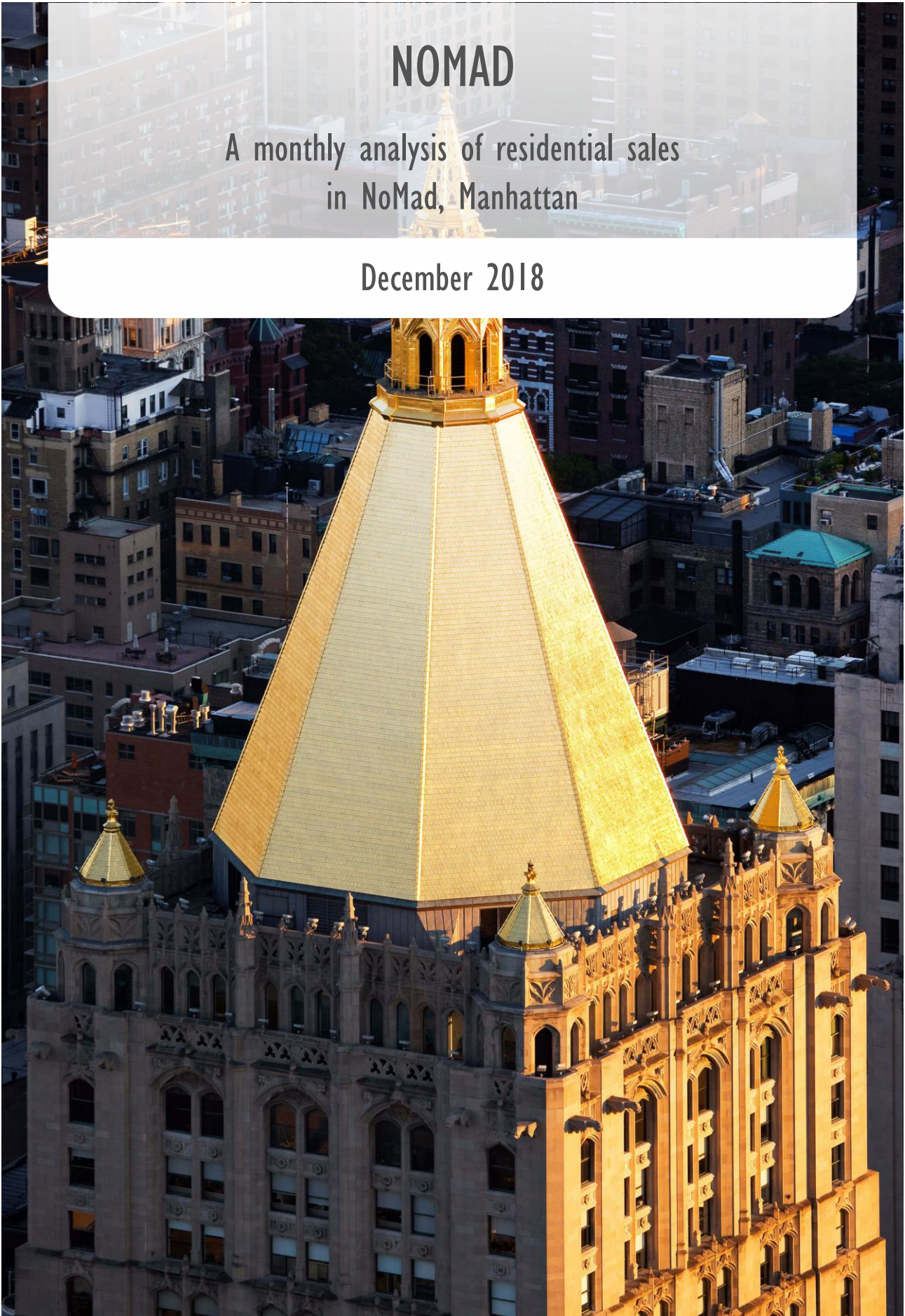


NOMAD

A monthly analysis of residential sales
in NoMad, Manhattan

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

NoMad, Manhattan

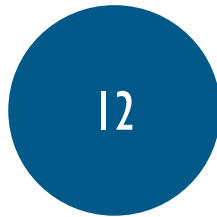
SUMMARY

MEDIAN SALE PRICE



-10% YoY

NO. OF TRANSACTIONS



-25% YoY

MEDIAN PRICE/SQ.FT.



