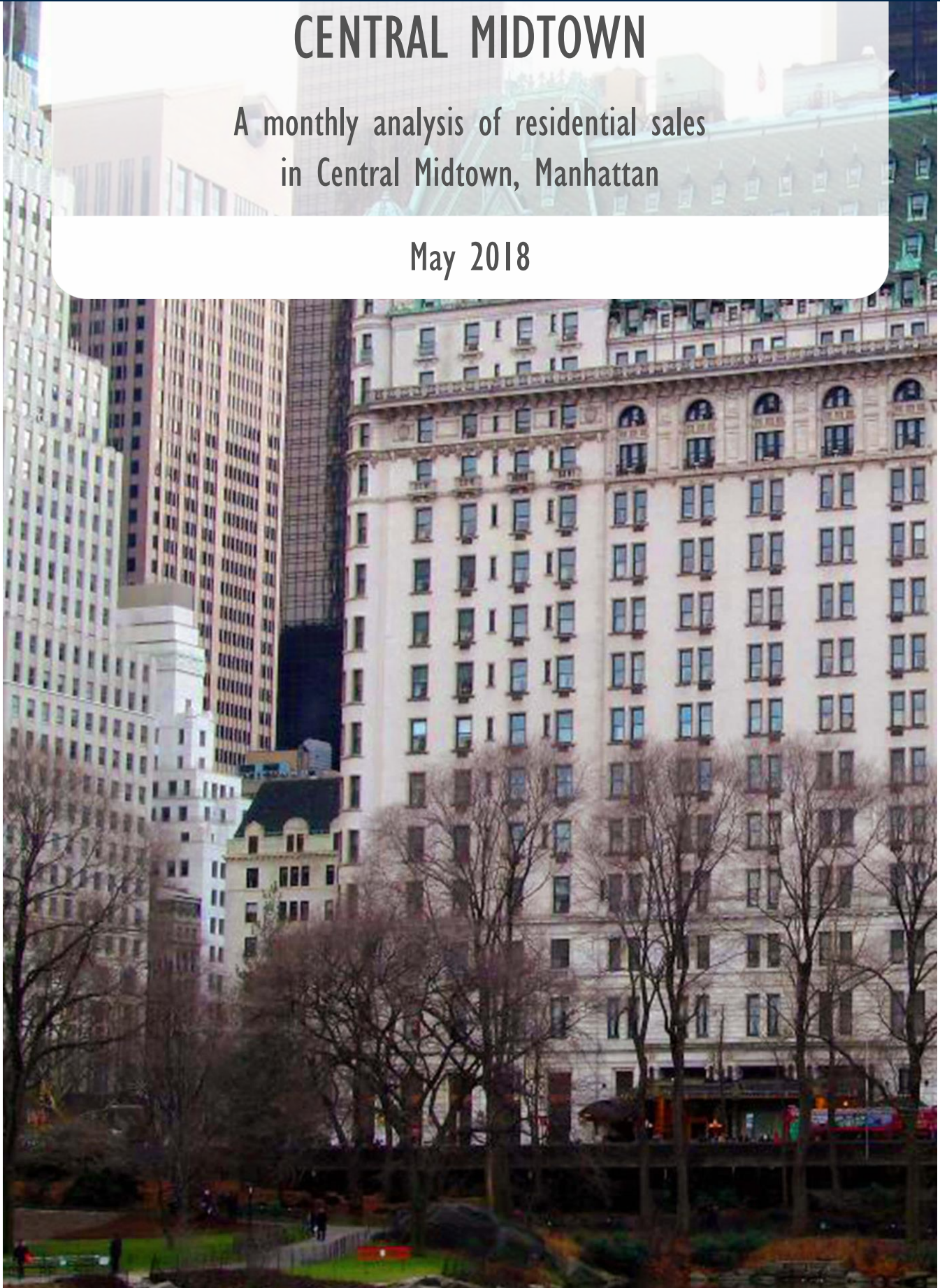


# CENTRAL MIDTOWN

A monthly analysis of residential sales  
in Central Midtown, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Central Midtown, Manhattan

