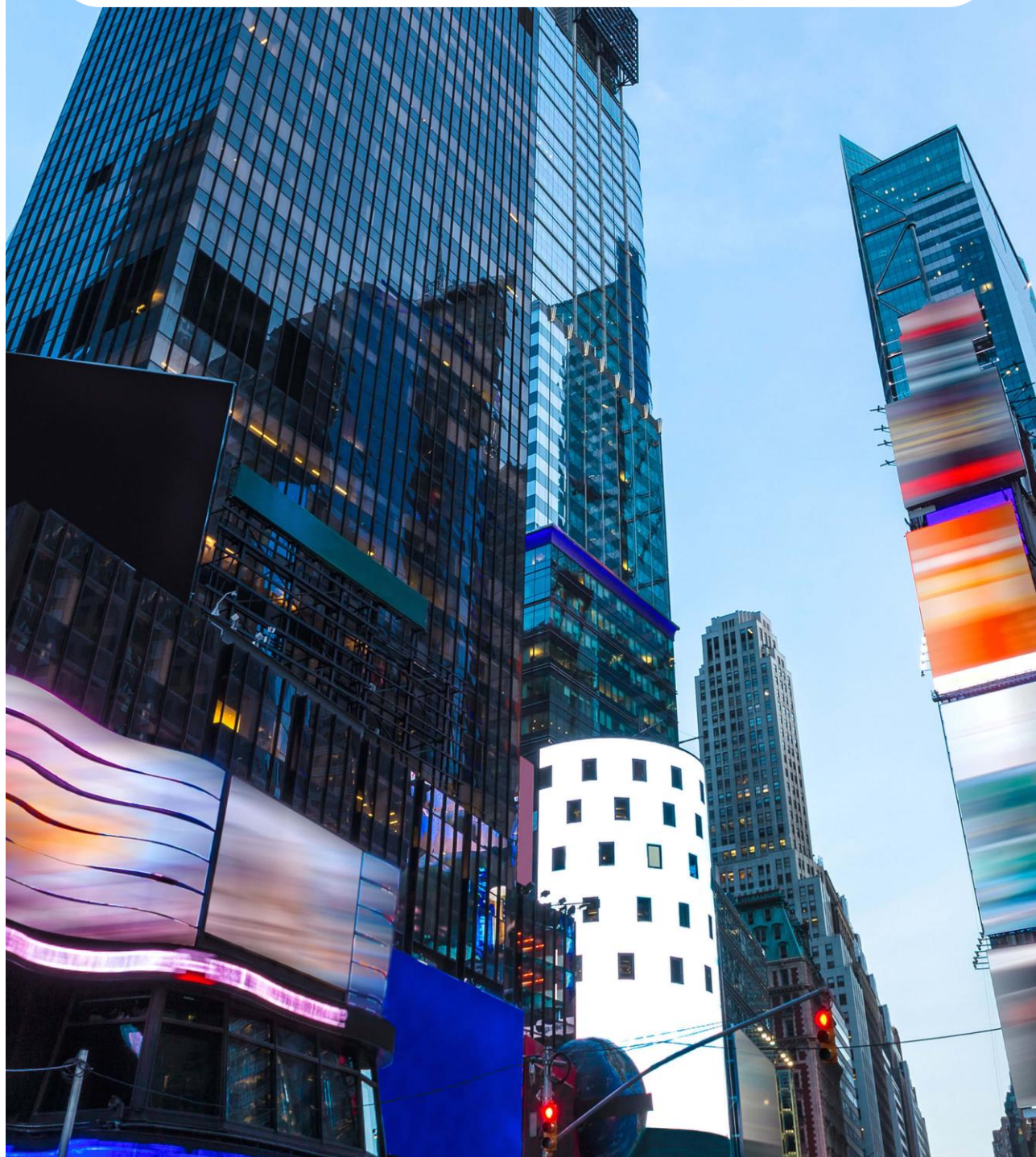


# THEATRE DISTRICT - TIMES SQUARE

A quarterly analysis of residential sales  
in Theatre District - Times Square, Manhattan

