

# BATTERY PARK CITY

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

3rd Quarter 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, 3rd Quarter 2019

## Battery Park City, Manhattan

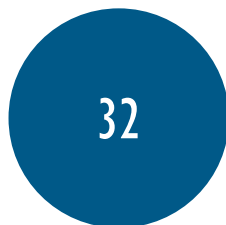
### SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



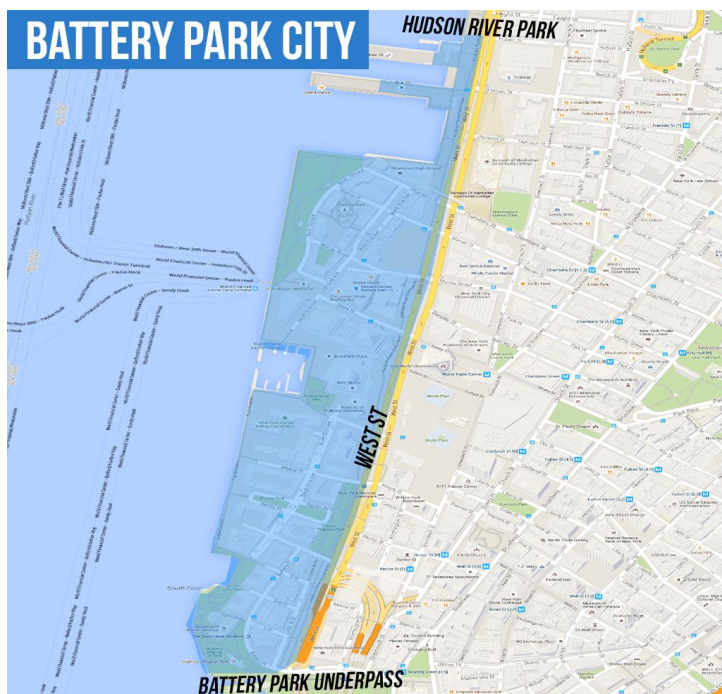
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

