

DOWNTOWN MANHATTAN

A monthly analysis of residential sales
in Downtown Manhattan, Manhattan

August 2017



The RATNER Team Market Report

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Residential Market Report, August 2017

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.26M

-15% YoY

NO. OF TRANSACTIONS

302

2% YoY

MEDIAN PRICE/SQ.FT.

\$1,489

-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

15% YoY

NEIGHBORHOOD BOUNDARIES

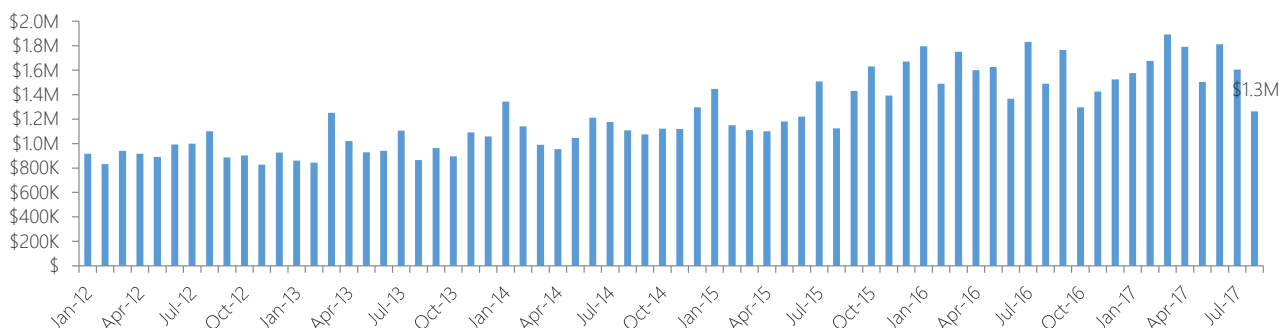


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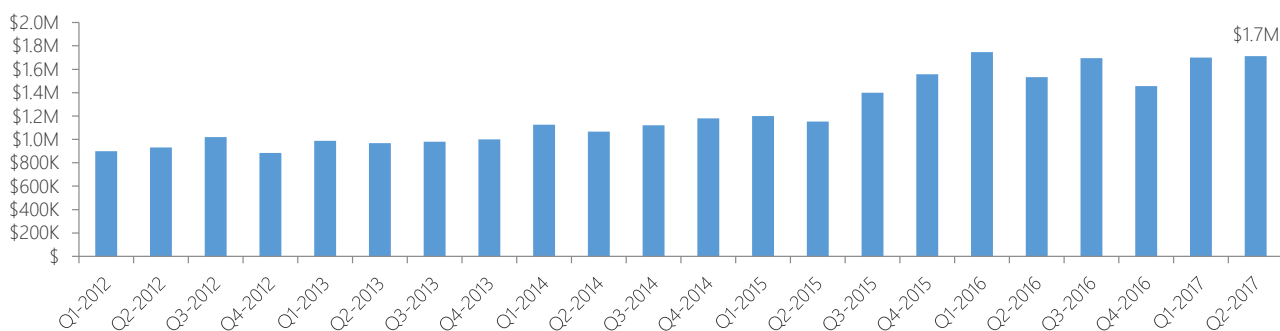
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RESIDENTIAL STATS

