

BATTERY PARK CITY

A quarterly analysis of residential sales
in Battery Park City, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Battery Park City, Manhattan

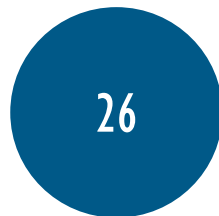
SUMMARY

MEDIAN SALE PRICE



17% YoY

NO. OF TRANSACTIONS



-35% YoY

MEDIAN PRICE/SQ.FT.



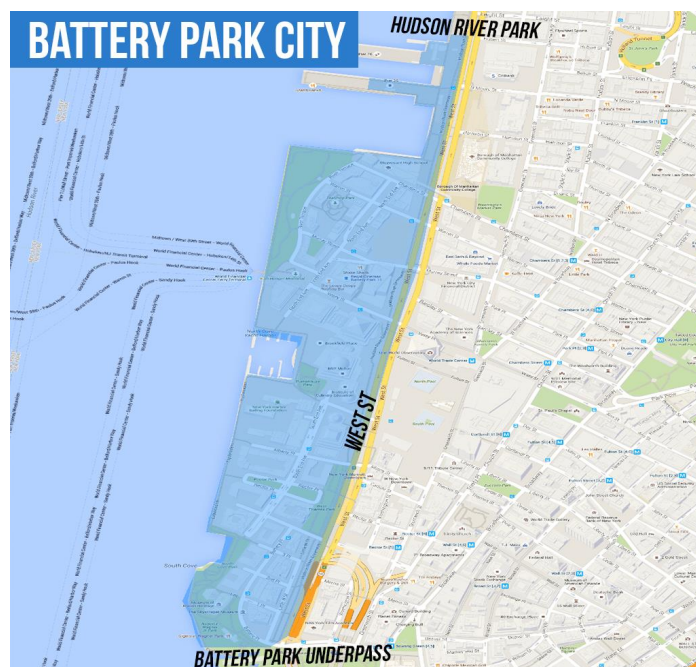
15% YoY

MANHATTAN
MEDIAN SALE PRICE



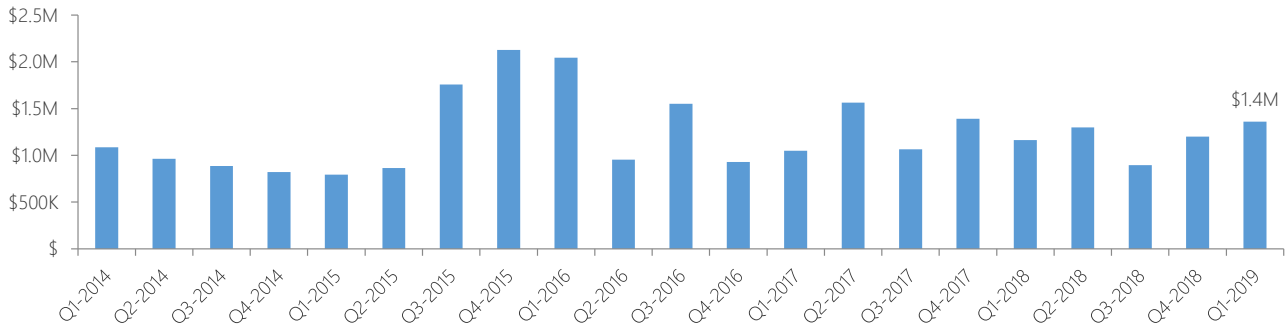
3% YoY

NEIGHBORHOOD BOUNDARIES

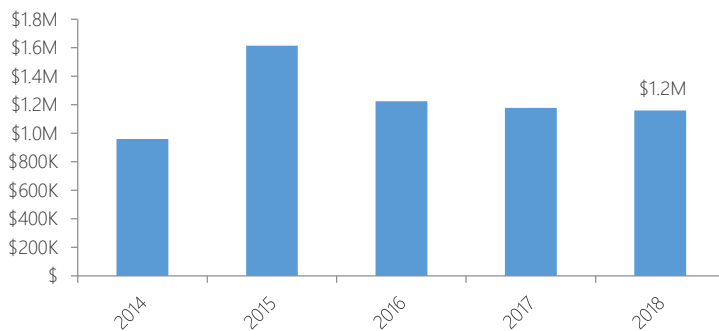


RESIDENTIAL STATS

Median Sale Price by Quarter

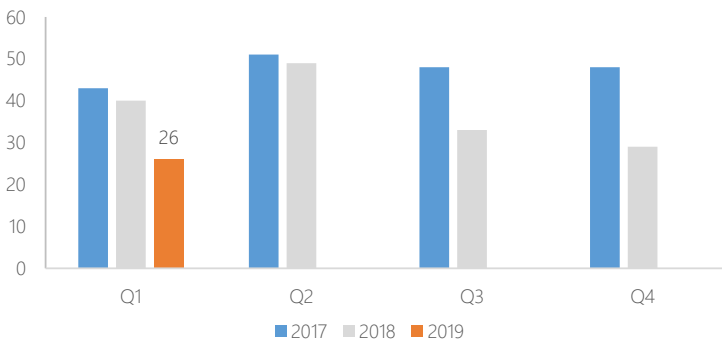


Median Sale Price by Year

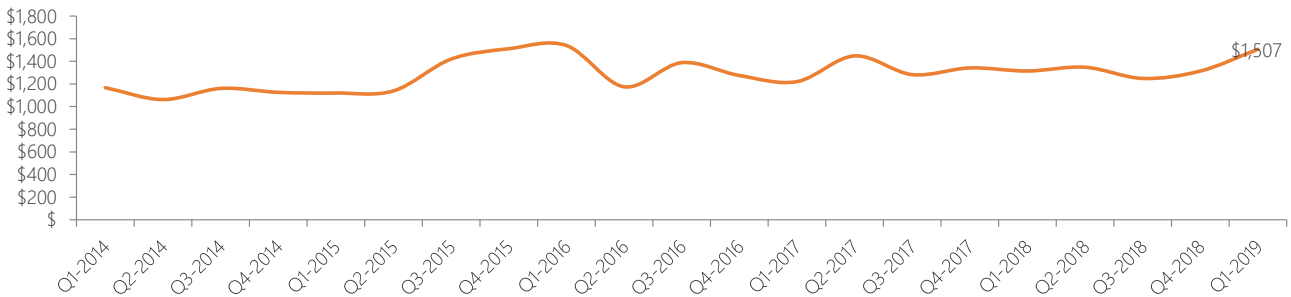


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	54	33	75	43	40	26
Q2	52	50	50	51	49	
Q3	53	128	57	48	33	
Q4	42	86	47	48	29	



Median Sale Price per Square Foot

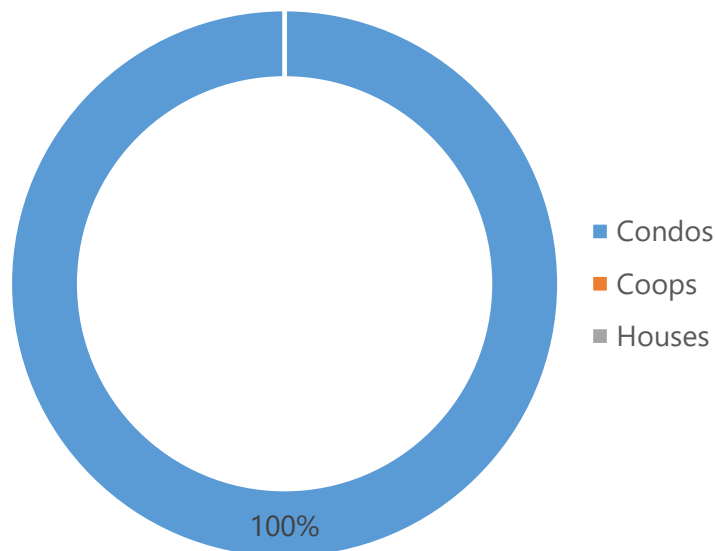


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,360,000	17%	\$1,507	15%	26
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Warren St #20G	1-00016-4462	14-Mar-19	\$4,800,000	Condo	2,481
212 Warren St #4C	1-00016-4334	28-Feb-19	\$3,300,000	Condo	1,661
10 Little West St #19A	1-00016-9022	7-Jan-19	\$2,650,000	Condo	1,759
2 River Ter #15A	1-00016-3764	8-Feb-19	\$2,495,000	Condo	1,524
1-2 River Ter #9M	1-00016-3703	15-Jan-19	\$2,400,000	Condo	1,449
