

MANHATTAN

RESIDENTIAL MARKET REPORT

October 2017



The RATNER Team Market Report

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Residential Market Report Overview

The Manhattan Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Manhattan's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Manhattan neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Manhattan, October 2017

Median Sale Price

\$995K

0% YoY

Median Price/Sq.ft.

\$1,316

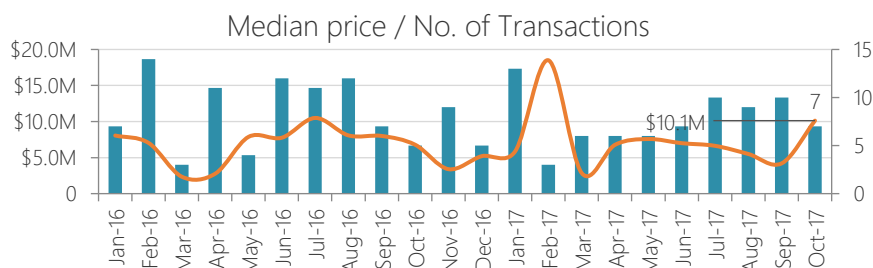
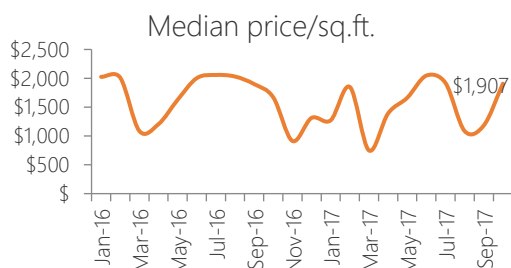
-3% YoY

No. of Transactions

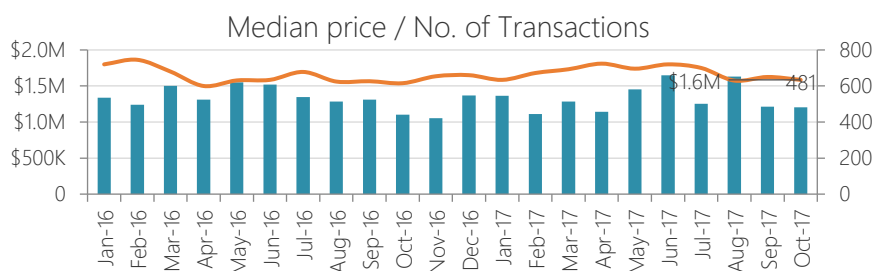
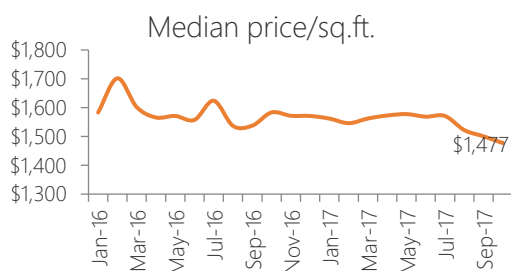
1,087

11% YoY

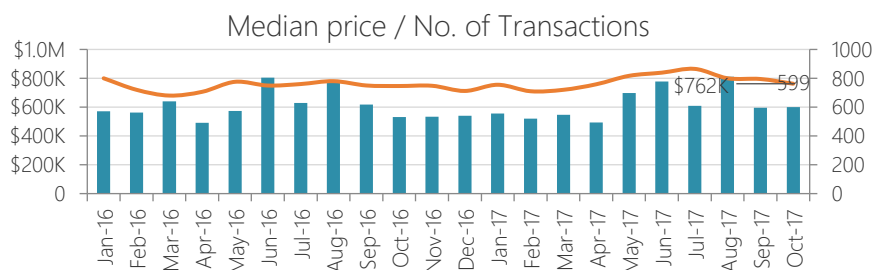
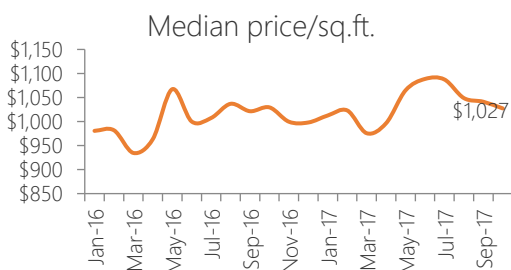
Single family



Condo



Coop



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Top 10 Residential Sales

Manhattan, October 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	26 Bank St	\$17,850,000	12-Oct-17	4,170	\$4,281	West Village
2	117 E 79 St	\$15,000,000	23-Oct-17	3,503	\$4,282	Carnegie Hill
3	147 E 63 St	\$10,300,000	13-Oct-17	4,725	\$2,180	Lenox Hill
4	319 E 51 St	\$9,950,000	18-Oct-17	6,091	\$1,634	Turtle Bay
5	160 E 93 St	\$4,400,000	12-Oct-17	2,880	\$1,528	Carnegie Hill
6	226 W 132 St	\$2,720,000	26-Oct-17	3,432	\$793	Harlem
7	-	-	-	-	-	-
8	-	-	-	-	-	-
9	-	-	-	-	-	-
10	-	-	-	-	-	-

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	551 W 21 St #PH20	\$38,053,728	31-Oct-17	-	-	Chelsea
2	768 5 Ave #2009	\$32,700,000	05-Oct-17	6,316	\$5,177	Central Midtown
3	551 W 21 St #16A	\$17,000,000	06-Oct-17	-	-	Chelsea
4	520 W 28 St #24	\$15,313,889	30-Oct-17	-	-	Chelsea
5	252 E 57 St #57A	\$13,851,200	02-Oct-17	-	-	Central Midtown
6	252 E 57 St #56A	\$13,342,075	16-Oct-17	-	-	Central Midtown
7	737 Park Ave #17E	\$12,473,709	30-Oct-17	3,819	\$3,266	Lenox Hill
8	252 E 57 St #64B	\$10,490,975	23-Oct-17	-	-	Central Midtown
9	120 W 72 St #PH1	\$10,395,000	30-Oct-17	3,335	\$3,117	Lincoln Square
10	66 Leonard St #PH	\$10,368,000	23-Oct-17	6,699	\$1,548	TriBeCa

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	680 Madison Ave #15A	\$17,250,000	02-Oct-17	4,649	\$3,710	Lenox Hill
2	150 Central Park S #2301	\$9,000,000	03-Oct-17	-	-	Central Park South
3	2162-2168 Broadway #PH	\$7,950,000	25-Oct-17	-	-	Upper West Side
4	105-107 E 29 St #12PH	\$6,790,000	12-Oct-17	-	-	NoMad
5	643-651 Greenwich St #10B	\$6,539,990	18-Oct-17	-	-	-
6	643-651 Greenwich St #9B	\$6,499,990	25-Oct-17	-	-	-
7	70 Central Park W #15AB	\$6,301,117	04-Oct-17	-	-	Lincoln Square
8	14 W 4 St #B1005	\$5,240,000	19-Oct-17	3,833	\$1,367	-
9	447 E 57 St #PH	\$5,000,000	24-Oct-17	2,700	\$1,852	Sutton Place
10	912-914 5 Ave #3B	\$4,750,000	17-Oct-17	3,000	\$1,583	Lenox Hill

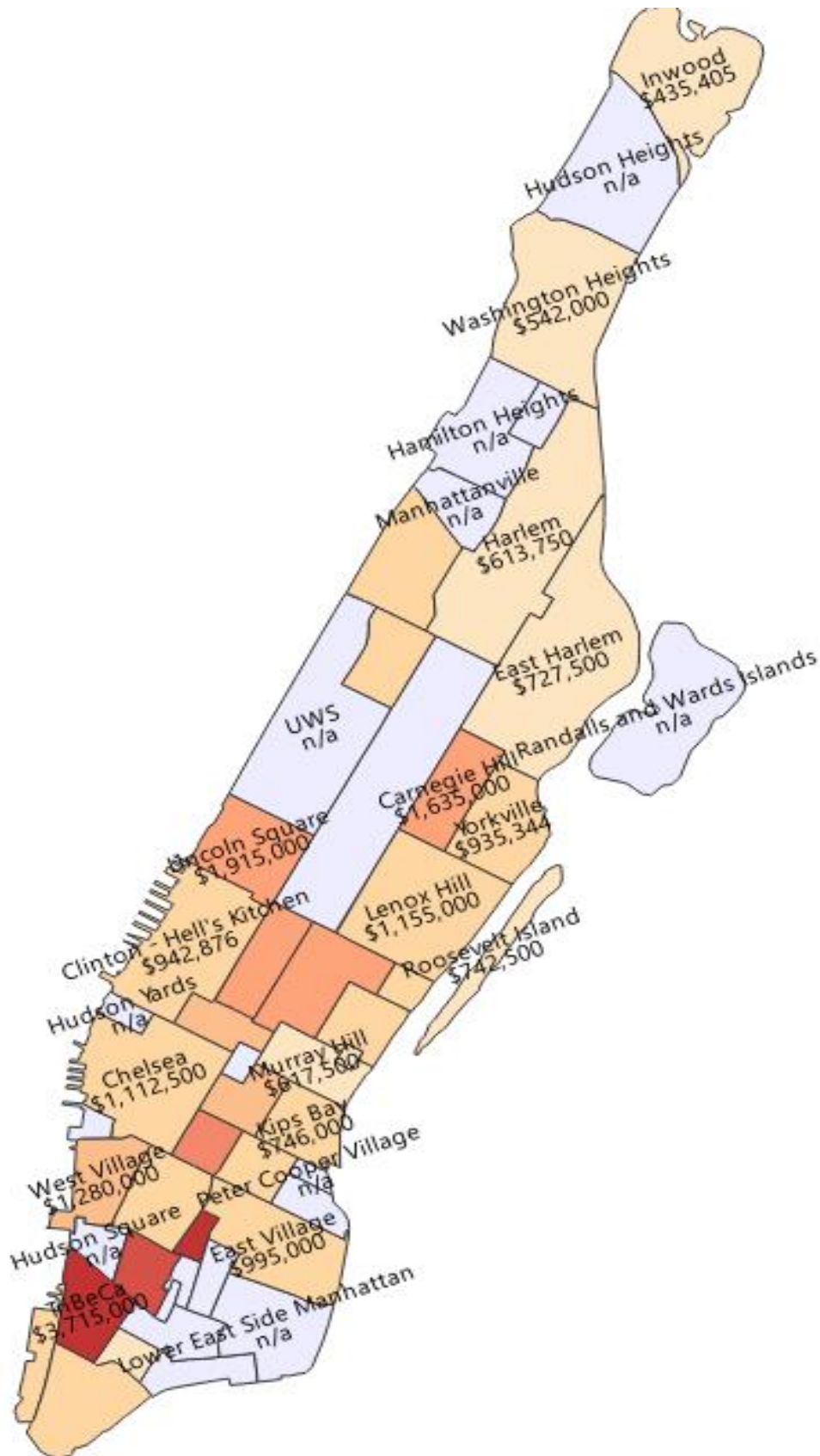


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Map of Neighborhoods

Manhattan, October 2017



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Top Neighborhoods

Manhattan, October 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Central Park South	\$2,195	\$4,000,000	5	\$2,997,500	\$4,000,000	-
2	SoHo	\$2,109	\$3,000,000	12	\$6,250,000	\$975,000	-
3	West Village	\$1,995	\$1,280,000	31	\$1,989,163	\$800,000	\$17,850,000
4	TriBeCa	\$1,935	\$3,715,000	20	\$3,740,000	\$2,300,000	-
5	East Village	\$1,740	\$995,000	12	\$2,175,000	\$925,000	-
6	NoMad	\$1,585	\$1,545,337	12	\$2,122,668	\$665,000	-
7	Chelsea	\$1,551	\$1,112,500	39	\$1,637,500	\$841,500	-
8	Flatiron District	\$1,545	\$2,150,000	25	\$2,520,000	\$817,000	-
9	Lincoln Square	\$1,509	\$1,915,000	99	\$2,413,263	\$812,500	-
10	Garment District	\$1,482	\$1,184,000	4	\$1,538,000	\$740,000	-
11	Greenwich Village	\$1,453	\$1,049,500	20	\$1,427,500	\$974,500	-
12	Clinton - Hell's Kitchen	\$1,440	\$942,876	57	\$1,527,775	\$532,000	-
13	Theatre District - Times Square	\$1,401	\$1,650,000	3	\$1,850,000	\$825,000	-
14	Lenox Hill	\$1,384	\$1,155,000	116	\$2,007,500	\$825,000	\$10,300,000
15	Upper West Side	\$1,377	\$1,060,000	94	\$1,034,428	\$1,355,000	-
16	Manhattan Valley	\$1,348	\$850,000	19	\$870,000	\$807,000	-
17	Central Midtown	\$1,313	\$1,695,000	36	\$5,145,163	\$625,000	-
18	Carnegie Hill	\$1,291	\$1,635,000	43	\$2,606,250	\$1,415,000	\$9,700,000
19	Battery Park City	\$1,275	\$968,000	10	\$968,000	-	-
20	Murray Hill	\$1,255	\$617,500	32	\$1,150,000	\$558,850	-
21	Financial District	\$1,240	\$836,250	31	\$1,050,000	\$725,000	-
22	Yorkville	\$1,221	\$935,344	77	\$1,397,753	\$725,000	-
23	Turtle Bay	\$1,212	\$780,000	43	\$1,180,000	\$639,000	\$9,950,000
24	Gramercy Park	\$1,148	\$996,748	29	\$1,260,289	\$899,000	-
25	Kips Bay	\$1,094	\$746,000	16	\$842,500	\$637,500	-
26	East Harlem	\$1,091	\$727,500	11	\$766,250	\$682,500	-
27	Sutton Place	\$996	\$796,500	33	\$925,000	\$783,000	-
28	Lower East Side	\$875	\$852,000	19	\$2,341,975	\$802,000	-
29	Morningside Heights	\$874	\$842,500	18	-	\$842,500	-
30	Harlem	\$863	\$613,750	44	\$743,323	\$312,500	\$2,720,000
31	Washington Heights	\$697	\$542,000	29	\$686,707	\$423,500	-

This is a ranking of Manhattan neighborhoods based on median sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.