Median Sale Price by Month

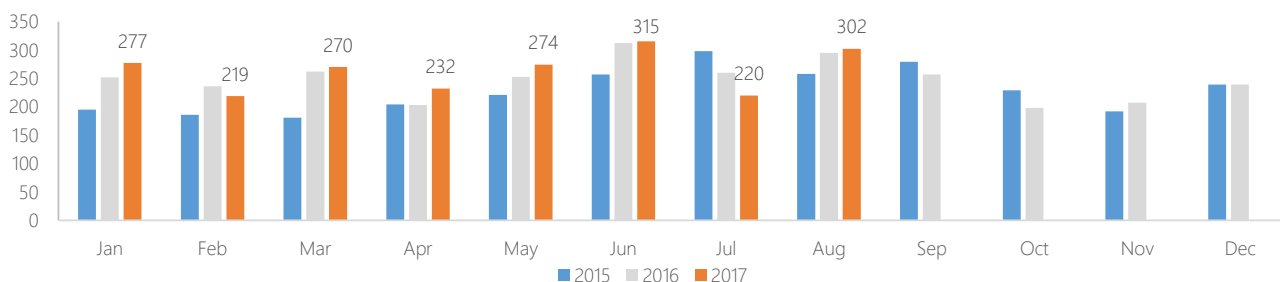


Median Sale Price by Quarter



Number of Transactions

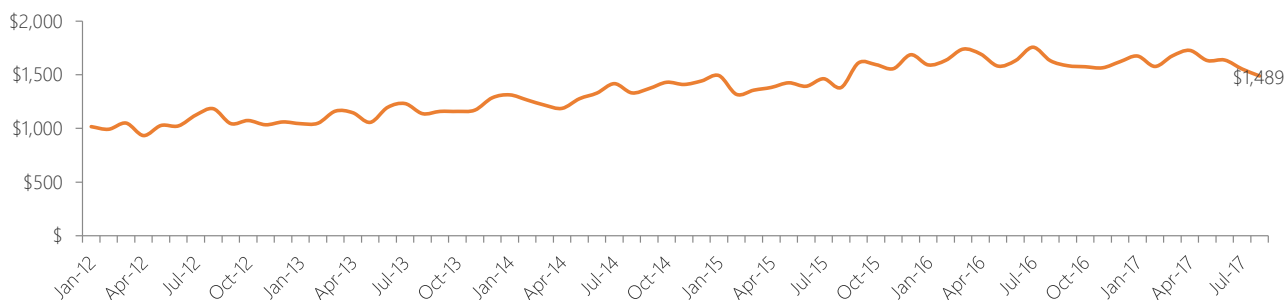
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	153	162	213	234	234	284	277	326	219	232	211	328
2013	182	176	239	312	281	309	361	329	282	280	218	247
2014	271	181	197	222	259	287	292	265	252	247	185	237
2015	195	186	181	204	221	257	298	258	279	229	192	239
2016	252	236	262	203	253	312	260	295	257	198	207	239
2017	277	219	270	232	274	315	220	302				



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Median Sale Price per Square Foot

