

MANHATTAN

RESIDENTIAL MARKET REPORT

June 2016



The RATNER Team Market Reports

Residential Market Report Overview

The Manhattan Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Manhattan's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Manhattan neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Manhattan, June 2016

Median Sale Price



5% YoY

Median Price/Sq.ft.



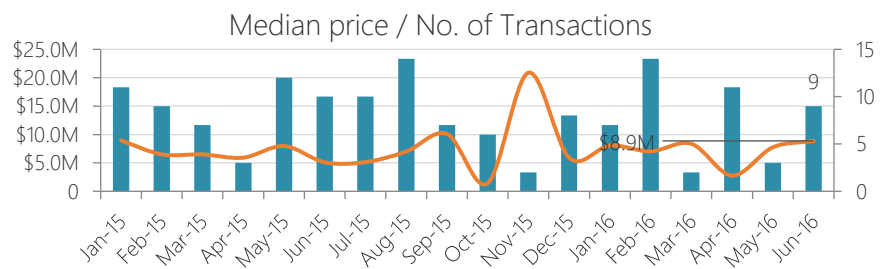
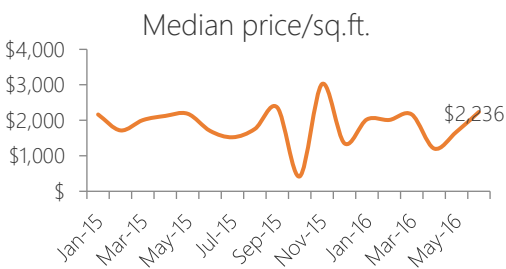
6% YoY

No. of Transactions

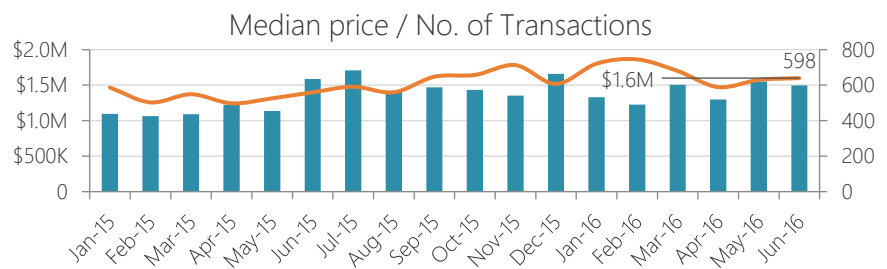
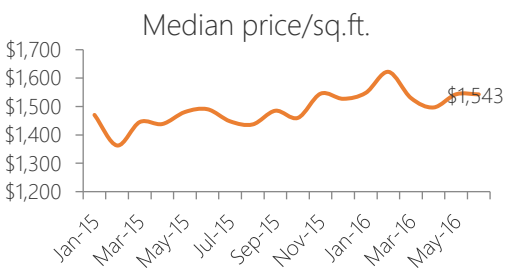


-10% YoY

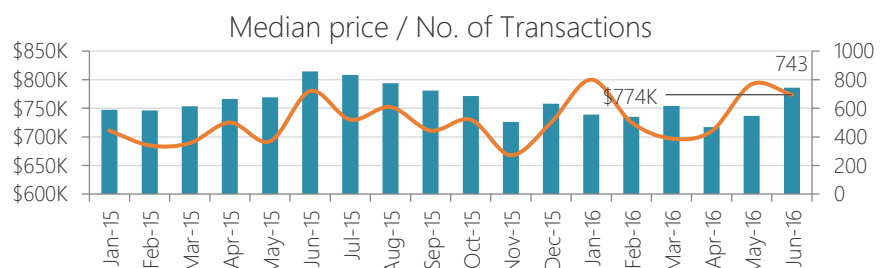
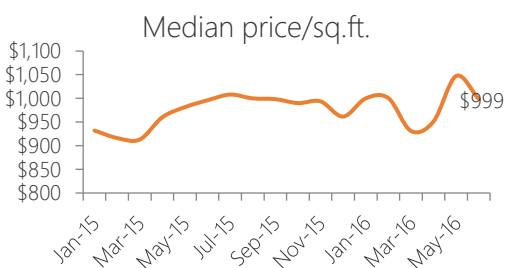
Single family



Condo



Coop



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Top 10 Residential Sales

Manhattan, June 2016

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	74 W Washington Plce	\$21,650,000	21-Jun-16	7,546	\$2,869	Greenwich Village
2	41 Charles St	\$14,500,000	30-Jun-16	3,474	\$4,174	West Village
3	128 E 93 St	\$10,324,000	20-Jun-16	4,000	\$2,581	Carnegie Hill
4	12 W 83 St	\$9,995,000	30-Jun-16	4,176	\$2,393	UWS
5	327 E 51 St	\$7,765,000	01-Jun-16	4,000	\$1,941	Turtle Bay
6	362 E 69 St	\$7,750,000	28-Jun-16	3,730	\$2,078	Lenox Hill
7	36 Commerce St	\$7,400,000	02-Jun-16	6,804	\$1,088	West Village
8	423 W 141 St	\$3,000,000	16-Jun-16	3,440	\$872	Hamilton Heights
9	-	-	-	-	-	-
10	-	-	-	-	-	-

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	212 West 18 Street #PH2	\$45,000,000	10-Jun-16	6,738	\$6,679	Chelsea
2	20 West 53 Street #PH	\$42,550,000	09-Jun-16	8,124	\$5,238	Central Midtown
3	15 Central Park West #38A	\$28,000,000	23-Jun-16	2,848	\$9,831	Lincoln Square
4	432 Park Avenue #65A	\$27,042,204	22-Jun-16	4,019	\$6,729	Central Midtown
5	150 West 12 Street #PH1	\$19,123,685	02-Jun-16	4,617	\$4,142	Greenwich Village
6	432 Park Avenue #62A	\$18,442,956	22-Jun-16	4,019	\$4,589	Central Midtown
7	295 Lafayette Street #8A	\$17,821,375	21-Jun-16	4,483	\$3,975	NoLIta
8	5 Franklin Place #PHC	\$14,767,171	09-Jun-16	5,315	\$2,778	TriBeCa
9	180 Avenue Of The Amer #PHB	\$14,634,838	14-Jun-16	3,400	\$4,304	SoHo
10	432 Park Avenue #58A	\$14,588,322	15-Jun-16	4,462	\$3,269	Central Midtown

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	46-50 Central Park W	\$22,100,000	30-Jun-16	-	-	Lincoln Square
2	998 5 Ave #3W	\$21,000,000	16-Jun-16	-	-	Carnegie Hill
3	211-219 Central Park W #22D	\$19,380,000	16-Jun-16	-	-	UWS
4	300 Central Park W #17G	\$10,000,000	15-Jun-16	3,000	\$3,333	UWS
5	39 5 Ave #PHB	\$9,800,000	09-Jun-16	-	-	Greenwich Village
6	115 Central Park W #5D	\$9,750,000	09-Jun-16	3,100	\$3,145	Lincoln Square
7	535 Park Ave #7A	\$9,500,000	13-Jun-16	-	-	Lenox Hill
8	30-32 E 72 St #FL5	\$7,767,000	28-Jun-16	-	-	Lenox Hill
9	875 5 Ave #18EF	\$7,500,000	30-Jun-16	-	-	Lenox Hill
10	860 5 Ave #12H	\$7,350,000	27-Jun-16	2,200	\$3,341	Lenox Hill

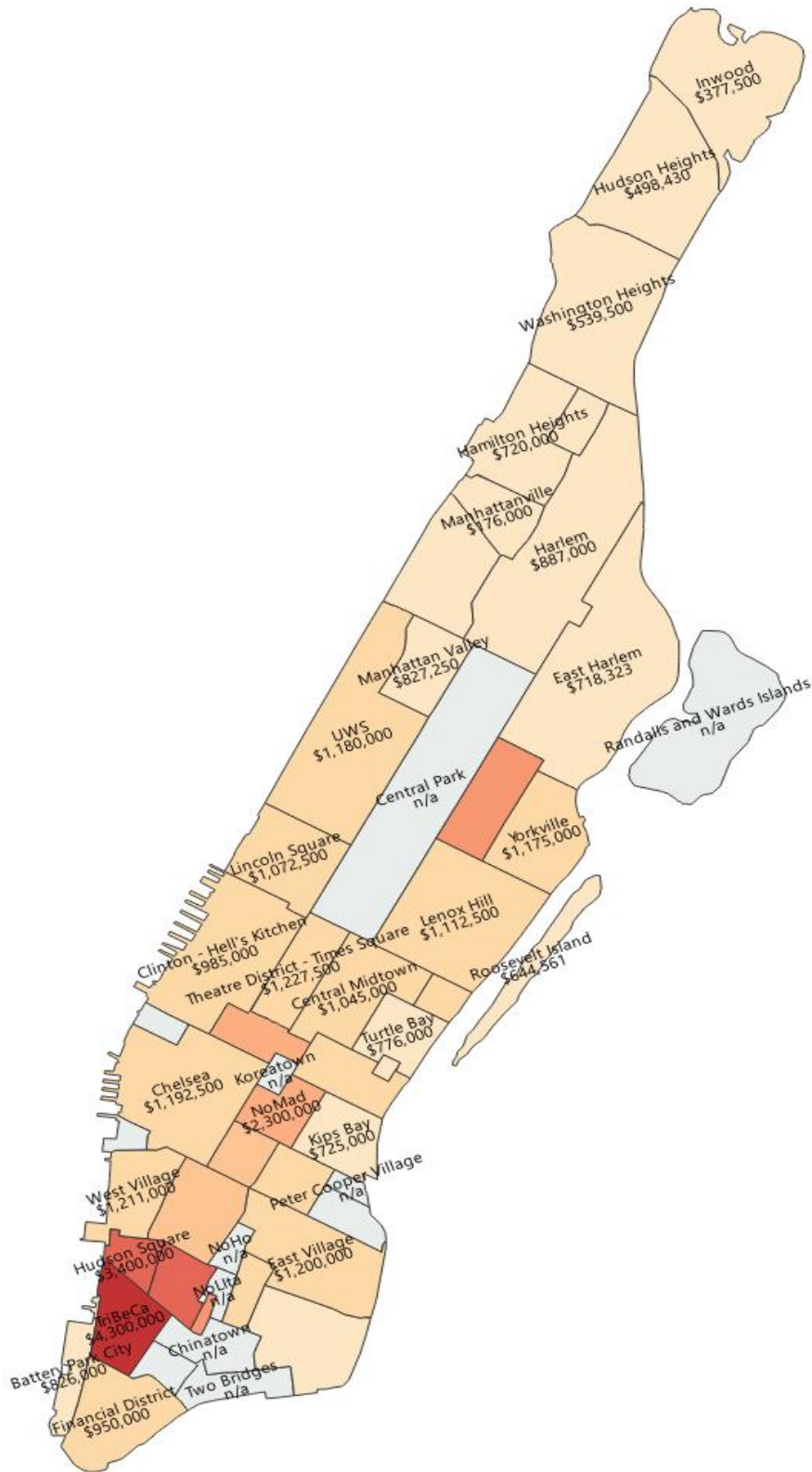
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Map of Neighborhoods

Manhattan, June 2016



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Top Neighborhoods

Manhattan, June 2016

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	TriBeCa	\$2,064	\$4,300,000	39	\$4,313,100	\$3,750,000	-
2	Garment District	\$2,064	\$2,020,000	6	\$2,020,000	-	-
3	NoMad	\$2,033	\$2,300,000	48	\$2,768,033	\$1,122,975	-
4	Greenwich Village	\$1,962	\$1,690,000	64	\$4,643,440	\$1,233,500	\$21,650,000
5	SoHo	\$1,798	\$3,410,000	28	\$4,650,000	\$1,775,000	-
6	West Village	\$1,769	\$1,211,000	33	\$4,937,500	\$912,500	\$10,950,000
7	Gramercy Park	\$1,692	\$982,500	40	\$2,347,066	\$689,500	-
8	Bowery	\$1,628	\$1,280,000	6	\$1,565,000	\$780,000	-
9	Central Midtown	\$1,614	\$1,045,000	33	\$2,462,500	\$645,000	-
10	Theatre District - Times Square	\$1,604	\$1,227,500	20	\$1,530,000	\$941,000	-
11	Carnegie Hill	\$1,557	\$2,400,000	43	\$3,005,000	\$1,680,000	\$10,324,000
12	Hudson Square	\$1,531	\$3,400,000	7	\$5,650,000	\$1,320,000	-
13	Flatiron District	\$1,520	\$1,387,800	13	\$2,200,000	\$1,265,000	-
14	Chelsea	\$1,516	\$1,192,500	53	\$2,475,350	\$940,000	-
15	Lincoln Square	\$1,485	\$1,072,500	73	\$1,405,000	\$822,500	-
16	Clinton - Hell's Kitchen	\$1,476	\$985,000	57	\$1,225,000	\$515,000	-
17	East Village	\$1,392	\$1,200,000	21	\$1,535,000	\$671,250	-
18	Murray Hill	\$1,290	\$932,500	42	\$1,249,000	\$595,000	-
19	Financial District	\$1,284	\$950,000	45	\$1,400,000	\$785,000	-
20	Lenox Hill	\$1,270	\$1,112,500	142	\$1,600,000	\$865,000	\$7,750,000
21	UWS	\$1,254	\$1,180,000	130	\$1,300,000	\$1,026,320	\$9,995,000
22	Yorkville	\$1,232	\$1,175,000	63	\$1,577,115	\$732,000	-
23	Manhattan Valley	\$1,115	\$827,250	27	\$971,713	\$737,000	-
24	Turtle Bay	\$1,069	\$776,000	53	\$1,707,569	\$562,500	\$7,765,000
25	Battery Park City	\$1,036	\$826,000	22	\$826,000	-	-
26	Harlem	\$1,013	\$887,000	33	\$925,000	\$710,000	-
27	Kips Bay	\$1,010	\$725,000	17	\$670,000	\$762,500	-
28	East Harlem	\$997	\$718,323	20	\$718,323	\$537,500	-
29	Sutton Place	\$957	\$925,000	32	\$1,435,000	\$780,000	-
30	Tudor City	\$936	\$318,000	18	-	\$318,000	-
31	Lower East Side Manhattan	\$899	\$720,000	19	\$3,275,000	\$720,000	-
32	Morningside Heights	\$821	\$695,500	18	\$1,132,250	\$695,500	-
33	Hamilton Heights	\$771	\$720,000	7	\$720,000	\$383,000	\$3,000,000
34	Washington Heights	\$610	\$539,500	11	\$524,406	\$539,500	-
35	Hudson Heights	\$606	\$498,430	35	\$417,741	\$575,333	-
36	Inwood	\$565	\$377,500	7	-	\$377,500	-

This is a ranking of Manhattan neighborhoods based on median sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

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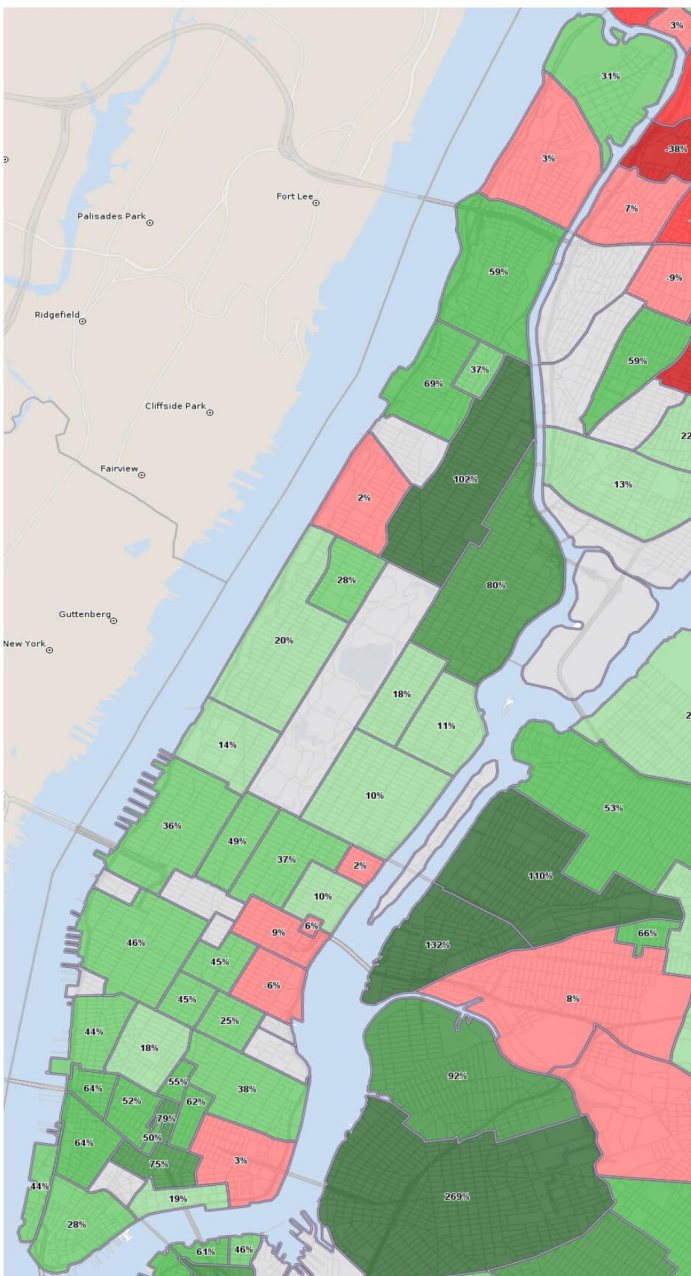
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Sales Maps

