

MANHATTAN

RESIDENTIAL MARKET REPORT

December 2017



The RATNER Team Market Report

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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 2017

Median Sale Price



17% YoY

Median Price/Sq.ft.



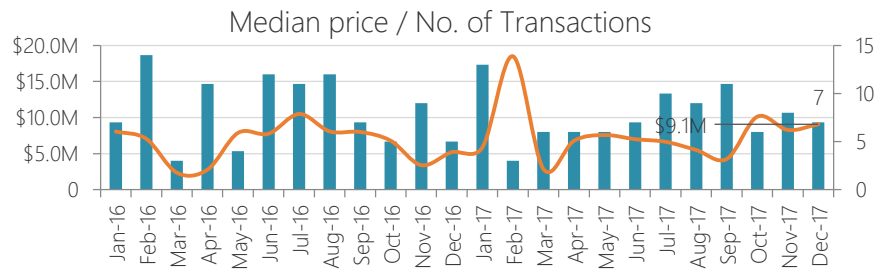
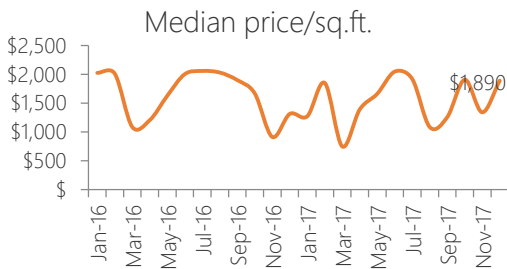
-2% YoY

No. of Transactions

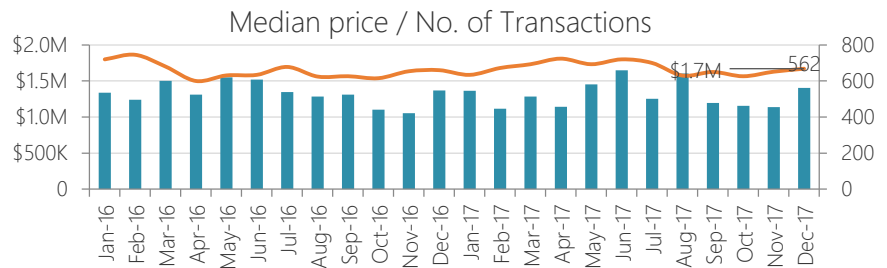
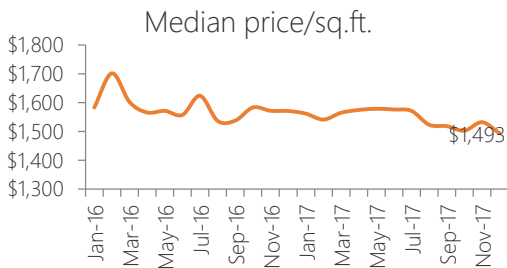


4% YoY

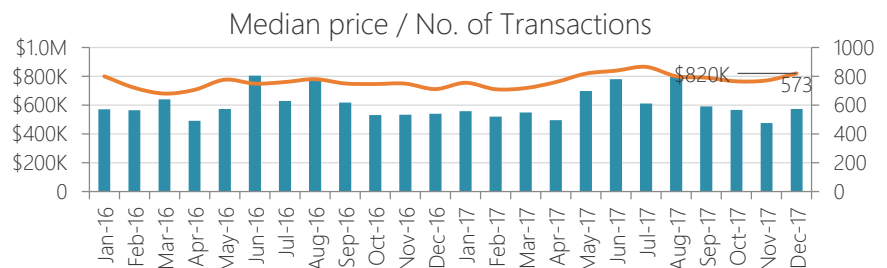
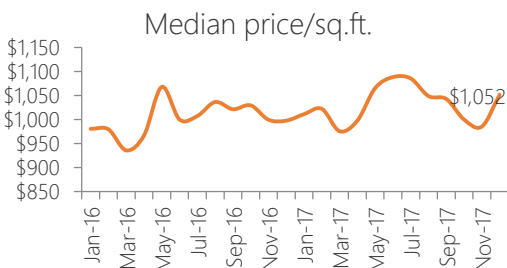
Single family



Condo



Coop



Top 10 Residential Sales

Manhattan, December 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	39 W 70 St	\$15,000,000	01-Dec-17	6,580	\$2,280	Lincoln Square
2	24 W 71 St	\$13,715,675	13-Dec-17	5,596	\$2,451	Lincoln Square
3	33 Charles St	\$10,500,000	08-Dec-17	3,196	\$3,285	West Village
4	4 Riverview Ter	\$7,650,000	08-Dec-17	5,100	\$1,500	Sutton Place
5	2 Sylvan Ct	\$1,325,000	29-Dec-17	1,512	\$876	East Harlem
6	347 E 84 St	\$1,288,589	21-Dec-17	3,296	\$391	Yorkville
7	-	-	-	-	-	-
8	-	-	-	-	-	-
9	-	-	-	-	-	-
10	-	-	-	-	-	-

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	432-442 Park Ave	\$91,125,497	18-Dec-17	3,977	\$22,913	Central Midtown
2	432-442 Park Ave	\$60,083,577	29-Dec-17	3,977	\$15,108	Central Midtown
3	275 W 10 St #PHC	\$34,620,500	14-Dec-17	-	-	West Village
4	15 Central Park W #14D	\$29,500,000	18-Dec-17	4,170	\$7,074	Lincoln Square
5	432 Park Ave #65A	\$26,436,176	21-Dec-17	4,019	\$6,578	Central Midtown
6	45 E 22 St #62A	\$22,413,800	06-Dec-17	-	-	Flatiron District
7	15 Central Park W #8B	\$21,500,000	29-Dec-17	3,480	\$6,178	Lincoln Square
8	1965 Broadway #PH3B	\$18,625,000	11-Dec-17	2,755	\$6,760	Lincoln Square
9	55 W 17 St #PH	\$16,756,322	05-Dec-17	-	-	Flatiron District
10	50 Riverside Blvd #PH1A	\$16,296,000	12-Dec-17	6,168	\$2,642	Lincoln Square

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	660 Park Ave #MR6	\$12,000,000	21-Dec-17	-	-	Lenox Hill
2	300 Central Park W #4D	\$9,900,000	12-Dec-17	3,150	\$3,143	Upper West Side
3	1150 5 Ave #15A	\$9,250,000	20-Dec-17	2,425	\$3,814	Carnegie Hill
4	830 Park Ave #9A	\$8,500,000	13-Dec-17	-	-	Lenox Hill
5	450 E 52 St #5	\$8,500,000	18-Dec-17	-	-	Turtle Bay
6	950 5 Ave #11	\$8,262,680	20-Dec-17	-	-	Lenox Hill
7	830 Park Ave #8B	\$8,050,000	07-Dec-17	-	-	Lenox Hill
8	1175 Park Ave #5C	\$6,050,000	21-Dec-17	3,800	\$1,592	Carnegie Hill
9	44-48 W 77 St #4W	\$5,900,000	15-Dec-17	-	-	Upper West Side
10	920 5 Ave #1A	\$5,600,000	18-Dec-17	3,400	\$1,647	Lenox Hill

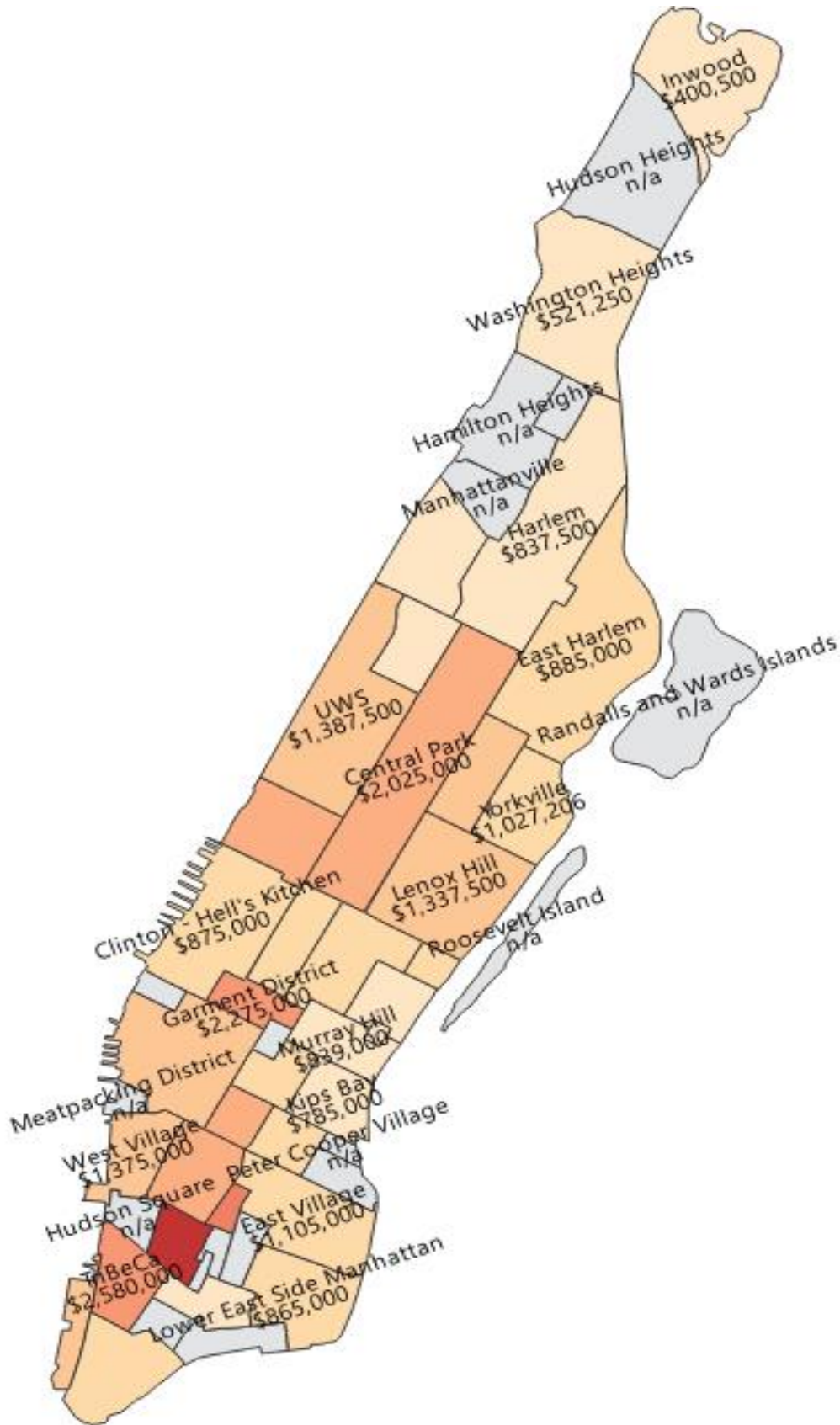


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Map of Neighborhoods

Manhattan, December 2017



Top Neighborhoods

Manhattan, December 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Central Park South	\$2,094	\$2,025,000	6	\$2,025,000	\$1,730,000	-
2	West Village	\$1,962	\$1,375,000	27	\$2,400,000	\$970,000	\$10,500,000
3	SoHo	\$1,772	\$4,187,500	11	\$4,875,000	\$1,700,000	-
4	Central Midtown	\$1,744	\$1,283,395	42	\$3,179,223	\$796,250	-
5	Greenwich Village	\$1,737	\$2,000,000	41	\$5,422,500	\$1,700,000	-
6	Lincoln Square	\$1,682	\$1,889,931	81	\$2,350,000	\$1,256,500	\$14,357,838
7	Chinatown	\$1,607	\$584,985	20	\$584,985	-	-
8	Chelsea	\$1,582	\$1,514,358	58	\$2,350,000	\$740,000	-
9	TriBeCa	\$1,565	\$2,580,000	27	\$3,040,000	\$2,247,500	-
10	Gramercy Park	\$1,546	\$900,000	21	\$1,400,000	\$750,000	-
11	Theatre District - Times Square	\$1,453	\$902,500	13	\$902,500	-	-
12	Clinton - Hell's Kitchen	\$1,450	\$875,000	45	\$999,000	\$463,250	-
13	NoMad	\$1,439	\$1,265,000	20	\$1,925,000	\$1,180,000	-
14	Carnegie Hill	\$1,406	\$1,700,000	48	\$3,747,156	\$1,410,000	-
15	Upper West Side	\$1,395	\$1,387,500	84	\$2,815,000	\$1,067,000	-
16	Flatiron District	\$1,395	\$1,925,000	17	\$3,585,000	\$996,500	-
17	Battery Park City	\$1,362	\$1,717,500	18	\$1,717,500	-	-
18	Financial District	\$1,340	\$1,250,000	45	\$1,375,000	\$700,000	-
19	East Village	\$1,332	\$1,105,000	23	\$1,578,288	\$831,900	-
20	Lenox Hill	\$1,296	\$1,337,500	115	\$1,750,000	\$1,125,000	-
21	Turtle Bay	\$1,273	\$762,500	43	\$1,095,000	\$712,500	-
22	Manhattan Valley	\$1,241	\$705,000	20	\$882,500	\$540,000	-
23	Yorkville	\$1,209	\$1,027,206	58	\$1,650,000	\$674,750	\$1,288,589
24	Murray Hill	\$1,197	\$839,000	41	\$1,060,000	\$645,000	-
25	Kips Bay	\$1,179	\$785,000	21	\$1,162,500	\$625,000	-
26	Lower East Side	\$1,095	\$865,000	27	\$2,652,500	\$747,000	-
27	East Harlem	\$1,057	\$885,000	14	\$961,116	\$723,500	\$1,325,000
28	Sutton Place	\$1,044	\$1,232,500	24	\$1,135,000	\$1,232,500	\$7,650,000
29	Harlem	\$907	\$837,500	49	\$1,053,250	\$415,000	-
30	Morningside Heights	\$814	\$620,000	13	-	\$620,000	-
31	Washington Heights	\$655	\$521,250	24	\$510,000	\$527,500	-
32	Inwood	\$599	\$400,500	11	\$400,500	\$417,500	-

