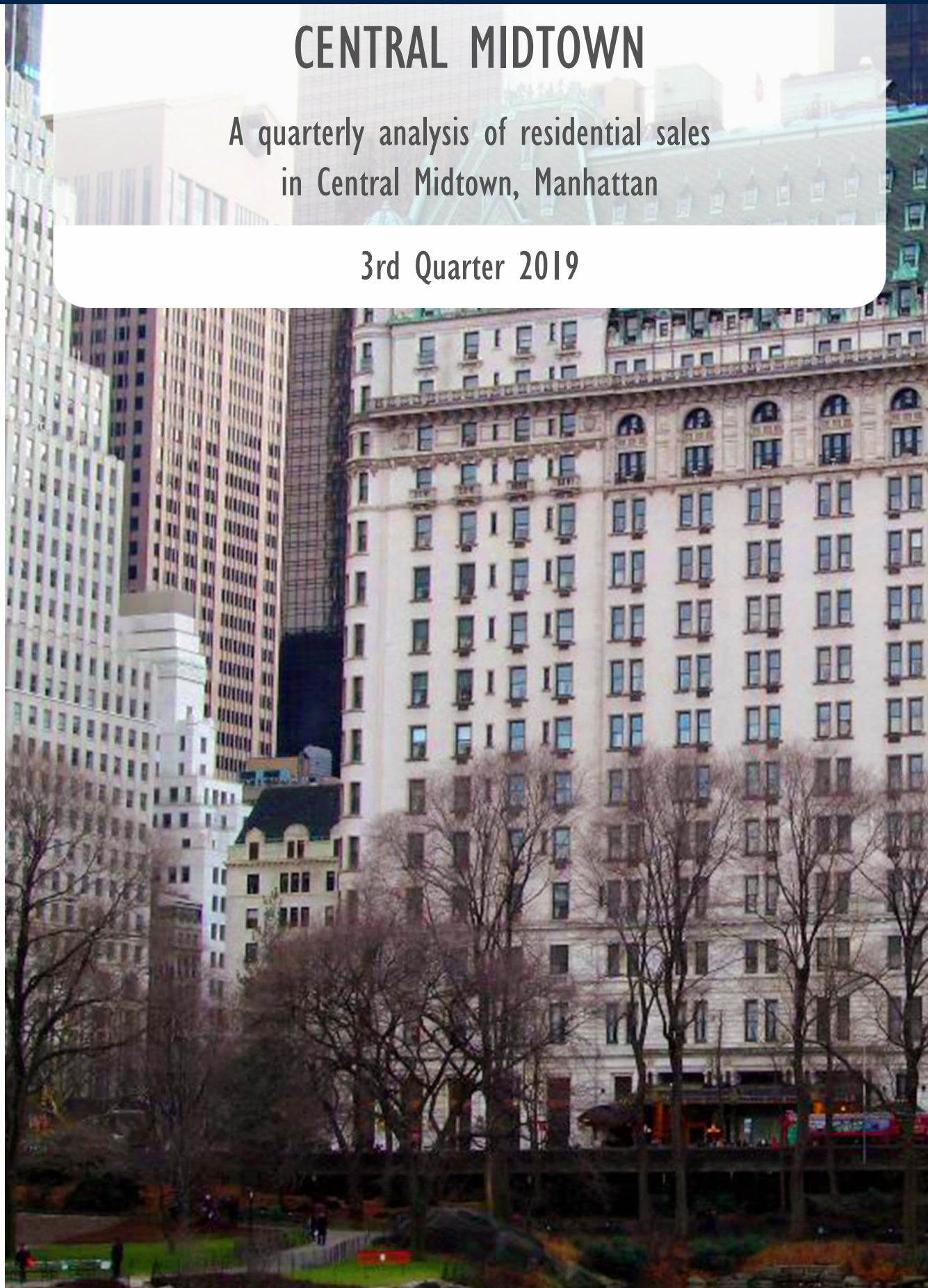


CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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

Residential Market Report, 3rd Quarter 2019

Central Midtown, Manhattan

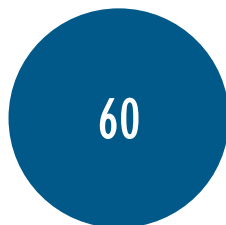
SUMMARY

MEDIAN SALE PRICE



-17% YoY

NO. OF TRANSACTIONS



-14% YoY

MEDIAN PRICE/SQ.FT.



