

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

NoMad, Manhattan

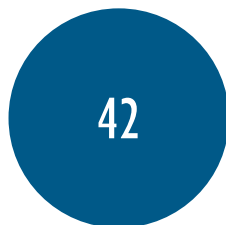
SUMMARY

MEDIAN SALE PRICE



30% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



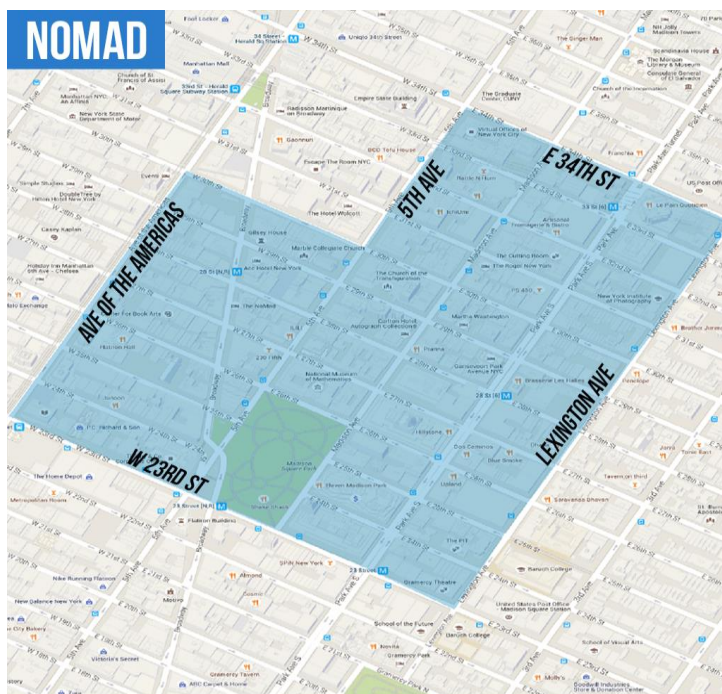
39% YoY

MANHATTAN
MEDIAN SALE PRICE



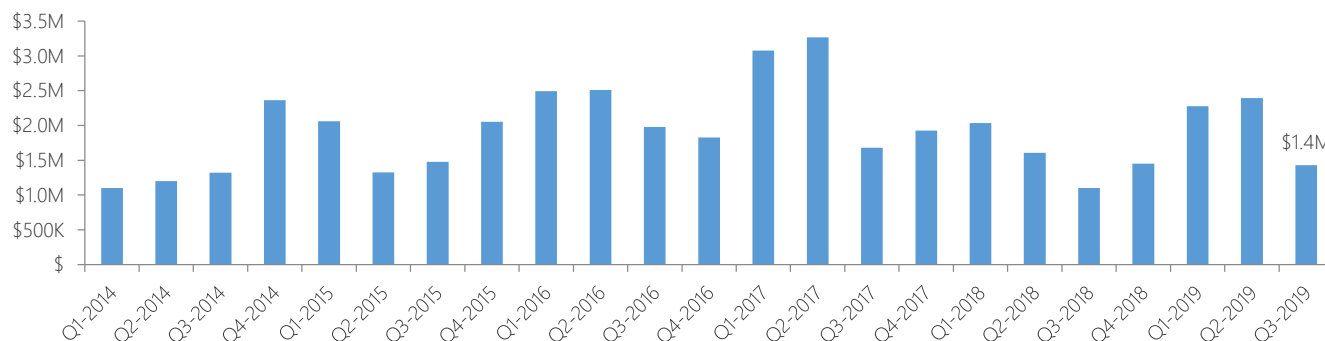
-9% YoY

NEIGHBORHOOD BOUNDARIES

