

DOWNTOWN MANHATTAN

A monthly analysis of residential sales
in Downtown Manhattan, Manhattan

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



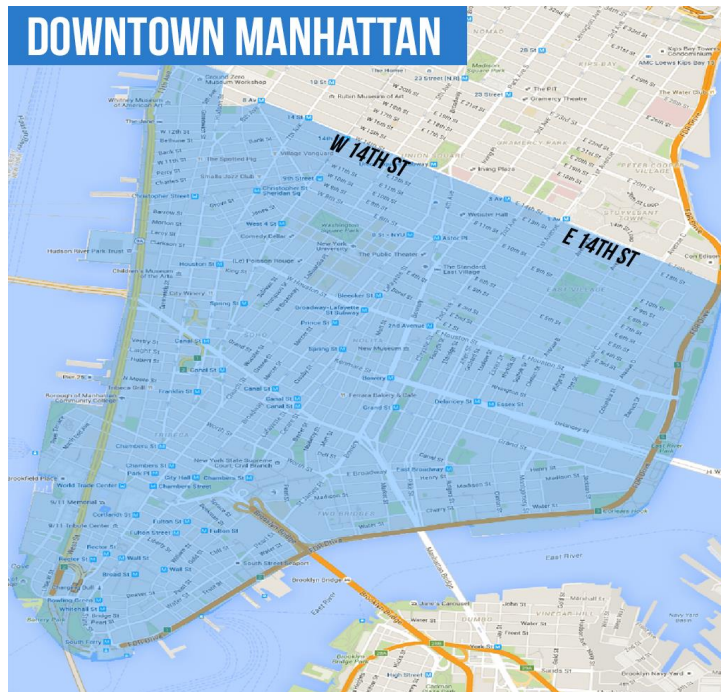
-13% YoY

MANHATTAN MEDIAN SALE PRICE



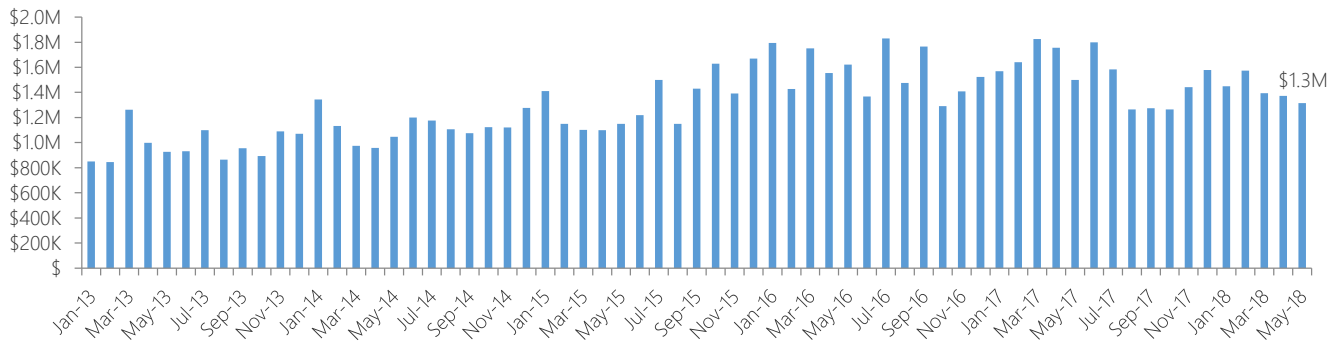
-5% YoY

NEIGHBORHOOD BOUNDARIES

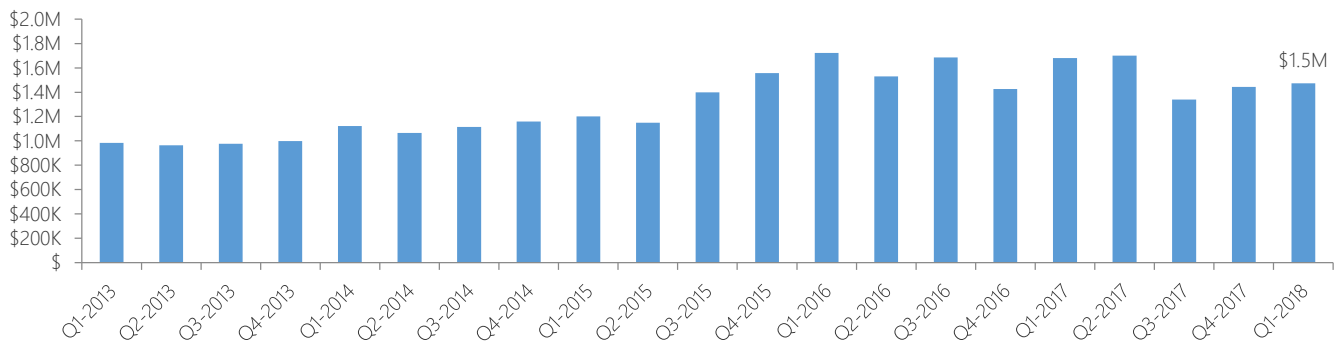


RESIDENTIAL STATS

Median Sale Price by Month

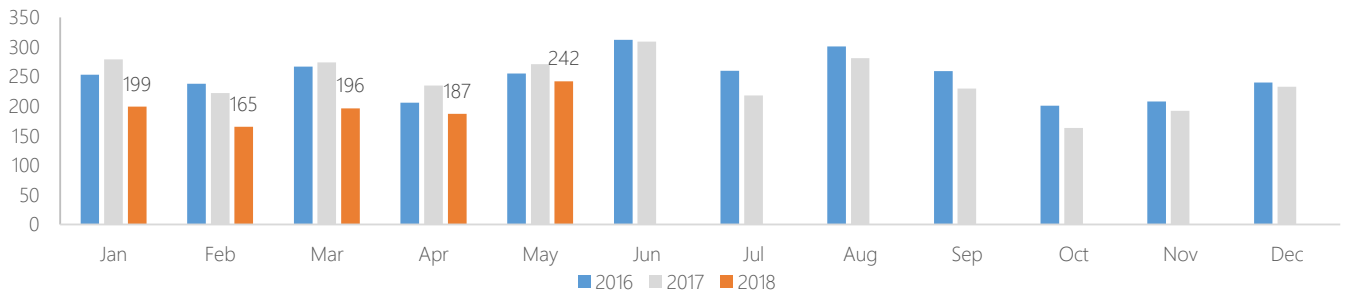