Manhattan, June 2016

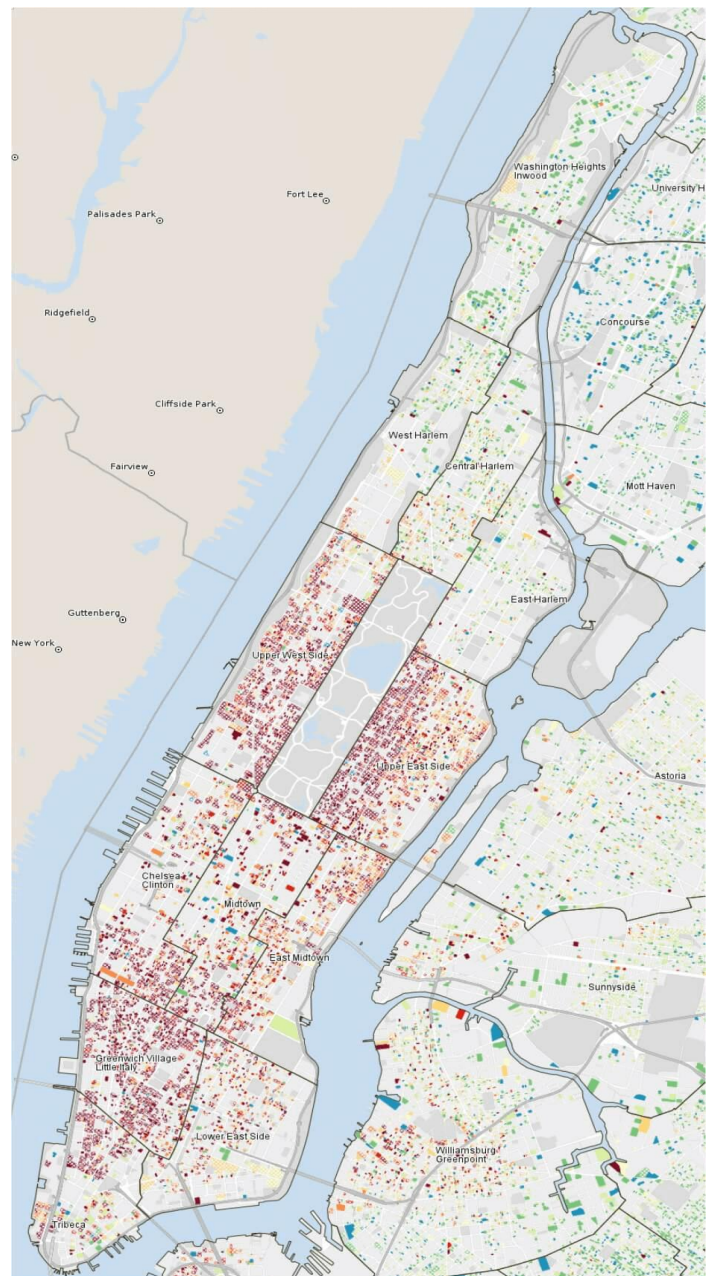
Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.



The RATNER Team Market Reports

Battery Park City

Manhattan, June 2016

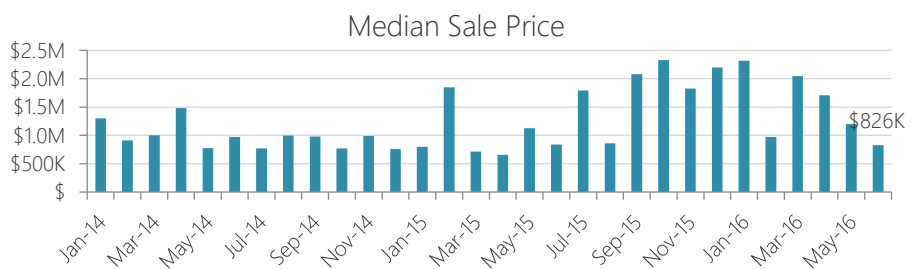


More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.

Median Sale Price

\$826K

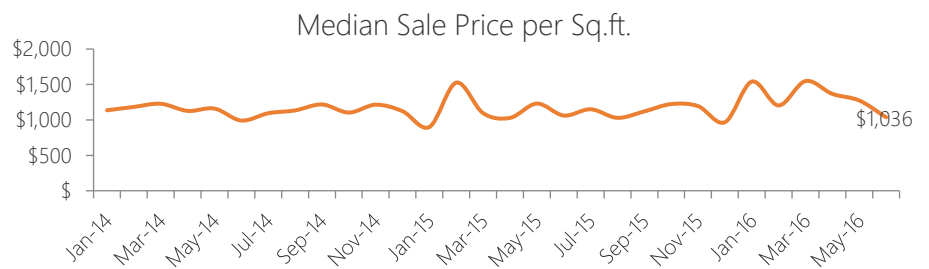
-2% YoY



Median Sale Price per Sq.ft.

\$1,036

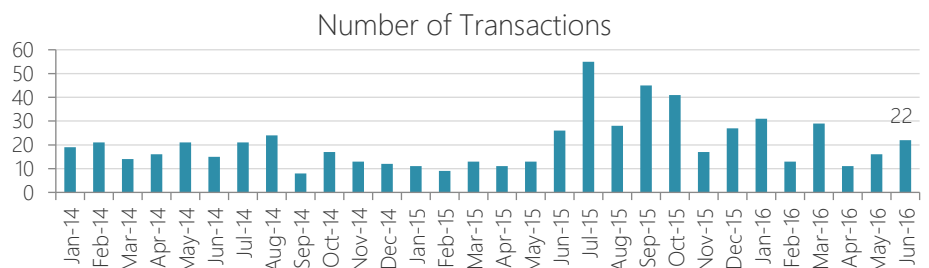
-2% YoY



Number of Transactions

22

-15% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$826,000	-2%	\$1,036	-2%	22
Coops	-	-	-	-	0
Houses	-	-	-	-	0

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Bowery

Manhattan, June 2016

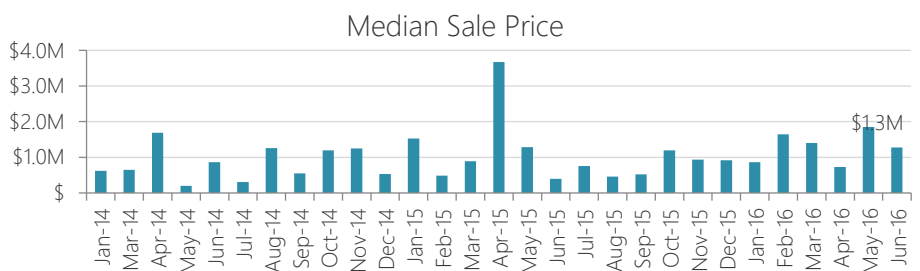


Bowery is a neighborhood in South Manhattan that includes both Little Saigon and the Bowery Historic District. As a result of its historic status, homeowners have financial incentives to restore – not demolish – older buildings. Landmarks include the Amato Opera, Bowery Mural, the Bowery Savings Bank, and the newly opened art museum – New Museum.

Median Sale Price



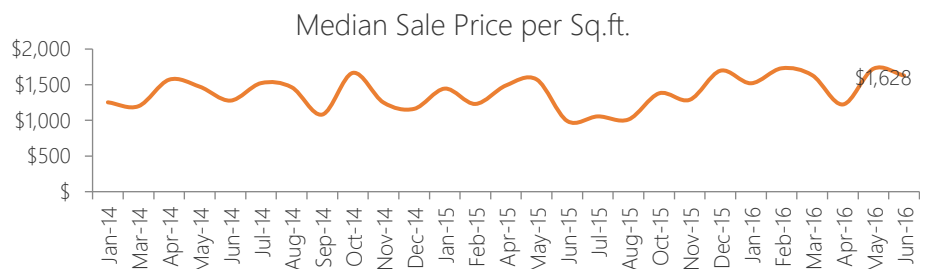
220% YoY



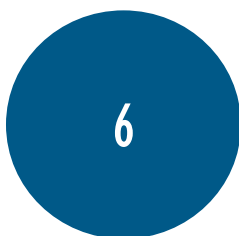
Median Sale Price per Sq.ft.



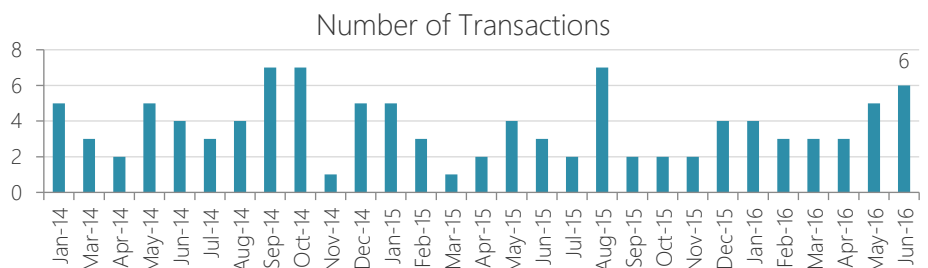
64% YoY



Number of Transactions



100% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,565,000	-	\$1,628	-	4
Coops	\$780,000	95%	-	-	1
Houses	-	-	-	-	0

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Carnegie Hill

Manhattan, June 2016

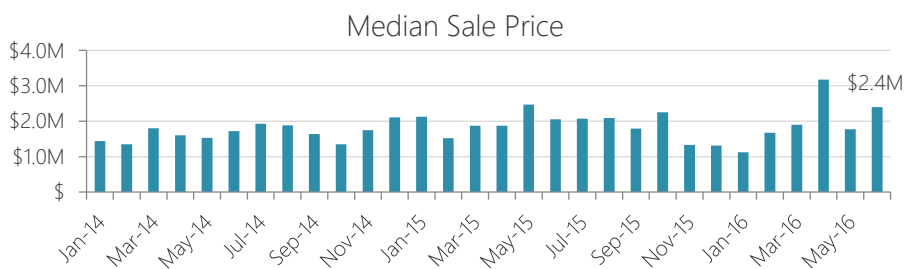


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home to offices, storefronts, and residential buildings.

Median Sale Price

\$2.4M

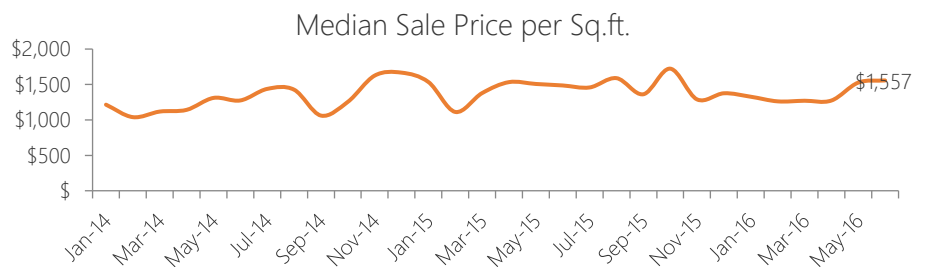
17% YoY



Median Sale Price per Sq.ft.

\$1,557

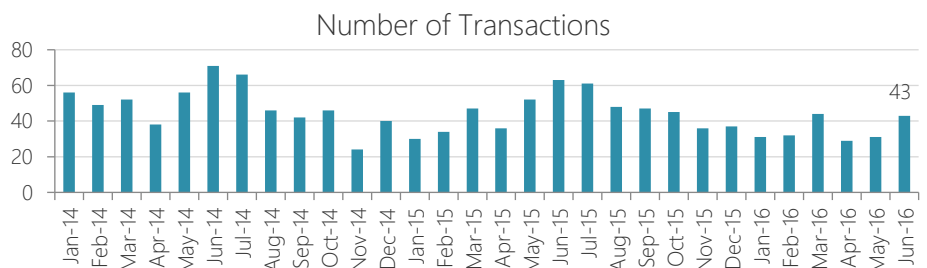
5% YoY



Number of Transactions

43

-32% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,005,000	-20%	\$1,844	-23%	14
Coops	\$1,680,000	-12%	\$1,094	-14%	28
Houses	\$10,324,000	111%	\$2,581	52%	1

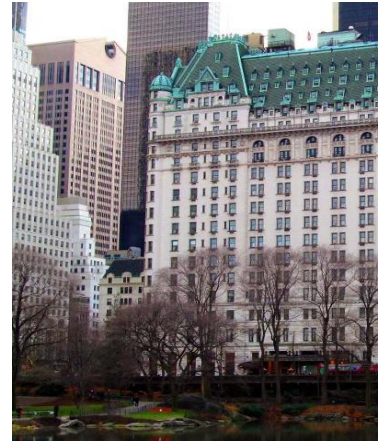
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Central Midtown

Manhattan, June 2016

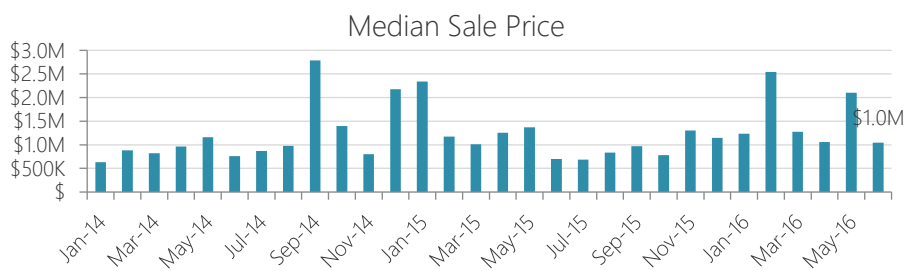


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated condos and co-op buildings.

Median Sale Price



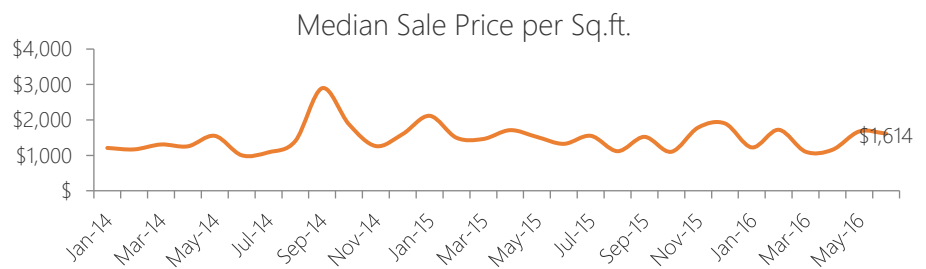
50% YoY



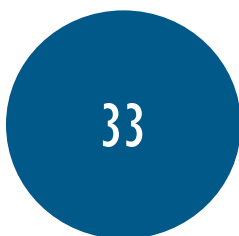
Median Sale Price per Sq.ft.



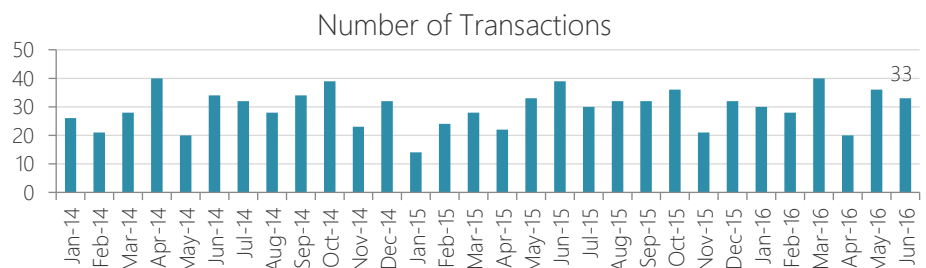
22% YoY



Number of Transactions



-15% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,462,500	101%	\$1,919	29%	20
Coops	\$645,000	4%	\$948	8%	13
Houses	-	-	-	-	0

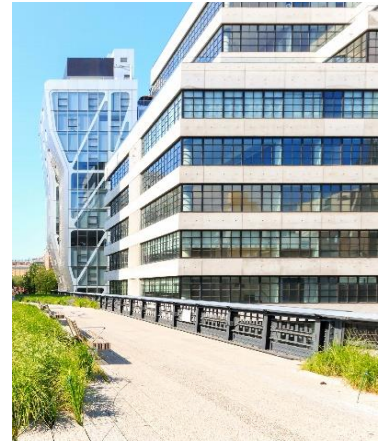
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Chelsea

Manhattan, June 2016

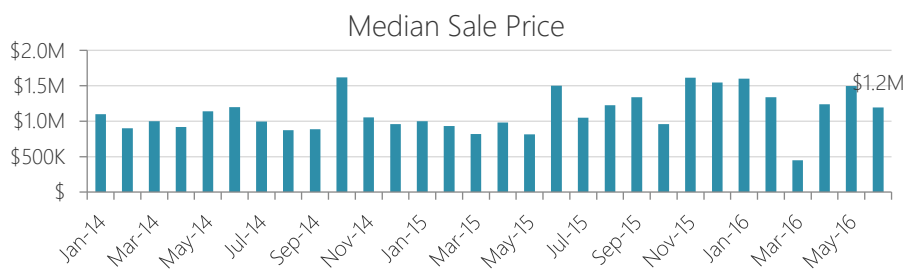


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.

