

MIDTOWN MANHATTAN

A monthly analysis of residential sales
in Midtown Manhattan, Manhattan

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Midtown Manhattan, Manhattan

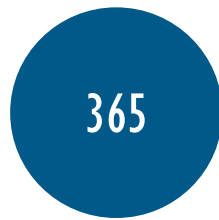
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



1% YoY

MEDIAN PRICE/SQ.FT.



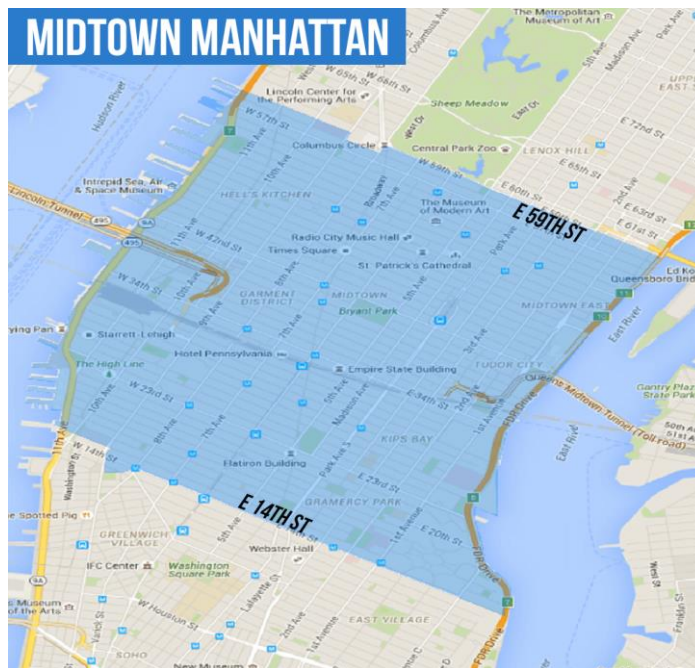
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