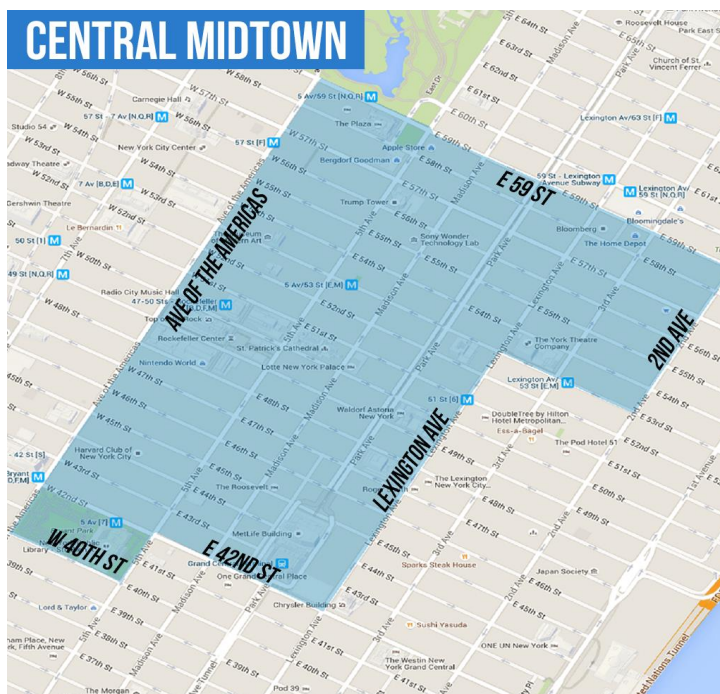
-9% YoY

MANHATTAN MEDIAN SALE PRICE



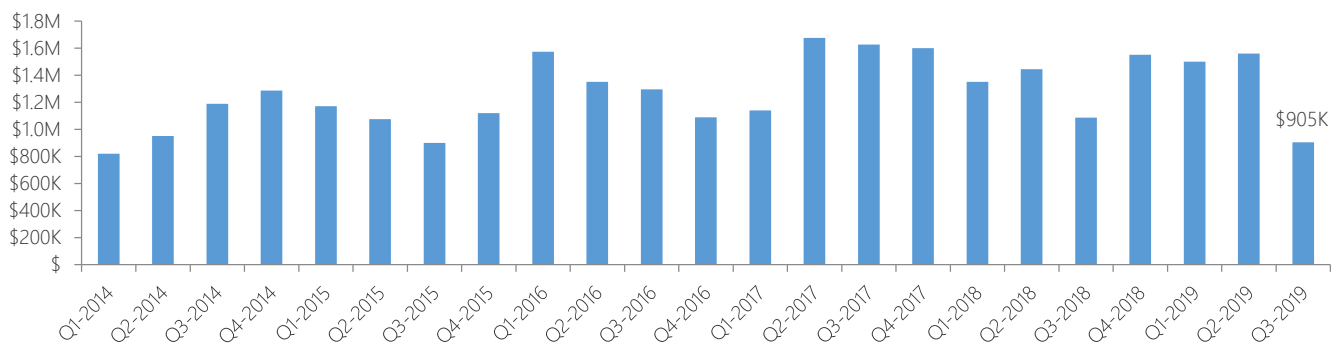
-9% YoY

NEIGHBORHOOD BOUNDARIES

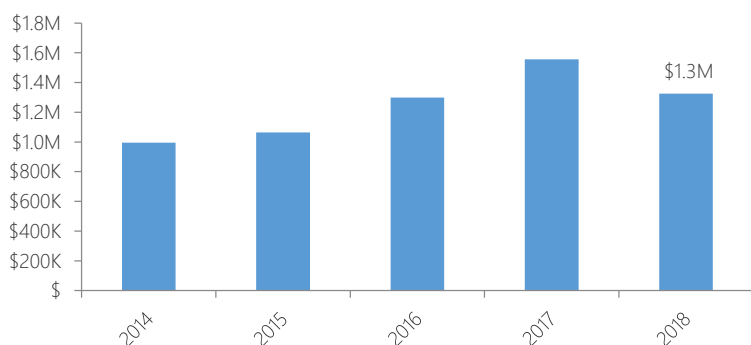


RESIDENTIAL STATS

Median Sale Price by Quarter

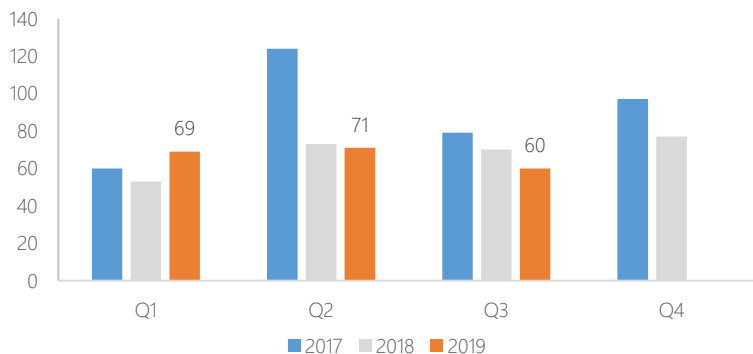


Median Sale Price by Year

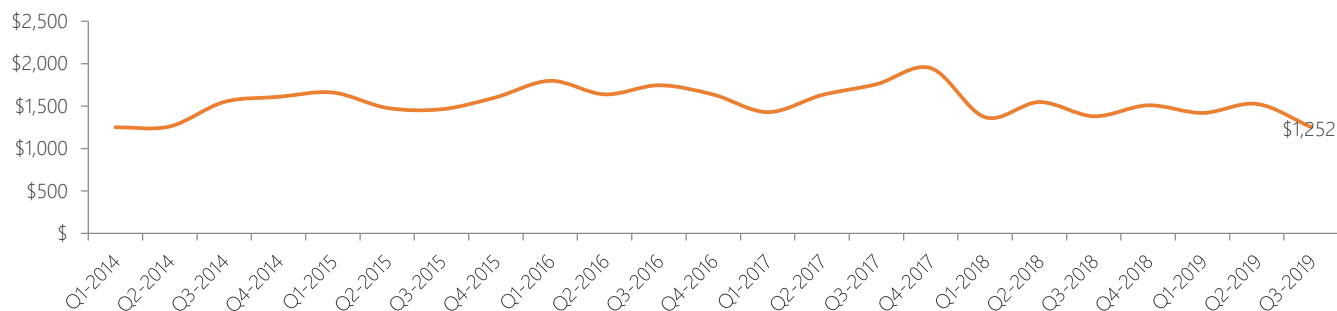


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	74	66	98	60	53	69
Q2	94	94	91	124	73	71
Q3	94	96	98	79	70	60
Q4	94	90	74	97	77	