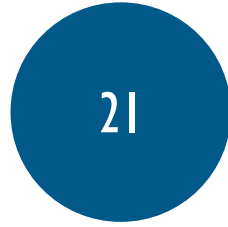
SUMMARY

MEDIAN SALE PRICE



9% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



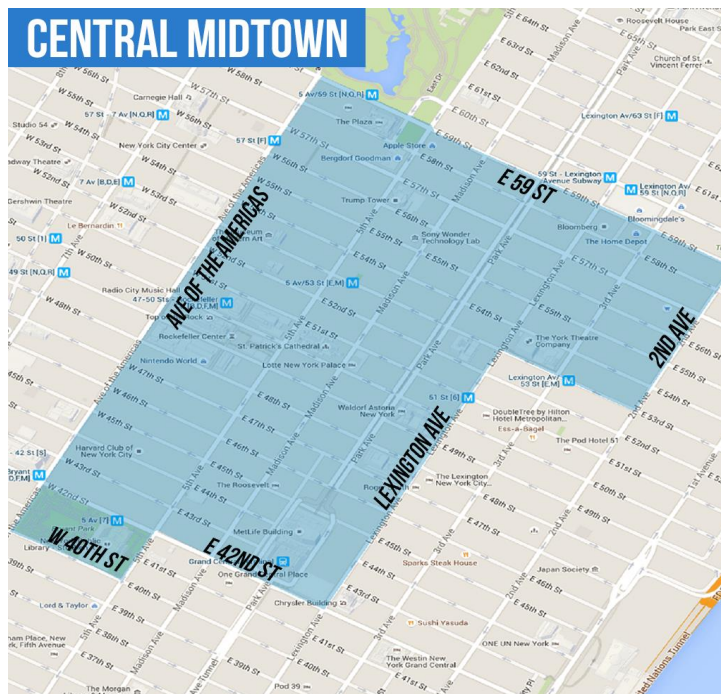
-14% YoY

MANHATTAN MEDIAN SALE PRICE



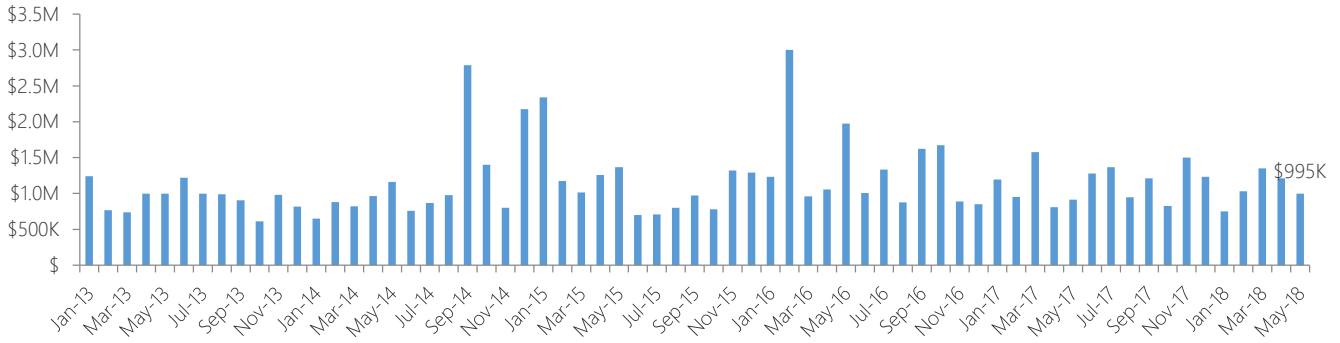
-5% YoY

NEIGHBORHOOD BOUNDARIES

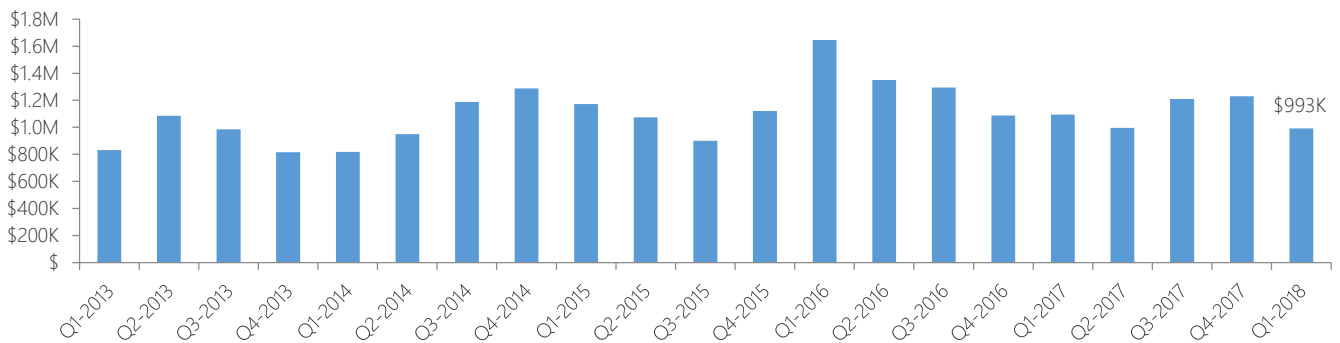


## RESIDENTIAL STATS

### Median Sale Price by Month

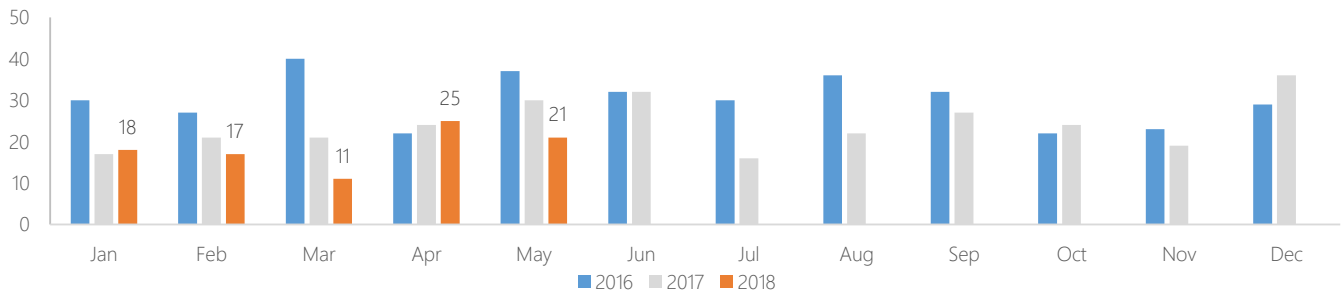


