

# DOWNTOWN MANHATTAN

A monthly analysis of residential sales  
in Downtown Manhattan, Manhattan

October 2017



**The RATNER Team Market Report**

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# Residential Market Report, October 2017

## Downtown Manhattan, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.25M**

-3% YoY

NO. OF TRANSACTIONS

**170**

-14% YoY

MEDIAN PRICE/SQ.FT.

**\$1,497**

-5% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$995K**

0% YoY

### NEIGHBORHOOD BOUNDARIES

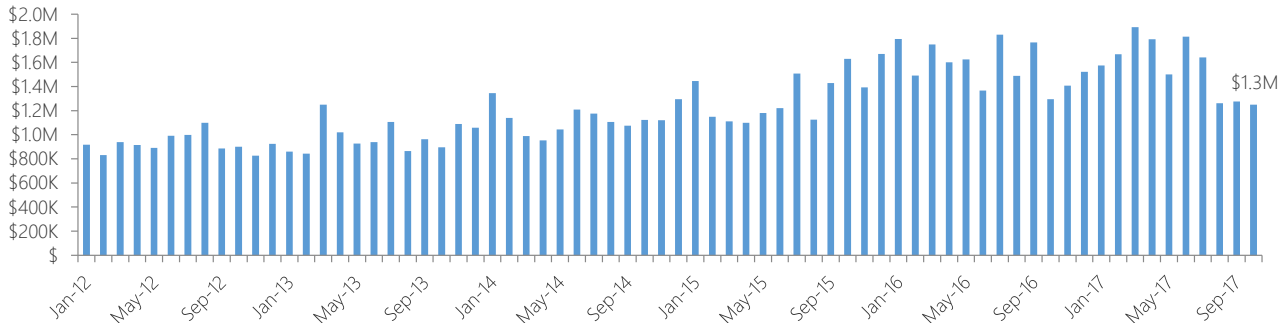


**The RATNER Team Market Report**

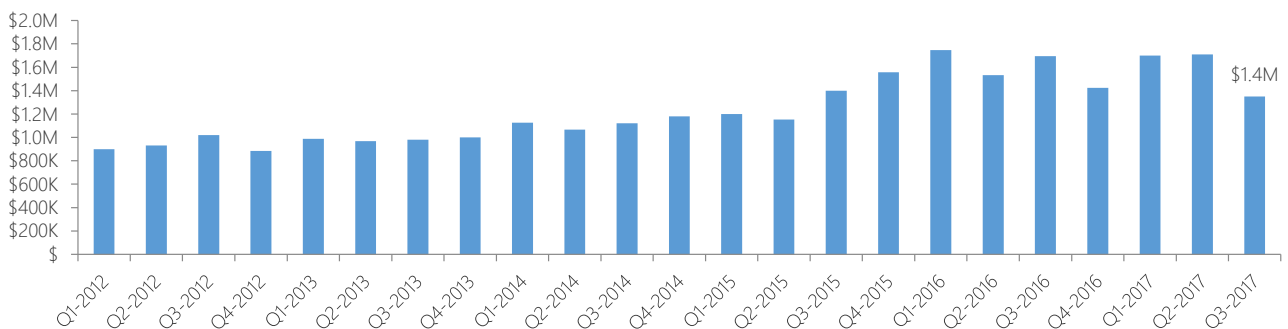
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## RESIDENTIAL STATS

