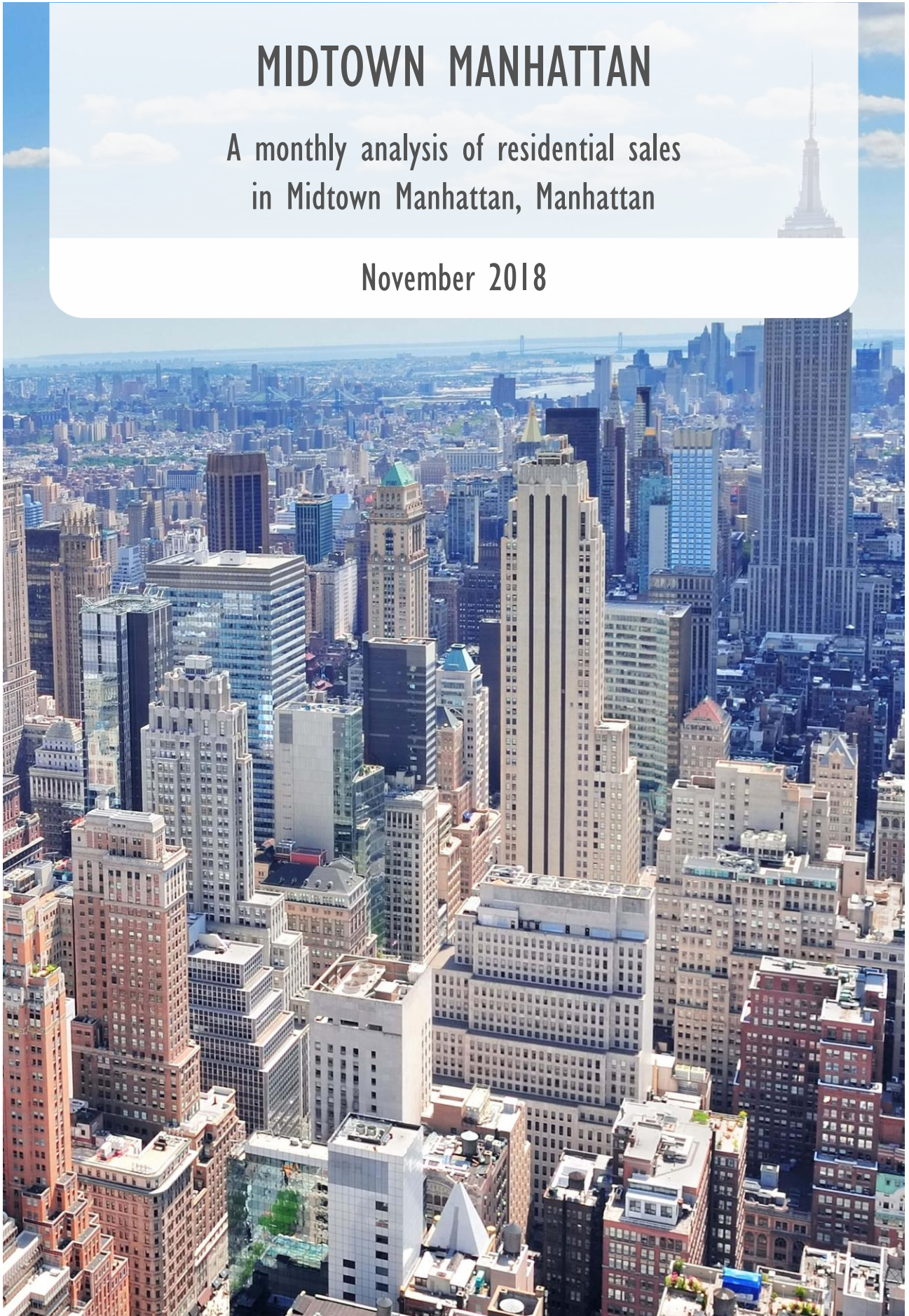


MIDTOWN MANHATTAN

A monthly analysis of residential sales
in Midtown Manhattan, Manhattan

November 2018



The RATNER Team Market Report

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

Residential Market Report, November 2018

Midtown Manhattan, Manhattan

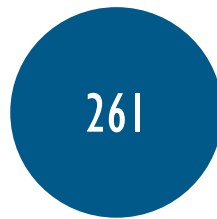
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



-12% YoY

MEDIAN PRICE/SQ.FT.



