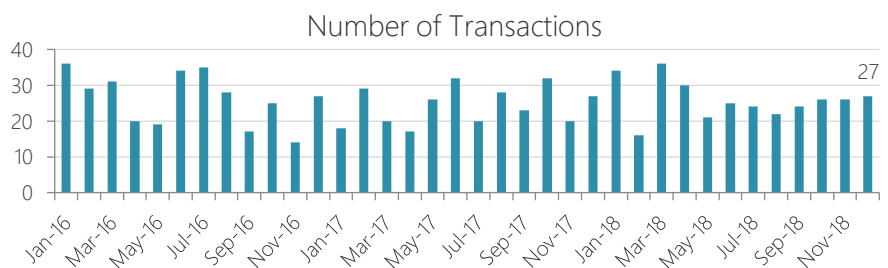
-10% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,975,000	55%	\$2,264	-14%	7
Coops	\$792,000	-22%	\$1,571	-2%	20
Houses	-	-	-	-	0



Yorkville

Manhattan, December 2018

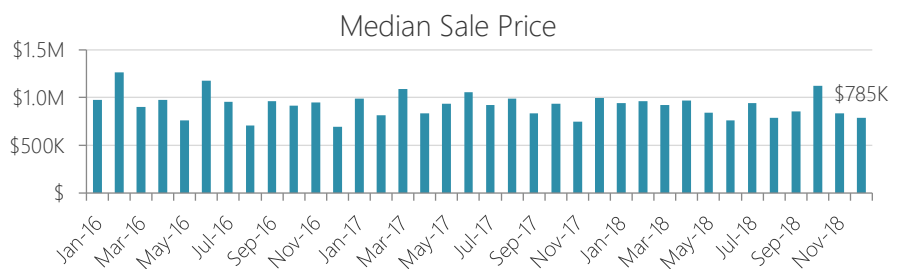


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.

Median Sale Price



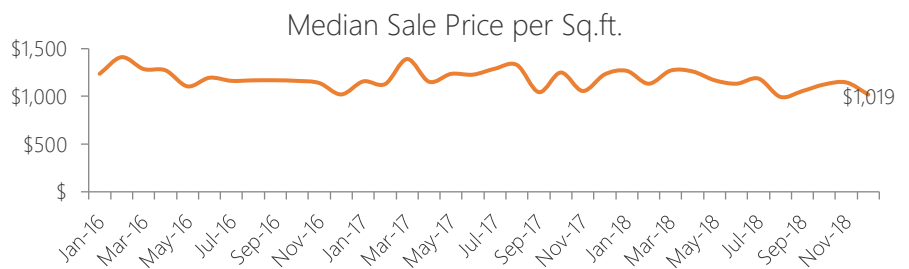
-21% YoY



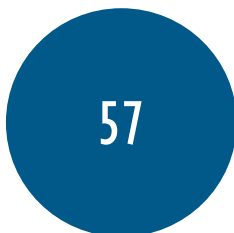
Median Sale Price per Sq.ft.



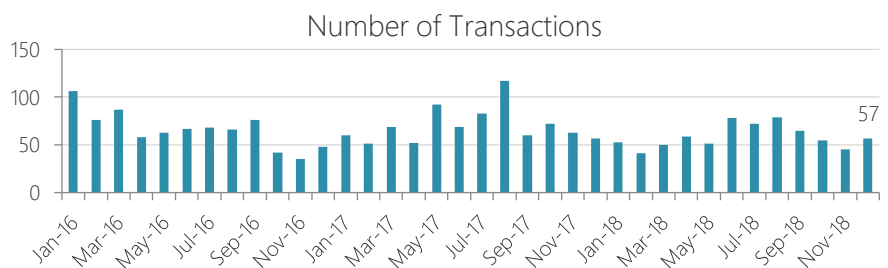
-17% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,375,000	-19%	\$1,307	-3%	18
Coops	\$675,000	0%	\$808	-16%	39
Houses	-	-	-	-	0



Attractions

Manhattan, December 2018

Central Park



Garden of the Cloisters Museum



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Attractions

Manhattan, December 2018

Statue of Liberty



Washington Statue Federal Hall



Attractions

Manhattan, December 2018

View through telescope



Lincoln Center



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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"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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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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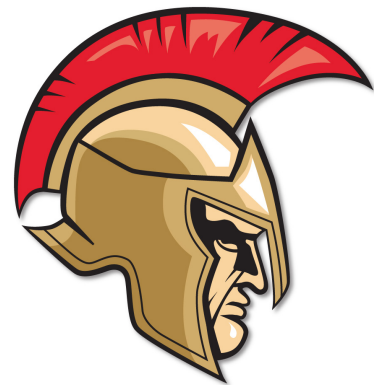
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