

# MIDTOWN MANHATTAN

A monthly analysis of residential sales  
in Midtown Manhattan, Manhattan

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Midtown Manhattan, Manhattan

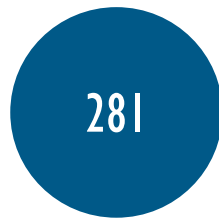
### SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



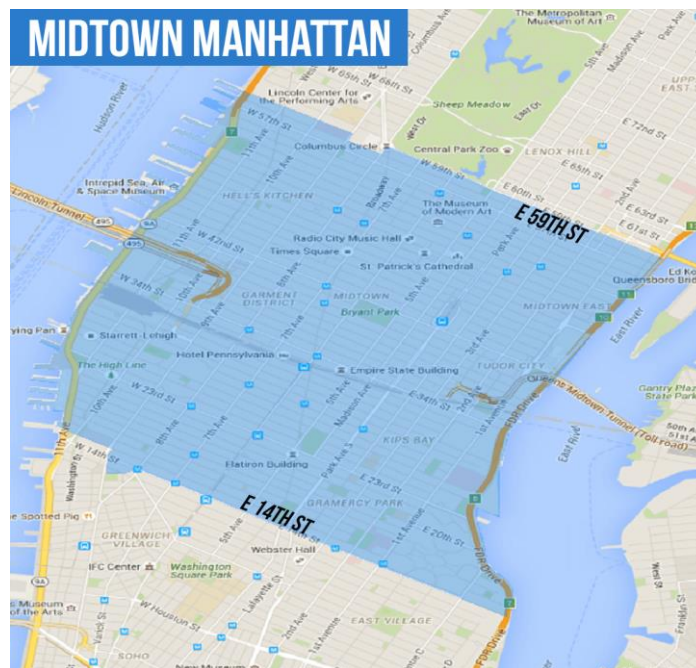
-2% YoY

MANHATTAN  
MEDIAN SALE PRICE



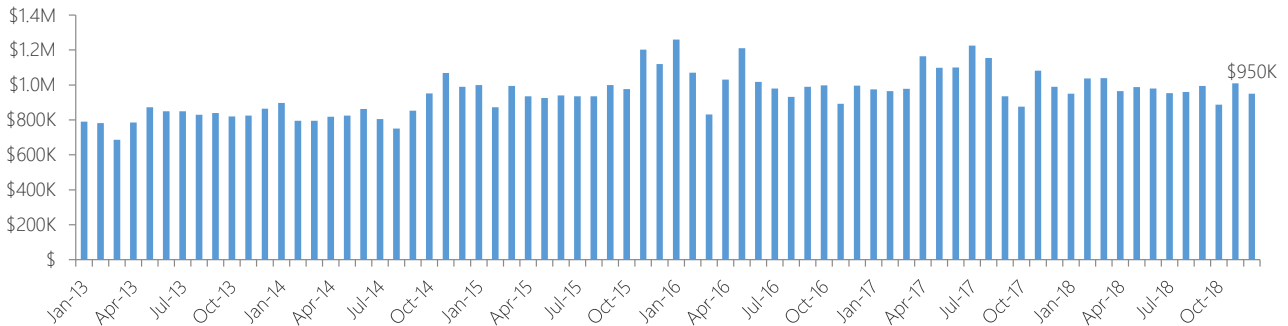
-8% YoY

### NEIGHBORHOOD BOUNDARIES

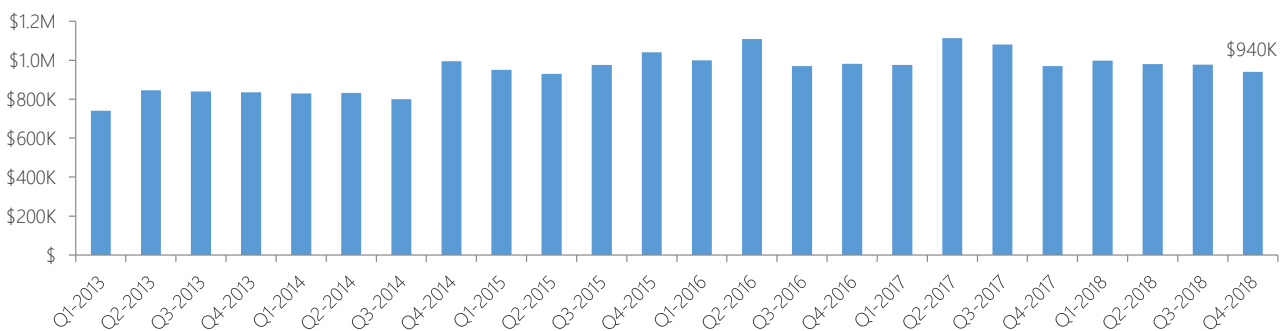


RESIDENTIAL STATS

