

# GRAMERCY PARK

A monthly analysis of residential sales  
in Gramercy Park, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Gramercy Park, Manhattan

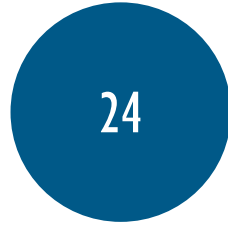
SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



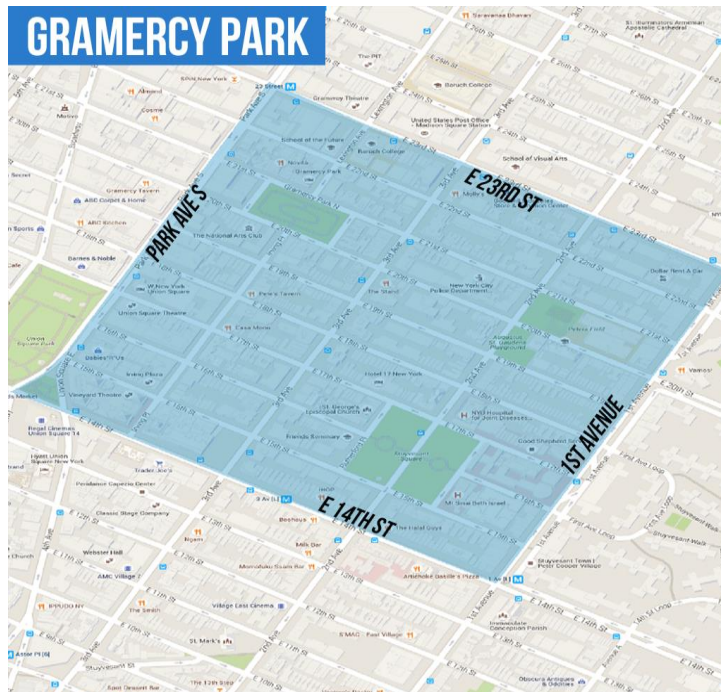
6% YoY

MANHATTAN MEDIAN SALE PRICE



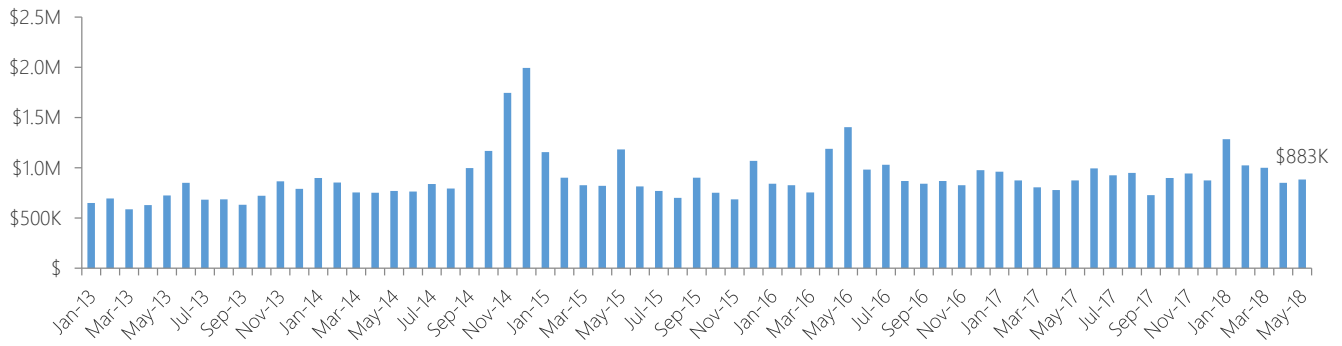