Median Sale Price by Quarter

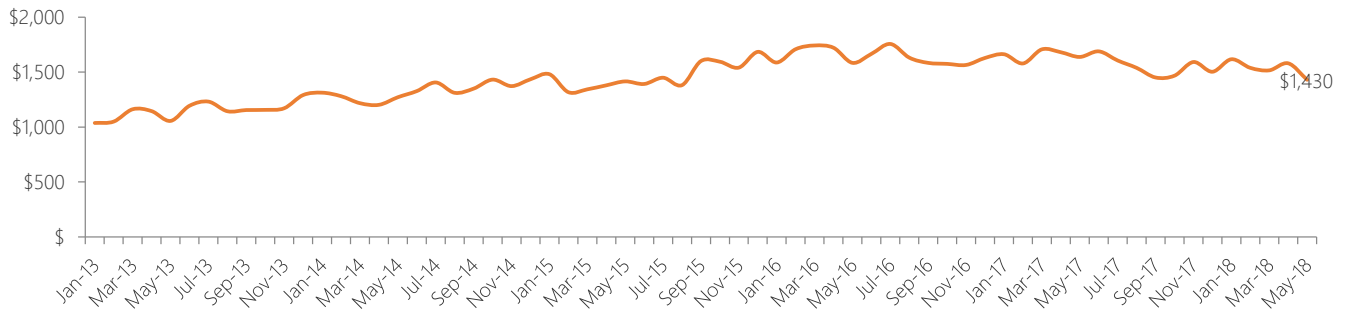


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	185	177	240	313	286	310	365	329	284	283	218	250
2014	271	182	201	223	260	291	294	269	255	249	189	240
2015	199	189	182	206	223	257	301	259	282	229	192	239
2016	253	238	267	206	255	312	260	301	259	201	208	240
2017	279	222	274	235	271	309	218	281	230	163	192	233
2018	199	165	196	187	242							