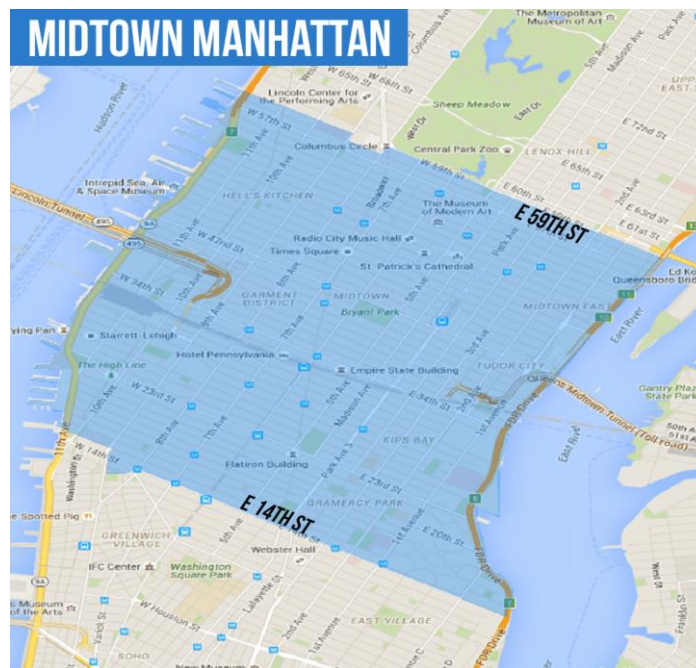
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