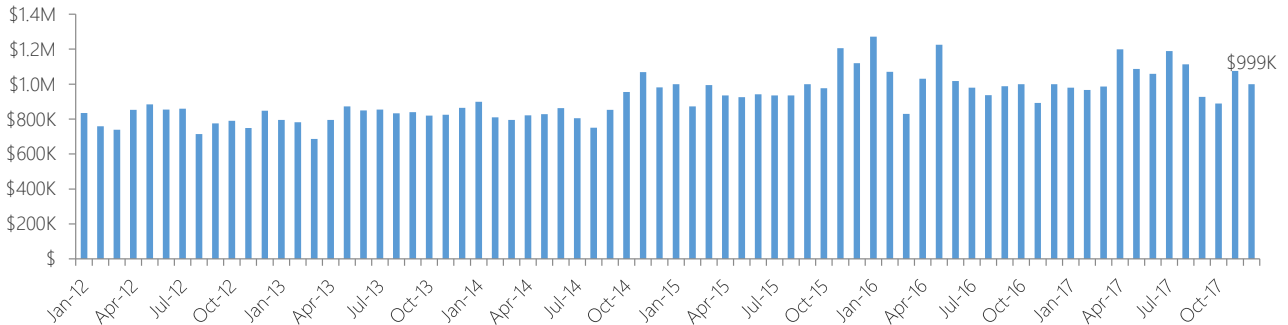
18% YoY

NEIGHBORHOOD BOUNDARIES

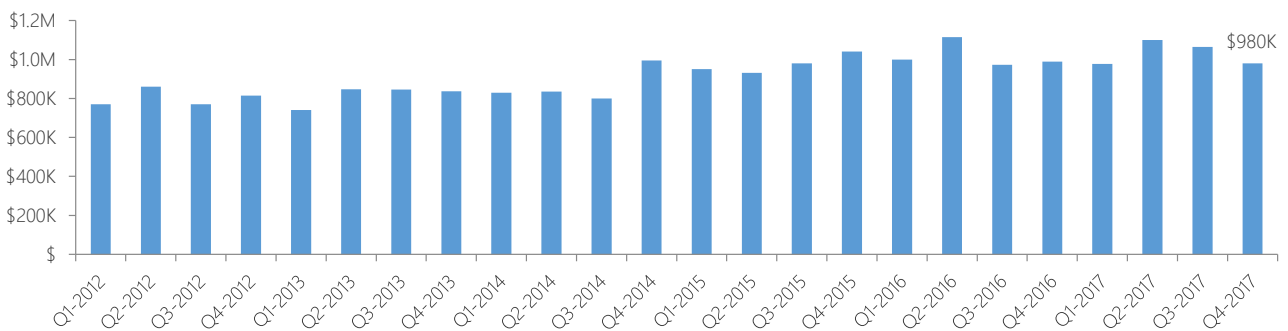


RESIDENTIAL STATS

Median Sale Price by Month

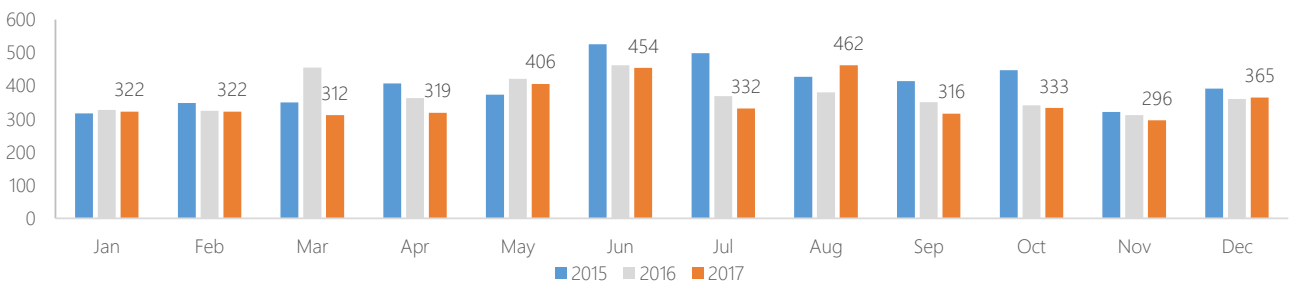


Median Sale Price by Quarter

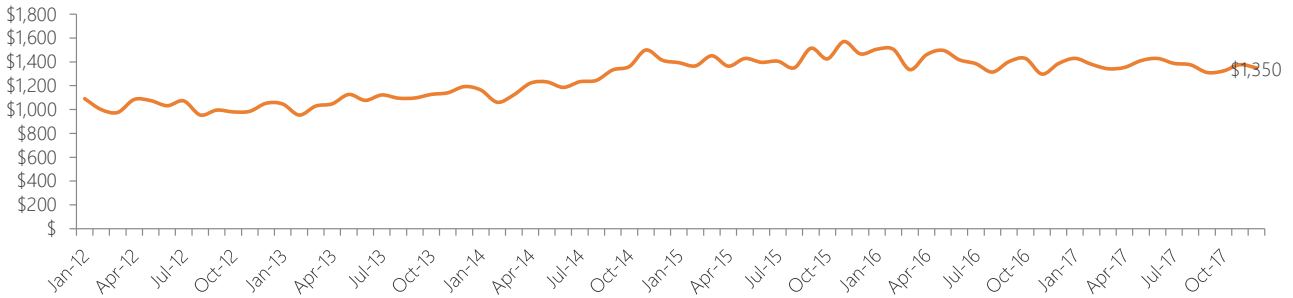


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	316	273	321	340	400	367	407	433	351	300	338	501
2013	287	269	308	395	504	455	531	510	478	437	333	426
2014	364	302	347	386	410	460	492	431	410	397	323	408
2015	317	348	350	407	373	526	499	427	414	447	321	392
2016	327	325	455	363	421	462	369	380	351	341	312	360
2017	322	322	312	319	406	454	332	462	316	333	296	365