Median Sale Price by Month

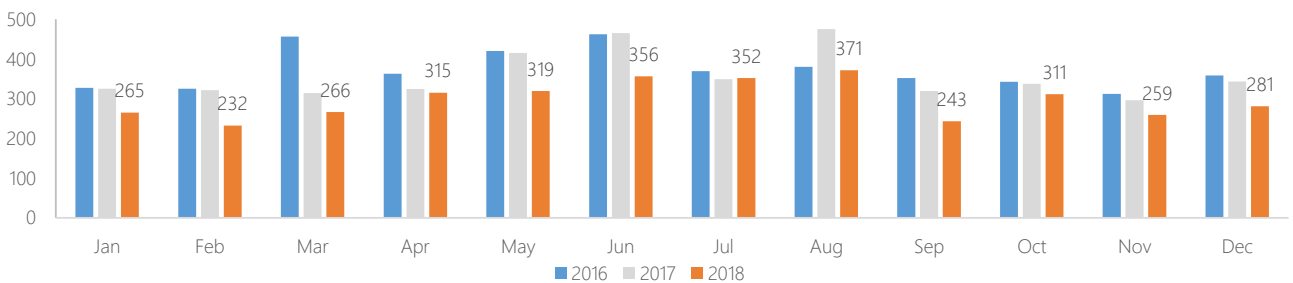


Median Sale Price by Quarter

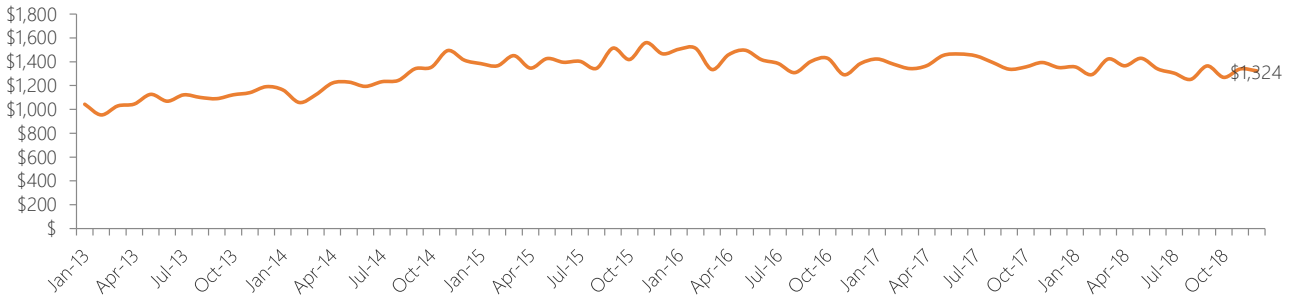


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	286	269	308	395	504	455	529	512	480	441	333	426
2014	363	304	347	387	409	460	493	432	410	397	323	409
2015	317	348	349	407	375	529	499	427	415	447	325	392
2016	327	325	456	363	420	462	369	380	352	342	312	358
2017	325	321	314	324	415	465	349	475	319	337	296	343
2018	265	232	266	315	319	356	352	371	243	311	259	281