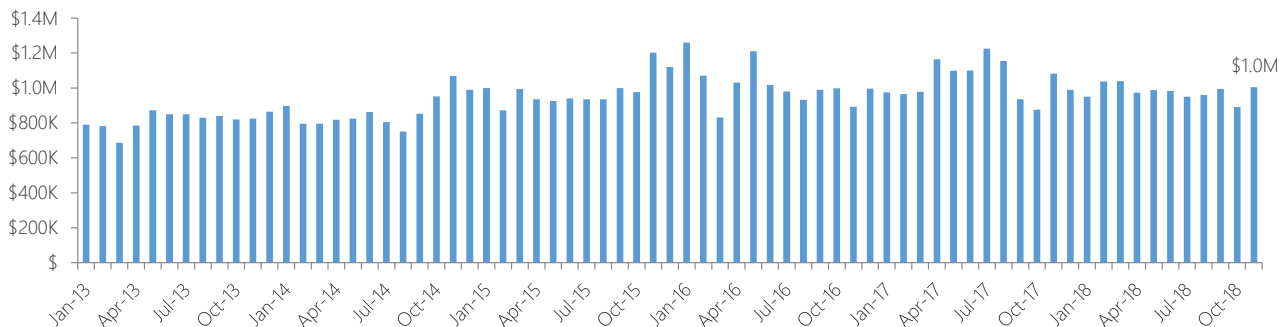
-6% YoY

NEIGHBORHOOD BOUNDARIES

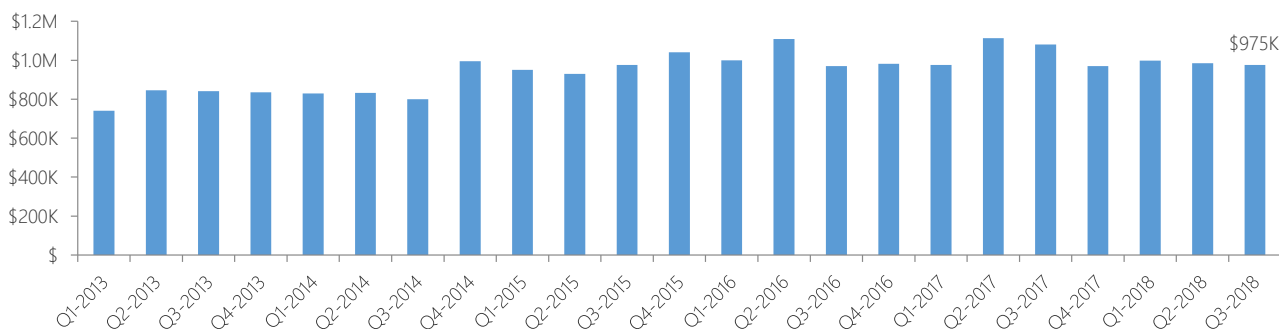


RESIDENTIAL STATS

Median Sale Price by Month

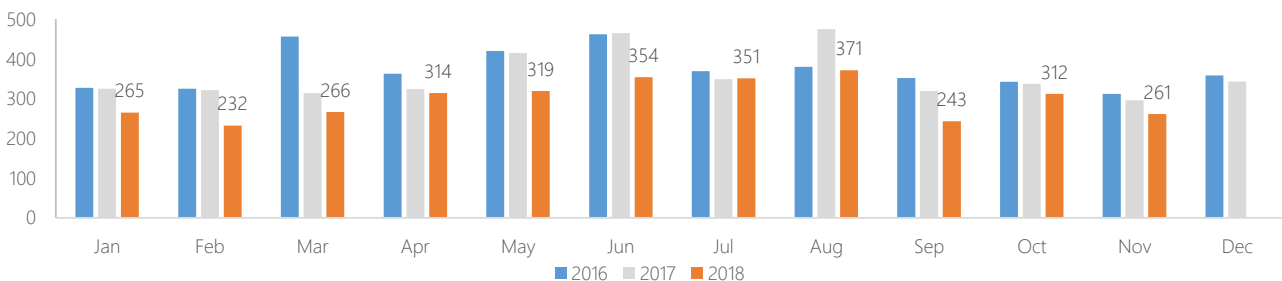


Median Sale Price by Quarter

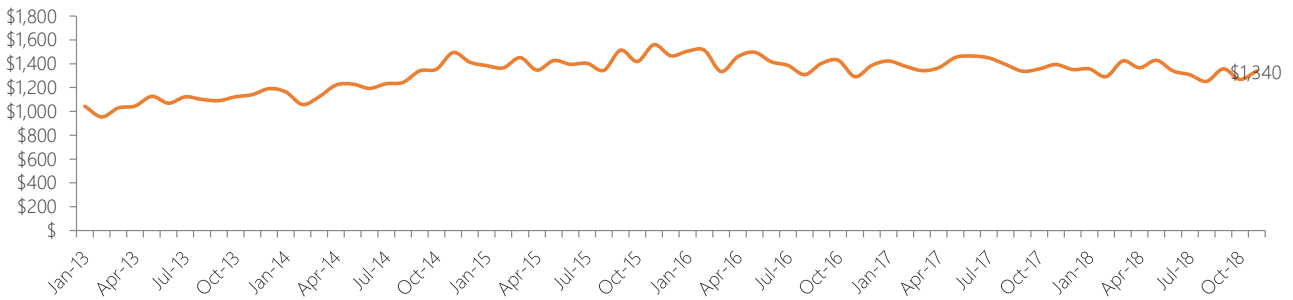


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	286	269	308	395	504	455	529	511	480	441	333	426
2014	363	304	347	387	409	460	493	432	410	397	323	409
2015	317	348	349	407	375	529	499	427	415	447	325	392
2016	327	325	456	363	420	462	369	380	352	342	312	358
2017	325	321	314	324	415	465	349	475	319	337	296	343
2018	265	232	266	314	319	354	351	371	243	312	261	