Median Sale Price per Square Foot

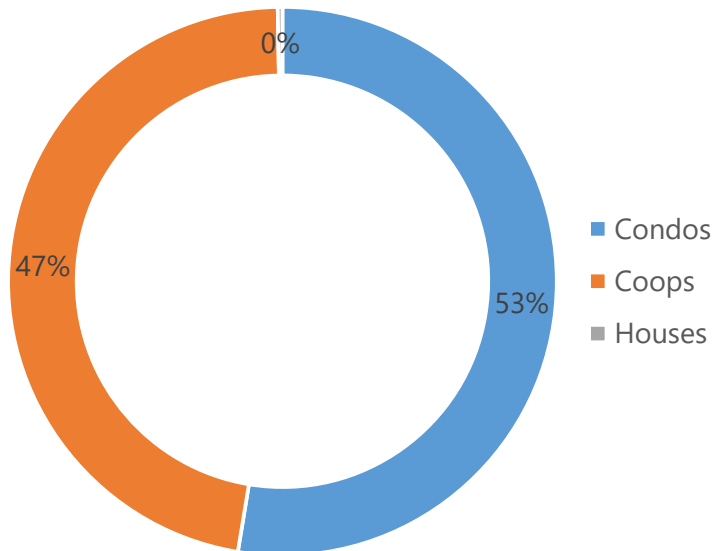


RESIDENTIAL SALES BREAKDOWN

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	-16%	\$1,537	-1%	192
Coops	\$725,000	19%	\$1,030	7%	172
Houses	\$7,650,000	21%	\$1,500	-7%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1460	18-Dec-17	\$91,125,497	Condo	3,977
432-442 Park Ave	1-01292-1458	29-Dec-17	\$60,083,577	Condo	3,977
432 Park Ave #65A	1-01292-1414	21-Dec-17	\$26,436,176	Condo	4,019
55 W 17 St #PH	1-00819-1353	5-Dec-17	\$16,756,322	Condo	
432 Park Ave #35A	1-01292-1356	7-Dec-17	\$15,622,191	Condo	4,003
305 E 51 St #PH32A	1-01344-1324	8-Dec-17	\$10,600,000	Condo	3,455
252 E 57 St #63B	1-01330-1192	20-Dec-17	\$9,266,075	Condo	3,315
450 E 52 St #5	1-01363-0026	18-Dec-17	\$8,500,000	Coop	
151 E 58 St #42E	1-01313-1066	12-Dec-17	\$8,500,000	Condo	2,410
432 Park Ave #48B	1-01292-1379	28-Dec-17	\$8,180,000	Condo	2,224
252 E 57 St #55C	1-01330-1175	12-Dec-17	\$8,149,000	Condo	
551 W 21 St #7C	1-00693-1122	18-Dec-17	\$7,850,000	Condo	
4 Riverview Ter	1-01372-0058	8-Dec-17	\$7,650,000	House	5,100
16-20 W 19 St #12C	1-00820-1358	28-Dec-17	\$7,050,000	Condo	1,958
1107 Broadway #4F	1-00826-1022	18-Dec-17	\$6,950,000	Condo	2,391
520 W 28 St #6	1-00699-1308	19-Dec-17	\$6,453,750	Condo	2,133
50-825 United Nations Plz #30A	1-01339-1172	6-Dec-17	\$5,755,613	Condo	2,609
212 5 Ave #11C	1-00827-1028	7-Dec-17	\$4,500,000	Condo	1,538
100 11 Ave #12B	1-00691-1038	15-Dec-17	\$4,300,000	Condo	2,060
465 Park Ave #35	1-01312-1302	21-Dec-17	\$4,297,500	Coop	
106 Central Park S #24D	1-01011-4371	4-Dec-17	\$4,125,000	Condo	1,612
322 W 57 St #49U	1-01047-2500	11-Dec-17	\$4,075,000	Condo	1,599
151 W 17 St #PH12G	1-00793-1252	29-Dec-17	\$4,047,750	Condo	2,284
252 E 57 St #39D	1-01330-1116	28-Dec-17	\$3,999,631	Condo	
252 E 57 St #38D	1-01330-1112	5-Dec-17	\$3,933,445	Condo	1,930
29 E 22 St #12S	1-00851-1802	1-Dec-17	\$3,756,250	Coop	2,300
245 7 Ave #9B	1-00800-1024	21-Dec-17	\$3,725,000	Condo	2,258
24-28 Central Park S #18W	1-01274-0057	13-Dec-17	\$3,700,000	Coop	1,900
525 W 22 St #2F	1-00694-1010	22-Dec-17	\$3,640,000	Condo	2,938
15 W 20 St #8B	1-00822-1315	1-Dec-17	\$3,585,000	Condo	2,173
121 W 19 St #8G	1-00795-1048	20-Dec-17	\$3,550,000	Condo	1,915
421 W 22 St #ONE	1-00720-1301	21-Dec-17	\$3,485,000	Condo	1,868
404 Park Ave S #2C	1-00858-1103	1-Dec-17	\$3,450,000	Condo	1,539
322 W 57 St #52D	1-01047-2525	18-Dec-17	\$3,325,000	Condo	1,434
30-32 W 15 St #3S	1-00816-0059	15-Dec-17	\$3,100,000	Coop	2,500
322 W 57 St #50S	1-01047-2510	14-Dec-17	\$3,098,000	Condo	1,599
88 Lexington Ave #606	1-00882-1228	29-Dec-17	\$3,063,287	Condo	
425 E 58 St #34E	1-01370-0015	28-Dec-17	\$3,000,000	Coop	2,750
425 W 53 St #PH4	1-01063-1169	18-Dec-17	\$2,998,000	Condo	1,854
246 W 17 St #5B	1-00766-1416	15-Dec-17	\$2,950,000	Condo	1,529
151 W 17 St #6G	1-00793-1243	21-Dec-17	\$2,933,333	Condo	1,884
230 W 56 St #48E	1-01027-1507	20-Dec-17	\$2,880,000	Condo	1,172
261 W 25 St #7B	1-00775-1231	20-Dec-17	\$2,877,000	Condo	1,459
310 W 52 St #40B	1-01042-1303	12-Dec-17	\$2,850,000	Condo	1,331
128-130 Central Park S #14A	1-01011-0045	21-Dec-17	\$2,800,000	Coop	
240 Park Ave S #12C	1-00848-1343	11-Dec-17	\$2,800,000	Condo	1,451
456 W 19 St #4	1-00716-1412	18-Dec-17	\$2,700,000	Condo	1,466
456 W 19 St #5D	1-00716-1412	18-Dec-17	\$2,700,000	Condo	1,466
