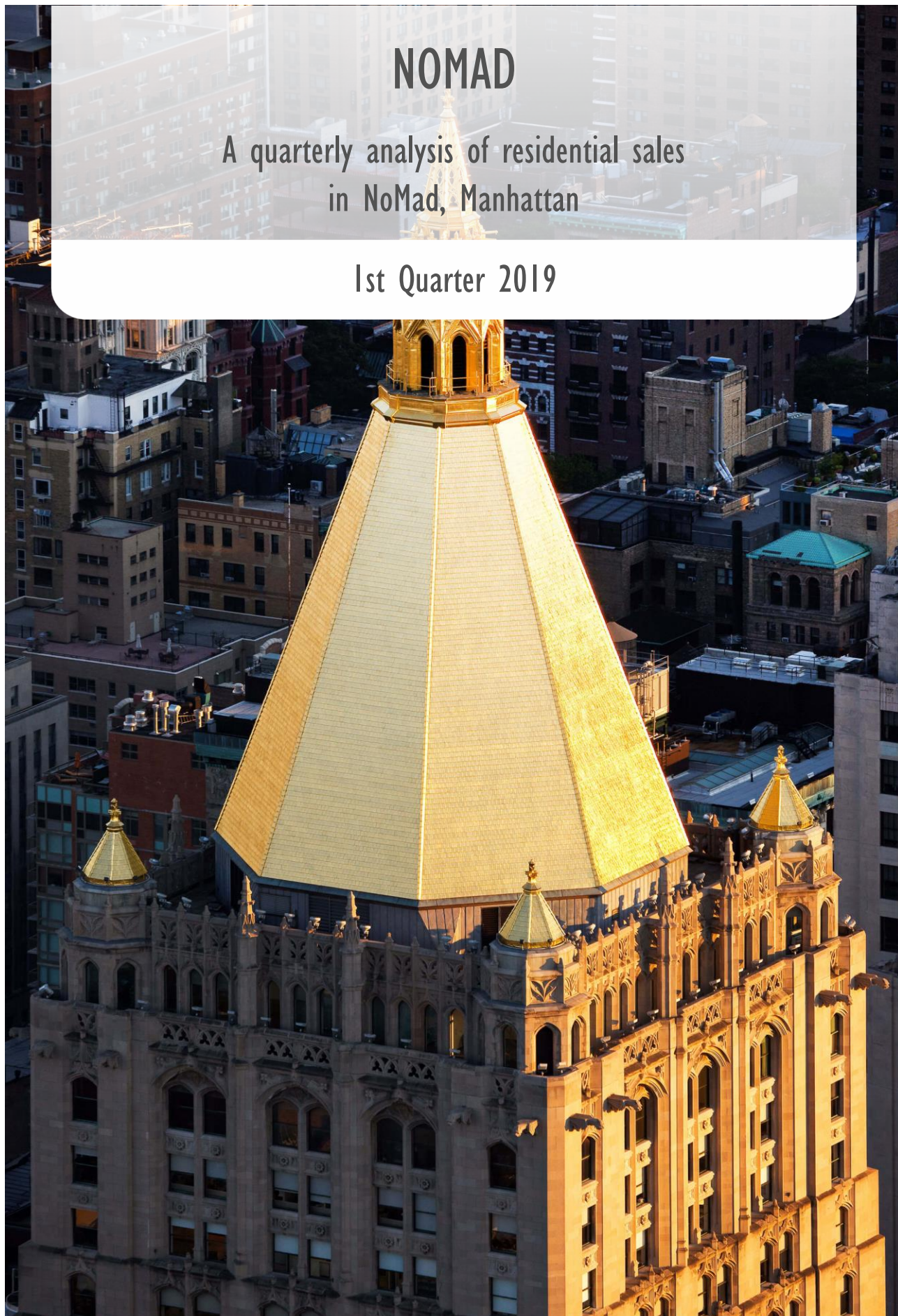


NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

NoMad, Manhattan

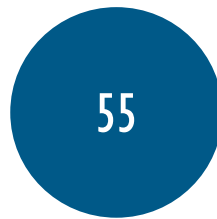
SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



90% YoY

MEDIAN PRICE/SQ.FT.