-5% YoY

NEIGHBORHOOD BOUNDARIES

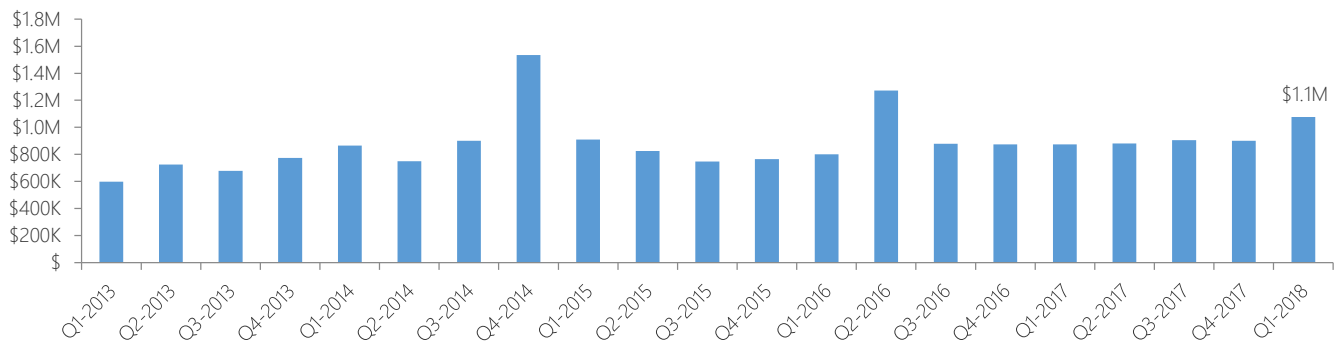


## RESIDENTIAL STATS

### Median Sale Price by Month

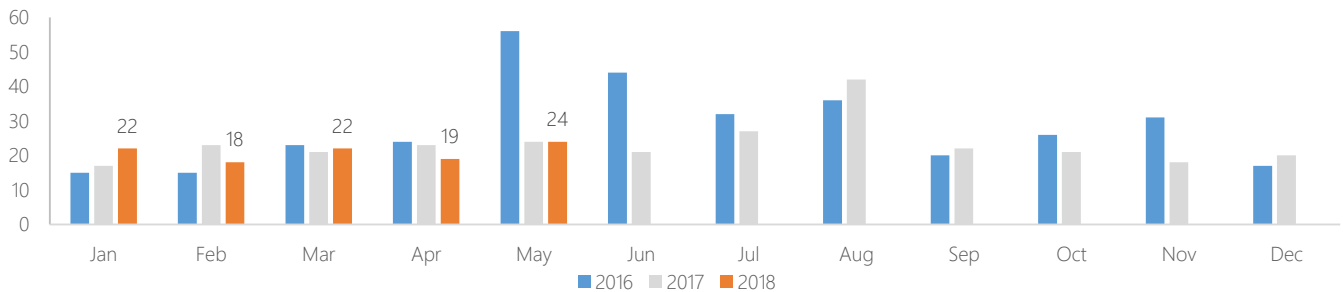


### Median Sale Price by Quarter

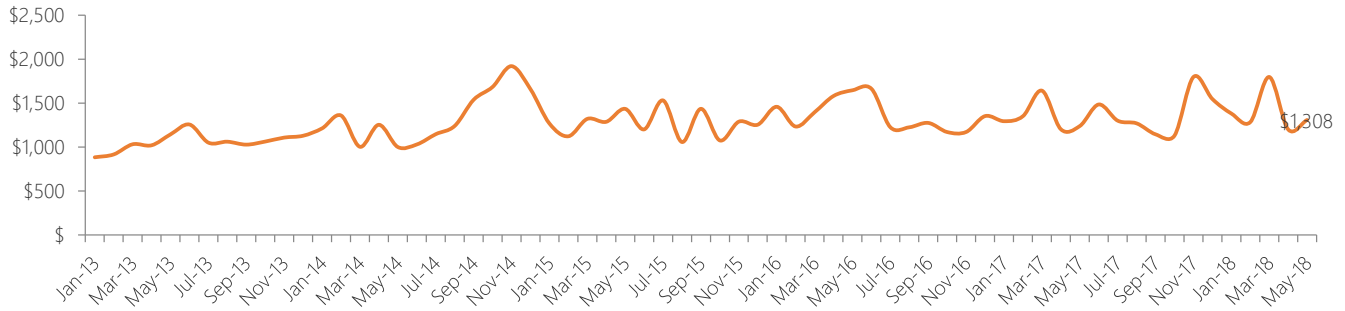


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	24	21	27	42	22	21	18	20
2018	22	18	22	19	24							



