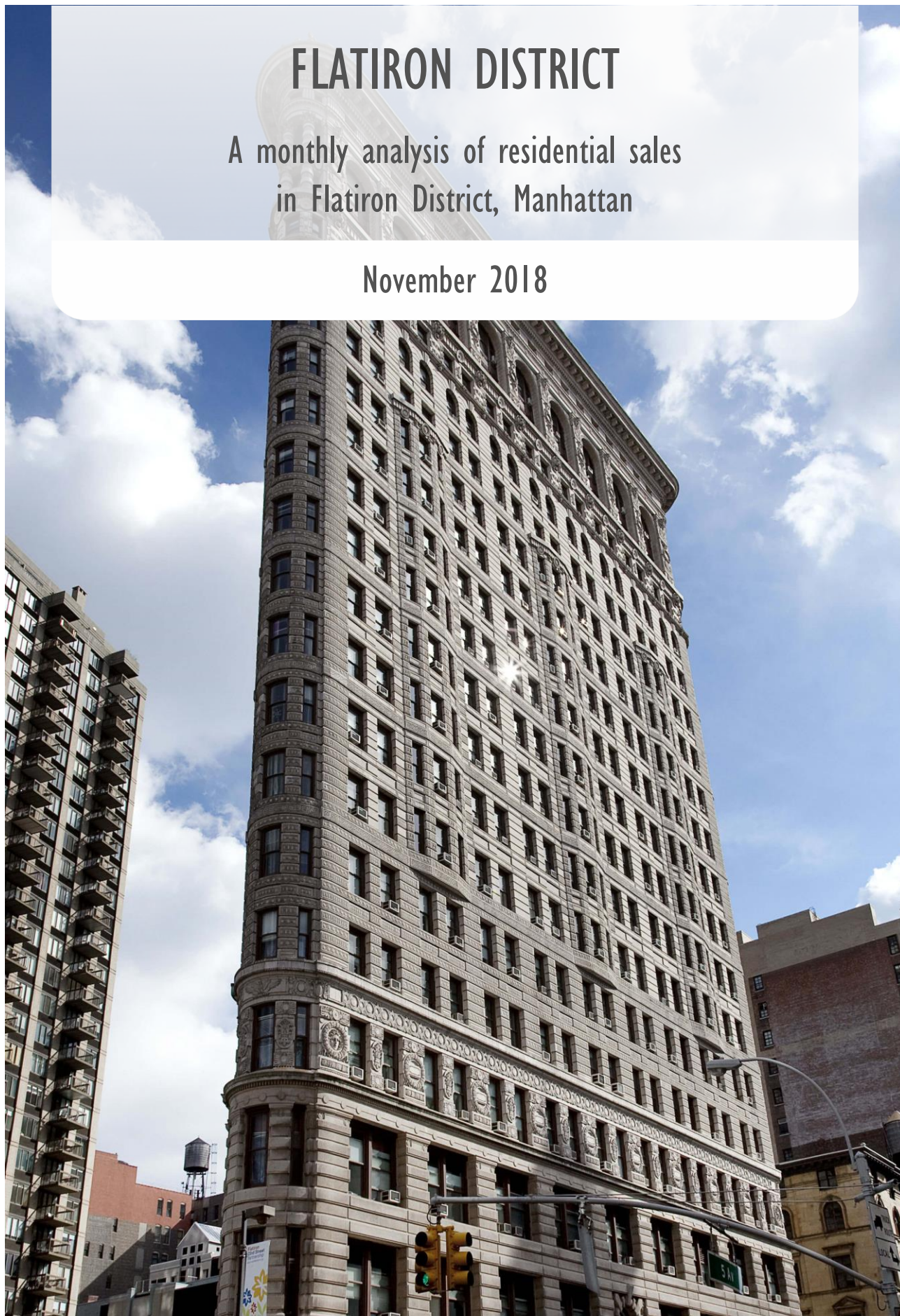


FLATIRON DISTRICT

A monthly analysis of residential sales
in Flatiron District, Manhattan

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Flatiron District, Manhattan

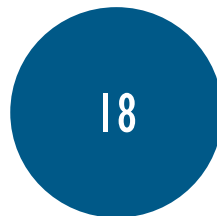
SUMMARY

MEDIAN SALE PRICE



46% YoY

NO. OF TRANSACTIONS



20% YoY

MEDIAN PRICE/SQ.FT.



