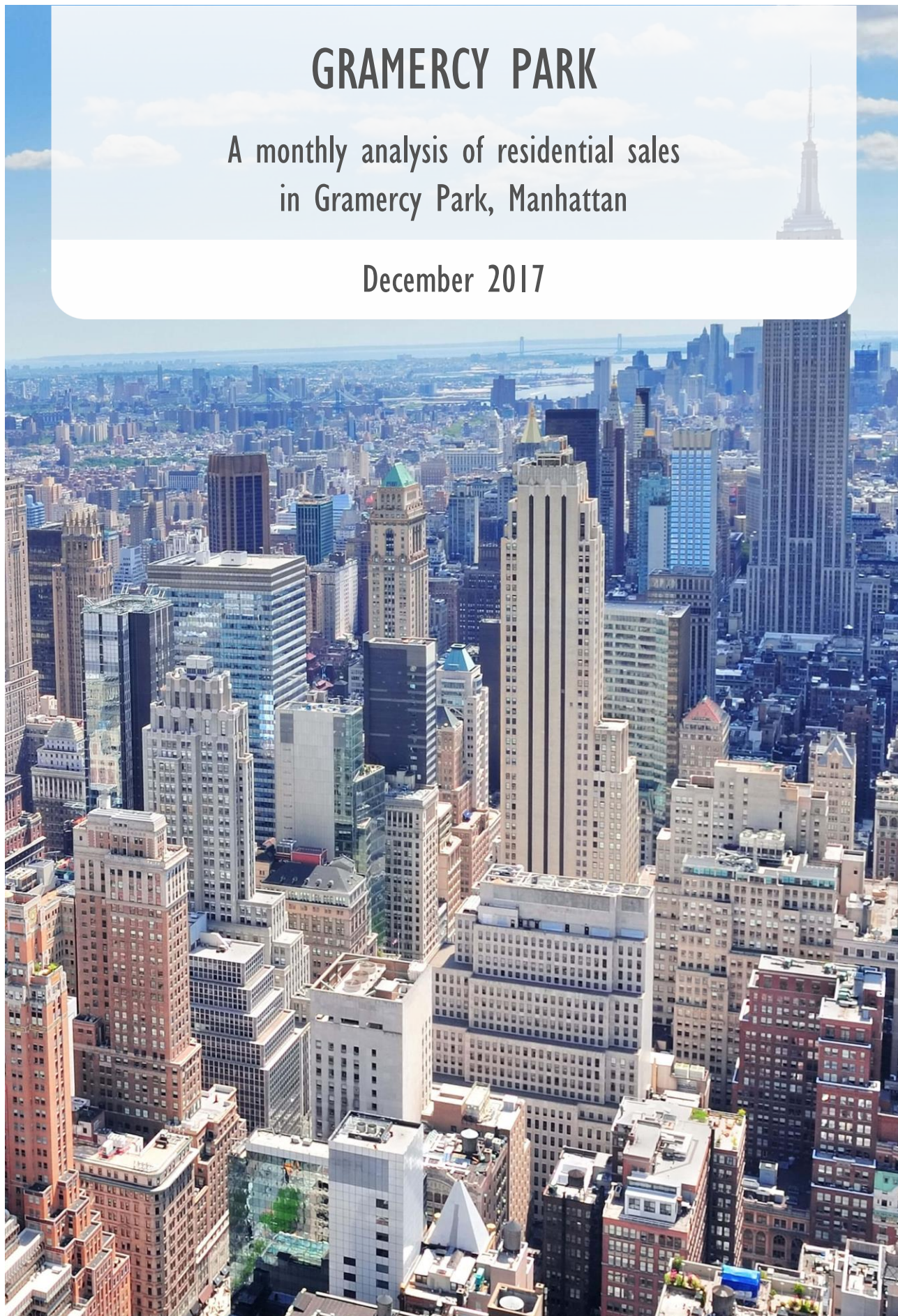


GRAMERCY PARK

A monthly analysis of residential sales
in Gramercy Park, Manhattan

December 2017



The RATNER Team Market Report

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

Residential Market Report, December 2017

Gramercy Park, Manhattan

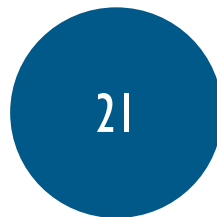
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



24% YoY

MEDIAN PRICE/SQ.FT.