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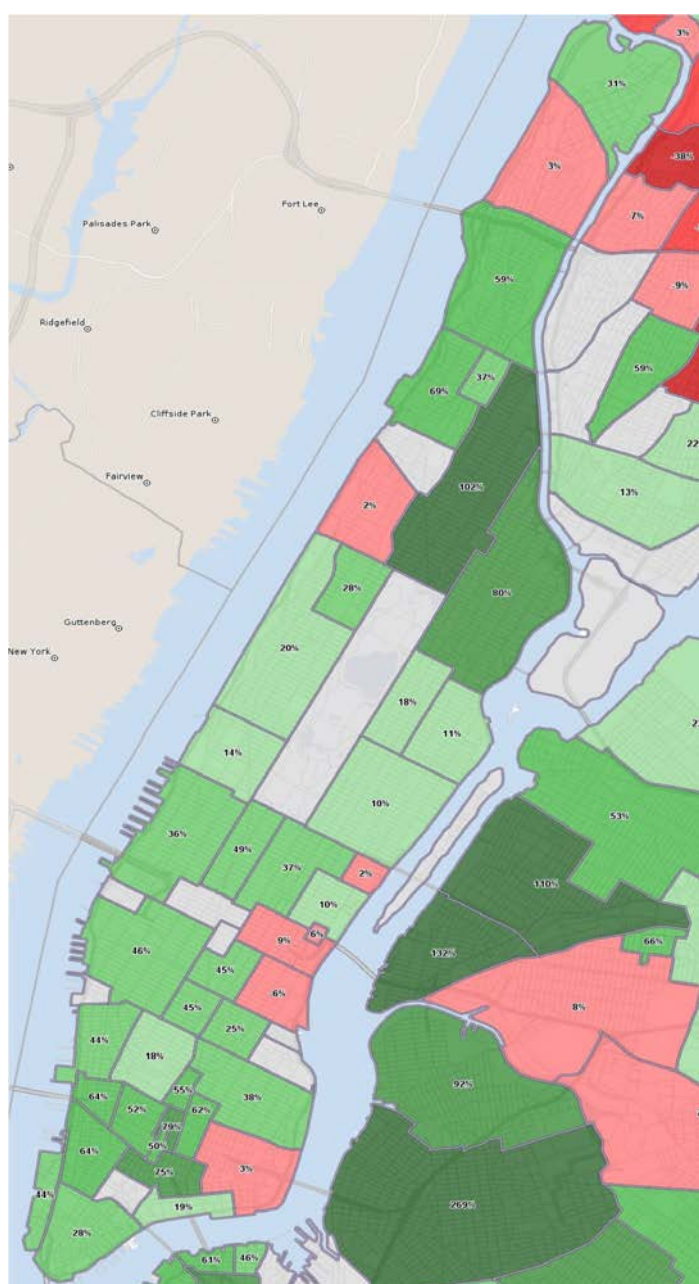
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Sales Maps

Manhattan, October 2017

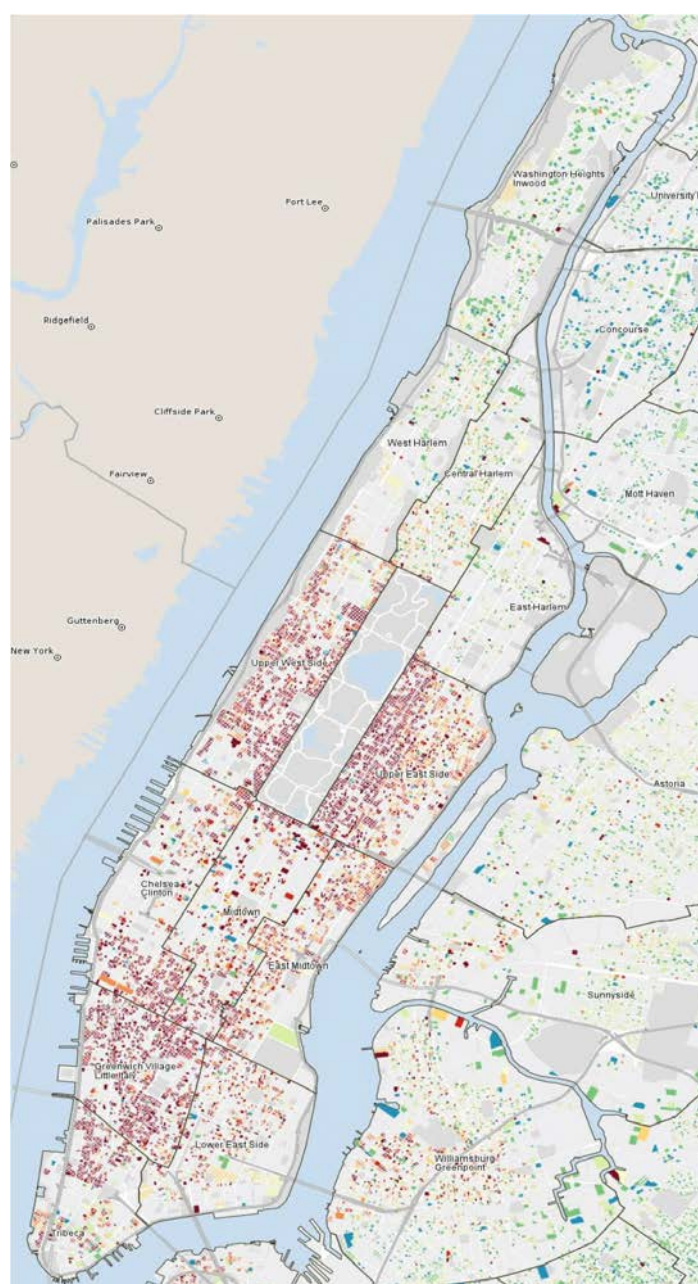
Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.



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Battery Park City

Manhattan, October 2017

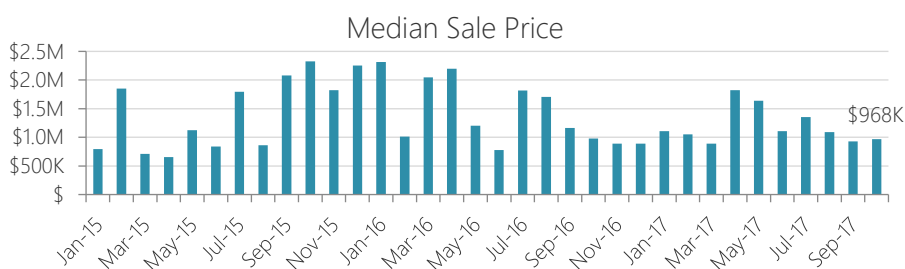
More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.



Median Sale Price

\$968K

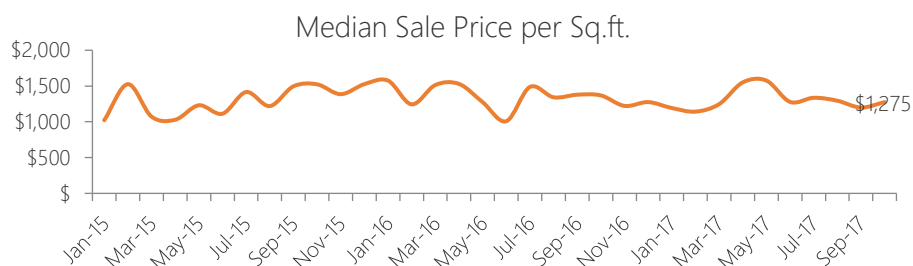
-1% YoY



Median Sale Price per Sq.ft.

\$1,275

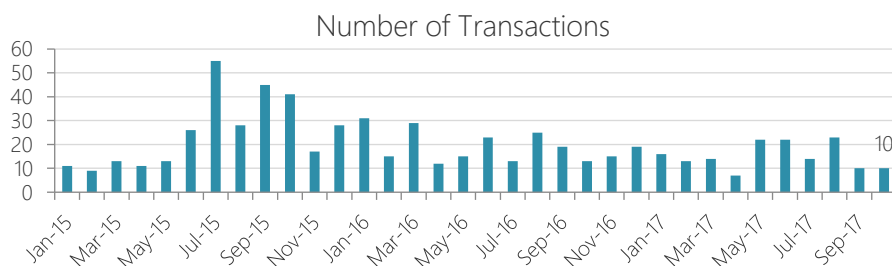
-7% YoY



Number of Transactions

10

-23% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$968,000	-1%	\$1,275	-7%	10
Coops	-	-	-	-	0
Houses	-	-	-	-	0



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Carnegie Hill

Manhattan, October 2017

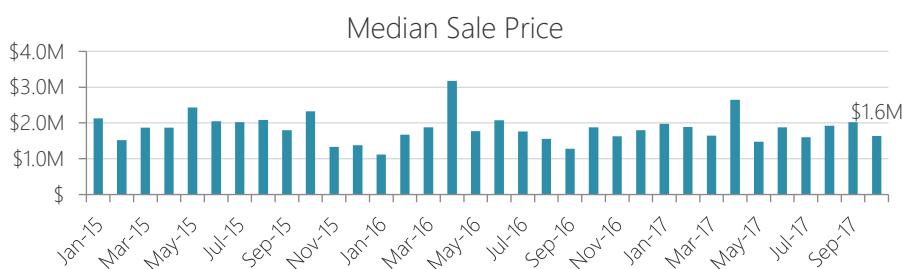
Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home to offices, storefronts, and residential buildings.



Median Sale Price

\$1.64M

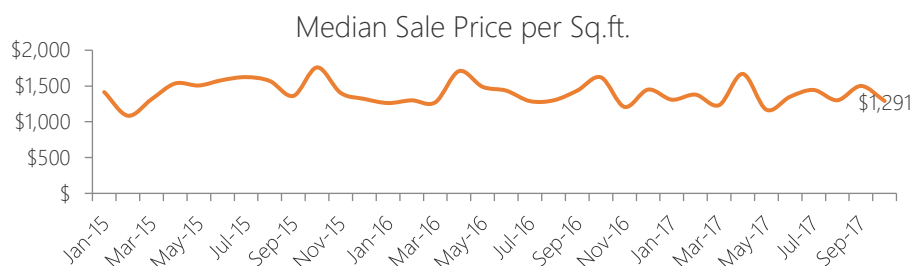
-13% YoY



Median Sale Price per Sq.ft.

\$1,291

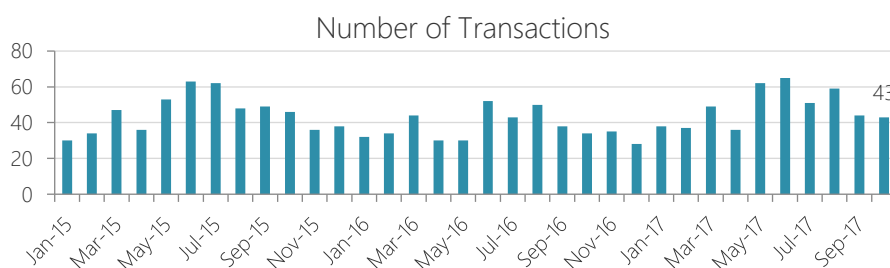
-20% YoY



Number of Transactions

43

26% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,606,250	37%	\$1,679	4%	9
Coops	\$1,415,000	-17%	\$944	-34%	32
Houses	\$9,700,000	23%	\$2,905	50%	2



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Central Midtown

Manhattan, October 2017

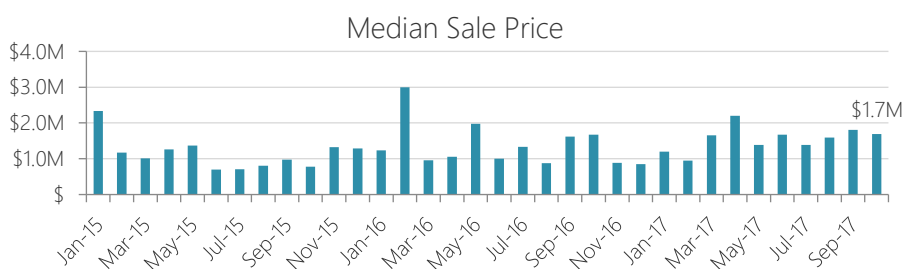
As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated condos and co-op buildings.



Median Sale Price

\$1.7M

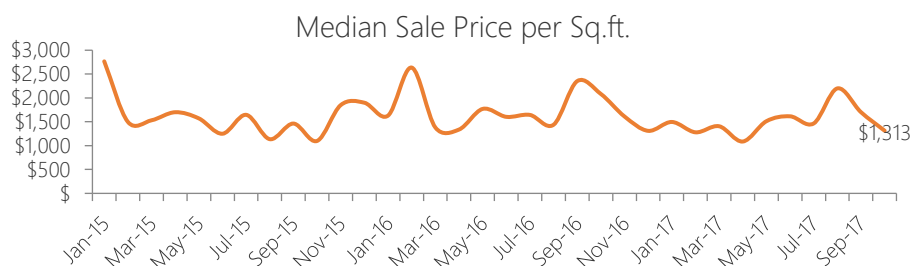
1% YoY



Median Sale Price per Sq.ft.

\$1,313

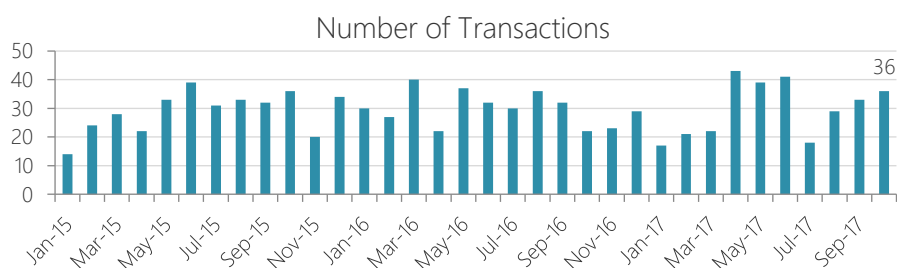
-37% YoY



Number of Transactions

36

64% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,145,163	-73%	\$1,777	-61%	20
Coops	\$625,000	5%	\$917	-5%	16
Houses	-	-	-	-	0



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Central Park South

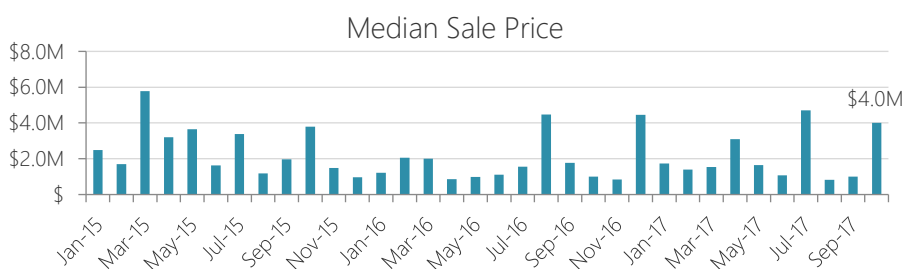
Manhattan, October 2017



Median Sale Price

\$4.M

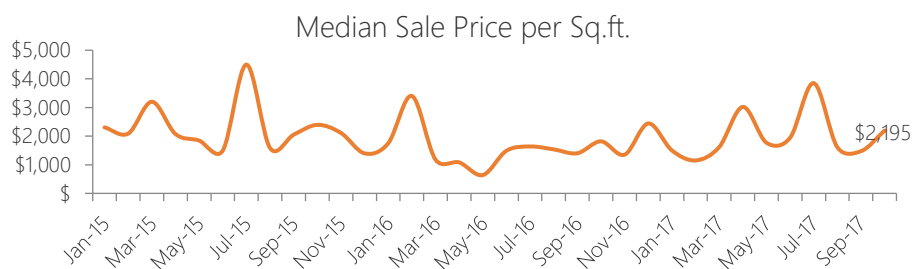
298% YoY



Median Sale Price per Sq.ft.