### Median Sale Price by Month

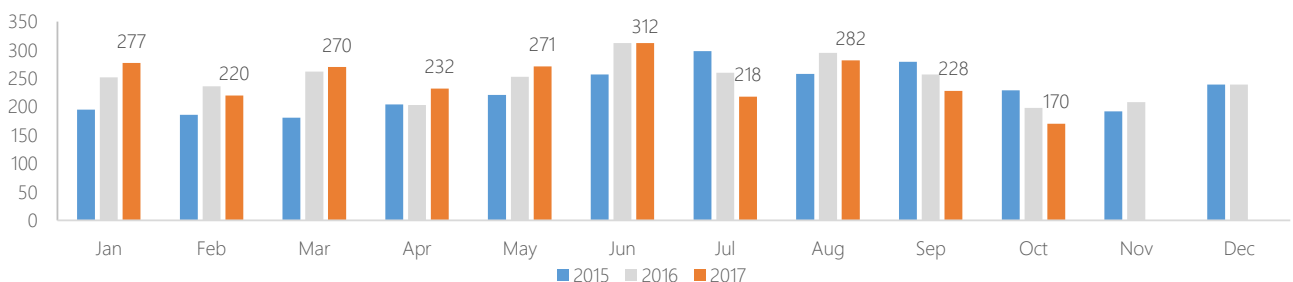


### Median Sale Price by Quarter

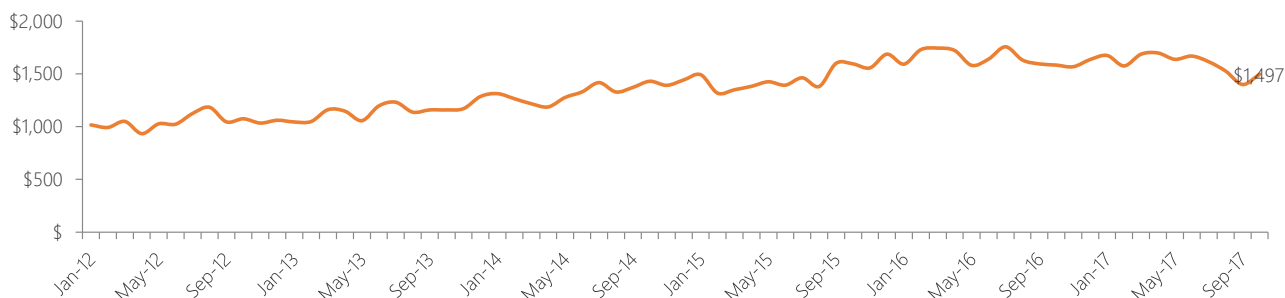


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	153	162	213	234	234	284	277	326	219	232	211	328
2013	182	176	239	312	281	309	361	329	282	280	218	247
2014	271	181	197	222	259	287	292	265	252	247	185	237
2015	195	186	181	204	221	257	298	258	279	229	192	239
2016	252	236	262	203	253	312	260	295	257	198	208	239
2017	277	220	270	232	271	312	218	282	228	170		