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

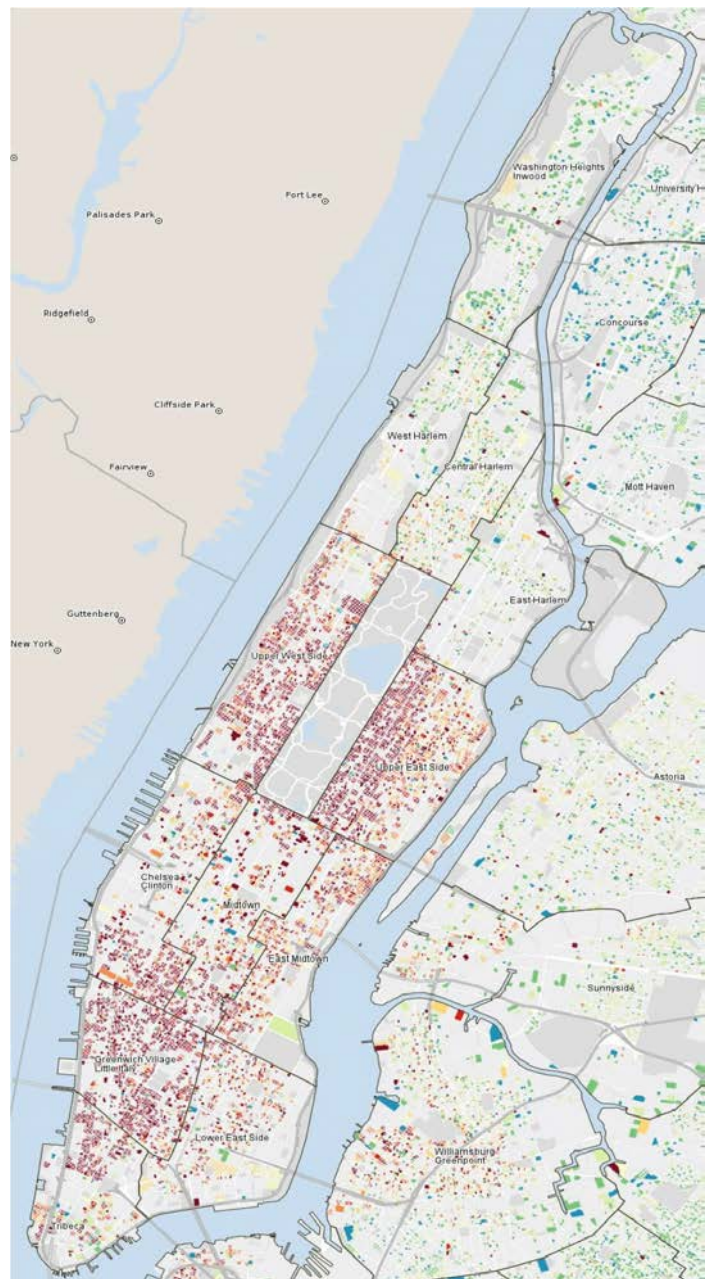
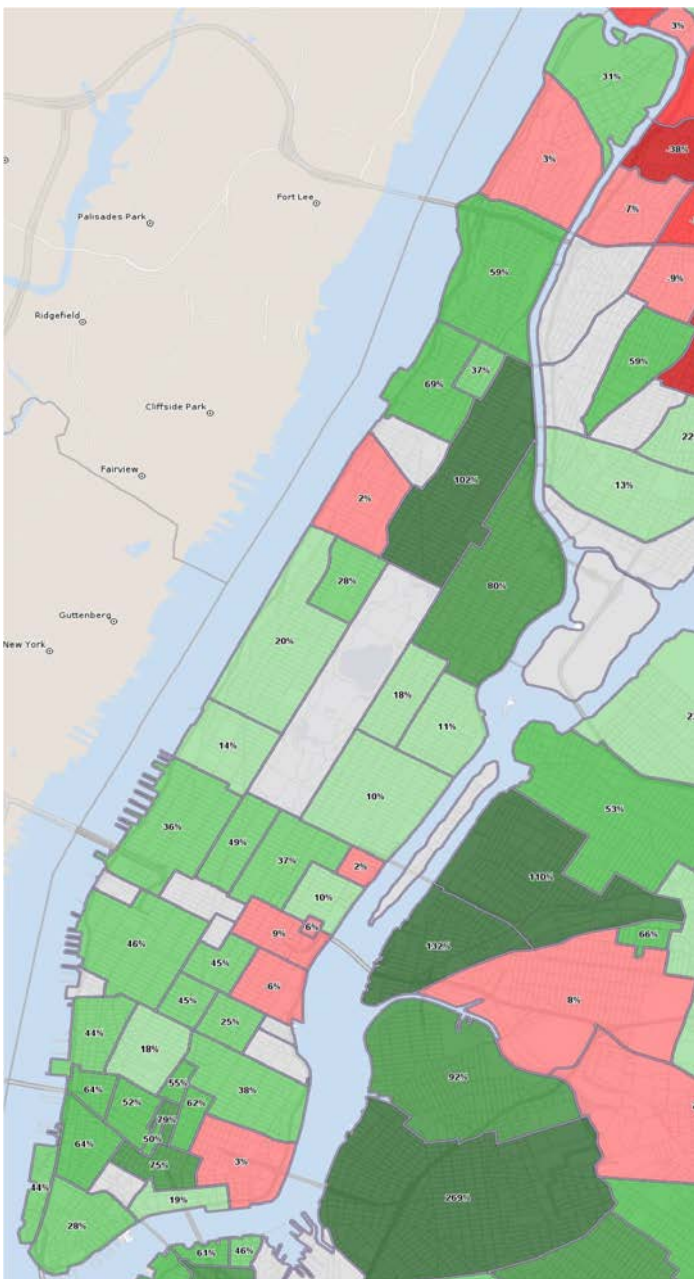
Manhattan, December 2017

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 2017

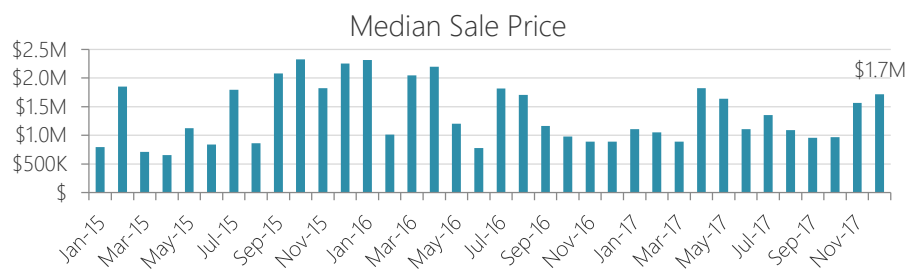


More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.

Median Sale Price



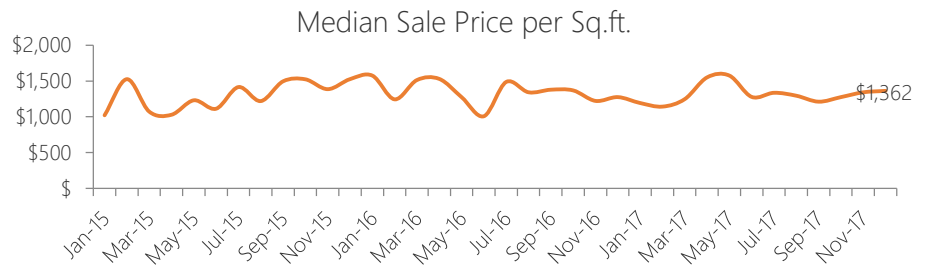
93% YoY



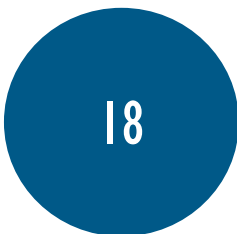
Median Sale Price per Sq.ft.



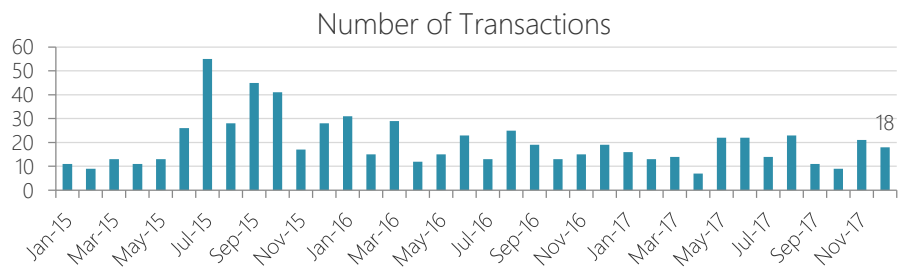
7% YoY



Number of Transactions



-5% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,717,500	93%	\$1,362	7%	18
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Carnegie Hill

Manhattan, December 2017

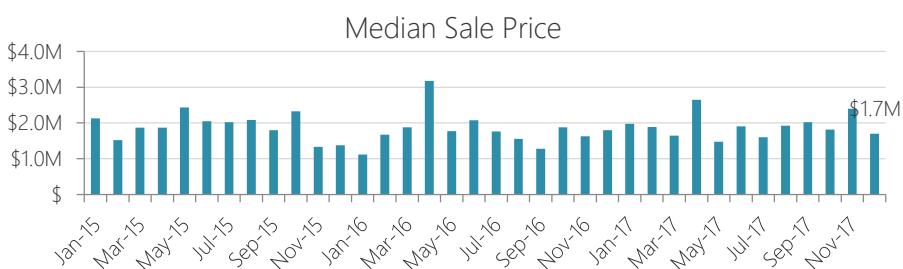


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home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

Median Sale Price



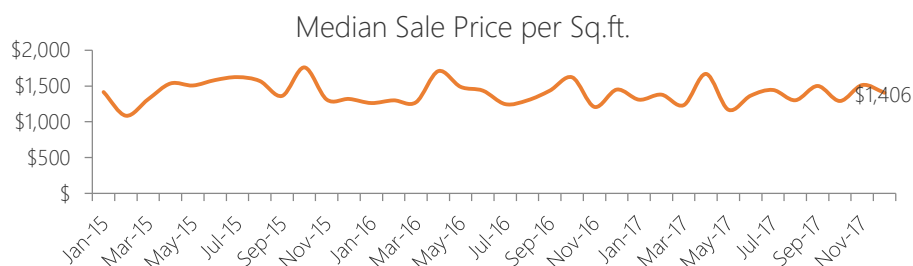
-6% YoY



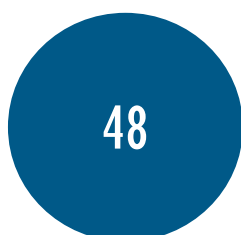
Median Sale Price per Sq.ft.



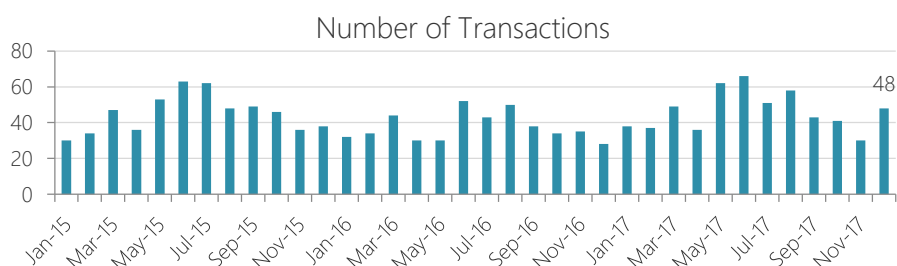
-3% YoY



Number of Transactions



71% YoY



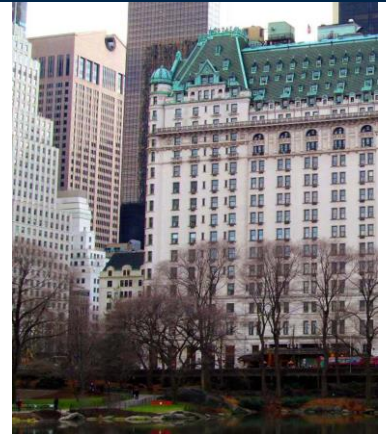
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,747,156	50%	\$2,915	90%	9
Coops	\$1,410,000	-18%	\$1,256	5%	39
Houses	-	-	-	-	0



Central Midtown

Manhattan, December 2017

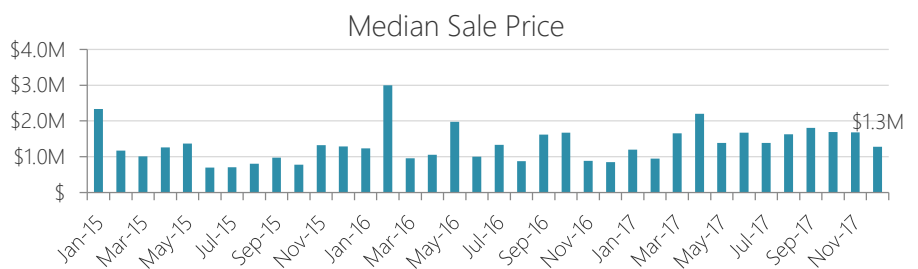


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated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

Median Sale Price



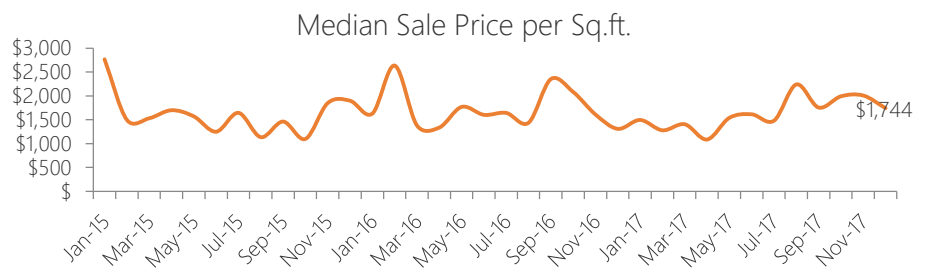
51% YoY



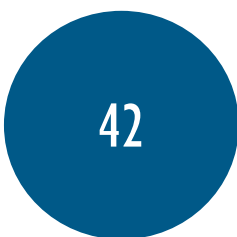
Median Sale Price per Sq.ft.



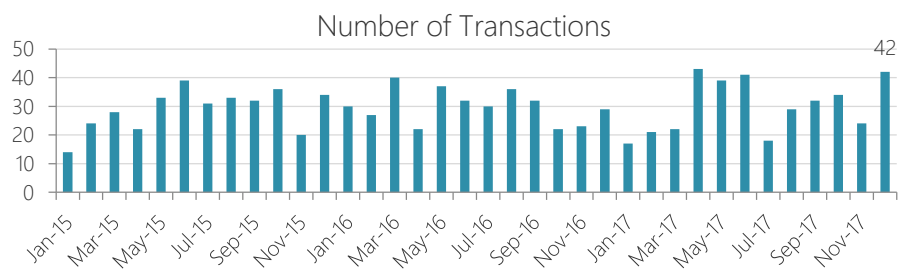
33% YoY



Number of Transactions



45% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,179,223	8%	\$2,965	64%	22
Coops	\$796,250	16%	\$945	3%	20
Houses	-	-	-	-	0



Central Park South

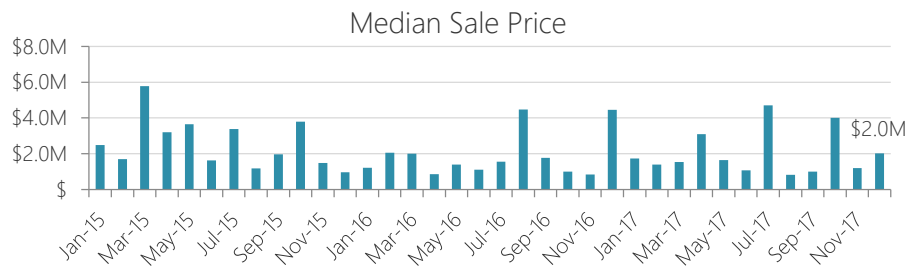
Manhattan, December 2017



Median Sale Price



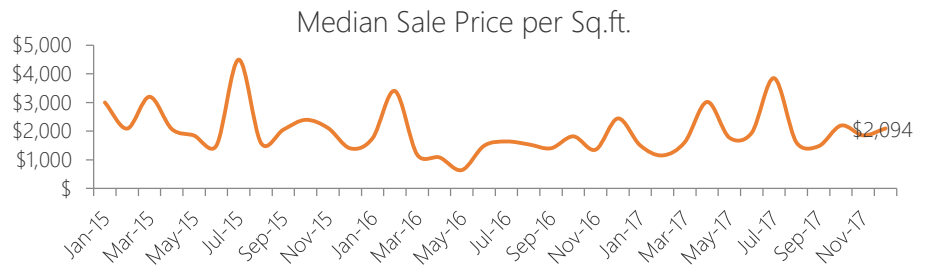
-54% YoY



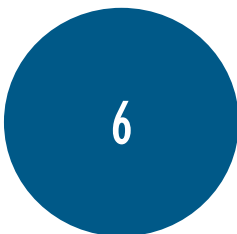
Median Sale Price per Sq.ft.



