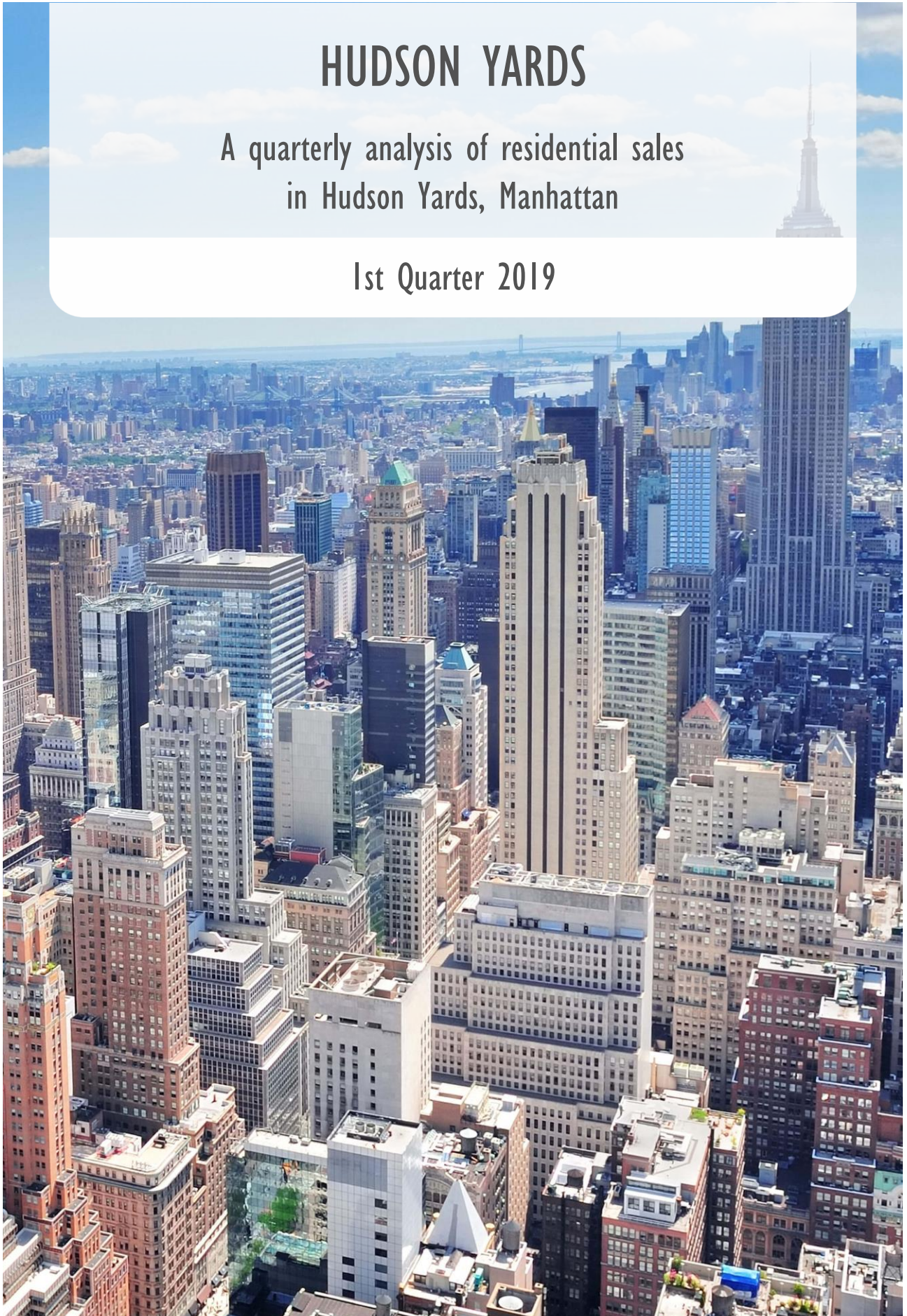


HUDSON YARDS

A quarterly analysis of residential sales
in Hudson Yards, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

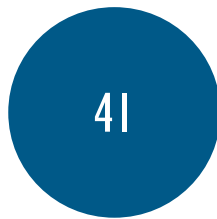
Hudson Yards, Manhattan

SUMMARY

MEDIAN SALE PRICE



NO. OF TRANSACTIONS



MEDIAN PRICE/SQ.FT.