## Median Sale Price per Square Foot

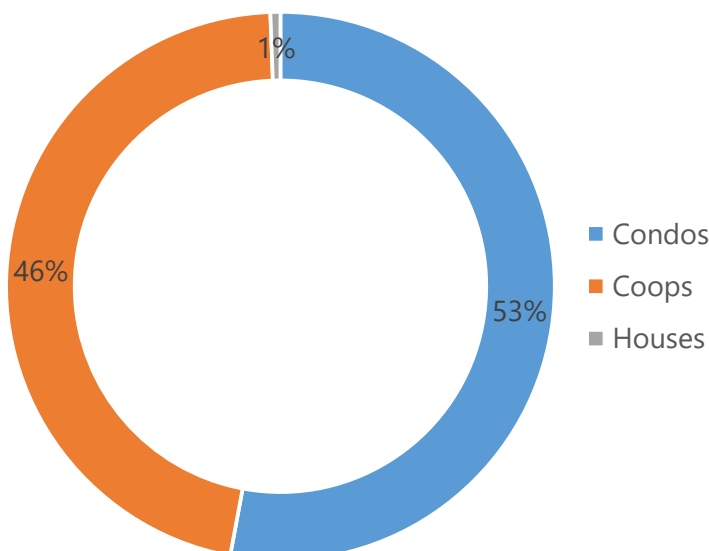


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,991,927	-27%	\$1,631	-8%	90
Coops	\$822,500	-3%	\$1,209	-11%	79
Houses	\$17,850,000	1198%	\$4,281	259%	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
26 Bank St	1-00614-0019	12-Oct-17	\$17,850,000	House	4,170
66 Leonard St #PH	1-00173-1049	23-Oct-17	\$10,368,000	Condo	6,699
140 West St #19B	1-00084-1124	19-Oct-17	\$8,655,125	Condo	
41 Bond St #6	1-00529-2005	31-Oct-17	\$8,145,334	Condo	2,627
157 Hudson St #5B	1-00215-1415	3-Oct-17	\$7,850,000	Condo	3,992
30 Park Pl #49A	1-00123-1156	4-Oct-17	\$6,850,000	Condo	2,219
1 Morton Sq #8BW	1-00602-1045	1-Oct-17	\$6,492,153	Condo	2,446
128 E 7 St #7	1-00434-1107	4-Oct-17	\$4,650,000	Condo	1,107
124 Hudson St #4A	1-00190-1511	4-Oct-17	\$4,625,000	Condo	2,473
56 Leonard St #22BE	1-00176-1052	27-Oct-17	\$4,500,000	Condo	
50 West St #52A	1-00017-1377	26-Oct-17	\$4,424,296	Condo	
137-143 Reade St #3B	1-00140-1209	26-Oct-17	\$4,250,000	Condo	2,175
59 Bank St #4	1-00624-1004	25-Oct-17	\$4,200,000	Condo	1,858
354 Broadway #2	1-00171-1105	23-Oct-17	\$4,200,000	Condo	4,004
427-431 West St #2A	1-00638-0001	6-Oct-17	\$4,000,000	Coop	
43 Great Jones St #6	1-00530-0028	11-Oct-17	\$3,875,000	Coop	
65-77 Worth St #PHD	1-00173-1229	20-Oct-17	\$3,850,000	Condo	1,997
9-15 Murray St	1-00134-1127	3-Oct-17	\$3,750,000	Condo	1,850
101 Warren St #5E	1-00142-1511	16-Oct-17	\$3,730,000	Condo	1,921
5 Franklin Pl #9A	1-00175-1523	24-Oct-17	\$3,700,000	Condo	1,567
123 Sullivan St #2	1-00503-1002	19-Oct-17	\$3,700,000	Condo	1,648
141-145 Wooster St #7C	1-00515-0031	31-Oct-17	\$3,400,000	Coop	2,000
130 Beekman St #5A	1-00097-1117	3-Oct-17	\$3,397,000	Condo	2,035
212 Warren St #4C	1-00016-4334	2-Oct-17	\$3,165,000	Condo	1,661
44 Morton St #1W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
44 Morton St #2W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
2-8 5 Ave #8M	1-00551-0001	17-Oct-17	\$3,061,058	Coop	
35 Wooster St #5R	1-00475-1109	20-Oct-17	\$3,000,000	Condo	1,503
110 3 Ave #14C	1-00559-1155	17-Oct-17	\$3,000,000	Condo	1,382
55 Great Jones St #5FL	1-00530-0032	27-Oct-17	\$2,950,000	Coop	