\$2,195

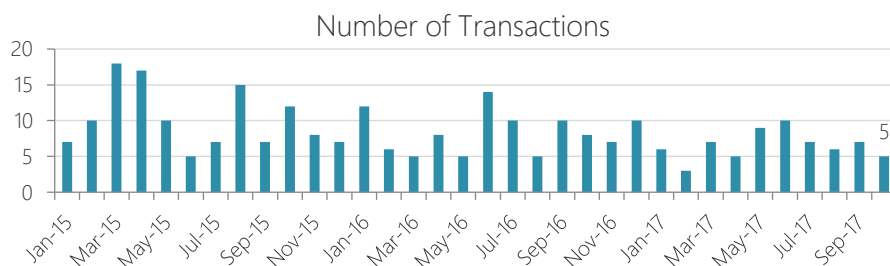
21% YoY



Number of Transactions

5

-38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,997,500	-45%	\$2,176	20%	2
Coops	\$4,000,000	397%	\$2,195	-	3
Houses	-	-	-	-	0



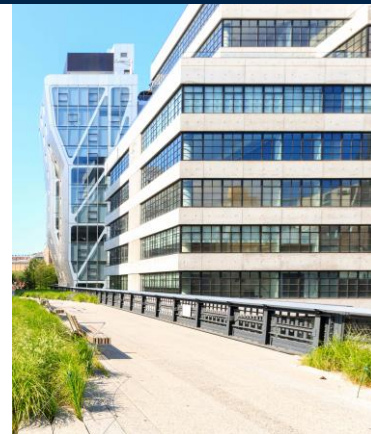
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Chelsea

Manhattan, October 2017

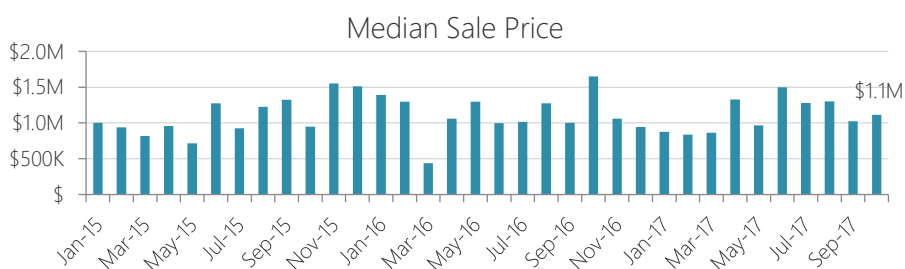
Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.



Median Sale Price

\$1.1M

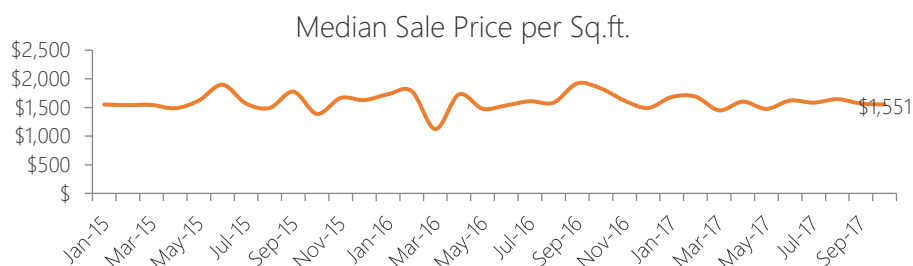
-33% YoY



Median Sale Price per Sq.ft.

\$1,551

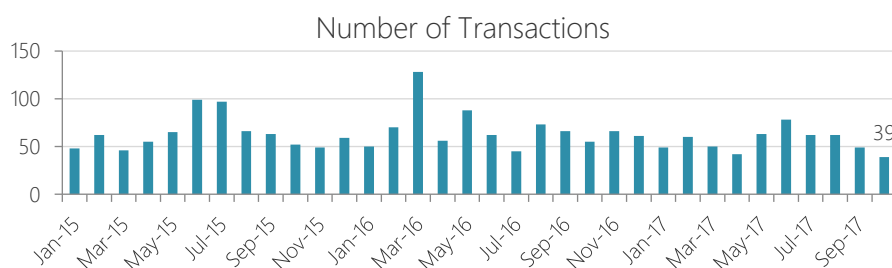
-15% YoY



Number of Transactions

39

-29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,637,500	-56%	\$1,659	-20%	15
Coops	\$841,500	7%	\$1,335	-6%	24
Houses	-	-	-	-	0



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Clinton - Hell's Kitchen

Manhattan, October 2017

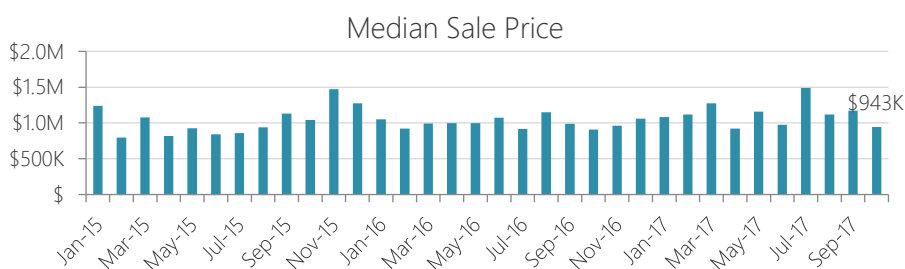
High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.



Median Sale Price

\$943K

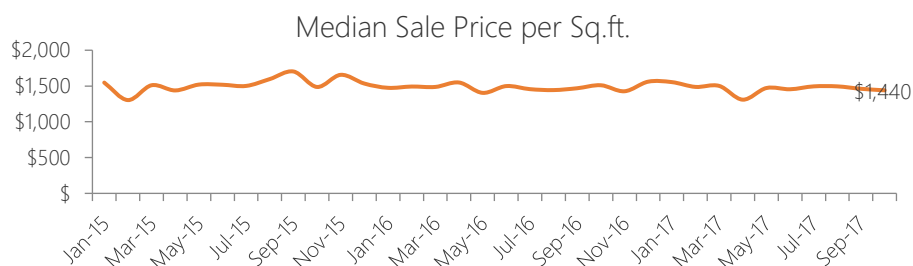
4% YoY



Median Sale Price per Sq.ft.

\$1,440

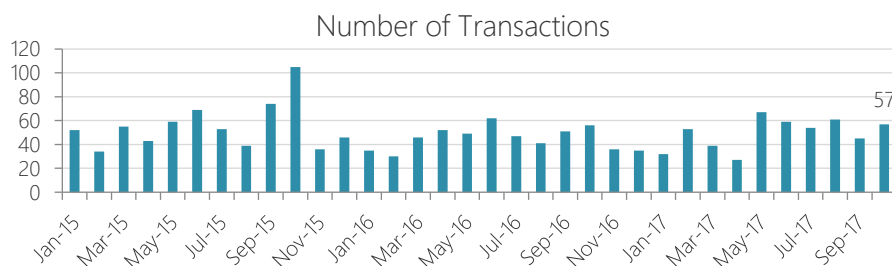
-5% YoY



Number of Transactions

57

2% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,527,775	39%	\$1,449	-7%	35
Coops	\$532,000	13%	\$986	4%	22
Houses	-	-	-	-	0



East Harlem

Manhattan, October 2017

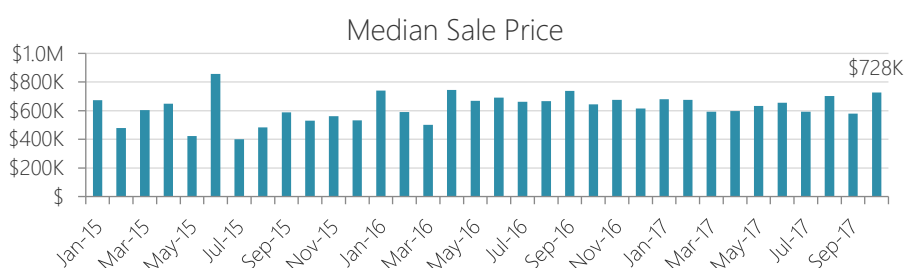
Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.



Median Sale Price

\$728K

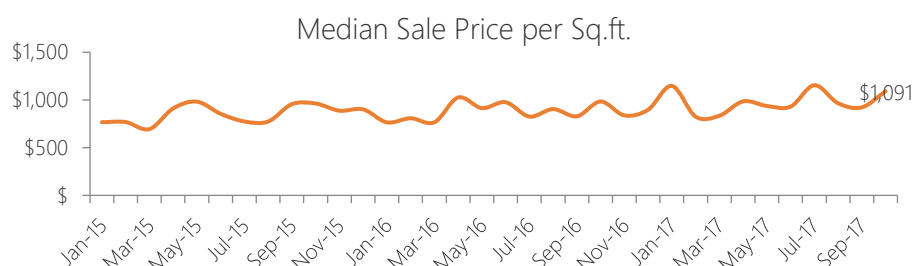
13% YoY



Median Sale Price per Sq.ft.

\$1,091

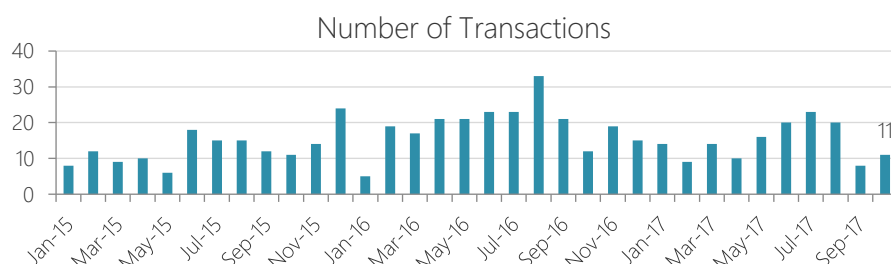
11% YoY



Number of Transactions

11

-8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$766,250	19%	\$887	-1%	7
Coops	\$682,500	-6%	\$1,296	21%	4
Houses	-	-	-	-	0



East Village

Manhattan, October 2017

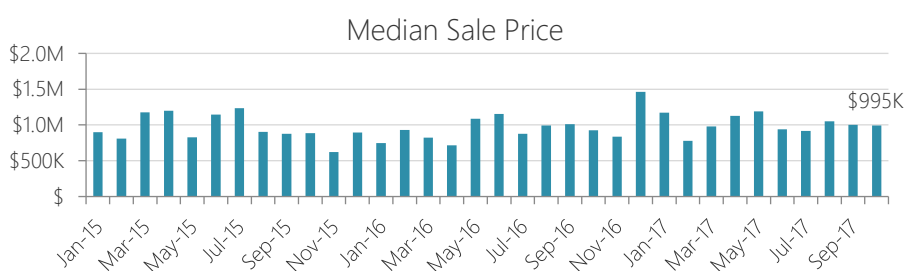
Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.



Median Sale Price

\$995K

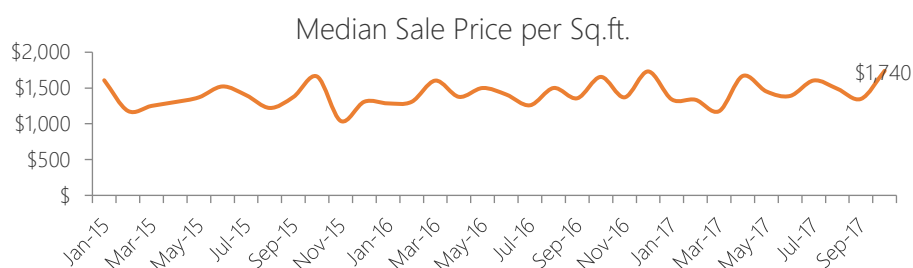
7% YoY



Median Sale Price per Sq.ft.

\$1,740

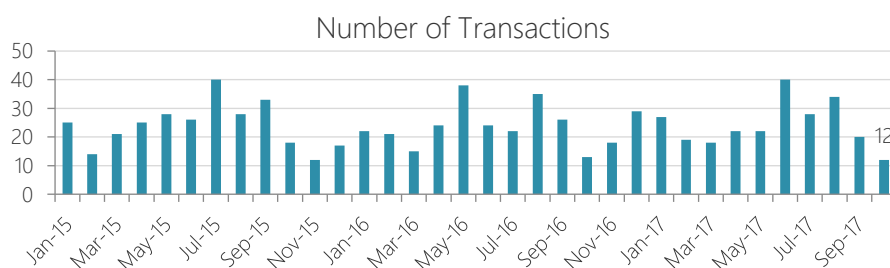
5% YoY



Number of Transactions

12

-8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,175,000	58%	\$1,955	15%	4
Coops	\$925,000	33%	\$1,036	-17%	8
Houses	-	-	-	-	0



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Financial District

Manhattan, October 2017

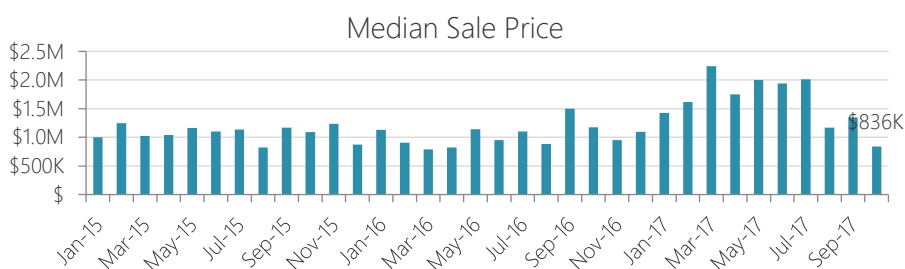
Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently located, quiet, and safe place to call home.