Median Sale Price per Square Foot

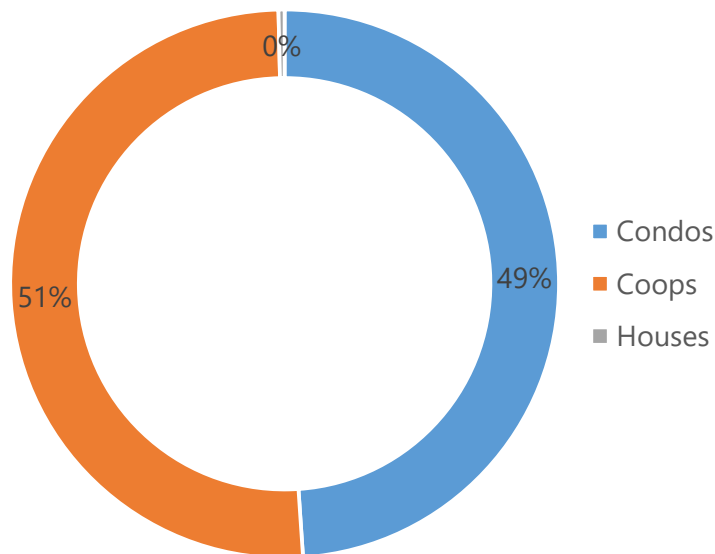


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,532,500	6%	\$1,524	-1%	137
Coops	\$655,000	-9%	\$960	-6%	142
Houses	\$5,500,000	-28%	\$1,282	-15%	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1462	27-Dec-18	\$30,191,920	Condo	3,977
432 Park Ave #87B	1-01292-1450	27-Dec-18	\$29,513,458	Condo	4,028
432 Park Ave #41C	1-01292-1371	3-Dec-18	\$15,073,646	Condo	3,575
252 E 57th St #5859B	1-01330-1181	5-Dec-18	\$12,931,775	Condo	
23 E 22nd St #56A	1-00851-1974	21-Dec-18	\$9,730,952	Condo	
23 E 22nd St #55A	1-00851-1969	21-Dec-18	\$9,688,984	Condo	6,610
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
462 W 25th St	1-00722-0073	18-Dec-18	\$5,500,000	House	4,290
217-221 W 19th St #10	1-00769-1412	6-Dec-18	\$5,200,000	Condo	2,400
32 W 18th St #8A	1-00819-1416	10-Dec-18	\$5,100,000	Condo	2,794
432 Park Ave #39D	1-01292-1367	4-Dec-18	\$5,000,000	Condo	1,422
120 Eleventh Ave #2B	1-00692-1004	7-Dec-18	\$5,000,000	Condo	3,724
316 E 22nd St #7	1-00927-1107	11-Dec-18	\$4,460,000	Condo	1,782
721-725 Fifth Ave #49J	1-01292-1155	14-Dec-18	\$4,400,000	Condo	1,923
246 W 17th St #4A	1-00766-1412	21-Dec-18	\$4,250,000	Condo	2,033
45 E 22nd St #29B	1-00851-2134	17-Dec-18	\$4,200,000	Condo	
157 W 57th St #33E	1-01010-1706	12-Dec-18	\$4,114,163	Condo	
45 Gramercy Park N #3A	1-00877-0026	18-Dec-18	\$4,100,000	Coop	
105 E 16th St #PH	1-00872-1002	12-Dec-18	\$4,000,000	Coop	
55 W 17th St #1104	1-00819-1341	3-Dec-18	\$3,850,000	Condo	
250 E 54th St #33A	1-01327-1234	14-Dec-18	\$3,850,000	Condo	1,300
212 Fifth Ave #12C	1-00827-1031	31-Dec-18	\$3,750,000	Condo	
425 W 50th St #10F	1-01060-1117	12-Dec-18	\$3,700,000	Condo	1,821