Median Sale Price



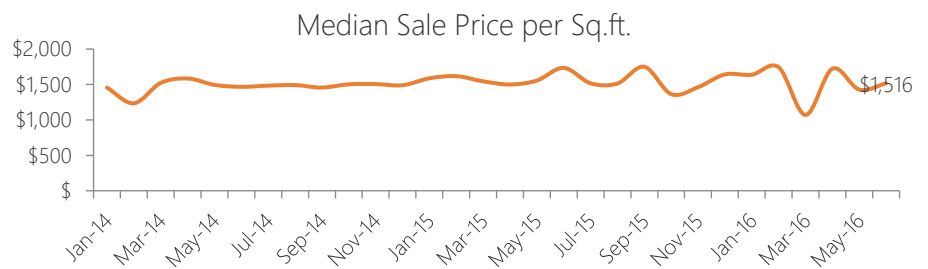
-21% YoY



Median Sale Price per Sq.ft.



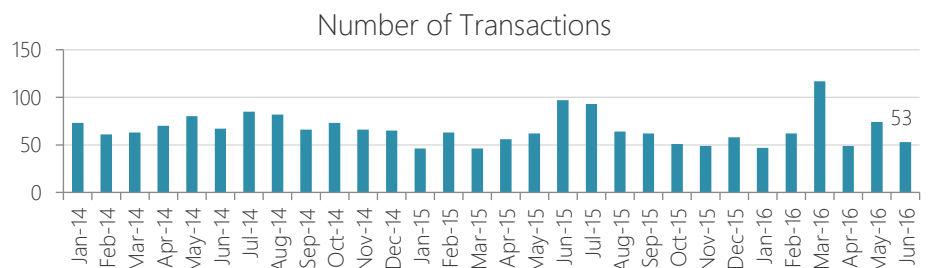
-13% YoY



Number of Transactions



-45% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,475,350	-21%	\$1,586	-21%	26
Coops	\$940,000	83%	\$1,366	15%	28
Houses	-	-	-	-	0

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Clinton - Hell's Kitchen

Manhattan, June 2016

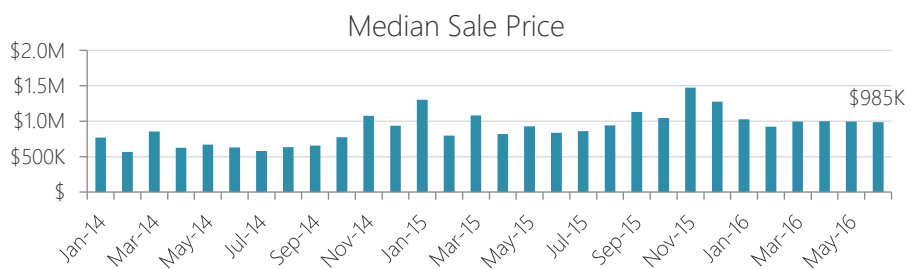


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.

Median Sale Price

\$985K

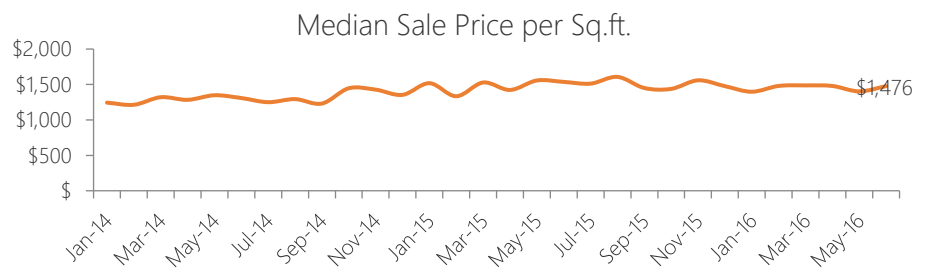
18% YoY



Median Sale Price per Sq.ft.

\$1,476

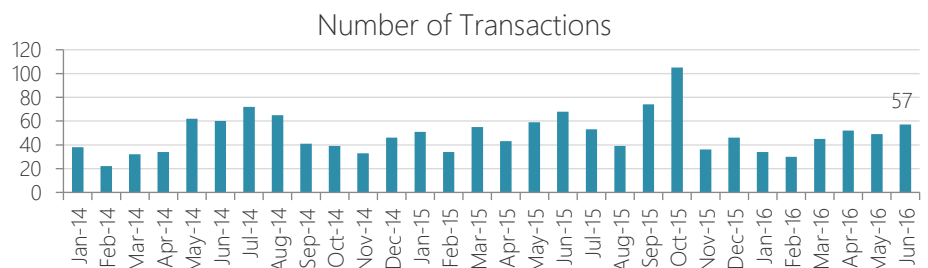
-4% YoY



Number of Transactions

57

-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,225,000	34%	\$1,527	-1%	41
Coops	\$515,000	16%	\$933	15%	16
Houses	-	-	-	-	0

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East Harlem

Manhattan, June 2016

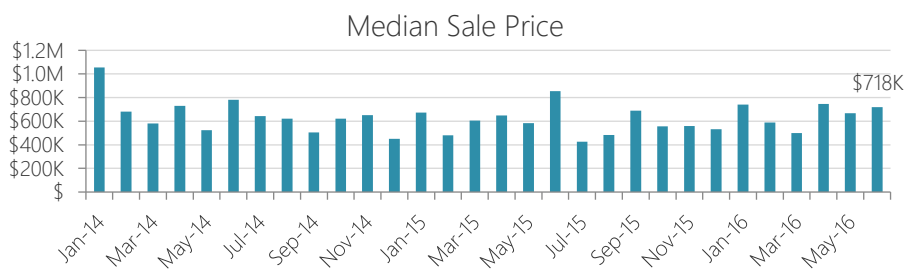


Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.

Median Sale Price



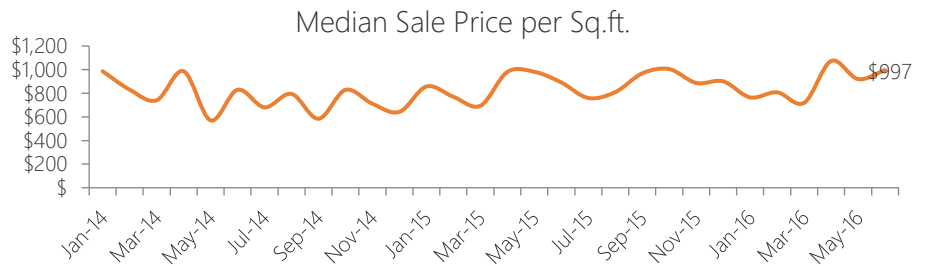
-16% YoY



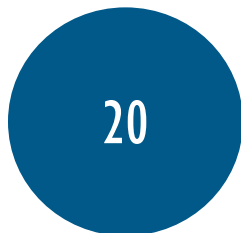
Median Sale Price per Sq.ft.



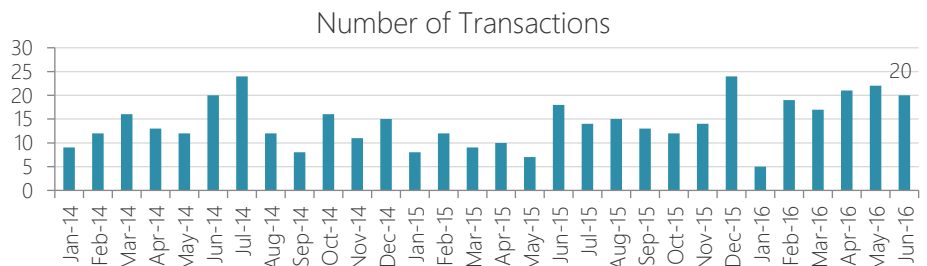
12% YoY



Number of Transactions



11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$718,323	-12%	\$997	12%	18
Coops	\$537,500	-40%	-	-	2
Houses	-	-	-	-	0

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East Village

Manhattan, June 2016

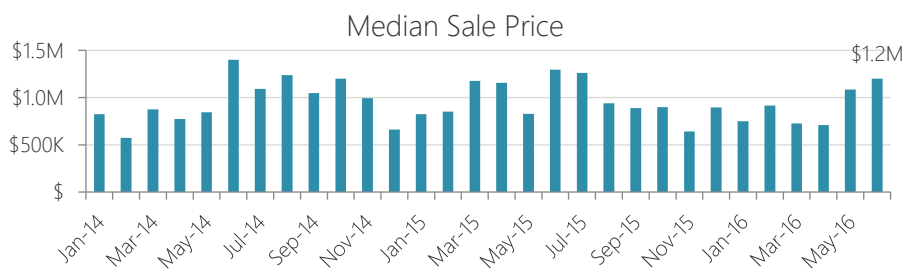


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.

Median Sale Price



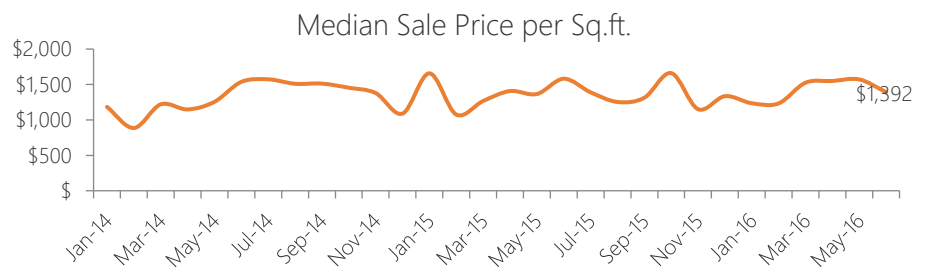
-7% YoY



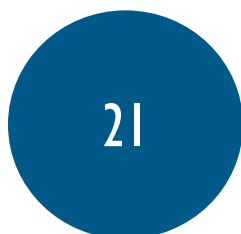
Median Sale Price per Sq.ft.



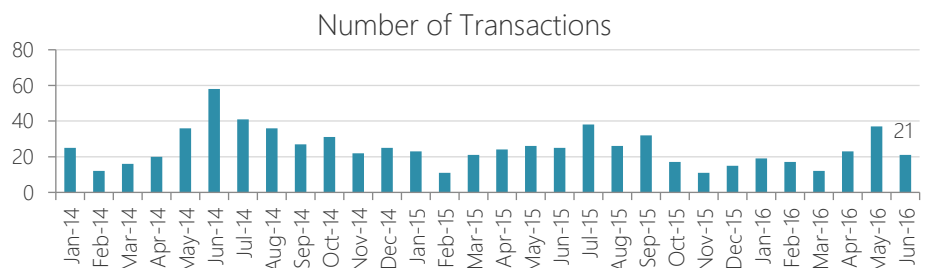
-12% YoY



Number of Transactions



-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,535,000	-35%	\$1,771	10%	10
Coops	\$671,250	-5%	\$1,174	-20%	11
Houses	-	-	-	-	0

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Financial District

Manhattan, June 2016

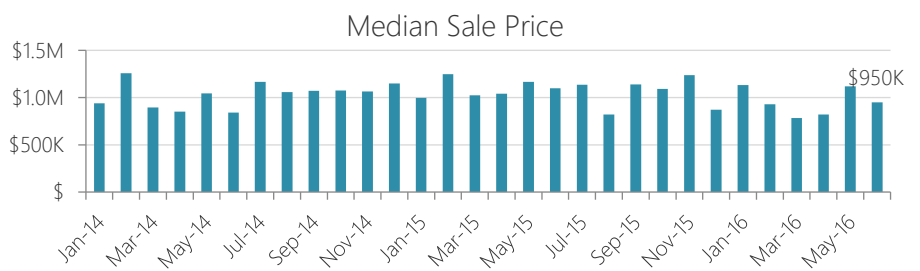


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently located, quiet, and safe place to call home.

Median Sale Price



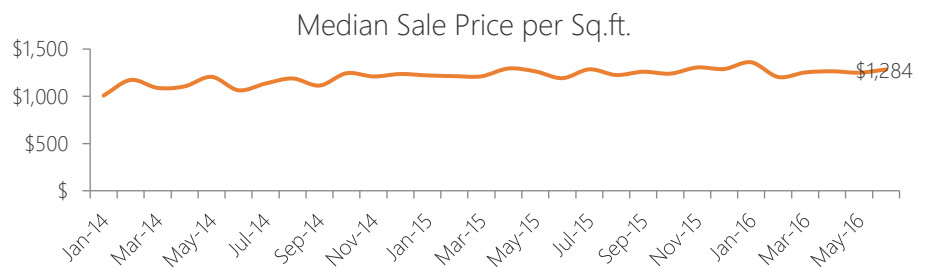
-14% YoY



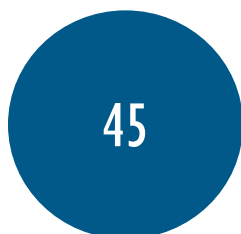
Median Sale Price per Sq.ft.



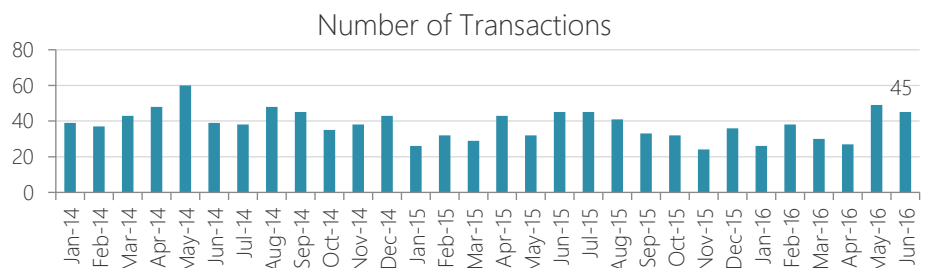
8% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	45%	\$1,296	8%	32
Coops	\$785,000	-46%	\$956	13%	13
Houses	-	-	-	-	0

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Flatiron District

Manhattan, June 2016

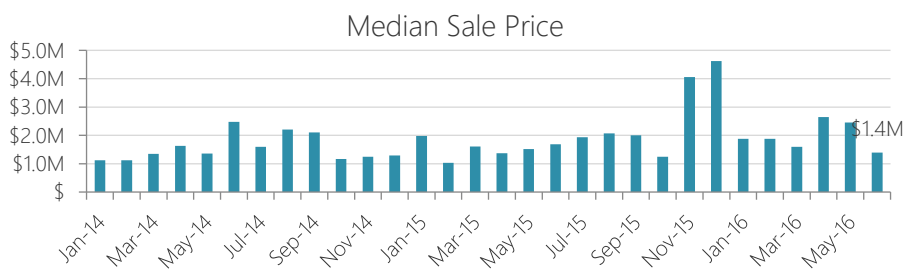


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through the Flatiron District can sometimes feel like a jaunt through the worlds of fashion, art and design.

Median Sale Price



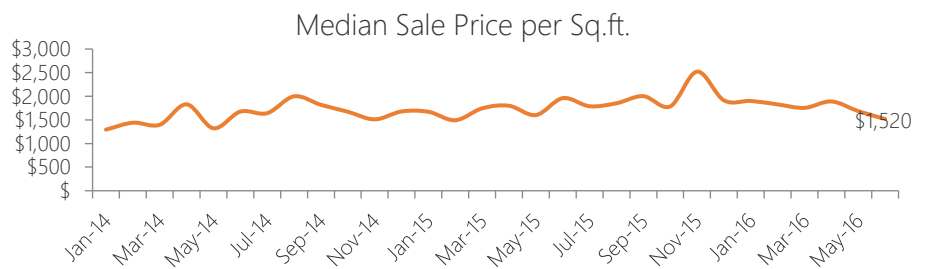
-17% YoY



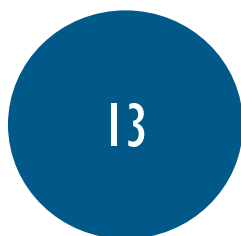
Median Sale Price per Sq.ft.



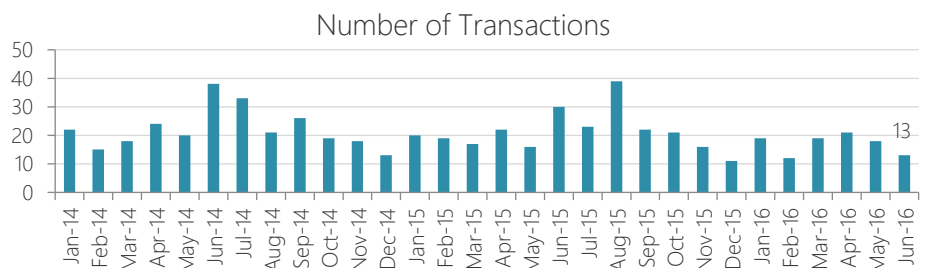
-23% YoY



Number of Transactions



-57% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,200,000	13%	\$1,781	-10%	6
Coops	\$1,265,000	-13%	\$1,409	12%	8
Houses	-	-	-	-	0

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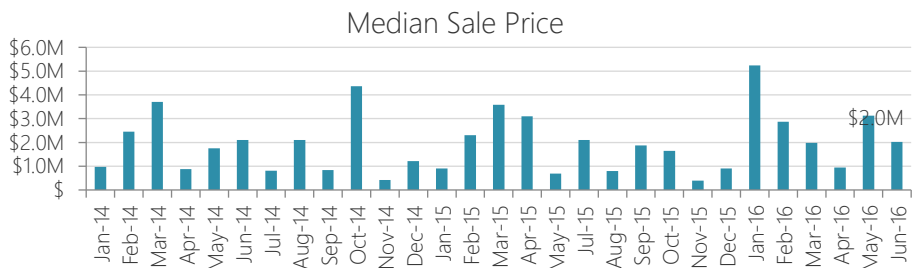
Garment District

Manhattan, June 2016

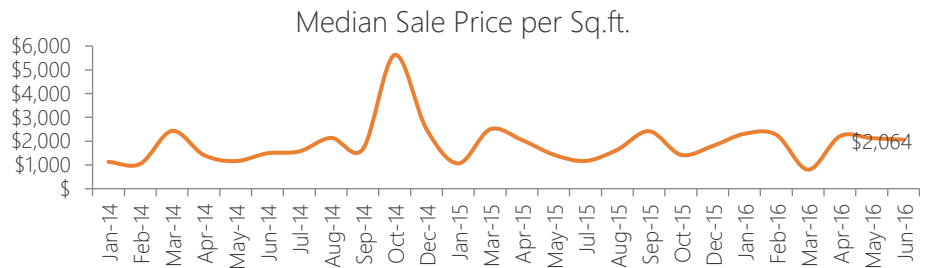


The Garment District, also known as the Fashion District, Fashion Center, and Garment Center, is a dense neighborhood of less than a square mile. It's home to major fashion labels and show rooms and is the center for fashion design in the world. It is within easy walking distance of Penn Station and is accessible by numerous subway and bus lines.