MANHATTAN
MEDIAN SALE PRICE



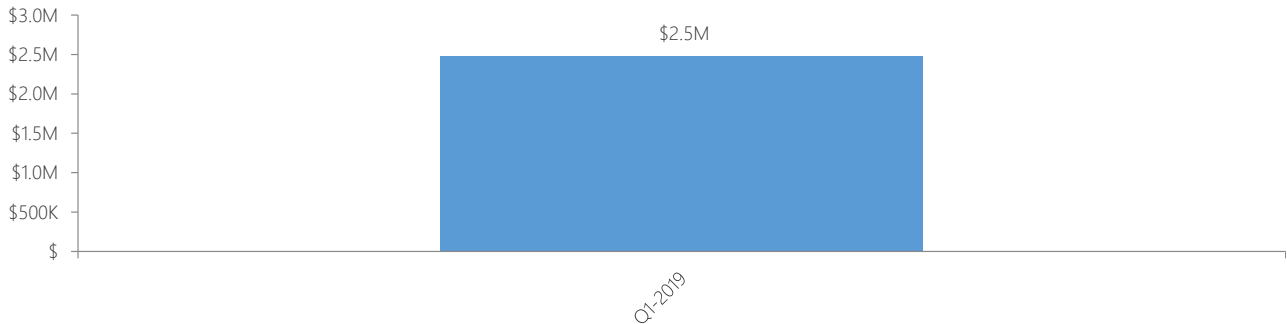
3% YoY

NEIGHBORHOOD BOUNDARIES

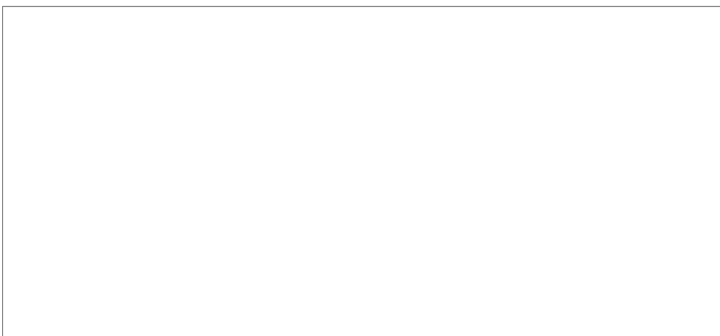


RESIDENTIAL STATS

Median Sale Price by Quarter

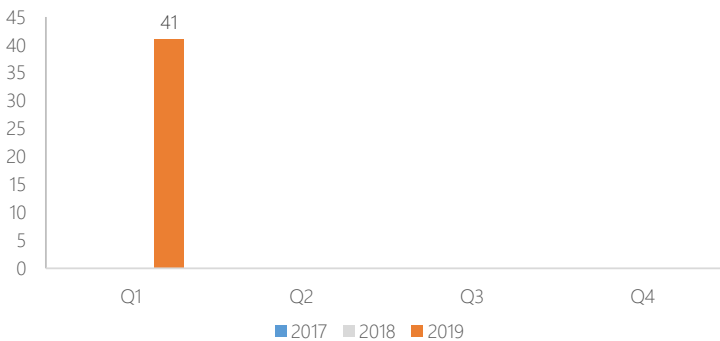


Median Sale Price by Year

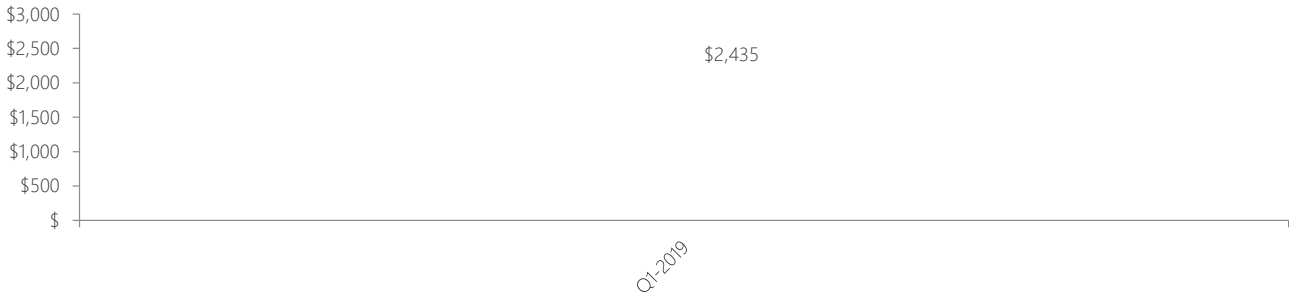


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	0	0	0	0	0	41
Q2	0	0	0	0	0	0
Q3	0	0	0	0	0	0
Q4	0	0	0	0	0	0