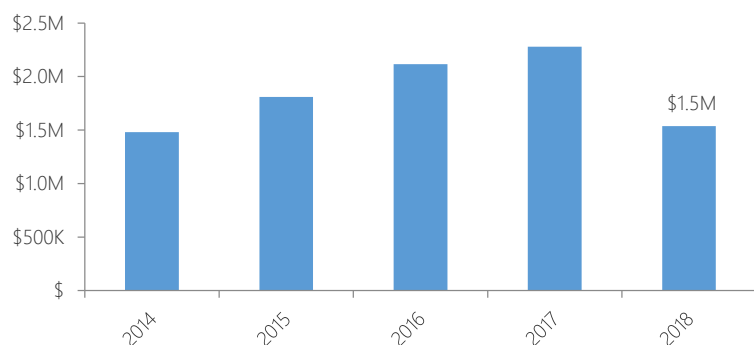


RESIDENTIAL STATS

Median Sale Price by Quarter

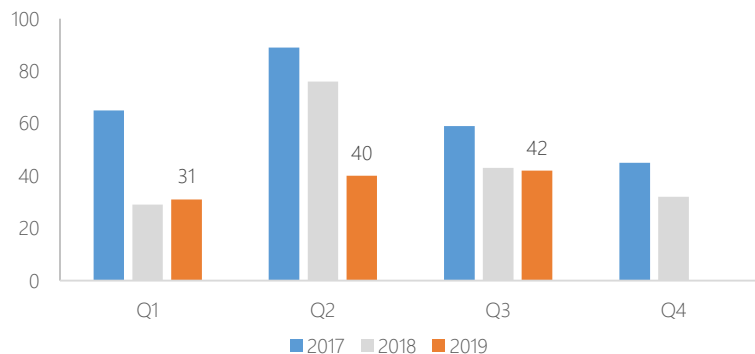


Median Sale Price by Year

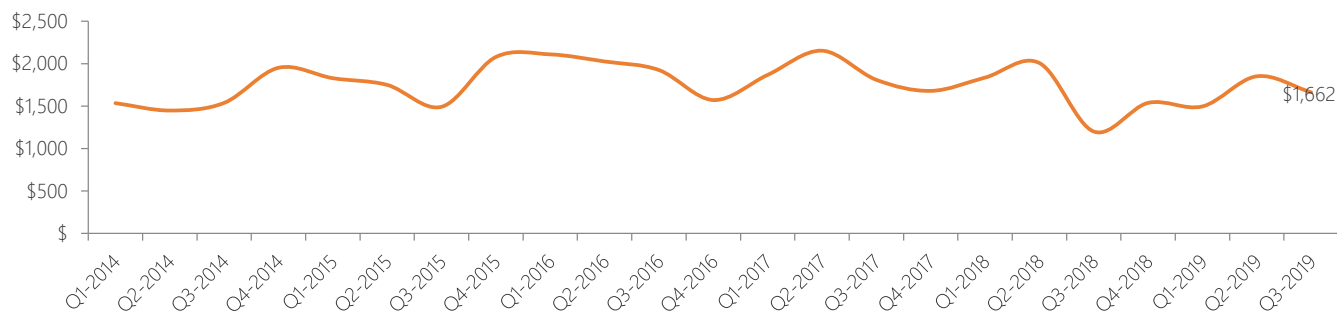


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	43	49	66	65	29	31
Q2	51	54	99	89	76	40
Q3	46	45	87	59	43	42
Q4	69	84	59	45	32	