16 W 40th St #24C	1-00841-1039	14-Dec-18	\$3,565,000	Condo	
2 Beekman Pl #1011A	1-01361-0012	18-Dec-18	\$3,300,000	Coop	
322 W 57th St #28H	1-01047-2220	21-Dec-18	\$3,100,000	Condo	1,647
301 E 50th St #20B	1-01343-1546	20-Dec-18	\$3,100,000	Condo	
16 W 40th St #19C	1-00841-1019	4-Dec-18	\$3,075,000	Condo	
300 E 55th St #22C	1-01347-1094	10-Dec-18	\$3,025,000	Condo	1,881
249 W 29th St #16	1-00779-0010	4-Dec-18	\$2,950,000	Coop	
16 W 40th St #24B	1-00841-1038	27-Dec-18	\$2,893,000	Condo	
17 E 17th St #NO5	1-00846-1505	7-Dec-18	\$2,800,188	Condo	1,577
24 E 22nd St #RES3	1-00850-1503	6-Dec-18	\$2,790,000	Condo	1,764
143 W 27th St #3F	1-00803-0014	21-Dec-18	\$2,750,000	Coop	
40 W 15th St #4A	1-00816-0063	7-Dec-18	\$2,750,000	Coop	
418 E 59th St #PHA	1-01370-0038	19-Dec-18	\$2,550,000	Coop	1,650
147 W 15th St #4N	1-00791-0013	13-Dec-18	\$2,500,000	Coop	
480 Park Ave #6G	1-01294-0033	20-Dec-18	\$2,500,000	Coop	
450 W 42nd St #55F	1-01051-1354	28-Dec-18	\$2,495,000	Condo	1,020
250 E 54th St #24E	1-01327-1204	10-Dec-18	\$2,450,000	Condo	391
160 E 22nd St #20B	1-00877-1076	4-Dec-18	\$2,430,000	Condo	1,111
2 Beekman Pl #15A	1-01361-0012	13-Dec-18	\$2,395,000	Coop	
247 W 46th St #3903	1-01018-1306	14-Dec-18	\$2,388,000	Condo	1,308
247 W 46th St #3203	1-01018-1275	21-Dec-18	\$2,350,000	Condo	1,400
247 W 46th St #2503	1-01018-1238	17-Dec-18	\$2,290,000	Condo	1,391
330 E 38th St #37N	1-00943-1532	26-Dec-18	\$2,285,000	Condo	1,699
50 W 30th St #8A	1-00831-1119	19-Dec-18	\$2,215,000	Condo	1,266
45 Park Ave #903	1-00892-1342	19-Dec-18	\$2,175,000	Condo	1,440
50 W 30th St #7A	1-00831-1116	21-Dec-18	\$2,155,000	Condo	1,266
15 W 53rd St #32B	1-01269-1159	31-Dec-18	\$2,110,000	Condo	1,917