Median Sale Price per Square Foot

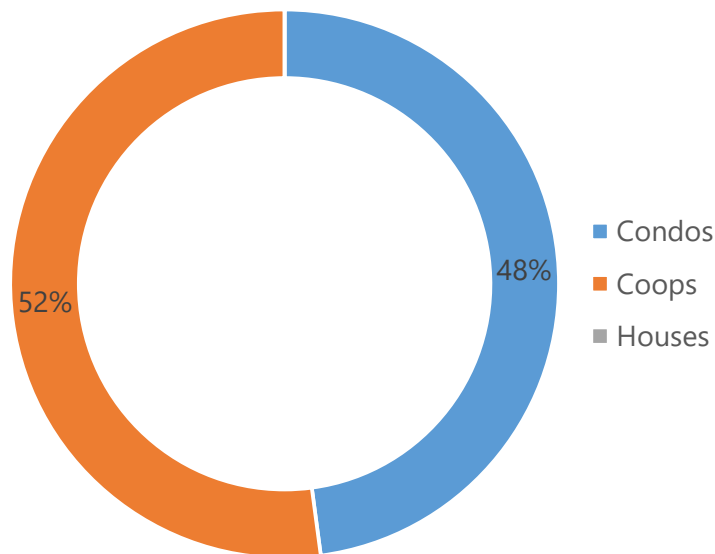


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,402,500	-6%	\$1,452	-9%	125
Coops	\$718,750	-3%	\$979	2%	136
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #72B	1-01292-1429	20-Nov-18	\$29,500,000	Condo	4,019
432 Park Ave #68B	1-01292-1421	15-Nov-18	\$27,500,000	Condo	4,019
45 E 22nd St #61A	1-00851-2179	5-Nov-18	\$19,855,875	Condo	
432 Park Ave #38A	1-01292-1362	9-Nov-18	\$15,443,814	Condo	4,082
845 United Nations Plz #88A	1-01340-1368	28-Nov-18	\$14,500,000	Condo	4,719
23 E 22nd St #39A	1-00851-1951	26-Nov-18	\$13,250,000	Condo	3,310
234 E 23rd St #PH21	1-00903-1357	2-Nov-18	\$6,420,000	Condo	2,305
24 E 21st St #6	1-00849-1506	20-Nov-18	\$5,100,000	Condo	4,109
157 W 57th St #35E	1-01010-1717	27-Nov-18	\$4,398,989	Condo	
263 Ninth Ave #PHD	1-00723-1049	9-Nov-18	\$4,275,000	Condo	2,257
400 E 51st St #24B	1-01362-1175	16-Nov-18	\$4,100,000	Condo	2,347
435 E 52nd St #9D	1-01364-0022	7-Nov-18	\$4,025,000	Coop	
252 E 57th St #42D	1-01330-1128	1-Nov-18	\$3,999,631	Condo	
209 W 14th St #6A	1-00764-1314	8-Nov-18	\$3,975,000	Condo	
217-221 W 19th St #7S	1-00769-1409	20-Nov-18	\$3,800,000	Condo	2,027
225 Fifth Ave #7K	1-00856-1197	6-Nov-18	\$3,775,000	Condo	1,539
870 United Nations Plz #38	1-01360-9002	19-Nov-18	\$3,400,000	Coop	
305 E 51st St #10A	1-01344-1247	9-Nov-18	\$3,300,000	Condo	1,886
16 W 40th St #20C	1-00841-1023	15-Nov-18	\$3,258,400	Condo	1,329
254 Park Ave S #12A	1-00849-1707	29-Nov-18	\$3,200,000	Condo	1,815
400 Fifth Ave #48G	1-00838-1134	28-Nov-18	\$3,200,000	Condo	1,609
444 W 19th St #PH1	1-00716-1140	9-Nov-18	\$3,172,500	Condo	1,428
23 Park Ave #2B	1-00891-0001	7-Nov-18	\$3,000,000	Coop	
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
650 Avenue Of The Americas #6E	1-00821-1357	26-Nov-18	\$2,900,000	Condo	1,603
128 Central Park S #8B	1-01011-0045	16-Nov-18	\$2,750,000	Coop	1,450
721-725 Fifth Ave #59A	1-01292-1220	14-Nov-18	\$2,700,000	Condo	1,477
82 Irving Pl #3G	1-00875-0025	2-Nov-18	\$2,685,000	Coop	
151 W 17th St #3H	1-00793-1238	2-Nov-18	\$2,675,000	Condo	1,683
55 W 17th St #204	1-00819-1304	30-Nov-18	\$2,647,450	Condo	
60 Gramercy Park N #14B	1-00877-0009	2-Nov-18	\$2,625,000	Coop	1,554
146 W 57th St #63A	1-01009-1047	6-Nov-18	\$2,610,000	Condo	1,463
50 W 30th St #14A	1-00831-1137	13-Nov-18	\$2,575,000	Condo	1,330
13 E 16th St #7	1-00844-1202	27-Nov-18	\$2,550,000	Condo	1,982
34 E 30th St #6	1-00859-0058	28-Nov-18	\$2,500,000	Coop	
20 E 35th St #COMB	1-00864-1002	1-Nov-18	\$2,475,000	Coop	
305 Second Ave #342	1-00898-1077	6-Nov-18	\$2,395,000	Condo	981
5 E 22nd St #27C	1-00851-1091	5-Nov-18	\$2,365,000	Condo	1,056
160 Central Park S #3703	1-01011-1757	5-Nov-18	\$2,295,000	Condo	763
330 E 57th St #5	1-01349-1104	30-Nov-18	\$2,225,000	Condo	1,891
5 E 22nd St #25M	1-00851-1313	15-Nov-18	\$2,200,000	Condo	899
150 W 26th St #602	1-00801-1115	19-Nov-18	\$2,118,000	Condo	1,743
235 E 22nd St #15DE	1-00903-1127	7-Nov-18	\$2,100,000	Coop	
155 E 38th St #18G	1-00894-1866	6-Nov-18	\$2,100,000	Condo	1,058
261 W 25th St #3C	1-00775-1212	12-Nov-18	\$2,045,000	Condo	1,122
1 Irving Pl #U25	1-00870-1377	27-Nov-18	\$2,038,000	Condo	1,016
845 United Nations Plz #44E	1-01340-1306	28-Nov-18	\$2,000,000	Condo	1,493
50 W 29th St #12W	1-00830-0074	2-Nov-18	\$1,995,000	Coop	
77 Seventh Ave #9M	1-00790-0001	5-Nov-18	\$1,950,000	Coop	1,250
250 E 40th St #44C	1-00920-1223	15-Nov-18	\$1,930,000	Condo	1,491