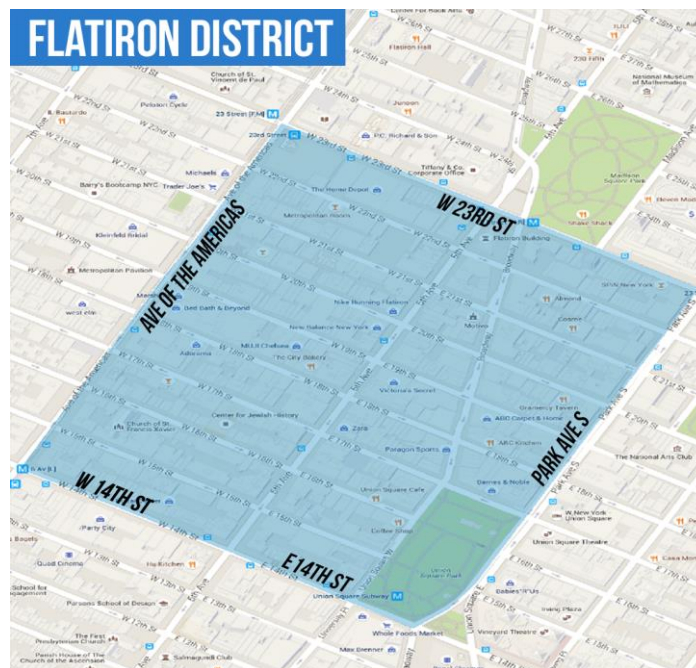
54% YoY

MANHATTAN
MEDIAN SALE PRICE



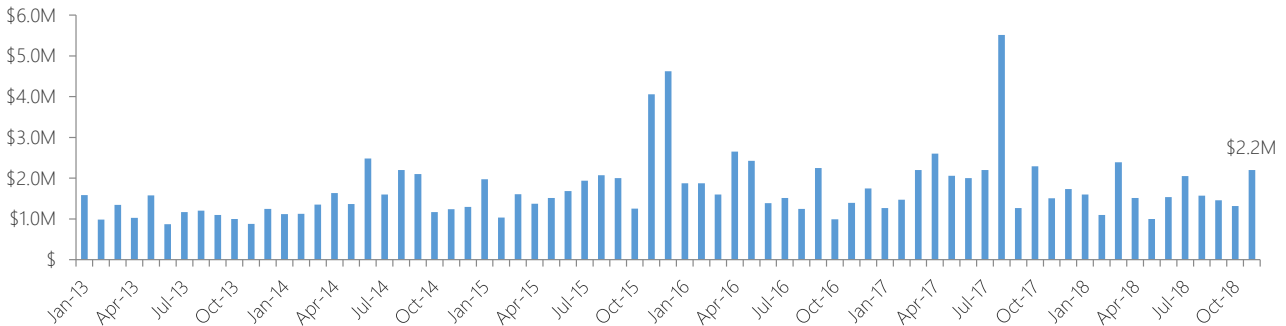
-6% YoY

NEIGHBORHOOD BOUNDARIES

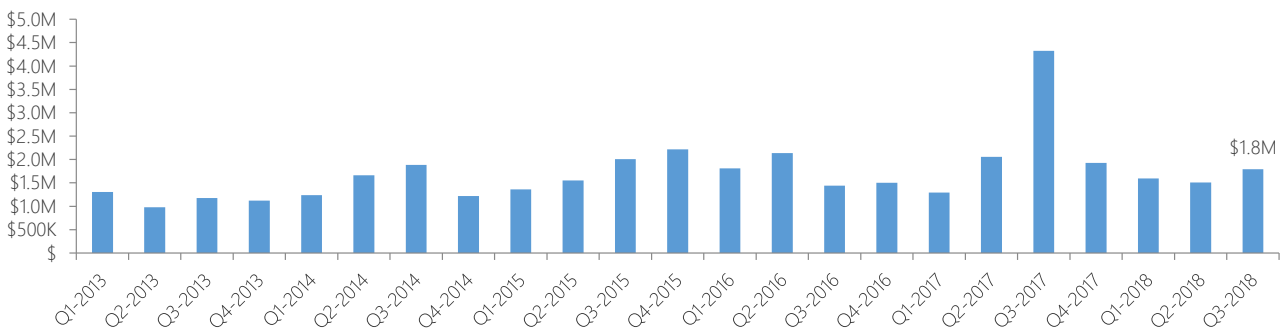


RESIDENTIAL STATS

Median Sale Price by Month

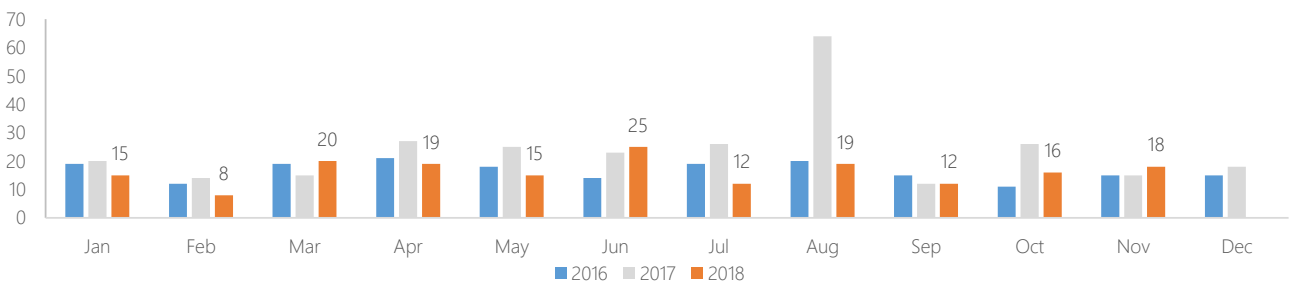


Median Sale Price by Quarter

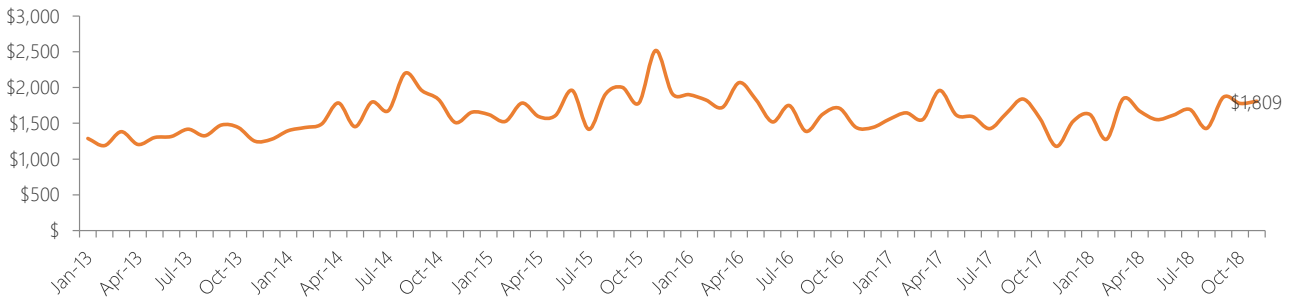


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	14	17	19	23	26	23	32	24	32	21	9	16
2014	22	15	18	24	20	38	33	21	26	19	18	13
2015	20	19	17	22	16	30	23	39	22	21	16	11
2016	19	12	19	21	18	14	19	20	15	11	15	15
2017	20	14	15	27	25	23	26	64	12	26	15	18
2018	15	8	20	19	15	25	12	19	12	16	18	



Median Sale Price per Square Foot

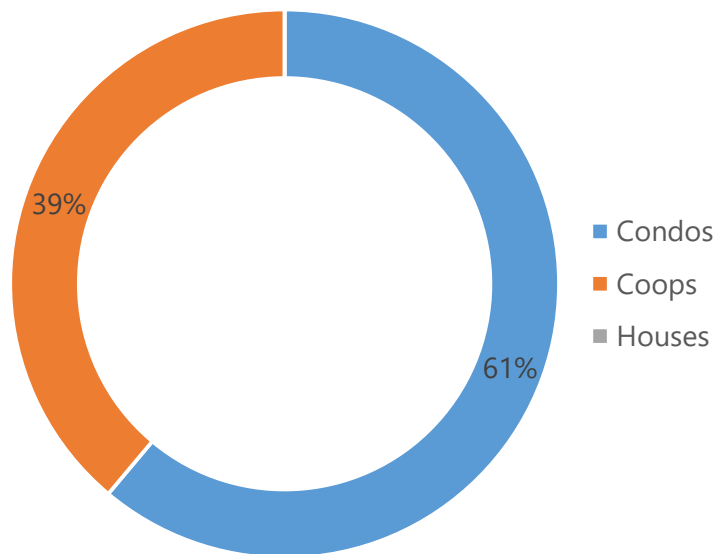


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,773,725	16%	\$1,819	-4%	11
Coops	\$755,000	-24%	\$1,510	30%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
45 E 22nd St #61A	1-00851-2179	5-Nov-18	\$19,855,875	Condo	
23 E 22nd St #39A	1-00851-1951	26-Nov-18	\$13,250,000	Condo	3,310
24 E 21st St #6	1-00849-1506	20-Nov-18	\$5,100,000	Condo	4,109
254 Park Ave S #12A	1-00849-1707	29-Nov-18	\$3,200,000	Condo	1,815