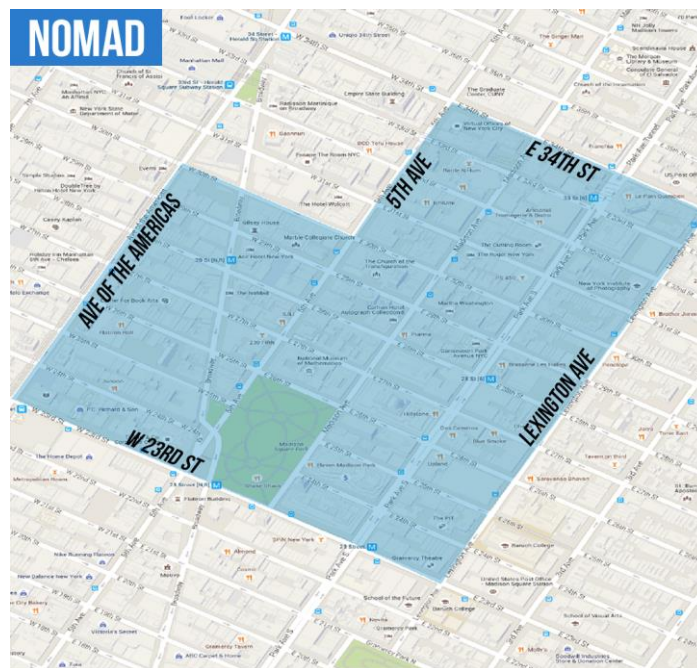
-20% YoY

MANHATTAN
MEDIAN SALE PRICE



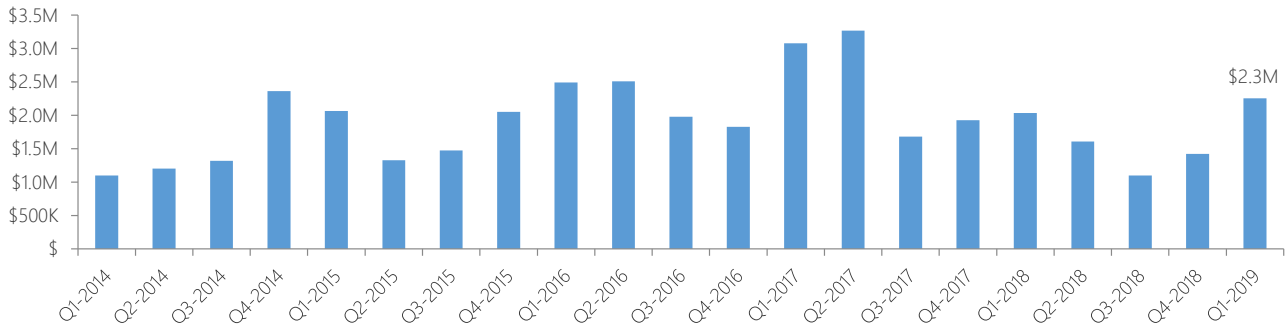
3% YoY

NEIGHBORHOOD BOUNDARIES

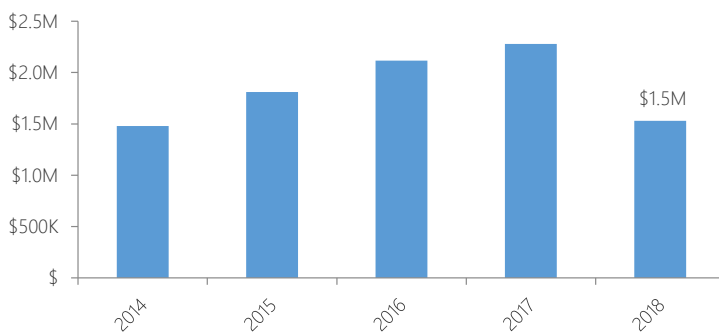


RESIDENTIAL STATS

Median Sale Price by Quarter

