

TWO BRIDGES

A quarterly analysis of residential sales
in Two Bridges, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 3rd Quarter 2019

Two Bridges, Manhattan

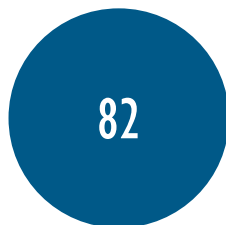
SUMMARY

MEDIAN SALE PRICE



157% YoY

NO. OF TRANSACTIONS



2633% YoY

MEDIAN PRICE/SQ.FT.



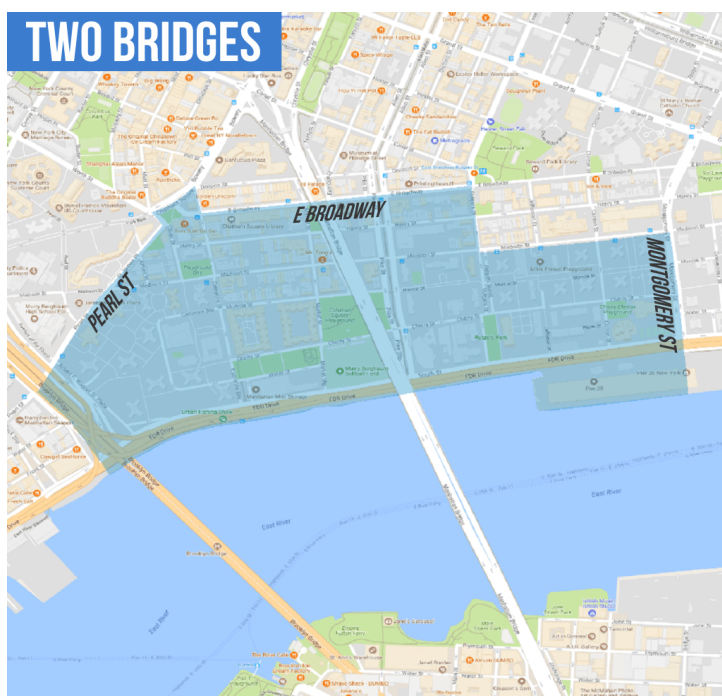
123% YoY

MANHATTAN
MEDIAN SALE PRICE