### Median Sale Price by Quarter



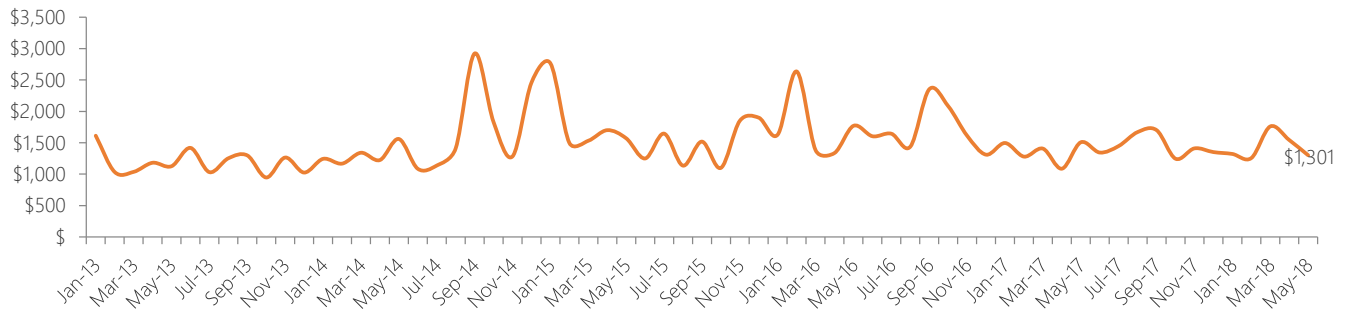
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	15	25	28	35	39	28	41	38	34	33	27	22
2014	25	21	28	40	20	34	32	28	34	39	23	32
2015	14	24	28	22	33	39	31	33	32	36	20	34
2016	30	27	40	22	37	32	30	36	32	22	23	29
2017	17	21	21	24	30	32	16	22	27	24	19	36
2018	18	17	11	25	21							





