

HUDSON YARDS

A quarterly analysis of residential sales
in Hudson Yards, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Hudson Yards, Manhattan

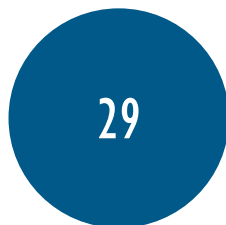
SUMMARY

MEDIAN SALE PRICE



-

NO. OF TRANSACTIONS



-

MEDIAN PRICE/SQ.FT.



-

MANHATTAN
MEDIAN SALE PRICE



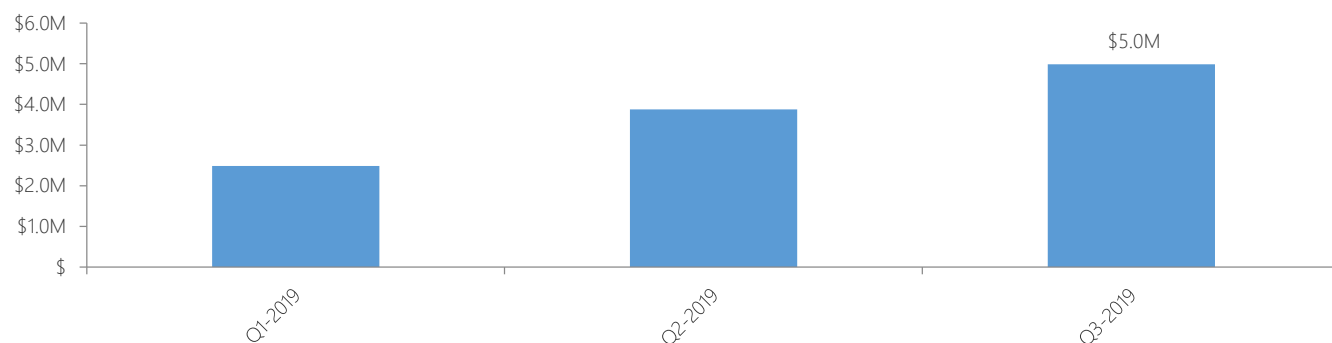
-9% YoY

NEIGHBORHOOD BOUNDARIES

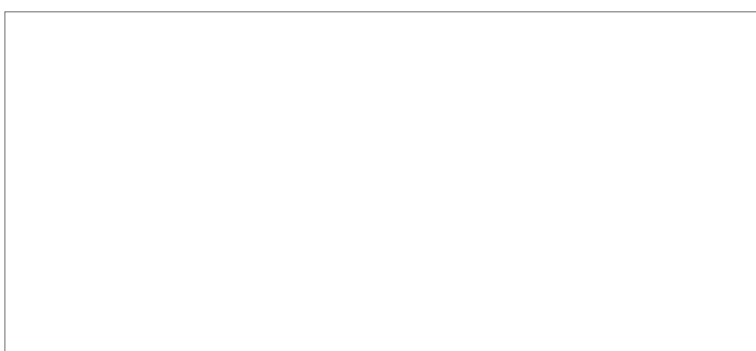


RESIDENTIAL STATS

Median Sale Price by Quarter

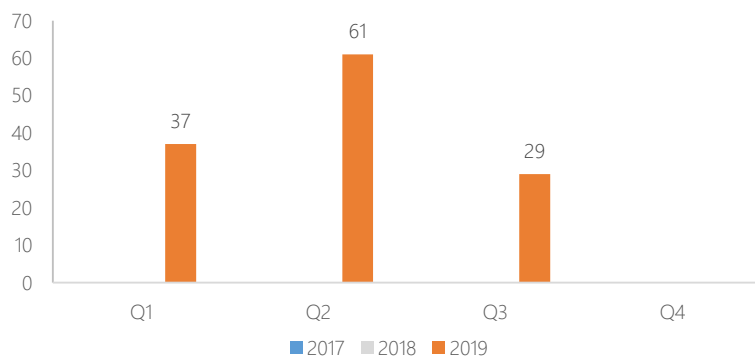


Median Sale Price by Year

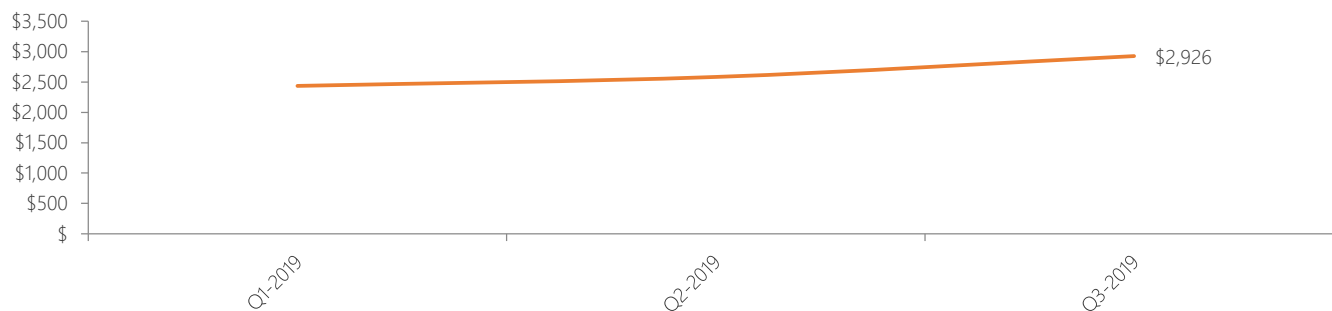


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	0	0	0	0	0	37
Q2	0	0	0	0	0	61
Q3	0	0	0	0	0	29
Q4	0	0	0	0	0	0