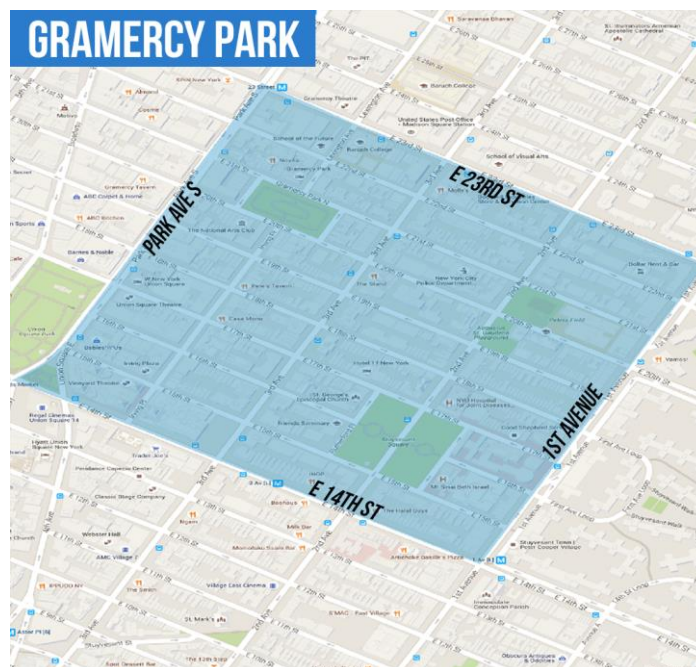
14% YoY

MANHATTAN
MEDIAN SALE PRICE



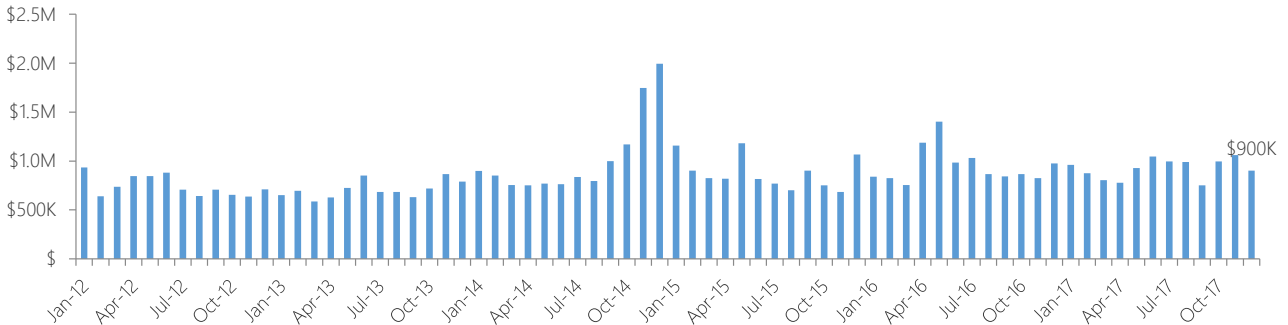
18% YoY

NEIGHBORHOOD BOUNDARIES

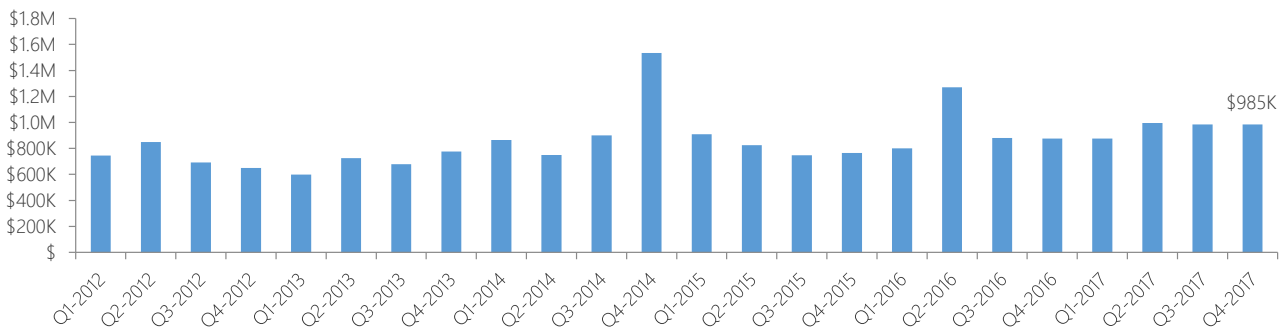


RESIDENTIAL STATS

Median Sale Price by Month

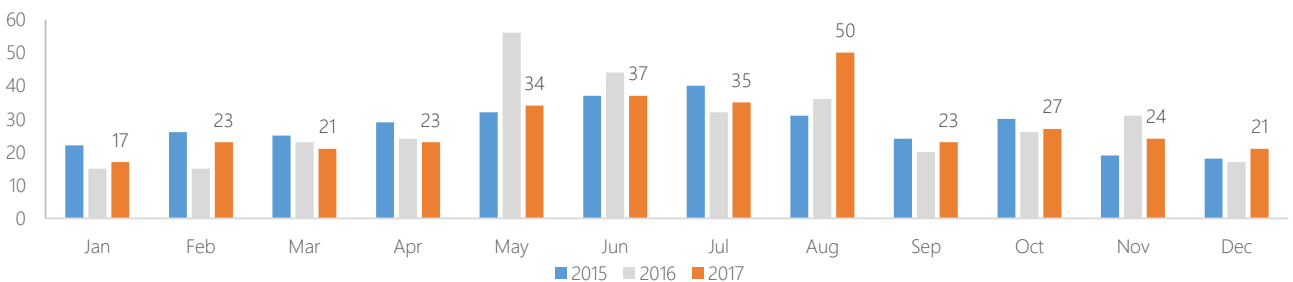


Median Sale Price by Quarter