241-245 W 36 St #12A	1-00786-0020	5-Dec-17	\$2,650,000	Coop	2,800
108 E 37 St #6B	1-00892-0079	19-Dec-17	\$2,625,000	Coop	



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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
425 E 58 St #22A	1-01370-0015	19-Dec-17	\$2,500,000	Coop	2,400
145 Lexington Ave #7	1-00885-1107	14-Dec-17	\$2,500,000	Condo	1,320
60 E 55 St #27A	1-01290-1149	7-Dec-17	\$2,425,000	Condo	1,283
655 Avenue Of The Americas #2A	1-00796-1302	21-Dec-17	\$2,400,000	Condo	1,366
151 W 21 St #6B	1-00797-1824	6-Dec-17	\$2,400,000	Condo	1,272
146 W 57 St #57D	1-01009-1173	5-Dec-17	\$2,397,000	Condo	1,490
130 W 19 St #3E	1-00794-1010	8-Dec-17	\$2,300,000	Condo	1,496
240 E 47 St #28D	1-01320-1170	8-Dec-17	\$2,200,000	Condo	1,388
635 W 42 St #33K	1-01090-1413	18-Dec-17	\$2,175,000	Condo	1,017
300 E 54 St #27L	1-01346-0049	20-Dec-17	\$2,150,000	Coop	
433 E 51 St #8CD	1-01363-0012	15-Dec-17	\$2,125,000	Coop	1,800
236 W 24 St #3	1-00773-1203	15-Dec-17	\$2,067,048	Condo	
270 W 19 St #3B	1-00768-1407	29-Dec-17	\$2,050,000	Condo	1,085
100 Central Park S #6A	1-01011-7027	14-Dec-17	\$2,025,000	Condo	967
1 Irving Pl #G27	1-00870-1223	14-Dec-17	\$1,950,000	Condo	1,016
650 Avenue Of The Americas #5K	1-00821-1349	19-Dec-17	\$1,925,000	Condo	1,275
43 E 25 St #30C	1-00855-1094	29-Dec-17	\$1,925,000	Condo	996
150 W 26 St #202	1-00801-1103	7-Dec-17	\$1,905,000	Condo	1,742
303 E 33 St #2D	1-00939-1006	26-Dec-17	\$1,900,000	Condo	1,180
400 E 51 St #11C	1-01362-1188	5-Dec-17	\$1,899,000	Condo	1,297
15 E 26 St #11D	1-00856-1338	13-Dec-17	\$1,875,000	Condo	1,197
77 Park Ave #9D	1-00894-0904	13-Dec-17	\$1,875,000	Condo	1,157
432 Park Ave #29P	1-01292-1341	21-Dec-17	\$1,865,210	Condo	595
100 United Nations Plz #12A	1-01341-1464	1-Dec-17	\$1,850,000	Condo	1,327
311 E 38 St #27B	1-00944-1113	1-Dec-17	\$1,840,000	Condo	1,534
20 Sutton Pl S #14E	1-01367-0026	15-Dec-17	\$1,810,000	Coop	1,900
159 W 53 St #20E	1-01006-1070	27-Dec-17	\$1,810,000	Condo	1,213
322 W 57 St #37G	1-01047-2339	19-Dec-17	\$1,807,394	Condo	757
721-725 5 Ave #31C	1-01292-1012	21-Dec-17	\$1,800,000	Condo	1,127
315-323 W 23 St #6E	1-00747-0028	14-Dec-17	\$1,780,000	Coop	1,141
340 E 23 St #PH2F	1-00928-1401	22-Dec-17	\$1,775,000	Condo	1,062
870 United Nations Plz #22A	1-01360-9002	12-Dec-17	\$1,775,000	Coop	
406-408 W 45 St #2C	1-01054-1107	18-Dec-17	\$1,750,000	Condo	1,207
334 W 17 St #3E	1-00740-0050	5-Dec-17	\$1,750,000	Coop	
39-45 E 29 St #22B	1-00859-1298	11-Dec-17	\$1,750,000	Condo	855
462 W 58 St #2C	1-01067-1210	27-Dec-17	\$1,725,000	Condo	1,312
250 E 54 St #21A	1-01327-1117	8-Dec-17	\$1,725,000	Condo	1,300
555 W 23 St #N12	1-00695-1583	22-Dec-17	\$1,725,000	Condo	1,172
305 E 51 St #RU5H	1-01344-1224	8-Dec-17	\$1,720,000	Condo	1,164
1084 2 Ave #42G	1-01350-0001	11-Dec-17	\$1,710,000	Coop	3,300
145 E 48 St #33B	1-01303-1064	29-Dec-17	\$1,700,000	Condo	1,245
555 W 23 St #PHD	1-00695-1630	8-Dec-17	\$1,670,000	Condo	1,004
300 E 54 St #33H	1-01346-0049	4-Dec-17	\$1,660,000	Coop	1,500
252 7 Ave #9N	1-00774-1175	14-Dec-17	\$1,650,000	Condo	983
432 Park Ave #28C	1-01292-1318	28-Dec-17	\$1,620,000	Condo	384
17 W 54 St #1	1-01270-0020	14-Dec-17	\$1,600,000	Coop	
148-156 W 23 St #3K	1-00798-0071	20-Dec-17	\$1,580,000	Coop	
560-572 3 Ave #27A	1-00893-0041	29-Dec-17	\$1,580,000	Coop	1,300
245 7 Ave #7B	1-00800-1018	22-Dec-17	\$1,553,716	Condo	2,002