Median Sale Price

\$836K

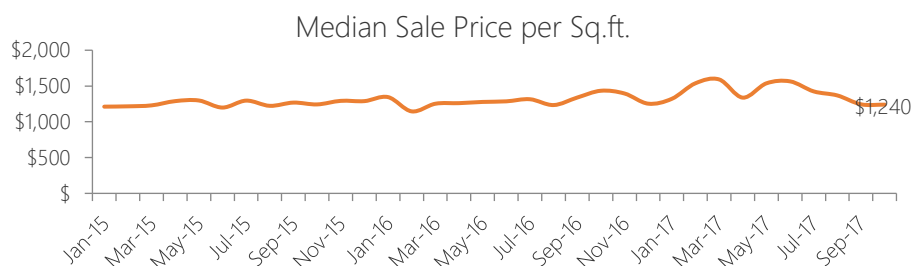
-29% YoY



Median Sale Price per Sq.ft.

\$1,240

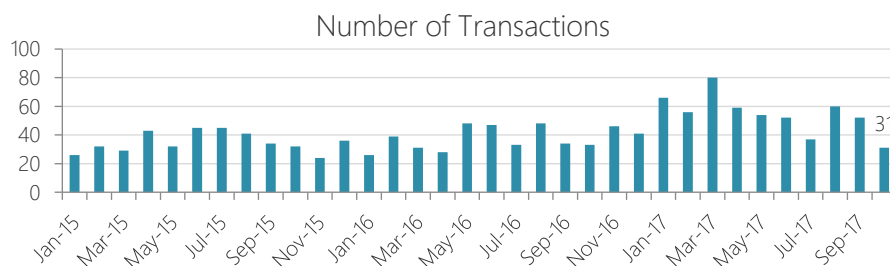
-14% YoY



Number of Transactions

31

-6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,050,000	-38%	\$1,266	-15%	23
Coops	\$725,000	6%	\$1,188	-12%	8
Houses	-	-	-	-	0



Flatiron District

Manhattan, October 2017

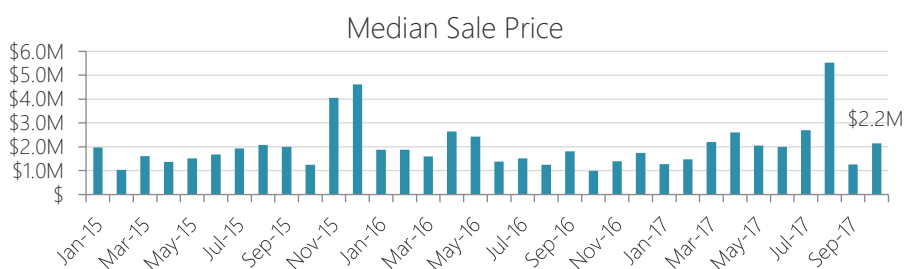
This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through the Flatiron District can sometimes feel like a jaunt through the worlds of fashion, art and design.



Median Sale Price

\$2.15M

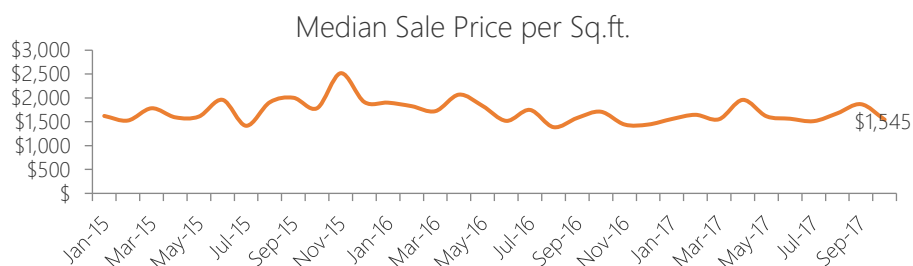
117% YoY



Median Sale Price per Sq.ft.

\$1,545

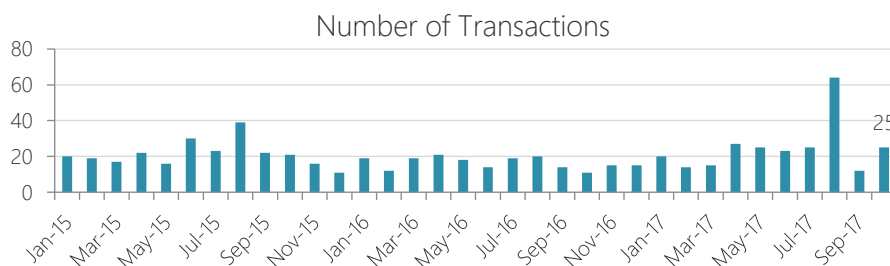
-10% YoY



Number of Transactions

25

127% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,520,000	45%	\$1,898	8%	14
Coops	\$817,000	-3%	\$1,394	8%	11
Houses	-	-	-	-	0



Garment District

Manhattan, October 2017

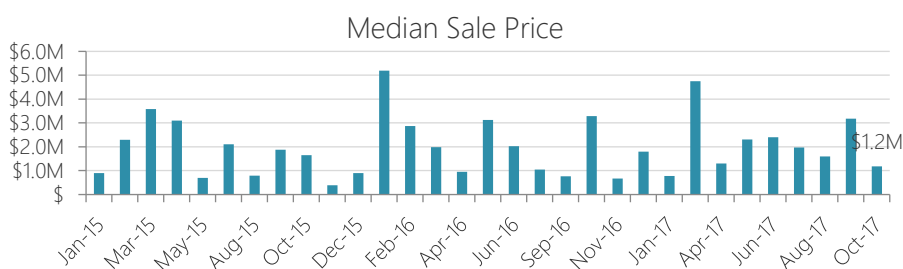
The Garment District, also known as the Fashion District, Fashion Center, and Garment Center, is a dense neighborhood of less than a square mile. It's home to major fashion labels and show rooms and is the center for fashion design in the world. It is within easy walking distance of Penn Station and is accessible by numerous subway and bus lines.



Median Sale Price

\$1.18M

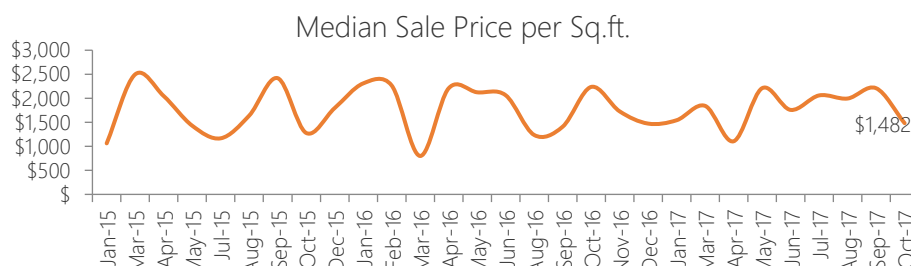
-64% YoY



Median Sale Price per Sq.ft.

\$1,482

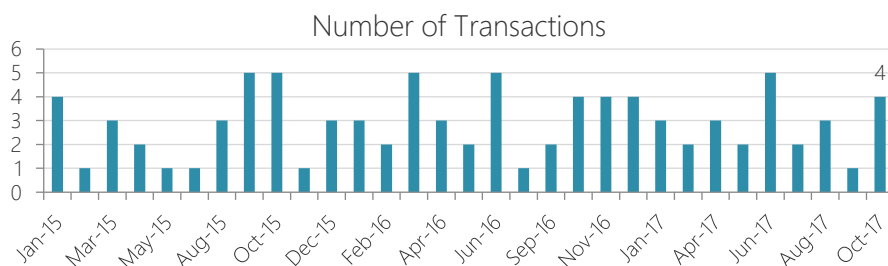
-34% YoY



Number of Transactions

4

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,538,000	-68%	\$1,695	-24%	3
Coops	\$740,000	366%	\$925	-	1
Houses	-	-	-	-	0



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Gramercy Park

Manhattan, October 2017

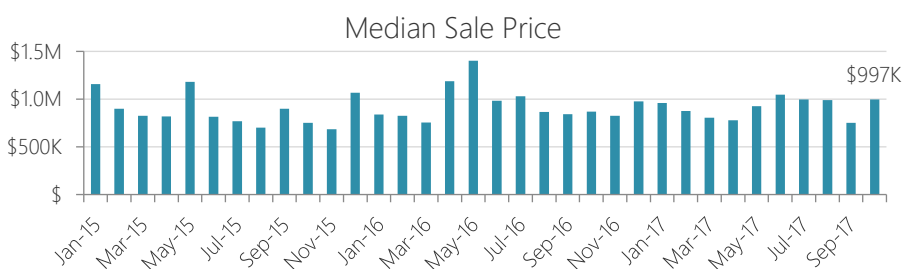
Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.



Median Sale Price

\$997K

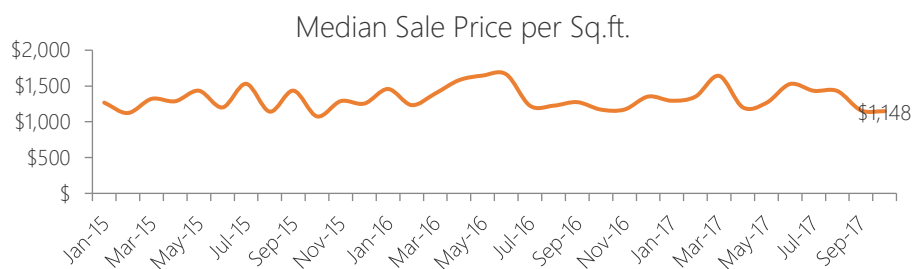
15% YoY



Median Sale Price per Sq.ft.

\$1,148

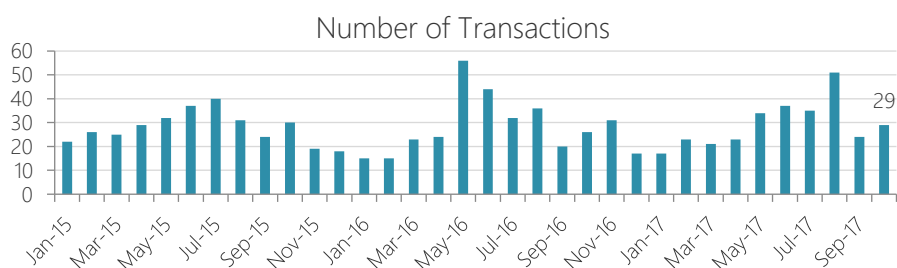
-2% YoY



Number of Transactions

29

12% YoY



Type of 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



Greenwich Village

Manhattan, October 2017

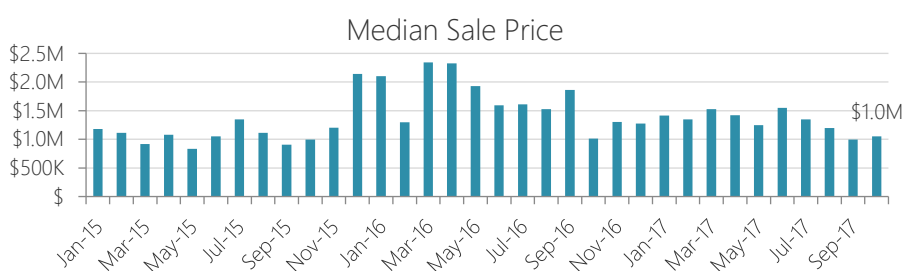
New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is now one of NYC's most sought-after neighborhoods.



Median Sale Price

\$1.05M

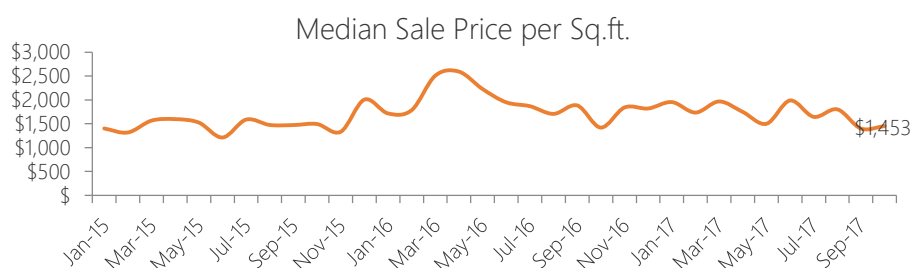
4% YoY



Median Sale Price per Sq.ft.

\$1,453

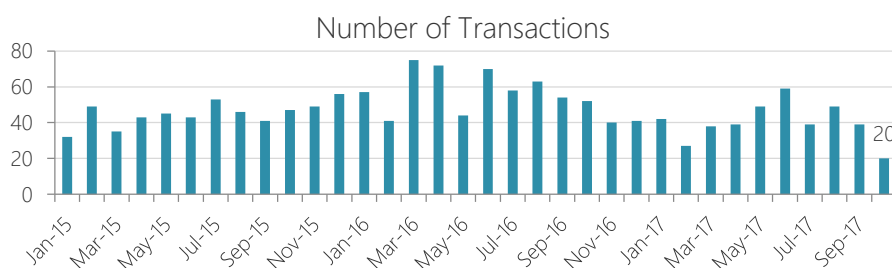
2% YoY



Number of Transactions

20

-62% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,427,500	-75%	\$1,904	-6%	2
Coops	\$974,500	9%	\$1,400	9%	18
Houses	-	-	-	-	0



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Harlem

Manhattan, October 2017

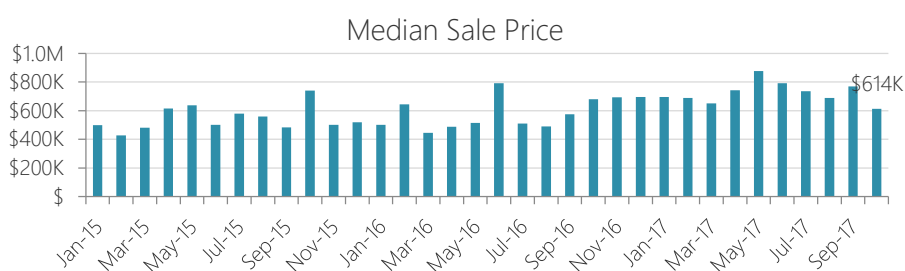
Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.