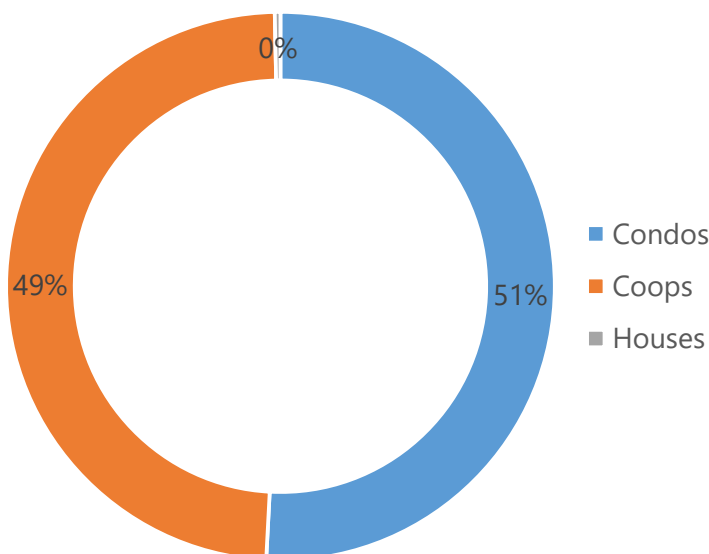


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,647,500	-31%	\$1,517	-11%	153
Coops	\$985,000	6%	\$1,462	9%	147
Houses	\$7,800,000	-5%	\$3,250	38%	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
56 Leonard St #PH55	1-00176-1143	4-Aug-17	\$26,500,000	Condo	
155 W 11 St #14A	1-00607-1390	1-Aug-17	\$18,940,564	Condo	3,951
30 Park Pl #67A	1-00123-1226	30-Aug-17	\$11,750,000	Condo	3,699
50 West St #51C	1-00017-1375	11-Aug-17	\$11,404,400	Condo	
421 Hudson St #TH2	1-00601-1184	21-Aug-17	\$10,600,000	Condo	3,813
50 West St #PH57B	1-00017-1395	1-Aug-17	\$10,448,222	Condo	
30 Park Pl #59A	1-00123-1197	15-Aug-17	\$8,900,000	Condo	2,811
25 Mercer St #UNIT2	1-00230-1402	15-Aug-17	\$8,146,000	Condo	2,901
75 Bedford St	1-00584-0031	15-Aug-17	\$7,800,000	House	2,400
56 Leonard St #38AE	1-00176-1107	28-Aug-17	\$7,550,000	Condo	
2-8 5 Ave #12S	1-00551-0001	24-Aug-17	\$7,350,000	Coop	
275 W 10 St #7A	1-00631-1227	17-Aug-17	\$7,350,000	Condo	
114 Liberty St #10	1-00052-1111	28-Aug-17	\$7,300,000	Condo	5,362
443 Greenwich St #4H	1-00222-1232	10-Aug-17	\$7,275,233	Condo	
12 Warren St #7	1-00135-1808	29-Aug-17	\$6,873,187	Condo	
37 E 12 St #4	1-00564-1203	21-Aug-17	\$6,675,000	Condo	
40-46 5 Ave #4A	1-00574-0039	3-Aug-17	\$6,550,000	Coop	
250 West St #6D	1-00217-1252	17-Aug-17	\$6,500,000	Condo	2,505
50 West St #40C	1-00017-1332	29-Aug-17	\$6,400,000	Condo	
28 E 10 St #6A	1-00561-1145	30-Aug-17	\$6,300,000	Condo	2,615
56 Leonard St #6E	1-00176-1004	18-Aug-17	\$6,139,457	Condo	
14-16 Wooster St #3	1-00229-0013	8-Aug-17	\$5,800,000	Coop	3,769
1-5 Bond St #2C	1-00529-1312	18-Aug-17	\$5,640,000	Condo	3,140
631-635 Hudson St #2	1-00626-0012	9-Aug-17	\$5,634,220	Coop	
335 Greenwich St #7AB	1-00143-0021	22-Aug-17	\$5,600,000	Coop	
469 Broome St #5G	1-00475-0046	24-Aug-17	\$5,400,000	Coop	
487 Broadway #3E	1-00474-0029	17-Aug-17	\$5,300,000	Coop	2,500
52 Wooster St #3	1-00475-1703	10-Aug-17	\$5,200,000	Condo	2,064
111 Greene St #3C	1-00500-1616	29-Aug-17	\$5,150,000	Condo	2,549
92-94 Greene St #2B	1-00499-1504	14-Aug-17	\$5,000,000	Condo	2,180
1-7 5 Ave #7GH	1-00550-0022	17-Aug-17	\$4,925,000	Coop	2,100
415 Greenwich St #4B	1-00215-1125	22-Aug-17	\$4,900,000	Condo	2,481
18 Leonard St #1C	1-00179-1302	1-Aug-17	\$4,850,000	Condo	2,964
12 Warren St #PHC	1-00135-1810	21-Aug-17	\$4,800,000	Condo	
28-32 5 Ave #9CD	1-00573-0039	2-Aug-17	\$4,775,000	Coop	1,800
250 West St #4B	1-00217-1229	31-Aug-17	\$4,760,250	Condo	2,317
832 Broadway #3	1-00564-0036	23-Aug-17	\$4,758,000	Coop	
56 Leonard St #41BE	1-00176-1117	14-Aug-17	\$4,750,000	Condo	
12 Warren St #PHB	1-00135-1811	9-Aug-17	\$4,717,659	Condo	
433-439 West St #3B	1-00638-0004	30-Aug-17	\$4,700,000	Coop	
124 Hudson St #5A	1-00190-1515	17-Aug-17	\$4,650,000	Condo	2,473
74 Charlton St #PHC	1-00580-0011	18-Aug-17	\$4,448,661	Coop	1,848
50 West St #48A	1-00017-1362	25-Aug-17	\$4,241,011	Condo	
50 West St #PH58B	1-00017-1397	4-Aug-17	\$4,123,913	Condo	
101 Wall St #21A	1-00033-1050	16-Aug-17	\$4,100,000	Condo	
491-497 Greenwich St #3A	1-00594-1207	29-Aug-17	\$3,800,000	Condo	2,801
42 E 12 St #6	1-00563-1105	25-Aug-17	\$3,750,000	Condo	1,680
70 Little West St #18E	1-00016-1848	3-Aug-17	\$3,675,000	Condo	1,737
74 Charlton St #16A	1-00580-0011	22-Aug-17	\$3,669,700	Coop	1,622
1 Morton Sq #3EW	1-00602-1014	7-Aug-17	\$3,600,000	Condo	1,476