Median Sale Price per Square Foot

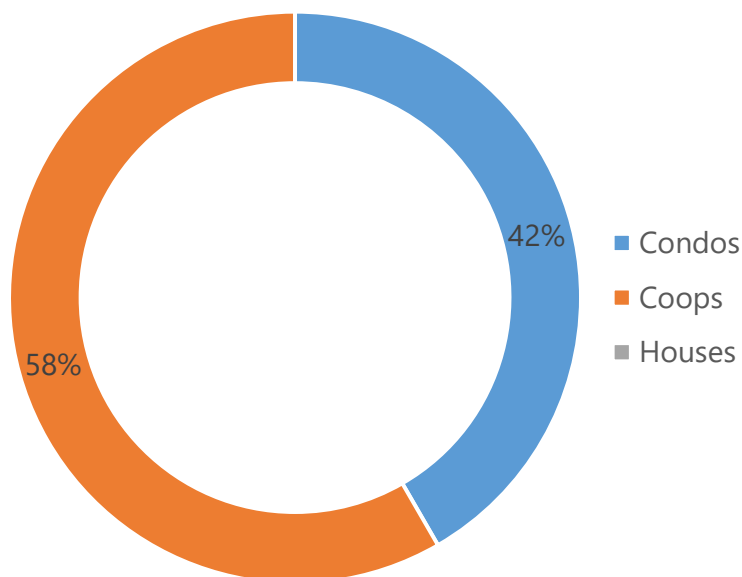


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,537,500	-9%	\$1,442	-14%	25
Coops	\$640,000	-9%	\$875	-5%	35
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
207 E 57th St #28A	1-01331-1354	30-Jul-19	\$3,420,000	Condo	1,795
15 W 53rd St #19D	1-01269-1083	17-Jul-19	\$2,600,000	Condo	1,917
721 Fifth Ave #44G	1-01292-1120	23-Jul-19	\$2,500,000	Condo	1,509
117 E 57th St #35A	1-01312-1125	22-Jul-19	\$2,280,000	Condo	1,831
480 Park Ave #11G	1-01294-0033	11-Sep-19	\$2,250,000	Coop	1,700
117 E 57th St #35H	1-01312-1132	13-Sep-19	\$2,120,000	Condo	1,208
58 W 58th St #33E	1-01273-1171	26-Sep-19	\$1,999,000	Condo	1,257
721 Fifth Ave #56B	1-01292-1200	23-Jul-19	\$1,999,000	Condo	1,596
721 Fifth Ave #37D	1-01292-1061	3-Sep-19	\$1,895,000	Condo	1,092
245 E 54th St #30LM	1-01328-0021	15-Jul-19	\$1,850,000	Coop	1,575
475 Park Ave #4A	1-01312-0069	15-Aug-19	\$1,800,000	Coop	2,350
207 E 57th St #8B	1-01331-1315	19-Sep-19	\$1,780,000	Condo	1,423
117 E 57th St #24H	1-01312-1044	13-Sep-19	\$1,770,000	Condo	1,208
135 E 54th St #15B	1-01309-1233	16-Sep-19	\$1,700,000	Condo	1,223
641 Fifth Ave #44C	1-01287-1179	10-Jul-19	\$1,575,000	Condo	882
721 Fifth Ave #44H	1-01292-1121	23-Jul-19	\$1,500,000	Condo	1,058
721 Fifth Ave #54H	1-01292-1189	1-Aug-19	\$1,475,000	Condo	1,064
245 E 54th St #28BC	1-01328-0021	7-Aug-19	\$1,395,000	Coop	
200 E 57th St #9L	1-01330-0004	26-Aug-19	\$1,360,000	Coop	1,450
60 E 55th St #19B	1-01290-1130	24-Jul-19	\$1,207,540	Condo	528
475 Park Ave #4D	1-01312-0069	3-Sep-19	\$1,200,000	Coop	
222 E 58th St #8F	1-01331-1203	21-Aug-19	\$1,175,000	Coop	1,450
200 E 58th St #6A	1-01331-1003	2-Jul-19	\$1,170,000	Condo	789
45 W 54th St #6C	1-01270-0008	22-Jul-19	\$1,165,000	Coop	
24 W 55th St #9D	1-01270-0020	12-Sep-19	\$1,100,000	Coop	
117 E 57th St #25G	1-01312-1051	10-Jul-19	\$1,075,000	Condo	704
35 W 54th St #10	1-01270-0014	27-Aug-19	\$999,000	Coop	1,239
250 E 54th St #5D	1-01327-1165	22-Jul-19	\$967,500	Condo	788
