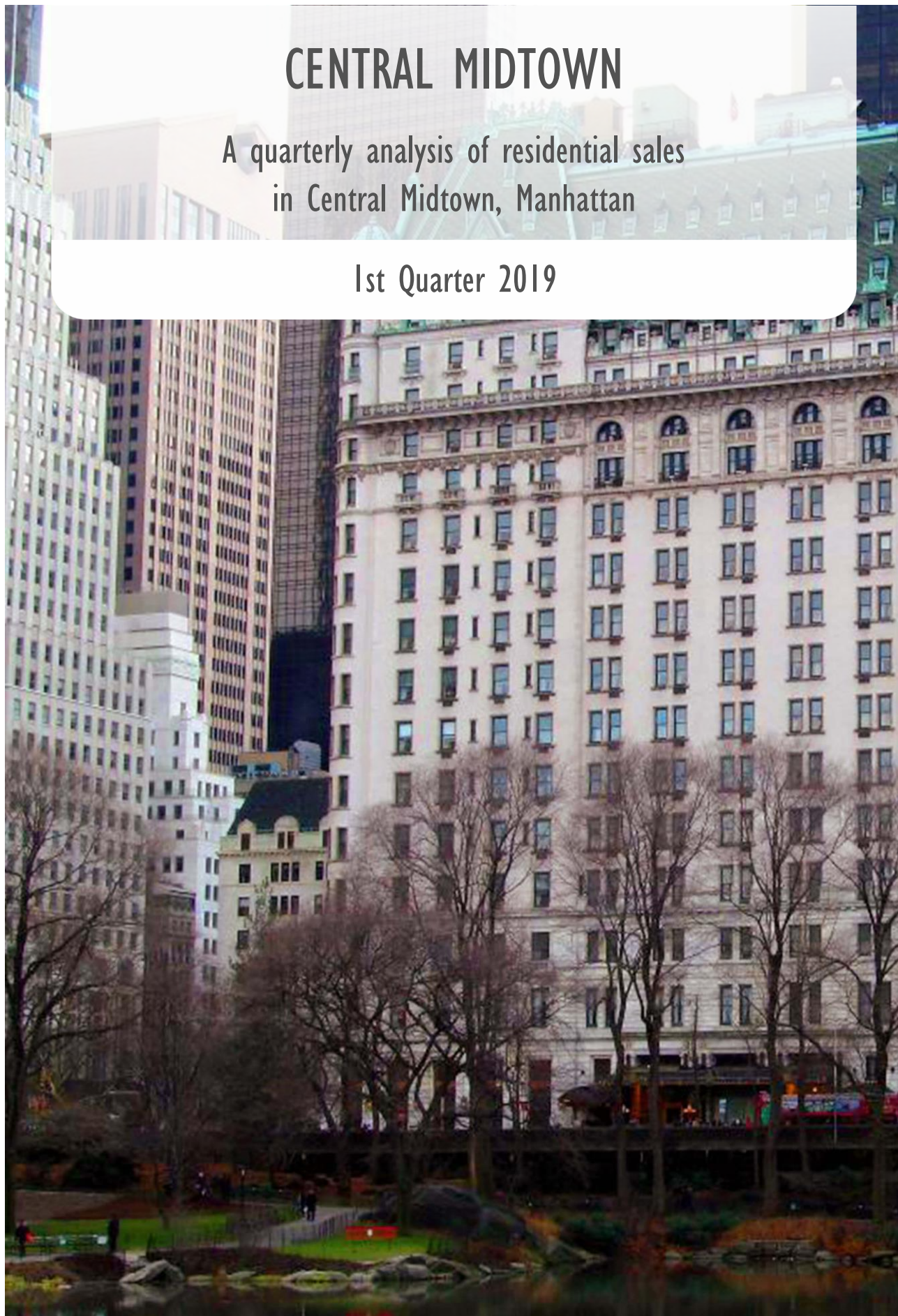


CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

Ist Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 1st Quarter 2019

Central Midtown, Manhattan

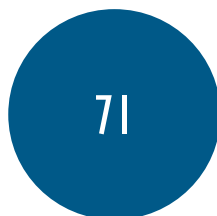
SUMMARY

MEDIAN SALE PRICE



15% YoY

NO. OF TRANSACTIONS



34% YoY

MEDIAN PRICE/SQ.FT.



