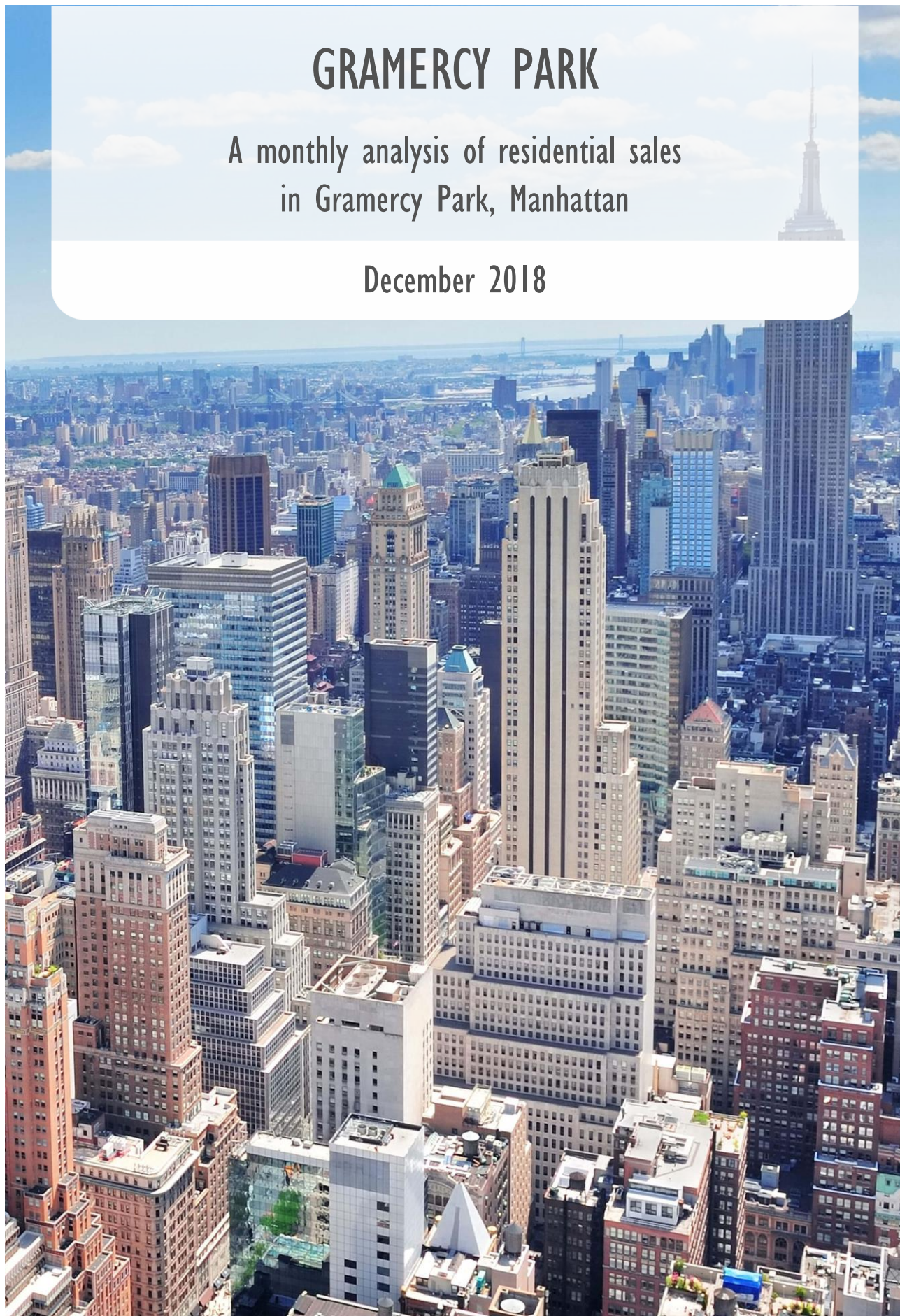


GRAMERCY PARK

A monthly analysis of residential sales
in Gramercy Park, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Gramercy Park, Manhattan

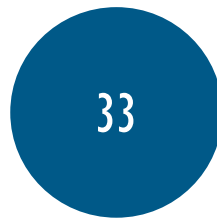
SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



65% YoY

MEDIAN PRICE/SQ.FT.