### NEIGHBORHOOD BOUNDARIES

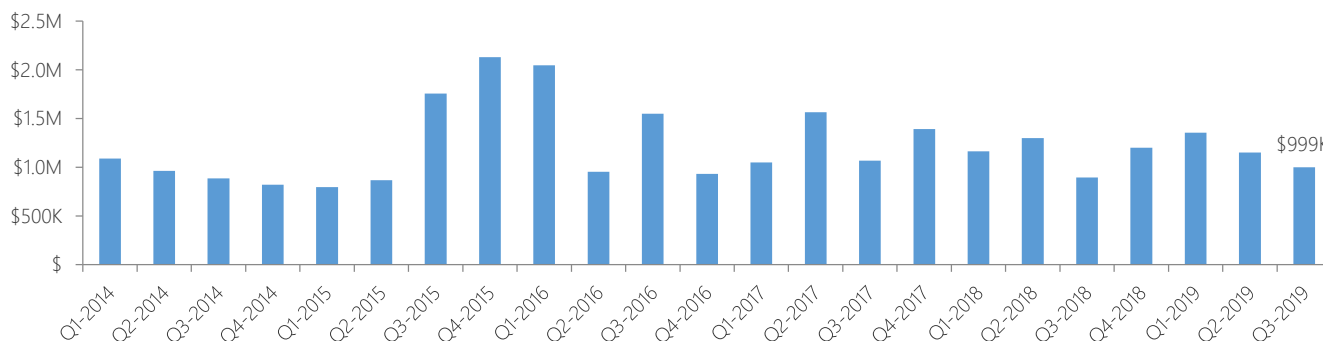


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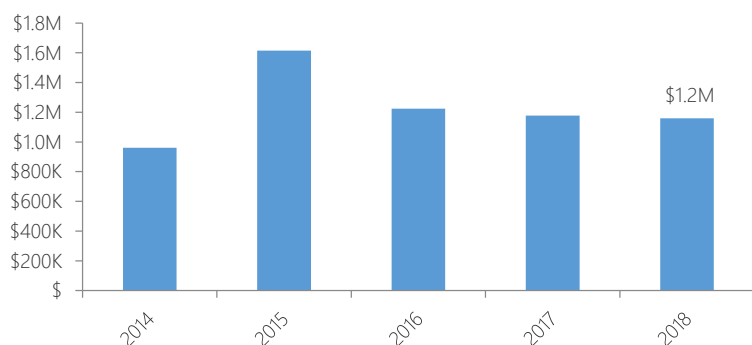
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RESIDENTIAL STATS

Median Sale Price by Quarter

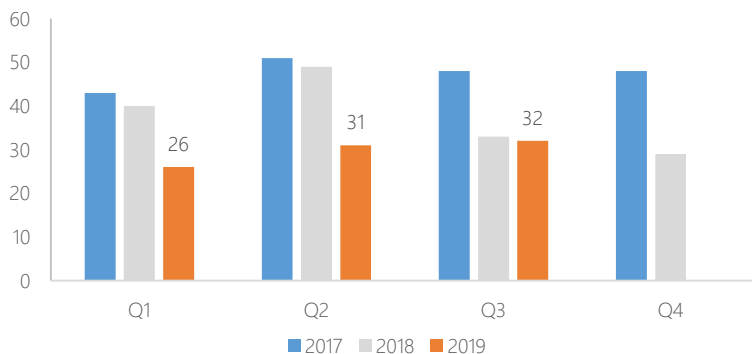


Median Sale Price by Year



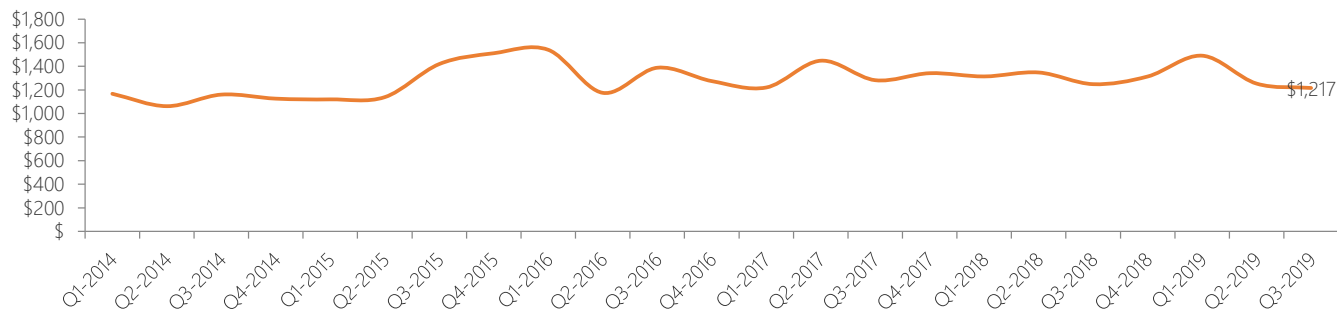
Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	54	33	75	43	40	26
Q2	52	50	50	51	49	31
Q3	53	128	57	48	33	32
Q4	42	86	47	48	29	