Address	BBL	Sale date	Sale price	Property type	Sqft
347 W 22nd St #3	1-00746-0012	14-Nov-18	\$1,900,000	Coop	1,450
140 Seventh Ave #3L	1-00768-1171	16-Nov-18	\$1,883,000	Condo	1,114
50-825 United Nations Plz #14C	1-01339-1136	20-Nov-18	\$1,850,000	Condo	1,132
4 W 21st St #9A	1-00822-0045	1-Nov-18	\$1,850,000	Coop	1,225
77 Seventh Ave #14M	1-00790-0001	28-Nov-18	\$1,825,000	Coop	
444 E 57th St #7C	1-01368-1021	14-Nov-18	\$1,803,000	Condo	1,240
71 Park Ave #6B	1-00894-1922	5-Nov-18	\$1,795,000	Condo	1,076
225 E 34th St #15C	1-00915-1244	9-Nov-18	\$1,780,000	Condo	1,272
145 E 48th St #31C	1-01303-1092	28-Nov-18	\$1,772,500	Condo	1,279
300 E 40th St #32B	1-00945-1003	28-Nov-18	\$1,750,000	Coop	
635 W 42nd St #25E	1-01090-1185	30-Nov-18	\$1,750,000	Condo	1,014
150-156 W 56th St #5603	1-01008-1375	29-Nov-18	\$1,750,000	Condo	1,061
225 E 34th St #8C	1-00915-1238	14-Nov-18	\$1,700,000	Condo	1,223
125 W 22nd St #4B	1-00798-1411	19-Nov-18	\$1,668,150	Condo	1,685
135 E 54th St #10J	1-01309-1199	20-Nov-18	\$1,650,000	Condo	492
416 W 52nd St #723	1-01061-1248	9-Nov-18	\$1,600,000	Condo	
310 W 52nd St #35A	1-01042-1277	14-Nov-18	\$1,535,000	Condo	787
250 E 54th St #27A	1-01327-1228	29-Nov-18	\$1,525,000	Condo	1,300
20 E 35th St #14C	1-00864-1002	16-Nov-18	\$1,500,000	Coop	
230 E 15th St #9MN	1-00896-0032	13-Nov-18	\$1,500,000	Coop	1,320
200 E 57th St #4N	1-01330-0004	9-Nov-18	\$1,500,000	Coop	1,500
635 W 42nd St #25E	1-01090-1185	9-Nov-18	\$1,435,733	Condo	1,014
315 W 23rd St #8A	1-00747-0028	30-Nov-18	\$1,425,000	Coop	
39-45 E 29th St #10C	1-00859-1243	8-Nov-18	\$1,420,000	Condo	785
343 E 30th St #15J	1-00936-2192	19-Nov-18	\$1,405,000	Condo	1,141
420 W 25th St #4H	1-00722-1036	8-Nov-18	\$1,400,000	Condo	1,257
425 Fifth Ave #47D	1-00868-1671	26-Nov-18	\$1,399,000	Condo	980
45 Sutton Pl S #15I	1-01371-0014	2-Nov-18	\$1,350,000	Coop	
865 First Ave #PHC	1-01341-1884	5-Nov-18	\$1,337,091	Condo	1,092
12 Beekman Pl #12D	1-01361-0039	30-Nov-18	\$1,320,000	Coop	
280 Park Ave S #15E	1-00850-1351	1-Nov-18	\$1,300,000	Condo	711
250 E 40th St #28B	1-00920-1150	30-Nov-18	\$1,260,000	Condo	967
425 Park Ave S #18B	1-00885-0001	20-Nov-18	\$1,257,000	Coop	
419 E 57th St #13F	1-01369-0007	8-Nov-18	\$1,250,000	Coop	
145 E 15th St #6A	1-00871-0039	14-Nov-18	\$1,250,000	Coop	950
146 W 57th St #37E	1-01009-1187	28-Nov-18	\$1,250,000	Condo	782
425 W 53rd St #308	1-01063-1127	14-Nov-18	\$1,249,000	Condo	893
416 W 52nd St #502	1-01061-1181	30-Nov-18	\$1,244,302	Condo	
635 W 42nd St #44G	1-01090-1292	1-Nov-18	\$1,227,000	Condo	666
308 E 38th St #15E	1-00943-1972	15-Nov-18	\$1,212,000	Condo	
416 W 52nd St #402	1-01061-1155	30-Nov-18	\$1,208,663	Condo	
211 E 46th St #32D	1-01320-4233	14-Nov-18	\$1,200,000	Condo	606
248 E 31st St #4C	1-00911-1013	7-Nov-18	\$1,200,000	Condo	1,115
308 E 38th St #10E	1-00943-1948	15-Nov-18	\$1,200,000	Condo	
416 W 52nd St #422	1-01061-1172	30-Nov-18	\$1,195,426	Condo	
425 E 50th St #2	1-01362-0011	2-Nov-18	\$1,195,000	Coop	1,300
400 E 56th St #26R	1-01367-0001	2-Nov-18	\$1,175,000	Coop	
330 E 38th St #41G	1-00943-1592	14-Nov-18	\$1,175,000	Condo	772
24 W 55th St #8C	1-01270-0020	12-Nov-18	\$1,175,000	Coop	1,000
172 Madison Ave #4C	1-00863-1106	14-Nov-18	\$1,170,988	Condo	891