Median Sale Price per Square Foot

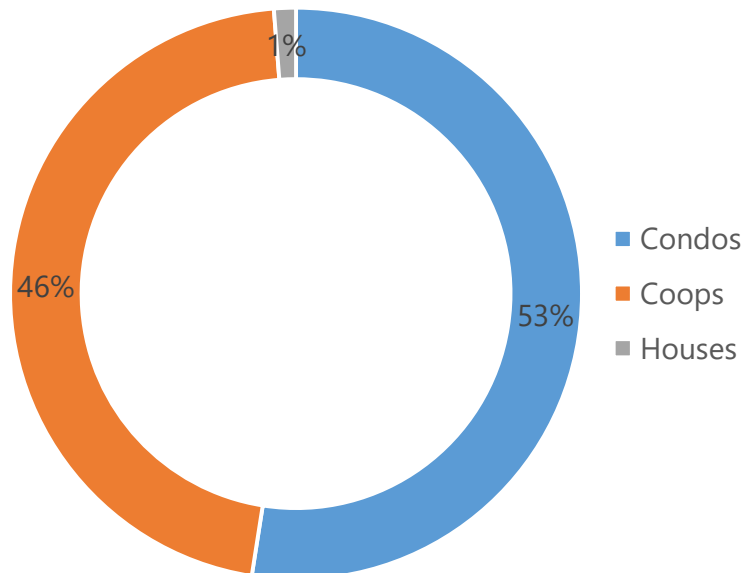


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,025,000	-14%	\$1,531	-13%	127
Coops	\$885,000	-6%	\$1,294	-1%	112
Houses	\$6,650,000	-65%	\$2,358	-49%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
443 Greenwich St #PHA	1-00222-1246	1-May-18	\$43,787,805	Condo	8,569
140 Franklin St #5BC	1-00189-1512	10-May-18	\$19,000,000	Condo	6,226
161-165 Perry St #6	1-00637-0077	4-May-18	\$18,000,000	Coop	
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
150 Wooster St #2	1-00514-1503	15-May-18	\$14,250,409	Condo	
20 Greene St #6B	1-00230-1212	18-May-18	\$13,860,000	Condo	4,189
224 W Tenth St	1-00619-0023	10-May-18	\$13,500,000	House	3,450
150 Wooster St #3	1-00514-1504	15-May-18	\$12,224,091	Condo	
115 Nassau St #PH50	1-00090-1268	9-May-18	\$11,600,000	Condo	
160 Leroy St #7BN	1-00601-1321	17-May-18	\$9,750,000	Condo	
415 Greenwich St #PHC	1-00215-1166	11-May-18	\$9,555,000	Condo	3,807
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
288-289 West St #8	1-00595-0006	17-May-18	\$9,000,000	Coop	
688 Broadway #10	1-00531-1416	21-May-18	\$8,578,756	Condo	
87 Leonard St #PHA	1-00174-1306	31-May-18	\$8,250,000	Condo	
114 Liberty St #9	1-00052-1110	31-May-18	\$7,650,000	Condo	5,359
160 Leroy St #8BS	1-00601-1330	31-May-18	\$7,650,000	Condo	
160 Leroy St #7BS	1-00601-1324	10-May-18	\$7,181,913	Condo	
160 Leroy St #6BS	1-00601-1318	3-May-18	\$7,080,088	Condo	
152 Elizabeth St #3W	1-00478-1205	14-May-18	\$6,824,525	Condo	1,946
160 Leroy St #8AN	1-00601-1326	24-May-18	\$6,672,788	Condo	
334 W Twelfth St	1-00640-0053	2-May-18	\$6,650,000	House	2,820
150 Charles St #6DS	1-00636-1264	11-May-18	\$6,100,000	Condo	1,993
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
169 Hudson St #3N	1-00219-1305	2-May-18	\$5,800,000	Condo	4,203
465 Broome St #3B	1-00474-1707	25-May-18	\$5,600,375	Condo	
95 Franklin St #2A	1-00174-1202	17-May-18	\$5,600,000	Condo	3,429
65 W 13th St #2F	1-00577-1106	15-May-18	\$5,550,000	Condo	2,678
59 W Twelfth St #16AT	1-00576-1602	23-May-18	\$5,501,259	Condo	1,875
31 W Eleventh St #2A	1-00575-1104	8-May-18	\$5,200,000	Condo	1,969
688 Broadway #7B	1-00531-1413	2-May-18	\$5,091,250	Condo	
168 Duane St #2S	1-00141-1003	11-May-18	\$4,995,000	Condo	1,412
688 Broadway #6A	1-00531-1410	4-May-18	\$4,862,144	Condo	
189 E Seventh St	1-00390-0061	22-May-18	\$4,844,809	House	2,183
160 Leroy St #7CS	1-00601-1325	14-May-18	\$4,839,938	Condo	
688 Broadway #7A	1-00531-1412	14-May-18	\$4,765,665	Condo	
57 Bond St #5EAST	1-00529-1609	9-May-18	\$4,600,000	Condo	1,344
99 John St #PH06	1-00076-1541	8-May-18	\$4,500,000	Condo	1,490
101 Warren St #3160	1-00142-1718	23-May-18	\$4,450,000	Condo	2,180
160 Leroy St #6CS	1-00601-1319	17-May-18	\$4,432,638	Condo	
403 Greenwich St #B	1-00214-1402	11-May-18	\$4,279,400	Condo	1,922
643-651 Greenwich St #11A	1-00605-0001	16-May-18	\$4,200,000	Coop	
427-431 West St #3A	1-00638-0001	24-May-18	\$4,200,000	Coop	3,200
66-70 Grand St #4	1-00475-0028	17-May-18	\$4,175,000	Coop	3,000
66 Leonard St #12A	1-00173-1045	1-May-18	\$4,100,000	Condo	2,319
403 Greenwich St #C	1-00214-1403	30-May-18	\$4,050,000	Condo	
140 West St #12K	1-00084-1044	1-May-18	\$3,800,000	Condo	2,248
28 Laight St #1D	1-00220-1204	23-May-18	\$3,775,000	Condo	2,867
59 Bank St #1	1-00624-1001	10-May-18	\$3,750,000	Condo	1,858