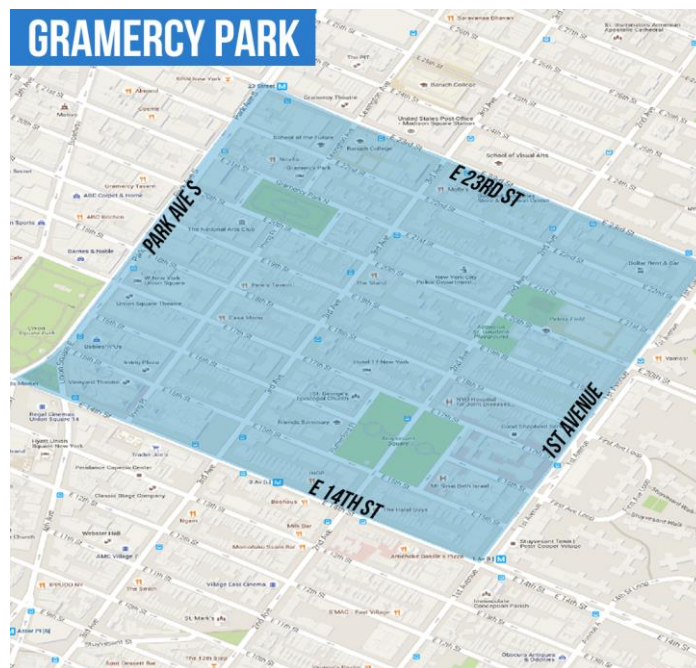
-19% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

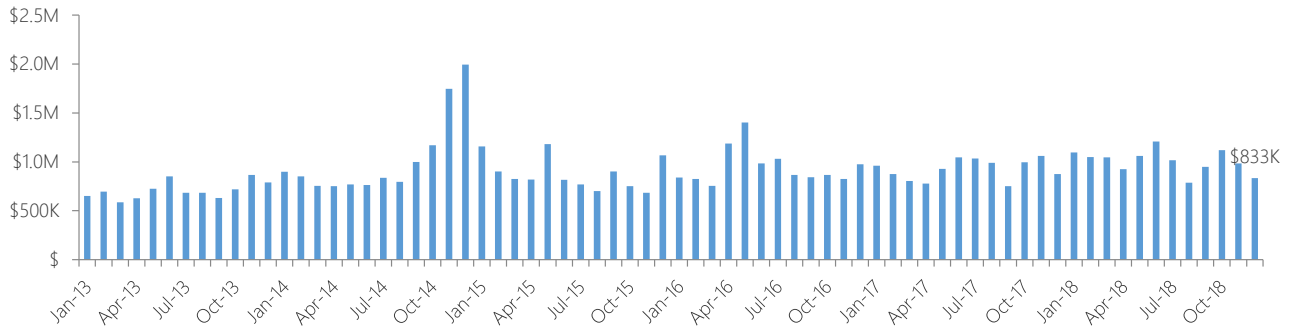


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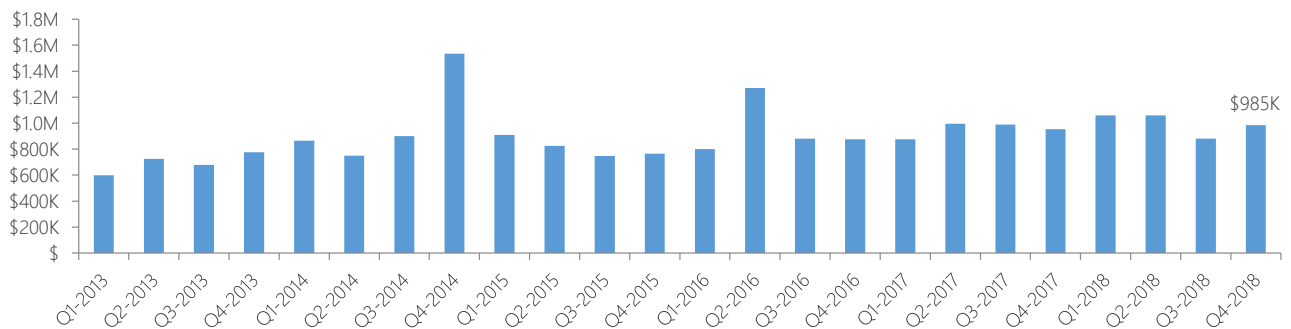
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RESIDENTIAL STATS