Median Sale Price

\$614K

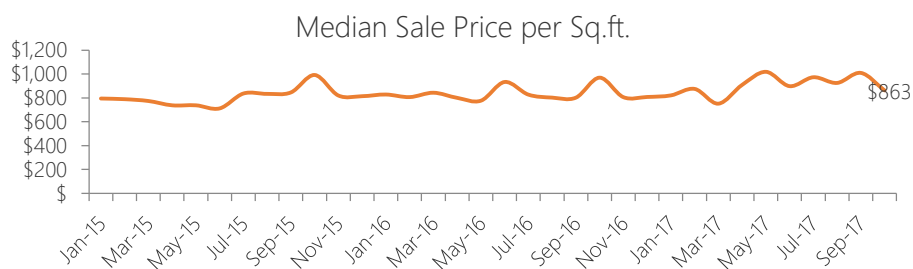
-10% YoY



Median Sale Price per Sq.ft.

\$863

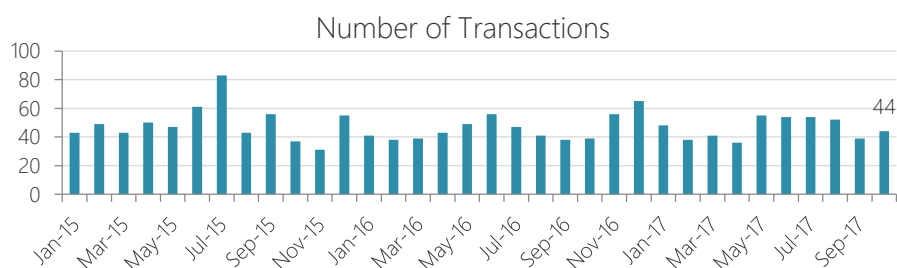
-11% YoY



Number of Transactions

44

13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$743,323	-20%	\$917	-11%	30
Coops	\$312,500	-1%	\$601	16%	13
Houses	\$2,720,000	20%	\$793	0%	1



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Kips Bay

Manhattan, October 2017

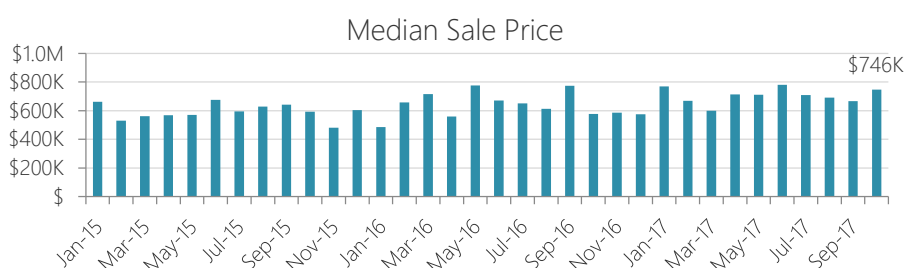
Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.



Median Sale Price

\$746K

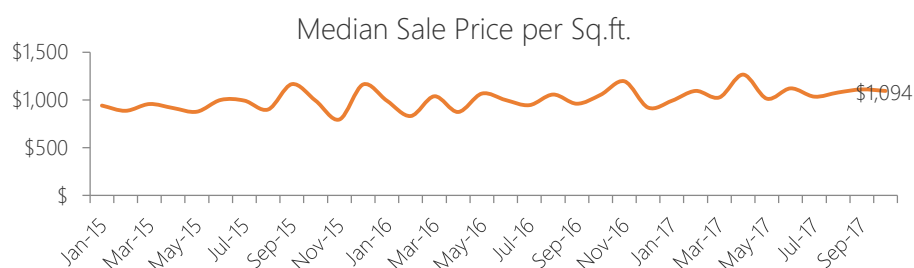
29% YoY



Median Sale Price per Sq.ft.

\$1,094

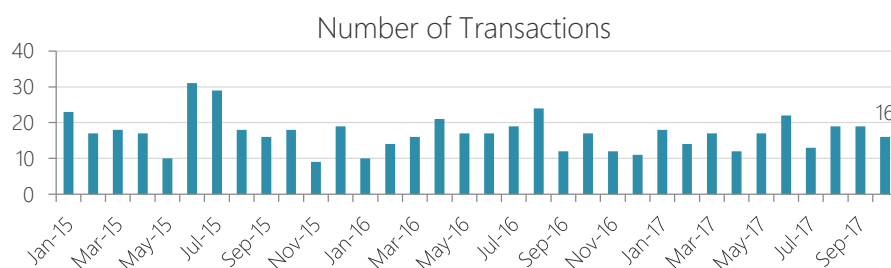
4% YoY



Number of Transactions

16

-6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$842,500	-34%	\$1,145	-22%	7
Coops	\$637,500	20%	\$1,059	2%	10
Houses	-	-	-	-	0



Lenox Hill

Manhattan, October 2017

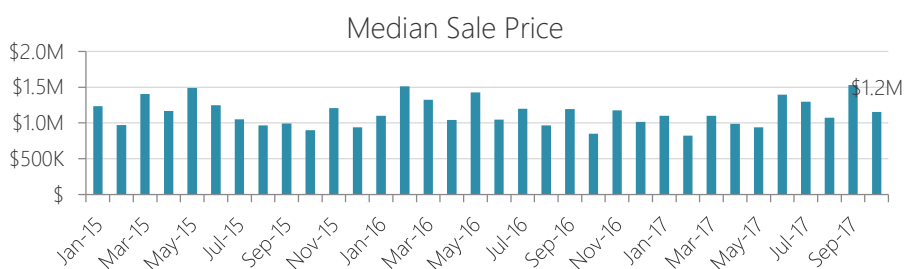
Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.



Median Sale Price

\$1.16M

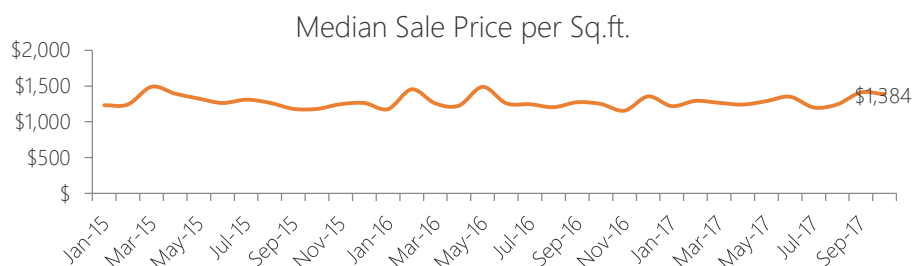
36% YoY



Median Sale Price per Sq.ft.

\$1,384

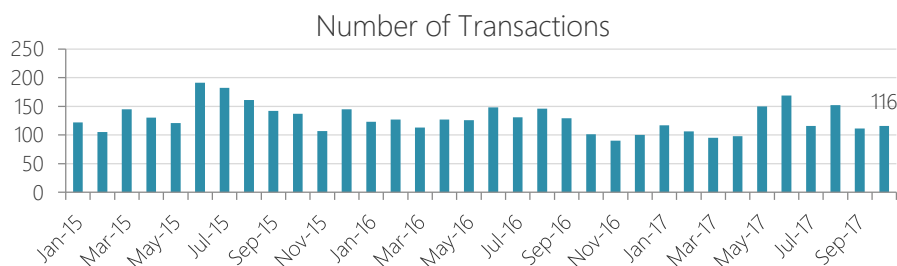
11% YoY



Number of Transactions

116

15% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,007,500	-4%	\$1,613	-3%	39
Coops	\$825,000	4%	\$947	-5%	76
Houses	\$10,300,000	-	\$2,180	-	1



Lincoln Square

Manhattan, October 2017

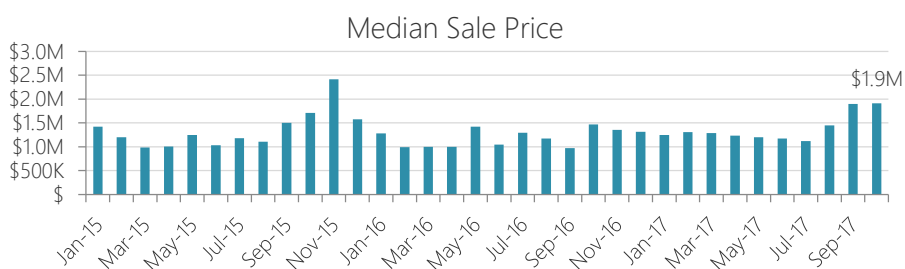
Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the numerous subways make it a commuter's dream.



Median Sale Price

\$1.92M

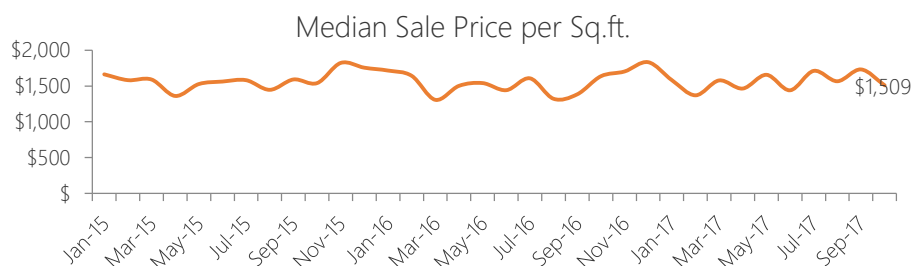
30% YoY



Median Sale Price per Sq.ft.

\$1,509

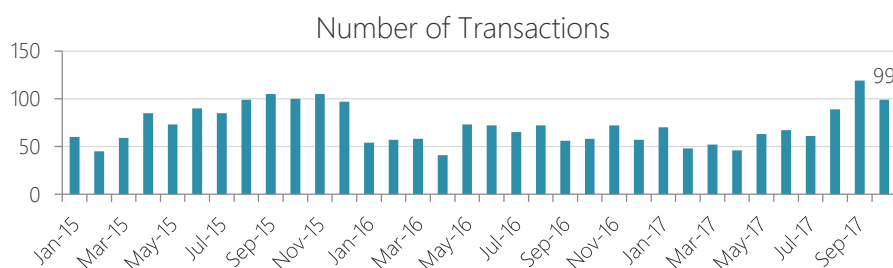
-8% YoY



Number of Transactions

99

71% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,413,263	-3%	\$1,637	-20%	68
Coops	\$812,500	-15%	\$1,093	0%	31
Houses	-	-	-	-	0



Lower East Side

Manhattan, October 2017

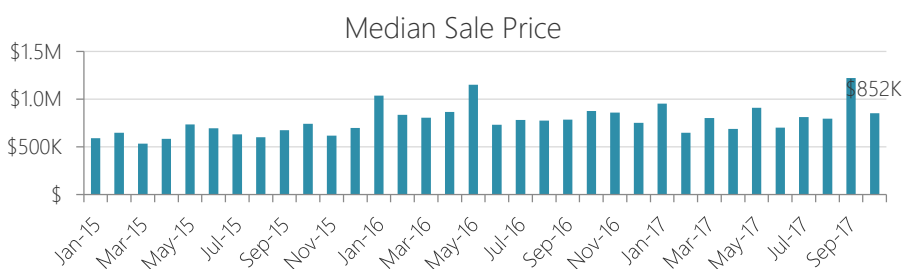
One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with both history and contemporary amenities.



Median Sale Price

\$852K

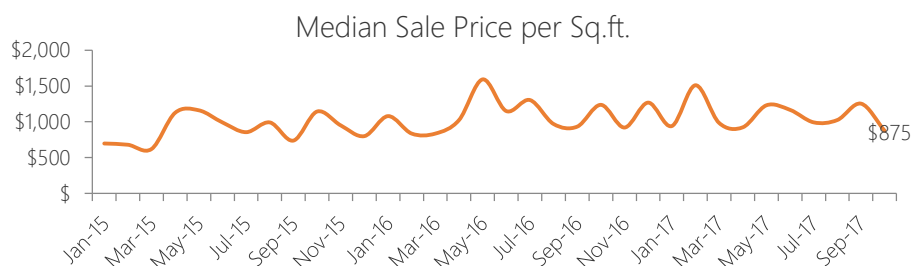
-3% YoY



Median Sale Price per Sq.ft.

\$875

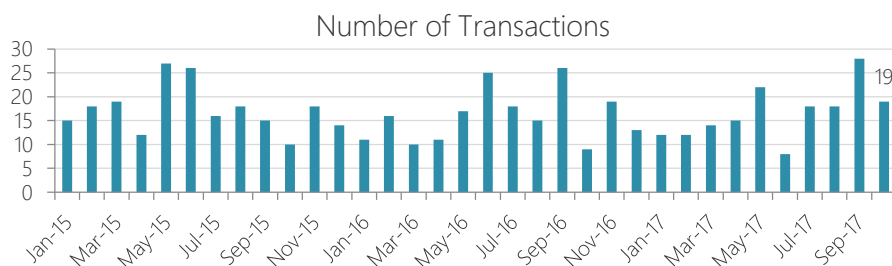
-29% YoY



Number of Transactions

19

111% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,341,975	95%	\$1,454	-5%	7
Coops	\$802,000	-7%	\$852	-10%	12
Houses	-	-	-	-	0



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Manhattan Valley

Manhattan, October 2017

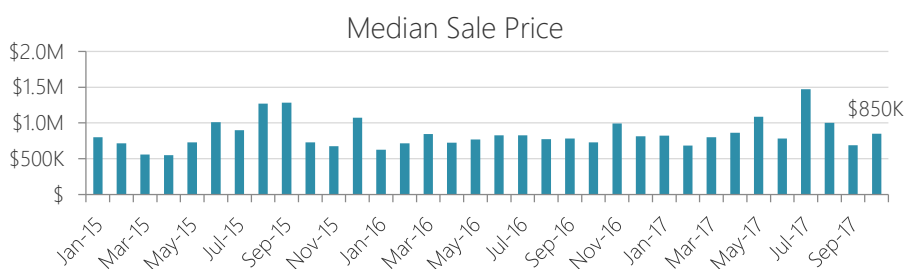
Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+ square feet of retail space, and eateries.



Median Sale Price

\$850K

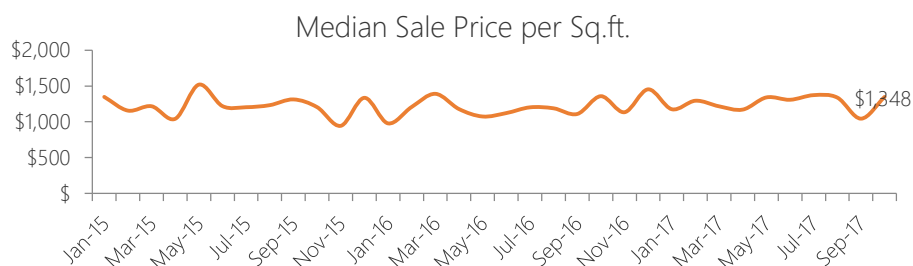
17% YoY



Median Sale Price per Sq.ft.

