

# GRAMERCY PARK

A monthly analysis of residential sales  
in Gramercy Park, Manhattan

October 2017



**The RATNER Team Market Report**

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# Residential Market Report, October 2017

## Gramercy Park, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$997K**

15% YoY

NO. OF TRANSACTIONS

**29**

12% YoY

MEDIAN PRICE/SQ.FT.

**\$1,148**

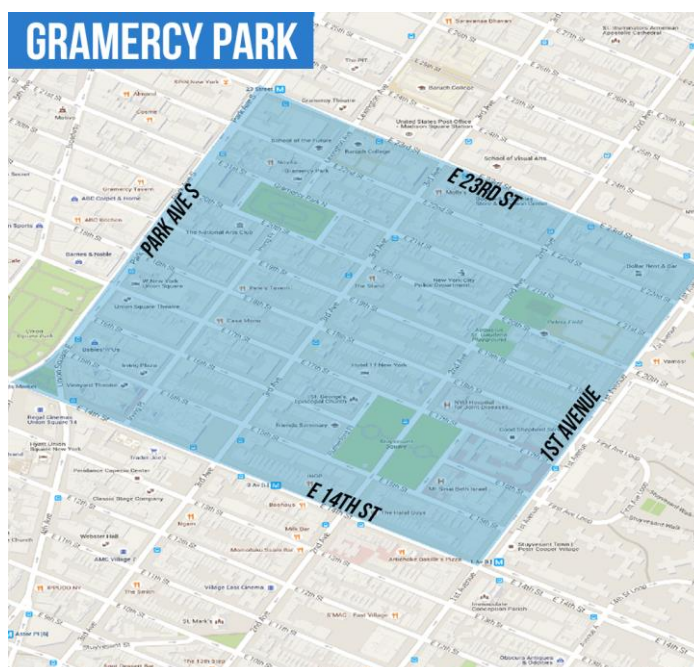
-2% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$995K**

0% YoY

### NEIGHBORHOOD BOUNDARIES

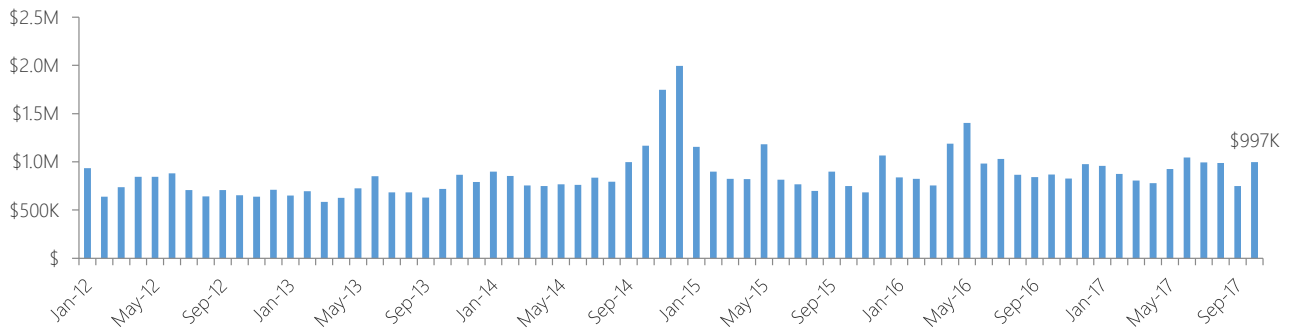


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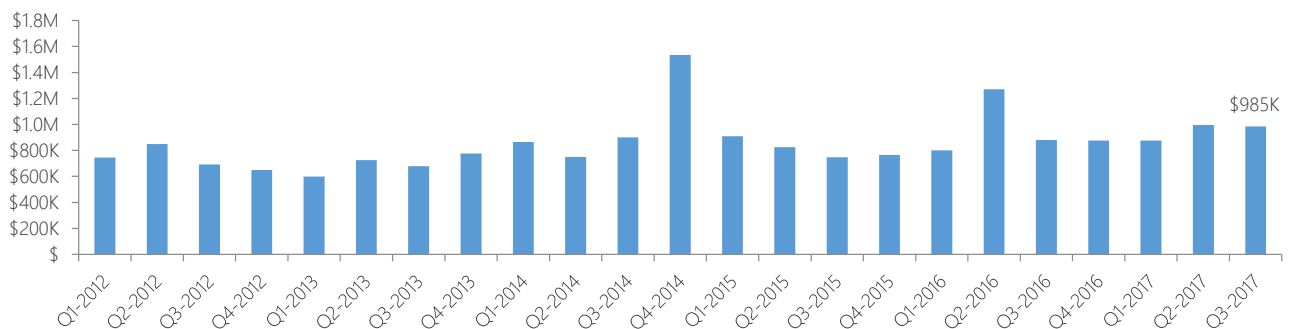
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## RESIDENTIAL STATS