Median Sale Price by Month

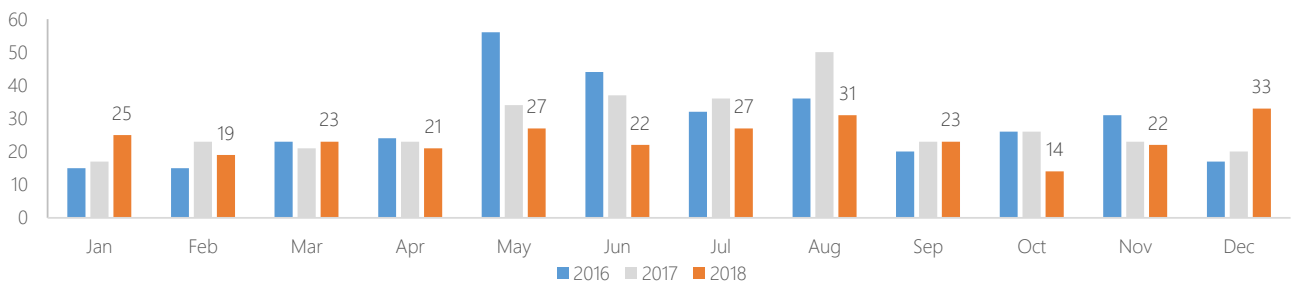


Median Sale Price by Quarter

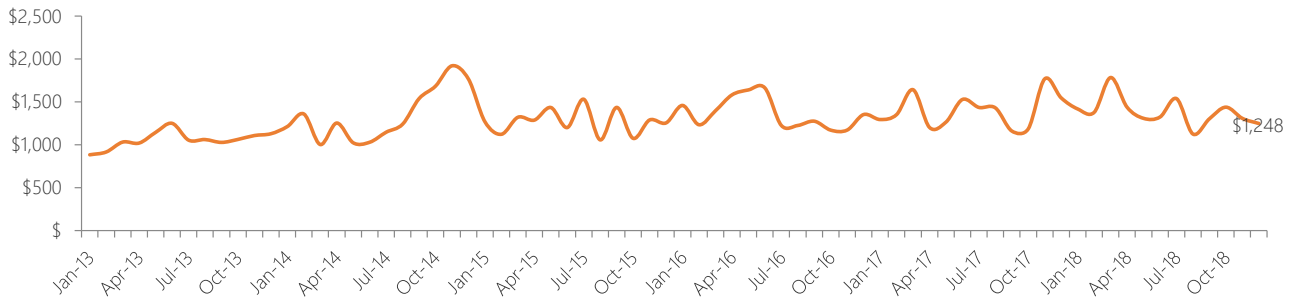


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	36	50	23	26	23	20
2018	25	19	23	21	27	22	27	31	23	14	22	33