30 West St #20E	1-00016-1523	11-Feb-19	\$2,250,000	Condo	1,526
70 Little West St #14B	1-00016-1818	15-Mar-19	\$2,050,000	Condo	1,311
212 Warren St #7N	1-00016-4372	1-Feb-19	\$1,770,000	Condo	1,061
212 Warren St #9N	1-00016-4388	5-Mar-19	\$1,754,000	Condo	1,061
1-2 River Ter #4C	1-00016-3624	10-Jan-19	\$1,678,000	Condo	1,088
377 Rector Pl #6KL	1-00016-1210	27-Feb-19	\$1,651,544	Condo	688
380 Rector Pl #10A	1-00016-2610	11-Jan-19	\$1,380,000	Condo	873
280 Rector Pl #8I	1-00016-3103	8-Feb-19	\$1,360,000	Condo	625
30 Little West St #33D	1-00016-1611	11-Feb-19	\$1,350,000	Condo	875
200 Rector Pl #31B	1-00016-5072	20-Mar-19	\$1,275,000	Condo	948
30 Little West St #7G	1-00016-1441	1-Feb-19	\$1,250,000	Condo	1,190
200 Rector Pl #4Y	1-00016-5543	8-Feb-19	\$1,175,000	Condo	1,054
30 Little West St #7G	1-00016-1441	9-Jan-19	\$1,005,000	Condo	1,190
333 Rector Pl #511	1-00016-5649	1-Feb-19	\$905,000	Condo	860
350 Albany St #M3	1-00016-2118	4-Mar-19	\$685,000	Condo	756
300 Rector Pl #8R	1-00016-4136	25-Mar-19	\$520,000	Condo	565
300 Albany St #9M	1-00016-2506	15-Jan-19	\$501,000	Condo	695
300 Albany St #3N	1-00016-2417	18-Mar-19	\$496,860	Condo	647
300 Albany St #7M	1-00016-2476	6-Mar-19	\$475,000	Condo	695
280 Rector Pl #9F	1-00016-3114	15-Mar-19	\$424,770	Condo	915