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Address	BBL	Sale date	Sale price	Property type	Sqft
147-155 3 Ave #7E	1-00897-0001	28-Dec-17	\$1,550,000	Coop	1,350
200 E 32 St #15E	1-00912-1251	1-Dec-17	\$1,519,000	Condo	988
155 E 38 St #8G	1-00894-1773	14-Dec-17	\$1,500,000	Condo	1,173
425 5 Ave #44D	1-00868-1668	29-Dec-17	\$1,500,000	Condo	980
305 E 51 St #RU18C	1-01344-1284	18-Dec-17	\$1,490,000	Condo	747
450 W 42 St #PH 3A	1-01051-1420	15-Dec-17	\$1,485,830	Condo	
247 W 46 St #1902	1-01018-1201	14-Dec-17	\$1,480,000	Condo	999
405 W 23 St #8IL	1-00721-1062	4-Dec-17	\$1,475,000	Coop	
415-423 E 54 St #6C	1-01366-1021	14-Dec-17	\$1,450,000	Condo	1,144
252 7 Ave #11M	1-00774-1226	19-Dec-17	\$1,450,000	Condo	982
343 E 30 St #4J	1-00936-2052	18-Dec-17	\$1,450,000	Condo	1,116
310 W 52 St #4J	1-01042-1115	21-Dec-17	\$1,435,000	Condo	901
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
140 E 28 St #4G	1-00883-0058	14-Dec-17	\$1,370,000	Coop	
1 Irving Pl #G9	1-00870-1206	14-Dec-17	\$1,362,500	Condo	794
220-230 Madison Ave #3A	1-00866-0064	21-Dec-17	\$1,320,000	Coop	
432 Park Ave #29L	1-01292-1338	29-Dec-17	\$1,316,791	Condo	351
1 Irving Pl #V7	1-00870-1561	12-Dec-17	\$1,300,000	Condo	661
500 W 43 St #34E	1-01071-1272	5-Dec-17	\$1,300,000	Condo	984
6-23 W 16 St #3RS	1-00817-0029	15-Dec-17	\$1,299,000	Coop	850
400 E 56 St #23E	1-01367-0001	14-Dec-17	\$1,285,000	Coop	1,009
425 Park Ave S #15C	1-00885-0001	13-Dec-17	\$1,280,000	Coop	1,000
330 E 38 St #35J	1-00943-1495	22-Dec-17	\$1,275,000	Condo	903
430 E 57 St #9C	1-01368-0036	12-Dec-17	\$1,255,000	Coop	1,200
350 W 53 St #4H	1-01043-1240	22-Dec-17	\$1,250,000	Condo	836
425 Park Ave S #4B	1-00885-0001	13-Dec-17	\$1,250,000	Coop	
330 E 38 St #29J	1-00943-1396	11-Dec-17	\$1,250,000	Condo	903
247 W 46 St #2605	1-01018-1246	4-Dec-17	\$1,250,000	Condo	748
220-224 E 57 St #18D	1-01330-0038	19-Dec-17	\$1,250,000	Coop	
400 E 56 St #11R	1-01367-0001	14-Dec-17	\$1,245,000	Coop	1,098
211 E 53 St #3D	1-01327-1003	4-Dec-17	\$1,230,000	Coop	1,300
211 E 53 St #6K	1-01327-1003	13-Dec-17	\$1,230,000	Coop	1,200
50 Lexington Ave #12E	1-00880-0019	21-Dec-17	\$1,225,000	Coop	975
21 E 22 St #9C	1-00851-0013	27-Dec-17	\$1,225,000	Coop	1,000
303 E 33 St #6M	1-00939-1068	11-Dec-17	\$1,225,000	Condo	779
300 E 54 St #31H	1-01346-0049	14-Dec-17	\$1,220,000	Coop	925
2-20 Tudor City Pl #6JO	1-01333-0018	1-Dec-17	\$1,201,700	Coop	
768 5 Ave #1741	1-01274-1420	22-Dec-17	\$1,200,000	Condo	524
520-522 W 23 St #10C	1-00694-0042	21-Dec-17	\$1,200,000	Coop	891
415 E 37 St #9A	1-00969-1053	15-Dec-17	\$1,197,500	Condo	860
1110-1116 2 Ave #2102	1-01351-0001	11-Dec-17	\$1,185,000	Coop	1,150
301 W 53 St #23G	1-01044-1234	22-Dec-17	\$1,184,875	Condo	678
301 W 53 St #25H	1-01044-1257	19-Dec-17	\$1,184,839	Condo	667
50 Lexington Ave #21E	1-00880-0019	13-Dec-17	\$1,180,000	Coop	1,000
340 W 57 St #5J	1-01047-1061	29-Dec-17	\$1,170,000	Condo	955
420 E 58 St #5B	1-01369-1012	20-Dec-17	\$1,135,000	Condo	1,080
1076-1082 1 Ave #5F	1-01370-0046	21-Dec-17	\$1,125,000	Coop	1,100
255 E 49 St #7B	1-01323-1028	7-Dec-17	\$1,120,000	Condo	880
250 E 40 St #18F	1-00920-1094	14-Dec-17	\$1,110,000	Condo	848