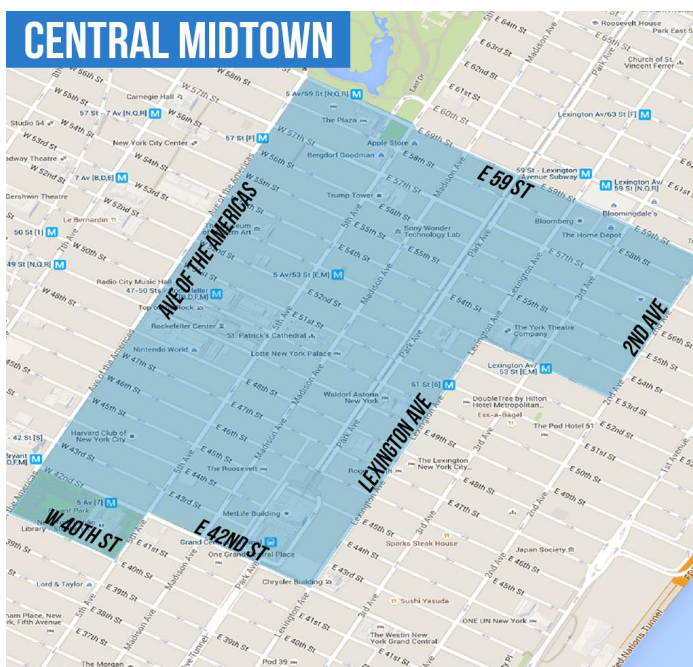
4% YoY

MANHATTAN
MEDIAN SALE PRICE



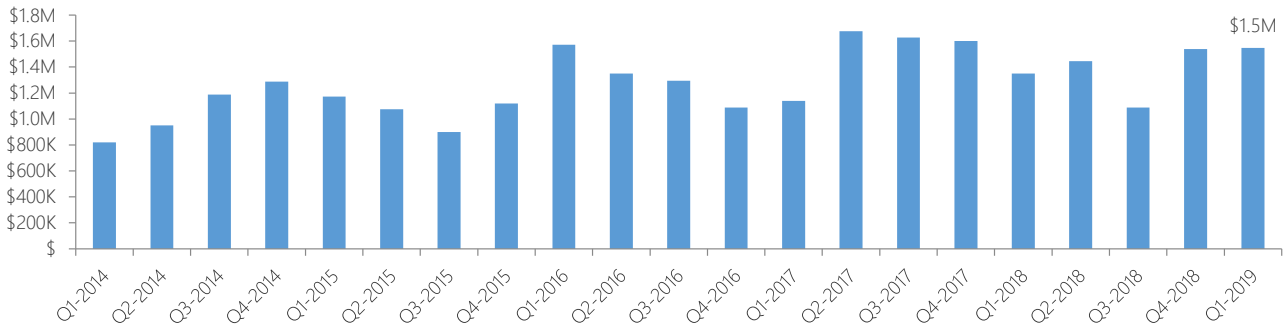
3% YoY

NEIGHBORHOOD BOUNDARIES

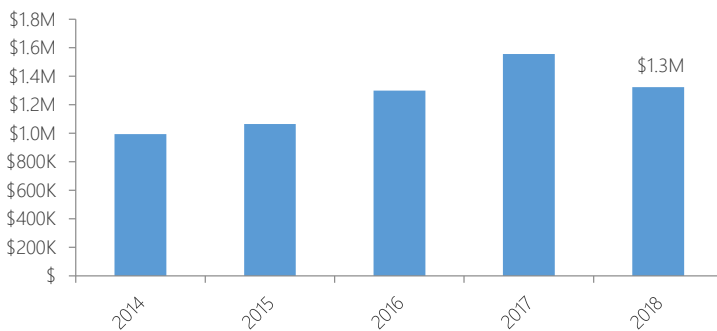


RESIDENTIAL STATS

Median Sale Price by Quarter

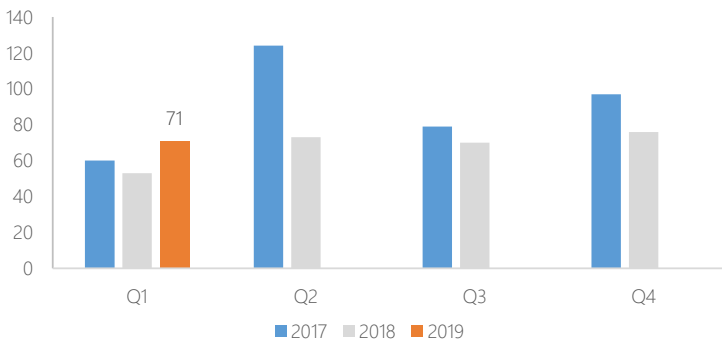


Median Sale Price by Year

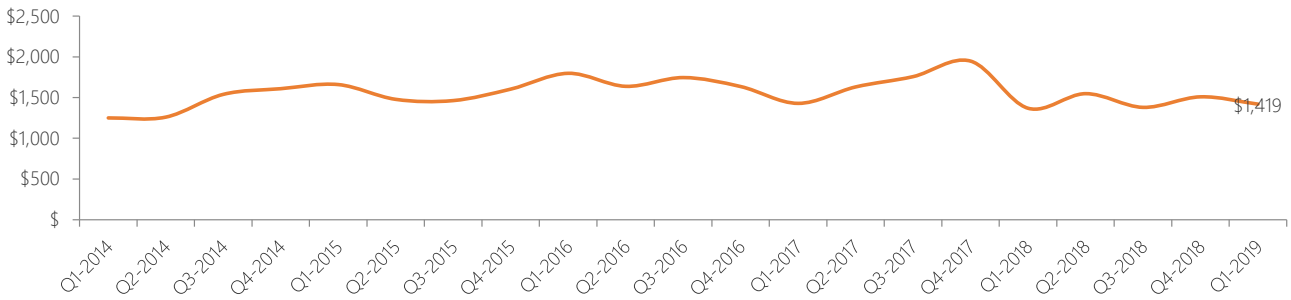


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	74	66	98	60	53	71
Q2	94	94	91	124	73	
Q3	94	96	98	79	70	
Q4	94	90	74	97	76	