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THE RATNER TEAM



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Eiffel DelRosario

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

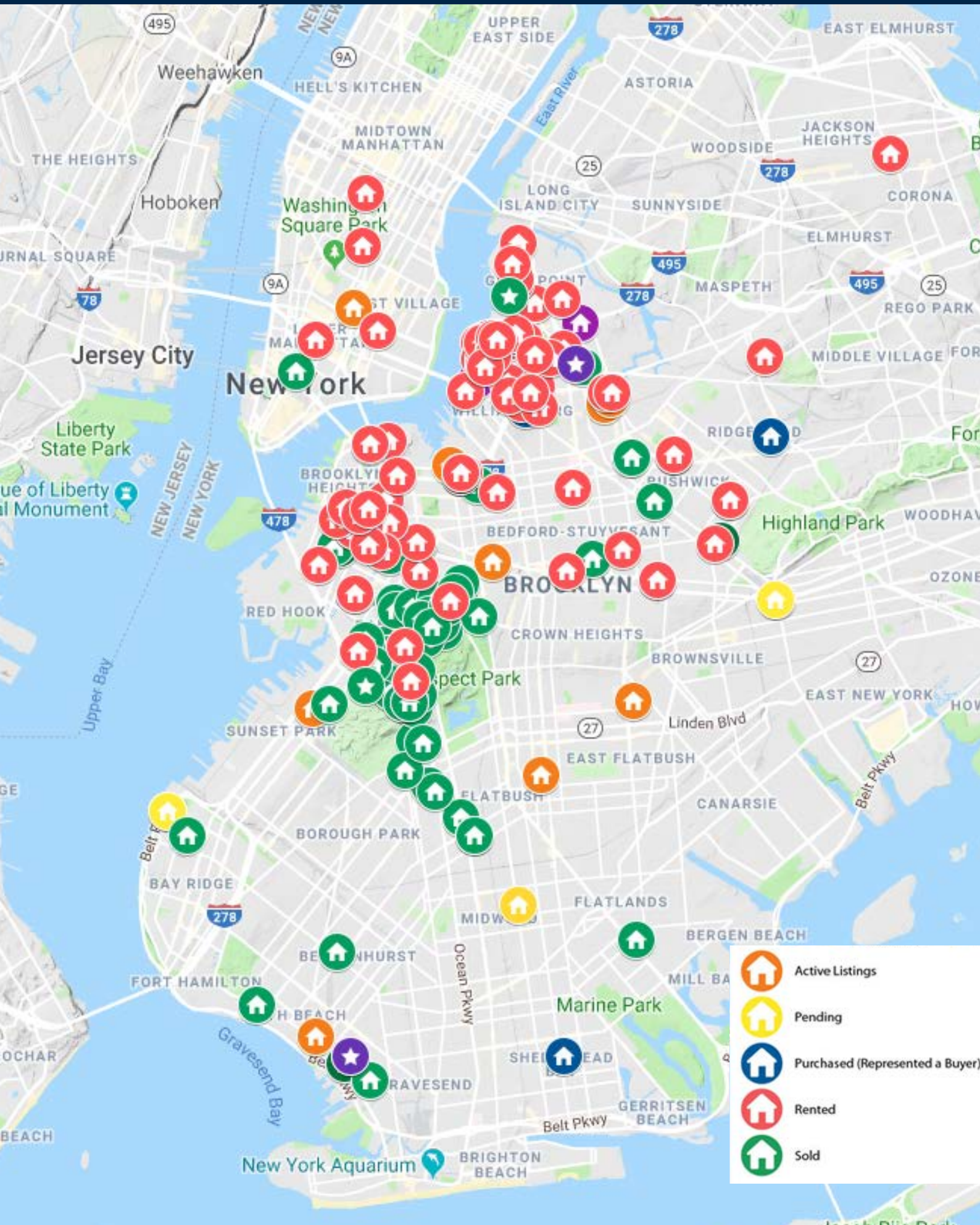
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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

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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	

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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