Median Sale Price per Square Foot

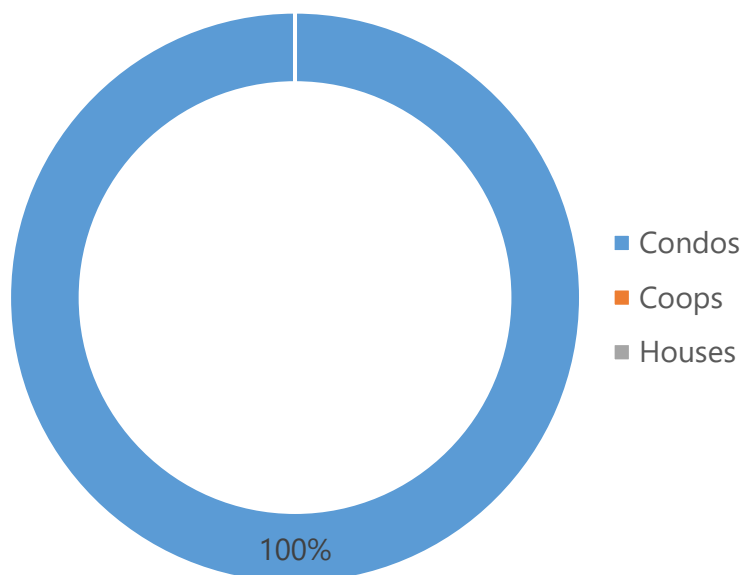


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$998,500	12%	\$1,217	-3%	32
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
377 Rector Pl #PHB	1-00016-1240	26-Sep-19	\$4,990,000	Condo	3,180
10 Little West St #PH1A	1-00016-9109	20-Sep-19	\$3,600,000	Condo	1,999
1-2 River Ter #4N	1-00016-3633	23-Aug-19	\$2,660,000	Condo	1,580
70 Little West St #12E	1-00016-1814	1-Aug-19	\$2,605,000	Condo	1,737
212 Warren St #6A	1-00016-4356	19-Jul-19	\$1,972,500	Condo	1,280
212 Warren St #5R	1-00016-4355	27-Sep-19	\$1,910,000	Condo	1,153
21 S End Ave #222	1-00016-6019	15-Jul-19	\$1,695,000	Condo	1,240
333 Rector Pl #710	1-00016-5674	13-Sep-19	\$1,602,500	Condo	1,339
30 West St #3C	1-00016-1410	6-Sep-19	\$1,470,000	Condo	1,089
200 Rector Pl #36M	1-00016-5451	3-Sep-19	\$1,325,000	Condo	1,159
200 Rector Pl #36L	1-00016-5451	3-Sep-19	\$1,325,000	Condo	1,159
70 Little West St #6D	1-00016-1738	24-Sep-19	\$1,225,000	Condo	1,002
21 S End Ave #621	1-00016-6108	16-Aug-19	\$1,200,000	Condo	1,225
21 S End Ave #627	1-00016-6114	31-Jul-19	\$1,120,000	Condo	908
21 S End Ave #401	1-00016-6044	26-Jul-19	\$999,000	Condo	819
225 Rector Pl #12T	1-00016-3396	20-Sep-19	\$998,000	Condo	763
377 Rector Pl #20D	1-00016-1095	11-Sep-19	\$985,663	Condo	779
300 Albany St #7I	1-00016-2472	25-Jul-19	\$875,000	Condo	1,118
99 Battery Pl #18E	1-00016-7109	10-Jul-19	\$850,000	Condo	708
200 Rector Pl #10F	1-00016-5216	26-Sep-19	\$850,000	Condo	645
380 Rector Pl #5P	1-00016-2835	5-Sep-19	\$840,000	Condo	678
350 Albany St #5A	1-00016-2040	23-Aug-19	\$815,000	Condo	840
377 Rector Pl #4L	1-00016-1219	26-Jul-19	\$720,750	Condo	594
200 Rector Pl #16J	1-00016-5329	26-Sep-19	\$710,000	Condo	597
225 Rector Pl #5S	1-00016-3269	13-Sep-19	\$700,000	Condo	621
225 Rector Pl #4E	1-00016-3239	22-Aug-19	\$675,000	Condo	601
300 Albany St #5N	1-00016-2447	13-Aug-19	\$620,000	Condo	647
280 Rector Pl #6H	1-00016-3070	29-Aug-19	\$590,000	Condo	625
280 Rector Pl #5G	1-00016-3053	23-Aug-19	\$570,000	Condo	622
280 Rector Pl #5G	1-00016-3053	23-Aug-19	\$570,000	Condo	622



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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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