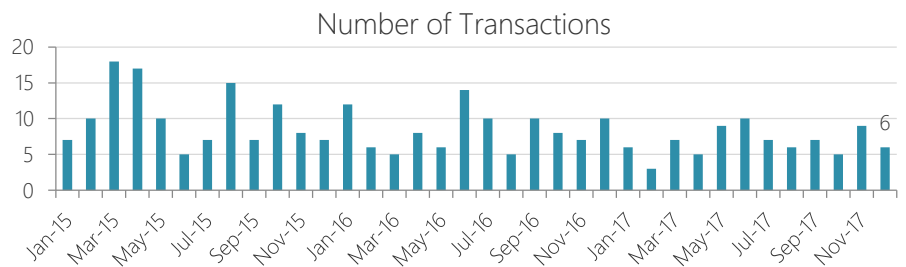
-14% YoY



Number of Transactions



-40% YoY



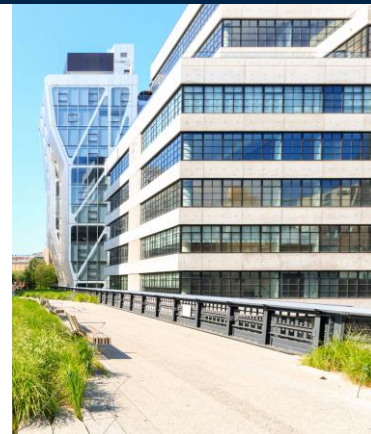
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,025,000	-69%	\$2,094	-32%	3
Coops	\$1,730,000	89%	-	-	2
Houses	-	-	-	-	0



Chelsea

Manhattan, December 2017

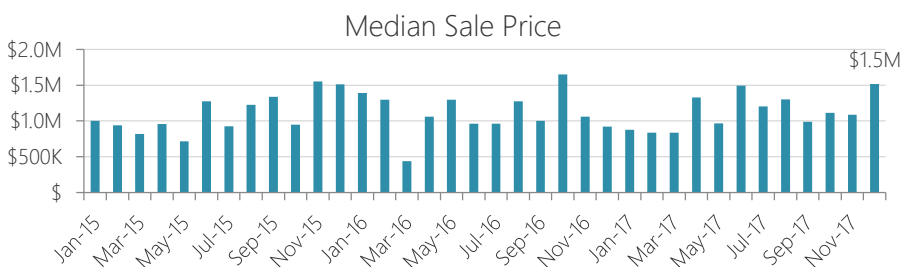


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea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

Median Sale Price



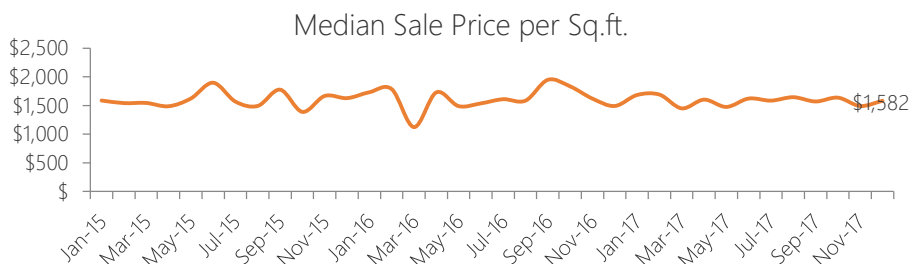
64% YoY



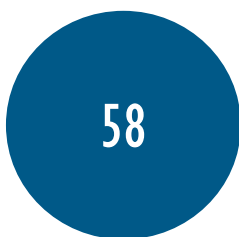
Median Sale Price per Sq.ft.



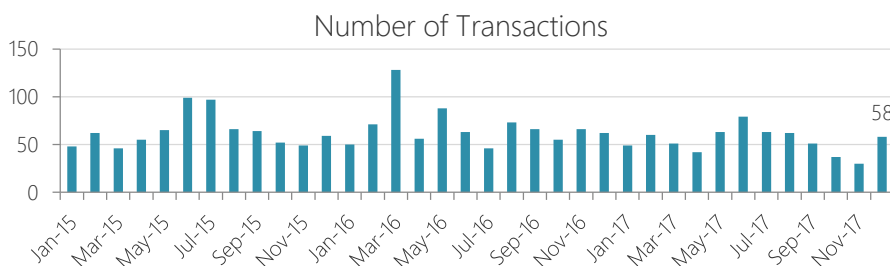
6% YoY



Number of Transactions



-6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,350,000	-1%	\$1,657	8%	33
Coops	\$740,000	48%	\$1,249	-3%	24
Houses	-	-	-	-	0



Chinatown

Manhattan, December 2017

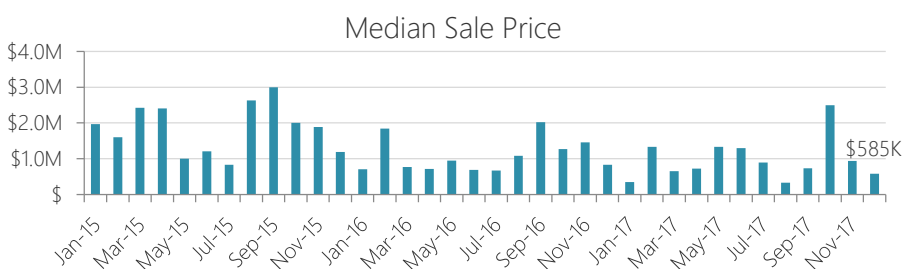


In Chinatown, residents have access to a wide range of unique restaurants, open-air fish markets, and many places to explore. Most housing is in centuries-old tenement-style buildings, which leads to a very dense and bustling atmosphere. There are several subway lines to Chinatown and easy access to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

Median Sale Price



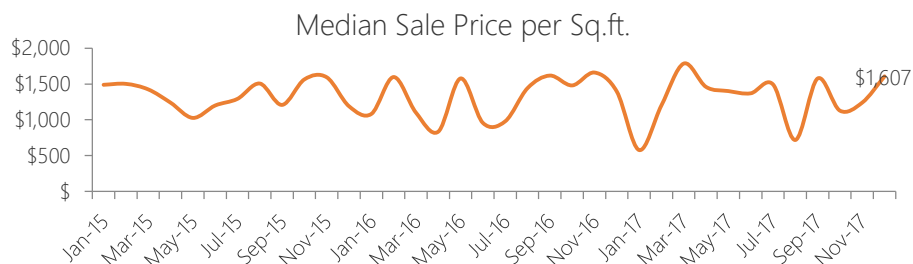
-30% YoY



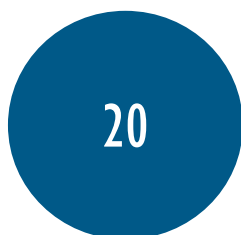
Median Sale Price per Sq.ft.



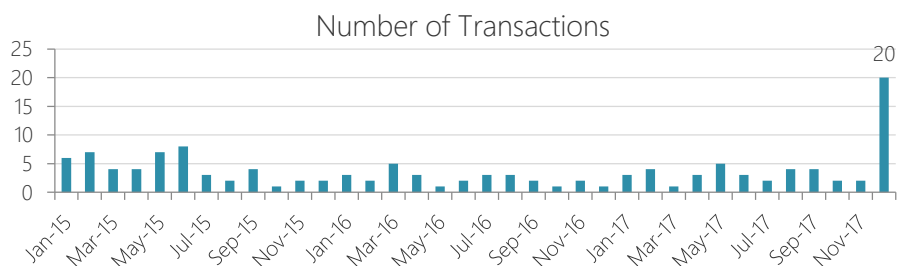
15% YoY



Number of Transactions



1900% YoY



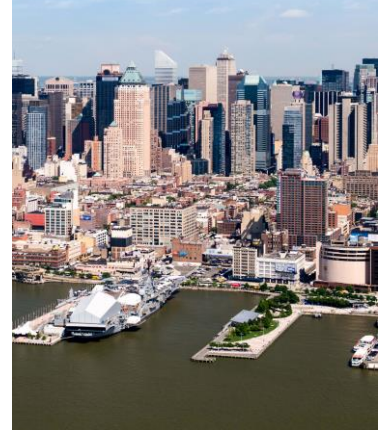
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$584,985	-30%	\$1,607	15%	20
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Clinton - Hell's Kitchen

Manhattan, December 2017

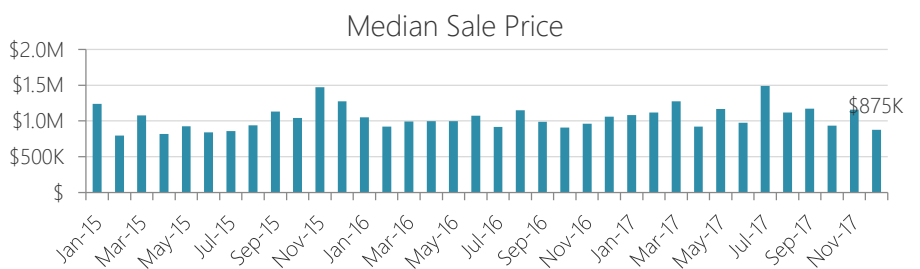


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central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

Median Sale Price



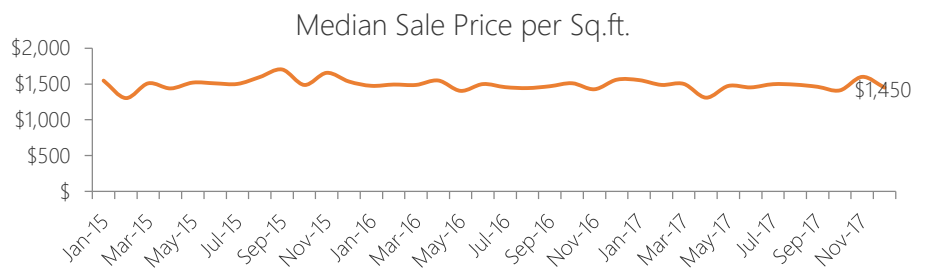
-17% YoY



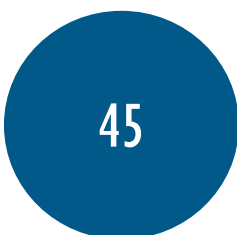
Median Sale Price per Sq.ft.



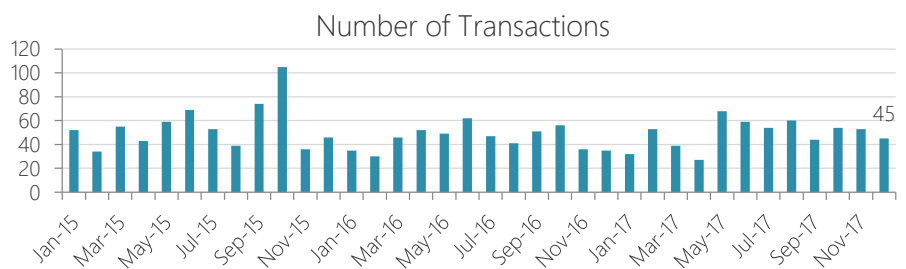
-7% YoY



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	\$999,000	-9%	\$1,480	-10%	37
Coops	\$463,250	38%	\$1,143	30%	9
Houses	-	-	-	-	0



East Harlem

Manhattan, December 2017

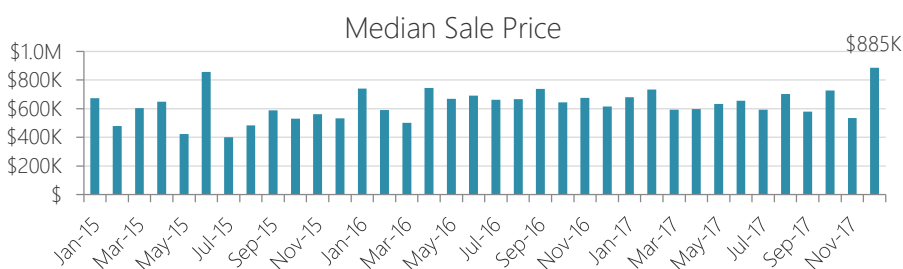


Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.

Median Sale Price



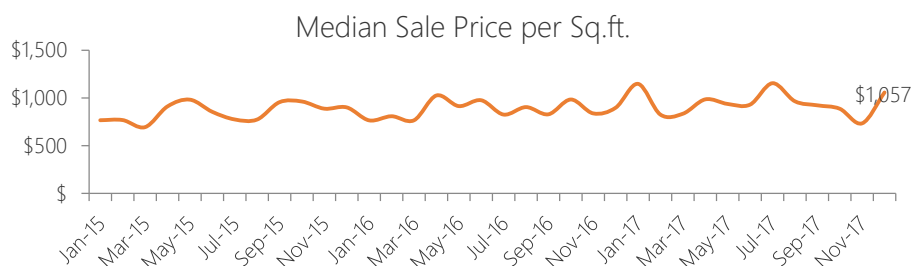
44% YoY



Median Sale Price per Sq.ft.



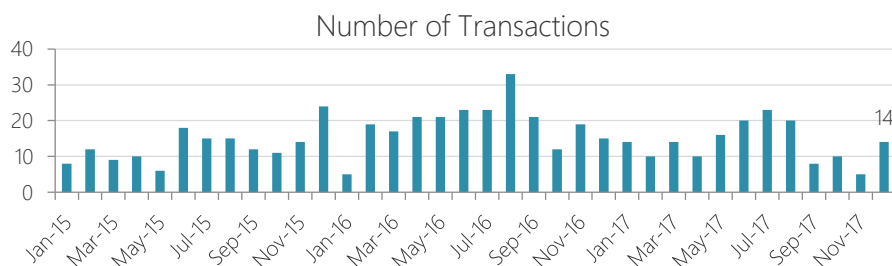
18% YoY



Number of Transactions



-7% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$961,116	38%	\$1,200	31%	7
Coops	\$723,500	45%	-	-	7
Houses	\$1,325,000	-	\$876	-	1



East Village

Manhattan, December 2017

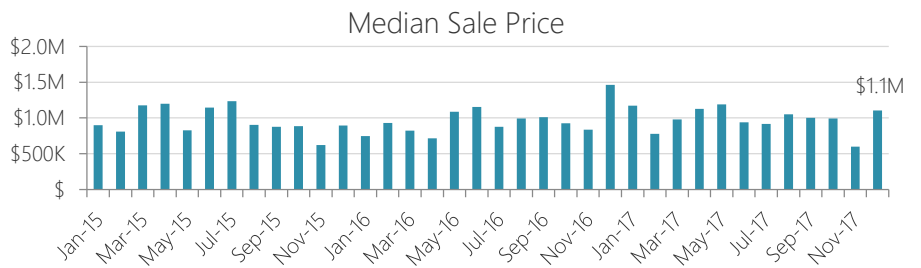


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include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

Median Sale Price



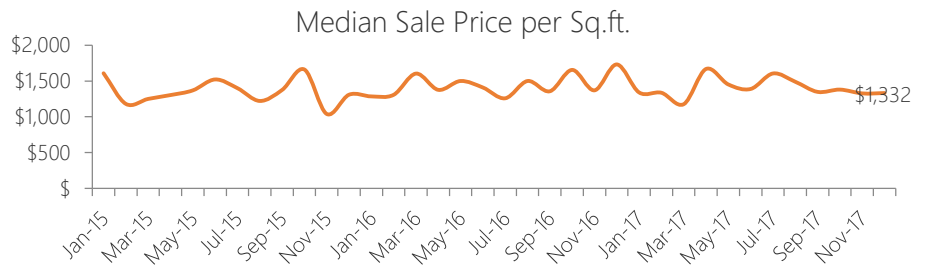
-24% YoY



Median Sale Price per Sq.ft.