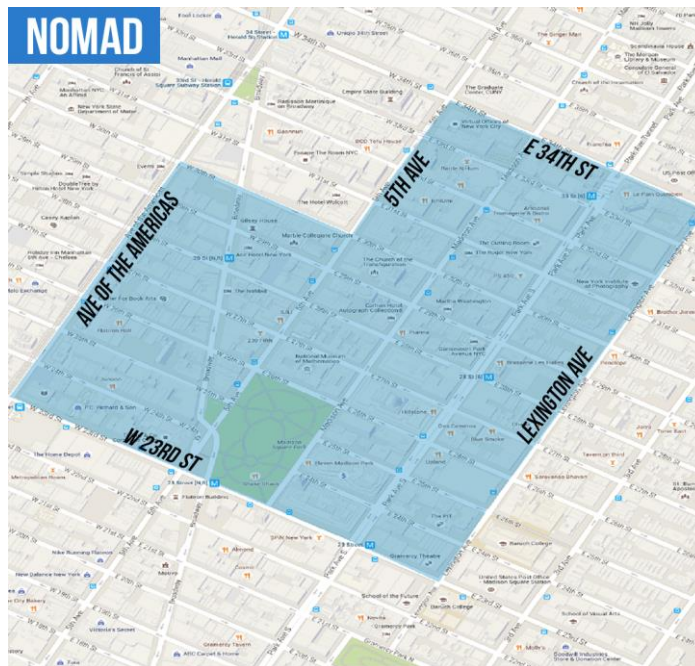
32% YoY

MANHATTAN
MEDIAN SALE PRICE



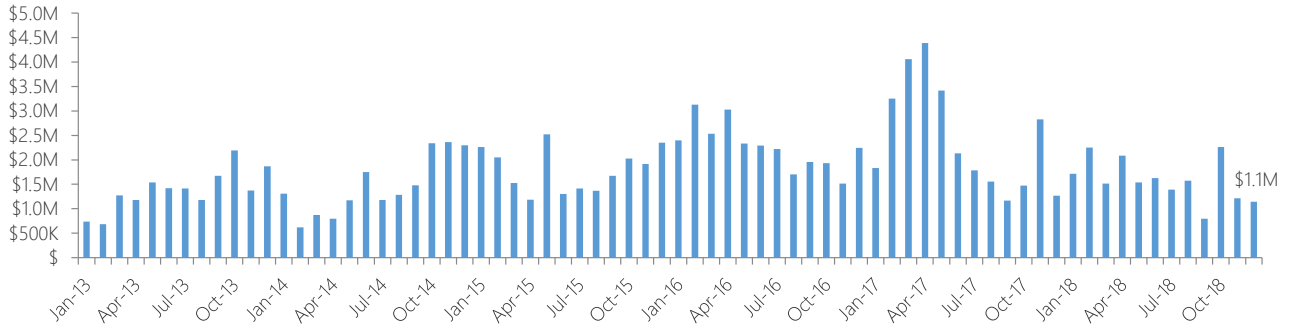
-8% YoY

NEIGHBORHOOD BOUNDARIES

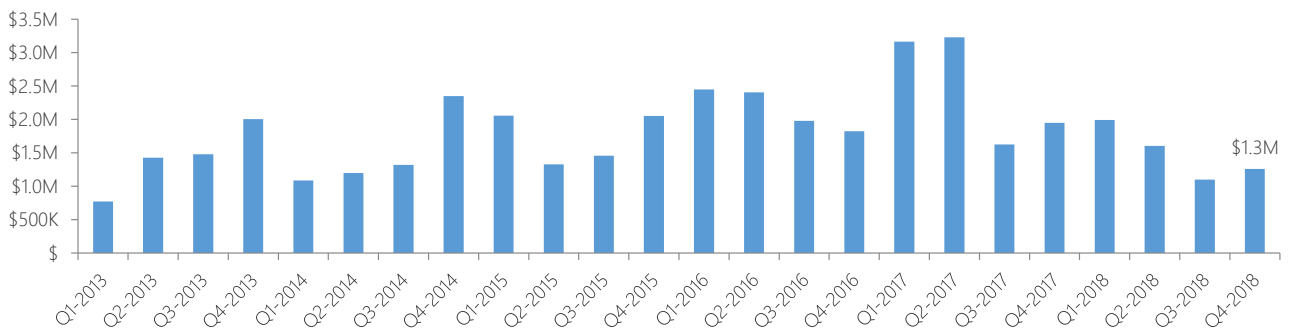


RESIDENTIAL STATS

Median Sale Price by Month

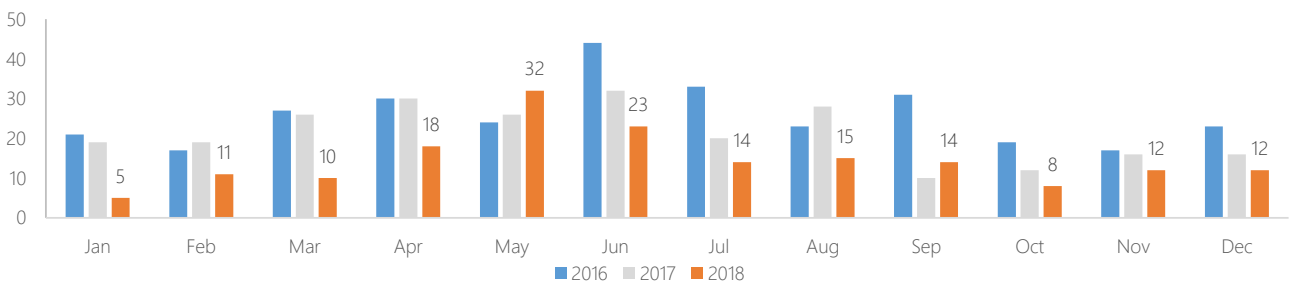


Median Sale Price by Quarter

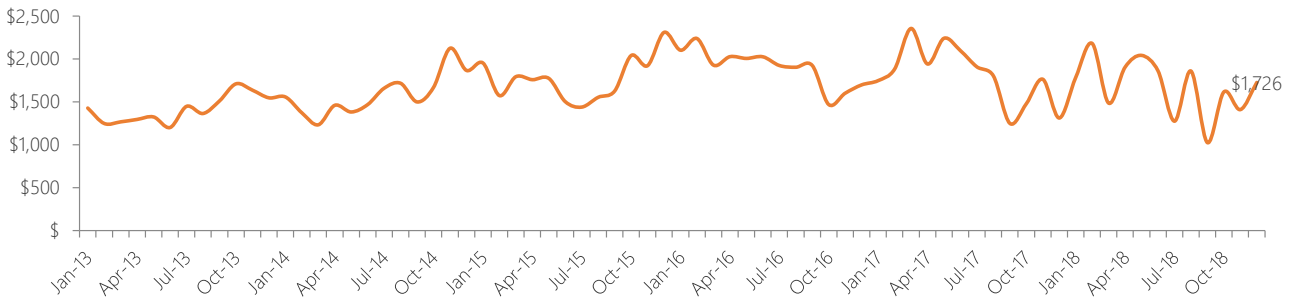


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	9	15	13	12	23	14	26	23	35	37	17	28
2014	20	11	11	19	19	13	20	13	13	19	27	22
2015	22	11	15	21	12	21	14	14	16	31	23	30
2016	21	17	27	30	24	44	33	23	31	19	17	23
2017	19	19	26	30	26	32	20	28	10	12	16	16
2018	5	11	10	18	32	23	14	15	14	8	12	12



Median Sale Price per Square Foot

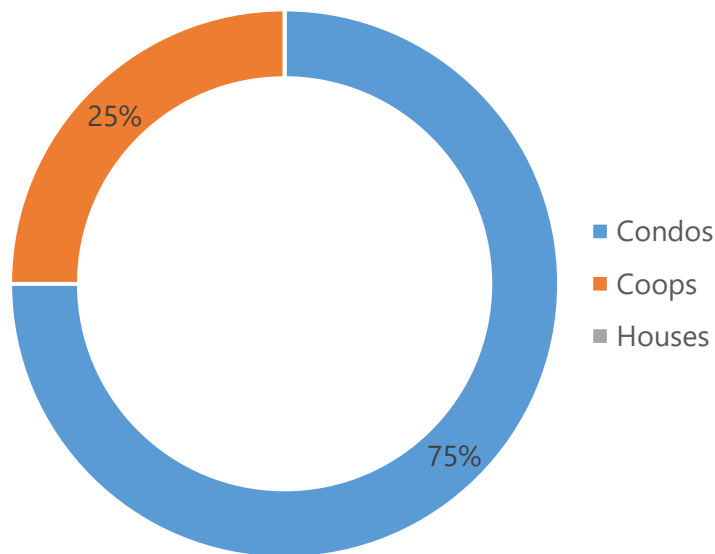


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,617,794	-20%	\$1,726	-11%	9
Coops	\$864,000	-28%	-	-	3
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #12C	1-00827-1031	31-Dec-18	\$3,750,000	Condo	
50 W 30th St #8A	1-00831-1119	19-Dec-18	\$2,215,000	Condo	1,266
50 W 30th St #7A	1-00831-1116	21-Dec-18	\$2,155,000	Condo	1,266
172 Madison Ave #23C	1-00863-1160	17-Dec-18	\$1,985,588	Condo	780
241 Fifth Ave #5C	1-00857-1010	10-Dec-18	\$1,250,000	Condo	646
11 W 30th St #9F	1-00832-0032	20-Dec-18	\$1,142,500	Coop	
330 Third Ave #20F	1-00880-0042	21-Dec-18	\$864,000	Coop	
43 E 25th St #11D	1-00855-1024	6-Dec-18	\$545,000	Condo	392
325 Fifth Ave #11F	1-00862-1335	3-Dec-18	\$520,000	Condo	688
90 Lexington Ave #8D	1-00882-1136	18-Dec-18	\$483,088	Condo	
159 Madison Ave #3J	1-00862-0024	5-Dec-18	\$404,000	Coop	



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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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