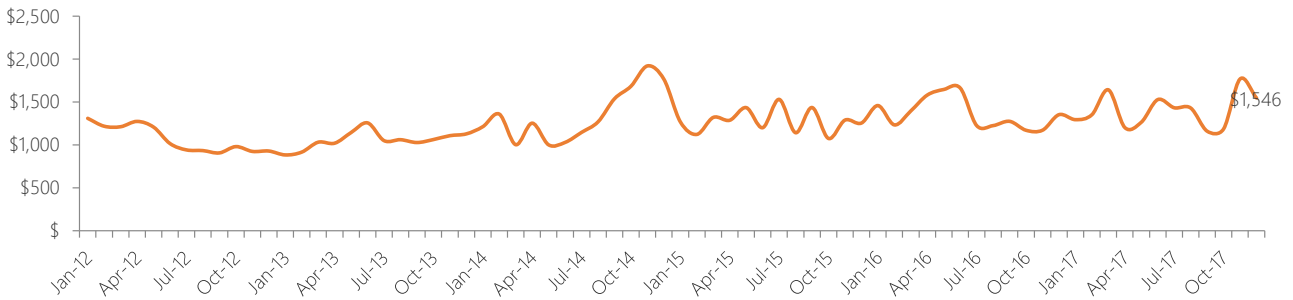


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	21	26	18	27	38	46	38	36	38	22	24	33
2013	27	16	30	22	41	38	46	37	31	37	25	26
2014	33	24	34	25	32	44	46	40	53	50	38	38
2015	22	26	25	29	32	37	40	31	24	30	19	18
2016	15	15	23	24	56	44	32	36	20	26	31	17
2017	17	23	21	23	34	37	35	50	23	27	24	21