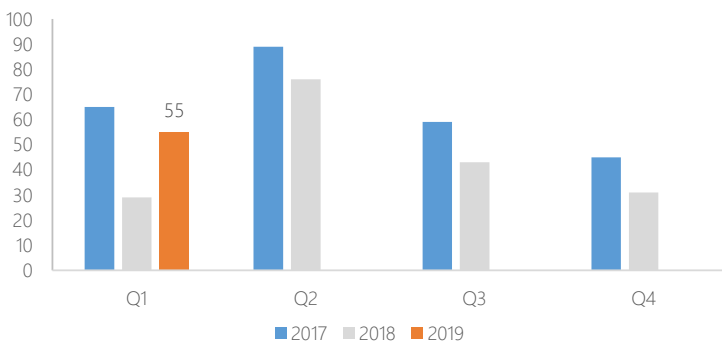


Median Sale Price by Year

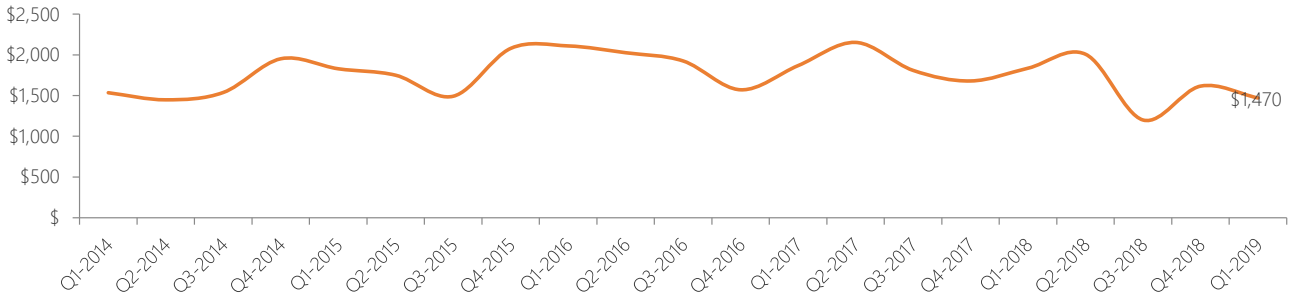


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	43	49	66	65	29	55
Q2	51	54	99	89	76	
Q3	46	45	87	59	43	
Q4	69	84	59	45	31	



