BATTERY PARK CITY

A monthly analysis of residential sales
in Battery Park City, Manhattan

July 2018

The RATNER Team Market Report
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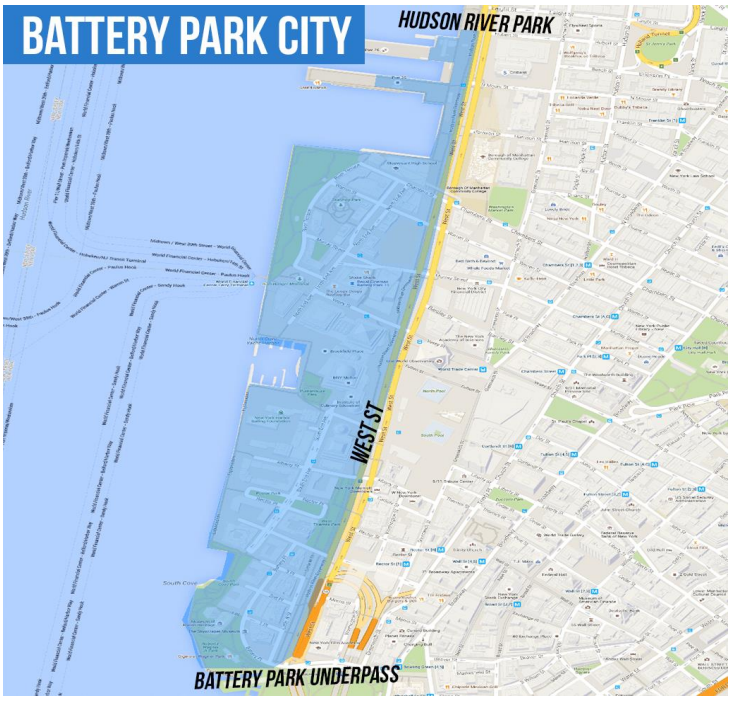
Residential Market Report, July 2018

Battery Park City, Manhattan

SUMMARY

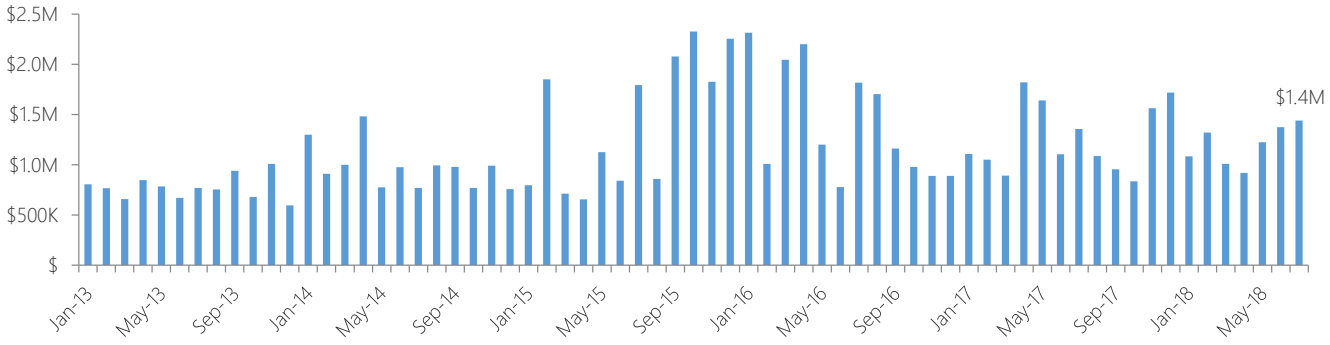
MEDIAN SALE PRICE	NO. OF TRANSACTIONS	MEDIAN PRICE/SQ.FT.	MANHATTAN MEDIAN SALE PRICE
$1.44M	16	$1,325	$1.16M
6% YoY	14% YoY	-1% YoY	-3% YoY