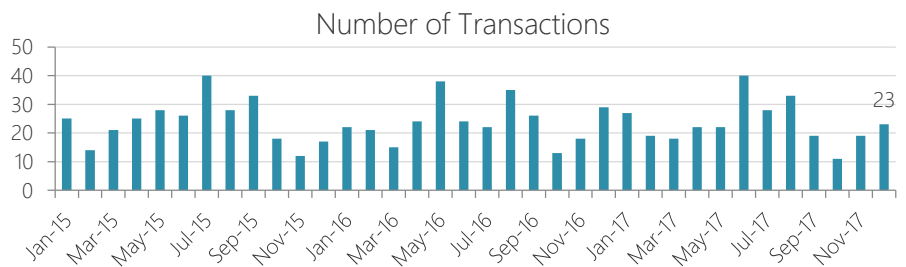
-23% YoY



Number of Transactions



-21% YoY



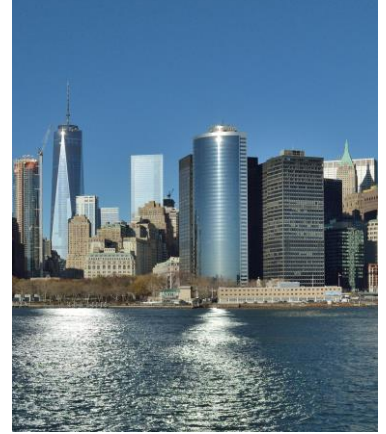
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,578,288	-9%	\$1,647	-11%	12
Coops	\$831,900	-3%	\$1,108	0%	11
Houses	-	-	-	-	0



Financial District

Manhattan, December 2017

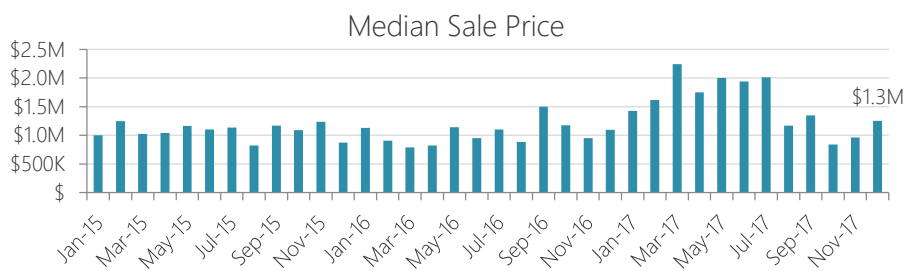


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently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

Median Sale Price



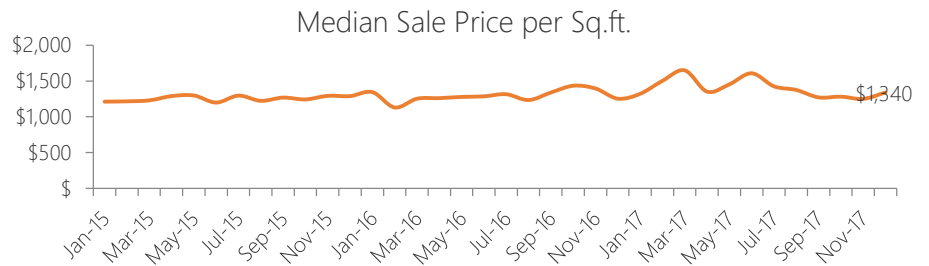
14% YoY



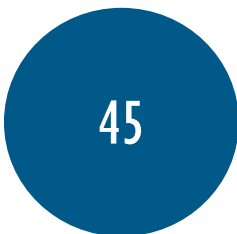
Median Sale Price per Sq.ft.



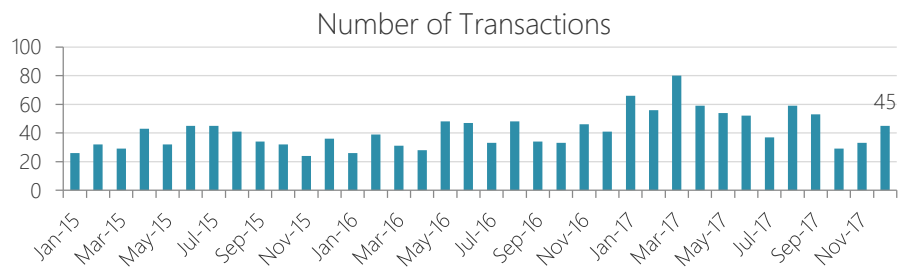
7% YoY



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	\$1,375,000	18%	\$1,343	0%	38
Coops	\$700,000	0%	\$973	-3%	8
Houses	-	-	-	-	0



Flatiron District

Manhattan, December 2017

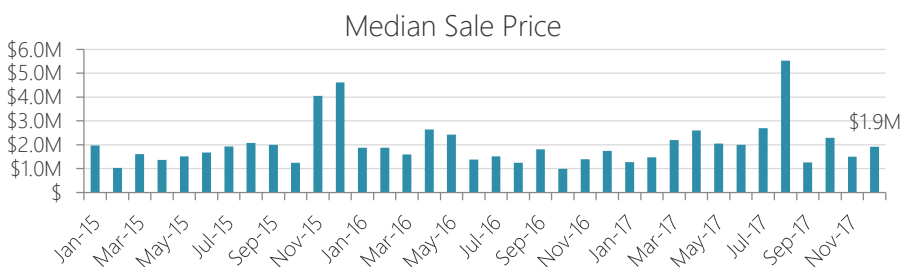


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through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

Median Sale Price



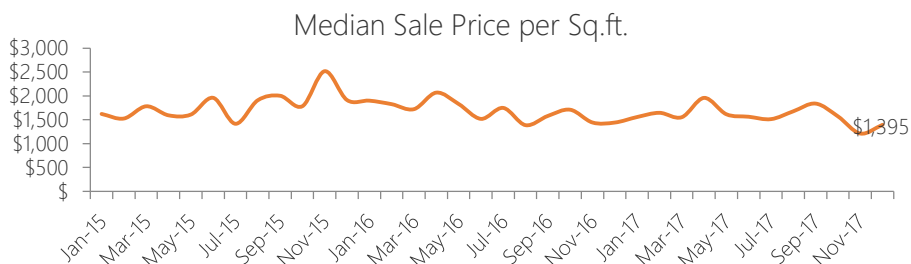
10% YoY



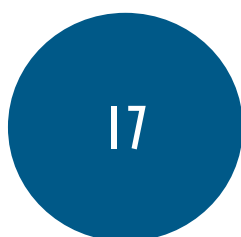
Median Sale Price per Sq.ft.



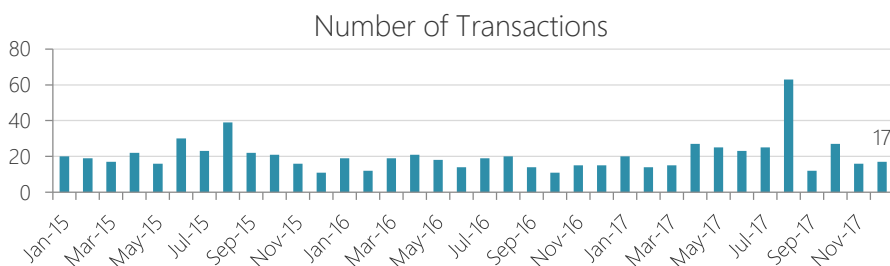
-3% YoY



Number of Transactions



13% YoY



Type of 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



Gramercy Park

Manhattan, December 2017

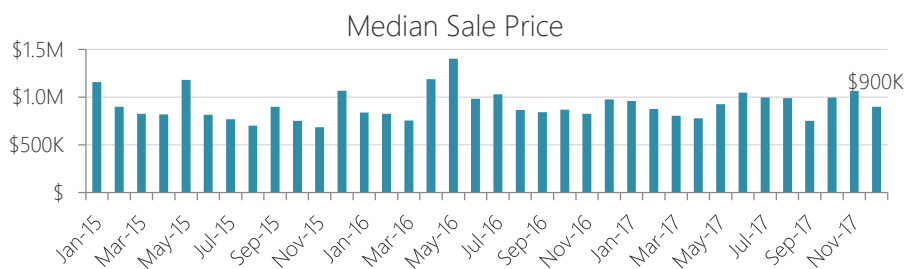


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories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

Median Sale Price



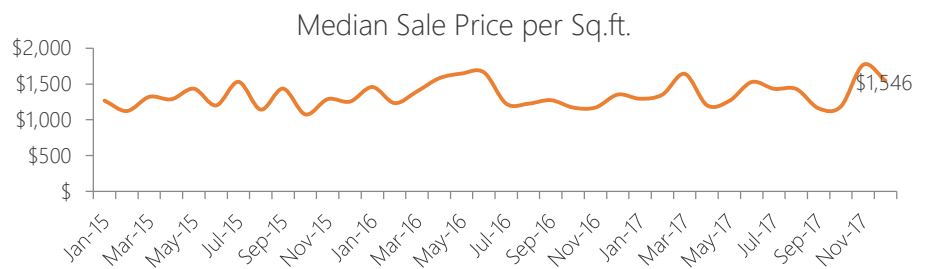
-8% YoY



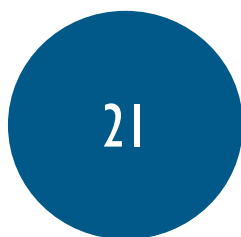
Median Sale Price per Sq.ft.



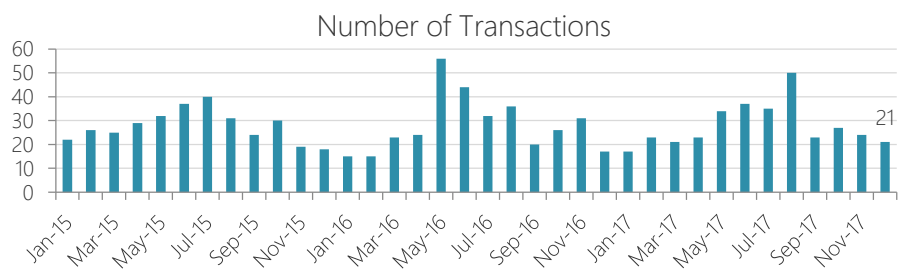
14% YoY



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	\$1,400,000	-38%	\$1,818	23%	7
Coops	\$750,000	34%	\$1,077	-3%	14
Houses	-	-	-	-	0



Greenwich Village

Manhattan, December 2017

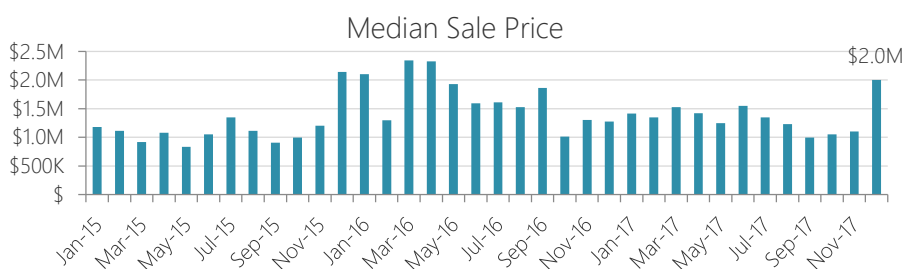


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is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

Median Sale Price



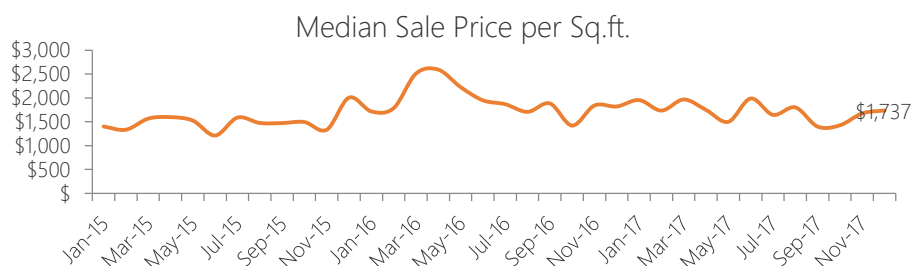
57% YoY



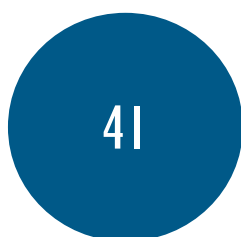
Median Sale Price per Sq.ft.



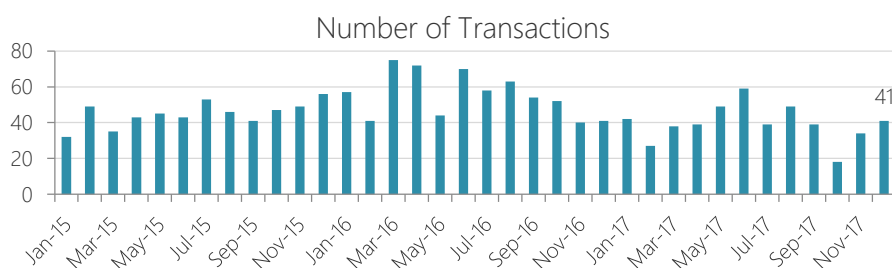
-5% YoY



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	\$5,422,500	18%	\$2,557	-3%	9
Coops	\$1,700,000	56%	\$1,438	-3%	32
Houses	-	-	-	-	0



Harlem

Manhattan, December 2017

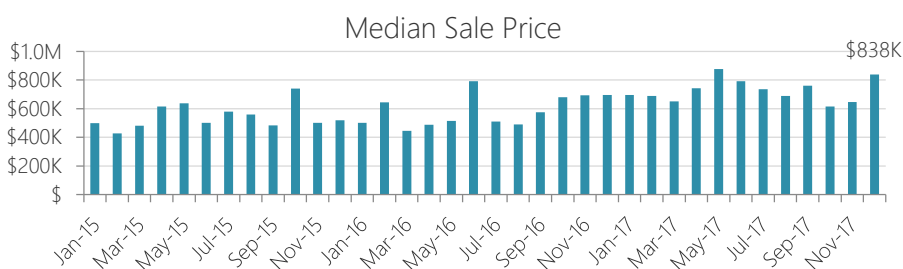


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great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

Median Sale Price



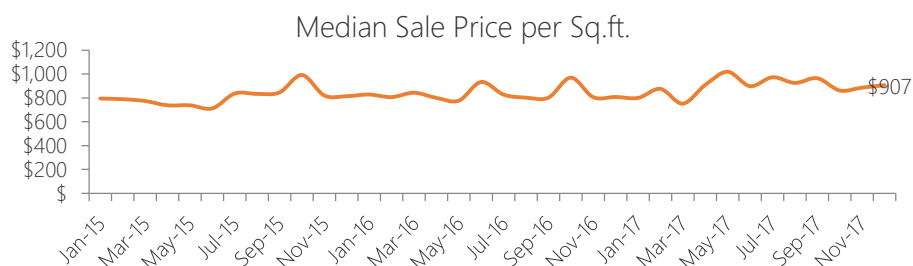
21% YoY



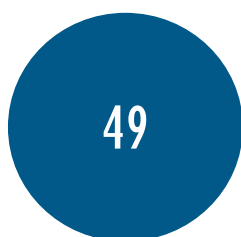
Median Sale Price per Sq.ft.