Median Sale Price per Square Foot

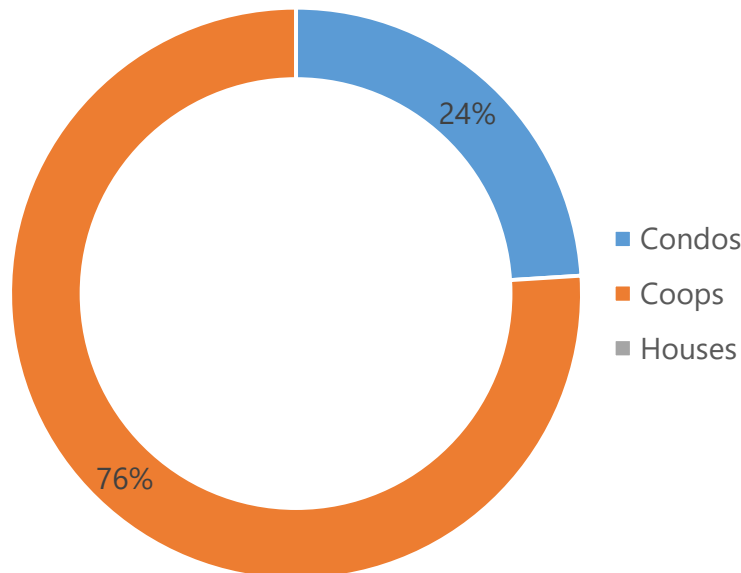


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,447,118	-30%	\$1,850	-28%	6
Coops	\$800,000	-8%	\$1,182	-2%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
355 E 19th St #4	1-00925-1004	29-May-18	\$2,750,000	Condo	2,001
195 Third Ave #2FG	1-00898-0001	11-May-18	\$2,225,000	Coop	
1 Irving Pl #G10	1-00870-1285	15-May-18	\$1,550,000	Condo	785
145-154 E 15th St #12DE	1-00871-0039	31-May-18	\$1,475,000	Coop	1,150
1 Irving Pl #V23	1-00870-1554	10-May-18	\$1,447,118	Condo	691
1 Irving Pl #G11	1-00870-1186	11-May-18	\$1,340,000	Condo	738
7 Lexington Ave #2A	1-00877-0067	1-May-18	\$1,325,000	Coop	950
60-105 Gramercy Park N #2K	1-00877-0009	24-May-18	\$1,200,000	Coop	
1 Irving Pl #G7	1-00870-1319	23-May-18	\$1,060,000	Condo	573
230-240 Third Ave #8J	1-00875-0047	17-May-18	\$985,000	Coop	
207 E 21st St #2F	1-00902-0009	24-May-18	\$915,000	Coop	
26 Gramercy Park S #9A	1-00875-0055	7-May-18	\$851,500	Coop	
145-154 E 15th St #9G	1-00871-0039	21-May-18	\$835,000	Coop	
160 Third Ave #5G	1-00871-0044	31-May-18	\$800,000	Coop	600
211-231 E 18th St #2A	1-00899-0008	22-May-18	\$780,000	Coop	750
211-231 E 18th St #3P	1-00899-0008	3-May-18	\$735,000	Coop	750
382-390 Second Ave #7S	1-00928-0001	17-May-18	\$680,000	Coop	
102-110 E 22nd St #2E	1-00877-0084	16-May-18	\$650,000	Coop	550
310 E 23rd St #3H	1-00928-1107	24-May-18	\$602,500	Coop	500
210 E 15th St #5G	1-00896-0039	17-May-18	\$570,000	Coop	
333-341 E 14th St #5L	1-00921-0019	29-May-18	\$515,000	Coop	475
235 E 22nd St #14R	1-00903-1127	11-May-18	\$510,000	Coop	500



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
Rental Specialist

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- 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