650 Avenue Of The Americas #6E	1-00821-1357	26-Nov-18	\$2,900,000	Condo	1,603
55 W 17th St #204	1-00819-1304	30-Nov-18	\$2,647,450	Condo	
13 E 16th St #7	1-00844-1202	27-Nov-18	\$2,550,000	Condo	1,982
5 E 22nd St #27C	1-00851-1091	5-Nov-18	\$2,365,000	Condo	1,056
5 E 22nd St #25M	1-00851-1313	15-Nov-18	\$2,200,000	Condo	899
4 W 21st St #9A	1-00822-0045	1-Nov-18	\$1,850,000	Coop	1,225
280 Park Ave S #15E	1-00850-1351	1-Nov-18	\$1,300,000	Condo	711
10 W 15th St #510	1-00816-0031	13-Nov-18	\$1,080,000	Coop	
10 W 15th St #208	1-00816-0031	28-Nov-18	\$790,000	Coop	
16 W 16th St #5BS	1-00817-0029	14-Nov-18	\$755,000	Coop	
69 Fifth Ave #RES	1-00842-1002	6-Nov-18	\$692,176	Coop	
10 W 15th St #1408	1-00816-0031	13-Nov-18	\$594,250	Coop	
7 E 14th St #1004	1-00842-0007	26-Nov-18	\$551,000	Coop	



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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Nate Pfaff

Residential Sales &
Rental 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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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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