Median Sale Price per Square Foot

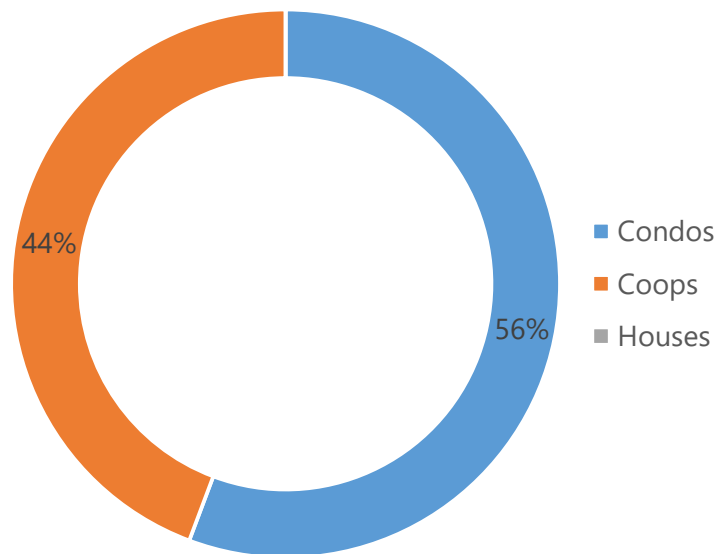


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,362,500	-10%	\$1,779	-14%	39
Coops	\$598,000	-15%	\$858	-8%	31
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #64A	1-01292-1412	14-Feb-19	\$75,000,000	Condo	8,038
432 Park Ave #95	1-01292-1456	29-Jan-19	\$30,691,657	Condo	3,952
1 Central Park S #2003	1-01274-1632	14-Mar-19	\$29,000,000	Condo	3,974
1 Central Park S #605	1-01274-1480	8-Mar-19	\$19,600,000	Condo	1,202
432 Park Ave #35B	1-01292-1357	19-Feb-19	\$15,000,000	Condo	4,003
500 Park Ave #37A	1-01294-1056	9-Jan-19	\$9,300,000	Condo	4,653
500 Park Ave #37B	1-01294-1056	9-Jan-19	\$9,300,000	Condo	4,653
100 E 53rd St #42A	1-01307-1174	25-Feb-19	\$5,426,968	Condo	
100 E 53rd St #17A	1-01307-1126	14-Jan-19	\$4,381,225	Condo	
100 E 53rd St #16A	1-01307-1124	22-Mar-19	\$4,350,678	Condo	
33 W 56th St #15A	1-01272-1041	15-Mar-19	\$4,000,000	Condo	2,016
1 Central Park S #905	1-01274-1513	8-Feb-19	\$3,900,000	Condo	1,212
100 E 53rd St #46B	1-01307-1181	22-Feb-19	\$3,770,275	Condo	
100 E 53rd St #42B	1-01307-1175	25-Feb-19	\$3,488,220	Condo	
24 Central Park S #2W	1-01274-0057	7-Jan-19	\$3,200,000	Coop	1,900
115 E 57th St #28A	1-01312-1069	26-Mar-19	\$2,950,000	Condo	1,741
721 Fifth Ave #42A	1-01292-1098	29-Mar-19	\$2,800,000	Condo	1,465
115 E 57th St #29A	1-01312-1077	26-Mar-19	\$2,500,000	Condo	1,831
100 E 53rd St #9A	1-01307-1114	4-Jan-19	\$2,500,000	Condo	
115 E 57th St #48A	1-01312-1229	22-Jan-19	\$2,400,000	Condo	1,741
18 W 48th St #34A	1-01263-1146	22-Feb-19	\$2,325,000	Condo	1,129
100 E 53rd St #17B	1-01307-1127	14-Jan-19	\$2,202,170	Condo	1,034
100 E 53rd St #19B	1-01307-1131	31-Jan-19	\$2,180,787	Condo	1,034
100 E 53rd St #20B	1-01307-1133	24-Jan-19	\$2,156,349	Condo	1,034
100 E 53rd St #18B	1-01307-1129	9-Jan-19	\$2,121,913	Condo	
100 E 53rd St #16B	1-01307-1125	4-Feb-19	\$2,120,710	Condo	
641 Fifth Ave #36C	1-01287-1115	30-Jan-19	\$2,118,000	Condo	1,287
100 E 53rd St #12B	1-01307-1119	30-Jan-19	\$1,927,243	Condo	1,034
222 E 58th St #17FG	1-01331-1203	7-Feb-19	\$1,775,000	Coop	
207 E 57th St #5A	1-01331-1307	28-Jan-19	\$1,750,000	Condo	1,230
207 E 57th St #6A	1-01331-1307	28-Jan-19	\$1,750,000	Condo	1,230