Median Sale Price per Square Foot

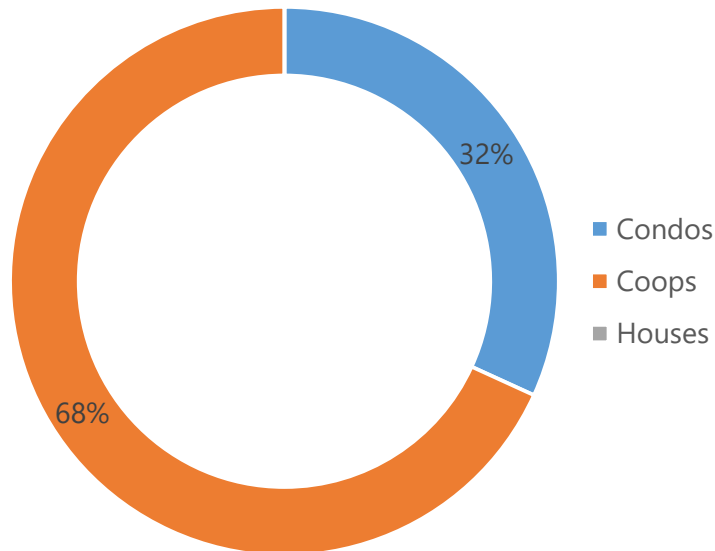


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	-38%	\$1,818	23%	7
Coops	\$750,000	34%	\$1,077	-3%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
205-223 3 Ave #19G	1-00899-0001	27-Dec-17	\$2,595,000	Coop	1,600
1 Irving Pl #G27	1-00870-1223	14-Dec-17	\$1,950,000	Condo	1,016
340 E 23 St #PH2F	1-00928-1401	22-Dec-17	\$1,775,000	Condo	1,062
147-155 3 Ave #7E	1-00897-0001	28-Dec-17	\$1,550,000	Coop	1,350
36 Gramercy Park E #3S	1-00876-1211	7-Dec-17	\$1,425,000	Condo	895
1 Irving Pl #G20	1-00870-1216	8-Dec-17	\$1,375,000	Condo	684
1 Irving Pl #G9	1-00870-1206	14-Dec-17	\$1,362,500	Condo	794
1 Irving Pl #V7	1-00870-1561	12-Dec-17	\$1,300,000	Condo	661
267-279 3 Ave #5P	1-00902-0001	19-Dec-17	\$949,000	Coop	875
38 Gramercy Park E #4D	1-00876-0026	27-Dec-17	\$900,000	Coop	600
235 E 22 St #6H	1-00903-1127	5-Dec-17	\$818,000	Coop	
230-240 3 Ave #11B	1-00875-0047	15-Dec-17	\$775,000	Coop	725
102-110 E 22 St #2G	1-00877-0084	18-Dec-17	\$750,000	Coop	720
207 E 21 St #5B	1-00902-0009	19-Dec-17	\$610,000	Coop	650
317-319 E 18 St #2A	1-00924-0013	8-Dec-17	\$610,000	Coop	
26 Gramercy Park S #9B	1-00875-0055	18-Dec-17	\$565,000	Coop	
310 E 23 St #7D	1-00928-1107	11-Dec-17	\$525,000	Coop	
235 E 22 St #6V	1-00903-1127	12-Dec-17	\$445,000	Coop	425
227 E 14 St #1W	1-00896-0013	6-Dec-17	\$127,000	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](#)



Nate Pfaff

Residential Sales &
Rental 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	Expediters	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.BrooklynMade.Blog/vendors





THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

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