Ist Quarter 2019



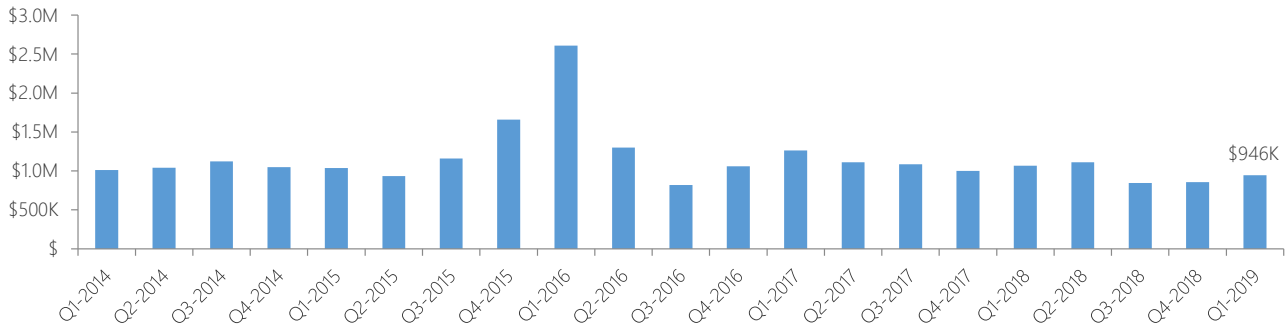
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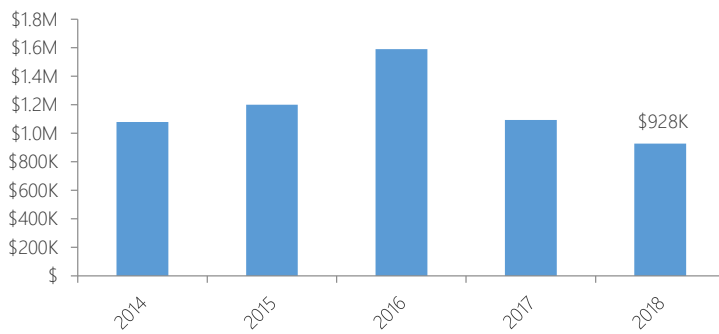


RESIDENTIAL STATS

Median Sale Price by Quarter

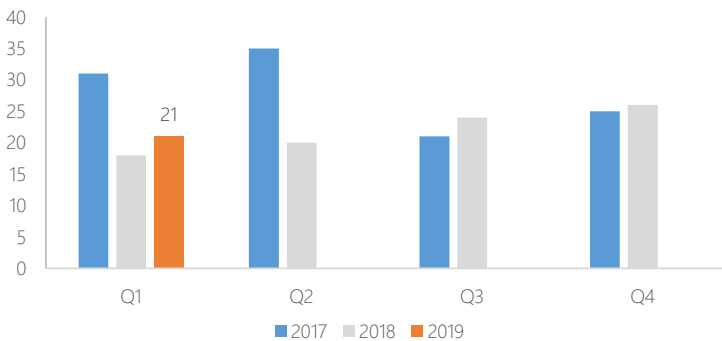


Median Sale Price by Year

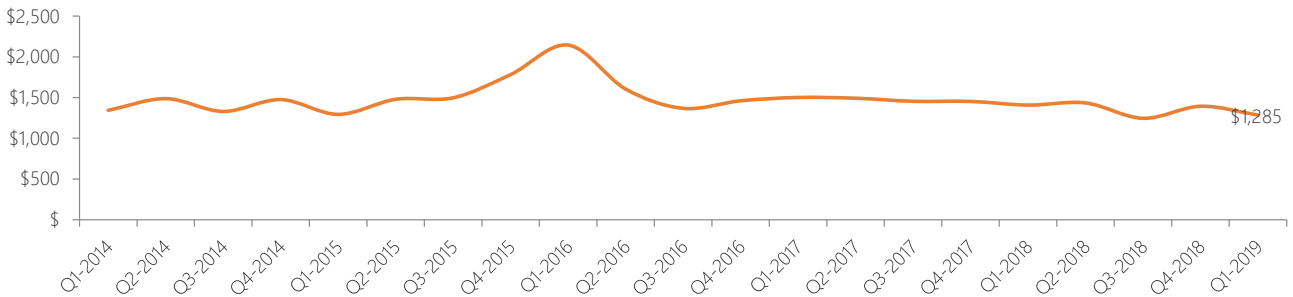


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	25	32	64	31	18	21
Q2	32	46	37	35	20	
Q3	34	39	33	21	24	
Q4	31	64	23	25	26	