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Address	BBL	Sale date	Sale price	Property type	Sqft
8 Warren St	1-00135-1304	4-Aug-17	\$3,500,000	Condo	2,074
40-46 5 Ave #10B	1-00574-0039	8-Aug-17	\$3,500,000	Coop	
101 Warren St #3130	1-00142-1715	17-Aug-17	\$3,477,000	Condo	1,611
1-2 River Ter #25C	1-00016-3824	14-Aug-17	\$3,450,000	Condo	1,930
311 W Broadway #3I	1-00228-1213	31-Aug-17	\$3,419,000	Condo	1,760
74-76 5 Ave #2A	1-00577-0042	23-Aug-17	\$3,280,000	Coop	2,300
101 Leonard St #10E	1-00171-1258	24-Aug-17	\$3,266,000	Condo	1,963
93 Worth St #211	1-00173-1117	17-Aug-17	\$3,250,000	Condo	1,589
28-32 5 Ave #7GH	1-00573-0039	15-Aug-17	\$3,175,000	Coop	1,550
112 Franklin St #2	1-00178-1002	15-Aug-17	\$3,150,000	Coop	
465-469 Greenwich St #3RDFL	1-00225-1002	24-Aug-17	\$3,060,000	Coop	
15 Renwick St #201	1-00594-2004	21-Aug-17	\$3,005,000	Condo	
77 Reade St #4B	1-00149-1021	21-Aug-17	\$2,985,000	Condo	1,592
139 Wooster St #P2	1-00515-1012	15-Aug-17	\$2,945,272	Condo	4,252
139 Wooster St #A3	1-00515-1012	15-Aug-17	\$2,945,272	Condo	4,252
466-470 Washington St #5E	1-00595-0016	23-Aug-17	\$2,900,000	Coop	3,000
74 Charlton St #14A	1-00580-0011	11-Aug-17	\$2,885,648	Coop	1,504
28-32 5 Ave #9HJ	1-00573-0039	31-Aug-17	\$2,850,000	Coop	
70 Little West St #31C	1-00016-1931	29-Aug-17	\$2,825,000	Condo	1,409
101 Warren St #880	1-00142-1582	18-Aug-17	\$2,700,000	Condo	1,473
93 Crosby St #2	1-00496-1102	17-Aug-17	\$2,600,000	Condo	1,900
325 W Broadway #2C	1-00228-1405	1-Aug-17	\$2,462,265	Condo	
666 Washington St #2A	1-00636-0060	21-Aug-17	\$2,425,000	Coop	1,800
141 Mac Dougal St #9	1-00543-0052	22-Aug-17	\$2,375,000	Coop	
258-259 Broadway #3A	1-00134-0025	29-Aug-17	\$2,325,000	Coop	1,550
115-119 E 10 St #4	1-00466-0048	14-Aug-17	\$2,300,000	Coop	1,000
130 Fulton St #5A	1-00079-1205	4-Aug-17	\$2,300,000	Condo	1,853
3 W 13 St #8	1-00577-1208	1-Aug-17	\$2,300,000	Condo	1,077
133 Mulberry St #4D	1-00236-1211	24-Aug-17	\$2,291,063	Condo	1,820
74 Charlton St #7E	1-00580-0011	2-Aug-17	\$2,269,606	Coop	
105-113 Wooster St #5B	1-00501-1008	9-Aug-17	\$2,250,000	Condo	1,253
110 3 Ave #7D	1-00559-1128	29-Aug-17	\$2,249,000	Condo	1,056
310 E Houston St #PHC	1-00384-1222	14-Aug-17	\$2,150,000	Condo	1,340
380-392 W 12 St #7D	1-00640-0012	8-Aug-17	\$2,090,000	Coop	1,100
407 E 12 St #4RNE	1-00440-1123	29-Aug-17	\$2,050,000	Condo	1,399
33 5 Ave #12A	1-00567-0007	31-Aug-17	\$2,050,000	Coop	1,100
50 Clinton St #5A	1-00344-1023	31-Aug-17	\$2,036,500	Condo	
59 4 Ave #7A	1-00555-0011	16-Aug-17	\$1,995,000	Coop	1,700
55-61 Hudson St #4A	1-00143-0004	17-Aug-17	\$1,960,000	Coop	1,270
50 Clinton St #3A	1-00344-1011	31-Aug-17	\$1,909,219	Condo	
70 Little West St #17G	1-00016-1843	9-Aug-17	\$1,900,000	Condo	1,356
15 William St #28A	1-00025-1572	14-Aug-17	\$1,900,000	Condo	1,325
138-142 Nassau St #5A	1-00100-0026	8-Aug-17	\$1,900,000	Coop	1,650
97-101 Avenue B #6ED	1-00389-1003	7-Aug-17	\$1,900,000	Coop	1,300
74 Charlton St #21D	1-00580-0011	21-Aug-17	\$1,881,653	Coop	
21 S End Ave #PH2Y	1-00016-6180	30-Aug-17	\$1,875,000	Condo	1,375
114-116 E 13 St #6A	1-00558-1019	1-Aug-17	\$1,875,000	Condo	1,152
37 B Crosby St #1	1-00473-0130	10-Aug-17	\$1,862,000	Coop	1,500
50 West St #29C	1-00017-1294	11-Aug-17	\$1,756,481	Condo	