Median Sale Price per Square Foot

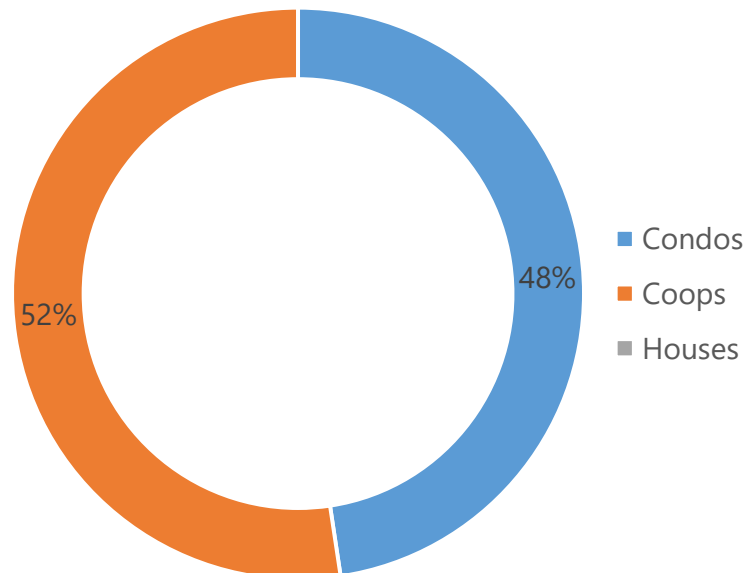


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,175,000	15%	\$1,669	5%	10
Coops	\$697,500	0%	\$978	1%	11
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #71B	1-01292-1427	30-May-18	\$34,750,000	Condo	4,019
432 Park Ave #71A	1-01292-1426	30-May-18	\$25,250,000	Condo	4,019
432 Park Ave #53A	1-01292-1393	2-May-18	\$10,950,000	Condo	1,789
15 W 53rd St #42D	1-01269-1221	1-May-18	\$3,200,000	Condo	1,917
480 Park Ave #3A	1-01294-0033	10-May-18	\$2,875,000	Coop	
768 Fifth Ave #1430	1-01274-1358	15-May-18	\$2,175,000	Condo	904
77 W 55th St #3B	1-01271-0302	31-May-18	\$1,475,000	Condo	1,016
17 W 54th St #9B	1-01270-0020	7-May-18	\$1,172,500	Coop	1,350
58 W 58th St #25F	1-01273-1132	7-May-18	\$1,020,000	Condo	846
480 Park Ave #10J	1-01294-0033	21-May-18	\$995,000	Coop	1,000
77 W 55th St #15H	1-01271-1508	10-May-18	\$950,000	Condo	730
245 E 54th St #22R	1-01328-0021	9-May-18	\$720,000	Coop	750
220-224 E 54th St #6N	1-01327-0037	21-May-18	\$700,000	Coop	
245 E 54th St #23L	1-01328-0021	24-May-18	\$695,000	Coop	
245 E 54th St #17N	1-01328-0021	2-May-18	\$665,000	Coop	650
225 E 57th St #4A	1-01331-1203	7-May-18	\$641,250	Coop	
225 E 57th St #3A	1-01331-1203	16-May-18	\$580,000	Coop	
18 W 48th St #7F	1-01263-1030	8-May-18	\$540,000	Condo	794
235 E 54th St #3C	1-01328-0019	29-May-18	\$325,000	Coop	