Median Sale Price per Square Foot

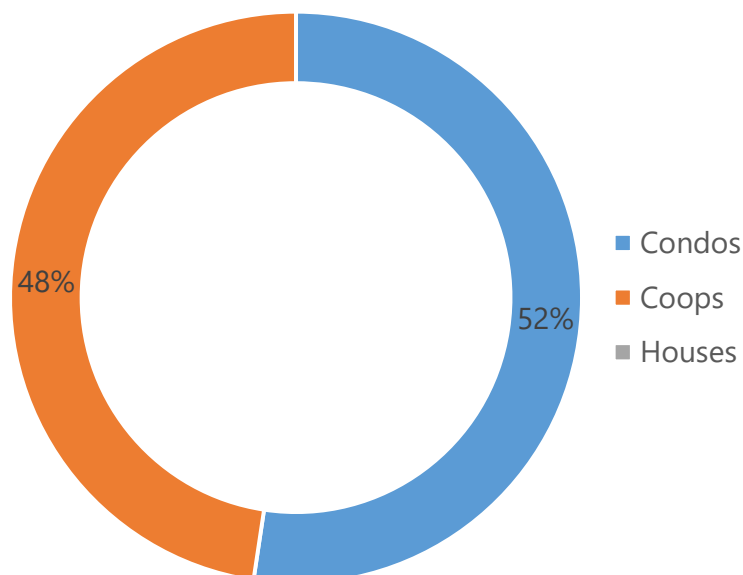


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,233,119	25%	\$1,778	-1%	22
Coops	\$735,000	20%	\$862	-15%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Madison Sq W #8F	1-00826-1053	16-Sep-19	\$7,650,000	Condo	2,391
50 W 30th St #PH1	1-00831-1155	4-Sep-19	\$6,405,206	Condo	2,530
225 Fifth Ave #3L	1-00856-1130	17-Jul-19	\$4,850,000	Condo	1,981
10 Madison Sq W #7D	1-00826-1044	17-Sep-19	\$4,050,000	Condo	1,690
225 Fifth Ave #9M	1-00856-1233	25-Sep-19	\$3,950,000	Condo	1,388
121 E 23rd St #17A	1-00879-1081	10-Sep-19	\$3,100,000	Condo	1,743
22 W 26th St #10G	1-00827-0060	23-Jul-19	\$2,900,000	Coop	
172 Madison Ave #10A	1-00863-1122	10-Jul-19	\$2,752,941	Condo	1,479
50 W 30th St #20B	1-00831-1150	15-Aug-19	\$2,720,000	Condo	1,310
172 Madison Ave #7A	1-00863-1113	5-Aug-19	\$2,600,000	Condo	1,479
50 W 29th St #11W	1-00830-0074	25-Jul-19	\$2,475,000	Coop	
241 Fifth Ave #14B	1-00857-1036	13-Sep-19	\$2,470,000	Condo	1,368
11 W 30th St #14FL	1-00832-0032	10-Sep-19	\$2,385,000	Coop	
225 Fifth Ave #3J	1-00856-1128	9-Aug-19	\$2,233,119	Condo	1,722
325 Fifth Ave #38A	1-00862-1514	27-Sep-19	\$2,140,000	Condo	1,489
22 W 26th St #10E	1-00827-0060	22-Jul-19	\$2,100,000	Coop	
15 E 26th St #12C	1-00856-1328	1-Aug-19	\$1,825,000	Condo	1,180
39 E 29th St #25B	1-00859-1310	3-Sep-19	\$1,520,000	Condo	855
66 Madison Ave #7BC	1-00857-0018	6-Sep-19	\$1,508,000	Coop	
139 E 33rd St #8DE	1-00889-0015	16-Sep-19	\$1,450,000	Coop	
325 Fifth Ave #9H	1-00862-1321	31-Jul-19	\$1,405,000	Condo	1,198
127 E 30th St #14A	1-00886-1252	7-Aug-19	\$1,360,000	Condo	953
111 E 30th St #20C	1-00886-1048	17-Sep-19	\$1,320,000	Condo	1,059
39 E 29th St #4C	1-00859-1213	9-Jul-19	\$1,310,000	Condo	788
66 Madison Ave #10FG	1-00857-0018	24-Sep-19	\$1,225,000	Coop	
139 E 33rd St #PHGH	1-00889-0015	6-Aug-19	\$1,225,000	Coop	
325 Fifth Ave #20D	1-00862-1397	15-Aug-19	\$1,205,000	Condo	899
241 Fifth Ave #14C	1-00857-1037	10-Jul-19	\$1,188,800	Condo	593
325 Fifth Ave #23F	1-00862-1423	23-Sep-19	\$990,000	Condo	688
407 Park Ave S #11B	1-00884-0001	15-Jul-19	\$768,000	Coop	700
407 Park Ave S #18B	1-00884-0001	14-Aug-19	\$735,000	Coop	
139 E 33rd St #7B	1-00889-0015	30-Jul-19	\$731,000	Coop	
159 Madison Ave #9H	1-00862-0024	2-Jul-19	\$625,000	Coop	700
139 E 33rd St #1A	1-00889-0015	19-Sep-19	\$599,000	Coop	
139 E 33rd St #PHF	1-00889-0015	6-Aug-19	\$500,000	Coop	
139 E 33rd St #3D	1-00889-0015	1-Jul-19	\$465,000	Coop	570
139 E 33rd St #9G	1-00889-0015	19-Sep-19	\$447,000	Coop	
139 E 33rd St #PHO	1-00889-0015	18-Jul-19	\$445,000	Coop	535
407 Park Ave S #15C	1-00884-0001	25-Jul-19	\$445,000	Coop	
139 E 33rd St #2J	1-00889-0015	28-Aug-19	\$428,000	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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CLIENT REVIEWS