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Address	BBL	Sale date	Sale price	Property type	Sqft
148 E 24 St #9A	1-00879-1235	22-Dec-17	\$1,100,000	Condo	747
480 Park Ave #16H	1-01294-0033	8-Dec-17	\$1,070,000	Coop	
211 E 46 St #34H	1-01320-4255	15-Dec-17	\$1,070,000	Condo	642
330 E 38 St #38G	1-00943-1542	1-Dec-17	\$1,060,000	Condo	772
80 Park Ave #17G	1-00868-1393	28-Dec-17	\$1,060,000	Condo	850
235 E 40 St #16C	1-01314-1133	27-Dec-17	\$1,055,000	Condo	782
240 E 47 St #32F	1-01320-1196	18-Dec-17	\$1,050,000	Condo	977
420-424 W 23 St #8B	1-00720-1033	20-Dec-17	\$1,023,975	Condo	654
136 E 56 St #10B	1-01310-0059	6-Dec-17	\$999,000	Coop	1,000
425 Park Ave S #18A	1-00885-0001	19-Dec-17	\$999,000	Coop	
350 W 50 St #23C	1-01040-1390	20-Dec-17	\$999,000	Condo	585
254-258 W 25 St #2B	1-00774-0069	1-Dec-17	\$998,000	Coop	
9 W 20 St #3	1-00822-1203	19-Dec-17	\$990,000	Condo	2,154
210 E 47 St #11B	1-01320-1481	14-Dec-17	\$989,000	Condo	819
360 W 28 St #7B	1-00751-1015	20-Dec-17	\$988,500	Condo	720
10-12 Park Ave #9D	1-00864-0035	6-Dec-17	\$985,000	Coop	850
261-265 W 22 St #21	1-00772-0012	15-Dec-17	\$970,000	Coop	
223-231 W 21 St #5K	1-00771-0023	18-Dec-17	\$965,000	Coop	
267-279 3 Ave #5P	1-00902-0001	19-Dec-17	\$949,000	Coop	875
159 W 53 St #23D	1-01006-1093	22-Dec-17	\$945,000	Condo	798
31 E 37 St #12G	1-00867-0033	6-Dec-17	\$931,069	Coop	
350 W 50 St #27H	1-01040-1431	8-Dec-17	\$930,000	Condo	585
165 E 32 St #16F	1-00888-0037	1-Dec-17	\$928,000	Coop	900
235 E 40 St #3D	1-01314-1016	29-Dec-17	\$925,000	Condo	713
306-312 W 56 St #11A	1-01046-0038	11-Dec-17	\$910,000	Coop	
333 E 30 St #8B	1-00936-1100	7-Dec-17	\$905,000	Condo	806
345 E 52 St #3D	1-01345-0017	19-Dec-17	\$900,000	Coop	
38 Gramercy Park E #4D	1-00876-0026	27-Dec-17	\$900,000	Coop	600
160 Central Park S #2405	1-01011-1651	12-Dec-17	\$900,000	Condo	510
635 W 42 St #3H	1-01090-1296	15-Dec-17	\$900,000	Condo	638
405 W 21 St #2F	1-00719-0036	21-Dec-17	\$885,000	Coop	
635 W 42 St #4F	1-01090-1209	27-Dec-17	\$875,000	Condo	758
219 W 25 St #6E	1-00775-0022	13-Dec-17	\$875,000	Coop	
635 W 42 St #4E	1-01090-1165	15-Dec-17	\$860,000	Condo	666
159 W 53 St #26G	1-01006-1120	29-Dec-17	\$860,000	Condo	604
300 E 40 St #31X	1-00945-1003	27-Dec-17	\$860,000	Coop	720
10 Mitchell Pl #9C	1-01361-0007	19-Dec-17	\$860,000	Coop	
517 W 46 St #505	1-01075-1239	20-Dec-17	\$850,000	Condo	606
140 W 22 St #4E	1-00797-1718	18-Dec-17	\$850,000	Condo	532
211 E 53 St #14G	1-01327-1003	20-Dec-17	\$842,500	Coop	
235 E 40 St #8F	1-01314-1067	5-Dec-17	\$839,000	Condo	618
414 W 54 St #1F	1-01063-1006	28-Dec-17	\$830,000	Condo	766
232-236 E 47 St #23C	1-01320-2081	18-Dec-17	\$830,000	Condo	586
235 E 22 St #6H	1-00903-1127	5-Dec-17	\$818,000	Coop	
416 W 52 St #724	1-01061-1247	27-Dec-17	\$803,399	Condo	
400 E 56 St #37M	1-01367-0001	12-Dec-17	\$799,000	Coop	685
45 E 30 St #6A	1-00860-1015	18-Dec-17	\$792,500	Condo	604
159 W 53 St #22G	1-01006-1088	11-Dec-17	\$790,000	Condo	604
421-427 2 Ave #14G	1-00905-0026	13-Dec-17	\$785,000	Coop	
249 8 Ave #9E	1-00746-1202	26-Dec-17	\$785,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
502 9 Ave #8A	1-00762-1128	18-Dec-17	\$785,000	Condo	486
414 E 52 St #10F	1-01363-0040	14-Dec-17	\$780,500	Coop	980
230-240 3 Ave #11B	1-00875-0047	15-Dec-17	\$775,000	Coop	725
416 W 52 St #624	1-01061-1223	27-Dec-17	\$772,852	Condo	
200 E 28 St #3G	1-00908-1019	21-Dec-17	\$770,000	Condo	730
350 W 42 St #24J	1-01032-1258	8-Dec-17	\$770,000	Condo	525
408-418 W 57 St #4L	1-01066-0037	20-Dec-17	\$769,154	Coop	
6-23 W 16 St #9ES	1-00817-0029	12-Dec-17	\$768,000	Coop	600
77 W 55 St #4D	1-01271-0404	8-Dec-17	\$765,000	Condo	566
12 Beekman Pl #12C	1-01361-0039	21-Dec-17	\$762,500	Coop	
410 E 52 St #15C	1-01363-0043	22-Dec-17	\$762,500	Coop	800
71 Park Ave #3A	1-00894-1909	19-Dec-17	\$760,000	Condo	720
150 W 51 St #1222	1-01003-1188	1-Dec-17	\$760,000	Condo	645
10 Mitchell Pl #4C	1-01361-0007	18-Dec-17	\$760,000	Coop	
150 W 51 St #92	1-01003-1067	1-Dec-17	\$750,000	Condo	442
1035-1043 2 Ave #23D	1-01328-0021	27-Dec-17	\$750,000	Coop	800
102-110 E 22 St #2G	1-00877-0084	18-Dec-17	\$750,000	Coop	720
424 W 49 St #5A	1-01058-1106	4-Dec-17	\$750,000	Condo	620
441-447 2 Ave #6E	1-00906-0024	20-Dec-17	\$745,000	Coop	800
150 W 51 St #1631	1-01003-1297	13-Dec-17	\$733,752	Condo	533
445 W 19 St #4A	1-00717-1105	28-Dec-17	\$730,000	Condo	489
140 7 Ave #7S	1-00768-1210	6-Dec-17	\$727,500	Condo	479
220-230 Madison Ave #8C	1-00866-0064	1-Dec-17	\$725,000	Coop	775
1110-1116 2 Ave #3604	1-01351-0001	26-Dec-17	\$725,000	Coop	890
132 E 35 St #14K	1-00890-0020	20-Dec-17	\$723,000	Coop	650
141 E 55 St #12B	1-01310-1082	22-Dec-17	\$720,000	Condo	587
33-39 E 22 St #1F	1-00851-0028	4-Dec-17	\$720,000	Coop	700
250 E 30 St #5D	1-00910-1018	11-Dec-17	\$720,000	Condo	583
425 E 51 St #5E	1-01363-0008	20-Dec-17	\$715,000	Coop	837
635 W 42 St #11M	1-01090-1455	27-Dec-17	\$705,000	Condo	610
305 E 45 St #4T	1-01338-0005	26-Dec-17	\$700,000	Coop	
465 W 23 St #11G	1-00721-1008	8-Dec-17	\$695,000	Coop	900
305 E 40 St #16C	1-01333-0001	7-Dec-17	\$694,447	Coop	
445 5 Ave #17E	1-00869-1066	7-Dec-17	\$690,000	Condo	511
1035-1043 2 Ave #15G	1-01328-0021	19-Dec-17	\$689,000	Coop	
211 E 53 St #2F	1-01327-1003	6-Dec-17	\$675,000	Coop	735
77 W 55 St #12D	1-01271-1204	28-Dec-17	\$670,000	Condo	566
1035-1043 2 Ave #12L	1-01328-0021	15-Dec-17	\$670,000	Coop	712
350 W 50 St #4Y	1-01040-1168	4-Dec-17	\$665,000	Condo	475
205 W 57 St #8BD	1-01029-0027	13-Dec-17	\$660,000	Coop	
30 E 37 St #10C	1-00866-1083	1-Dec-17	\$660,000	Condo	582
273-275 Lexington Ave #7C	1-00892-0025	13-Dec-17	\$658,000	Coop	800
145 E 48 St #5H	1-01303-1198	27-Dec-17	\$655,000	Condo	449
45 Tudor City Pl #1204	1-01335-0022	11-Dec-17	\$655,000	Coop	
188-194 7 Ave #15J	1-00771-0038	19-Dec-17	\$650,000	Coop	
85 8 Ave #5N	1-00738-1003	7-Dec-17	\$645,000	Coop	560
271 Lexington Ave #9F	1-00891-0066	11-Dec-17	\$645,000	Coop	700
465 W 23 St #4I	1-00721-1008	7-Dec-17	\$645,000	Coop	
105 E 38 St #4A	1-00894-0006	7-Dec-17	\$630,000	Coop	600
407 3 Ave #12S	1-00909-0001	6-Dec-17	\$625,000	Coop	775