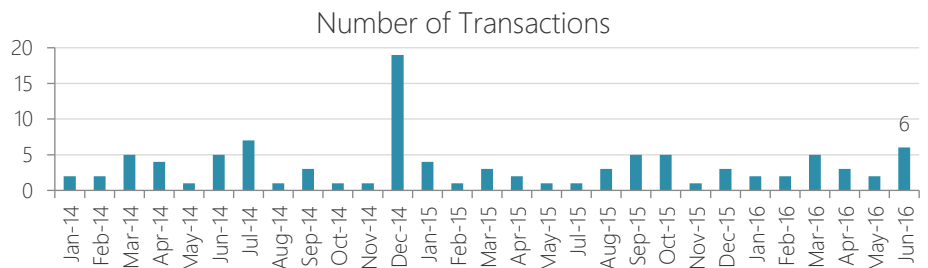
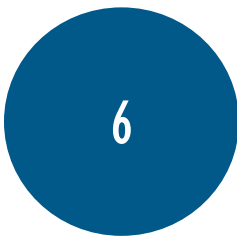
Median Sale Price



Median Sale Price per Sq.ft.



Number of Transactions



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,020,000	-	\$2,064	-	6
Coops	-	-	-	-	0
Houses	-	-	-	-	0

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Gramercy Park

Manhattan, June 2016

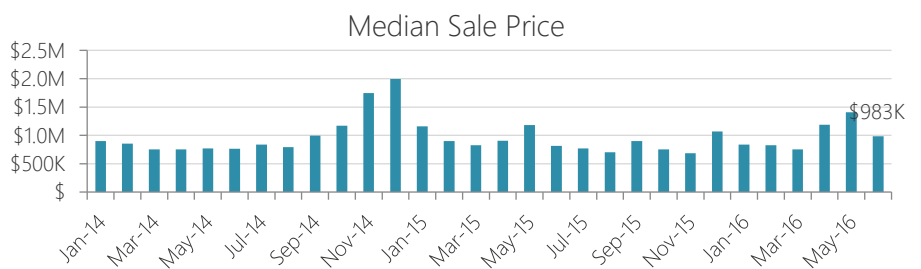


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.

Median Sale Price

\$983K

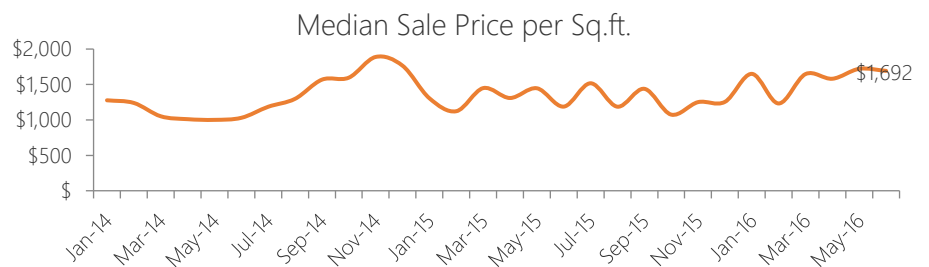
21% YoY



Median Sale Price per Sq.ft.

\$1,692

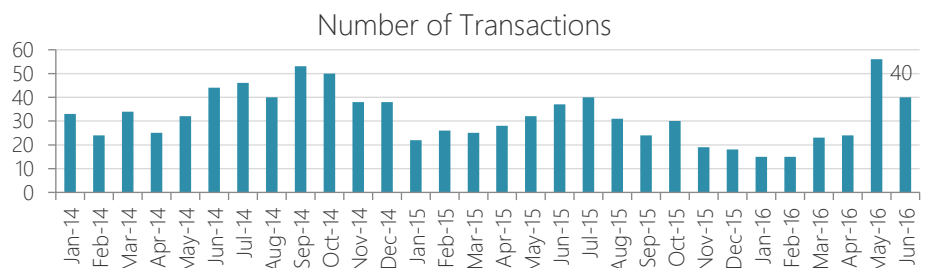
42% YoY



Number of Transactions

40

8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,347,066	40%	\$1,876	18%	16
Coops	\$689,500	12%	\$1,038	-11%	24
Houses	-	-	-	-	0

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Greenwich Village

Manhattan, June 2016

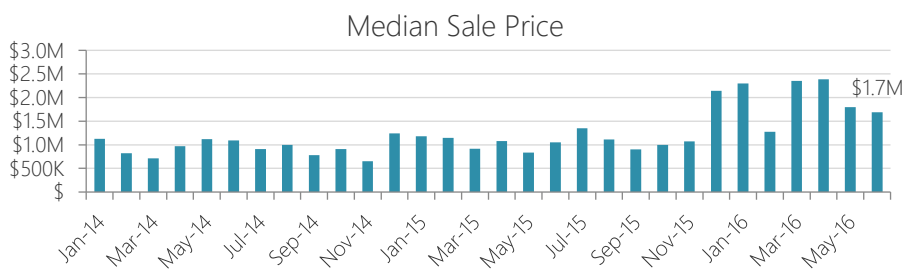


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is now one of NYC's most sought-after neighborhoods.

Median Sale Price



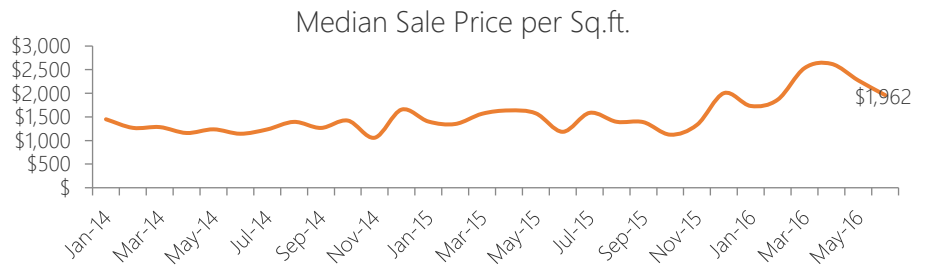
61% YoY



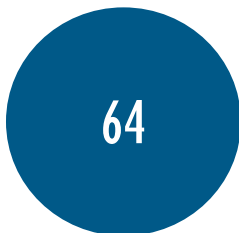
Median Sale Price per Sq.ft.



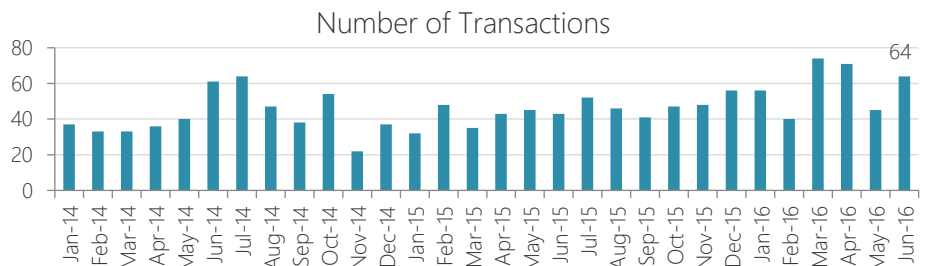
66% YoY



Number of Transactions



49% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,643,440	165%	\$2,781	45%	23
Coops	\$1,233,500	53%	\$1,428	31%	40
Houses	\$21,650,000	19%	\$2,869	-19%	1

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Hamilton Heights

Manhattan, June 2016

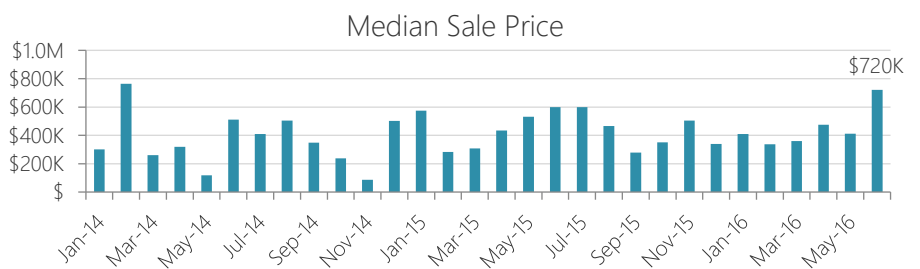


Located in North Manhattan, Hamilton Heights is named after founding father Alexander Hamilton. Housing options include brownstones, rowhouses, and spacious apartments. There are more than half a dozen subway lines running through this neighborhood and many express and local buses. Landmarks include the historic district Historic Hamilton Heights.

Median Sale Price



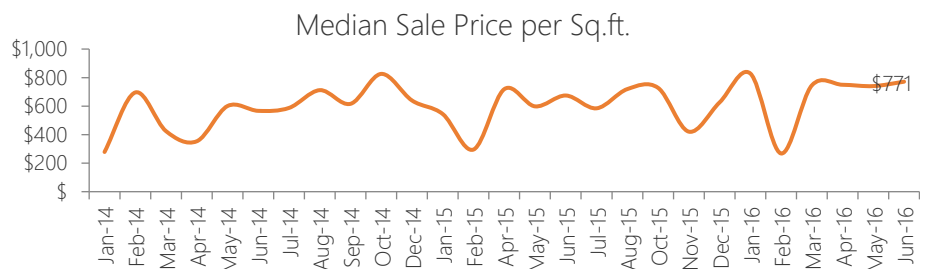
20% YoY



Median Sale Price per Sq.ft.



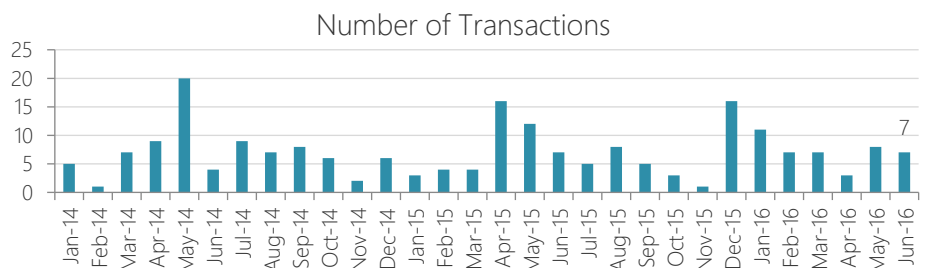
14% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$720,000	13%	\$759	14%	4
Coops	\$383,000	14%	-	-	1
Houses	\$3,000,000	6%	\$872	22%	1

The RATNER Team Market Reports

Harlem

Manhattan, June 2016

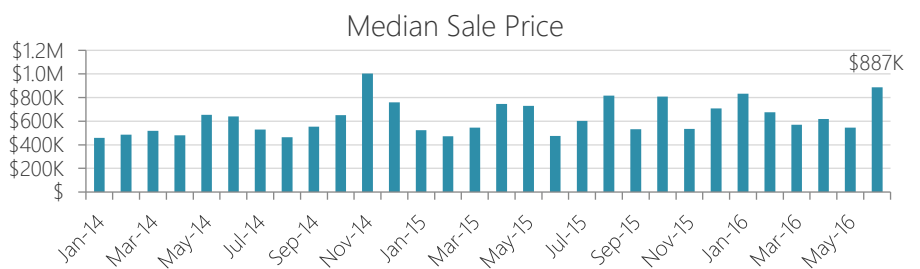


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.

Median Sale Price



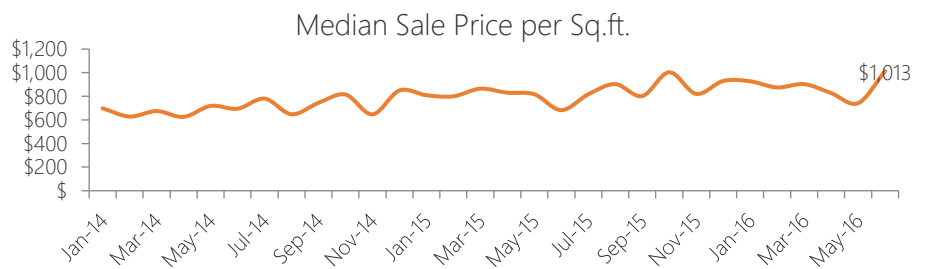
86% YoY



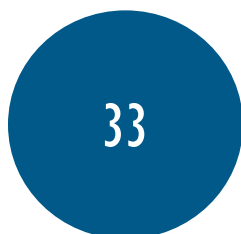
Median Sale Price per Sq.ft.



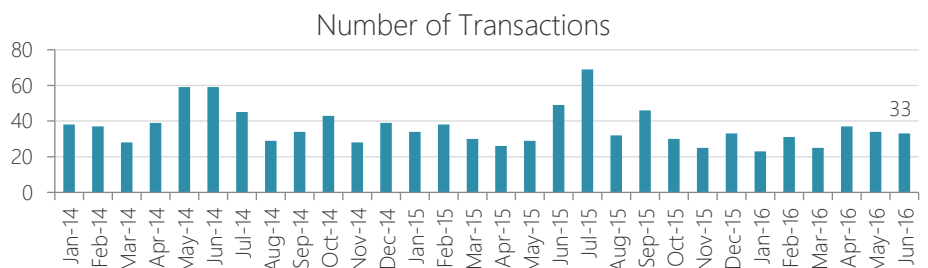
48% YoY



Number of Transactions



-33% YoY



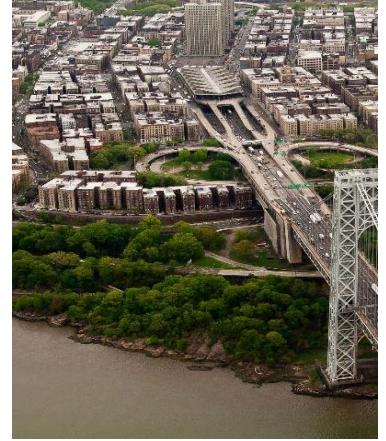
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$925,000	92%	\$1,013	46%	29
Coops	\$710,000	202%	-	-	4
Houses	-	-	-	-	0

The RATNER Team Market Reports

Hudson Heights

Manhattan, June 2016

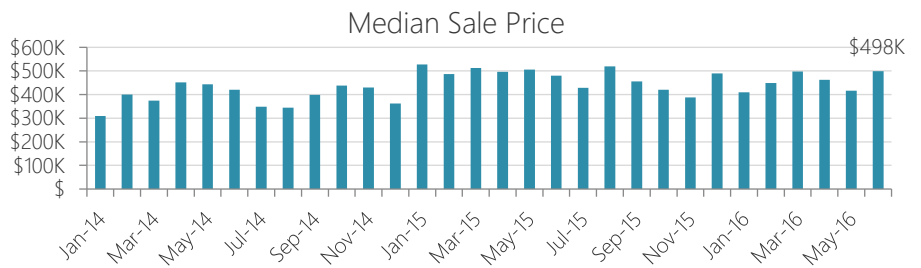


Primarily a residential neighborhood, Hudson Heights has an abundance of apartments, townhomes, co-ops, and high-rises. Art Deco is the most prominent architecture style with Tudor Revival coming a close second. The highest point in all of Manhattan is located in Hudson Heights, which, as the name implies, offers views of the Hudson River.

Median Sale Price



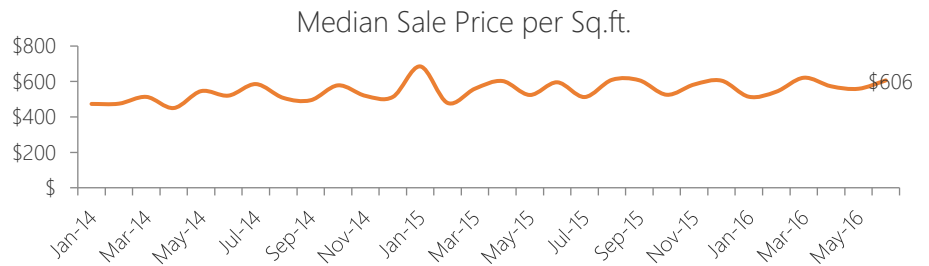
4% YoY



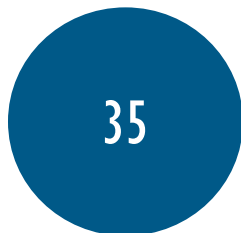
Median Sale Price per Sq.ft.