41 5 Ave #11E	1-00568-0006	22-Aug-17	\$1,750,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1-7 5 Ave #22BC	1-00550-0022	3-Aug-17	\$1,750,000	Coop	
15 William St #29I	1-00025-1587	25-Aug-17	\$1,750,000	Condo	1,273
30-46 3 Ave #15H	1-00555-0028	24-Aug-17	\$1,750,000	Coop	1,175
215 Avenue B #1012	1-00396-1012	14-Aug-17	\$1,750,000	Condo	1,174
200 Rector Pl #10E	1-00016-5176	22-Aug-17	\$1,740,741	Condo	1,180
30-46 3 Ave #21D	1-00555-0028	16-Aug-17	\$1,700,000	Coop	950
45 E 1 St #9	1-00442-1009	23-Aug-17	\$1,700,000	Condo	1,063
41-49 7 Ave #4C	1-00609-0001	7-Aug-17	\$1,700,000	Coop	750
241 Eldridge St #4F	1-00422-1007	29-Aug-17	\$1,655,000	Condo	1,142
40 Broad St #20FG	1-00024-1074	8-Aug-17	\$1,640,000	Condo	1,506
2-8 5 Ave #11Q	1-00551-0001	30-Aug-17	\$1,595,170	Coop	
123 Washington St #PH56G	1-00053-1361	25-Aug-17	\$1,550,000	Condo	708
200 Rector Pl #11E	1-00016-5177	18-Aug-17	\$1,530,939	Condo	1,180
51 Charles St #3	1-00621-0061	10-Aug-17	\$1,500,000	Coop	
442-462 Hudson St #M2	1-00584-1002	1-Aug-17	\$1,465,000	Coop	
130 Barrow St #204	1-00604-1011	11-Aug-17	\$1,460,000	Condo	763
18-20 Pine St #2807	1-00044-1376	17-Aug-17	\$1,450,000	Condo	1,183
123 Washington St #38F	1-00053-1243	9-Aug-17	\$1,450,000	Condo	747
18-20 Pine St #1008	1-00044-1116	18-Aug-17	\$1,426,000	Condo	1,208
115 Nassau St #19C	1-00090-1211	30-Aug-17	\$1,425,550	Condo	
115 Nassau St #17C	1-00090-1205	25-Aug-17	\$1,425,550	Condo	
303 Mercer St #A103	1-00548-0024	23-Aug-17	\$1,425,000	Coop	
75 Wall St #35G	1-00031-1293	30-Aug-17	\$1,425,000	Condo	913
47-61 E 9 St #2L	1-00561-0037	31-Aug-17	\$1,400,000	Coop	
255 Hudson St #4C	1-00594-1717	22-Aug-17	\$1,400,000	Condo	917
267 E 7 St #4	1-00377-0054	4-Aug-17	\$1,400,000	Coop	1,100
167 Perry St #1A	1-00637-0081	9-Aug-17	\$1,375,000	Coop	859
115 Nassau St #21C	1-00090-1217	29-Aug-17	\$1,349,181	Condo	
167 Perry St #4S	1-00637-0081	24-Aug-17	\$1,345,000	Coop	680
200 Chambers St #6J	1-00142-1300	24-Aug-17	\$1,335,000	Condo	677
2-8 5 Ave #11R	1-00551-0001	16-Aug-17	\$1,330,356	Coop	
41 Perry St #5AB	1-00613-0040	8-Aug-17	\$1,325,000	Coop	850
125 W 12 St #4D	1-00608-0053	30-Aug-17	\$1,300,000	Coop	
15 William St #41B	1-00025-1677	17-Aug-17	\$1,295,000	Condo	791
115 Nassau St #18C	1-00090-1208	28-Aug-17	\$1,276,543	Condo	
70 Little West St #7G	1-00016-1751	17-Aug-17	\$1,265,000	Condo	901
18-20 Pine St #1111	1-00044-1138	31-Aug-17	\$1,260,000	Condo	1,223
200 Chambers St #4M	1-00142-1316	15-Aug-17	\$1,255,000	Condo	625
15 William St #41C	1-00025-1678	9-Aug-17	\$1,255,000	Condo	832
99 Battery Pl #22C	1-00016-7068	17-Aug-17	\$1,250,000	Condo	1,097
101 Wall St #15A	1-00033-1037	8-Aug-17	\$1,245,000	Condo	
15 William St #33B	1-00025-1613	28-Aug-17	\$1,235,000	Condo	791
357-389 Grand St #K1306	1-00311-0013	31-Aug-17	\$1,230,000	Coop	1,000
60-62 University Pl #5A	1-00568-0024	23-Aug-17	\$1,230,000	Coop	700
200 Rector Pl #7K	1-00016-5355	15-Aug-17	\$1,205,099	Condo	976
200 Rector Pl #4K	1-00016-5352	15-Aug-17	\$1,194,916	Condo	976
18-20 Pine St #605	1-00044-1037	2-Aug-17	\$1,175,000	Condo	1,100
88 Greenwich St #3204	1-00018-1432	28-Aug-17	\$1,170,000	Condo	759
125 W 12 St #3B	1-00608-0053	22-Aug-17	\$1,165,000	Coop	725
421 E 13 St #7G	1-00441-1286	1-Aug-17	\$1,150,000	Condo	642