5 E 44th St #18	1-01279-1022	21-Feb-19	\$1,580,000	Condo	1,277
250 E 54th St #20F	1-01327-1221	27-Mar-19	\$1,562,500	Condo	1,253
200 E 57th St #3B	1-01330-0004	12-Feb-19	\$1,547,500	Coop	
475 Park Ave #5C	1-01312-0069	6-Feb-19	\$1,500,000	Coop	
725 Fifth Ave #31H	1-01292-1017	10-Jan-19	\$1,425,000	Condo	1,052
110 E 57th St #10FG	1-01311-0065	21-Feb-19	\$1,390,000	Coop	
200 E 57th St #10A	1-01330-0004	28-Feb-19	\$1,350,000	Coop	
200 E 57th St #11N	1-01330-0004	8-Feb-19	\$1,300,000	Coop	1,490
15 W 53rd St #34C	1-01269-1172	15-Mar-19	\$1,150,000	Condo	973
235 E 55th St #40C	1-01329-1025	14-Feb-19	\$1,100,000	Condo	777
222 E 58th St #17B	1-01331-1203	4-Feb-19	\$1,055,000	Coop	1,250
24 W 55th St #7CD	1-01270-0020	5-Feb-19	\$970,000	Coop	
135 E 54th St #5K	1-01309-1138	29-Mar-19	\$849,000	Condo	864
27 W 55th St #72	1-01271-0021	26-Feb-19	\$765,000	Coop	
77 W 55th St #14D	1-01271-1404	23-Jan-19	\$695,000	Condo	566
211 E 53rd St #9L	1-01327-1003	22-Mar-19	\$692,000	Coop	
222 E 58th St #11C	1-01331-1203	3-Jan-19	\$655,000	Coop	950
245 E 54th St #10L	1-01328-0021	6-Feb-19	\$630,000	Coop	
222 E 58th St #20E	1-01331-1203	26-Feb-19	\$599,000	Coop	



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
227 E 57th St #3B	1-01331-0014	13-Feb-19	\$598,000	Coop	
465 Park Ave #24S	1-01312-1302	18-Jan-19	\$575,000	Coop	
153 E 57th St #9E	1-01312-0028	8-Feb-19	\$560,000	Coop	
77 W 55th St #7A	1-01271-0701	25-Jan-19	\$521,000	Condo	400
153 E 57th St #19G	1-01312-0028	21-Feb-19	\$510,000	Coop	540
240 E 55th St #7E	1-01328-0030	8-Feb-19	\$505,000	Coop	
240 E 55th St #7D	1-01328-0030	23-Jan-19	\$486,499	Coop	650
111 E 56th St #412	1-01311-0005	12-Feb-19	\$480,000	Coop	
245 E 54th St #18J	1-01328-0021	6-Feb-19	\$477,000	Coop	440
211 E 53rd St #10H	1-01327-1003	8-Mar-19	\$470,000	Coop	600
211 E 53rd St #9H	1-01327-1003	7-Jan-19	\$435,000	Coop	
153 E 57th St #6C	1-01312-0028	13-Mar-19	\$410,000	Coop	450
240 E 55th St #3B	1-01328-0030	6-Mar-19	\$405,000	Coop	
220 E 54th St #6F	1-01327-0037	14-Mar-19	\$350,000	Coop	
231 E 54th St #3A	1-01328-0017	19-Mar-19	\$320,000	Coop	385
2 E 55th St #1035	1-01290-1232	29-Mar-19	\$230,000	Condo	1,458
24 W 55th St #VESTI	1-01270-0020	7-Feb-19	\$24,544	Coop	