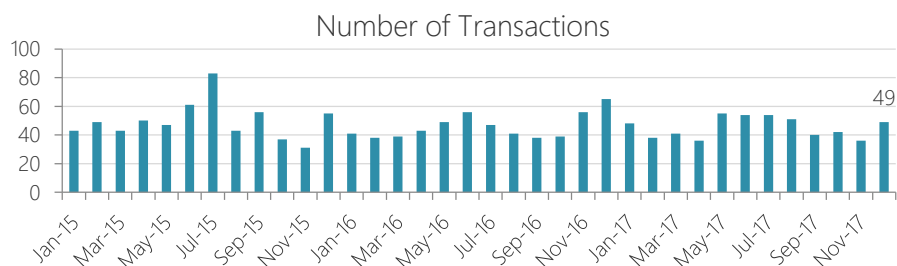
12% YoY



Number of Transactions



-25% YoY



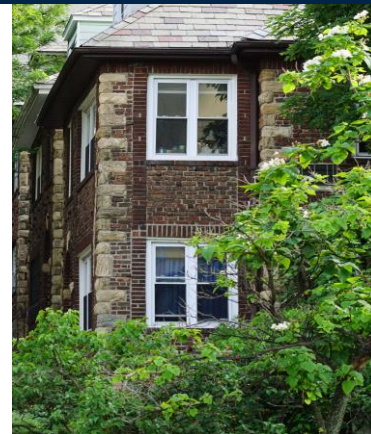
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,053,250	50%	\$998	17%	33
Coops	\$415,000	3%	\$603	-24%	16
Houses	-	-	-	-	0



Inwood

Manhattan, December 2017

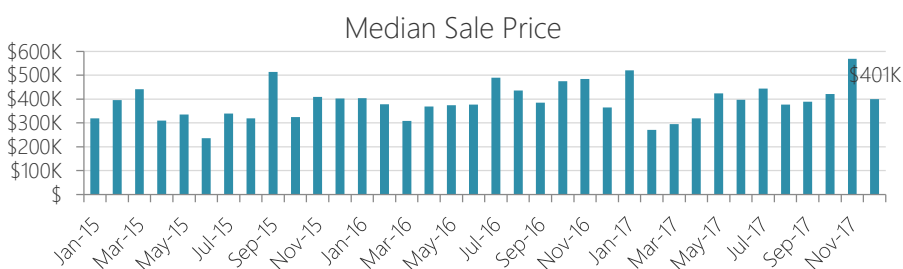


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key,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

Median Sale Price



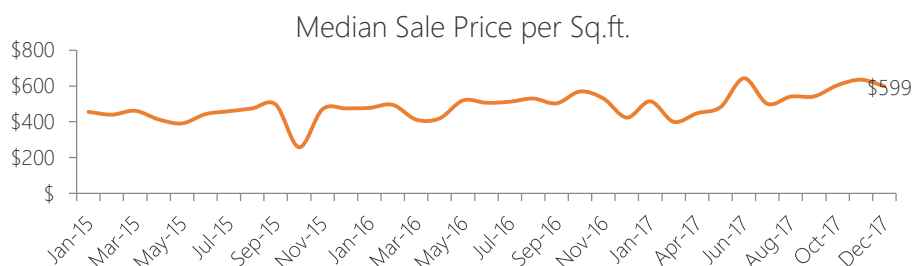
10% YoY



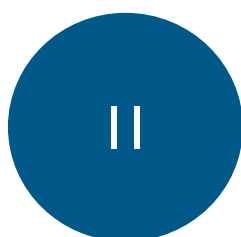
Median Sale Price per Sq.ft.



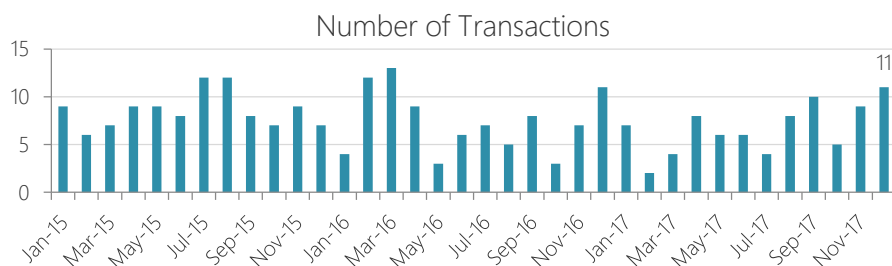
41% YoY



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	\$400,500	-4%	\$603	45%	2
Coops	\$417,500	21%	\$545	27%	9
Houses	-	-	-	-	0



Kips Bay

Manhattan, December 2017

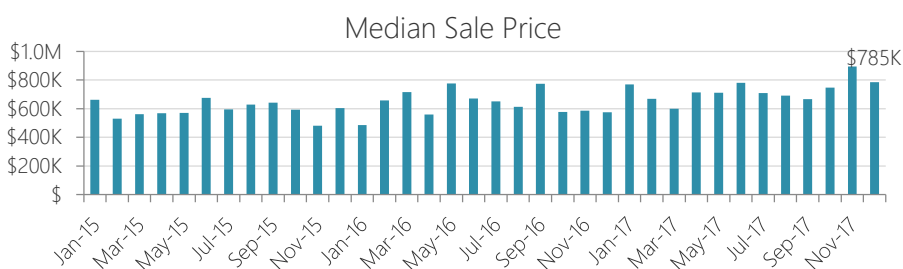


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library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

Median Sale Price



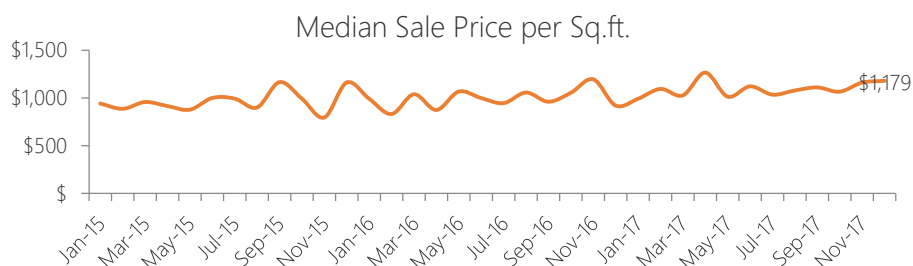
37% YoY



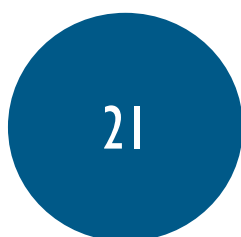
Median Sale Price per Sq.ft.



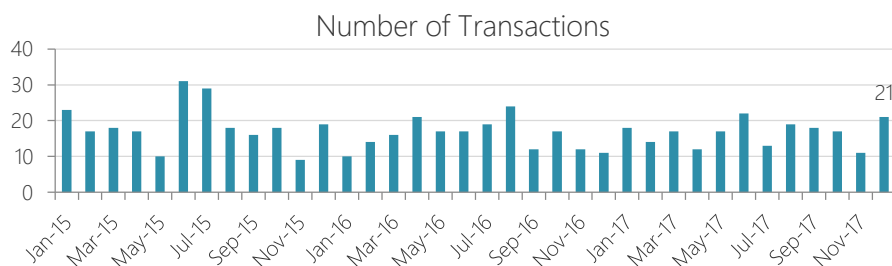
28% YoY



Number of Transactions



91% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,162,500	-	\$1,386	-	11
Coops	\$625,000	9%	\$959	4%	10
Houses	-	-	-	-	0



Lenox Hill

Manhattan, December 2017

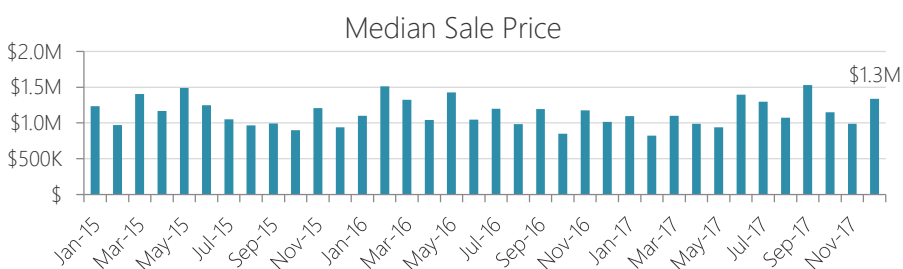


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is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

Median Sale Price



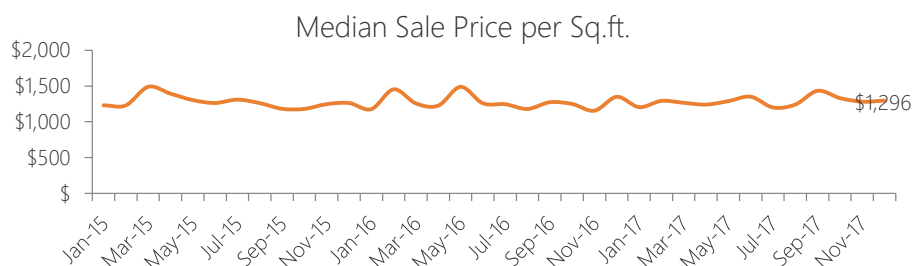
32% YoY



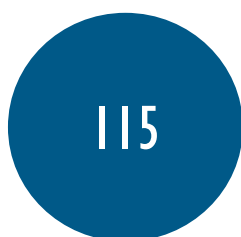
Median Sale Price per Sq.ft.



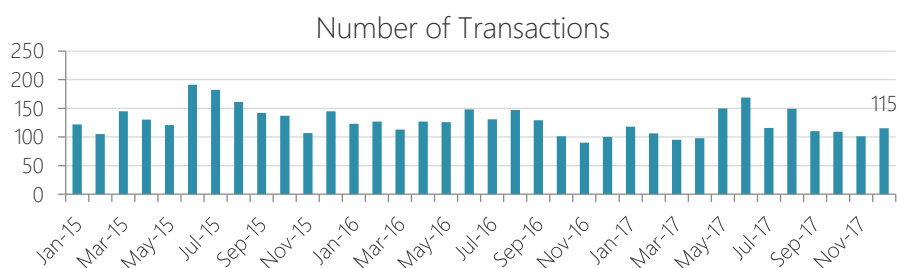
-4% YoY



Number of Transactions



15% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,750,000	-10%	\$1,572	-4%	32
Coops	\$1,125,000	33%	\$958	-4%	83
Houses	-	-	-	-	0



Lincoln Square

Manhattan, December 2017

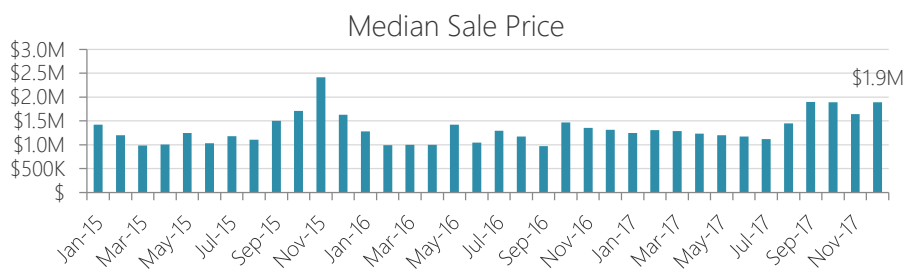


Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the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

Median Sale Price



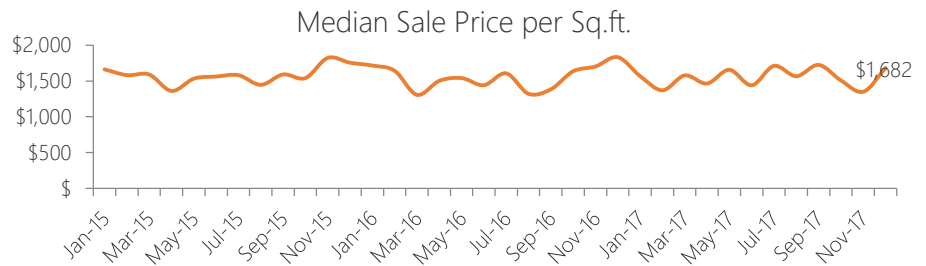
44% YoY



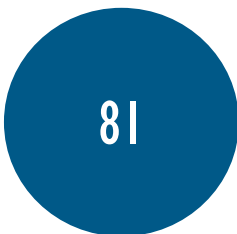
Median Sale Price per Sq.ft.



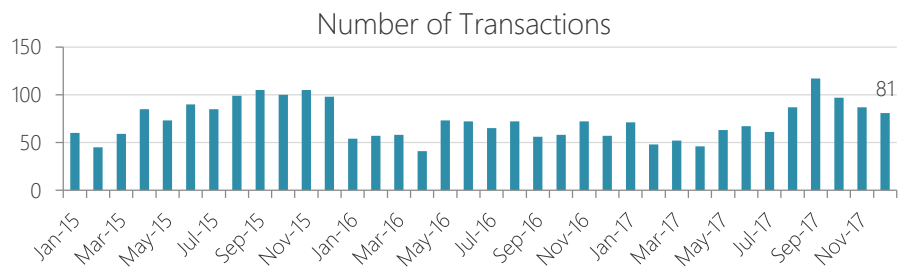
-8% YoY



Number of Transactions



42% YoY



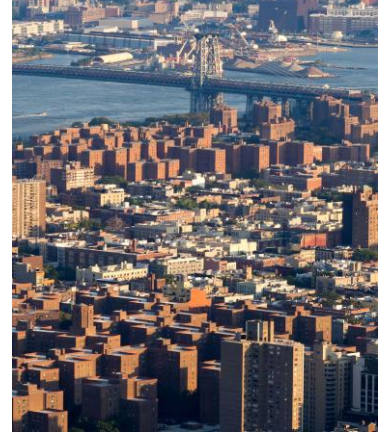
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,350,000	-16%	\$1,727	-14%	52
Coops	\$1,256,500	48%	\$1,105	12%	27
Houses	\$14,357,838	-	\$2,365	-	2



Lower East Side

Manhattan, December 2017

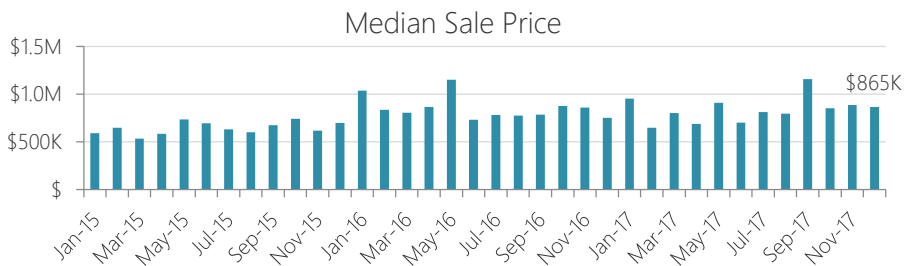


One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with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

Median Sale Price



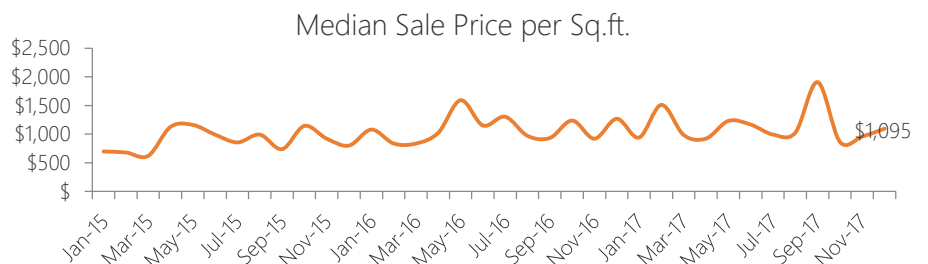
15% YoY



Median Sale Price per Sq.ft.