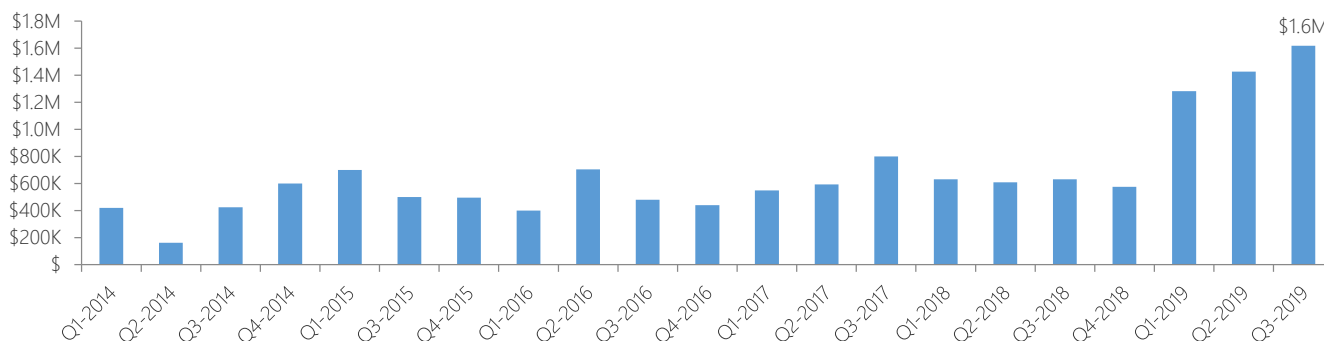
-9% YoY

NEIGHBORHOOD BOUNDARIES

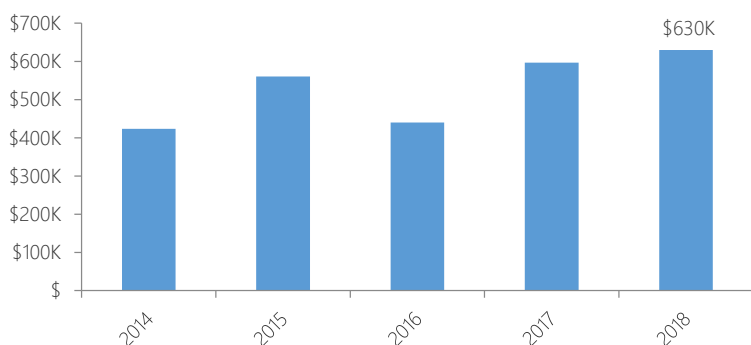


RESIDENTIAL STATS

Median Sale Price by Quarter

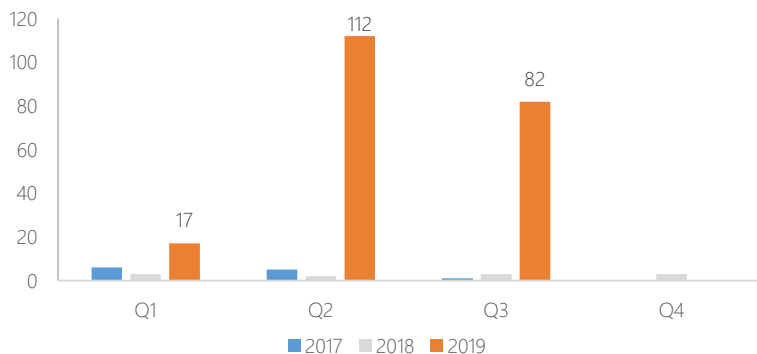


Median Sale Price by Year

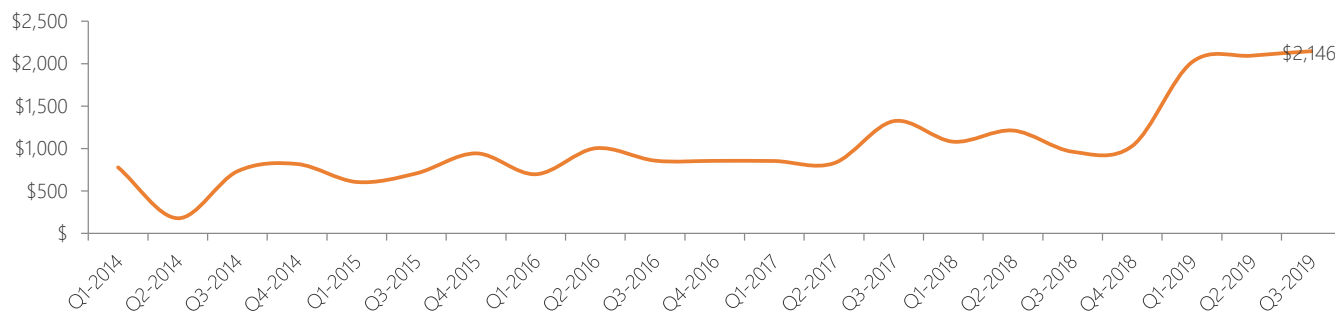


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	3	3	5	6	3	17
Q2	3	0	2	5	2	112
Q3	3	3	1	1	3	82
Q4	4	1	3	0	3	