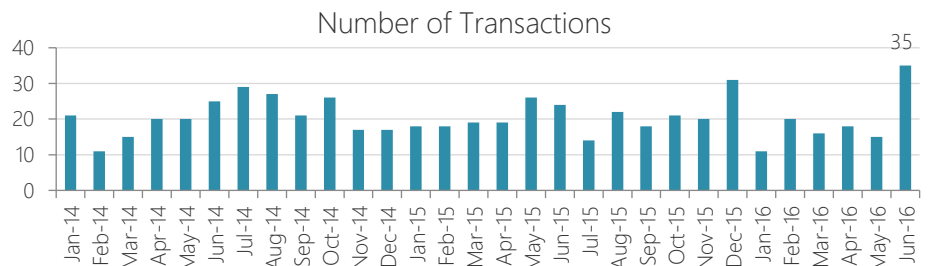
2% YoY



Number of Transactions



46% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$417,741	-9%	\$578	-10%	11
Coops	\$575,333	15%	\$606	7%	24
Houses	-	-	-	-	0

The RATNER Team Market Reports

Hudson Square

Manhattan, June 2016

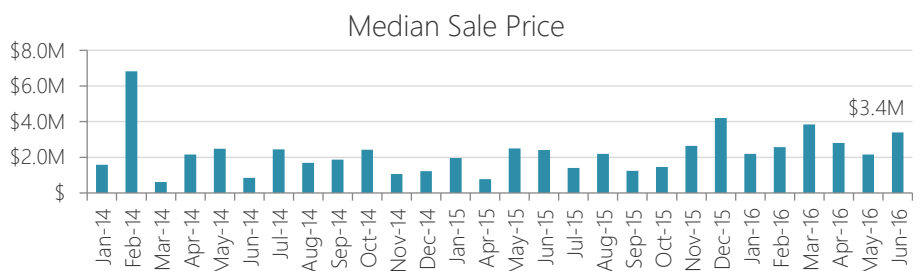


With the trendy vibe and low-rise architecture you'd expect in SoHo but the elegance of Tribeca, Hudson Square offers plenty of daytime activities but quiets down at night. It's bounded by the West Village, Hudson River, Tribeca, and SoHo and rather takes on the characteristics of its neighboring areas.

Median Sale Price



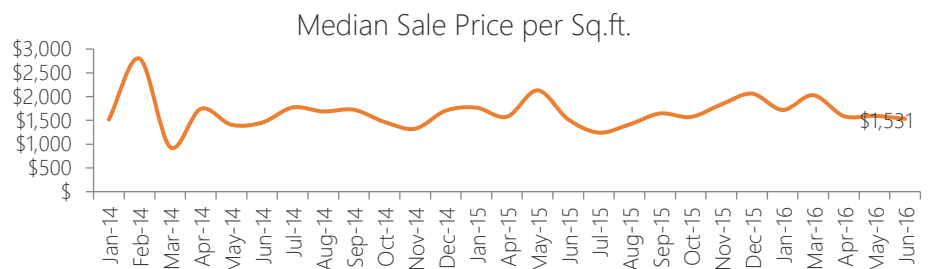
42% YoY



Median Sale Price per Sq.ft.



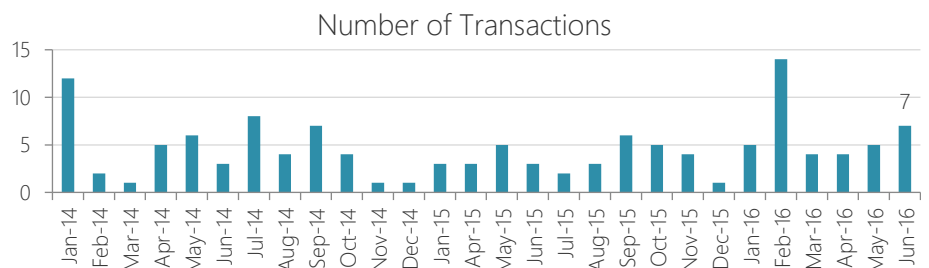
1% YoY



Number of Transactions



133% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,650,000	135%	\$2,010	25%	3
Coops	\$1,320,000	-31%	\$1,531	7%	3
Houses	-	-	-	-	0

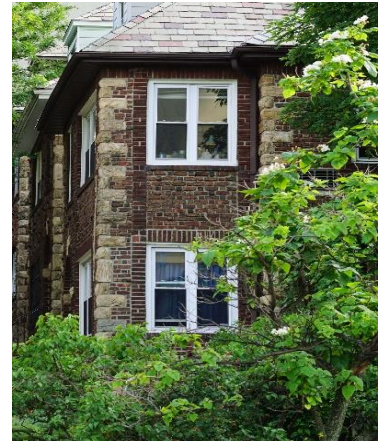
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Inwood

Manhattan, June 2016

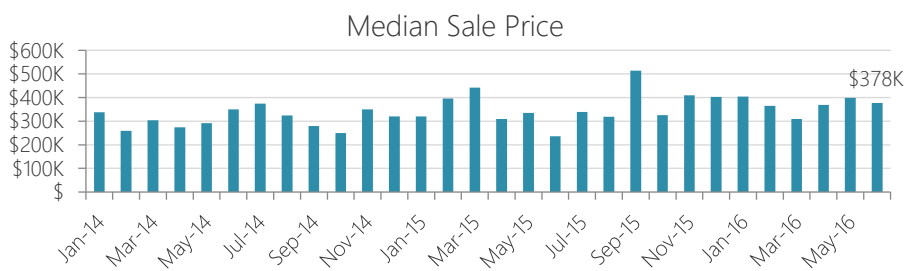


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key, pastoral living with easy access to the city.

Median Sale Price



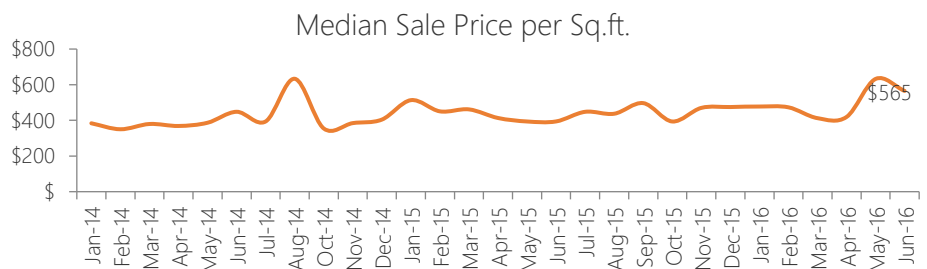
60% YoY



Median Sale Price per Sq.ft.



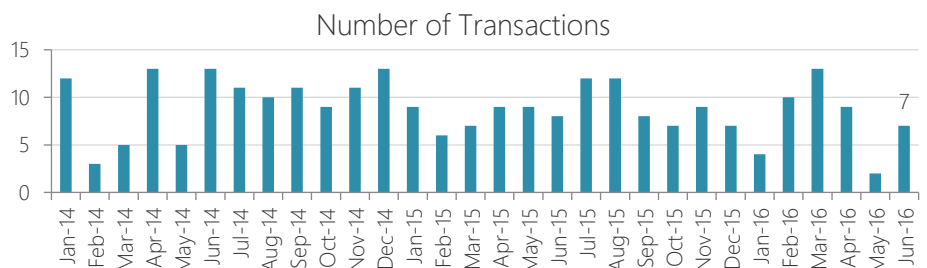
43% YoY



Number of Transactions



-13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$377,500	61%	\$565	43%	7
Houses	-	-	-	-	0

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Kips Bay

Manhattan, June 2016

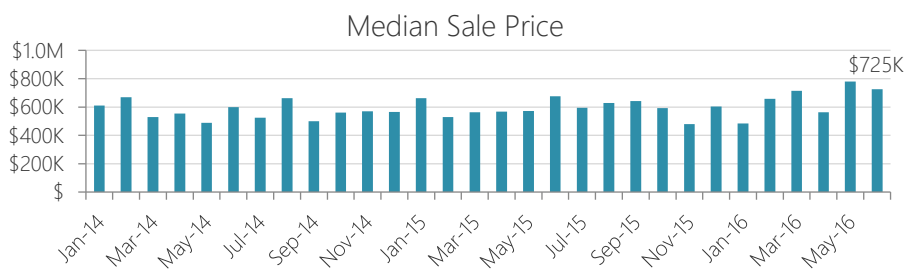


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.

Median Sale Price



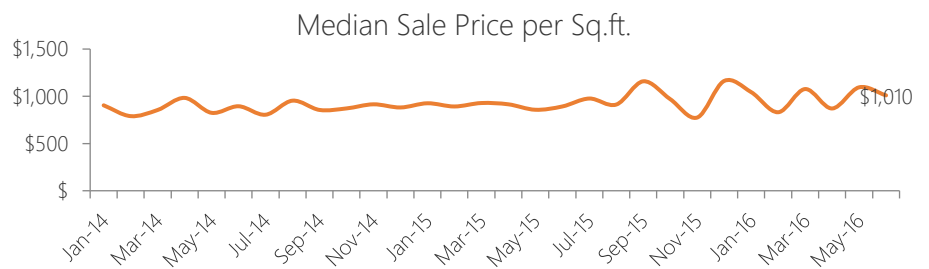
7% YoY



Median Sale Price per Sq.ft.



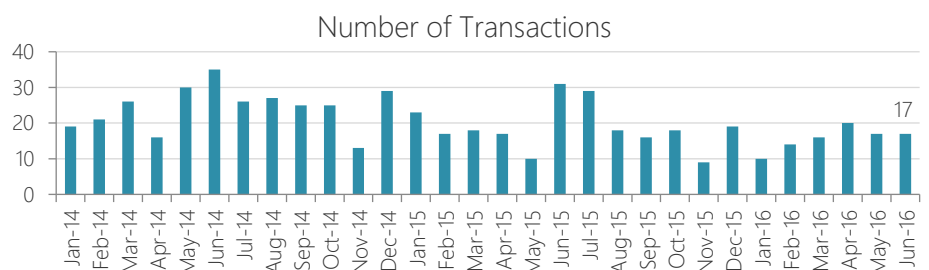
13% YoY



Number of Transactions



-45% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$670,000	-16%	\$1,320	-5%	6
Coops	\$762,500	26%	\$964	11%	11
Houses	-	-	-	-	0

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Lenox Hill

Manhattan, June 2016

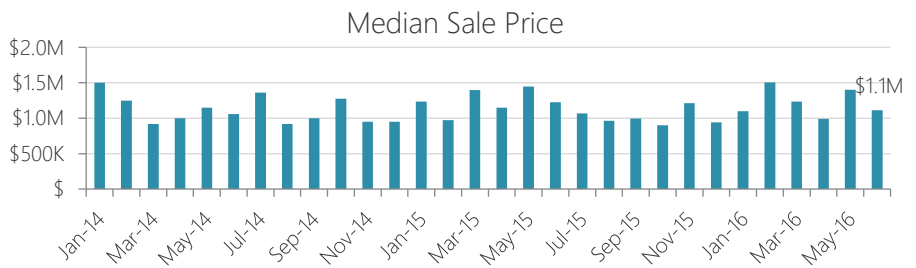


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.

Median Sale Price



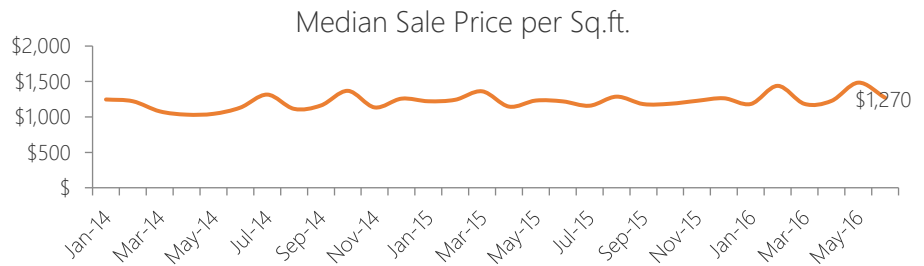
-9% YoY



Median Sale Price per Sq.ft.



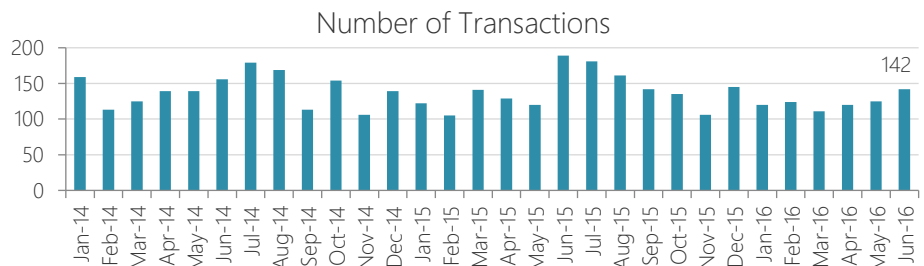
4% YoY



Number of Transactions



-25% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,600,000	-3%	\$1,566	1%	32
Coops	\$865,000	-13%	\$991	3%	109
Houses	\$7,750,000	15%	\$2,078	22%	1

The RATNER Team Market Reports

Lincoln Square

Manhattan, June 2016

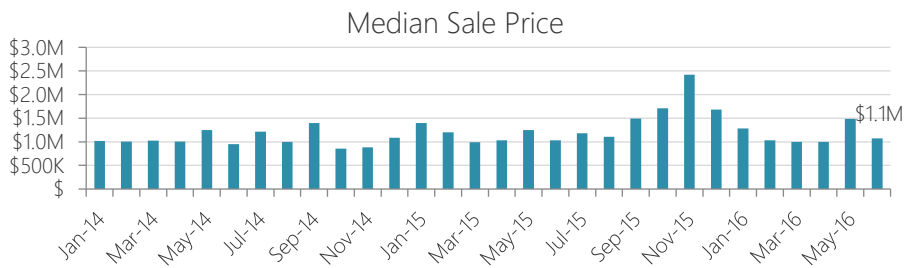


Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the numerous subways make it a commuter's dream.

Median Sale Price



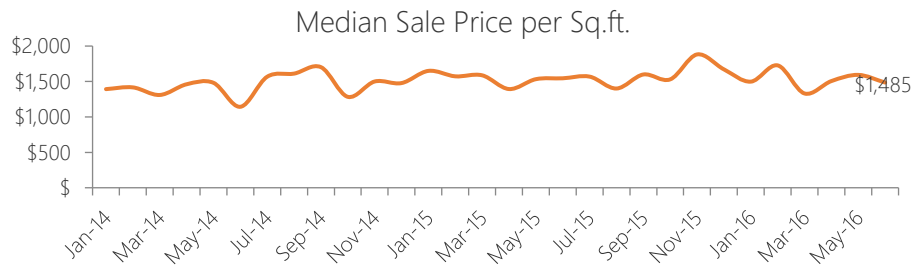
4% YoY



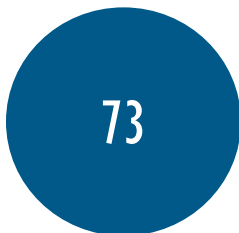
Median Sale Price per Sq.ft.



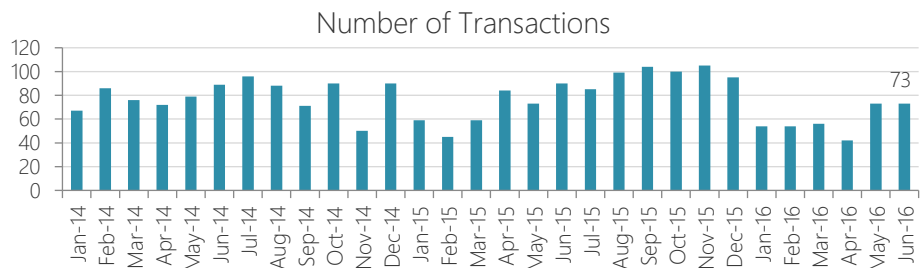
-4% YoY



Number of Transactions



-19% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,405,000	-16%	\$1,537	-7%	29
Coops	\$822,500	12%	\$1,324	29%	44
Houses	-	-	-	-	0

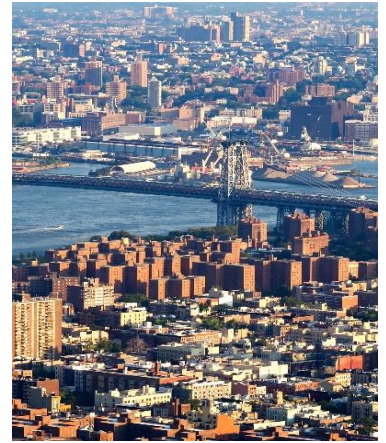
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The RATNER Team Market Reports

Lower East Side Manhattan

Manhattan, June 2016

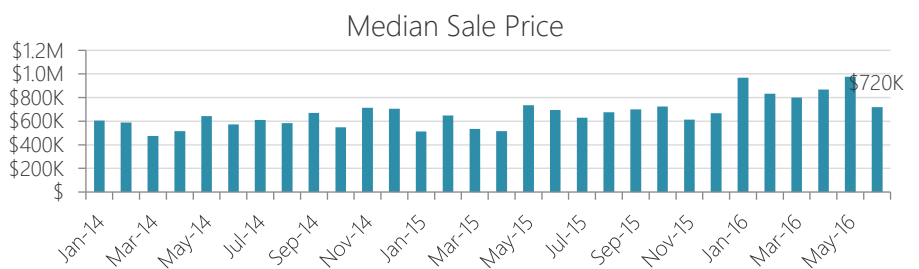


One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with both history and contemporary amenities.