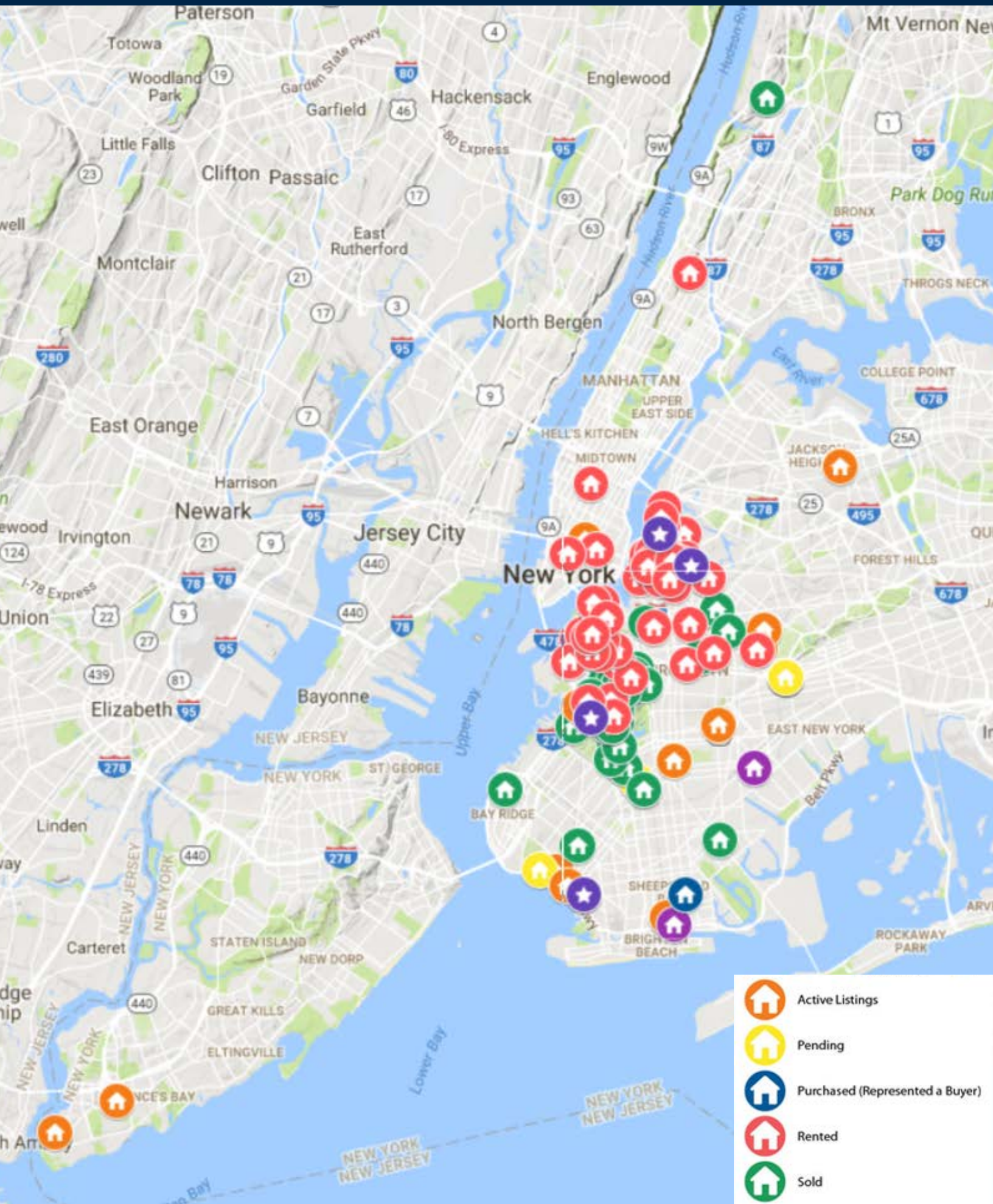
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

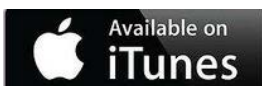
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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