Median Sale Price per Square Foot

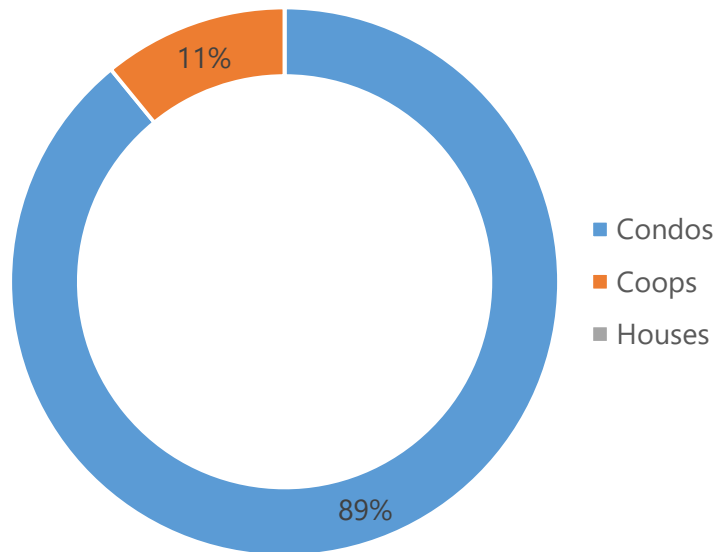


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,275,000	-9%	\$1,478	-21%	49
Coops	\$922,500	53%	\$1,206	11%	6
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #9B	1-00827-1021	30-Jan-19	\$6,650,000	Condo	
260 Fifth Ave #7	1-00830-0042	4-Mar-19	\$6,255,000	Coop	
90 Lexington Ave #PHB	1-00882-1152	29-Mar-19	\$6,094,236	Condo	
88 Lexington Ave #905	1-00882-1244	4-Feb-19	\$5,312,916	Condo	
90 Lexington Ave #PHC	1-00882-1151	14-Jan-19	\$5,236,177	Condo	
10 Madison Sq W #17C	1-00826-1107	13-Feb-19	\$4,850,000	Condo	1,779
212 Fifth Ave #14C	1-00827-1034	17-Jan-19	\$4,000,000	Condo	
88 Lexington Ave #TH1	1-00882-1201	23-Jan-19	\$3,791,410	Condo	
88 Lexington Ave #405	1-00882-1215	3-Jan-19	\$3,779,800	Condo	
88 Lexington Ave #1201	1-00882-1260	1-Mar-19	\$3,778,516	Condo	
11 W 30th St #9R	1-00832-0032	14-Jan-19	\$3,600,000	Coop	2,946
90 Lexington Ave #9B	1-00882-1139	8-Feb-19	\$2,925,260	Condo	
31 E 28th St #5E	1-00858-1008	25-Feb-19	\$2,850,000	Condo	1,998
50 W 30th St #14B	1-00831-1138	22-Jan-19	\$2,400,000	Condo	1,310
121 E 23rd St #11C	1-00879-1063	13-Feb-19	\$2,328,000	Condo	1,556
31 E 28th St #2W	1-00858-1003	15-Jan-19	\$2,275,000	Condo	1,805
15 E 26th St #14C	1-00856-1330	7-Feb-19	\$2,020,000	Condo	1,180
15 E 26th St #13F	1-00856-1363	31-Jan-19	\$1,999,877	Condo	2,390
325 Fifth Ave #32B	1-00862-1479	21-Feb-19	\$1,930,000	Condo	1,446
45 E 30th St #14C	1-00860-1041	25-Mar-19	\$1,847,500	Condo	1,363
1182 Broadway #9A	1-00830-1013	6-Mar-19	\$1,791,792	Condo	
11 E 29th St #48B	1-00859-1125	9-Jan-19	\$1,700,000	Condo	1,150
11 E 29th St #47B	1-00859-1122	9-Jan-19	\$1,685,000	Condo	1,150
404 Park Ave S #6E	1-00858-1123	7-Mar-19	\$1,547,740	Condo	798
1182 Broadway #13C	1-00830-1031	31-Jan-19	\$1,513,688	Condo	
50 W 30th St #6C	1-00831-1115	29-Mar-19	\$1,500,000	Condo	679
1182 Broadway #12D	1-00830-1028	12-Mar-19	\$1,350,000	Condo	915
404 Park Ave S #6B	1-00858-1120	6-Feb-19	\$1,265,000	Condo	608
11 E 29th St #21B	1-00859-1044	14-Feb-19	\$1,240,000	Condo	767
50 Lexington Ave #5C	1-00880-0019	14-Jan-19	\$1,025,000	Coop	850
45 E 30th St #12C	1-00860-1038	8-Feb-19	\$995,000	Condo	901
159 Madison Ave #5JK	1-00862-0024	30-Jan-19	\$820,000	Coop	
425 Park Ave S #3A	1-00885-0001	5-Feb-19	\$750,000	Coop	800
35 E 30th St #9C	1-00860-0027	8-Mar-19	\$515,000	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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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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CLIENT REVIEWS