\$1,348

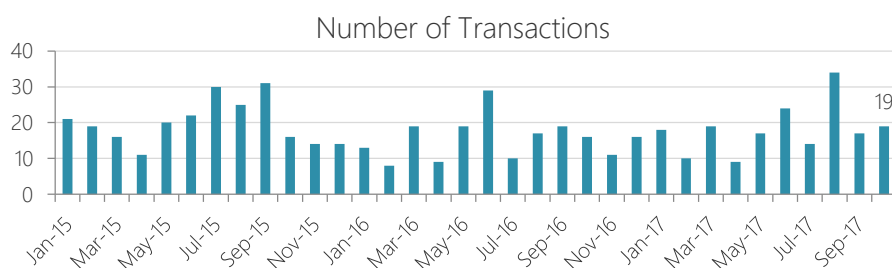
-1% YoY



Number of Transactions

19

19% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,000	-13%	\$1,392	2%	11
Coops	\$807,000	126%	\$1,050	43%	8
Houses	-	-	-	-	0



Morningside Heights

Manhattan, October 2017

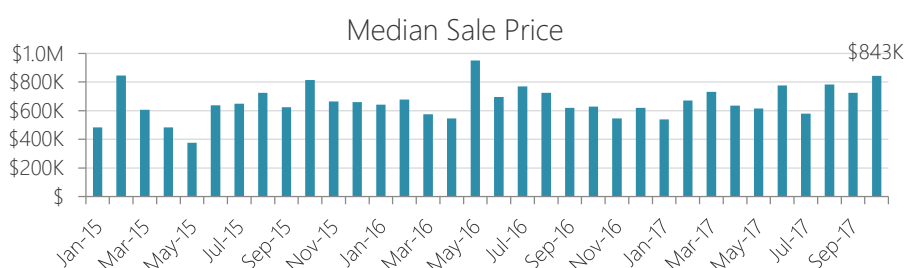
While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend the community a family-friendly feel.



Median Sale Price

\$843K

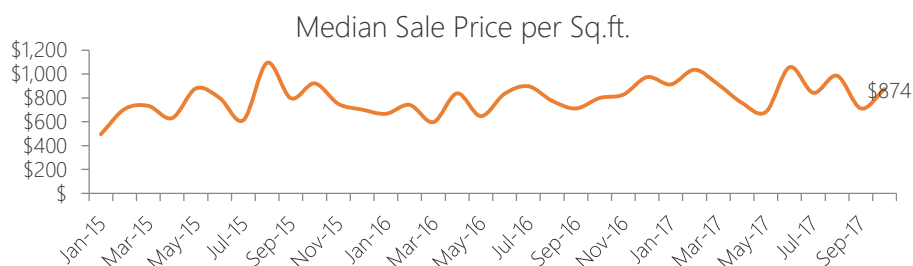
34% YoY



Median Sale Price per Sq.ft.

\$874

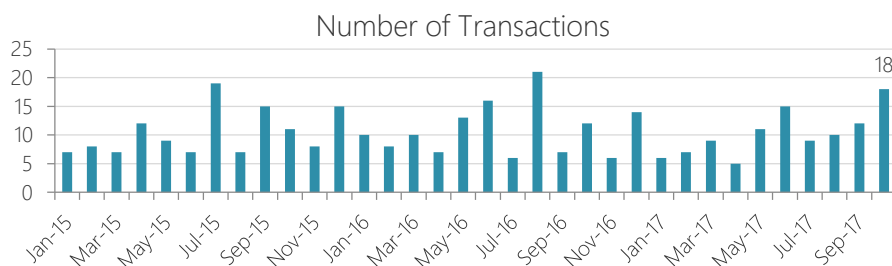
9% YoY



Number of Transactions

18

50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$842,500	37%	\$874	14%	18
Houses	-	-	-	-	0



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Murray Hill

Manhattan, October 2017

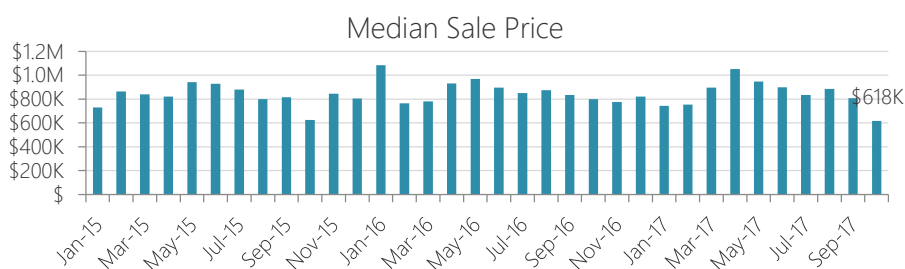
More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid nightlife and lower prices make the compromise well worthwhile.



Median Sale Price

\$618K

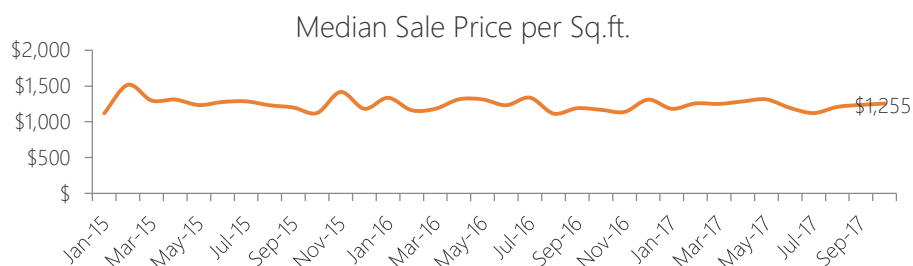
-23% YoY



Median Sale Price per Sq.ft.

\$1,255

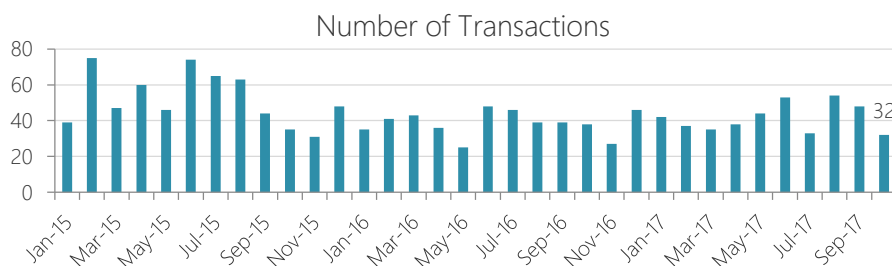
7% YoY



Number of Transactions

32

-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,150,000	23%	\$1,315	-8%	10
Coops	\$558,850	-12%	\$1,094	16%	22
Houses	-	-	-	-	0



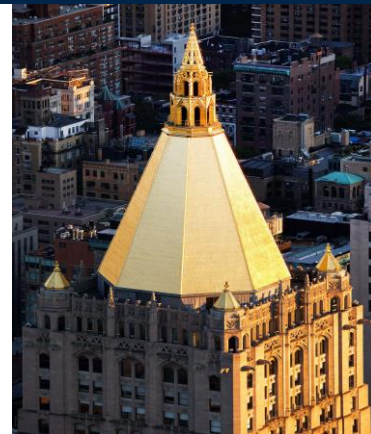
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NoMad

Manhattan, October 2017

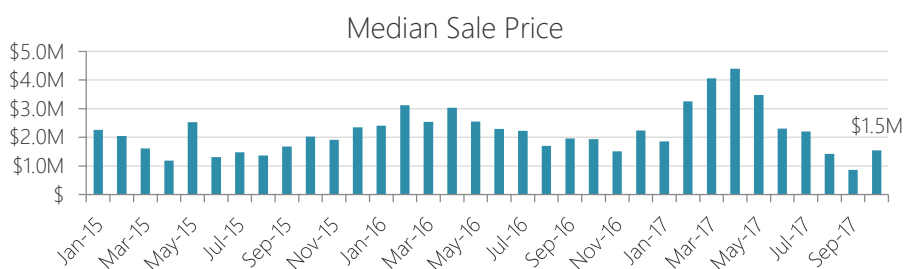
The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness Downtown is known for.



Median Sale Price

\$1.55M

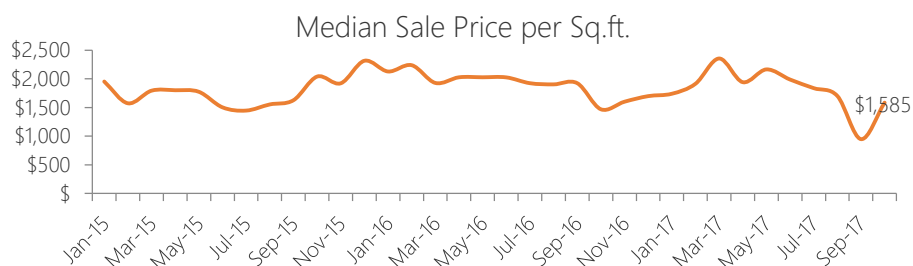
-20% YoY



Median Sale Price per Sq.ft.

\$1,585

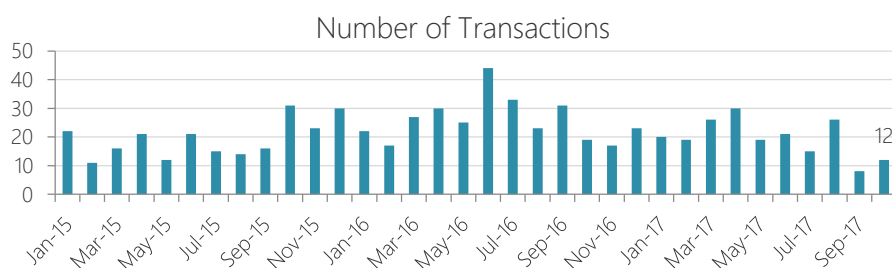
8% YoY



Number of Transactions

12

-37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,122,668	-13%	\$1,692	6%	7
Coops	\$665,000	-13%	\$1,478	16%	5
Houses	-	-	-	-	0



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SoHo

Manhattan, October 2017

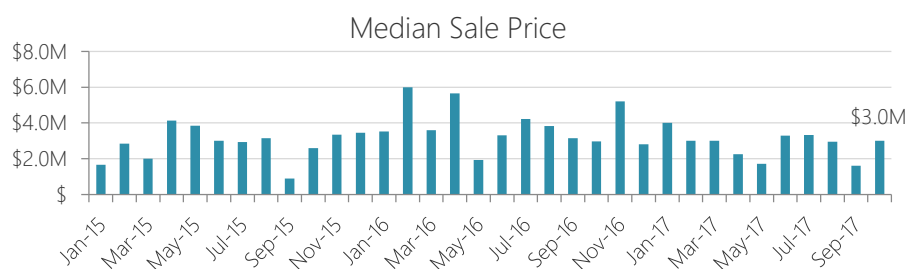
Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts have taken over the real estate landscape.



Median Sale Price

\$3.M

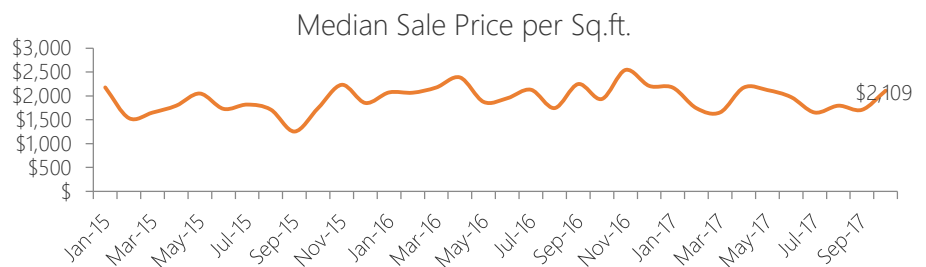
1% YoY



Median Sale Price per Sq.ft.

\$2,109

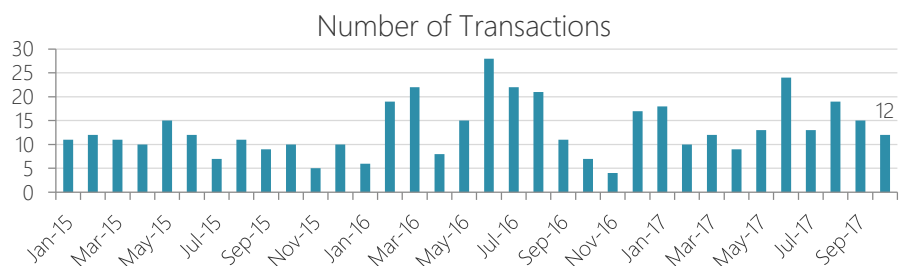
9% YoY



Number of Transactions

12

71% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$6,250,000	102%	\$2,222	-1%	7
Coops	\$975,000	-26%	\$1,700	-12%	5
Houses	-	-	-	-	0



Sutton Place

Manhattan, October 2017

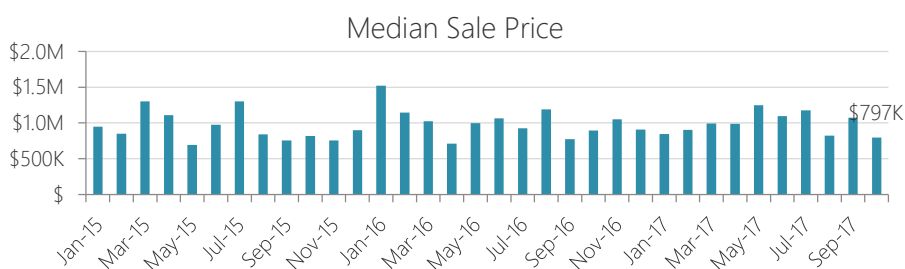
Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy access to virtually every hot spot in Manhattan.



Median Sale Price

\$797K

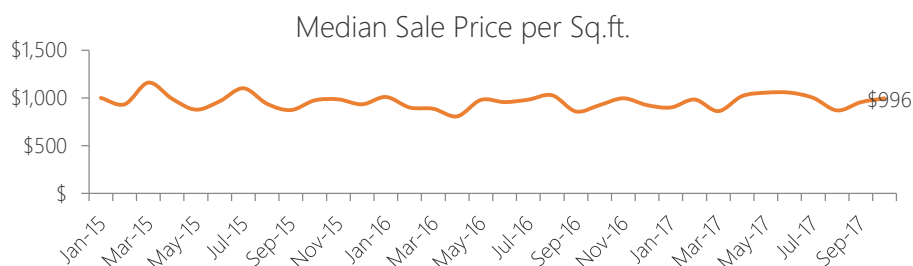
-11% YoY



Median Sale Price per Sq.ft.