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# 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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The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

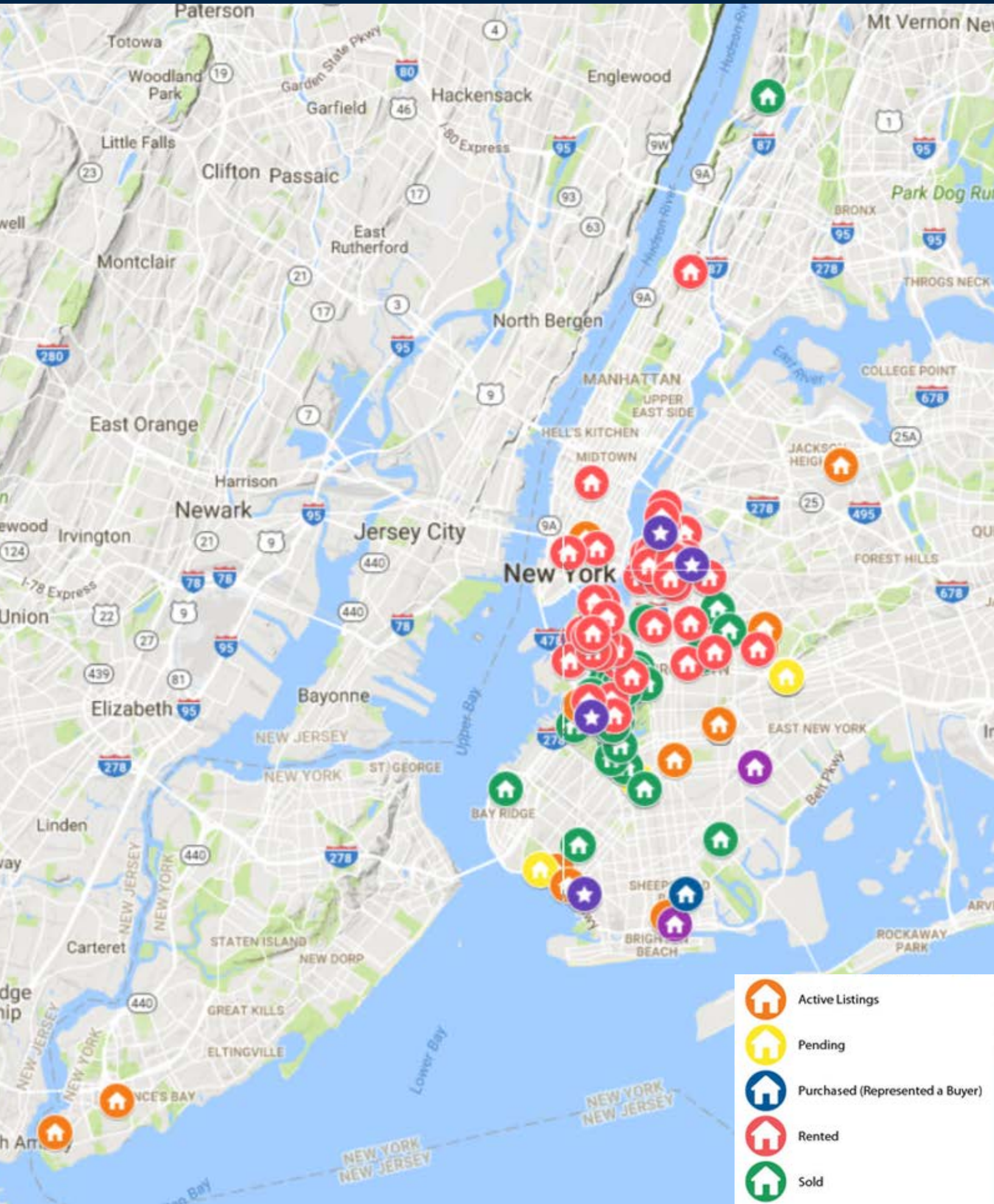
[READ MORE REVIEWS](#)



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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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