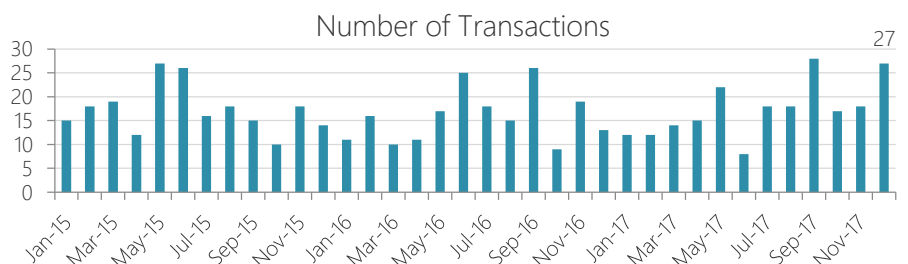
-14% YoY



Number of Transactions



108% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,652,500	111%	\$1,337	-23%	13
Coops	\$747,000	11%	\$868	3%	13
Houses	-	-	-	-	0



Manhattan Valley

Manhattan, December 2017

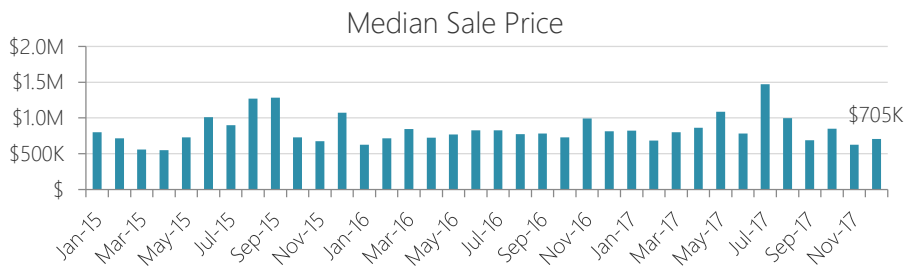


Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+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

Median Sale Price



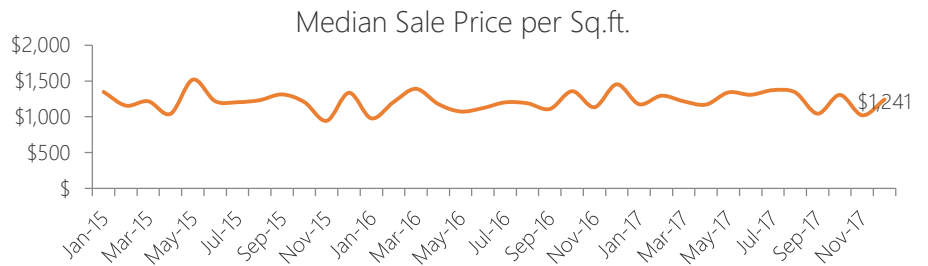
-13% YoY



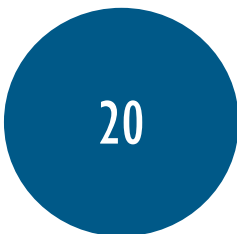
Median Sale Price per Sq.ft.



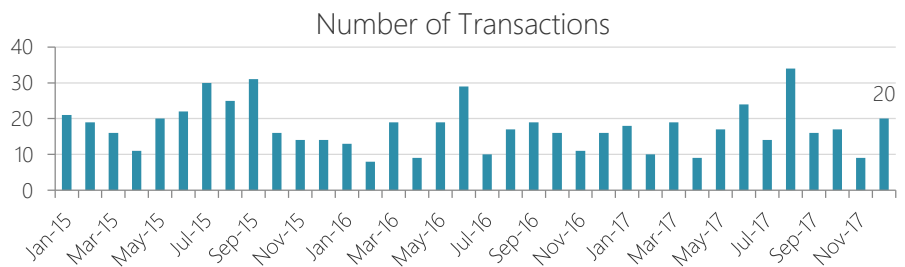
-15% YoY



Number of Transactions



25% YoY



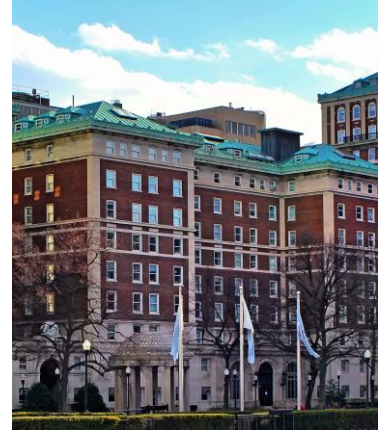
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$882,500	8%	\$1,338	-9%	10
Coops	\$540,000	-33%	\$1,092	15%	10
Houses	-	-	-	-	0



Morningside Heights

Manhattan, December 2017

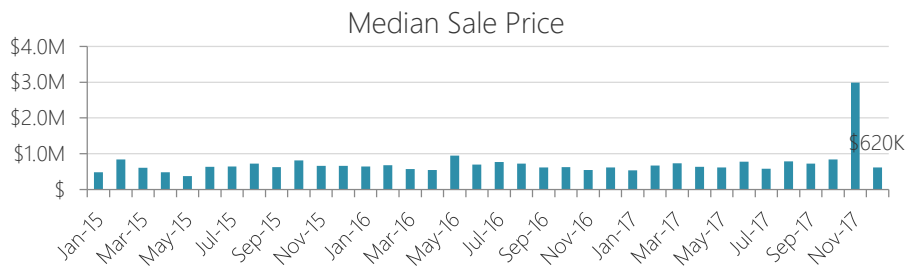


While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend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

Median Sale Price



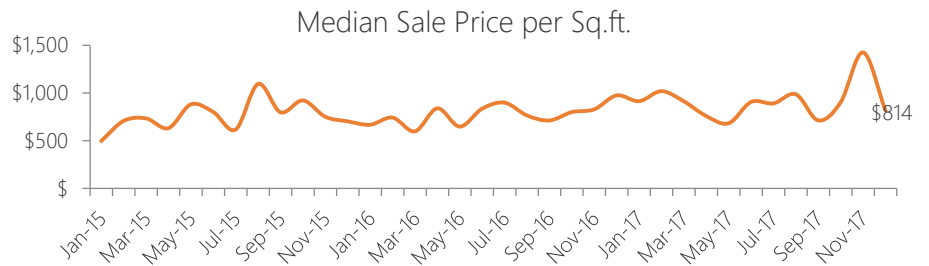
0% YoY



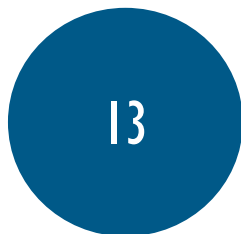
Median Sale Price per Sq.ft.



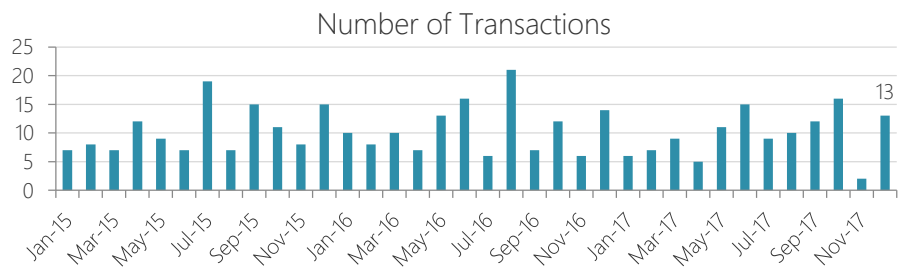
-16% YoY



Number of Transactions



-7% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$620,000	15%	\$814	-12%	13
Houses	-	-	-	-	0



Murray Hill

Manhattan, December 2017

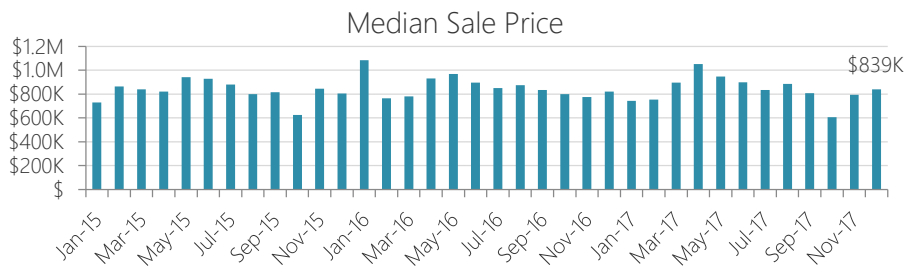


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid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

Median Sale Price



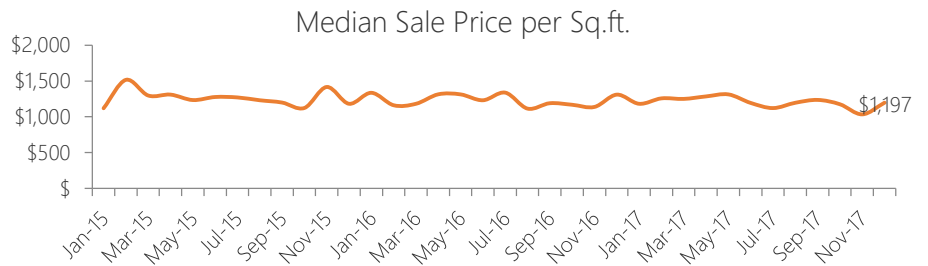
2% YoY



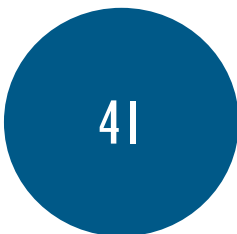
Median Sale Price per Sq.ft.



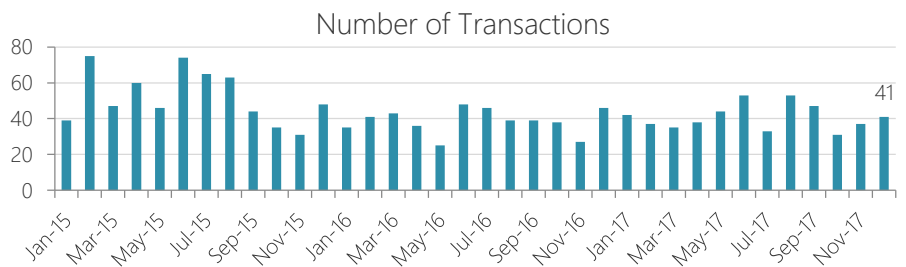
-9% YoY



Number of Transactions



-11% YoY



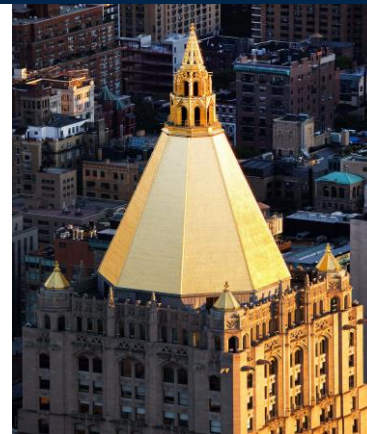
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,060,000	-25%	\$1,329	-7%	20
Coops	\$645,000	39%	\$940	1%	21
Houses	-	-	-	-	0



NoMad

Manhattan, December 2017

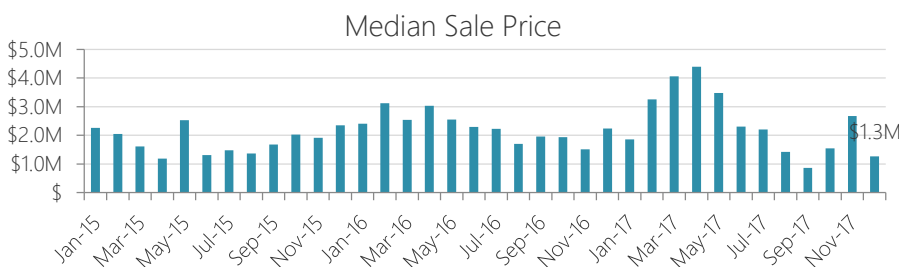


The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness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

Median Sale Price



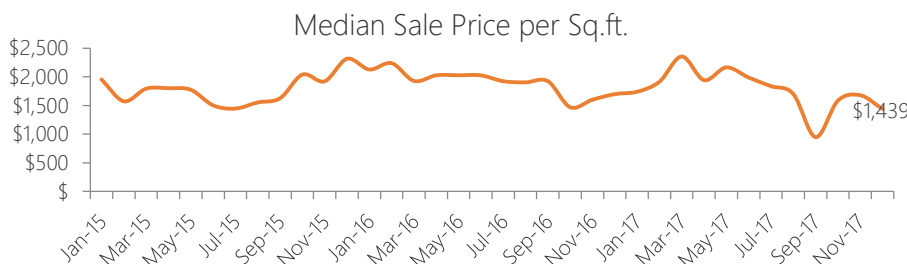
-44% YoY



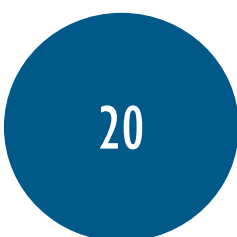
Median Sale Price per Sq.ft.



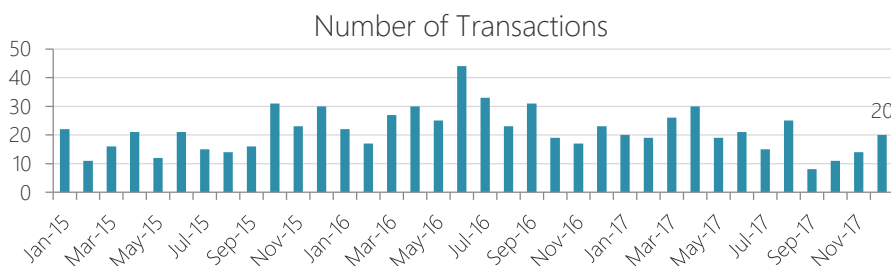
-15% YoY



Number of Transactions



-13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,925,000	-27%	\$1,936	8%	12
Coops	\$1,180,000	69%	\$1,218	26%	8
Houses	-	-	-	-	0



SoHo

Manhattan, December 2017

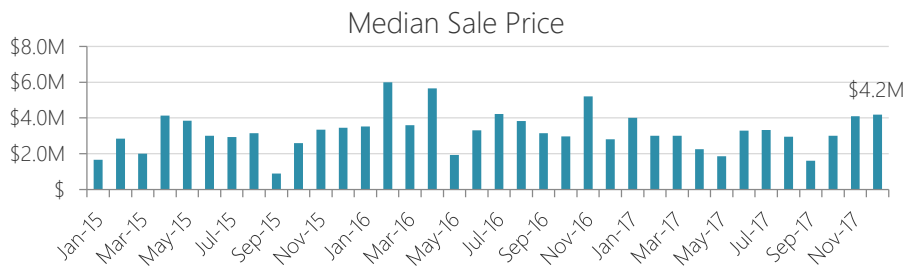


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts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

Median Sale Price



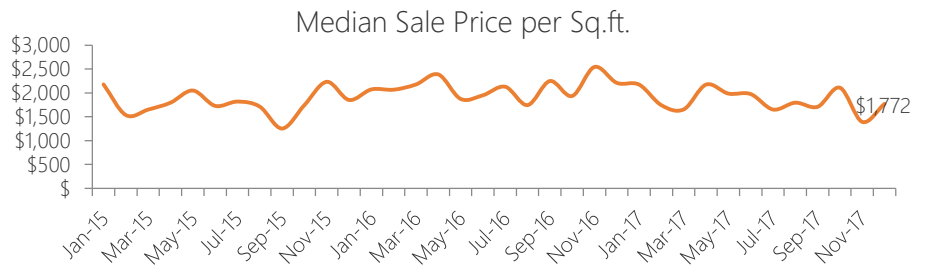
50% YoY



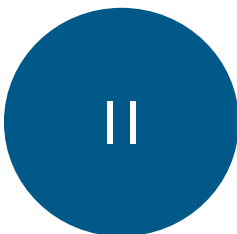
Median Sale Price per Sq.ft.