\$996

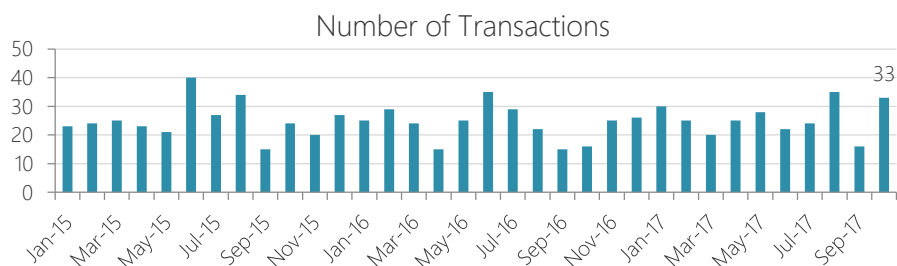
8% YoY



Number of Transactions

33

106% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$925,000	-18%	\$1,268	38%	3
Coops	\$783,000	-13%	\$923	0%	30
Houses	-	-	-	-	0



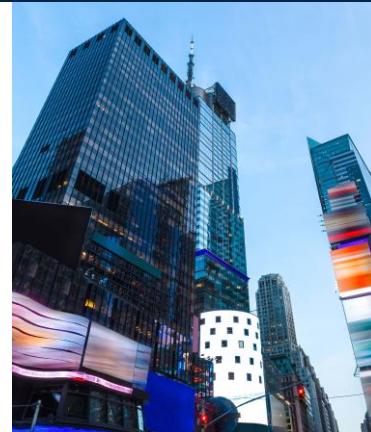
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Theatre District - Times Square

Manhattan, October 2017

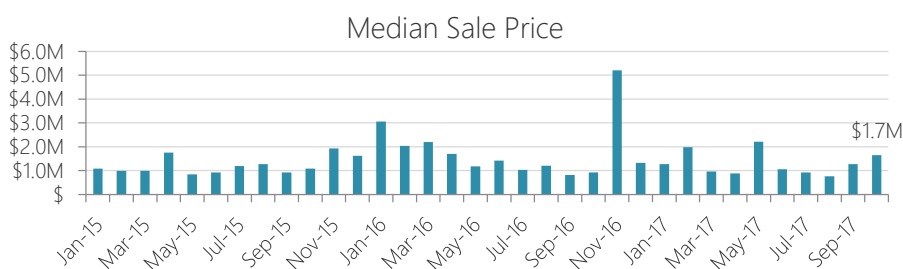
The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some of the biggest price tags in the city.



Median Sale Price

\$1.65M

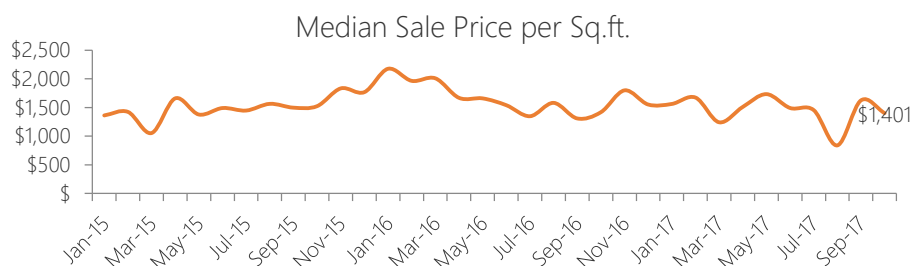
79% YoY



Median Sale Price per Sq.ft.

\$1,401

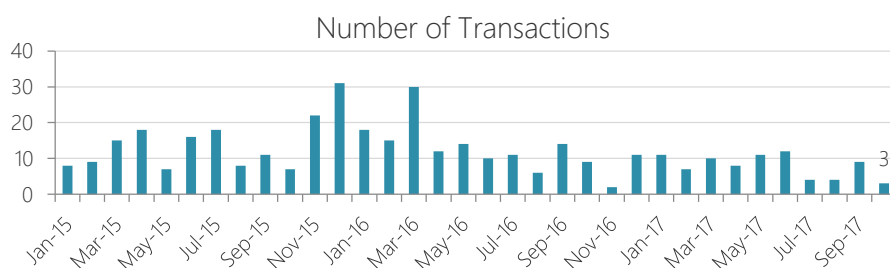
-1% YoY



Number of Transactions

3

-67% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,850,000	93%	\$1,526	3%	2
Coops	\$825,000	-10%	\$660	-14%	1
Houses	-	-	-	-	0



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TriBeCa

Manhattan, October 2017

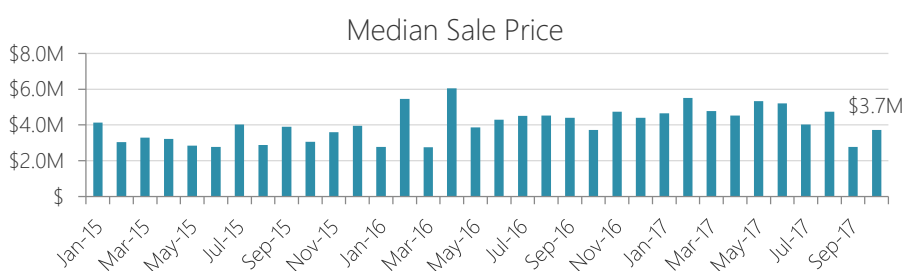
Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled lofts in this popular neighborhood.



Median Sale Price

\$3.72M

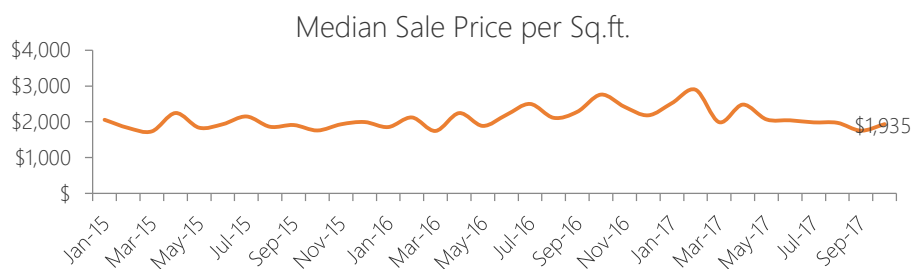
0% YoY



Median Sale Price per Sq.ft.

\$1,935

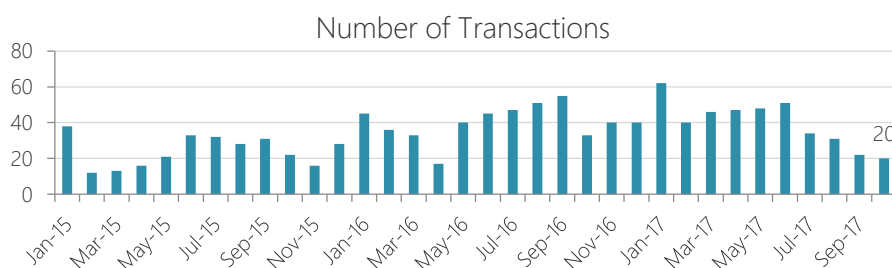
-30% YoY



Number of Transactions

20

-39% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,740,000	-17%	\$1,942	-30%	18
Coops	\$2,300,000	-27%	\$1,444	-1%	2
Houses	-	-	-	-	0



Turtle Bay

Manhattan, October 2017

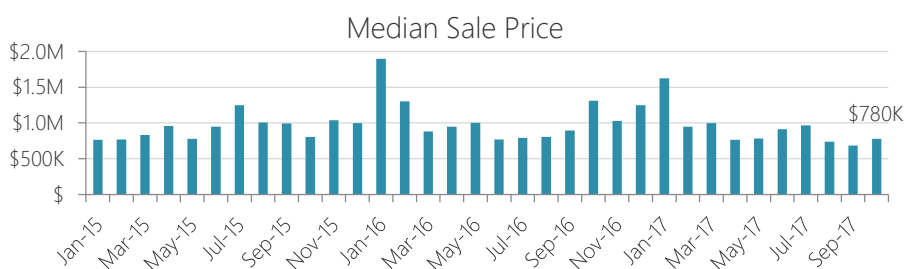
Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close to Grand Central Station and public parks.



Median Sale Price

\$780K

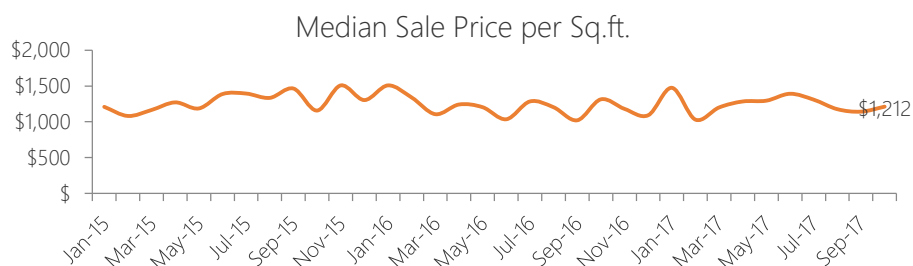
-40% YoY



Median Sale Price per Sq.ft.

\$1,212

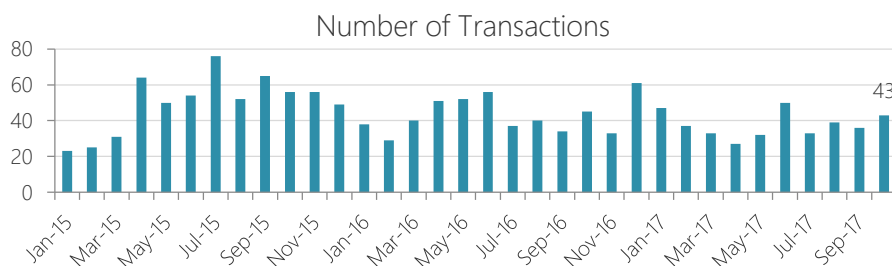
-8% YoY



Number of Transactions

43

-4% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,180,000	-38%	\$1,427	-1%	19
Coops	\$639,000	-4%	\$821	-12%	23
Houses	\$9,950,000	-	\$1,634	-	1



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Upper West Side

Manhattan, October 2017

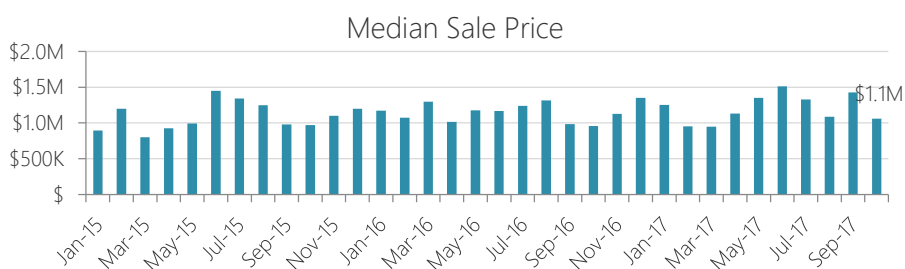
The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.



Median Sale Price

\$1.06M

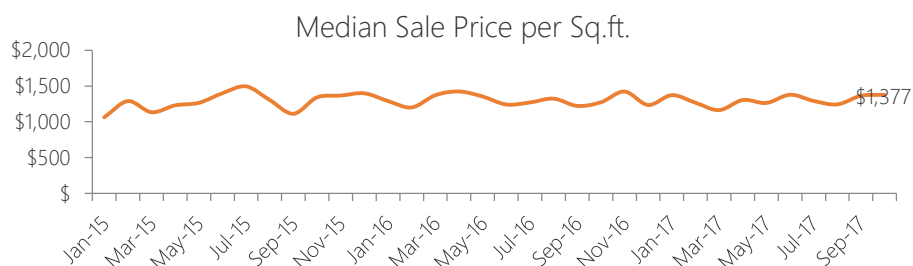
11% YoY



Median Sale Price per Sq.ft.

\$1,377

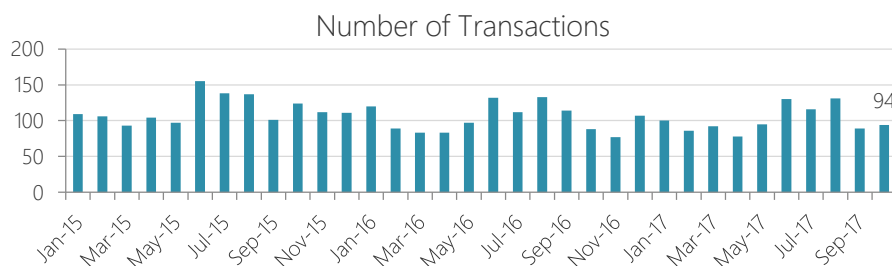
8% YoY



Number of Transactions

94

7% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,034,428	-20%	\$1,489	-1%	34
Coops	\$1,355,000	55%	\$1,193	12%	60
Houses	-	-	-	-	0



Washington Heights

Manhattan, October 2017

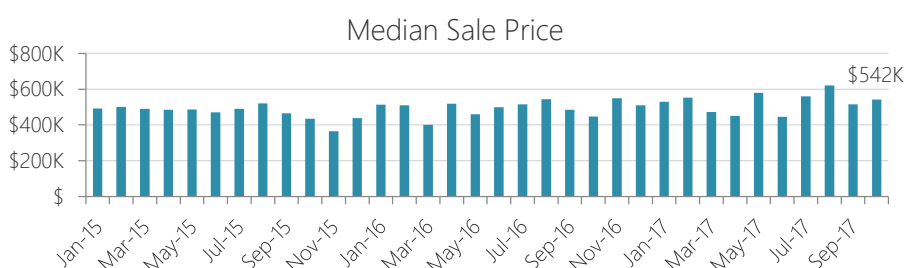
Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.



Median Sale Price

\$542K

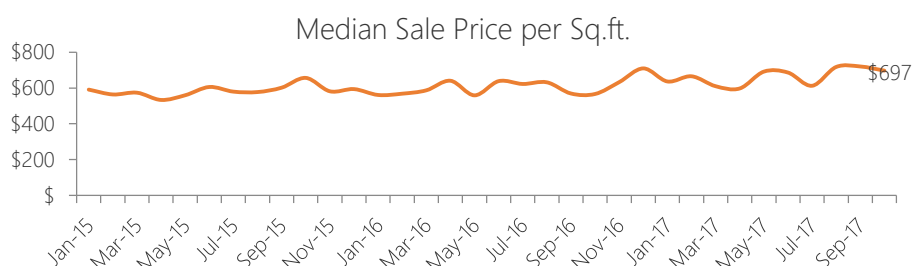
21% YoY



Median Sale Price per Sq.ft.