▶ Median Sale Price per Square Foot

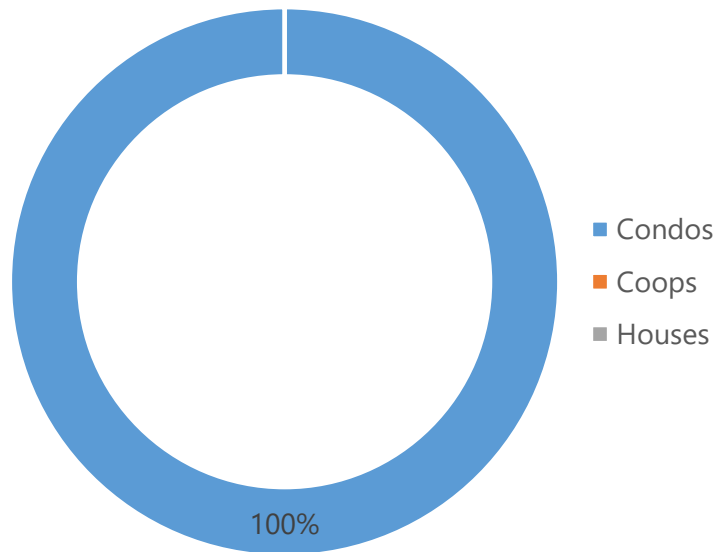


RESIDENTIAL SALES BREAKDOWN

▶ Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,485,000	-	\$2,435	-	41
Coops	-	-	-	-	0
Houses	-	-	-	-	0

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #35A	1-00702-1107	19-Mar-19	\$5,044,088	Condo	1,777
545 W 30th St #31A	1-00702-1071	6-Mar-19	\$4,937,824	Condo	1,780
545 W 30th St #29G	1-00702-1059	25-Feb-19	\$4,348,750	Condo	1,464
545 W 30th St #28G	1-00702-1050	22-Mar-19	\$4,332,250	Condo	1,464
545 W 30th St #26G	1-00702-1032	14-Feb-19	\$4,304,750	Condo	1,464
545 W 30th St #34D	1-00702-1101	18-Mar-19	\$3,878,750	Condo	1,564
545 W 30th St #31D	1-00702-1074	27-Mar-19	\$3,868,699	Condo	1,074
545 W 30th St #35D	1-00702-1110	25-Mar-19	\$3,855,850	Condo	1,563
545 W 30th St #32D	1-00702-1083	12-Mar-19	\$3,849,250	Condo	1,567
545 W 30th St #27D	1-00702-1038	7-Mar-19	\$3,825,353	Condo	1,571
545 W 30th St #28D	1-00702-1047	26-Feb-19	\$3,754,250	Condo	1,571
545 W 30th St #33J	1-00702-1097	22-Mar-19	\$2,916,076	Condo	1,155
545 W 30th St #32J	1-00702-1088	5-Mar-19	\$2,908,669	Condo	1,157
545 W 30th St #30J	1-00702-1070	18-Mar-19	\$2,794,755	Condo	1,161
545 W 30th St #27J	1-00702-1043	20-Mar-19	\$2,747,934	Condo	1,161
545 W 30th St #26J	1-00702-1034	25-Feb-19	\$2,732,660	Condo	1,166
545 W 30th St #25J	1-00702-1025	28-Feb-19	\$2,717,386	Condo	1,166
545 W 30th St #33E	1-00702-1093	28-Mar-19	\$2,561,882	Condo	986
545 W 30th St #38F	1-00702-1139	29-Mar-19	\$2,485,000	Condo	1,043
545 W 30th St #33F	1-00702-1094	29-Mar-19	\$2,483,689	Condo	1,044
545 W 30th St #36E	1-00702-1120	21-Mar-19	\$2,478,098	Condo	983
545 W 30th St #26E	1-00702-1030	11-Mar-19	\$2,463,098	Condo	991
545 W 30th St #31F	1-00702-1076	27-Feb-19	\$2,462,824	Condo	1,044
545 W 30th St #35F	1-00702-1112	25-Mar-19	\$2,462,824	Condo	1,043
545 W 30th St #29F	1-00702-1058	22-Mar-19	\$2,442,459	Condo	1,044
545 W 30th St #28F	1-00702-1049	15-Mar-19	\$2,433,276	Condo	1,044
545 W 30th St #32E	1-00702-1084	21-Mar-19	\$2,418,003	Condo	988
545 W 30th St #31E	1-00702-1075	21-Mar-19	\$2,397,979	Condo	988
545 W 30th St #30F	1-00702-1067	12-Mar-19	\$2,387,455	Condo	1,044
545 W 30th St #28E	1-00702-1048	22-Feb-19	\$2,355,908	Condo	991
545 W 30th St #31B	1-00702-1072	29-Mar-19	\$2,341,134	Condo	850
545 W 30th St #27F	1-00702-1040	15-Mar-19	\$2,340,634	Condo	1,044
545 W 30th St #26F	1-00702-1031	28-Feb-19	\$2,325,860	Condo	1,044
545 W 30th St #25E	1-00702-1021	11-Mar-19	\$2,310,086	Condo	991
545 W 30th St #26B	1-00702-1027	13-Feb-19	\$2,213,853	Condo	851
545 W 30th St #30B	1-00702-1063	4-Mar-19	\$2,112,528	Condo	851
545 W 30th St #27B	1-00702-1036	11-Feb-19	\$2,035,159	Condo	851