235 E 57th St #17E	1-01331-0017	22-Jul-19	\$905,000	Coop	900
77 W 55th St #4E	1-01271-0405	18-Jul-19	\$870,000	Condo	840
235 E 57th St #6B	1-01331-0017	5-Sep-19	\$752,250	Coop	
245 E 54th St #25D	1-01328-0021	30-Aug-19	\$715,000	Coop	
245 E 54th St #15M	1-01328-0021	12-Sep-19	\$700,000	Coop	
220 E 54th St #9E	1-01327-0037	20-Aug-19	\$685,000	Coop	850
220 E 54th St #12H	1-01327-0037	16-Sep-19	\$657,500	Coop	
222 E 58th St #5C	1-01331-1203	29-Aug-19	\$640,000	Coop	
220 E 54th St #9C	1-01327-0037	10-Sep-19	\$640,000	Coop	
77 W 55th St #20C	1-01271-2003	12-Sep-19	\$635,000	Condo	550
245 E 54th St #3F	1-01328-0021	6-Aug-19	\$635,000	Coop	
77 W 55th St #8C	1-01271-0803	12-Sep-19	\$625,650	Condo	566
77 W 55th St #7C	1-01271-0703	26-Jul-19	\$625,000	Condo	566
245 E 54th St #28S	1-01328-0021	26-Aug-19	\$620,000	Coop	
245 E 54th St #4C	1-01328-0021	11-Sep-19	\$620,000	Coop	700
250 E 54th St #18E	1-01327-1198	9-Aug-19	\$610,000	Condo	391
250 E 54th St #16B	1-01327-1133	5-Sep-19	\$579,000	Condo	376
222 E 58th St #2J	1-01331-1203	9-Sep-19	\$575,000	Coop	
153 E 57th St #4L	1-01312-0028	12-Aug-19	\$532,500	Coop	
153 E 57th St #7L	1-01312-0028	20-Aug-19	\$515,000	Coop	
227 E 57th St #17A	1-01331-0014	5-Sep-19	\$480,000	Coop	
240 E 55th St #2A	1-01328-0030	23-Jul-19	\$475,000	Coop	550



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Address	BBL	Sale date	Sale price	Property type	Sqft
222 E 58th St #8P	1-01331-1203	29-Jul-19	\$450,000	Coop	500
211 E 53rd St #5M	1-01327-1003	3-Jul-19	\$442,500	Coop	
220 E 54th St #5M	1-01327-0037	16-Sep-19	\$392,000	Coop	
231 E 54th St #2D	1-01328-0017	15-Aug-19	\$330,000	Coop	
465 Park Ave #412	1-01312-1302	14-Aug-19	\$325,000	Coop	
220 E 57th St #8E	1-01330-0038	23-Aug-19	\$108,000	Coop	400
24 W 55th St #8	1-01270-0020	5-Aug-19	\$100,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

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

[READ MORE REVIEWS](#)



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