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Address	BBL	Sale date	Sale price	Property type	Sqft
60 White St #3E	1-00193-2005	22-May-18	\$3,700,000	Condo	1,946
101 Warren St #5G	1-00142-1513	8-May-18	\$3,563,977	Condo	2,127
30-34 W 13th St #3A	1-00576-0022	30-May-18	\$3,495,000	Coop	2,800
631-635 Hudson St #16P	1-00626-0012	18-May-18	\$3,455,000	Coop	1,100
161 Grand St #5A	1-00234-1009	7-May-18	\$3,400,000	Condo	1,771
1-7 Fifth Ave #10G	1-00550-0022	31-May-18	\$3,300,000	Coop	
1-2 River Ter #14N	1-00016-3760	25-May-18	\$3,100,000	Condo	1,580
643-651 Greenwich St #3D	1-00605-0001	17-May-18	\$3,050,000	Coop	1,637
25 W Houston St #4C	1-00513-1213	10-May-18	\$3,000,000	Condo	1,589
333 Rector Pl #1005	1-00016-5708	29-May-18	\$3,000,000	Condo	2,328
3-7 Wooster St #4B	1-00228-1008	18-May-18	\$2,999,000	Condo	1,662
643-651 Greenwich St #2A	1-00605-0001	14-May-18	\$2,900,000	Coop	1,840
1-2 River Ter #21A	1-00016-3800	11-May-18	\$2,875,000	Condo	1,587
40-46 Fifth Ave #3D	1-00574-0039	15-May-18	\$2,875,000	Coop	
33 Rector St #11	1-00017-1112	31-May-18	\$2,825,000	Condo	2,170
14 W Fourth St #B1506	1-00535-1002	31-May-18	\$2,800,000	Coop	
30 E Tenth St #5N	1-00561-0009	30-May-18	\$2,625,000	Coop	
160 Leroy St #5AS	1-00601-1310	2-May-18	\$2,500,000	Condo	
644-654 Greenwich St #7C	1-00603-0037	3-May-18	\$2,500,000	Coop	
210 Lafayette St #5A	1-00482-1120	17-May-18	\$2,450,000	Condo	1,166
15 Broad St #3008	1-00026-1285	16-May-18	\$2,400,000	Condo	1,857
38 N Moore St #9A	1-00189-1152	9-May-18	\$2,400,000	Coop	
10 Little West St #19E	1-00016-9025	11-May-18	\$2,400,000	Condo	1,473
130 W Twelfth St #4D	1-00607-1213	15-May-18	\$2,380,000	Condo	869
212 Warren St #3E	1-00016-4326	24-May-18	\$2,350,000	Condo	1,212
430 Greenwich St #5W	1-00218-0009	4-May-18	\$2,275,000	Coop	1,700
45-51 Lispenard St #6E	1-00210-0026	25-May-18	\$2,240,000	Coop	
15 Broad St #1916	1-00026-1139	17-May-18	\$2,050,000	Condo	1,727
15 Charles St #PHB	1-00612-1424	15-May-18	\$2,025,000	Condo	670
806-808 Broadway #PHC	1-00557-1002	21-May-18	\$2,018,000	Coop	1,400
25 Murray St #3F	1-00134-1428	18-May-18	\$2,000,000	Condo	1,558
212 Warren St #4A	1-00016-4332	11-May-18	\$1,990,000	Condo	1,280
45 Christopher St #7G	1-00610-1054	22-May-18	\$1,930,000	Condo	802
138-142 Nassau St #10B	1-00100-0026	3-May-18	\$1,910,000	Coop	1,600
517 E Eleventh St #4	1-00405-1004	18-May-18	\$1,895,000	Condo	1,523
41-43 University Pl #3	1-00561-0001	1-May-18	\$1,895,000	Coop	1,300
355-361 Greenwich St #2C	1-00181-1005	31-May-18	\$1,870,000	Condo	1,288
170 Second Ave #4D	1-00452-0006	22-May-18	\$1,791,000	Coop	
74 Charlton St #19D	1-00580-0011	29-May-18	\$1,763,536	Coop	
35-45 E Ninth St #3	1-00561-0045	8-May-18	\$1,725,000	Coop	
175 W Twelfth St #15E	1-00608-1170	10-May-18	\$1,725,000	Condo	879
170 Second Ave #14A	1-00452-0006	24-May-18	\$1,725,000	Coop	1,100
25 W Houston St #4E	1-00513-1215	29-May-18	\$1,700,000	Condo	902
30-46 Third Ave #12F	1-00555-0028	15-May-18	\$1,675,000	Coop	
200 Chambers St #15F	1-00142-1256	2-May-18	\$1,675,000	Condo	752
530 Grand St #G	1-00331-0120	2-May-18	\$1,650,000	Coop	
425 E 13th St #5A	1-00441-1252	14-May-18	\$1,600,000	Condo	1,047
170 Second Ave #11A	1-00452-0006	10-May-18	\$1,600,000	Coop	1,100
117 Beekman St #3E	1-00095-1010	30-May-18	\$1,585,000	Condo	1,330
60 E Eighth St #27D	1-00548-1003	3-May-18	\$1,550,000	Coop	850