### Median Sale Price by Month

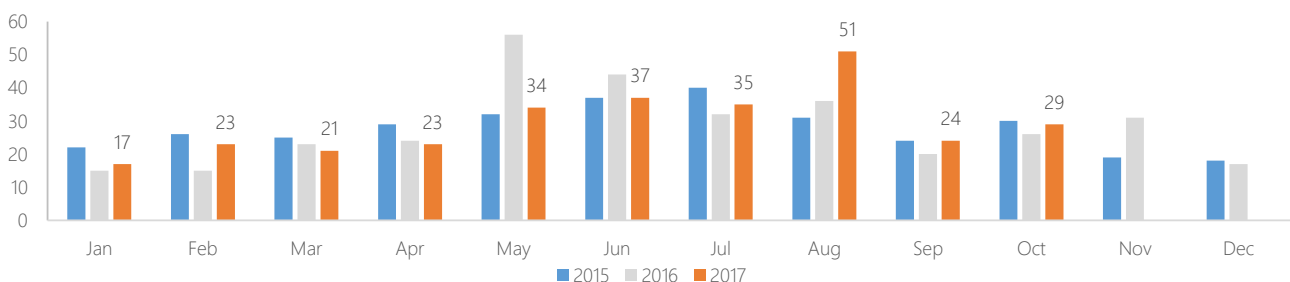


### Median Sale Price by Quarter

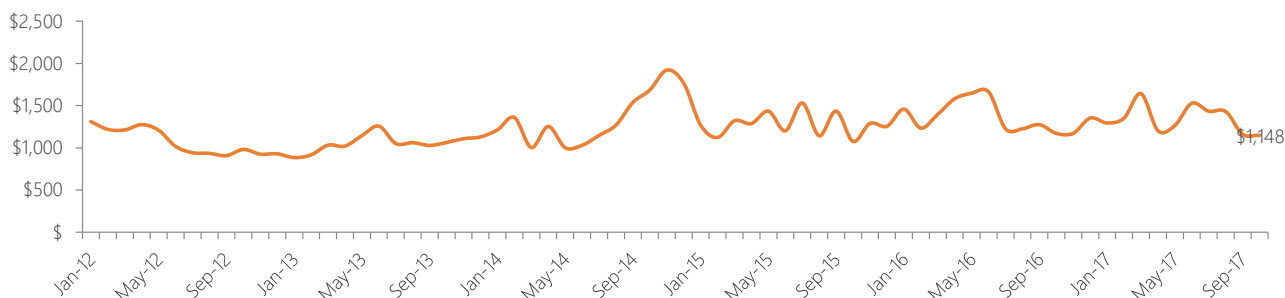


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	21	26	18	27	38	46	38	36	38	22	24	33
2013	27	16	30	22	41	38	46	37	31	37	25	26
2014	33	24	34	25	32	44	46	40	53	50	38	38
2015	22	26	25	29	32	37	40	31	24	30	19	18
2016	15	15	23	24	56	44	32	36	20	26	31	17
2017	17	23	21	23	34	37	35	51	24	29		