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

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

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

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

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

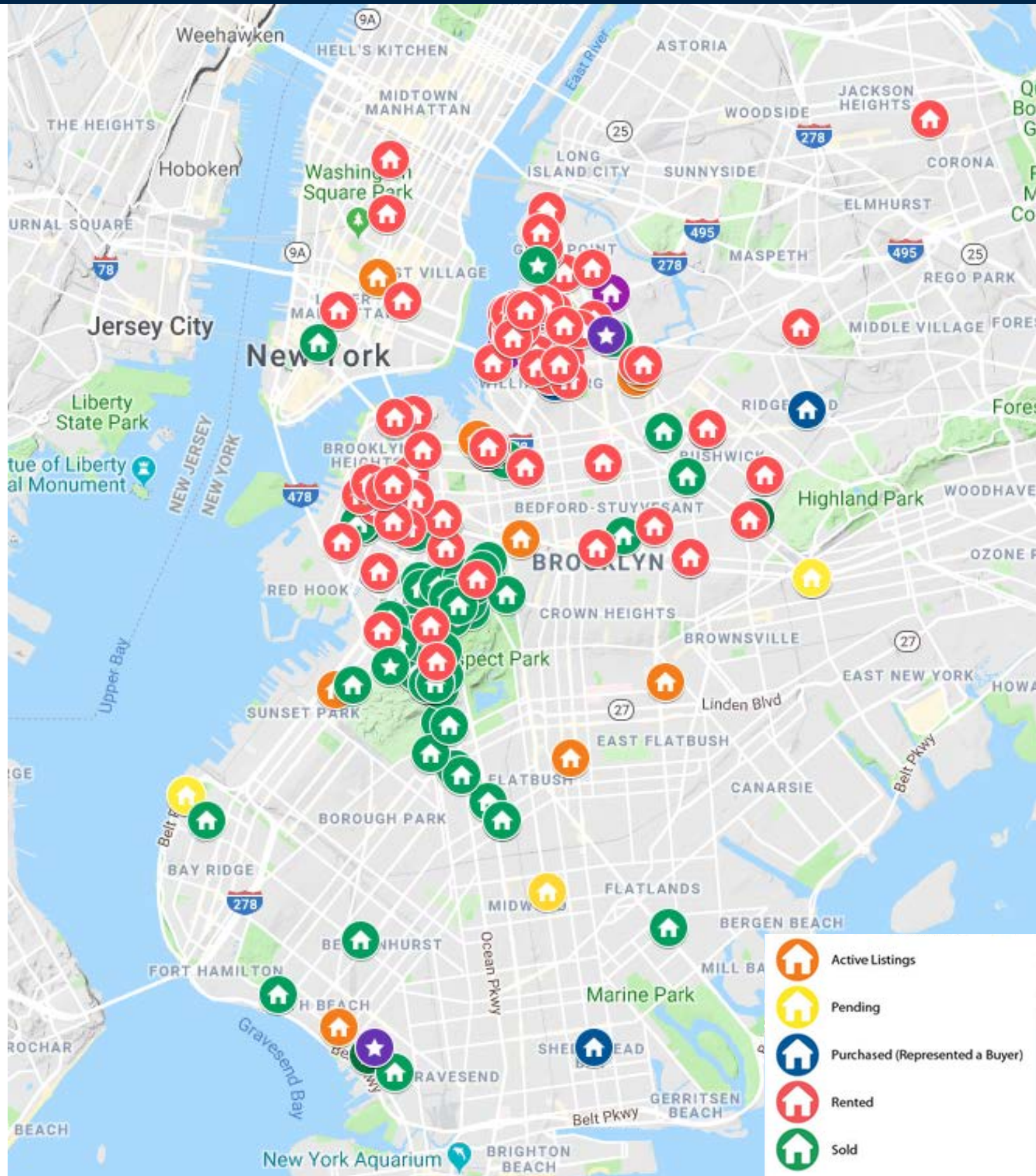
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

[READ MORE REVIEWS](#)



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| Attorneys | Fireplaces | Landscape Design | School Consultants |
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| Cleaners | Glass & Shower Doors | Mortgage Professionals | Surveyors |
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