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237-239 W 11 St #5B	1-00614-0037	30-Aug-17	\$1,150,000	Coop	
275 Greenwich St #9HS	1-00132-1108	7-Aug-17	\$1,118,000	Condo	752
74-76 5 Ave #6D	1-00577-0042	3-Aug-17	\$1,115,000	Coop	
80 Gold St #17D	1-00094-0001	30-Aug-17	\$1,110,000	Coop	
366 W 11 St #3C	1-00637-1115	16-Aug-17	\$1,100,000	Condo	603
225 Rector Pl #15D	1-00016-3418	30-Aug-17	\$1,088,000	Condo	695
350 Bleecker St #LB	1-00620-0019	25-Aug-17	\$1,085,500	Coop	
333 Rector Pl #1011	1-00016-5714	16-Aug-17	\$1,072,000	Condo	816
357-389 Grand St #G106	1-00311-0013	30-Aug-17	\$1,052,500	Coop	
772-786 Broadway #6H	1-00555-0001	9-Aug-17	\$1,050,000	Coop	
211 E 13 St #3D	1-00469-1530	15-Aug-17	\$1,050,000	Condo	536
115 4 Ave #2D	1-00558-1105	21-Aug-17	\$1,050,000	Condo	740
15 William St #8B	1-00025-1421	18-Aug-17	\$1,017,232	Condo	791
74 Charlton St #2D	1-00580-0011	25-Aug-17	\$1,017,159	Coop	
309 E 12 St #2A	1-00454-0066	3-Aug-17	\$1,000,000	Coop	
125 W 12 St #2B	1-00608-0053	17-Aug-17	\$999,999	Coop	
184 Franklin St #8	1-00187-0005	1-Aug-17	\$999,500	Coop	550
80 Gold St #6B	1-00094-0001	8-Aug-17	\$999,000	Coop	
475-483 Avenue Of The Americas #4J	1-00607-0038	3-Aug-17	\$990,000	Coop	800
54-60 8 Ave #18C	1-00616-0011	10-Aug-17	\$990,000	Coop	590
3 Hanover Sq #3D	1-00028-0001	16-Aug-17	\$985,000	Coop	1,100
54-60 8 Ave #10C	1-00616-0011	8-Aug-17	\$962,500	Coop	650
453 F D R Dr #D1606	1-00263-0008	1-Aug-17	\$950,000	Coop	
176 Broadway #12F	1-00065-0017	3-Aug-17	\$950,000	Coop	
18-20 Pine St #2303	1-00044-1322	7-Aug-17	\$945,000	Condo	820
77 Bleecker St #314	1-00532-0020	1-Aug-17	\$945,000	Coop	700
18-20 Pine St #1015	1-00044-1123	1-Aug-17	\$943,000	Condo	822
79 Perry St #1R	1-00622-0066	15-Aug-17	\$936,225	Coop	650
99 John St #219	1-00076-1122	24-Aug-17	\$925,000	Condo	784
225 Rector Pl #8T	1-00016-3324	17-Aug-17	\$925,000	Condo	763
88 Greenwich St #1908	1-00018-1360	11-Aug-17	\$925,000	Condo	595
63-77 University Pl #1004	1-00562-0001	10-Aug-17	\$925,000	Coop	
18-20 Pine St #2313	1-00044-1332	21-Aug-17	\$915,000	Condo	815
27 Commerce St #272C	1-00587-1027	8-Aug-17	\$900,000	Condo	348
377 Rector Pl #7K	1-00016-1211	22-Aug-17	\$878,750	Condo	688
380 Rector Pl #22D	1-00016-2687	9-Aug-17	\$868,889	Condo	673
18-20 Pine St #1403	1-00044-1168	10-Aug-17	\$868,000	Condo	656
225 Rector Pl #3C	1-00016-3219	14-Aug-17	\$860,000	Condo	688
380 Rector Pl #12C	1-00016-2656	4-Aug-17	\$850,000	Condo	618
39-45 E 12 St #201	1-00564-0026	4-Aug-17	\$850,000	Coop	650
442-462 Hudson St #B4	1-00584-1002	21-Aug-17	\$850,000	Coop	
288 W 12 St #2F	1-00624-0047	18-Aug-17	\$848,000	Coop	550
25-33 Minetta Ln #2G	1-00542-0011	8-Aug-17	\$840,000	Coop	
321 E 12 St #33	1-00454-0060	21-Aug-17	\$829,000	Coop	
442-462 Hudson St #1N	1-00584-1002	29-Aug-17	\$825,000	Coop	
530 Grand St #D11	1-00331-0120	24-Aug-17	\$820,000	Coop	800