Median Sale Price



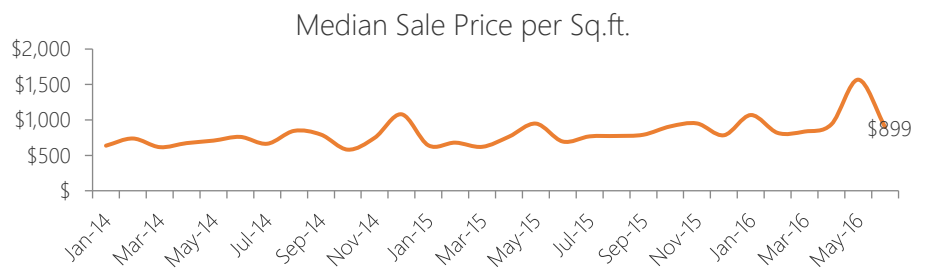
4% YoY



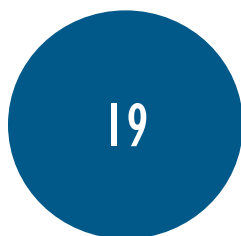
Median Sale Price per Sq.ft.



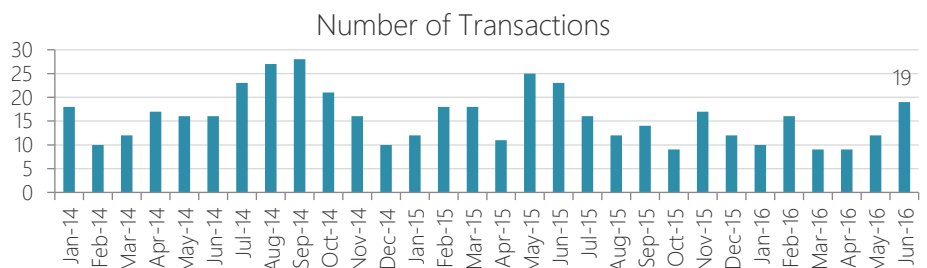
29% YoY



Number of Transactions



-17% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,275,000	91%	\$1,498	68%	1
Coops	\$720,000	7%	\$885	28%	18
Houses	-	-	-	-	0

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The RATNER Team Market Reports

Manhattan Valley

Manhattan, June 2016

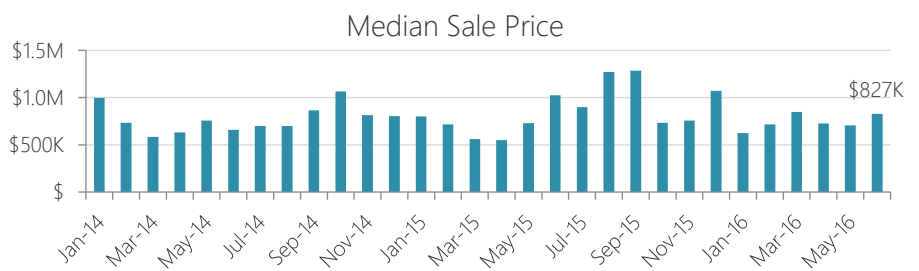


Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+ square feet of retail space, and eateries.

Median Sale Price



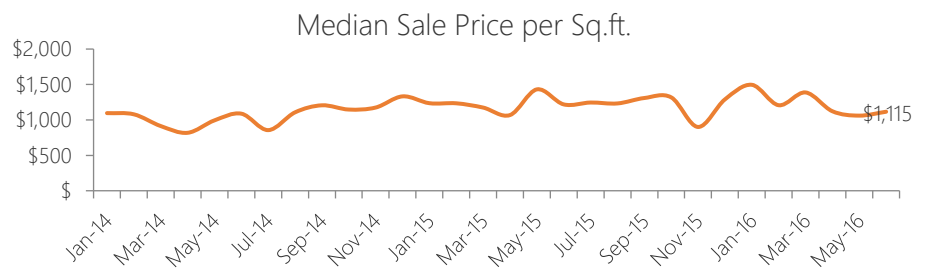
-19% YoY



Median Sale Price per Sq.ft.



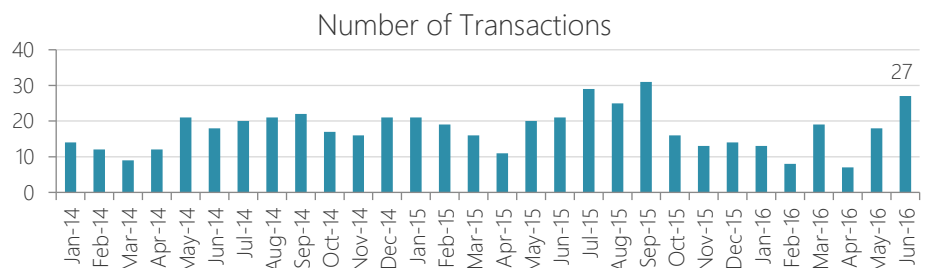
-8% YoY



Number of Transactions



29% YoY



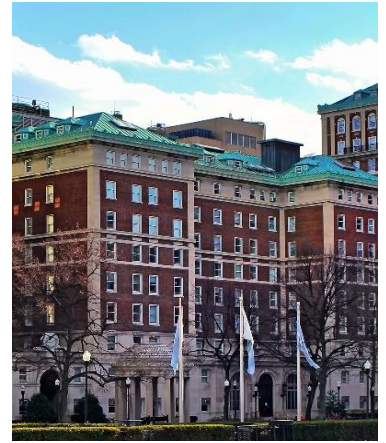
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$971,713	-6%	\$1,185	-9%	11
Coops	\$737,000	13%	\$1,087	9%	16
Houses	-	-	-	-	0

The RATNER Team Market Reports

Morningside Heights

Manhattan, June 2016

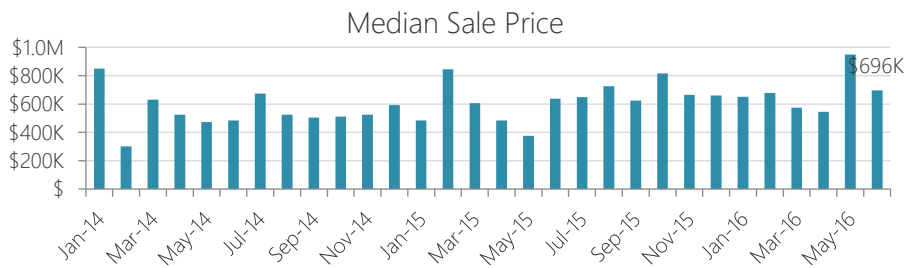


While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend the community a family-friendly feel.

Median Sale Price

\$696K

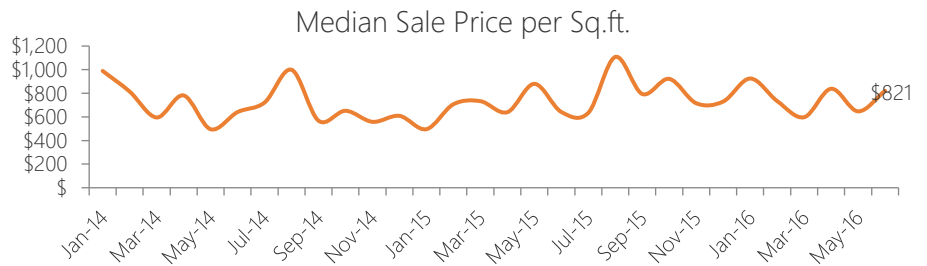
9% YoY



Median Sale Price per Sq.ft.

\$821

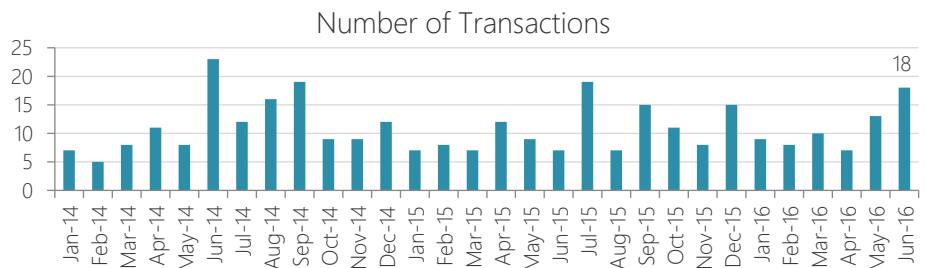
28% YoY



Number of Transactions

18

157% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,132,250	-	\$1,268	-	2
Coops	\$695,500	9%	\$771	20%	16
Houses	-	-	-	-	0

The RATNER Team Market Reports

Murray Hill

Manhattan, June 2016

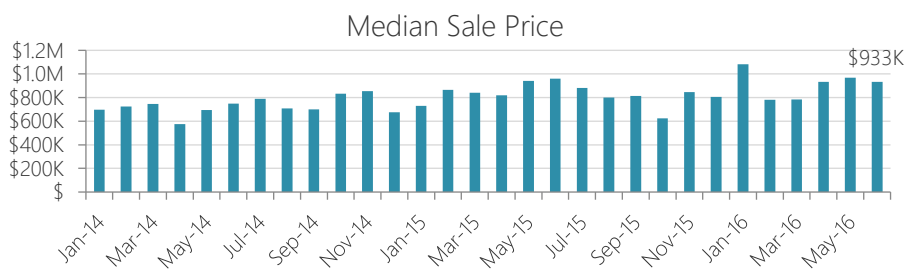


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid nightlife and lower prices make the compromise well worthwhile.

Median Sale Price



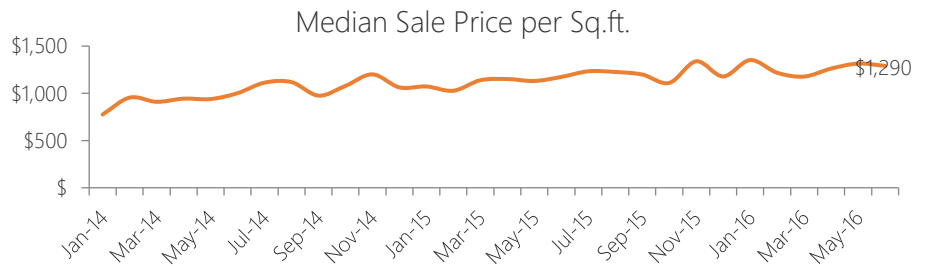
-3% YoY



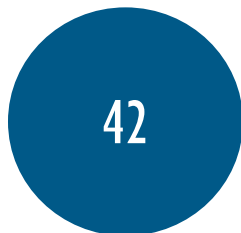
Median Sale Price per Sq.ft.



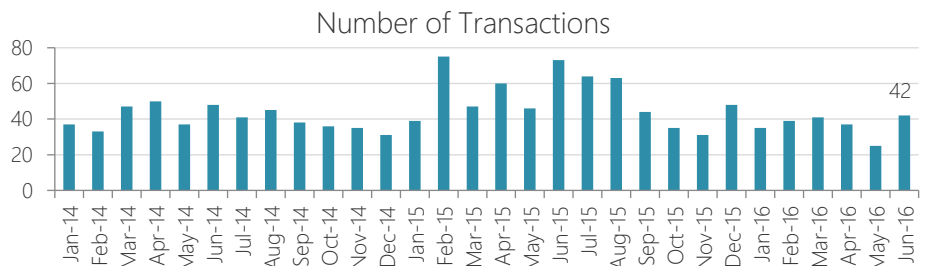
10% YoY



Number of Transactions



-42% YoY



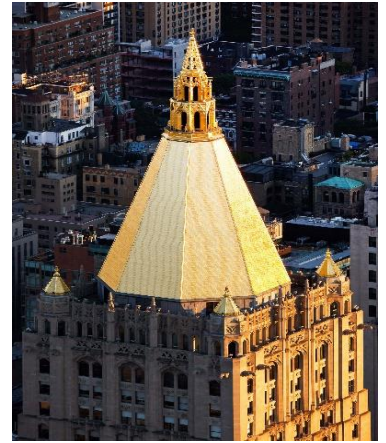
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,249,000	-11%	\$1,436	6%	23
Coops	\$595,000	-1%	\$962	12%	19
Houses	-	-	-	-	0

The RATNER Team Market Reports

NoMad

Manhattan, June 2016

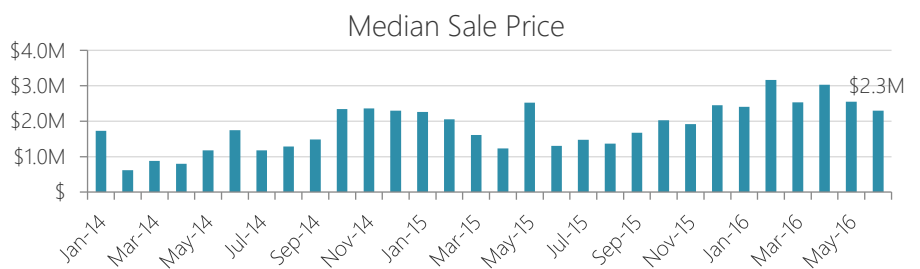


The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness Downtown is known for.

Median Sale Price



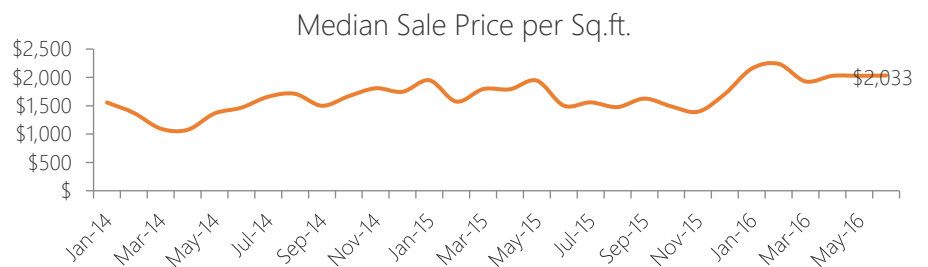
76% YoY



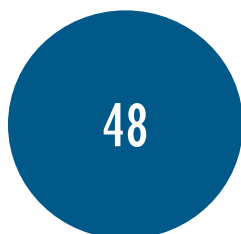
Median Sale Price per Sq.ft.



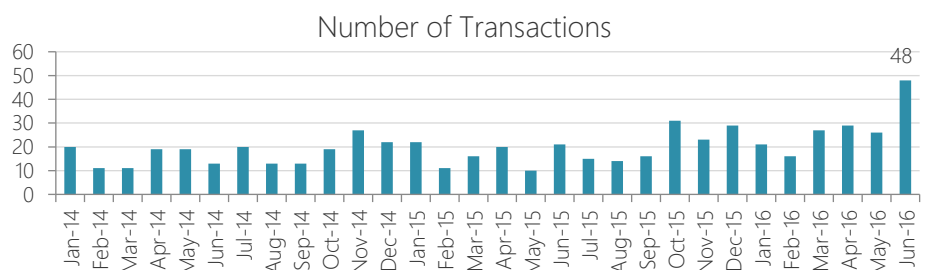
35% YoY



Number of Transactions



129% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,768,033	97%	\$2,125	16%	37
Coops	\$1,122,975	83%	\$1,164	44%	11
Houses	-	-	-	-	0

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The RATNER Team Market Reports

SoHo

Manhattan, June 2016

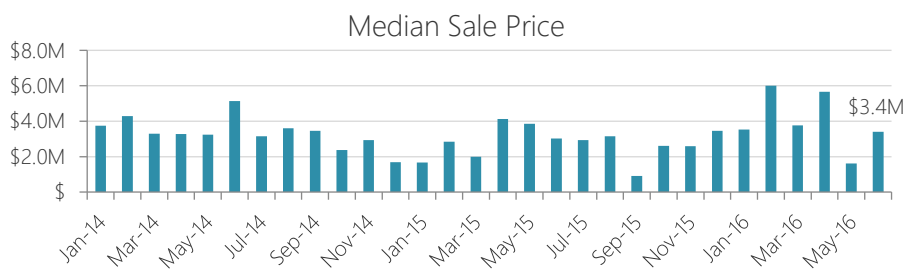


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts have taken over the real estate landscape.

Median Sale Price



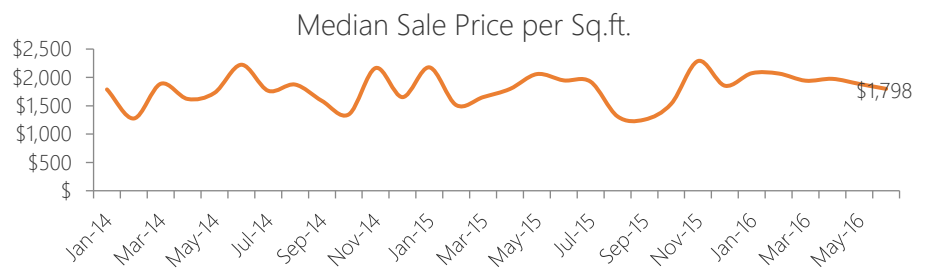
13% YoY



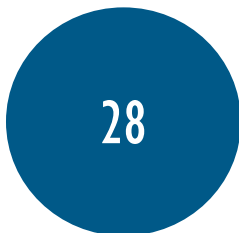
Median Sale Price per Sq.ft.