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Address	BBL	Sale date	Sale price	Property type	Sqft
52 W 22nd St #5	1-00823-1305	10-Dec-18	\$2,050,000	Condo	1,079
301 W 57th St #22D	1-01048-1967	18-Dec-18	\$2,025,000	Condo	1,033
172 Madison Ave #23C	1-00863-1160	17-Dec-18	\$1,985,588	Condo	780
300 E 55th St #16C	1-01347-1070	6-Dec-18	\$1,900,000	Condo	1,235
322 W 57th St #17S	1-01047-2039	17-Dec-18	\$1,850,000	Condo	1,014
340 E 23rd St #2D	1-00928-1206	17-Dec-18	\$1,800,000	Condo	1,071
480 Park Ave #4D	1-01294-0033	17-Dec-18	\$1,788,000	Coop	
301 W 57th St #7D	1-01048-1953	12-Dec-18	\$1,787,500	Condo	1,033
419 E 57th St #13A	1-01369-0007	20-Dec-18	\$1,775,000	Coop	
322 W 57th St #34P	1-01047-2308	13-Dec-18	\$1,750,000	Condo	1,179
255 E 49th St #15D	1-01323-1072	5-Dec-18	\$1,750,000	Condo	1,288
200 E 57th St #18B	1-01330-0004	19-Dec-18	\$1,732,500	Coop	
250 W 27th St #4J	1-00776-0065	20-Dec-18	\$1,725,713	Coop	700
438-448 W 37th St #8A	1-00734-1025	20-Dec-18	\$1,700,000	Condo	1,840
260 Park Ave S #5G	1-00849-1238	27-Dec-18	\$1,677,727	Condo	1,340
301 W 57th St #21A	1-01048-1831	20-Dec-18	\$1,675,000	Condo	789
347 W 57th St #17C	1-01048-1097	19-Dec-18	\$1,635,000	Condo	1,011
301 W 57th St #23B	1-01048-1878	4-Dec-18	\$1,635,000	Condo	779
340 E 23rd St #10E	1-00928-1306	13-Dec-18	\$1,600,000	Condo	1,280
425 Fifth Ave #33D	1-00868-1571	11-Dec-18	\$1,580,000	Condo	1,129
100 W 58th St #7F	1-01010-1446	5-Dec-18	\$1,575,000	Condo	1,176
301 W 57th St #19A	1-01048-1829	6-Dec-18	\$1,565,000	Condo	789
400 E 56th St #9L	1-01367-0001	12-Dec-18	\$1,560,000	Coop	1,416
310 W 52nd St #PHC	1-01042-1314	19-Dec-18	\$1,500,000	Condo	1,822
50 Sutton Pl S #17H	1-01366-0025	18-Dec-18	\$1,500,000	Coop	
100 United Nations Plz #9A	1-01341-1444	5-Dec-18	\$1,500,000	Condo	1,327
450 W 17th St #1115	1-00714-1036	28-Dec-18	\$1,497,500	Condo	688
32 Gramercy Park S #5A	1-00875-0047	26-Dec-18	\$1,495,000	Coop	1,200
305 E 51st St #RU3B	1-01344-1204	21-Dec-18	\$1,477,500	Condo	919
146 W 57th St #39B	1-01009-1067	12-Dec-18	\$1,460,000	Condo	1,048
1 Irving Pl #VPHA	1-00870-1517	7-Dec-18	\$1,450,000	Condo	714
325 Lexington Ave #21B	1-00894-2084	11-Dec-18	\$1,417,500	Condo	647
109 W 26th St #4B	1-00802-0031	18-Dec-18	\$1,400,000	Coop	
312 E 22nd St #4A	1-00927-1011	17-Dec-18	\$1,385,500	Condo	1,104
137 E 36th St #7F	1-00892-0025	20-Dec-18	\$1,380,000	Coop	1,400
200 E 32nd St #20C	1-00912-1190	21-Dec-18	\$1,368,000	Condo	976
444 E 57th St #8D	1-01368-1025	17-Dec-18	\$1,350,000	Condo	1,600
245 Seventh Ave #7C	1-00800-1019	10-Dec-18	\$1,335,000	Condo	981
22-26 W 15th St #3I	1-00816-1092	4-Dec-18	\$1,330,000	Condo	804
333 E 34th St #17C	1-00940-1206	13-Dec-18	\$1,330,000	Condo	1,185
350 W 42nd St #38A	1-01032-1362	5-Dec-18	\$1,325,000	Condo	885
137 E 36th St #11B	1-00892-0025	19-Dec-18	\$1,325,000	Coop	
860-866 United Nations Plz #22C	1-01360-9001	13-Dec-18	\$1,325,000	Coop	
310 W 52nd St #24A	1-01042-1222	18-Dec-18	\$1,300,800	Condo	787
21 E 22nd St #4C	1-00851-0013	13-Dec-18	\$1,299,000	Coop	1,000
301 W 53rd St #19B	1-01044-1185	11-Dec-18	\$1,278,850	Condo	796
241 Fifth Ave #5C	1-00857-1010	10-Dec-18	\$1,250,000	Condo	646
320 E 42nd St #MZ110	1-01334-0041	3-Dec-18	\$1,250,000	Coop	
10 W 15th St #2018	1-00816-0031	3-Dec-18	\$1,235,000	Coop	
1 Irving Pl #U16	1-00870-1447	27-Dec-18	\$1,225,000	Condo	785