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Address	BBL	Sale date	Sale price	Property type	Sqft
549 E Eleventh St #C2	1-00405-1109	15-May-18	\$1,550,000	Condo	942
60 E Eighth St #29D	1-00548-1003	3-May-18	\$1,537,500	Coop	850
100 Norfolk St #10C	1-00353-1432	25-May-18	\$1,476,463	Condo	
333 Rector Pl #204	1-00016-5609	15-May-18	\$1,475,000	Condo	1,180
92 Horatio St #1R	1-00642-0042	29-May-18	\$1,450,000	Coop	460
57 Reade St #3D	1-00149-1105	31-May-18	\$1,433,000	Condo	738
416-418 E Eleventh St #4A	1-00438-1108	29-May-18	\$1,410,000	Condo	1,046
357-389 Grand St #H406	1-00311-0013	30-May-18	\$1,335,000	Coop	
2-18 Charlton St #3J	1-00506-0027	2-May-18	\$1,325,000	Coop	900
123 Baxter St #5C	1-00206-1121	22-May-18	\$1,315,000	Condo	1,061
90 William St #16C	1-00068-1245	9-May-18	\$1,280,000	Condo	1,072
15 William St #38F	1-00025-1657	25-May-18	\$1,272,813	Condo	812
29-31 First Ave #3A	1-00443-0030	16-May-18	\$1,250,000	Coop	
125 W Twelfth St #6E	1-00608-0053	24-May-18	\$1,250,000	Coop	
2-18 Charlton St #3H	1-00506-0027	2-May-18	\$1,250,000	Coop	
44 E Twelfth St #2C	1-00563-1027	9-May-18	\$1,225,000	Condo	602
14 W Fourth St #B402	1-00535-1002	1-May-18	\$1,207,500	Coop	1,000
771-777 Greenwich St #4J	1-00624-0001	8-May-18	\$1,175,000	Coop	750
15 William St #10C	1-00025-1438	15-May-18	\$1,156,028	Condo	832
130 Barrow St #310	1-00604-1036	1-May-18	\$1,100,000	Condo	679
215 Bowery #4F	1-00426-1006	4-May-18	\$1,100,000	Condo	717
130 Beekman St #3B	1-00097-1111	31-May-18	\$1,100,000	Condo	897
18-20 Pine St #901	1-00044-1090	15-May-18	\$1,100,000	Condo	1,005
357-389 Grand St #J605	1-00311-0013	4-May-18	\$1,088,000	Coop	
15 William St #35B	1-00025-1629	29-May-18	\$1,060,000	Condo	791
40 Broad St #12A	1-00024-1015	31-May-18	\$1,055,000	Condo	908
122-124 Elizabeth St #6B	1-00470-1022	22-May-18	\$1,055,000	Condo	774
80 Gold St #24L	1-00094-0001	10-May-18	\$1,025,000	Coop	
80 Gold St #6H	1-00094-0001	29-May-18	\$1,020,000	Coop	
167 Perry St #6K	1-00637-0081	23-May-18	\$999,000	Coop	700
20 West St #5J	1-00015-1119	17-May-18	\$995,000	Condo	1,119
224 E Seventh St #7	1-00389-0030	22-May-18	\$990,000	Coop	800
475-483 Avenue Of The Americas #2D	1-00607-0038	30-May-18	\$990,000	Coop	800
299 W Twelfth St #11A	1-00625-1112	23-May-18	\$985,000	Condo	397
34-36 E Tenth St #5E	1-00561-0012	22-May-18	\$980,000	Coop	
200 Rector Pl #31F	1-00016-5236	9-May-18	\$975,000	Condo	645
200 Rector Pl #7E	1-00016-5173	15-May-18	\$973,049	Condo	766
88 Greenwich St #3004	1-00018-1422	24-May-18	\$965,000	Condo	759
88 Greenwich St #2605	1-00018-1404	7-May-18	\$965,000	Condo	681
11-13 Charlton St #2C	1-00519-0051	10-May-18	\$965,000	Coop	700
80 Gold St #5K	1-00094-0001	30-May-18	\$958,515	Coop	
18-20 Pine St #1816	1-00044-1257	16-May-18	\$955,000	Condo	1,005
123 Third Ave #14B	1-00469-1443	25-May-18	\$955,000	Condo	646
15 Broad St #1228	1-00026-1049	1-May-18	\$940,000	Condo	929
801-807 Broadway #521	1-00563-0037	16-May-18	\$930,000	Coop	725
15 Broad St #2222	1-00026-1186	31-May-18	\$927,000	Condo	691
30-46 Third Ave #6G	1-00555-0028	9-May-18	\$915,000	Coop	
131-133 Thompson St #3C	1-00517-1004	31-May-18	\$915,000	Coop	