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Address	BBL	Sale date	Sale price	Property type	Sqft
500 W 43 St #25G	1-01071-1205	29-Dec-17	\$620,000	Condo	415
350 W 50 St #2QQ	1-01040-1097	15-Dec-17	\$615,000	Condo	399
207 E 21 St #5B	1-00902-0009	19-Dec-17	\$610,000	Coop	650
30 E 37 St #5E	1-00866-1035	20-Dec-17	\$610,000	Condo	490
317-319 E 18 St #2A	1-00924-0013	8-Dec-17	\$610,000	Coop	
45 Tudor City Pl #711	1-01335-0022	13-Dec-17	\$600,000	Coop	
333 E 30 St #8N	1-00936-1111	12-Dec-17	\$600,000	Condo	718
288 Lexington Ave #8B	1-00892-0020	13-Dec-17	\$595,000	Coop	725
902-916 2 Ave #14L	1-01341-0001	13-Dec-17	\$590,000	Coop	625
686-694 2 Ave #2L	1-00943-0001	28-Dec-17	\$585,363	Coop	
6-23 W 16 St #10NN	1-00817-0029	6-Dec-17	\$585,000	Coop	
150 E 27 St #5K	1-00882-0052	6-Dec-17	\$565,000	Coop	
26 Gramercy Park S #9B	1-00875-0055	18-Dec-17	\$565,000	Coop	
153 E 57 St #18B	1-01312-0028	21-Dec-17	\$560,000	Coop	500
153 E 57 St #2L	1-01312-0028	14-Dec-17	\$559,000	Coop	
235 E 49 St #3A	1-01323-0015	13-Dec-17	\$555,000	Coop	
220-230 Madison Ave #9K	1-00866-0064	26-Dec-17	\$555,000	Coop	587
3-15 W 14 St #1202	1-00816-0031	21-Dec-17	\$550,000	Coop	525
242-246 Madison Ave #15J	1-00867-0057	14-Dec-17	\$550,000	Coop	590
393 W 49 St #4EE	1-01040-1632	11-Dec-17	\$550,000	Condo	407
421-427 2 Ave #15H	1-00905-0026	20-Dec-17	\$549,000	Coop	
144 E 36 St #8D	1-00891-0059	7-Dec-17	\$545,000	Coop	700
330 E 49 St #4F	1-01341-1036	13-Dec-17	\$545,000	Condo	445
312-324 E 42 St #2603	1-01334-0041	22-Dec-17	\$538,000	Coop	
465 W 23 St #16I	1-00721-1008	15-Dec-17	\$530,000	Coop	
333-337 E 43 St #312	1-01336-0015	4-Dec-17	\$530,000	Coop	650
345 W 21 St #3B	1-00745-0012	1-Dec-17	\$530,000	Coop	
310 E 23 St #7D	1-00928-1107	11-Dec-17	\$525,000	Coop	
225 E 57 St #10P	1-01331-1203	29-Dec-17	\$517,500	Coop	548
160 E 26 St #4E	1-00881-0047	27-Dec-17	\$510,000	Coop	
333-337 E 43 St #904	1-01336-0015	6-Dec-17	\$505,000	Coop	700
408-418 W 57 St #10K	1-01066-0037	22-Dec-17	\$500,000	Coop	425
425-427 W 24 St #3B	1-00722-0022	20-Dec-17	\$490,000	Coop	
408-418 W 57 St #10B	1-01066-0037	19-Dec-17	\$490,000	Coop	500
249 8 Ave #6D	1-00746-1202	7-Dec-17	\$475,000	Coop	
324-326 E 50 St #2B	1-01342-0042	20-Dec-17	\$475,000	Coop	600
333 E 55 St #10A	1-01348-0016	5-Dec-17	\$474,000	Coop	600
425 E 54 St #11T	1-01366-0016	19-Dec-17	\$472,500	Coop	580
140 E 28 St #3K	1-00883-0058	13-Dec-17	\$459,000	Coop	
465 Park Ave #18F	1-01312-1302	18-Dec-17	\$450,000	Coop	850
425 E 54 St #6K	1-01366-0016	20-Dec-17	\$445,000	Coop	542
235 E 22 St #6V	1-00903-1127	12-Dec-17	\$445,000	Coop	425
788 9 Ave #2B	1-01043-0003	5-Dec-17	\$436,500	Coop	
959 1 Ave #4G	1-01345-1119	21-Dec-17	\$432,000	Condo	
444-446 E 52 St #3B	1-01363-0027	28-Dec-17	\$430,000	Coop	
228 W 16 St #C	1-00765-0059	12-Dec-17	\$430,000	Coop	
959 1 Ave #5A	1-01345-1125	21-Dec-17	\$426,000	Condo	
225-229 E 36 St #12A	1-00917-0017	4-Dec-17	\$415,000	Coop	500
444-446 E 52 St #3B	1-01363-0027	27-Dec-17	\$415,000	Coop	
514 W 50 St #4RE	1-01078-0042	8-Dec-17	\$415,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
457 W 57 St #1405	1-01067-0008	8-Dec-17	\$400,000	Coop	350
139 E 33 St #1N	1-00889-0015	6-Dec-17	\$400,000	Coop	550
145-147 E 29 St #6E	1-00885-0037	13-Dec-17	\$395,000	Coop	400
959 1 Ave #2B	1-01345-1104	19-Dec-17	\$392,500	Condo	
150 E 37 St #2D	1-00892-1008	14-Dec-17	\$390,000	Condo	362
131 E 39 St #2	1-00895-0029	7-Dec-17	\$390,000	Coop	
225-229 E 36 St #11C	1-00917-0017	14-Dec-17	\$380,000	Coop	375
339-343 E 58 St #6J	1-01351-0017	4-Dec-17	\$377,000	Coop	
301 W 57 St #16E	1-01048-2006	31-Dec-17	\$362,500	Condo	428
421 W 22 St #2R	1-00720-1303	12-Dec-17	\$336,023	Condo	445
312-324 E 42 St #1904	1-01334-0041	7-Dec-17	\$333,000	Coop	
25 Tudor City Pl #717	1-01334-0022	4-Dec-17	\$325,000	Coop	300
304-324 E 41 St #1307A	1-01333-0042	12-Dec-17	\$295,000	Coop	
870 United Nations Plz #SR17	1-01360-9002	20-Dec-17	\$255,000	Coop	
870 United Nations Plz #SR16	1-01360-9002	12-Dec-17	\$190,000	Coop	
326 W 17 St #4E	1-00740-0046	20-Dec-17	\$180,000	Coop	
455-459 W 35 St #4W	1-00733-0005	12-Dec-17	\$166,037	Coop	
17 W 54 St #SR4	1-01270-0020	14-Dec-17	\$150,000	Coop	
227 E 14 St #1W	1-00896-0013	6-Dec-17	\$127,000	Coop	
322 W 17 St #1FW	1-00740-0044	20-Dec-17	\$70,000	Coop	
325 5 Ave #17G	1-00862-1376	25-Dec-17	\$20,000	Condo	816
159 W 53 St #12G	1-01006-1017	8-Dec-17	\$16,800	Condo	604
325 5 Ave #11G	1-00862-1336	25-Dec-17	\$15,000	Condo	816