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Address	BBL	Sale date	Sale price	Property type	Sqft
157 E 32nd St #22B	1-00888-1080	18-Dec-18	\$1,210,000	Condo	900
416 W 52nd St #419	1-01061-1174	27-Dec-18	\$1,208,598	Condo	
303 E 57th St #37F	1-01350-0001	10-Dec-18	\$1,200,000	Coop	2,200
150-156 W 56th St #4312	1-01008-1278	6-Dec-18	\$1,180,000	Condo	865
250 E 40th St #14B	1-00920-1066	4-Dec-18	\$1,163,000	Condo	967
15 W 53rd St #19C	1-01269-1082	31-Dec-18	\$1,150,000	Condo	973
333 W 56th St #8M	1-01047-1429	21-Dec-18	\$1,150,000	Condo	797
300 E 54th St #20H	1-01346-0049	6-Dec-18	\$1,150,000	Coop	925
11 W 30th St #9F	1-00832-0032	20-Dec-18	\$1,142,500	Coop	
344 E 50th St #0A	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
1 Irving Pl #U19	1-00870-1414	21-Dec-18	\$1,100,000	Condo	670
344 E 50th St #9	1-01342-1209	21-Dec-18	\$1,100,000	Condo	811
1 Irving Pl #G11	1-00870-1251	26-Dec-18	\$1,075,000	Condo	670
470 W 23rd St #5E	1-00720-0082	10-Dec-18	\$1,075,000	Coop	
235 E 22nd St #15G	1-00903-1127	14-Dec-18	\$1,055,000	Coop	950
300 E 59th St #3607	1-01351-0001	13-Dec-18	\$1,050,000	Coop	
32 Gramercy Park S #14E	1-00875-0047	28-Dec-18	\$995,000	Coop	
301 W 53rd St #13J	1-01044-1127	14-Dec-18	\$995,000	Condo	678
303 E 57th St #43B	1-01350-0001	3-Dec-18	\$990,000	Coop	1,800
350 W 50th St #17D	1-01040-1337	7-Dec-18	\$975,000	Condo	639
250 E 40th St #24F	1-00920-1130	11-Dec-18	\$975,000	Condo	848
18 W 48th St #8D	1-01263-1034	19-Dec-18	\$950,000	Condo	628
330 E 38th St #12I	1-00943-1128	28-Dec-18	\$940,000	Condo	763
230 E 50th St #PHBS	1-01323-0036	7-Dec-18	\$939,000	Coop	
16 W 16th St #11LN	1-00817-0029	4-Dec-18	\$915,000	Coop	750
159 W 53rd St #33D	1-01006-1173	21-Dec-18	\$905,000	Condo	798
242 E 25th St #PHB	1-00905-0035	21-Dec-18	\$900,000	Coop	764
160 Central Park S #1608	1-01011-1527	11-Dec-18	\$895,000	Condo	451
67 Park Ave #3C	1-00894-0001	11-Dec-18	\$885,000	Coop	950
343 E 30th St #17B	1-00936-2213	19-Dec-18	\$885,000	Condo	826
360 W 22nd St #5K	1-00745-1104	12-Dec-18	\$880,000	Coop	
325 E 41st St #502	1-01334-0010	27-Dec-18	\$879,000	Coop	
300 E 40th St #5P	1-00945-1003	10-Dec-18	\$875,428	Coop	
250 E 49th St #25PHC	1-01322-1378	21-Dec-18	\$875,000	Condo	490
160-162 Ninth Ave #4	1-00743-0080	19-Dec-18	\$870,000	Coop	600
330 Third Ave #20F	1-00880-0042	21-Dec-18	\$864,000	Coop	
230 E 50th St #3A	1-01323-0036	5-Dec-18	\$862,500	Coop	
416 W 52nd St #603	1-01061-1208	27-Dec-18	\$862,458	Condo	
630 First Ave #31G	1-00968-1421	10-Dec-18	\$855,000	Condo	727
205 Third Ave #3C	1-00899-0001	13-Dec-18	\$845,000	Coop	
130 E 18th St #6N	1-00873-0019	18-Dec-18	\$820,000	Coop	695
140 W 22nd St #2E	1-00797-1706	10-Dec-18	\$810,000	Condo	532
630 First Ave #21H	1-00968-1267	13-Dec-18	\$810,000	Condo	677
160 Central Park S #2703	1-01011-1677	31-Dec-18	\$807,790	Condo	1,281
159 W 53rd St #11D	1-01006-1009	21-Dec-18	\$805,000	Condo	798
350 E 54th St #2D	1-01346-1222	19-Dec-18	\$800,000	Condo	818
120 Central Park S #7G	1-01011-0042	19-Dec-18	\$799,000	Coop	
7 E 14th St #217	1-00842-0007	27-Dec-18	\$790,000	Coop	795
137 E 36th St #9C	1-00892-0025	10-Dec-18	\$787,500	Coop	
80 Park Ave #4G	1-00868-1240	12-Dec-18	\$785,000	Condo	728