Median Sale Price per Square Foot

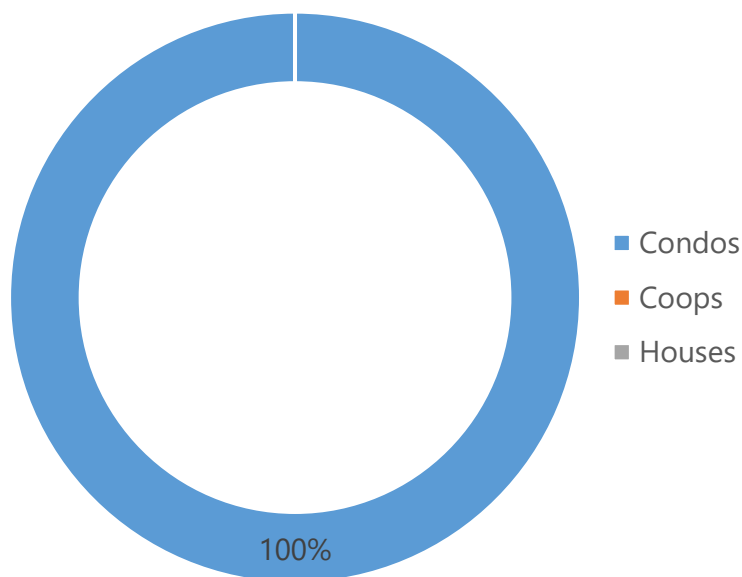


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,617,486	157%	\$2,146	123%	82
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
250 South St #33C	1-00248-1313	12-Aug-19	\$3,480,682	Condo	1,487
250 South St #54A	1-00248-1571	12-Aug-19	\$2,827,822	Condo	
250 South St #53A	1-00248-1558	7-Aug-19	\$2,766,512	Condo	
250 South St #48A	1-00248-1493	10-Jul-19	\$2,661,278	Condo	
250 South St #52D	1-00248-1548	18-Sep-19	\$2,636,126	Condo	
250 South St #65B	1-00248-1673	30-Aug-19	\$2,629,537	Condo	
250 South St #61B	1-00248-1629	30-Aug-19	\$2,610,869	Condo	
250 South St #57B	1-00248-1585	30-Aug-19	\$2,589,251	Condo	
250 South St #34D	1-00248-1327	24-Jul-19	\$2,551,418	Condo	
250 South St #47K	1-00248-1489	30-Aug-19	\$2,549,625	Condo	
250 South St #54K	1-00248-1580	8-Aug-19	\$2,546,010	Condo	
250 South St #30A	1-00248-1297	25-Jul-19	\$2,533,634	Condo	
250 South St #48K	1-00248-1502	13-Sep-19	\$2,520,573	Condo	
250 South St #23D	1-00248-1202	24-Jul-19	\$2,519,355	Condo	
250 South St #33L	1-00248-1321	24-Sep-19	\$2,504,497	Condo	
250 South St #28M	1-00248-1280	17-Sep-19	\$2,497,717	Condo	
250 South St #51K	1-00248-1541	14-Aug-19	\$2,492,054	Condo	
250 South St #52K	1-00248-1554	2-Aug-19	\$2,490,812	Condo	1,123
250 South St #24D	1-00248-1216	17-Sep-19	\$2,490,057	Condo	
250 South St #46K	1-00248-1476	16-Sep-19	\$2,488,530	Condo	
250 South St #42K	1-00248-1437	3-Jul-19	\$2,431,183	Condo	1,123
250 South St #53K	1-00248-1567	8-Aug-19	\$2,363,774	Condo	
250 South St #36B	1-00248-1351	19-Aug-19	\$2,223,785	Condo	1,045
250 South St #28L	1-00248-1279	25-Sep-19	\$2,202,586	Condo	
250 South St #9E	1-00248-1035	2-Aug-19	\$2,061,883	Condo	1,123
250 South St #10E	1-00248-1049	28-Aug-19	\$2,061,386	Condo	
250 South St #74K	1-00248-1780	10-Sep-19	\$1,750,299	Condo	
250 South St #64K	1-00248-1670	12-Aug-19	\$1,738,080	Condo	688
250 South St #54M	1-00248-1582	12-Jul-19	\$1,729,934	Condo	
250 South St #66K	1-00248-1692	30-Aug-19	\$1,716,448	Condo	
250 South St #53M	1-00248-1569	13-Aug-19	\$1,705,812	Condo	
250 South St #62K	1-00248-1648	15-Aug-19	\$1,701,861	Condo	
250 South St #61K	1-00248-1637	25-Jul-19	\$1,700,405	Condo	688
250 South St #47M	1-00248-1491	18-Jul-19	\$1,674,206	Condo	
250 South St #63K	1-00248-1659	15-Aug-19	\$1,671,894	Condo	688
250 South St #57K	1-00248-1593	16-Jul-19	\$1,658,656	Condo	
250 South St #72K	1-00248-1758	27-Sep-19	\$1,633,200	Condo	
250 South St #45M	1-00248-1465	19-Jul-19	\$1,633,200	Condo	
250 South St #58K	1-00248-1604	6-Aug-19	\$1,628,161	Condo	
250 South St #42M	1-00248-1439	16-Aug-19	\$1,606,811	Condo	
250 South St #34M	1-00248-1335	1-Jul-19	\$1,597,561	Condo	
250 South St #23P	1-00248-1212	3-Sep-19	\$1,561,923	Condo	
250 South St #57G	1-00248-1590	19-Aug-19	\$1,546,649	Condo	
250 South St #28B	1-00248-1270	1-Aug-19	\$1,539,521	Condo	
250 South St #50N	1-00248-1531	19-Jul-19	\$1,531,375	Condo	
250 South St #52J	1-00248-1553	30-Aug-19	\$1,528,770	Condo	
250 South St #18C	1-00248-1131	8-Jul-19	\$1,527,302	Condo	
250 South St #48M	1-00248-1504	10-Jul-19	\$1,526,590	Condo	
250 South St #29N	1-00248-1295	9-Jul-19	\$1,519,156	Condo	
250 South St #51J	1-00248-1540	31-Jul-19	\$1,497,863	Condo	