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

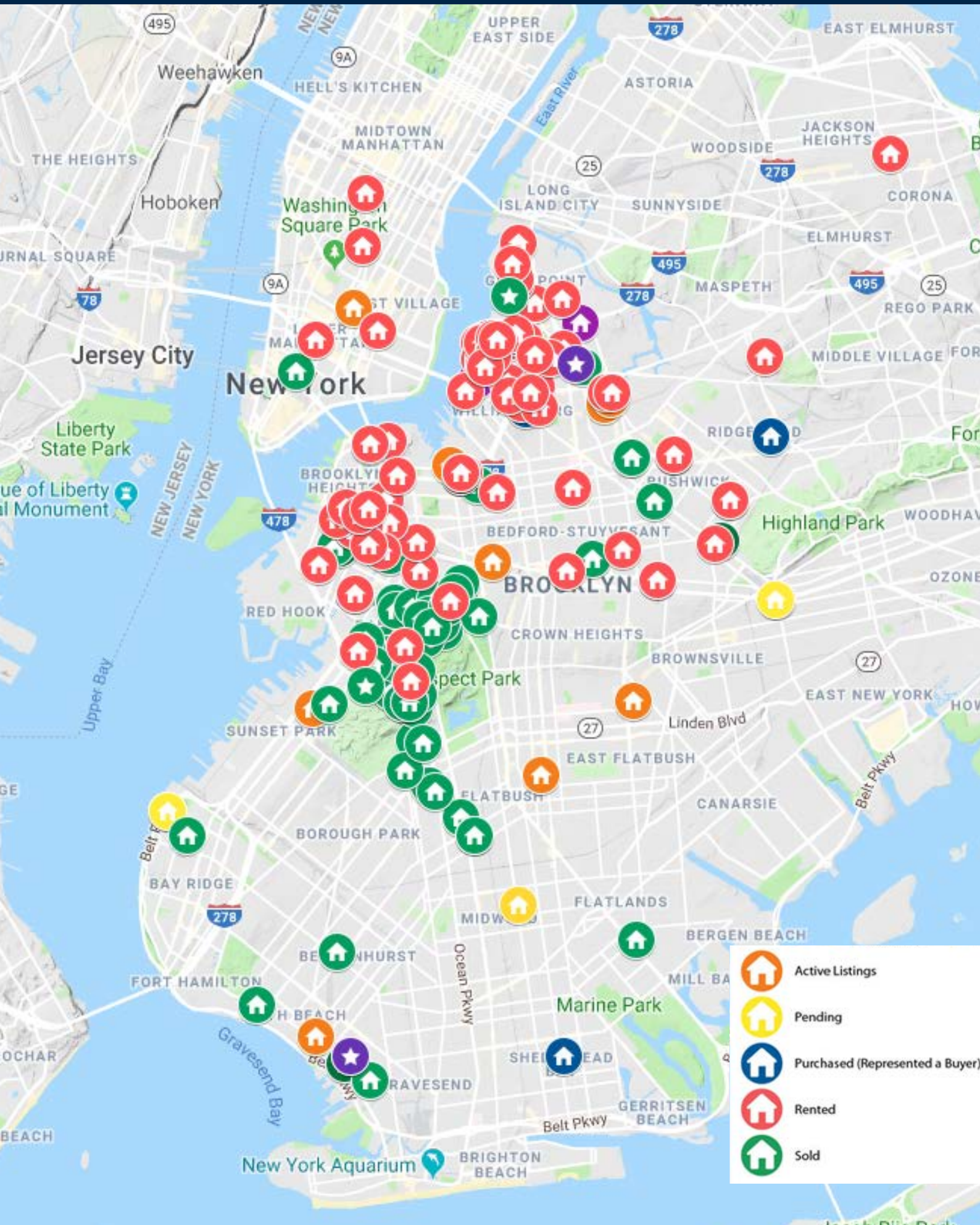
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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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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