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
301 W 53rd St #25I	1-01044-1258	1-Nov-18	\$1,165,333	Condo	667
865 First Ave #14A	1-01341-1867	13-Nov-18	\$1,160,000	Condo	948
310 W 52nd St #14C	1-01042-1171	14-Nov-18	\$1,150,000	Condo	738
225 E 57th St #8G	1-01331-1203	13-Nov-18	\$1,150,000	Coop	1,300
127 E 30th St #3B	1-00886-1210	7-Nov-18	\$1,125,000	Condo	1,069
1600 Broadway #15A	1-01020-1167	27-Nov-18	\$1,125,000	Condo	889
420 W 25th St #4F	1-00722-1034	13-Nov-18	\$1,115,000	Condo	900
242 E 25th St #1A	1-00905-0035	29-Nov-18	\$1,100,000	Coop	939
1600 Broadway #8D	1-01020-1128	30-Nov-18	\$1,100,000	Condo	777
454 W 46th St #2BS	1-01055-0001	27-Nov-18	\$1,086,000	Coop	1,086
344 W 49th St #3F	1-01039-0057	14-Nov-18	\$1,080,000	Coop	
10 W 15th St #510	1-00816-0031	13-Nov-18	\$1,080,000	Coop	
210 W 21st St #3FE	1-00770-0048	28-Nov-18	\$1,070,000	Coop	
301 W 53rd St #4G	1-01044-1025	1-Nov-18	\$1,035,000	Condo	678
322 W 57th St #27A	1-01047-2198	9-Nov-18	\$1,035,000	Condo	582
305 Second Ave #329	1-00898-1064	29-Nov-18	\$1,030,000	Condo	708
209-211 E 51st St #5F	1-01325-1431	7-Nov-18	\$1,025,000	Condo	842
419 W 55th St #3C	1-01065-0021	21-Nov-18	\$1,025,000	Coop	1,274
180 W 58th St #2C	1-01010-0061	8-Nov-18	\$1,010,000	Coop	
145 E 48th St #28D	1-01303-1119	26-Nov-18	\$999,000	Condo	819
325 Fifth Ave #12F	1-00862-1343	15-Nov-18	\$999,000	Condo	688
310 E 23rd St #6F	1-00928-1107	7-Nov-18	\$999,000	Coop	
205 Third Ave #3K	1-00899-0001	29-Nov-18	\$985,000	Coop	
77 Seventh Ave #9J	1-00790-0001	5-Nov-18	\$982,575	Coop	700
480 Park Ave #14J	1-01294-0033	12-Nov-18	\$980,000	Coop	
148 W 23rd St #4F	1-00798-0071	7-Nov-18	\$975,000	Coop	
325 Fifth Ave #8E	1-00862-1312	27-Nov-18	\$970,000	Condo	688
416 W 52nd St #508	1-01061-1202	1-Nov-18	\$957,000	Condo	
148 W 23rd St #9J	1-00798-0071	5-Nov-18	\$950,000	Coop	
416 W 52nd St #308	1-01061-1150	2-Nov-18	\$945,000	Condo	
365 W 20th St #12C	1-00744-0001	8-Nov-18	\$941,881	Coop	
372 Fifth Ave #2I	1-00837-0040	8-Nov-18	\$930,000	Coop	
301 W 57th St #26F	1-01048-2055	9-Nov-18	\$920,000	Condo	537
205 W 57th St #7DE	1-01029-0027	7-Nov-18	\$917,000	Coop	
77 W 55th St #4H	1-01271-0408	28-Nov-18	\$910,000	Condo	730
45 Sutton Pl S #9G	1-01371-0014	1-Nov-18	\$897,000	Coop	
333 E 43rd St #1008	1-01336-0015	6-Nov-18	\$895,000	Coop	
201 E 28th St #8P	1-00909-0001	5-Nov-18	\$880,000	Coop	
140 E 28th St #10D	1-00883-0058	20-Nov-18	\$880,000	Coop	
117 E 57th St #34F	1-01312-1122	7-Nov-18	\$850,000	Condo	513
24 W 55th St #PHD	1-01270-0020	13-Nov-18	\$850,000	Coop	
201 E 17th St #12J	1-00898-0001	13-Nov-18	\$850,000	Coop	650
225 E 46th St #9H	1-01320-1694	19-Nov-18	\$835,000	Condo	724
342 W 21st St #A	1-00744-0063	8-Nov-18	\$830,000	Coop	
420 E 58th St #9C	1-01369-1025	28-Nov-18	\$820,000	Condo	548
201 E 25th St #10E	1-00906-0001	30-Nov-18	\$810,000	Coop	
630 First Ave #10R	1-00968-1114	14-Nov-18	\$800,000	Condo	716
159 W 53rd St #31G	1-01006-1160	27-Nov-18	\$800,000	Condo	604
10 W 15th St #208	1-00816-0031	28-Nov-18	\$790,000	Coop	
433 W 34th St #14G	1-00732-0016	20-Nov-18	\$790,000	Coop	800