570 Grand St #L1802	1-00321-0001	24-Aug-17	\$814,000	Coop	
815-817 Greenwich St #4D	1-00626-0004	3-Aug-17	\$809,000	Coop	
206 E 7 St #1718	1-00389-0021	28-Aug-17	\$805,000	Coop	
570 Grand St #L1501	1-00321-0001	23-Aug-17	\$797,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
504 Grand St #A11	1-00331-0001	23-Aug-17	\$790,000	Coop	
421 E 13 St #4E	1-00441-1242	11-Aug-17	\$785,000	Condo	465
2-8 5 Ave #10B	1-00551-0001	15-Aug-17	\$785,000	Coop	
20 West St #16J	1-00015-1179	22-Aug-17	\$780,000	Condo	705
120 Greenwich St #11G	1-00053-1091	3-Aug-17	\$775,000	Condo	557
189 Avenue C #10D	1-00394-1536	24-Aug-17	\$770,000	Condo	751
130 Water St #4A	1-00039-1042	21-Aug-17	\$770,000	Condo	730
185 W Houston St #2J	1-00520-0029	21-Aug-17	\$770,000	Coop	
377 Rector Pl #8L	1-00016-1223	8-Aug-17	\$768,957	Condo	594
88 Bleecker St #LC	1-00523-0038	22-Aug-17	\$760,000	Coop	650
111 Fulton St #404	1-00091-1232	24-Aug-17	\$760,000	Condo	495
184 Thompson St #4R	1-00525-1695	23-Aug-17	\$750,000	Condo	406
354 W 12 St #5B	1-00640-0044	31-Aug-17	\$749,500	Coop	675
409 Grand St #C303	1-00315-0001	14-Aug-17	\$745,000	Coop	800
48 W 12 St #3F	1-00575-0031	2-Aug-17	\$740,000	Coop	
23-33 Greenwich Ave #15D	1-00611-0065	14-Aug-17	\$725,000	Coop	
80 Gold St #18F	1-00094-0001	3-Aug-17	\$722,500	Coop	
20-34 University Pl #10T	1-00566-0018	16-Aug-17	\$700,000	Coop	
12 W 9 St #2A	1-00572-1002	15-Aug-17	\$700,000	Coop	
208-210 Avenue Of The Americas #2D	1-00519-0044	14-Aug-17	\$699,000	Coop	780
570 Grand St #H1706	1-00321-0001	29-Aug-17	\$695,000	Coop	800
75 Wall St #19H	1-00031-1016	31-Aug-17	\$690,000	Condo	452
357-389 Grand St #K1601	1-00311-0013	9-Aug-17	\$686,000	Coop	
75 Wall St #18H	1-00031-1003	10-Aug-17	\$685,000	Condo	1,612
80 Gold St #6M	1-00094-0001	22-Aug-17	\$680,000	Coop	
211 Thompson St #GLB	1-00539-0031	8-Aug-17	\$675,000	Coop	
53 W 11 St #1R	1-00575-1002	2-Aug-17	\$675,000	Coop	
80 Gold St #6J	1-00094-0001	31-Aug-17	\$665,000	Coop	
60 E 9 St #3	1-00560-1203	9-Aug-17	\$655,931	Coop	
189-195 Bleecker St #12B	1-00542-1102	2-Aug-17	\$655,000	Coop	
504 Grand St #E35	1-00331-0001	28-Aug-17	\$640,000	Coop	
99 John St #802	1-00076-1260	28-Aug-17	\$635,000	Condo	515
453 F D R Dr #C1801	1-00263-0008	2-Aug-17	\$635,000	Coop	800
484-502 Grand St #C4	1-00331-0065	8-Aug-17	\$630,000	Coop	1,250
41 Perry St #4A	1-00613-0040	28-Aug-17	\$620,000	Coop	
225 E 4 St #20	1-00400-0045	28-Aug-17	\$605,000	Coop	500
32 Downing St #5B	1-00527-0010	17-Aug-17	\$600,000	Coop	
204-206 W 10 St #16	1-00619-1103	8-Aug-17	\$599,000	Coop	
50-58 E 8 St #3B	1-00548-0028	31-Aug-17	\$595,000	Coop	725
82 Beaver St #703	1-00028-1050	10-Aug-17	\$595,000	Condo	366
300 Albany St #7L	1-00016-2475	31-Aug-17	\$593,000	Condo	616
50-58 E 8 St #2W	1-00548-0028	22-Aug-17	\$590,000	Coop	750
20 West St #31F	1-00015-1284	3-Aug-17	\$585,000	Condo	382