45-47 Crosby St #7N	1-00482-0003	4-Oct-17	\$2,925,000	Coop	
30 Little West St #19A	1-00016-1512	13-Oct-17	\$2,800,000	Condo	1,698
21 Astor Pl #6B	1-00545-1313	12-Oct-17	\$2,790,000	Condo	1,470
68 Thomas St #3	1-00147-1103	30-Oct-17	\$2,750,000	Condo	1,847
631-635 Hudson St #6B	1-00626-0012	2-Oct-17	\$2,725,000	Coop	
44 Walker St #4	1-00194-1102	11-Oct-17	\$2,600,000	Coop	1,800
50 West St #47D	1-00017-1361	11-Oct-17	\$2,545,625	Condo	
11 Harrison St #RES4	1-00180-1206	26-Oct-17	\$2,525,000	Condo	1,555
371-375 West St #4A	1-00603-0001	4-Oct-17	\$2,435,000	Coop	850
50 Clinton St #5C	1-00344-1025	24-Oct-17	\$2,392,888	Condo	
720-732 W 11 St #4B	1-00638-0019	23-Oct-17	\$2,350,000	Coop	
50 Clinton St #4C	1-00344-1019	11-Oct-17	\$2,291,063	Condo	
130 Barrow St #PH7	1-00604-1071	27-Oct-17	\$2,250,000	Condo	1,034
28-32 5 Ave #10K	1-00573-0039	5-Oct-17	\$2,250,000	Coop	1,450
93 Worth St #801	1-00173-1161	5-Oct-17	\$2,150,000	Condo	1,180
275 W 10 St #MG	1-00631-1203	13-Oct-17	\$2,138,325	Condo	
311 Greenwich St #2H	1-00140-1108	23-Oct-17	\$2,100,000	Condo	709
15 Broad St #1716	1-00026-1108	30-Oct-17	\$2,095,000	Condo	1,727
30-46 3 Ave #6A	1-00555-0028	11-Oct-17	\$2,070,000	Coop	
288-289 West St #5E	1-00595-0006	26-Oct-17	\$2,000,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
36-38 Park Row #11E	1-00101-0001	5-Oct-17	\$1,900,000	Coop	1,600
50 West St #31B	1-00017-1300	13-Oct-17	\$1,888,854	Condo	
15 William St #24A	1-00025-1540	13-Oct-17	\$1,840,000	Condo	1,325
299 W 12 St #15J	1-00625-1153	13-Oct-17	\$1,840,000	Condo	825
42-46 8 Ave #3F	1-00616-0001	18-Oct-17	\$1,812,500	Coop	1,000
126-128 W 11 St #74	1-00606-0047	13-Oct-17	\$1,795,000	Coop	1,000
11 Prince St #3B	1-00507-1011	24-Oct-17	\$1,750,000	Condo	843
88 Greenwich St #1304	1-00018-1273	27-Oct-17	\$1,675,000	Condo	1,213
25 5 Ave #5G	1-00567-1036	11-Oct-17	\$1,605,000	Condo	703
173-175 E Broadway #3C	1-00284-1211	11-Oct-17	\$1,595,000	Condo	1,060
38-58 E 10 St #3F	1-00561-0014	5-Oct-17	\$1,585,000	Coop	
59 John St #4F	1-00078-1622	16-Oct-17	\$1,460,000	Condo	1,757
303-305 E 8 St #5F	1-00391-0057	6-Oct-17	\$1,450,000	Coop	1,400
211 E 13 St #PH1 E	1-00469-1575	12-Oct-17	\$1,350,000	Condo	776