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
250 E 30th St #9G	1-00910-1055	28-Nov-18	\$787,500	Condo	643
400 E 56th St #9C	1-01367-0001	9-Nov-18	\$785,000	Coop	
400 E 56th St #28J	1-01367-0001	15-Nov-18	\$780,000	Coop	
300 E 40th St #18E	1-00945-1003	29-Nov-18	\$780,000	Coop	
45 Sutton Pl S #5J	1-01371-0014	6-Nov-18	\$780,000	Coop	1,000
150 E 56th St #10A	1-01310-1562	15-Nov-18	\$780,000	Condo	779
365 W 20th St #3D	1-00744-0001	20-Nov-18	\$770,000	Coop	
201 E 25th St #4F	1-00906-0001	20-Nov-18	\$760,000	Coop	750
150 W 51st St #1917	1-01003-1377	1-Nov-18	\$760,000	Condo	549
16 W 16th St #5BS	1-00817-0029	14-Nov-18	\$755,000	Coop	
150 W 51st St #920	1-01003-1084	30-Nov-18	\$755,000	Condo	523
330 E 33rd St #20L	1-00936-4263	28-Nov-18	\$750,000	Condo	887
365 W 20th St #12D	1-00744-0001	20-Nov-18	\$749,000	Coop	
225 E 36th St #10O	1-00917-0017	28-Nov-18	\$725,000	Coop	835
310 W 56th St #3B	1-01046-0038	7-Nov-18	\$712,500	Coop	
69 Fifth Ave #RES	1-00842-1002	6-Nov-18	\$692,176	Coop	
251 E 51st St #5B	1-01325-0024	16-Nov-18	\$690,000	Coop	780
340 W 57th St #14H	1-01047-1139	15-Nov-18	\$690,000	Condo	512
233 W 21st St #5E	1-00771-0020	9-Nov-18	\$680,000	Coop	
7 Park Ave #19B	1-00890-0001	30-Nov-18	\$675,000	Coop	725
4 Lexington Ave #9A	1-00877-0074	9-Nov-18	\$672,000	Coop	700
340 W 57th St #15E	1-01047-1146	26-Nov-18	\$670,000	Condo	554
250 E 40th St #26D	1-00920-1140	28-Nov-18	\$665,000	Condo	507
330 Third Ave #5B	1-00880-0042	28-Nov-18	\$660,000	Coop	
205 Third Ave #4F	1-00899-0001	13-Nov-18	\$645,000	Coop	672
460 W 23rd St #11H	1-00720-0077	16-Nov-18	\$641,000	Coop	
245 E 54th St #15P	1-01328-0021	28-Nov-18	\$640,000	Coop	
245 E 54th St #12R	1-01328-0021	20-Nov-18	\$630,000	Coop	
350 W 57th St #2C	1-01047-1177	9-Nov-18	\$630,000	Condo	512
106 Central Park S #14E	1-01011-4235	2-Nov-18	\$625,000	Condo	405
300 E 33rd St #21H	1-00936-3274	16-Nov-18	\$625,000	Condo	483
160 E 38th St #7F	1-00893-0041	27-Nov-18	\$620,000	Coop	650
141 E 55th St #11F	1-01310-1080	15-Nov-18	\$615,000	Condo	481
201 E 21st St #4H	1-00902-0001	14-Nov-18	\$600,000	Coop	
155 E 34th St #6D	1-00890-1086	6-Nov-18	\$600,000	Condo	508
330 E 33rd St #6G	1-00936-4077	21-Nov-18	\$595,000	Condo	480
10 W 15th St #1408	1-00816-0031	13-Nov-18	\$594,250	Coop	
345 E 54th St #2D	1-01347-0018	19-Nov-18	\$590,000	Coop	
420 E 55th St #3M	1-01366-0016	5-Nov-18	\$590,000	Coop	
314 W 56th St #4C	1-01046-0042	14-Nov-18	\$590,000	Coop	675
332 W 17th St #3E	1-00740-0049	27-Nov-18	\$574,000	Coop	
345 E 54th St #3H	1-01347-0018	13-Nov-18	\$555,000	Coop	700
393 W 49th St #3DD	1-01040-1590	21-Nov-18	\$555,000	Condo	399
350 E 54th St #3C	1-01346-1218	27-Nov-18	\$555,000	Condo	470
7 E 14th St #1004	1-00842-0007	26-Nov-18	\$551,000	Coop	
424 E 52nd St #10B	1-01363-0037	14-Nov-18	\$550,000	Coop	
240 E 46th St #4C	1-01319-1028	20-Nov-18	\$541,000	Condo	414
45 Tudor City Pl #1218	1-01335-0022	14-Nov-18	\$525,000	Coop	680
252 W 20th St #4B	1-00769-0066	14-Nov-18	\$520,000	Coop	500
635 W 42nd St #9F	1-01090-1214	30-Nov-18	\$505,000	Condo	758