222 W 14th St #3A	1-00618-1019	16-May-18	\$894,000	Condo	625
80 Gold St #1H	1-00094-0001	23-May-18	\$885,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
69 W Ninth St #7J	1-00573-1006	29-May-18	\$850,000	Coop	750
196-198 Park Row #24A	1-00161-0001	31-May-18	\$834,965	Coop	800
409 Grand St #F1503	1-00315-0001	7-May-18	\$832,500	Coop	800
51-53 Canal St #3I	1-00298-1024	3-May-18	\$830,000	Condo	719
350 Albany St #3J	1-00016-2025	15-May-18	\$825,000	Condo	660
24-26 Fifth Ave #415	1-00573-0043	9-May-18	\$825,000	Coop	
309-311 E Houston St #6E	1-00350-0057	25-May-18	\$820,000	Coop	
18-20 Pine St #2404	1-00044-1338	10-May-18	\$810,000	Condo	694
377 Rector Pl #10L	1-00016-1225	11-May-18	\$806,291	Condo	594
63 E Ninth St #5X	1-00561-1003	29-May-18	\$801,000	Coop	600
325 E Ninth St #3	1-00451-1003	31-May-18	\$800,000	Condo	515
570 Grand St #L401	1-00321-0001	11-May-18	\$795,000	Coop	1,055
18-20 W 14th St #4HS	1-00577-0030	4-May-18	\$780,000	Coop	750
453 Fdr Dr #F405	1-00263-0008	21-May-18	\$775,000	Coop	
225 Rector Pl #7G	1-00016-3295	23-May-18	\$770,000	Condo	579
357-389 Grand St #H1404	1-00311-0013	29-May-18	\$770,000	Coop	
50 Henry St #7B	1-00277-1218	3-May-18	\$738,000	Condo	570
184 Thompson St #2D	1-00525-1621	21-May-18	\$730,000	Condo	458
232-234 E Sixth St #6E	1-00461-0024	30-May-18	\$725,000	Coop	
20 West St #40C	1-00015-1351	24-May-18	\$725,000	Condo	447
80 Gold St #10F	1-00094-0001	25-May-18	\$725,000	Coop	
18-20 W 14th St #4DN	1-00577-0030	16-May-18	\$720,000	Coop	700
200 Rector Pl #28L	1-00016-5409	4-May-18	\$700,000	Condo	610
15-23 Waverly Pl #3K	1-00548-0045	24-May-18	\$700,000	Coop	500
626 E Ninth St #4F	1-00391-0020	22-May-18	\$690,000	Coop	
97-101 Avenue B #4A	1-00389-1003	21-May-18	\$690,000	Coop	600
80 Gold St #16J	1-00094-0001	29-May-18	\$688,889	Coop	
3 Hanover Sq #4C	1-00028-0001	17-May-18	\$685,000	Coop	525
14 W Fourth St #C418	1-00535-1002	23-May-18	\$680,000	Coop	
726-736 Greenwich St #7E	1-00632-0017	25-May-18	\$670,000	Coop	
504 Grand St #D31	1-00331-0001	29-May-18	\$670,000	Coop	
2-8 Fifth Ave #7N	1-00551-0001	21-May-18	\$636,406	Coop	
504 Grand St #B14	1-00331-0001	30-May-18	\$625,000	Coop	
324 Pearl St #2A	1-00106-1110	15-May-18	\$622,000	Condo	563
2-8 Fifth Ave #7Q	1-00551-0001	21-May-18	\$610,950	Coop	
300 Rector Pl #6I	1-00016-4087	8-May-18	\$610,000	Condo	625
18-20 W 14th St #1CS	1-00577-0030	3-May-18	\$590,000	Coop	475
50-58 E Eighth St #4A	1-00548-0028	1-May-18	\$580,000	Coop	
121 E Tenth St #A	1-00466-0047	14-May-18	\$575,000	Coop	650
484-502 Grand St #B1	1-00331-0065	22-May-18	\$570,000	Coop	
20 West St #16C	1-00015-1173	25-May-18	\$570,000	Condo	397
300 Albany St #3N	1-00016-2417	1-May-18	\$561,046	Condo	647
409 Grand St #F802	1-00315-0001	8-May-18	\$560,000	Coop	
175 E Second St #1B	1-00397-1004	3-May-18	\$555,863	Condo	500
105 Third Ave #10F	1-00469-1102	4-May-18	\$530,250	Coop	
80 Gold St #9G	1-00094-0001	8-May-18	\$525,000	Coop	
180 Thompson St #5F	1-00525-0040	30-May-18	\$525,000	Coop	450
82 Beaver St #506	1-00028-1035	29-May-18	\$525,000	Condo	367
626 E 14th St #4	1-00396-0020	15-May-18	\$521,000	Coop	500
530 Grand St #H1	1-00331-0120	24-May-18	\$520,000	Coop	1,050