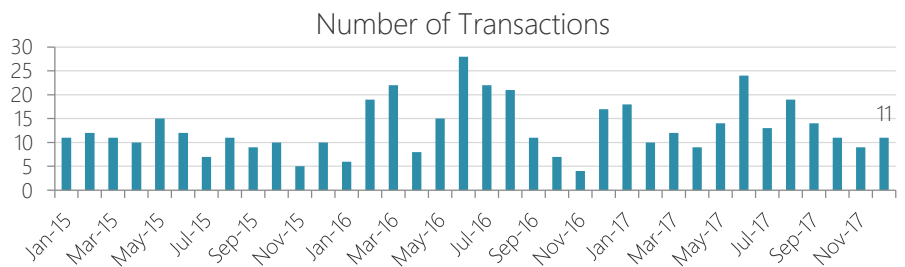
-20% YoY



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	\$4,875,000	74%	\$2,043	-10%	10
Coops	\$1,700,000	-9%	\$723	-59%	1
Houses	-	-	-	-	0



Sutton Place

Manhattan, December 2017

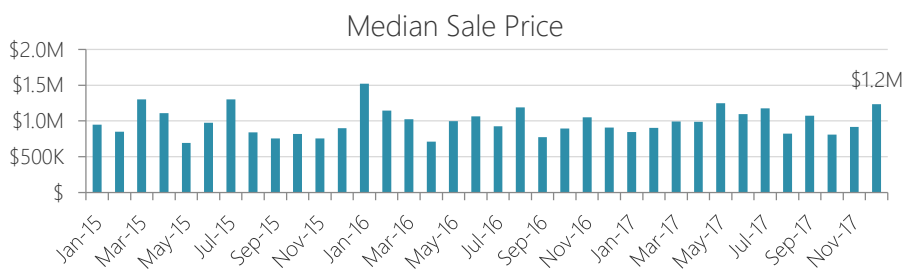


Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy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

Median Sale Price



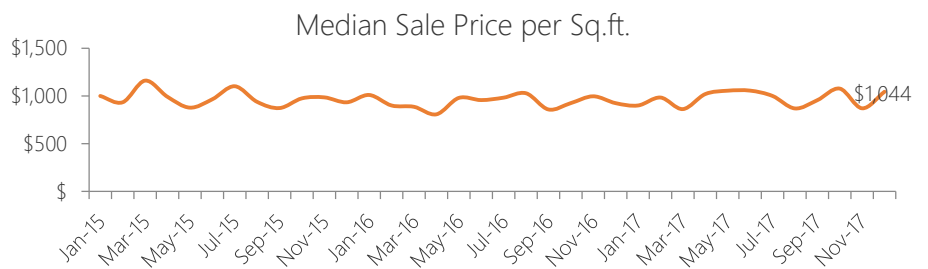
35% YoY



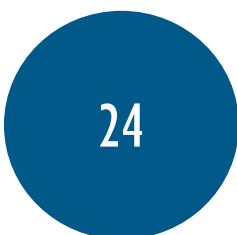
Median Sale Price per Sq.ft.



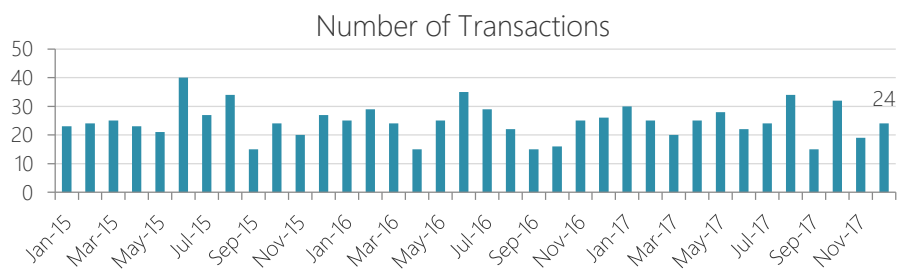
13% YoY



Number of Transactions



-8% YoY



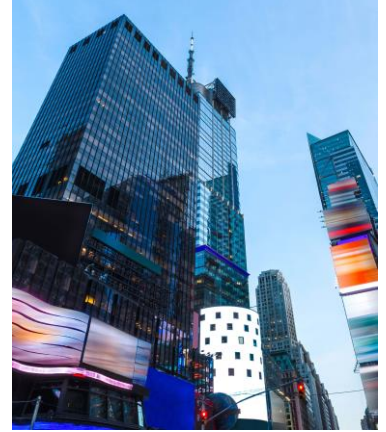
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,135,000	0%	\$1,051	-9%	3
Coops	\$1,232,500	56%	\$1,036	24%	20
Houses	\$7,650,000	-	\$1,500	-	1



Theatre District - Times Square

Manhattan, December 2017

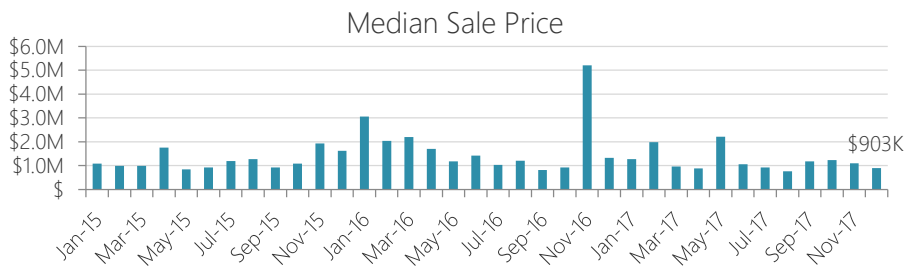


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some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

Median Sale Price



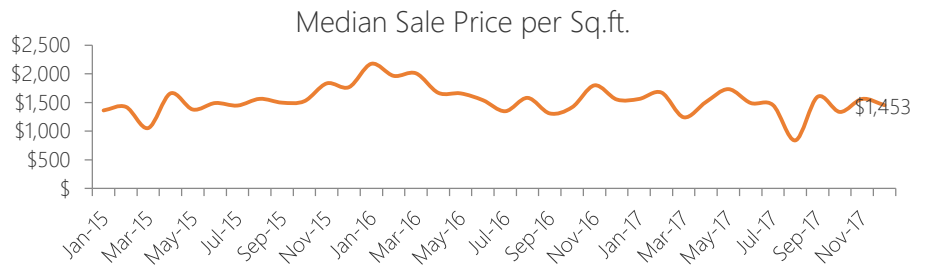
-32% YoY



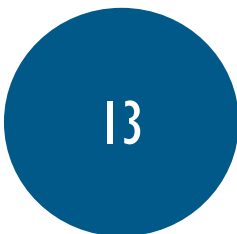
Median Sale Price per Sq.ft.



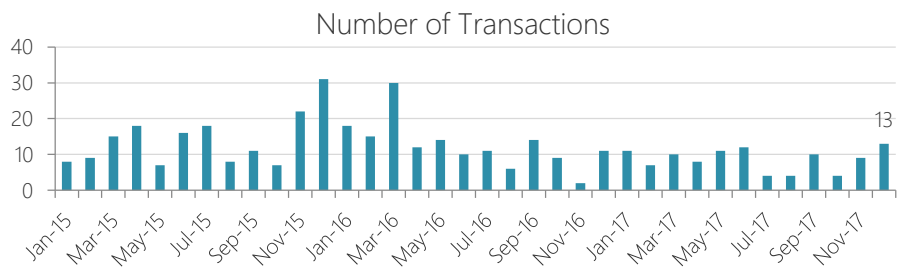
-6% YoY



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	\$902,500	-57%	\$1,453	-9%	13
Coops	-	-	-	-	0
Houses	-	-	-	-	0



TriBeCa

Manhattan, December 2017

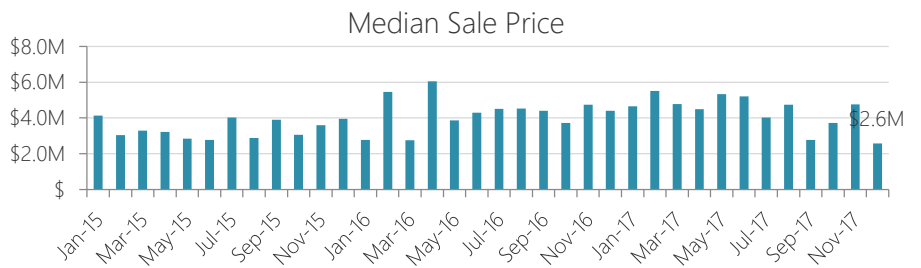


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled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

Median Sale Price



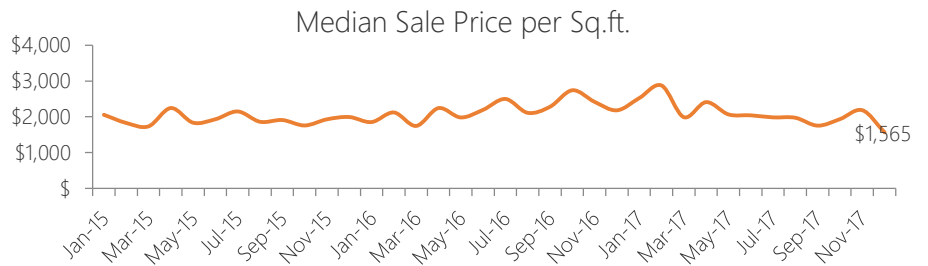
-41% YoY



Median Sale Price per Sq.ft.



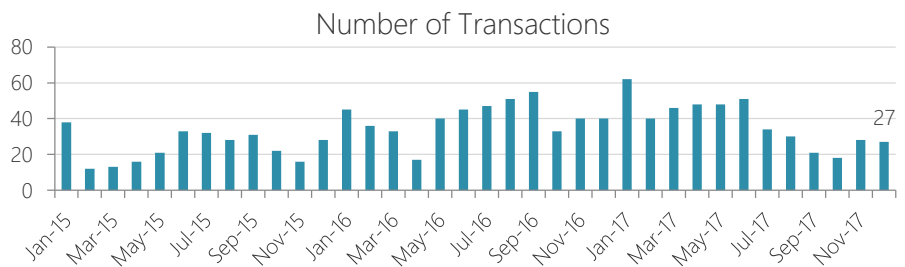
-28% YoY



Number of Transactions



-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,040,000	-32%	\$1,697	-22%	20
Coops	\$2,247,500	-24%	\$1,209	-	7
Houses	-	-	-	-	0



Turtle Bay

Manhattan, December 2017

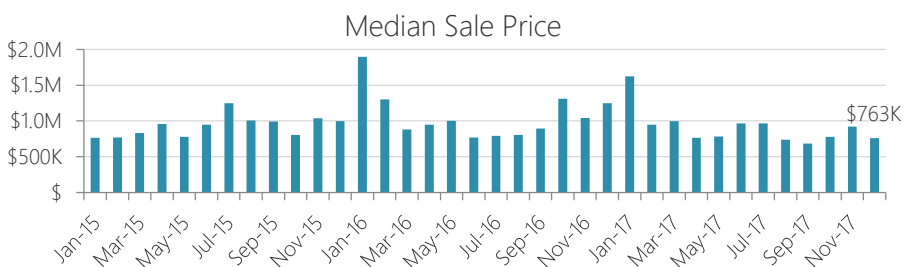


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close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

Median Sale Price



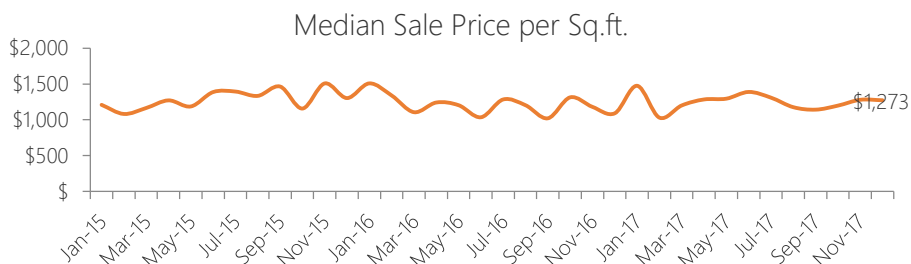
-39% YoY



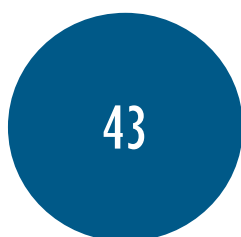
Median Sale Price per Sq.ft.



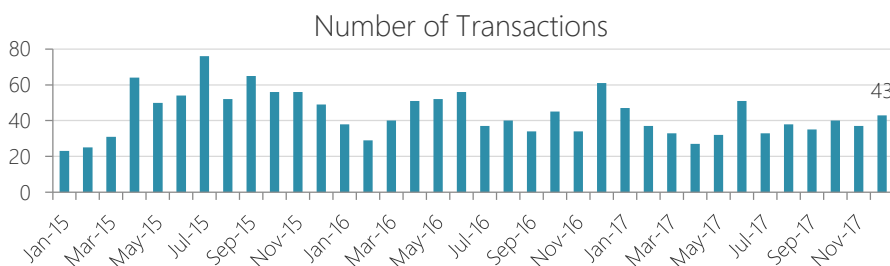
17% YoY



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	\$1,095,000	-32%	\$1,459	4%	20
Coops	\$712,500	10%	\$835	-8%	23
Houses	-	-	-	-	0



Upper West Side

Manhattan, December 2017

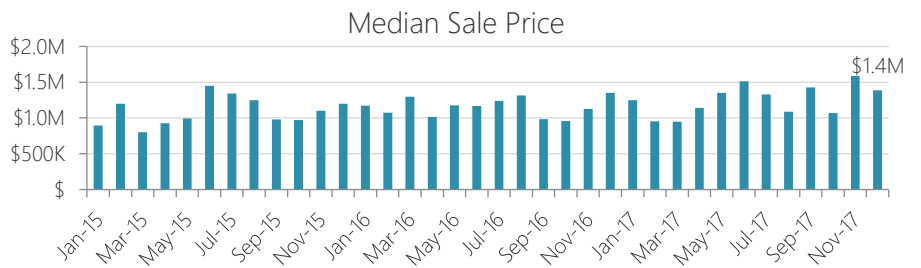


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback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

Median Sale Price



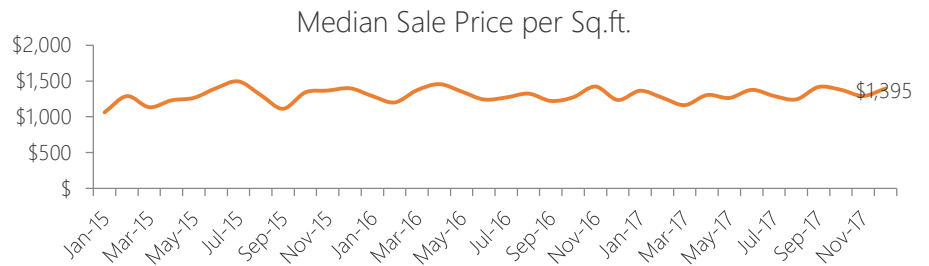
3% YoY



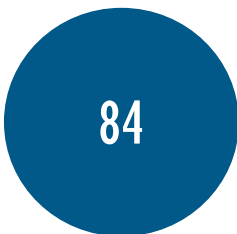
Median Sale Price per Sq.ft.



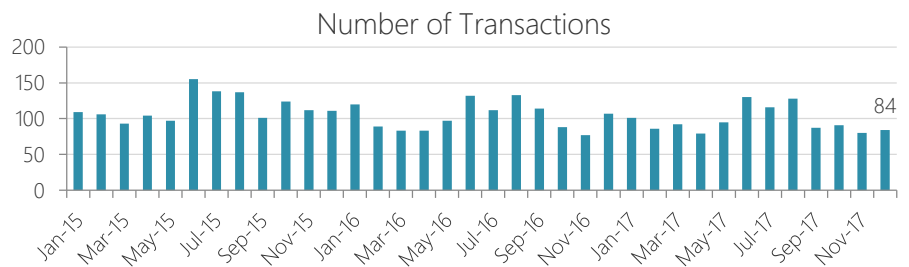
13% YoY



Number of Transactions



-21% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,815,000	-2%	\$1,573	1%	29
Coops	\$1,067,000	34%	\$1,220	22%	55
Houses	-	-	-	-	0



Washington Heights

Manhattan, December 2017

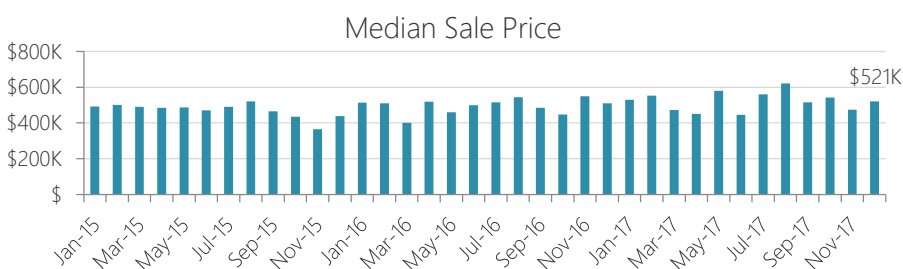


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park,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

Median Sale Price



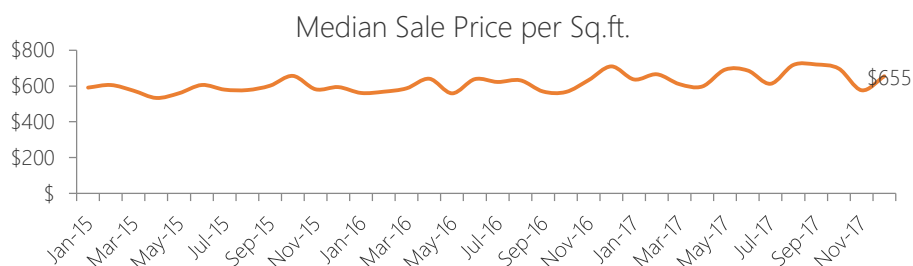
2% YoY



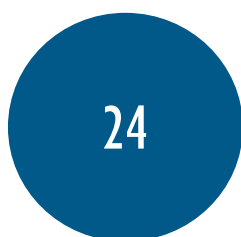
Median Sale Price per Sq.ft.