300 Rector Pl #4I	1-00016-4047	2-Aug-17	\$585,000	Condo	625
64-66 Mac Dougal St #5	1-00518-0014	22-Aug-17	\$570,220	Coop	
65-69 Nassau St #2A	1-00065-1001	24-Aug-17	\$549,000	Coop	
2 S End Ave #3O	1-00016-8034	30-Aug-17	\$549,000	Condo	634
64-66 Mac Dougal St #14	1-00518-0014	29-Aug-17	\$540,000	Coop	
2 S End Ave #8N	1-00016-8144	16-Aug-17	\$535,000	Condo	575
3 Hanover Sq #11J	1-00028-0001	1-Aug-17	\$519,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
322 E 14 St #3R	1-00455-0018	17-Aug-17	\$512,000	Coop	350
311-313 E 3 St #22	1-00373-0049	17-Aug-17	\$510,000	Coop	
80 Gold St #24B	1-00094-0001	29-Aug-17	\$495,000	Coop	
549 E 11 St #B3	1-00405-1108	4-Aug-17	\$494,500	Condo	942
534-536 E 11 St #21	1-00404-0021	7-Aug-17	\$490,000	Coop	
150-152 Sullivan St #13	1-00518-0032	22-Aug-17	\$485,000	Coop	
80 Gold St #3A	1-00094-0001	11-Aug-17	\$475,000	Coop	
101 Allen St #3C	1-00414-1013	24-Aug-17	\$460,000	Condo	232
80 Elizabeth St #3D	1-00239-1021	29-Aug-17	\$450,000	Condo	396
88 E 3 St #9	1-00444-0033	3-Aug-17	\$432,000	Coop	
530 Grand St #J5	1-00331-0120	9-Aug-17	\$409,000	Coop	
24-26 5 Ave #319	1-00573-0043	28-Aug-17	\$405,000	Coop	
272 E 10 St #2	1-00437-1002	4-Aug-17	\$381,250	Condo	1,180
519-521 E 11 St #4W	1-00405-0051	9-Aug-17	\$380,000	Coop	
742-744 E 6 St #1	1-00375-0030	30-Aug-17	\$350,000	Coop	
614-622 E 9 St #3E	1-00391-0014	30-Aug-17	\$300,000	Coop	
614-622 E 9 St #2E	1-00391-0014	24-Aug-17	\$300,000	Coop	
454 Broome St #4D	1-00485-0034	2-Aug-17	\$250,000	Coop	
376 Broadway #21B	1-00172-1135	16-Aug-17	\$214,475	Condo	810
26 Cornelia St #18	1-00589-0014	1-Aug-17	\$212,500	Coop	425
376 Broadway #21A	1-00172-1134	16-Aug-17	\$176,437	Condo	590
2-18 Charlton St #11LM	1-00506-0027	15-Aug-17	\$20,180	Coop	



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THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



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David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

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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**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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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.



The RATNER Team Market Report

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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.



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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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Electricians	Insurance Agents	Renovation Professionals	

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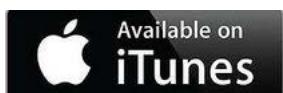
THE BROOKLYN MADE REAL ESTATE SHOW

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



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