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](#)



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

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

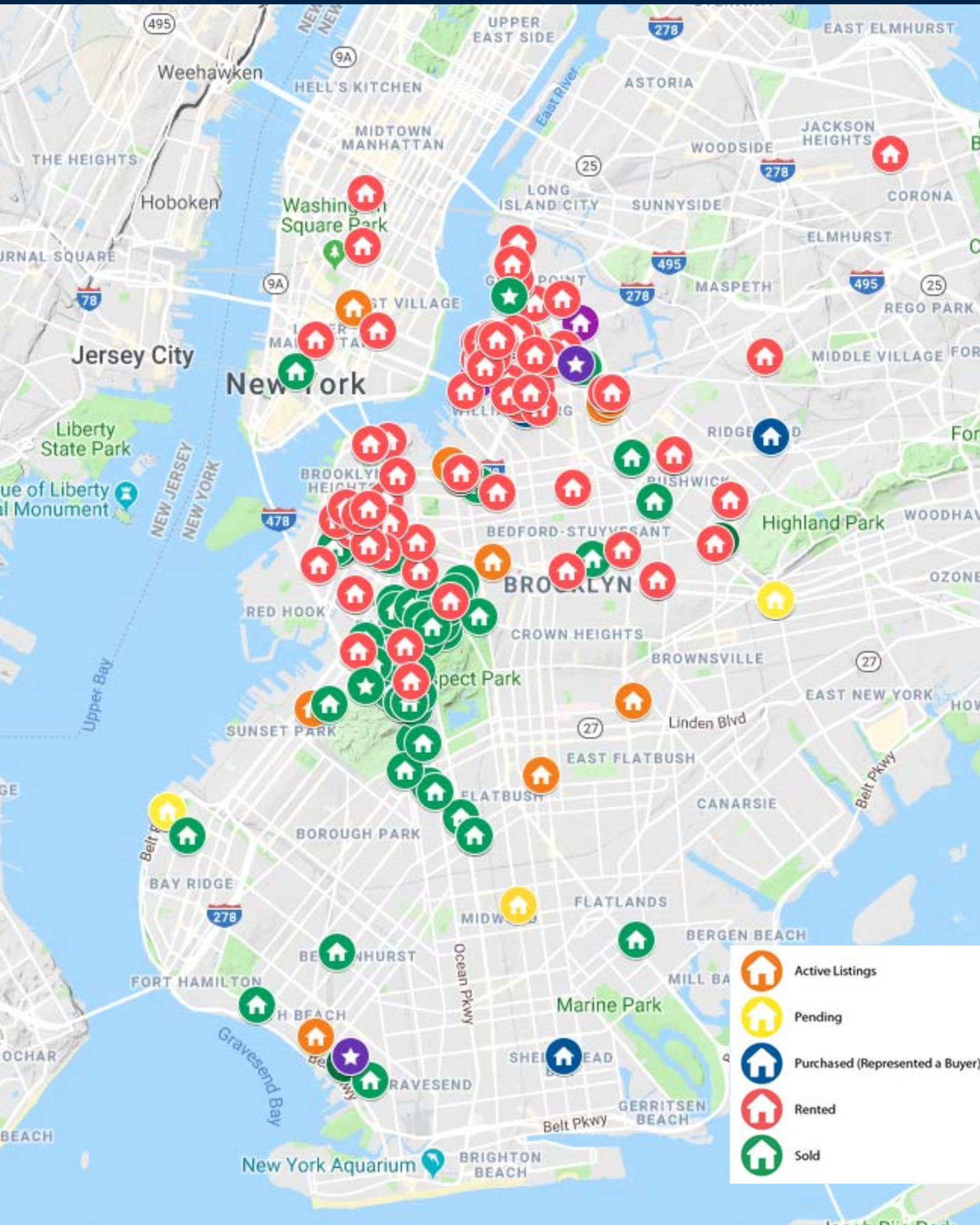
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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