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Address	BBL	Sale date	Sale price	Property type	Sqft
305 E 40th St #6L	1-01333-0001	27-Dec-18	\$782,072	Coop	
201 E 21st St #8D	1-00902-0001	20-Dec-18	\$775,000	Coop	750
7 E 14th St #920	1-00842-0007	12-Dec-18	\$772,500	Coop	770
35 Park Ave #5B	1-00891-0003	20-Dec-18	\$770,000	Coop	
137 E 36th St #11C	1-00892-0025	17-Dec-18	\$750,000	Coop	800
60 Sutton Pl S #7FN	1-01365-0020	20-Dec-18	\$745,000	Coop	
419 W 48th St #2E	1-01058-0021	3-Dec-18	\$740,000	Coop	600
433 W 34th St #2A	1-00732-0016	20-Dec-18	\$735,000	Coop	
235 E 22nd St #7T	1-00903-1127	19-Dec-18	\$730,000	Coop	
205 Third Ave #3U	1-00899-0001	18-Dec-18	\$727,600	Coop	665
301 E 45th St #11C	1-01338-1057	11-Dec-18	\$720,000	Condo	522
32 Gramercy Park S #10K	1-00875-0047	11-Dec-18	\$707,500	Coop	
235 E 22nd St #9K	1-00903-1127	10-Dec-18	\$705,000	Coop	
303 E 57th St #20B	1-01350-0001	17-Dec-18	\$700,000	Coop	1,300
340 W 55th St #4C	1-01045-0051	6-Dec-18	\$700,000	Coop	
160 E 27th St #10B	1-00882-0050	4-Dec-18	\$692,000	Coop	800
205 Third Ave #11D	1-00899-0001	20-Dec-18	\$680,000	Coop	
350 W 53rd St #6B	1-01043-1254	5-Dec-18	\$660,000	Condo	422
157 E 32nd St #7D	1-00888-1027	10-Dec-18	\$660,000	Condo	521
300 E 59th St #904	1-01351-0001	6-Dec-18	\$660,000	Coop	
200 E 24th St #1809	1-00904-0050	21-Dec-18	\$650,000	Coop	850
235 E 49th St #7B	1-01323-0015	5-Dec-18	\$650,000	Coop	
2 Tudor City Pl #15CS	1-01333-0018	11-Dec-18	\$645,000	Coop	850
480 Park Ave	1-01294-0033	11-Dec-18	\$641,498	Coop	
222 Central Park S #31	1-01030-0046	3-Dec-18	\$640,000	Coop	
210 E 47th St #3F	1-01320-1420	27-Dec-18	\$630,000	Condo	387
330 Third Ave #3F	1-00880-0042	6-Dec-18	\$630,000	Coop	700
235 E 57th St #15D	1-01331-0017	20-Dec-18	\$628,000	Coop	
245 E 25th St #12L	1-00906-0024	11-Dec-18	\$620,000	Coop	630
205 Third Ave #7A	1-00899-0001	11-Dec-18	\$620,000	Coop	650
200 E 24th St #1005	1-00904-0050	6-Dec-18	\$615,000	Coop	600
225 E 57th St #8H	1-01331-1203	18-Dec-18	\$610,000	Coop	
101 Seventh Ave #12D	1-00792-1302	5-Dec-18	\$605,000	Coop	
210 E 47th St #4G	1-01320-1429	27-Dec-18	\$600,000	Condo	387
250 E 54th St #20E	1-01327-1200	19-Dec-18	\$590,000	Condo	391
250 E 54th St #20B	1-01327-1137	19-Dec-18	\$590,000	Condo	376
330 E 33rd St #14F	1-00936-4174	28-Dec-18	\$585,000	Condo	485
415 W 57th St #4B	1-01067-0026	17-Dec-18	\$565,000	Coop	
308 W 30th St #1A	1-00753-1101	31-Dec-18	\$565,000	Condo	432
225 E 46th St #3B	1-01320-1622	7-Dec-18	\$563,000	Condo	447
288 Lexington Ave #3E	1-00892-0020	18-Dec-18	\$560,000	Coop	750
244 Madison Ave #8J	1-00867-0057	19-Dec-18	\$545,000	Coop	600
43 E 25th St #11D	1-00855-1024	6-Dec-18	\$545,000	Condo	392
301 E 48th St #7M	1-01341-0001	27-Dec-18	\$545,000	Coop	
205 Third Ave #16F	1-00899-0001	13-Dec-18	\$545,000	Coop	
249 Eighth Ave #14D	1-00746-1202	6-Dec-18	\$540,000	Coop	575
200 E 27th St #11M	1-00907-0056	11-Dec-18	\$540,000	Coop	
244 Madison Ave #PHF	1-00867-0057	19-Dec-18	\$535,000	Coop	500
333 E 43rd St #511	1-01336-0015	18-Dec-18	\$532,000	Coop	600
5 Tudor City Pl #338	1-01333-0023	19-Dec-18	\$525,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