123 Baxter St #2D	1-00206-1109	11-Oct-17	\$1,349,181	Condo	1,079
350 Albany St #6D	1-00016-2055	2-Oct-17	\$1,300,000	Condo	1,174
295 Greenwich St #5GN	1-00137-1053	6-Oct-17	\$1,300,000	Condo	797
357 W 12 St #2R	1-00641-1020	16-Oct-17	\$1,300,000	Condo	694
200 Chambers St #5K	1-00142-1305	11-Oct-17	\$1,285,000	Condo	617
15 William St #43C	1-00025-1692	16-Oct-17	\$1,265,000	Condo	832
92 Perry St #5	1-00621-1105	23-Oct-17	\$1,260,000	Condo	646
380 Rector Pl #2B	1-00016-2624	13-Oct-17	\$1,260,000	Condo	978
60 W 13 St #9D	1-00576-0904	25-Oct-17	\$1,250,000	Condo	820
20 Clinton St #2F	1-00350-1037	11-Oct-17	\$1,245,000	Condo	887
60 E 8 St #14P	1-00548-1003	3-Oct-17	\$1,235,000	Coop	850
23-33 Greenwich Ave #10J	1-00611-0065	11-Oct-17	\$1,120,000	Coop	800
20-34 University Pl #25A	1-00566-0018	12-Oct-17	\$1,100,000	Coop	
51 Charles St #1	1-00621-0061	17-Oct-17	\$1,075,000	Coop	
409 Grand St #D104	1-00315-0001	2-Oct-17	\$1,050,000	Coop	
80 John St #18D	1-00068-1132	3-Oct-17	\$1,050,000	Condo	1,090
426 W Broadway #6C	1-00502-1032	31-Oct-17	\$999,999	Condo	450
63-77 University Pl #1B	1-00562-0001	23-Oct-17	\$999,000	Coop	
223 W 10 St #2B	1-00620-1132	27-Oct-17	\$999,000	Condo	490
226-230 E 12 St #8BD	1-00467-0022	23-Oct-17	\$995,000	Coop	
149-151 Sullivan St #4A	1-00517-0009	11-Oct-17	\$975,000	Coop	
225 Rector Pl #19D	1-00016-3454	18-Oct-17	\$968,000	Condo	695
99 John St #1807	1-00076-1445	3-Oct-17	\$954,500	Condo	754
486-494 Avenue Of The Americas #4G	1-00576-0001	16-Oct-17	\$950,000	Coop	
111 4 Ave #7B	1-00556-0044	24-Oct-17	\$925,000	Coop	
185 Park Row #10A	1-00117-0001	26-Oct-17	\$895,000	Coop	1,200
90 William St #9D	1-00068-1253	25-Oct-17	\$885,000	Condo	845
570 Grand St #G1304	1-00321-0001	17-Oct-17	\$875,000	Coop	1,000
60 E 9 St #433	1-00560-1203	18-Oct-17	\$860,000	Coop	800
570 Grand St #G1504	1-00321-0001	18-Oct-17	\$852,000	Coop	1,000
453 F D R Dr #F1006	1-00263-0008	10-Oct-17	\$850,000	Coop	
409 Grand St #F2002	1-00315-0001	20-Oct-17	\$835,000	Coop	
243 Mulberry St #3L	1-00495-0029	16-Oct-17	\$826,475	Coop	
650-664 Washington St #5A	1-00636-0022	30-Oct-17	\$825,000	Coop	
18-20 W 14 St #6HS	1-00577-0030	31-Oct-17	\$820,000	Coop	740
222 W 14 St #7D	1-00618-1074	13-Oct-17	\$815,000	Condo	499