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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

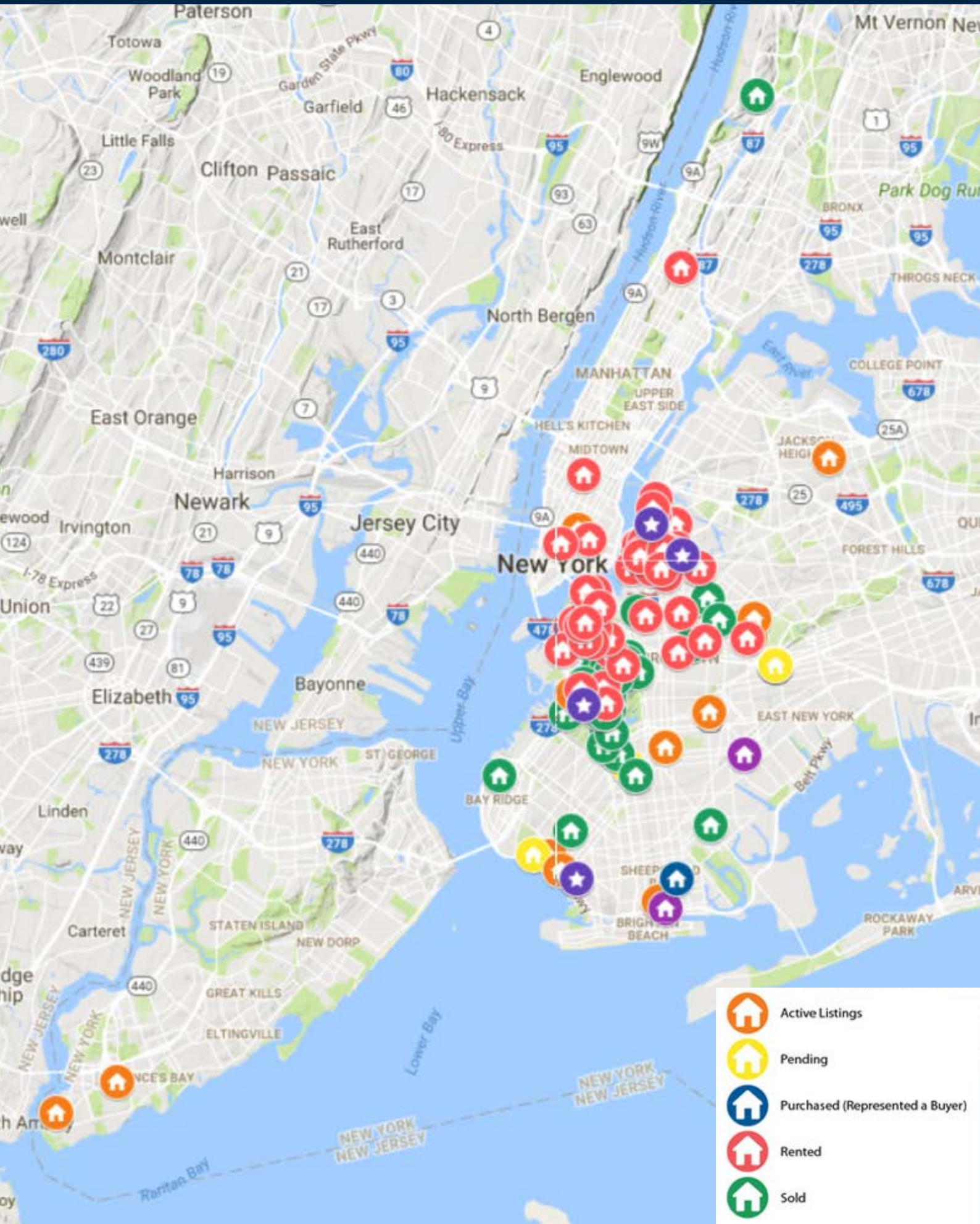
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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
Electricians		Renewable Energy Specialists	

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