▶ Median Sale Price per Square Foot

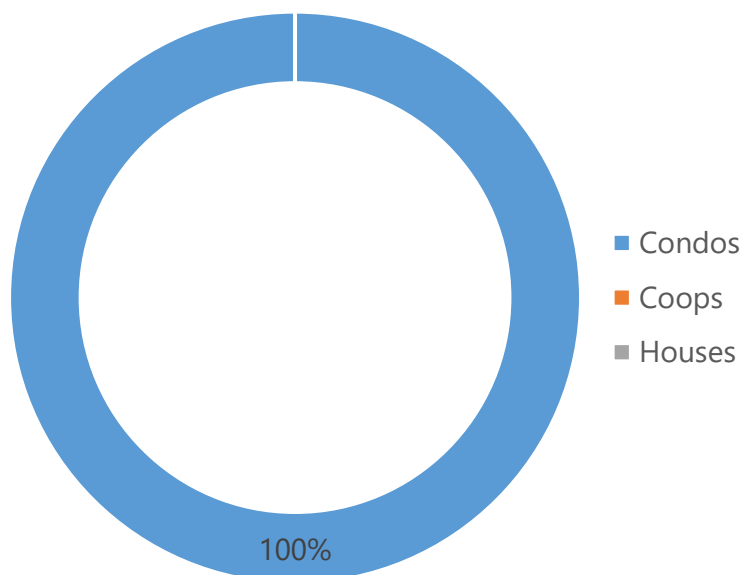


RESIDENTIAL SALES BREAKDOWN

▶ Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,989,584	-	\$2,926	-	29
Coops	-	-	-	-	0
Houses	-	-	-	-	0

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #80D	1-00702-1255	27-Aug-19	\$7,210,914	Condo	2,175
545 W 30th St #68A	1-00702-1182	25-Jul-19	\$7,107,044	Condo	2,068
545 W 30th St #63A	1-00702-1152	6-Aug-19	\$7,004,719	Condo	2,087
545 W 30th St #64D	1-00702-1161	22-Aug-19	\$6,006,834	Condo	2,017
545 W 30th St #78D	1-00702-1245	20-Aug-19	\$5,783,319	Condo	1,735
545 W 30th St #68D	1-00702-1185	21-Aug-19	\$5,649,750	Condo	2,002
545 W 30th St #69D	1-00702-1191	9-Jul-19	\$5,600,034	Condo	1,783
545 W 30th St #70D	1-00702-1197	15-Jul-19	\$5,518,750	Condo	1,779
545 W 30th St #77F	1-00702-1241	28-Aug-19	\$5,093,750	Condo	1,668
545 W 30th St #68F	1-00702-1187	5-Sep-19	\$5,044,088	Condo	1,801
545 W 30th St #74F	1-00702-1223	26-Jul-19	\$5,034,250	Condo	1,700
545 W 30th St #79F	1-00702-1252	19-Sep-19	\$5,033,750	Condo	1,646
545 W 30th St #73F	1-00702-1217	21-Aug-19	\$5,000,000	Condo	1,710
545 W 30th St #68C	1-00702-1184	8-Aug-19	\$4,989,584	Condo	1,869
545 W 30th St #65F	1-00702-1169	30-Jul-19	\$4,983,493	Condo	1,825
545 W 30th St #71F	1-00702-1205	13-Aug-19	\$4,974,250	Condo	1,729
545 W 30th St #33A	1-00702-1089	11-Sep-19	\$4,953,750	Condo	1,779
545 W 30th St #75F	1-00702-1229	2-Jul-19	\$4,947,949	Condo	1,690
545 W 30th St #69F	1-00702-1193	8-Jul-19	\$4,934,250	Condo	1,747
545 W 30th St #33C	1-00702-1091	24-Sep-19	\$4,814,981	Condo	1,659
545 W 30th St #25C	1-00702-1019	26-Sep-19	\$4,529,750	Condo	1,665
545 W 30th St #77C	1-00702-1238	12-Aug-19	\$3,547,260	Condo	1,130
545 W 30th St #78C	1-00702-1244	9-Sep-19	\$3,518,213	Condo	1,124
545 W 30th St #75C	1-00702-1226	27-Aug-19	\$3,341,564	Condo	1,142
545 W 30th St #27E	1-00702-1039	8-Aug-19	\$2,341,134	Condo	991
545 W 30th St #39B	1-00702-1144	30-Jul-19	\$2,266,777	Condo	847
545 W 30th St #29B	1-00702-1054	16-Aug-19	\$2,248,750	Condo	851



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THE RATNER TEAM



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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

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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 |
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