NEIGHBORHOOD BOUNDARIES

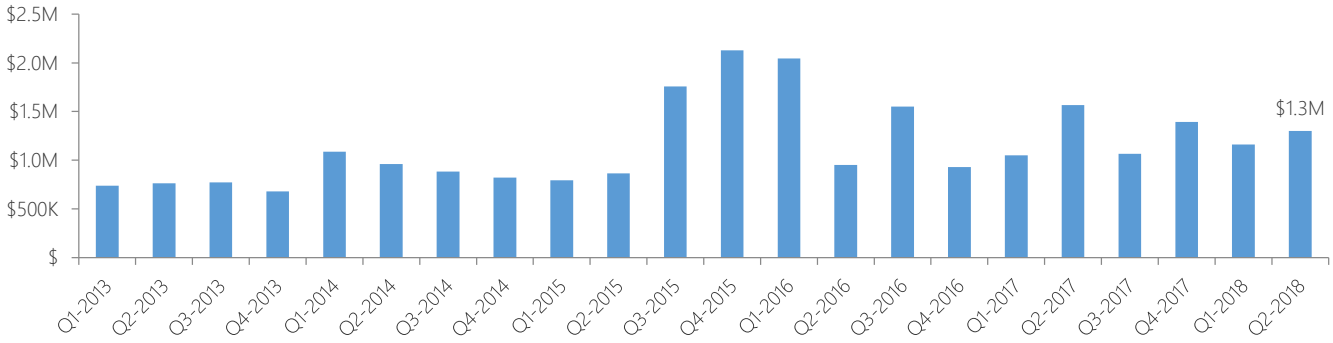


RESIDENTIAL STATS

Median Sale Price by Month

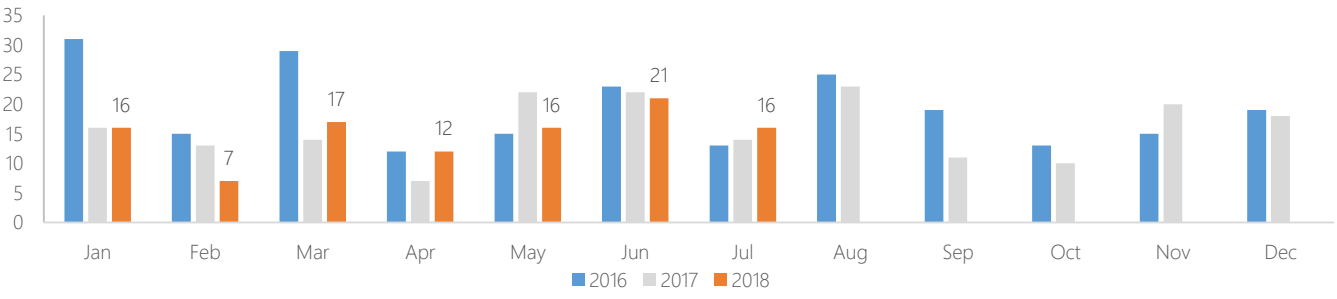


Median Sale Price by Quarter

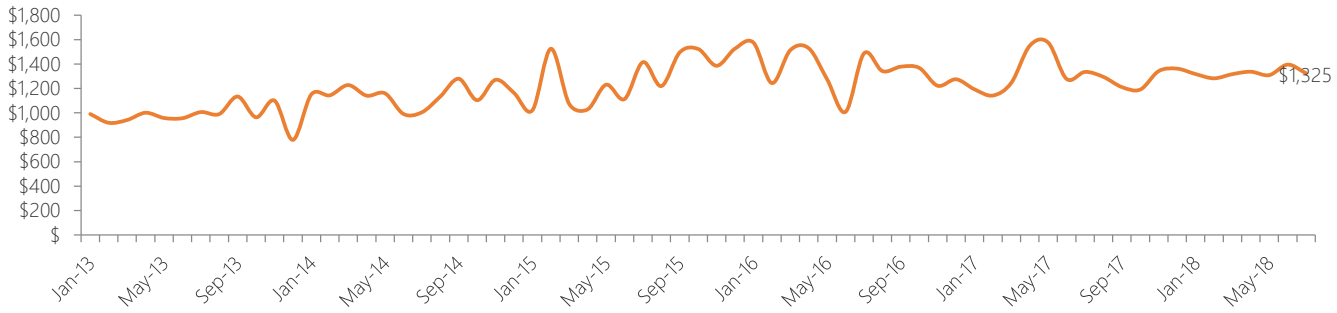


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	27	20	30	32	41	29	25	32	21	23	23	23
2014	19	21	14	16	21	15	21	24	8	17	13	12
2015	11	9	13	11	13	26	55	28	45	41	17	28
2016	31	15	29	12	15	23	13	25	19	13	15	19
2017	16	13	14	7	22	22	14	23	11	10	20	18
2018	16	7	17	12	16	21	16					



Median Sale Price per Square Foot

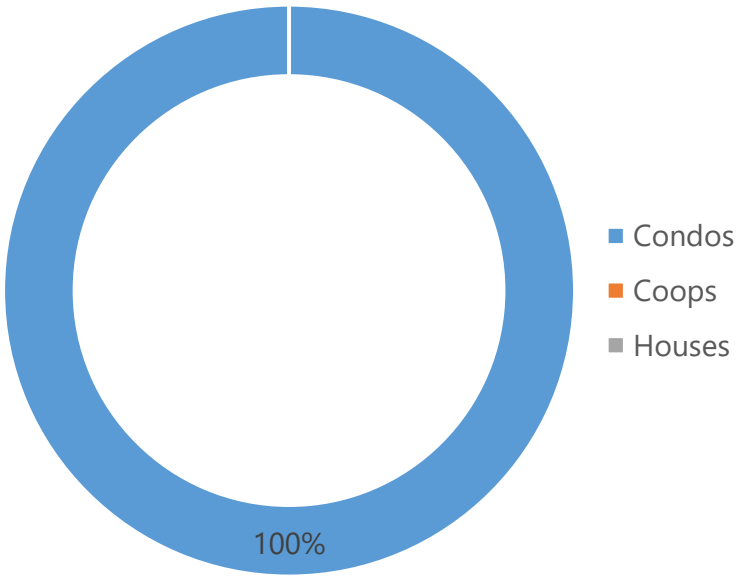


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,439,000	6%	$1,325	-1%	16
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Warren St #4L	1-00016-4342	31-Jul-18	$3,820,000	Condo	2,277
333 Rector Pl #PH6S	1-00016-5772	17-Jul-18	$3,250,000	Condo	1,956
1-2 River Ter #20E	1-00016-3798	6-Jul-18	$3,100,000	Condo	1,580
1-2 River Ter #8A	1-00016-3681	19-Jul-18	$2,375,000	Condo	1,484
30 Little West St #10A	1-00016-1456	27-Jul-18	$2,000,000	Condo	1,698
30 Little West St #25C	1-00016-1556	16-Jul-18	$1,615,000	Condo	1,150
21 S End Ave #722	1-00016-6129	17-Jul-18	$1,550,000	Condo	1,241
380 Rector Pl #23G	1-00016-2756	24-Jul-18	$1,439,000	Condo	1,075
380 Rector Pl #3A	1-00016-2603	2-Jul-18	$1,192,533	Condo	936
70 Little West St #6C	1-00016-1737	2-Jul-18	$1,160,000	Condo	930
225 Rector Pl #16F	1-00016-3429	23-Jul-18	$910,000	Condo	682
225 Rector Pl #4H	1-00016-3242	27-Jul-18	$840,000	Condo	689
200 Rector Pl #25C	1-00016-5108	27-Jul-18	$800,000	Condo	604
2 S End Ave #7D	1-00016-8112	17-Jul-18	$570,000	Condo	735
2 S End Ave #3K	1-00016-8030	18-Jul-18	$556,600	Condo	634

THE RATNER TEAM

David Ratner

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 own 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, knowledgable and kept us informed throughout the proccess. 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 then 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 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

READ MORE REVIEWS

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Warren Lewis Sotheby's International Realty

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The RATNER Team

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- Artist & Artisans
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- Closet Design
- CO Experts
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- Electricians
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- Expediters
- Exterminators
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- Home Stagers
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