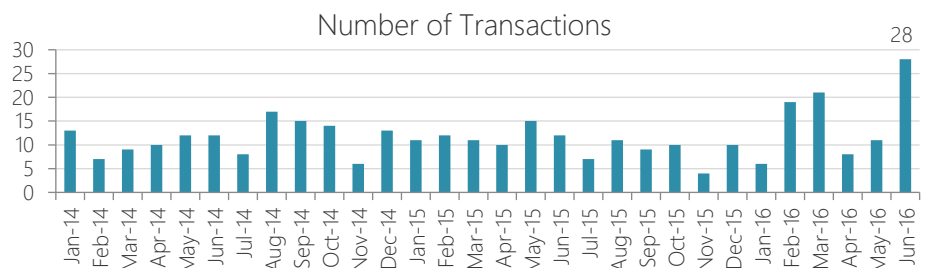
-8% YoY



Number of Transactions



133% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,650,000	-48%	\$1,862	-17%	17
Coops	\$1,775,000	-5%	\$1,356	5%	11
Houses	-	-	-	-	0

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The RATNER Team Market Reports

Sutton Place

Manhattan, June 2016

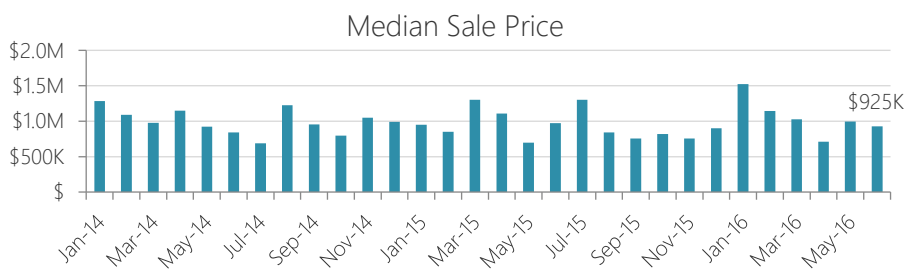


Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy access to virtually every hot spot in Manhattan.

Median Sale Price

\$925K

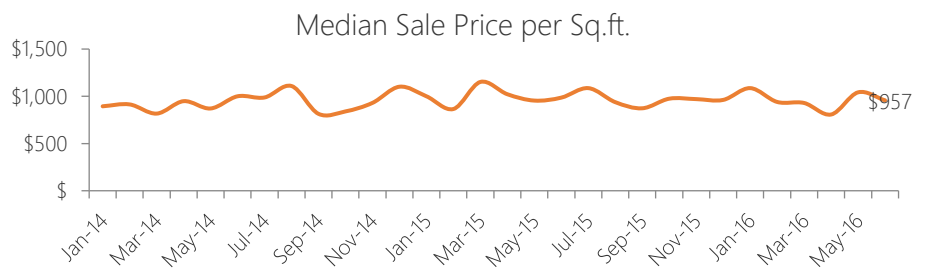
-5% YoY



Median Sale Price per Sq.ft.

\$957

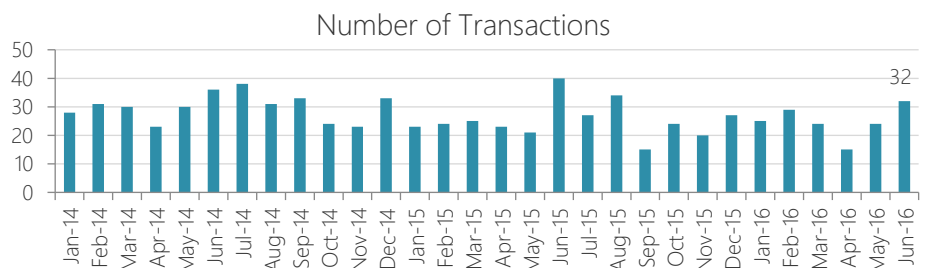
-3% YoY



Number of Transactions

32

-20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,435,000	-16%	\$1,303	3%	4
Coops	\$780,000	-18%	\$943	-2%	28
Houses	-	-	-	-	0

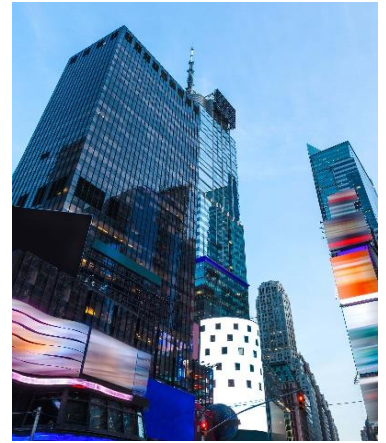
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The RATNER Team Market Reports

Theatre District - Times Square

Manhattan, June 2016

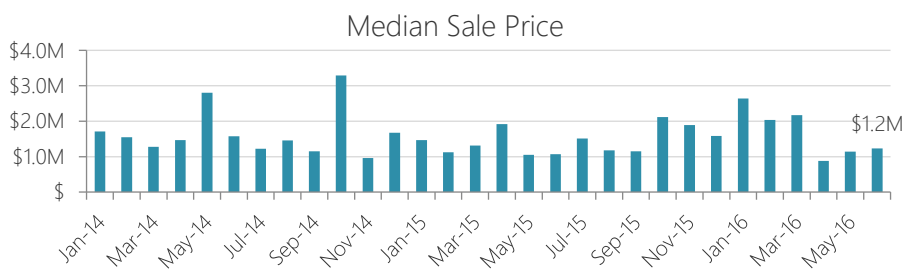


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some of the biggest price tags in the city.

Median Sale Price



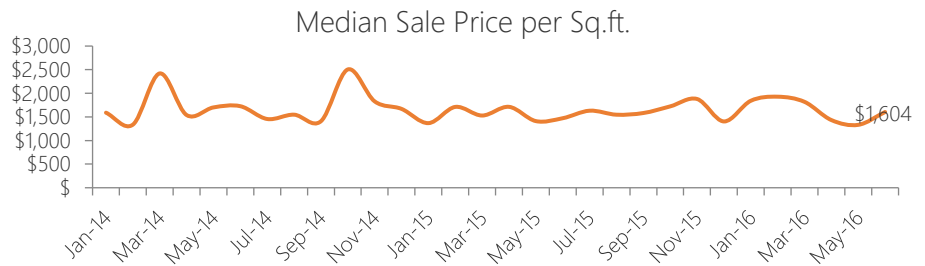
15% YoY



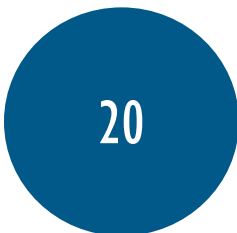
Median Sale Price per Sq.ft.



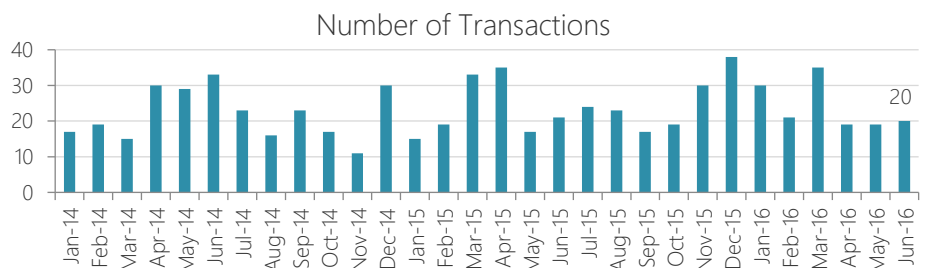
9% YoY



Number of Transactions



-5% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,530,000	26%	\$1,619	9%	12
Coops	\$941,000	48%	\$988	26%	8
Houses	-	-	-	-	0

The RATNER Team Market Reports

TriBeCa

Manhattan, June 2016

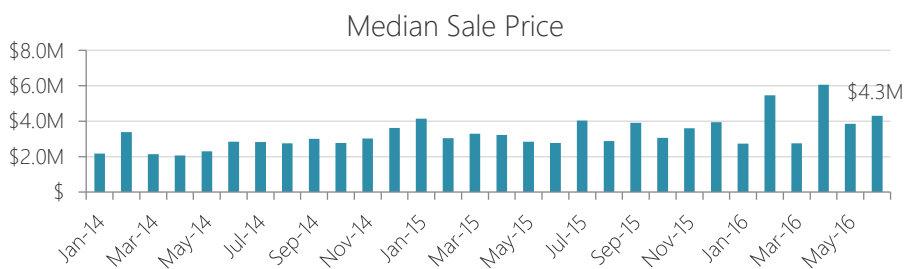


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled lofts in this popular neighborhood.

Median Sale Price



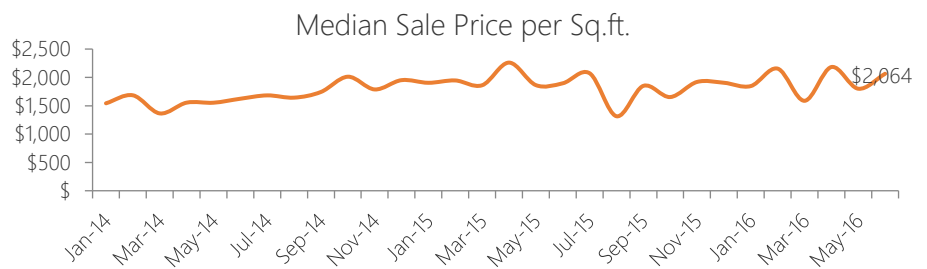
55% YoY



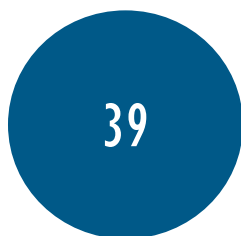
Median Sale Price per Sq.ft.



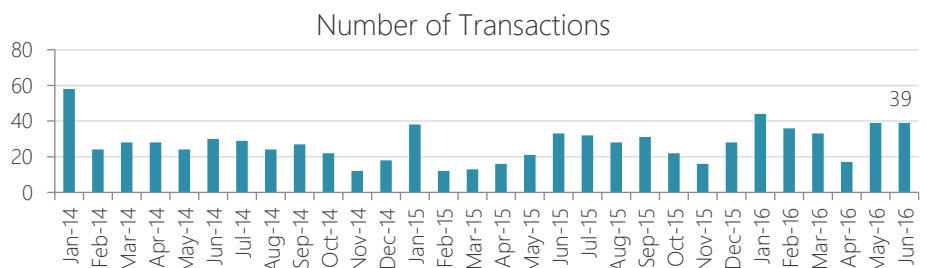
9% YoY



Number of Transactions



18% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,313,100	34%	\$2,097	10%	35
Coops	\$3,750,000	49%	\$1,837	30%	3
Houses	-	-	-	-	0

The RATNER Team Market Reports

Tudor City

Manhattan, June 2016

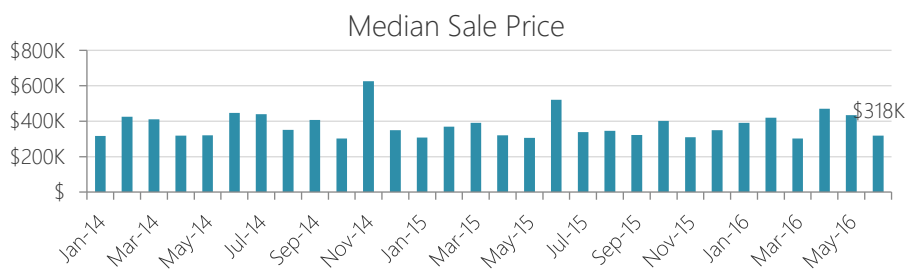


The first residential skyscraper complex built in the entire world, Tudor City is located on the southern edge of Turtle Bay. Made up of 15 buildings, 11 co-ops, and four brownstones, there are more than 5,000 residents in this complex, which includes a hotel, upscale deli, hair salon, three parks, a playground, and several restaurants.

Median Sale Price



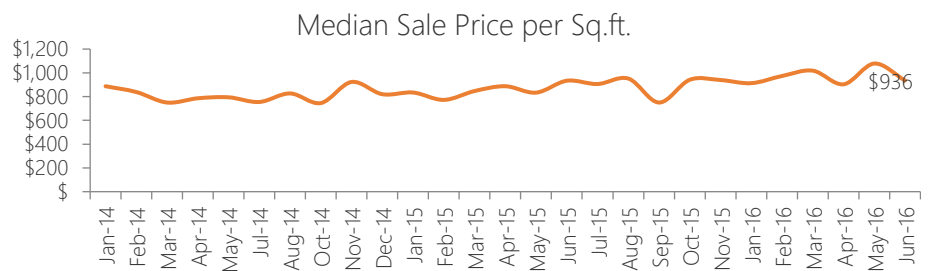
-39% YoY



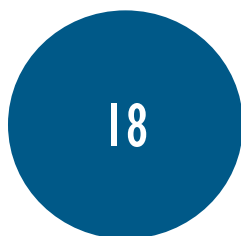
Median Sale Price per Sq.ft.



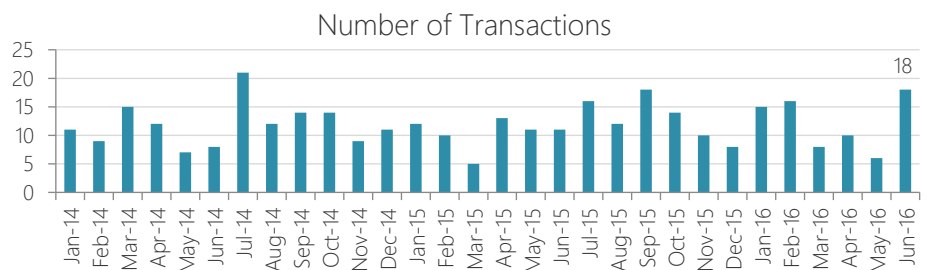
0% YoY



Number of Transactions



64% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$318,000	-39%	\$936	0%	18
Houses	-	-	-	-	0

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Turtle Bay

Manhattan, June 2016

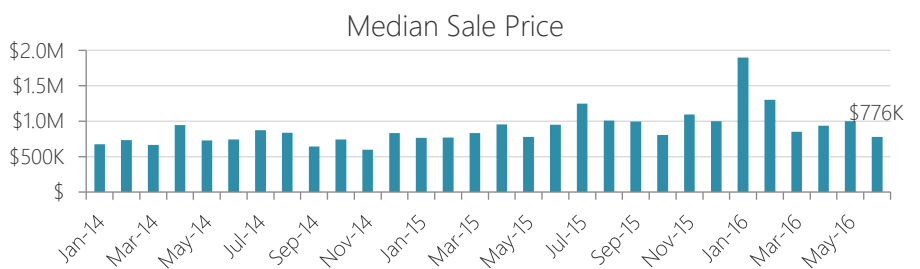


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close to Grand Central Station and public parks.

Median Sale Price



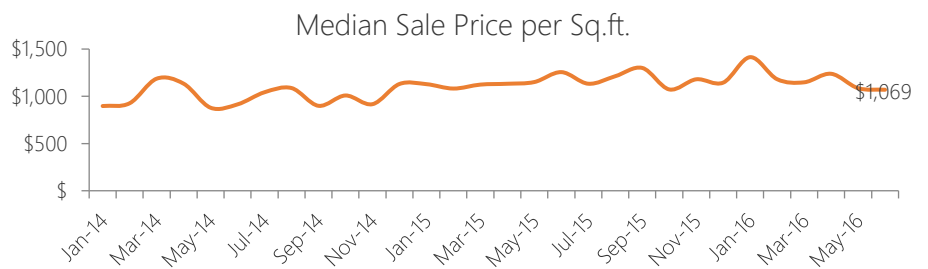
-18% YoY



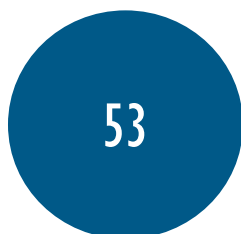
Median Sale Price per Sq.ft.