250 E 40th St #11C	1-00920-1055	28-Dec-18	\$525,000	Condo	447
319 E 50th St #6A	1-01343-1002	7-Dec-18	\$520,000	Coop	
325 Fifth Ave #11F	1-00862-1335	3-Dec-18	\$520,000	Condo	688
5 Tudor City Pl #1405	1-01333-0023	17-Dec-18	\$520,000	Coop	550
201 E 21st St #1E	1-00902-0001	18-Dec-18	\$515,000	Coop	
333 E 43rd St #609	1-01336-0015	14-Dec-18	\$514,500	Coop	700
25 Tudor City Pl #1911	1-01334-0022	17-Dec-18	\$510,000	Coop	
430 W 34th St #17K	1-00731-0060	6-Dec-18	\$490,000	Coop	
201 W 20th St #201	1-00770-0036	6-Dec-18	\$485,000	Coop	
90 Lexington Ave #8D	1-00882-1136	18-Dec-18	\$483,088	Condo	
160 Seventh Ave #702	1-00769-1104	19-Dec-18	\$480,000	Coop	500
140 E 56th St #3G	1-01310-1325	13-Dec-18	\$480,000	Condo	488
200 E 16th St #3E	1-00897-0035	10-Dec-18	\$472,500	Coop	525
165 E 32nd St #3C	1-00888-0037	14-Dec-18	\$470,000	Coop	
201 E 15th St #4J	1-00897-0001	19-Dec-18	\$468,000	Coop	
220 E 17th St #1R	1-00897-0065	7-Dec-18	\$465,000	Coop	
160 Central Park S #2701	1-01011-1676	31-Dec-18	\$459,676	Condo	779
433 W 34th St #15D	1-00732-0016	20-Dec-18	\$435,000	Coop	400
123 E 37th St #11F	1-00893-0017	18-Dec-18	\$430,000	Coop	
117 E 37th St #2C	1-00893-0014	17-Dec-18	\$425,000	Coop	425
25 Tudor City Pl #1708	1-01334-0022	20-Dec-18	\$415,000	Coop	
153 E 57th St #15F	1-01312-0028	6-Dec-18	\$415,000	Coop	400
159 Madison Ave #3J	1-00862-0024	5-Dec-18	\$404,000	Coop	
249 Eighth Ave #9F	1-00746-1202	7-Dec-18	\$400,000	Coop	
303 E 57th St #35C	1-01350-0001	5-Dec-18	\$400,000	Coop	1,100
321 E 45th St #6E	1-01338-0012	12-Dec-18	\$395,000	Coop	
153 E 57th St #12K	1-01312-0028	20-Dec-18	\$390,000	Coop	490
229 E 28th St #2B	1-00909-0015	10-Dec-18	\$390,000	Coop	400
200 E 24th St #1601	1-00904-0050	28-Dec-18	\$375,000	Coop	
812 Tenth Ave #4A	1-01064-0001	18-Dec-18	\$360,000	Coop	
345 E 19th St #A	1-00925-0026	14-Dec-18	\$360,000	Coop	400
320 E 42nd St #1706	1-01334-0041	21-Dec-18	\$350,000	Coop	
150 W 55th St #1E	1-01007-0054	21-Dec-18	\$350,000	Coop	900
415 W 57th St #4E	1-01067-0026	6-Dec-18	\$336,648	Coop	
25 Tudor City Pl #1401	1-01334-0022	27-Dec-18	\$335,000	Coop	
100 W 57th St #15P	1-01009-0029	13-Dec-18	\$325,000	Coop	
317 E 18th St #2E	1-00924-0013	19-Dec-18	\$320,000	Coop	400
457 W 57th St #1609	1-01067-0008	10-Dec-18	\$320,000	Coop	
25 Tudor City Pl #1314	1-01334-0022	19-Dec-18	\$315,000	Coop	
145 E 29th St #3D	1-00885-0037	28-Dec-18	\$311,000	Coop	400
5 Tudor City Pl #537	1-01333-0023	4-Dec-18	\$309,000	Coop	300
100 W 57th St #17M	1-01009-0029	4-Dec-18	\$295,000	Coop	550
321 E 43rd St #703	1-01336-0010	3-Dec-18	\$286,000	Coop	300
117 E 57th St #26G	1-01312-1059	11-Dec-18	\$200,000	Condo	704
320 E 42nd St #1105	1-01334-0041	20-Dec-18	\$177,500	Coop	
255-263 W 23rd St #P1	1-00773-0012	18-Dec-18	\$153,500	Coop	
104 E 37th St #3F	1-00892-0080	27-Dec-18	\$100,000	Coop	
5 Tudor City Pl #1428	1-01333-0023	21-Dec-18	\$100,000	Coop	



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
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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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