The RATNER Team Market Report

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

Address	BBL	Sale date	Sale price	Property type	Sqft
250 South St #53J	1-00248-1566	16-Aug-19	\$1,490,645	Condo	
250 South St #19C	1-00248-1145	3-Sep-19	\$1,485,554	Condo	
250 South St #30K	1-00248-1306	27-Sep-19	\$1,482,499	Condo	
250 South St #48E	1-00248-1497	8-Jul-19	\$1,463,514	Condo	
250 South St #48H	1-00248-1500	4-Sep-19	\$1,455,049	Condo	
250 South St #53H	1-00248-1565	12-Aug-19	\$1,441,465	Condo	
250 South St #52M	1-00248-1556	9-Aug-19	\$1,433,542	Condo	
250 South St #42J	1-00248-1436	22-Jul-19	\$1,429,550	Condo	
250 South St #35J	1-00248-1345	9-Aug-19	\$1,407,149	Condo	
250 South St #36E	1-00248-1354	4-Sep-19	\$1,397,871	Condo	
250 South St #35H	1-00248-1344	12-Aug-19	\$1,395,980	Condo	696
250 South St #38E	1-00248-1380	1-Jul-19	\$1,394,930	Condo	
250 South St #37M	1-00248-1374	2-Jul-19	\$1,389,514	Condo	
250 South St #40F	1-00248-1407	28-Aug-19	\$1,369,830	Condo	722
250 South St #38M	1-00248-1387	2-Aug-19	\$1,366,923	Condo	
250 South St #34F	1-00248-1329	14-Aug-19	\$1,365,782	Condo	
250 South St #51F	1-00248-1537	31-Jul-19	\$1,360,208	Condo	
250 South St #50F	1-00248-1524	9-Aug-19	\$1,360,208	Condo	
250 South St #37F	1-00248-1368	15-Aug-19	\$1,345,952	Condo	
250 South St #46F	1-00248-1472	22-Jul-19	\$1,336,025	Condo	
250 South St #23K	1-00248-1208	25-Sep-19	\$1,327,240	Condo	
250 South St #38N	1-00248-1388	30-Jul-19	\$1,323,611	Condo	
250 South St #25F	1-00248-1232	10-Jul-19	\$1,281,904	Condo	
250 South St #25G	1-00248-1233	9-Jul-19	\$1,277,709	Condo	
250 South St #11G	1-00248-1065	6-Sep-19	\$1,192,513	Condo	
250 South St #19G	1-00248-1149	5-Aug-19	\$1,149,531	Condo	
305-311 Cherry St #L2	1-00246-1030	27-Sep-19	\$995,000	Condo	1,239
50 Henry St #2A	1-00277-1202	26-Sep-19	\$458,000	Condo	509



The RATNER Team Market Report

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](#)



Eiffel DelRosario

Residential Sales &
Rentals 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

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

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



The RATNER Team Market Report

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

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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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