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
828-840 Seventh Ave #2M	1-01025-1002	15-Nov-18	\$500,000	Coop	
234 W 16th St #2B	1-00765-0062	7-Nov-18	\$499,000	Coop	
342 E 53rd St #1H	1-01345-0031	2-Nov-18	\$498,000	Coop	725
372 Fifth Ave #7K	1-00837-0040	14-Nov-18	\$490,000	Coop	
321 E 45th St #1F	1-01338-0012	16-Nov-18	\$489,000	Coop	
26 Gramercy Park S #2F	1-00875-0055	21-Nov-18	\$485,000	Coop	500
210 E 15th St #10P	1-00896-0039	14-Nov-18	\$485,000	Coop	450
5 Tudor City Pl #1720	1-01333-0023	27-Nov-18	\$480,000	Coop	
215 E 24th St #304	1-00905-0006	30-Nov-18	\$475,566	Coop	
205 W 54th St #1F	1-01026-0026	29-Nov-18	\$465,000	Coop	
305 E 40th St #19A	1-01333-0001	29-Nov-18	\$460,000	Coop	450
140 E 28th St #10K	1-00883-0058	29-Nov-18	\$460,000	Coop	
159 Madison Ave #10F	1-00862-0024	1-Nov-18	\$445,000	Coop	500
420 E 51st St #1G	1-01362-0041	28-Nov-18	\$445,000	Coop	
310 W 56th St #14B	1-01046-0038	27-Nov-18	\$445,000	Coop	
2 Tudor City Pl #10LS	1-01333-0018	19-Nov-18	\$440,000	Coop	
433 W 34th St #14F	1-00732-0016	28-Nov-18	\$439,000	Coop	
200 E 16th St #4M	1-00897-0035	20-Nov-18	\$438,100	Coop	
347 W 44th St #2FW	1-01035-0008	13-Nov-18	\$430,000	Coop	
220 E 54th St #8L	1-01327-0037	9-Nov-18	\$430,000	Coop	
153 E 57th St #10L	1-01312-0028	15-Nov-18	\$430,000	Coop	
433 W 34th St #7D	1-00732-0016	7-Nov-18	\$414,000	Coop	
320 E 42nd St #213	1-01334-0041	7-Nov-18	\$410,770	Coop	
131 E 15th St #3B	1-00871-0029	29-Nov-18	\$405,216	Coop	
225 E 36th St #9L	1-00917-0017	2-Nov-18	\$405,000	Coop	450
159 Madison Ave #2B	1-00862-0024	13-Nov-18	\$400,000	Coop	600
123 E 37th St #2B	1-00893-0017	8-Nov-18	\$399,000	Coop	535
516 W 47th St #S1	1-01075-1015	2-Nov-18	\$395,000	Condo	446
140 E 40th St #6E	1-00895-0066	30-Nov-18	\$395,000	Coop	
4 Lexington Ave #3F	1-00877-0074	9-Nov-18	\$395,000	Coop	
25 Tudor City Pl #402	1-01334-0022	12-Nov-18	\$395,000	Coop	
433 W 34th St #16D	1-00732-0016	15-Nov-18	\$385,000	Coop	
25 Tudor City Pl #309	1-01334-0022	5-Nov-18	\$380,350	Coop	
347 W 44th St #1RW	1-01035-0008	20-Nov-18	\$377,500	Coop	
349 E 49th St #4V	1-01342-0023	29-Nov-18	\$365,000	Coop	
457 W 57th St #404	1-01067-0008	30-Nov-18	\$360,000	Coop	
225 E 36th St #3C	1-00917-0017	30-Nov-18	\$350,000	Coop	
345 E 54th St #3J	1-01347-0018	13-Nov-18	\$342,500	Coop	
25 Tudor City Pl #1821	1-01334-0022	14-Nov-18	\$339,000	Coop	
325 W 45th St #1003A	1-01036-0014	1-Nov-18	\$318,000	Coop	200
453 W 43rd St #1B	1-01053-0009	14-Nov-18	\$290,000	Coop	
4 Lexington Ave #9G	1-00877-0074	13-Nov-18	\$24,453	Coop	800



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



The RATNER Team Market Report

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



The RATNER Team Market Report

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



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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