Median Sale Price per Square Foot

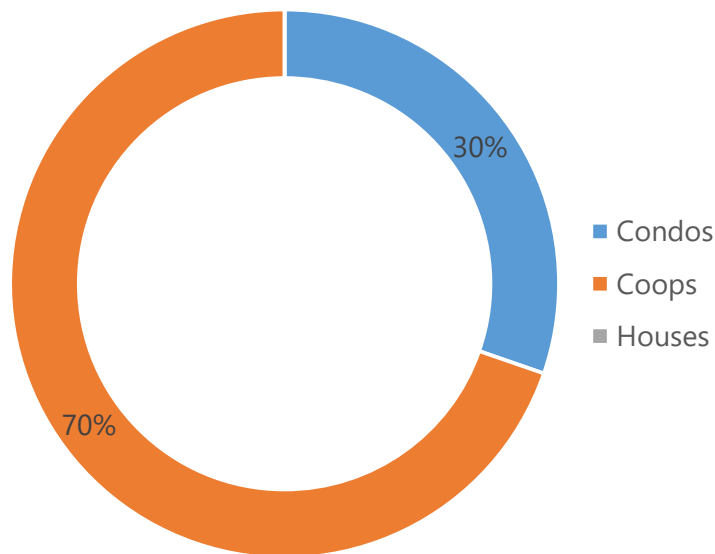


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,450,000	4%	\$1,642	-10%	10
Coops	\$707,500	-7%	\$1,033	-4%	23
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
316 E 22nd St #7	1-00927-1107	11-Dec-18	\$4,460,000	Condo	1,782
45 Gramercy Park N #3A	1-00877-0026	18-Dec-18	\$4,100,000	Coop	
105 E 16th St #PH	1-00872-1002	12-Dec-18	\$4,000,000	Coop	
160 E 22nd St #20B	1-00877-1076	4-Dec-18	\$2,430,000	Condo	1,111
340 E 23rd St #2D	1-00928-1206	17-Dec-18	\$1,800,000	Condo	1,071
340 E 23rd St #10E	1-00928-1306	13-Dec-18	\$1,600,000	Condo	1,280
32 Gramercy Park S #5A	1-00875-0047	26-Dec-18	\$1,495,000	Coop	1,200
1 Irving Pl #VPHA	1-00870-1517	7-Dec-18	\$1,450,000	Condo	714
312 E 22nd St #4A	1-00927-1011	17-Dec-18	\$1,385,500	Condo	1,104
1 Irving Pl #U16	1-00870-1447	27-Dec-18	\$1,225,000	Condo	785
1 Irving Pl #U19	1-00870-1414	21-Dec-18	\$1,100,000	Condo	670
1 Irving Pl #G11	1-00870-1251	26-Dec-18	\$1,075,000	Condo	670
235 E 22nd St #15G	1-00903-1127	14-Dec-18	\$1,055,000	Coop	950
32 Gramercy Park S #14E	1-00875-0047	28-Dec-18	\$995,000	Coop	
205 Third Ave #3C	1-00899-0001	13-Dec-18	\$845,000	Coop	
130 E 18th St #6N	1-00873-0019	18-Dec-18	\$820,000	Coop	695
201 E 21st St #8D	1-00902-0001	20-Dec-18	\$775,000	Coop	750
235 E 22nd St #7T	1-00903-1127	19-Dec-18	\$730,000	Coop	
205 Third Ave #3U	1-00899-0001	18-Dec-18	\$727,600	Coop	665
32 Gramercy Park S #10K	1-00875-0047	11-Dec-18	\$707,500	Coop	
235 E 22nd St #9K	1-00903-1127	10-Dec-18	\$705,000	Coop	
205 Third Ave #11D	1-00899-0001	20-Dec-18	\$680,000	Coop	
205 Third Ave #7A	1-00899-0001	11-Dec-18	\$620,000	Coop	650
205 Third Ave #16F	1-00899-0001	13-Dec-18	\$545,000	Coop	
201 E 21st St #1E	1-00902-0001	18-Dec-18	\$515,000	Coop	
200 E 16th St #3E	1-00897-0035	10-Dec-18	\$472,500	Coop	525
201 E 15th St #4J	1-00897-0001	19-Dec-18	\$468,000	Coop	
220 E 17th St #1R	1-00897-0065	7-Dec-18	\$465,000	Coop	
345 E 19th St #A	1-00925-0026	14-Dec-18	\$360,000	Coop	400
317 E 18th St #2E	1-00924-0013	19-Dec-18	\$320,000	Coop	400



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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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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
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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.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

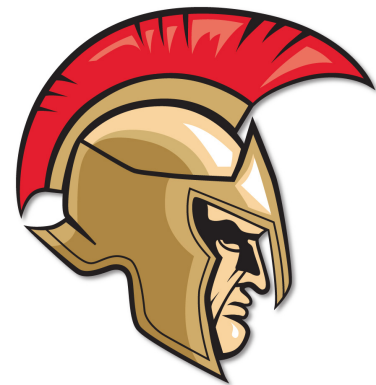
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