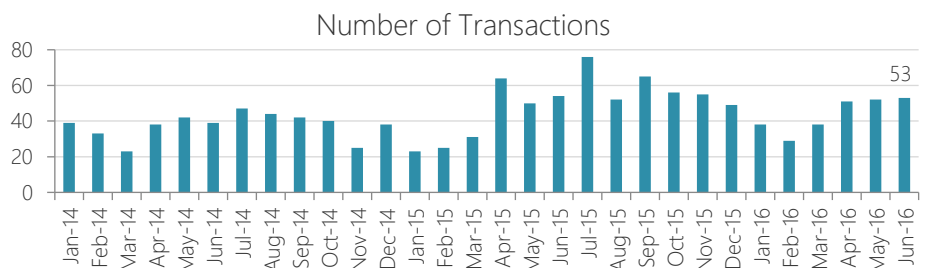
-15% YoY



Number of Transactions



-2% YoY



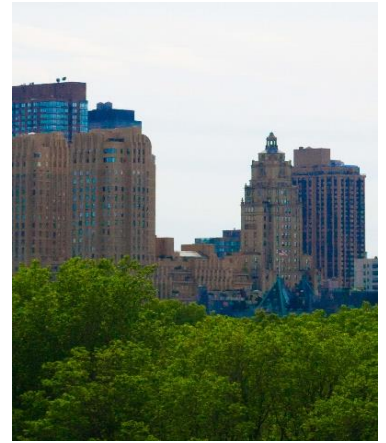
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,707,569	33%	\$1,312	0%	21
Coops	\$562,500	0%	\$851	-8%	31
Houses	\$7,765,000	-	\$1,941	-	1

The RATNER Team Market Reports

UWS

Manhattan, June 2016

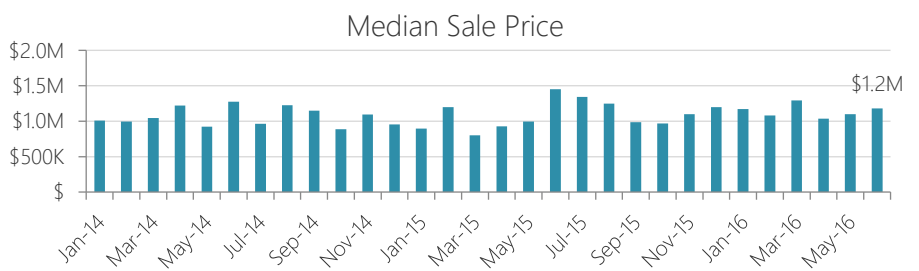


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.

Median Sale Price



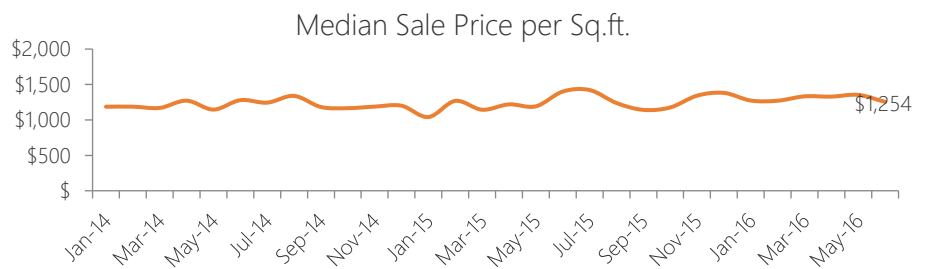
-19% YoY



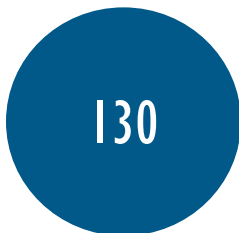
Median Sale Price per Sq.ft.



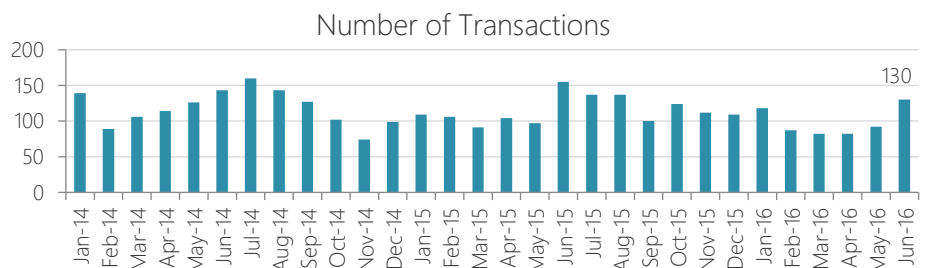
-10% YoY



Number of Transactions



-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,300,000	-41%	\$1,442	-11%	41
Coops	\$1,026,320	-19%	\$1,140	-6%	88
Houses	\$9,995,000	-	\$2,393	-	1

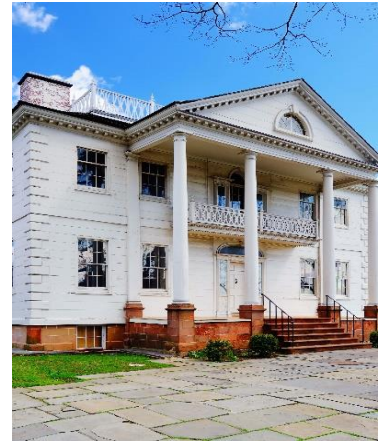
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The RATNER Team Market Reports

Washington Heights

Manhattan, June 2016

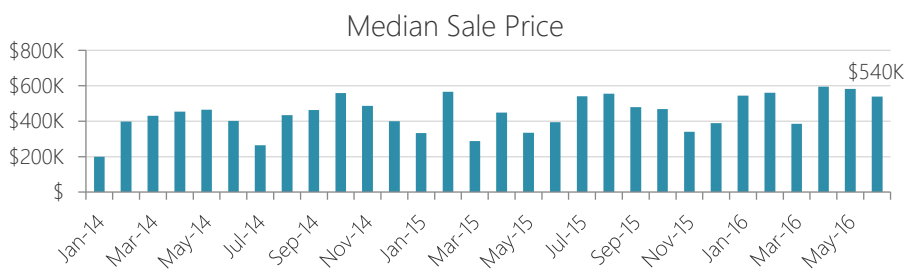


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.

Median Sale Price

\$540K

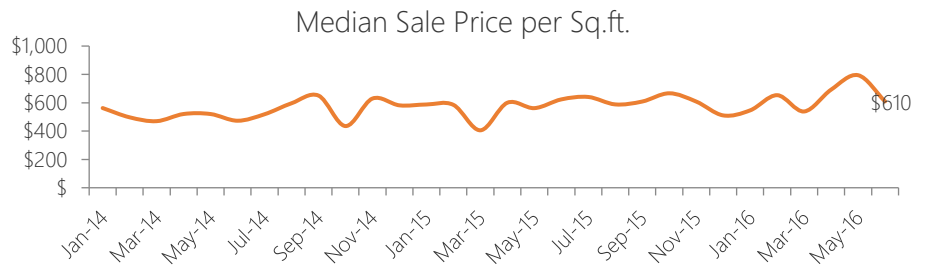
37% YoY



Median Sale Price per Sq.ft.

\$610

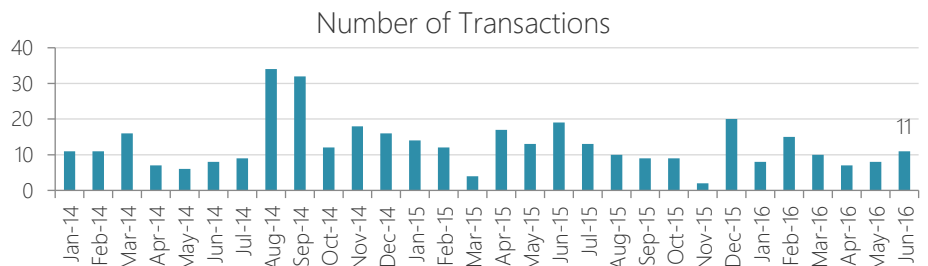
-2% YoY



Number of Transactions

11

-42% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$524,406	-17%	\$570	-12%	2
Coops	\$539,500	127%	\$610	24%	9
Houses	-	-	-	-	0

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The RATNER Team Market Reports

West Village

Manhattan, June 2016

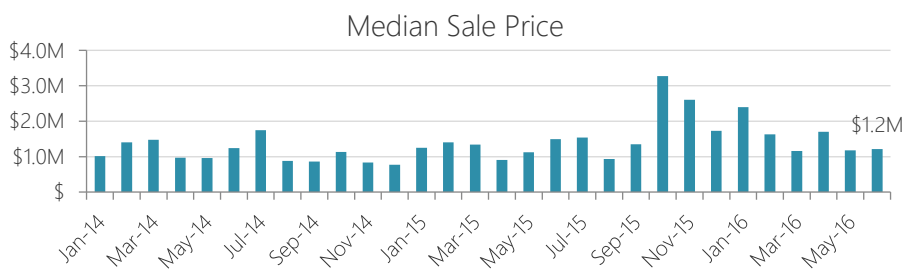


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.

Median Sale Price



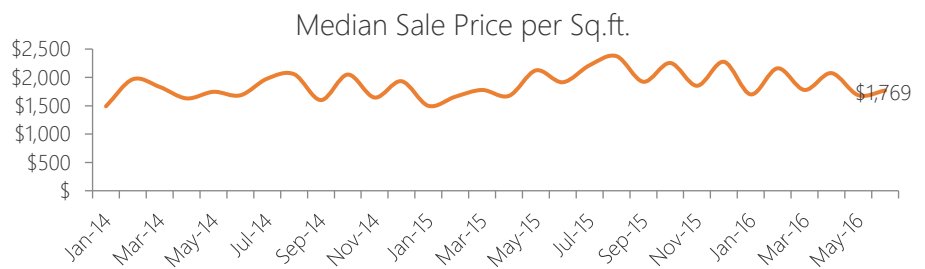
-19% YoY



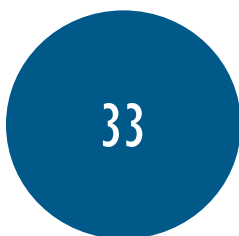
Median Sale Price per Sq.ft.



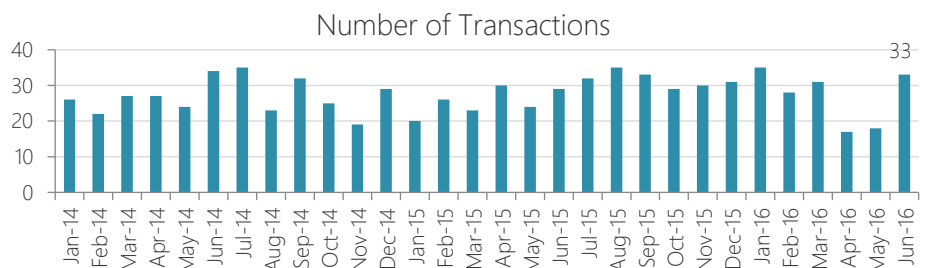
-8% YoY



Number of Transactions



14% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,937,500	0%	\$2,400	-19%	7
Coops	\$912,500	-9%	\$1,594	6%	24
Houses	\$10,950,000	-10%	\$2,631	-25%	2

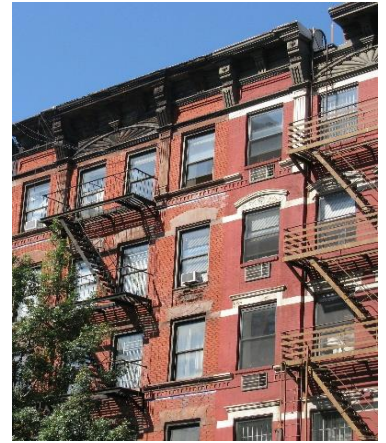
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Yorkville

Manhattan, June 2016

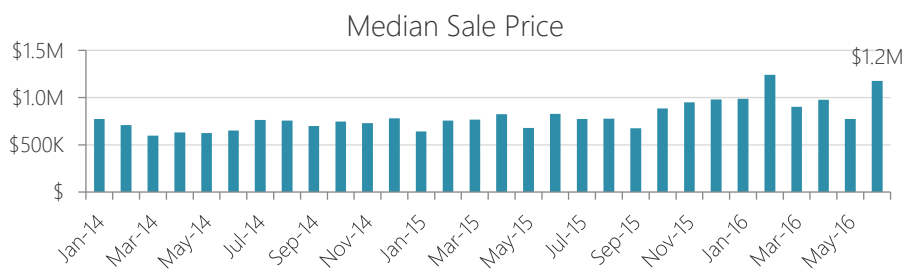


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.

Median Sale Price



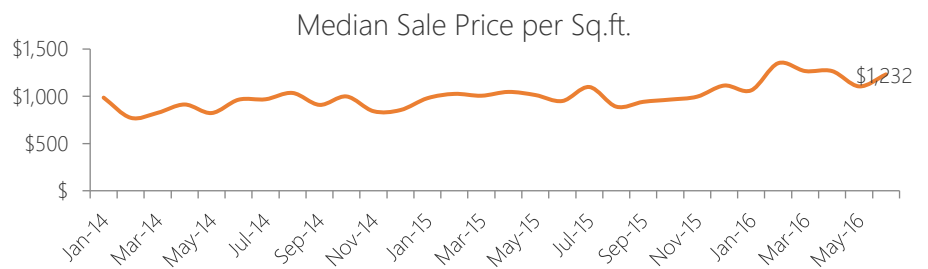
42% YoY



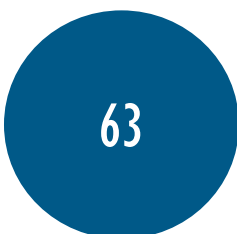
Median Sale Price per Sq.ft.



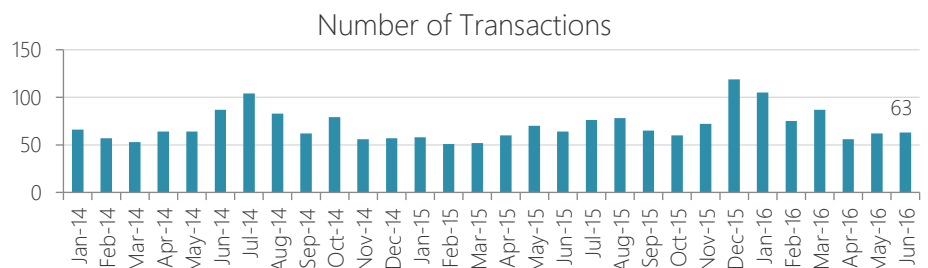
30% YoY



Number of Transactions



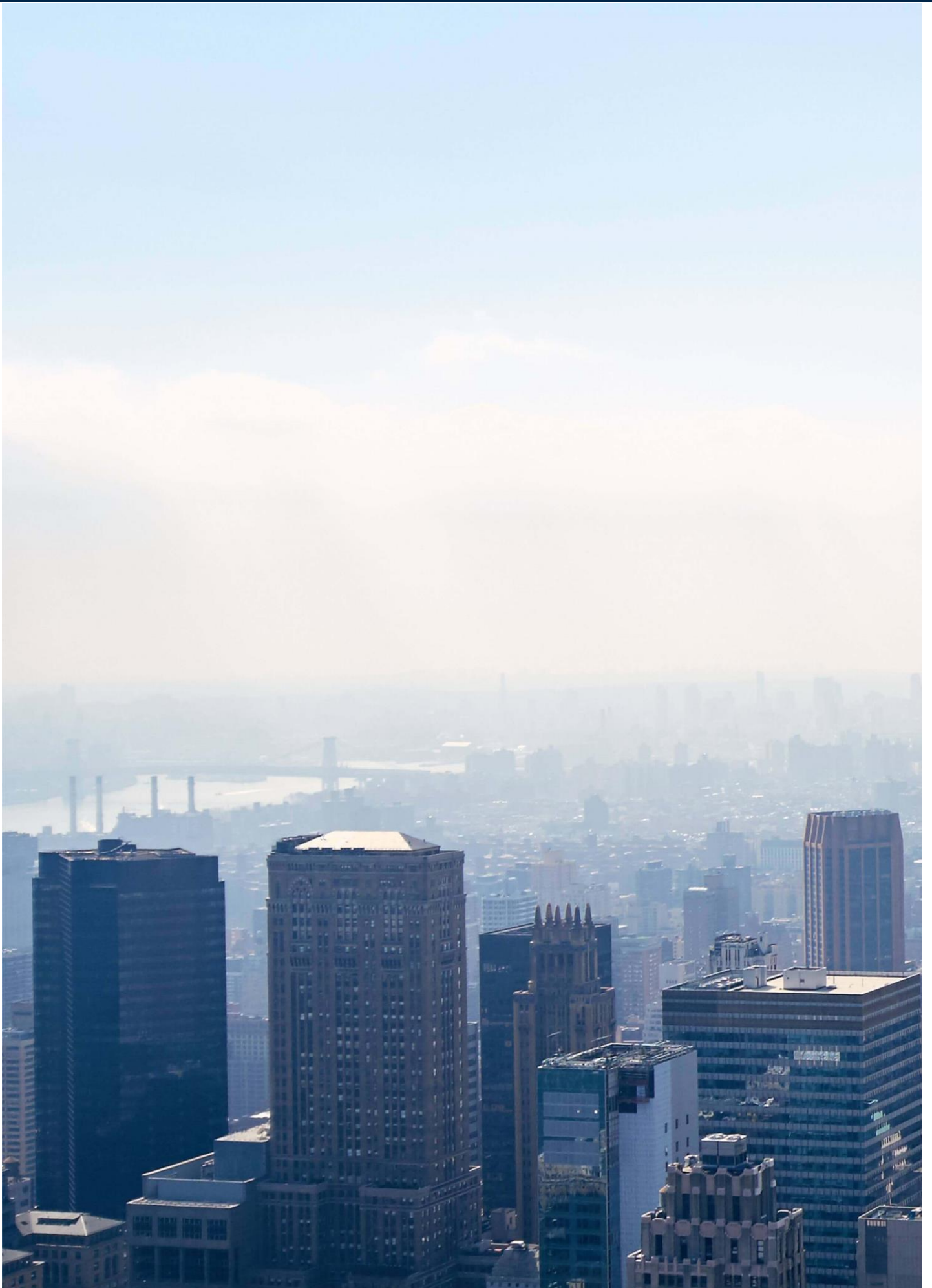
-2% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,577,115	12%	\$1,480	14%	24
Coops	\$732,000	6%	\$848	4%	39
Houses	-	-	-	-	0

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