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

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

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

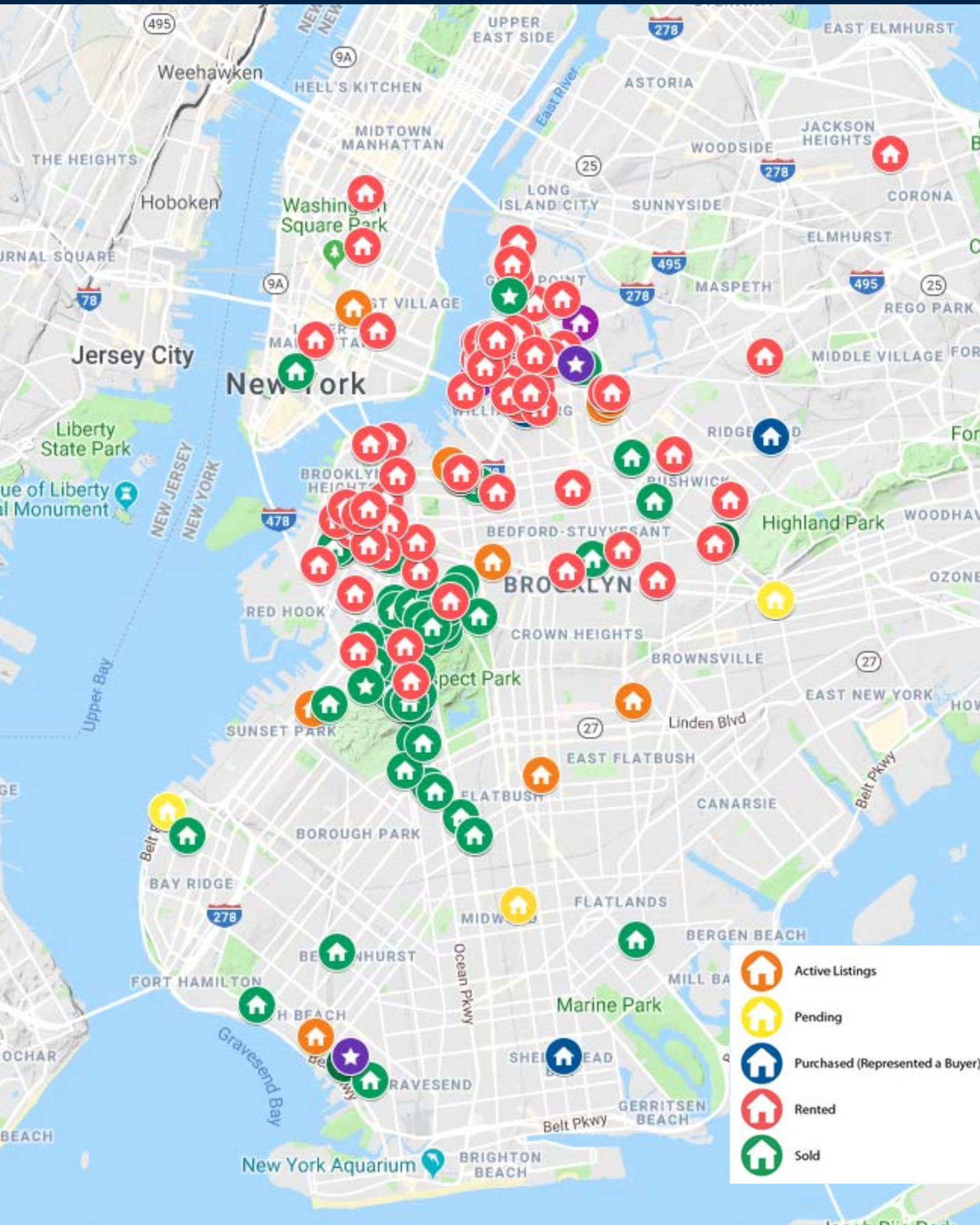
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

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

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

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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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SPARTAN RENOVATIONS



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