## Median Sale Price per Square Foot

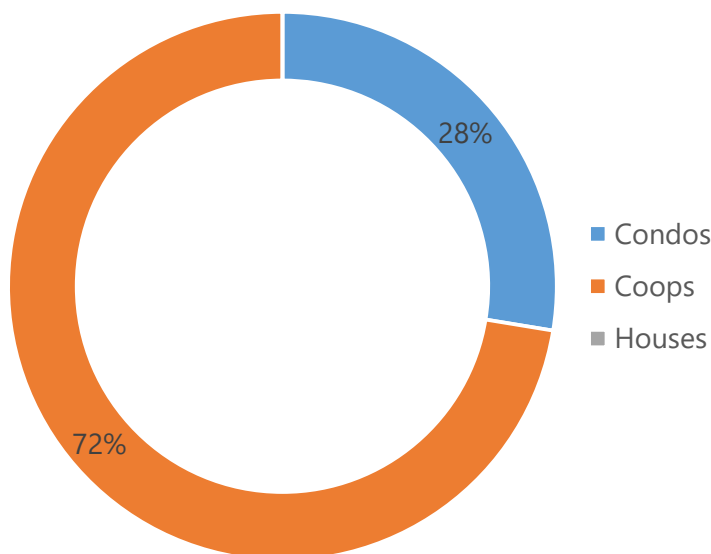


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,260,289	-1%	\$833	-47%	8
Coops	\$899,000	13%	\$1,148	5%	21
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
24-25 Gramercy Park S #9E	1-00875-0056	19-Oct-17	\$2,995,000	Coop	
205 E 22 St #PHA	1-00903-1053	12-Oct-17	\$2,525,000	Condo	1,866
145-154 E 15 St #3UT	1-00871-0039	30-Oct-17	\$2,350,000	Coop	
323-327 2 Ave #2FG	1-00899-0032	31-Oct-17	\$2,209,932	Coop	
385 1 Ave #14E	1-00928-1683	11-Oct-17	\$1,900,000	Condo	
385 1 Ave #14B	1-00928-1681	16-Oct-17	\$1,845,000	Condo	
222 E 17 St #1	1-00897-0064	26-Oct-17	\$1,550,000	Coop	1,500
195 3 Ave #11G	1-00898-0001	23-Oct-17	\$1,500,000	Coop	1,000
323-327 2 Ave #9A	1-00899-0032	12-Oct-17	\$1,463,000	Coop	1,200
385 1 Ave #12G	1-00928-1678	30-Oct-17	\$1,260,289	Condo	
385 1 Ave #7G	1-00928-1643	26-Oct-17	\$1,114,806	Condo	
205-223 3 Ave #18M	1-00899-0001	16-Oct-17	\$1,050,000	Coop	
385 1 Ave #5F	1-00928-1628	16-Oct-17	\$1,049,000	Condo	
147-155 3 Ave #2D	1-00897-0001	6-Oct-17	\$944,495	Coop	
382-390 2 Ave #11E	1-00928-0001	3-Oct-17	\$921,000	Coop	850
267-279 3 Ave #7F	1-00902-0001	25-Oct-17	\$899,000	Coop	
210 E 15 St #10L	1-00896-0039	26-Oct-17	\$860,000	Coop	725
145-154 E 15 St #4L	1-00871-0039	5-Oct-17	\$854,000	Coop	
195 3 Ave #4E	1-00898-0001	16-Oct-17	\$825,000	Coop	
157 E 18 St #5J	1-00874-1003	27-Oct-17	\$820,000	Coop	
235 E 22 St #15P	1-00903-1127	26-Oct-17	\$669,000	Coop	
210-212 E 17 St #1C	1-00897-0069	20-Oct-17	\$665,000	Coop	
230-240 3 Ave #12K	1-00875-0047	19-Oct-17	\$665,000	Coop	
382-390 2 Ave #4K	1-00928-0001	11-Oct-17	\$650,000	Coop	
157-165 3 Ave #2E	1-00897-0035	11-Oct-17	\$555,000	Coop	500
340 E 23 St #11F	1-00928-1320	24-Oct-17	\$200,000	Condo	638



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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.

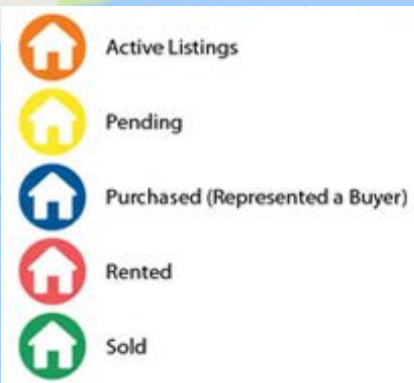
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

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.



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expediters	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
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CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
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Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
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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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