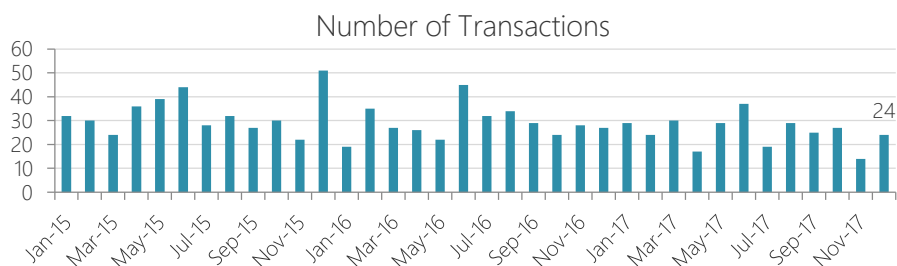
-8% YoY



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	\$510,000	-41%	\$579	-46%	6
Coops	\$527,500	6%	\$723	9%	19
Houses	-	-	-	-	0



West Village

Manhattan, December 2017

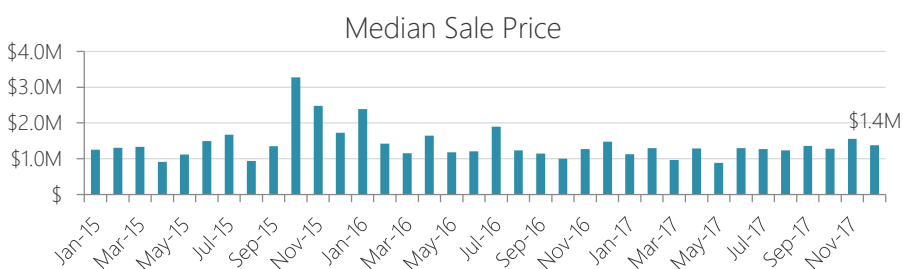


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone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

Median Sale Price



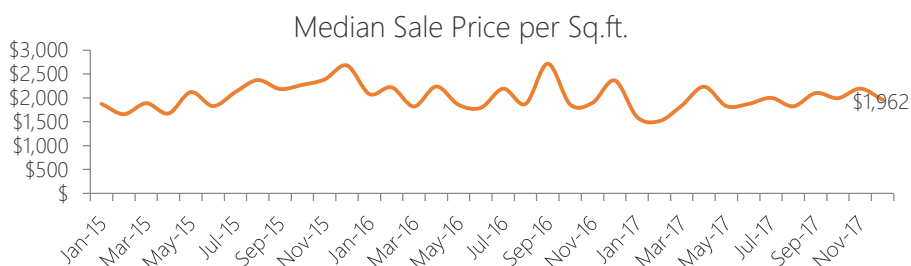
-7% YoY



Median Sale Price per Sq.ft.



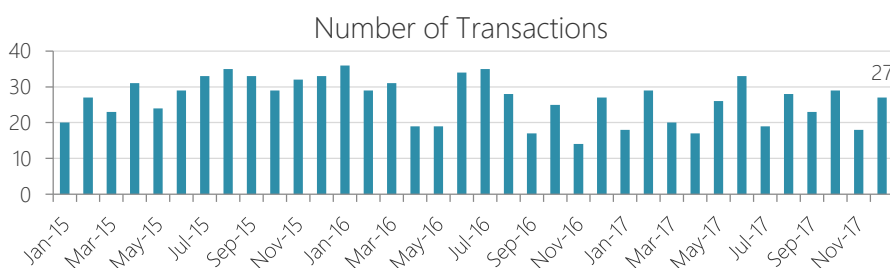
-17% YoY



Number of Transactions



0% YoY



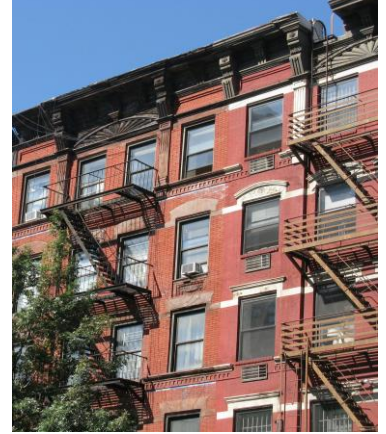
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	-44%	\$2,224	-14%	13
Coops	\$970,000	15%	\$1,609	13%	12
Houses	\$10,500,000	-	\$3,285	-	1



Yorkville

Manhattan, December 2017

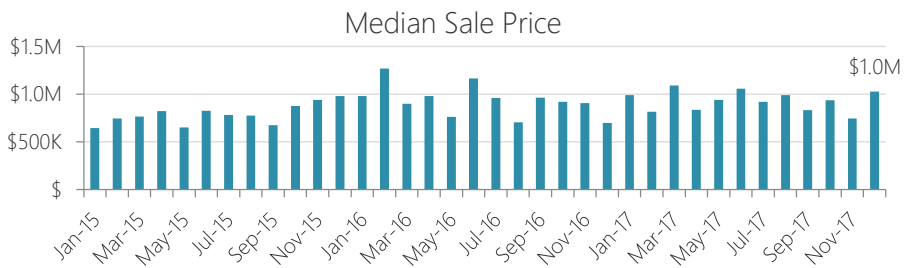


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several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

Median Sale Price



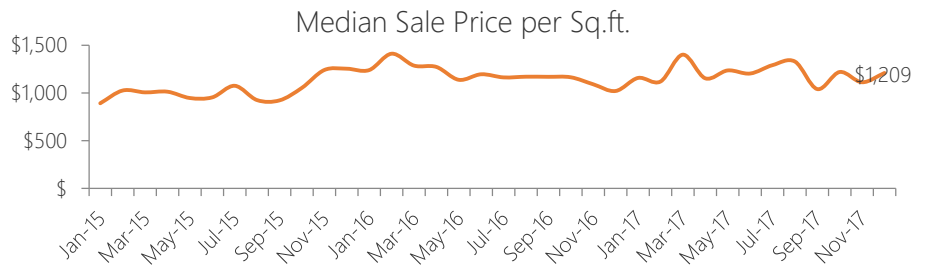
48% YoY



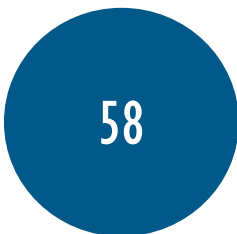
Median Sale Price per Sq.ft.



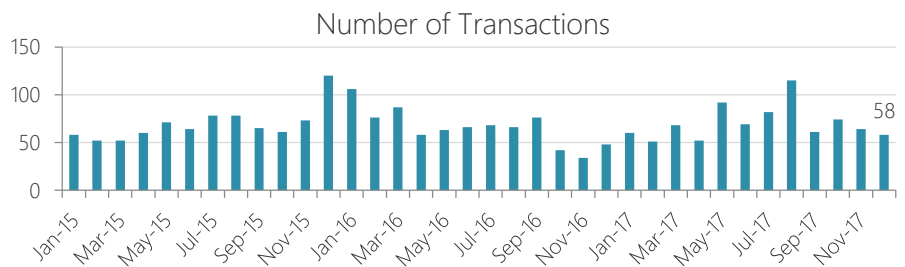
19% YoY



Number of Transactions



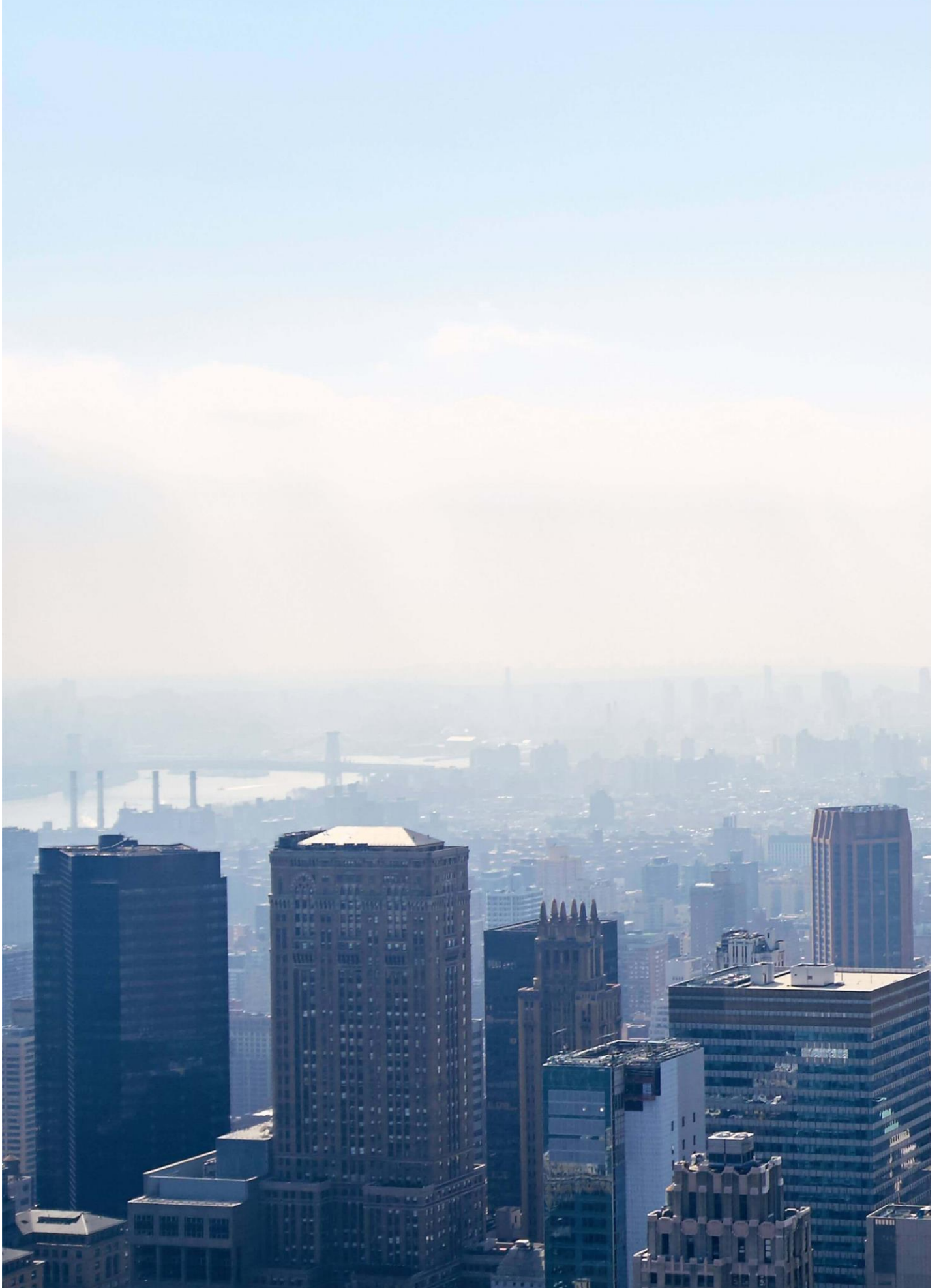
21% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,650,000	112%	\$1,317	8%	26
Coops	\$674,750	9%	\$960	6%	31
Houses	\$1,288,589	-	\$391	-	1





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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

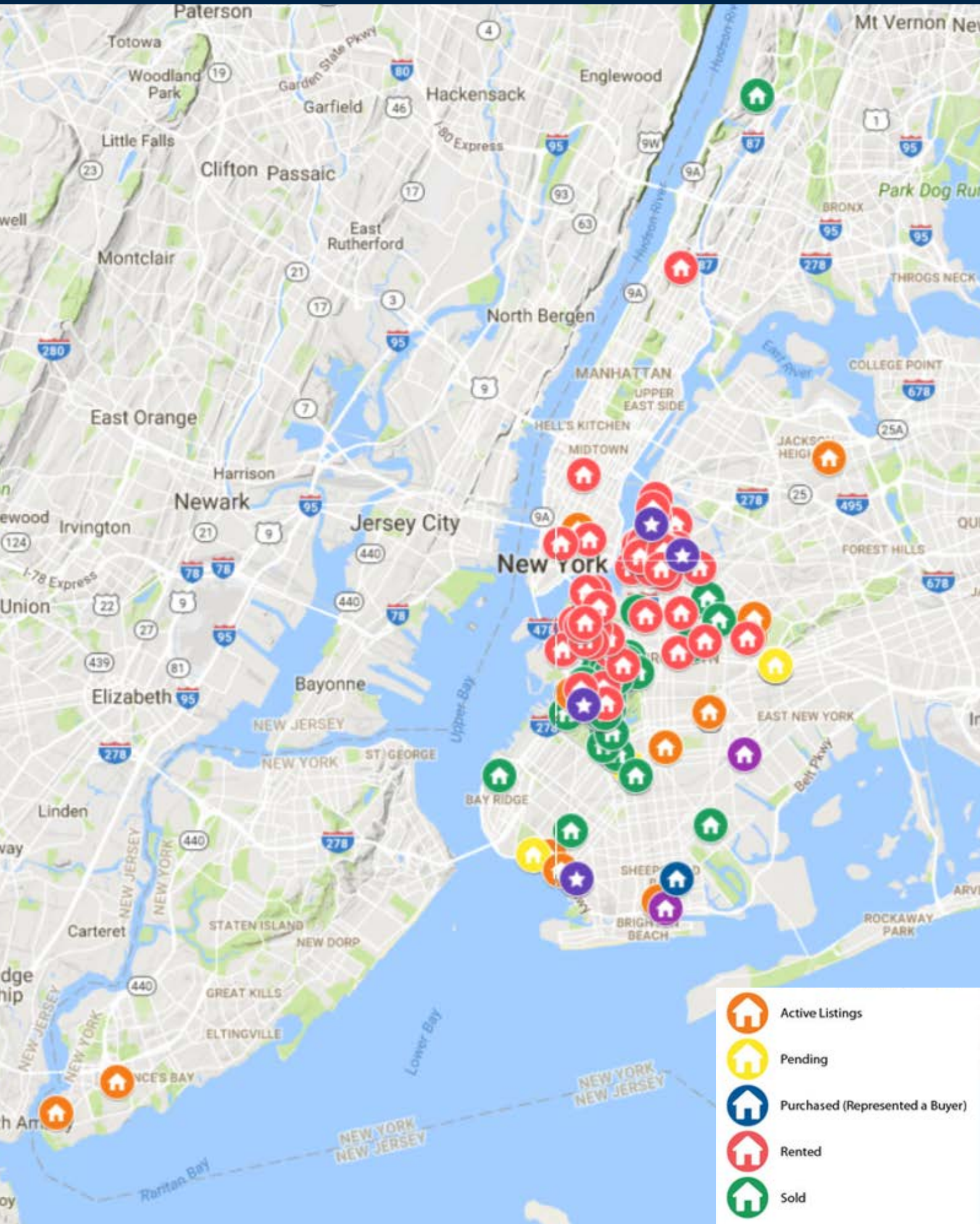
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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