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Address	BBL	Sale date	Sale price	Property type	Sqft
24-26 Fifth Ave #911	1-00573-0043	1-May-18	\$514,135	Coop	
530 Grand St #E1	1-00331-0120	11-May-18	\$510,000	Coop	750
82 Beaver St #807	1-00028-1063	8-May-18	\$506,000	Condo	418
140 W Tenth St #4FW	1-00610-0048	14-May-18	\$505,000	Coop	
77 Bleecker St #522	1-00532-0020	24-May-18	\$505,000	Coop	
626 E 14th St #12	1-00396-0020	2-May-18	\$499,000	Coop	500
357-389 Grand St #H1102	1-00311-0013	17-May-18	\$489,000	Coop	
141 Sullivan St #12	1-00517-0005	11-May-18	\$484,000	Coop	
35 E First St #2	1-00442-0013	1-May-18	\$479,000	Coop	
54 E First St #2C	1-00443-0050	10-May-18	\$464,000	Coop	
232-234 E Sixth St #3C	1-00461-0024	22-May-18	\$460,000	Coop	
100 Suffolk St #C2	1-00348-0003	22-May-18	\$459,000	Coop	
80 John St #6D	1-00068-1043	4-May-18	\$400,000	Condo	799
311-313 E Third St #20	1-00373-0049	31-May-18	\$385,000	Coop	
24-26 Fifth Ave #917	1-00573-0043	1-May-18	\$382,000	Coop	
88 Horatio St #4B	1-00642-0045	1-May-18	\$370,000	Coop	
309-311 E Houston St #4C	1-00350-0057	15-May-18	\$360,000	Coop	
20 Clinton St #6F	1-00350-1041	16-May-18	\$200,000	Condo	887
643-651 Greenwich St #2B	1-00605-0001	21-May-18	\$170,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Nate Pfaff