Median Sale Price per Square Foot

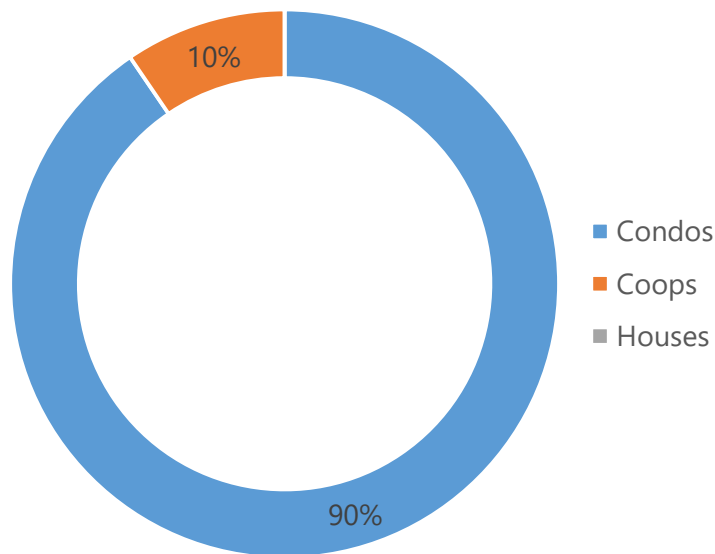


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$945,500	-13%	\$1,314	-9%	19
Coops	\$767,500	45%	\$707	21%	2
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
247 W 46th St #3105	1-01018-1272	25-Jan-19	\$2,120,000	Condo	1,311
156 W 56th St #4401	1-01008-1279	4-Feb-19	\$1,750,000	Condo	1,148
135 W 52nd St #12D	1-01005-1028	10-Jan-19	\$1,715,000	Condo	904
1600 Broadway #12G	1-01020-1159	27-Feb-19	\$1,680,127	Condo	1,144
156 W 56th St #3210	1-01008-1158	15-Jan-19	\$1,350,000	Condo	860
247 W 46th St #801	1-01018-1140	13-Mar-19	\$1,250,000	Condo	988
146 W 57th St #41E	1-01009-1191	17-Jan-19	\$1,200,000	Condo	782
828-840 Seventh Ave #10F	1-01025-1002	24-Jan-19	\$1,145,000	Coop	1,130
825 Seventh Ave #26B	1-01006-1115	21-Mar-19	\$1,125,000	Condo	892
825 Seventh Ave #31D	1-01006-1157	25-Feb-19	\$953,000	Condo	798
825 Seventh Ave #35D	1-01006-1189	1-Mar-19	\$938,000	Condo	798
1600 Broadway #19D	1-01020-1198	25-Mar-19	\$910,000	Condo	777
825 Seventh Ave #34C	1-01006-1180	4-Feb-19	\$765,000	Condo	526
150 W 51st St #195	1-01003-1366	15-Mar-19	\$725,000	Condo	548
162 W 56th St #802	1-01008-1617	1-Mar-19	\$710,000	Condo	653
150 W 51st St #1032	1-01003-1130	14-Jan-19	\$660,000	Condo	615
825 Seventh Ave #14A	1-01006-1019	14-Jan-19	\$650,000	Condo	498
150 W 51st St #2022	1-01003-1412	24-Jan-19	\$540,000	Condo	353
100 W 57th St #PHF	1-01009-0029	4-Mar-19	\$390,000	Coop	975
150 W 51st St #208	1-01003-1399	29-Jan-19	\$200,000	Condo	720



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# THE RATNER TEAM



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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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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
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