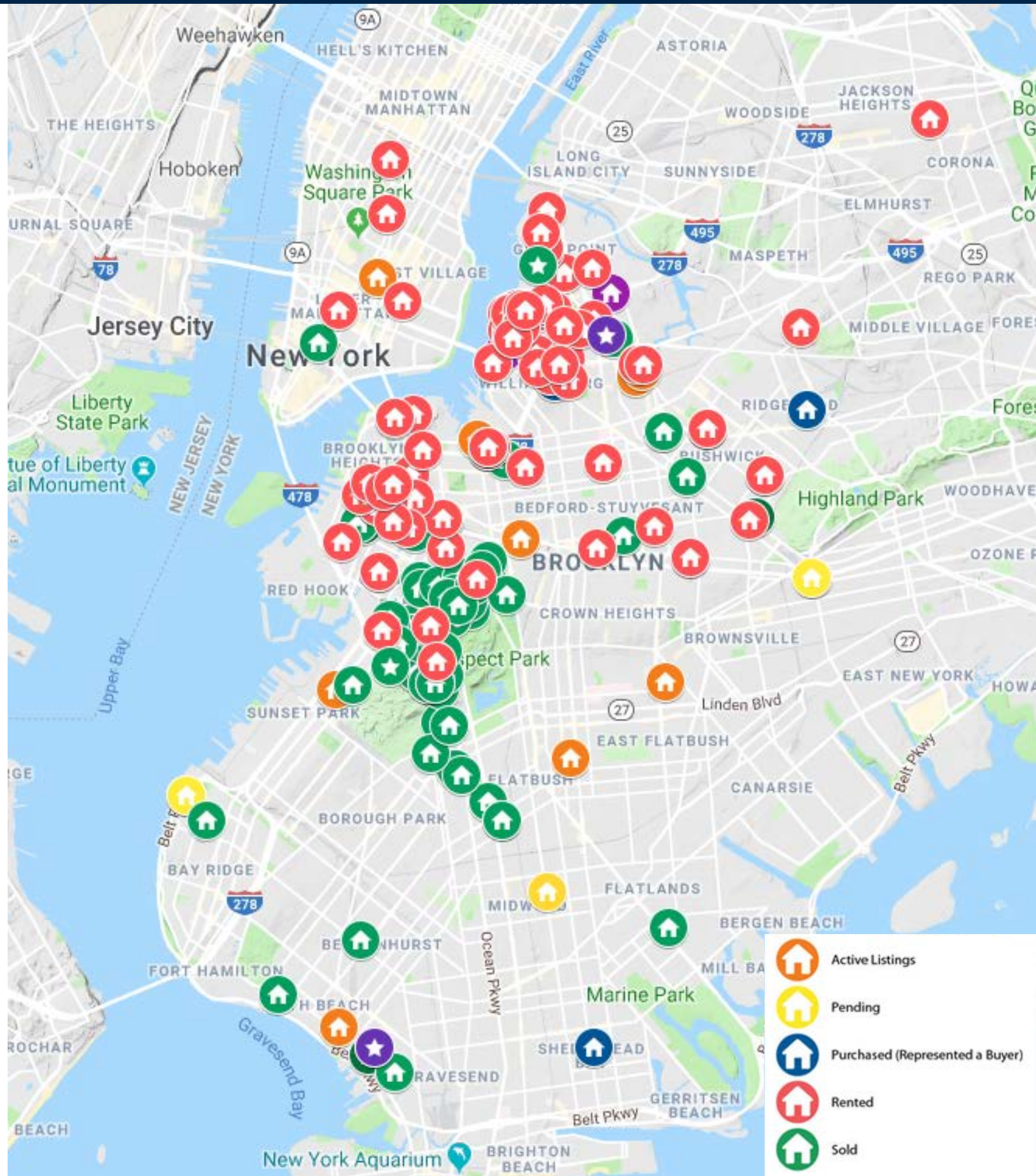
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- |                                 |                              |                                |                                     |
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| 1031 Qualified Intermediary     | Estate Planing               | 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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**SPARTAN RENOVATIONS**



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