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Address	BBL	Sale date	Sale price	Property type	Sqft
357-389 Grand St #H604	1-00311-0013	17-Oct-17	\$802,000	Coop	
89 Bedford St #2	1-00585-0027	19-Oct-17	\$800,000	Coop	
753 E 5 St #3B	1-00375-1107	18-Oct-17	\$800,000	Condo	722
504 Grand St #H45	1-00331-0001	4-Oct-17	\$790,000	Coop	
50 Bayard St #5N	1-00202-1085	12-Oct-17	\$788,000	Condo	653
80 John St #2E	1-00068-1008	2-Oct-17	\$787,500	Condo	736
80 Gold St #24E	1-00094-0001	24-Oct-17	\$781,300	Coop	
18-20 Pine St #2411	1-00044-1345	5-Oct-17	\$780,000	Condo	595
196-198 Park Row #25A	1-00161-0001	30-Oct-17	\$780,000	Coop	
80 Gold St #26E	1-00094-0001	30-Oct-17	\$775,000	Coop	
204-206 W 10 St #28	1-00619-1103	23-Oct-17	\$766,000	Coop	550
20 West St #21K	1-00015-1223	13-Oct-17	\$755,000	Condo	509
47-61 E 9 St #3J	1-00561-0037	31-Oct-17	\$727,000	Coop	
80 Gold St #20J	1-00094-0001	23-Oct-17	\$725,000	Coop	
409 Grand St #E1205	1-00315-0001	11-Oct-17	\$723,000	Coop	
54-60 8 Ave #8E	1-00616-0011	19-Oct-17	\$710,000	Coop	
120-130 4 Ave #17E	1-00564-0054	23-Oct-17	\$710,000	Coop	
200 Rector Pl #18M	1-00016-5433	20-Oct-17	\$700,000	Condo	549
99 John St #1003	1-00076-1313	30-Oct-17	\$688,000	Condo	537
56 Pine St #11B	1-00041-1257	20-Oct-17	\$685,000	Condo	706
453 F D R Dr #B207	1-00263-0008	10-Oct-17	\$680,000	Coop	800
45 Perry St #13	1-00613-0042	16-Oct-17	\$680,000	Coop	
185 Park Row #12C	1-00117-0001	19-Oct-17	\$675,000	Coop	1,150
349 W Broadway #4	1-00475-0007	10-Oct-17	\$669,663	Coop	
56 Pine St #16A	1-00041-1284	31-Oct-17	\$665,000	Condo	622
280 Rector Pl #7I	1-00016-3087	2-Oct-17	\$658,500	Condo	625
80 Gold St #20A	1-00094-0001	26-Oct-17	\$651,000	Coop	
771-777 Greenwich St #5O	1-00624-0001	25-Oct-17	\$650,000	Coop	
99 John St #909	1-00076-1293	6-Oct-17	\$649,000	Condo	491
570 Grand St #H606	1-00321-0001	12-Oct-17	\$635,000	Coop	
194-198 W 4 St #10G	1-00591-0026	4-Oct-17	\$631,000	Coop	
63 E 9 St #3D	1-00561-1003	11-Oct-17	\$623,500	Coop	
453 F D R Dr #F1502	1-00263-0008	30-Oct-17	\$608,000	Coop	
650-664 Washington St #5P	1-00636-0022	10-Oct-17	\$605,000	Coop	500
23-33 Greenwich Ave #7L	1-00611-0065	2-Oct-17	\$592,000	Coop	490
185 W Houston St #2B	1-00520-0029	23-Oct-17	\$585,000	Coop	
2 S End Ave #4U	1-00016-8062	27-Oct-17	\$575,000	Condo	633
196-198 Park Row #6E	1-00161-0001	27-Oct-17	\$510,000	Coop	
45-55 W 10 St #2H	1-00574-0067	5-Oct-17	\$505,000	Coop	
3 Hanover Sq #4L	1-00028-0001	20-Oct-17	\$500,000	Coop	
41 Jane St #5B	1-00626-0050	25-Oct-17	\$475,000	Coop	350
99 Battery Pl #11A	1-00016-7010	13-Oct-17	\$465,000	Condo	624
163-165 Prince St #3	1-00516-0001	3-Oct-17	\$459,000	Coop	
211 Thompson St #3K	1-00539-0031	19-Oct-17	\$449,000	Coop	450
54 E 1 St #2B	1-00443-0050	11-Oct-17	\$438,500	Coop	
185 Park Row #8F	1-00117-0001	26-Oct-17	\$410,000	Coop	
80 Gold St #25J	1-00094-0001	9-Oct-17	\$337,550	Coop	
155 Perry St #2A	1-00637-1005	10-Oct-17	\$224,978	Condo	1,207
88 Greenwich St #820	1-00018-1165	9-Oct-17	\$175,385	Condo	552
214-216 Avenue A #1DE	1-00407-1003	27-Oct-17	\$159,974	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



Sandra Levykh

Residential Sales &  
Rental Specialist



Nate Pfaff

Residential Sales &  
Rental Specialist



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## David Ratner

Commercial & Residential  
Brooklyn Expert

### Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

### Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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## Jessie Torres

NYC Condo, Co-op &  
New Development Expert

### Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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## New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

### Sandra Levykh

Residential Sales &  
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

#### Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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## Delivering happiness one home at a time



### Nate Pfaff

Residential Sales &  
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

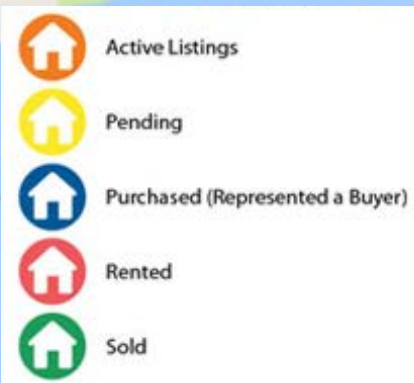
Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



## The RATNER Team Market Report

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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)



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## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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