\$697

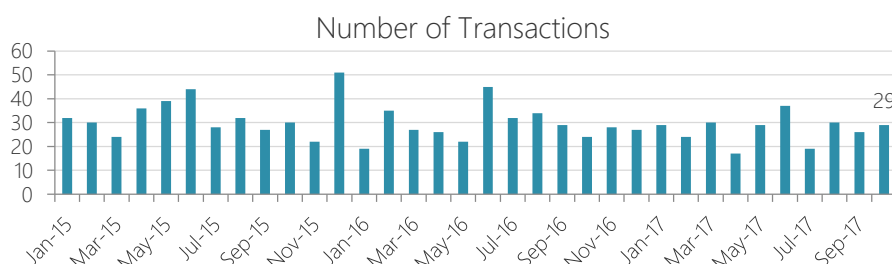
23% YoY



Number of Transactions

29

21% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$686,707	54%	\$756	51%	7
Coops	\$423,500	-6%	\$693	16%	22
Houses	-	-	-	-	0



West Village

Manhattan, October 2017

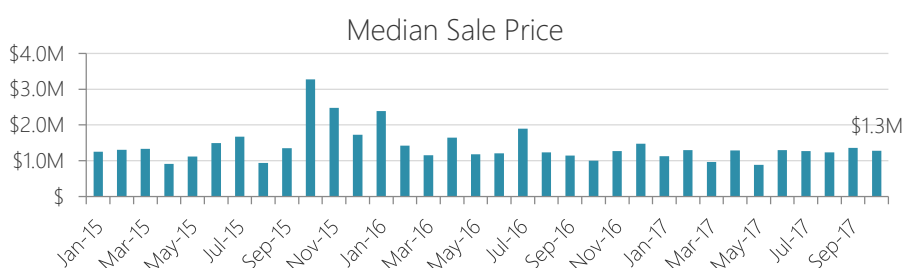
Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.



Median Sale Price

\$1.28M

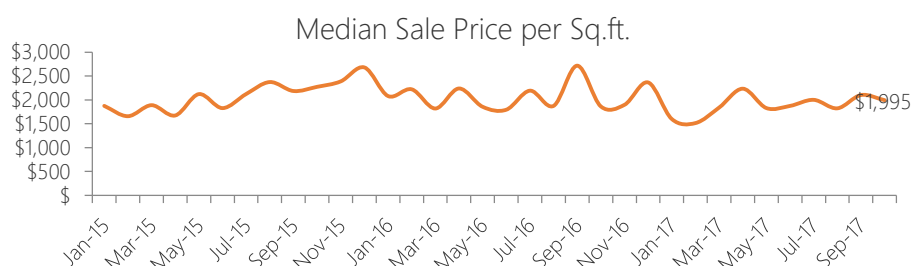
28% YoY



Median Sale Price per Sq.ft.

\$1,995

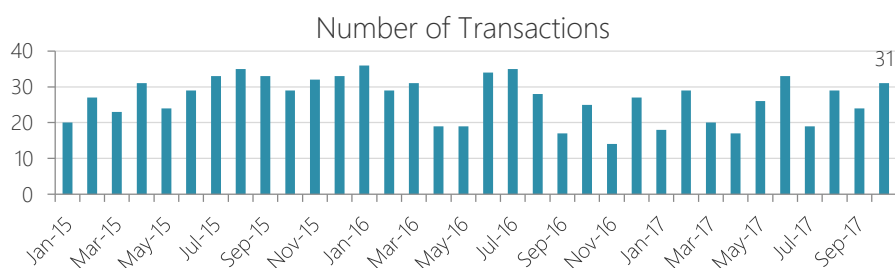
7% YoY



Number of Transactions

31

24% YoY



Type of Properties Sold

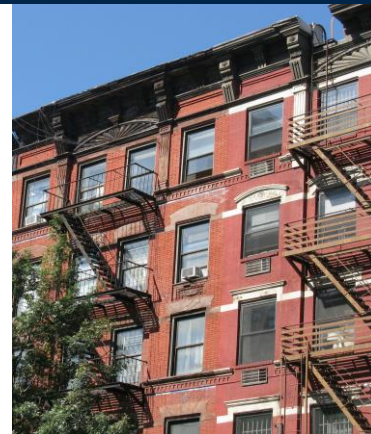
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,989,163	5%	\$2,176	1%	13
Coops	\$800,000	-11%	\$1,375	-15%	16
Houses	\$17,850,000	1198%	\$4,281	259%	1



Yorkville

Manhattan, October 2017

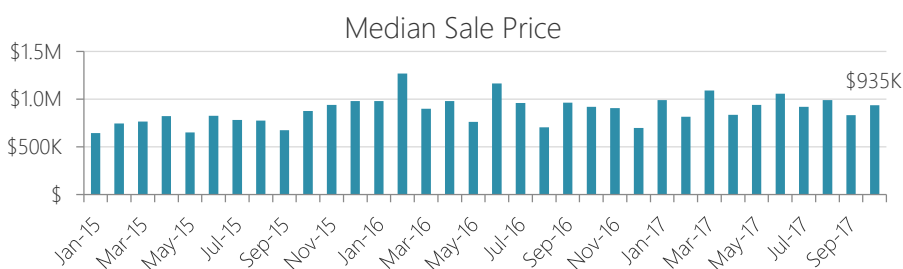
Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.



Median Sale Price

\$935K

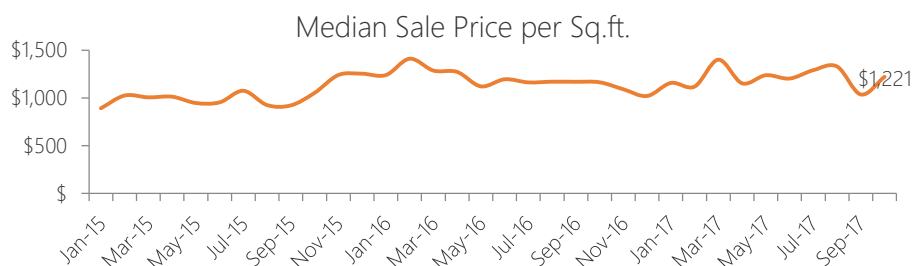
2% YoY



Median Sale Price per Sq.ft.

\$1,221

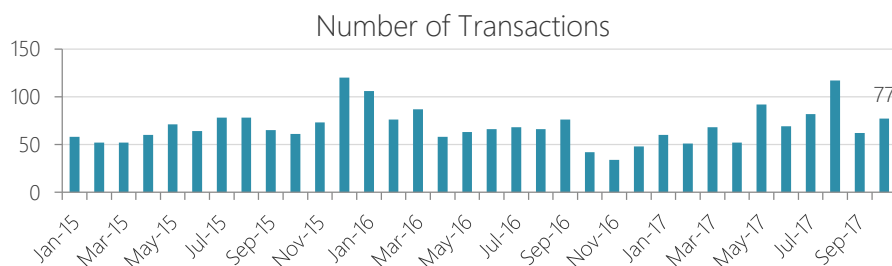
5% YoY



Number of Transactions

77

83% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,397,753	-47%	\$1,312	-4%	41
Coops	\$725,000	15%	\$967	6%	36
Houses	-	-	-	-	0



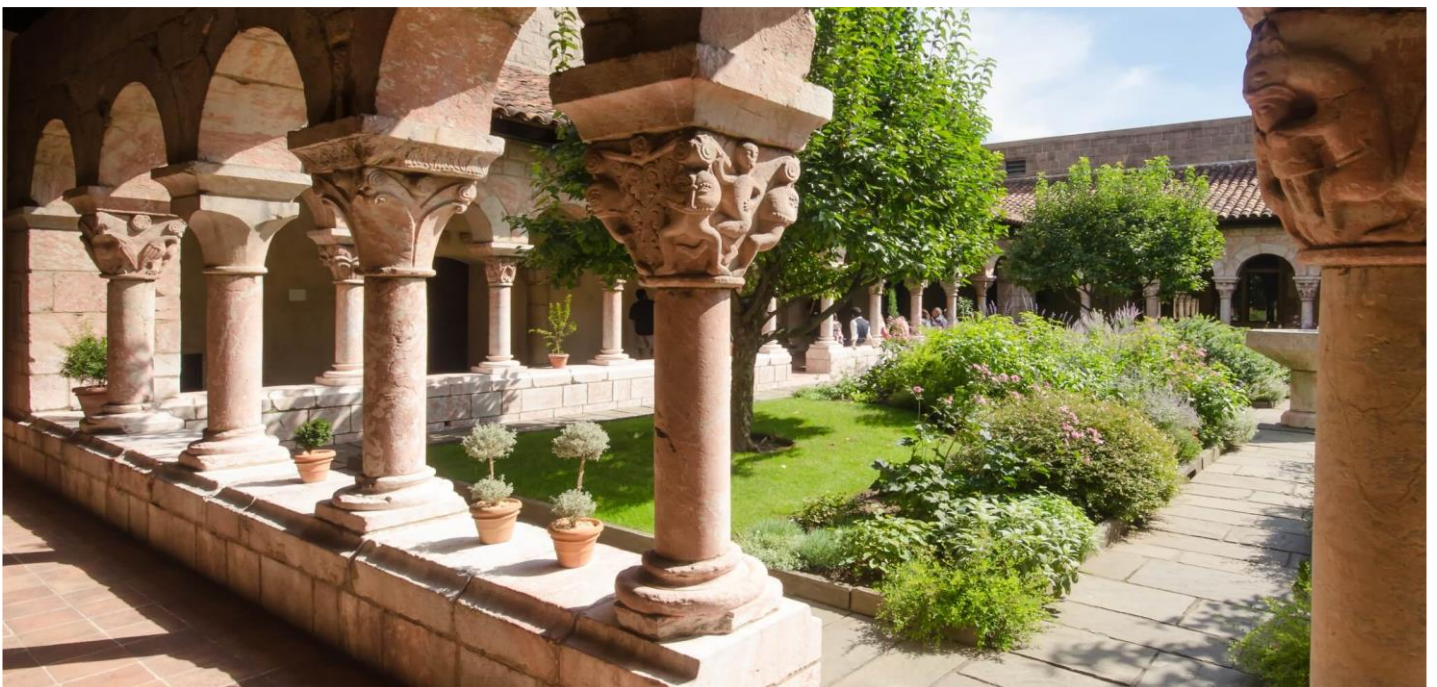
Attractions

Manhattan, October 2017

Central Park



Garden of the Cloisters Museum



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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.

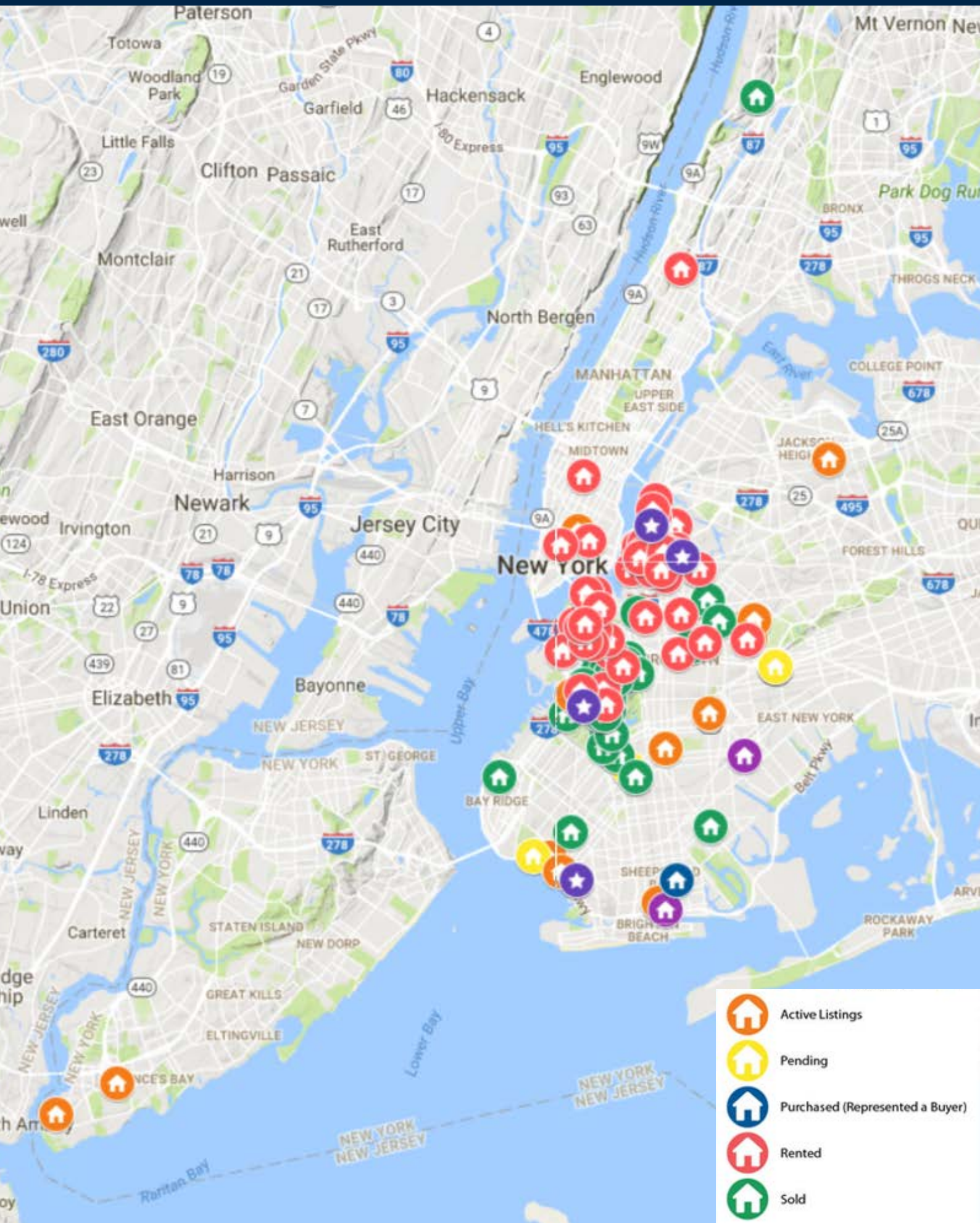
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

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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Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
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.

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