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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

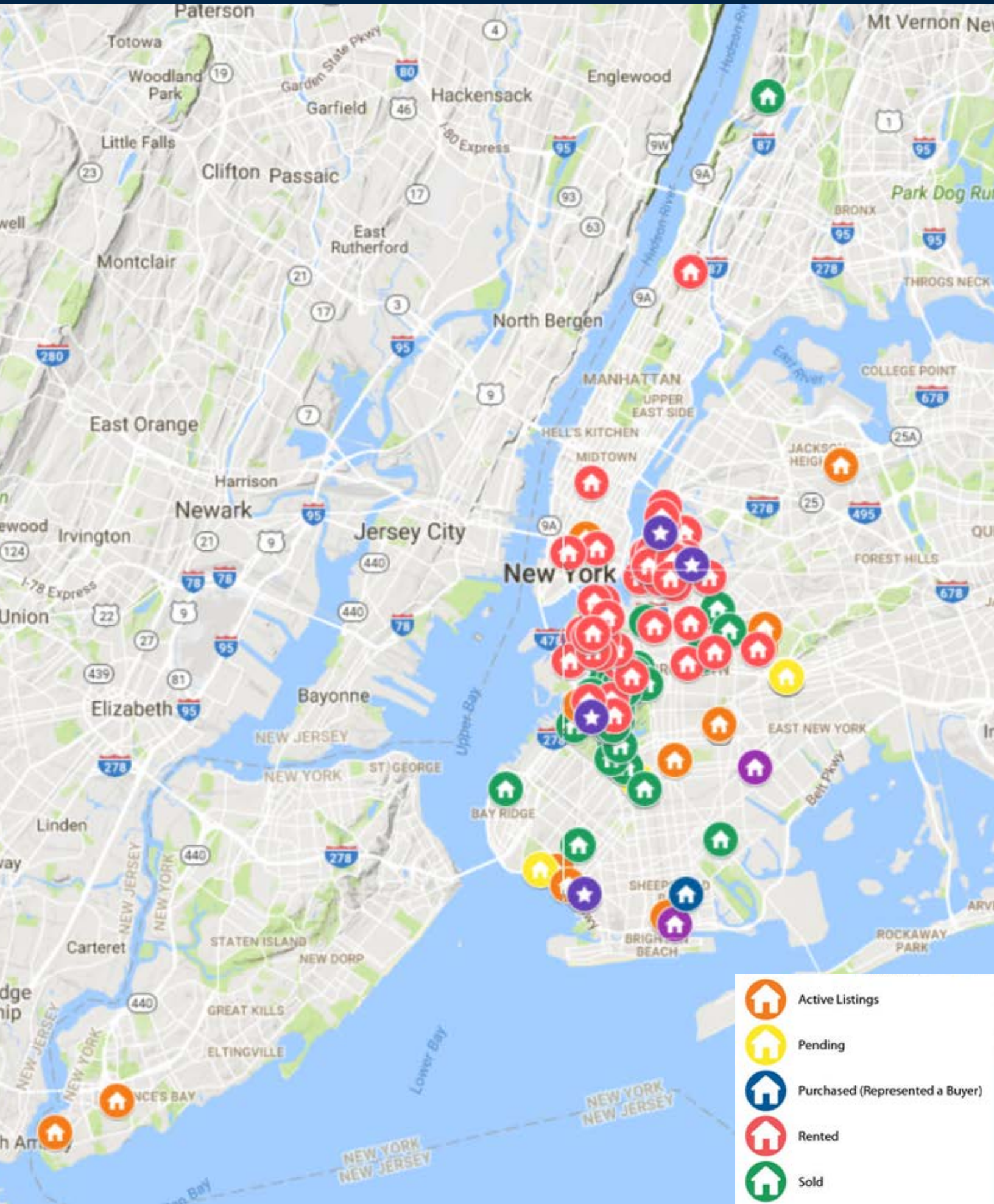
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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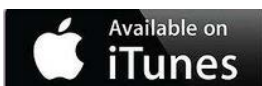
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