

MANHATTAN

RESIDENTIAL MARKET REPORT

August 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, August 2017

Median Sale Price

\$1.12M

15% YoY

Median Price/Sq.ft.

\$1,288

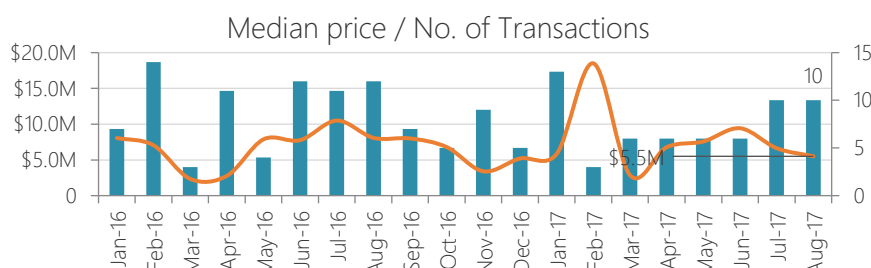
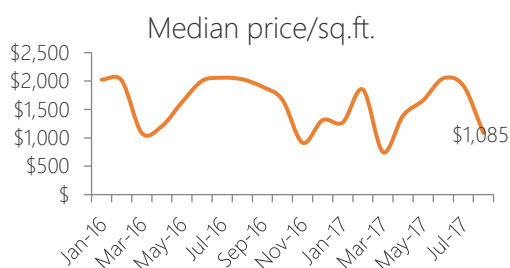
-1% YoY

No. of Transactions

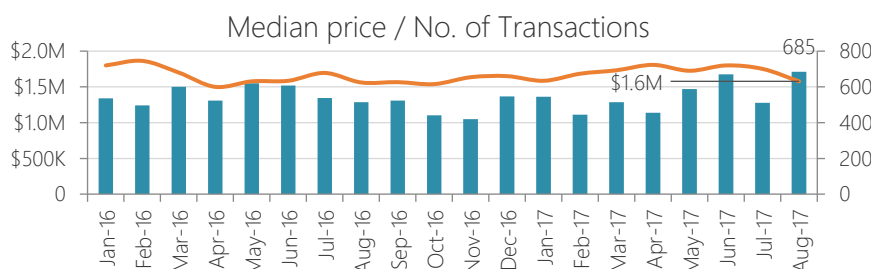
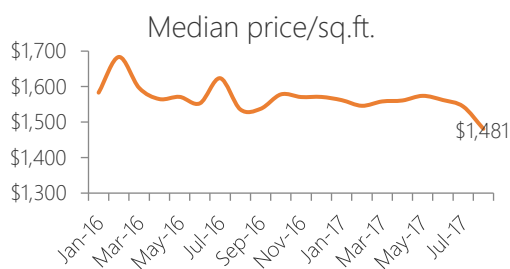
1,547

19% YoY

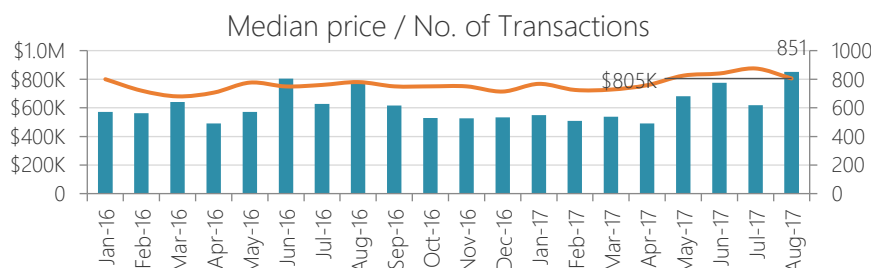
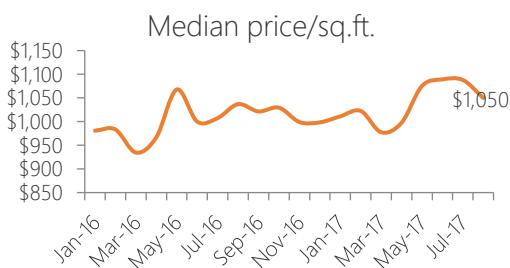
Single family



Condo



Coop



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Top 10 Residential Sales

Manhattan, August 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	8 E 93 St	\$8,900,000	01-Aug-17	4,501	\$1,977	Carnegie Hill
2	75 Bedford St	\$7,800,000	15-Aug-17	2,400	\$3,250	West Village
3	129 E 95 St	\$7,450,000	07-Aug-17	3,536	\$2,107	Carnegie Hill
4	249 E 71 St	\$6,350,000	07-Aug-17	2,700	\$2,352	Lenox Hill
5	272 W 91 St	\$5,500,000	30-Aug-17	5,070	\$1,085	Upper West Side
6	108 E 78 St	\$4,250,000	01-Aug-17	5,436	\$782	Lenox Hill
7	311 Convent Ave	\$3,200,000	07-Aug-17	4,720	\$678	Harlem
8	607 W 147 St	\$2,420,000	18-Aug-17	3,300	\$733	Harlem
9	49 Marble Hill Ave	\$635,000	18-Aug-17	1,224	\$519	Marble Hill
10	-	-	-	-	-	-

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	432 Park Ave #81B	\$37,745,776	14-Aug-17	5,421	\$6,963	Central Midtown
2	56 Leonard St #PH55	\$26,500,000	04-Aug-17	-	-	TriBeCa
3	155 W 11 St #14A	\$18,940,564	01-Aug-17	3,951	\$4,794	Greenwich Village
4	1110 Park Ave #F	\$17,000,000	25-Aug-17	5,702	\$2,981	Carnegie Hill
5	505 W 19 St #PH1	\$15,350,000	23-Aug-17	5,622	\$2,730	Chelsea
6	520 W 28 St #15	\$14,504,000	21-Aug-17	4,223	\$3,435	Chelsea
7	252 E 57 St #63A	\$12,782,038	09-Aug-17	-	-	Central Midtown
8	252 E 57 St #62A	\$12,629,300	22-Aug-17	-	-	Central Midtown
9	60 E 86 St #H	\$12,450,000	03-Aug-17	-	-	Carnegie Hill
10	60 E 86 St #T	\$12,450,000	03-Aug-17	-	-	Carnegie Hill

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	998 5 Ave #6W	\$23,500,000	29-Aug-17	-	-	Carnegie Hill
2	888 Park Ave #14A	\$13,750,000	09-Aug-17	-	-	Lenox Hill
3	24-25 Gramercy Park S #8N	\$12,873,555	10-Aug-17	-	-	Gramercy Park
4	980 5 Ave #18A	\$10,000,000	17-Aug-17	-	-	Carnegie Hill
5	30-32 W 15 St #12NS	\$7,500,000	07-Aug-17	-	-	Flatiron District
6	2-8 5 Ave #12S	\$7,350,000	24-Aug-17	-	-	Greenwich Village
7	920 5 Ave #9B	\$7,300,000	30-Aug-17	-	-	Lenox Hill
8	340 W 72 St #A2	\$6,646,879	25-Aug-17	-	-	Lincoln Square
9	40-46 5 Ave #4A	\$6,550,000	03-Aug-17	-	-	Greenwich Village
10	114 E 72 St #PH	\$6,352,000	16-Aug-17	-	-	Lenox Hill

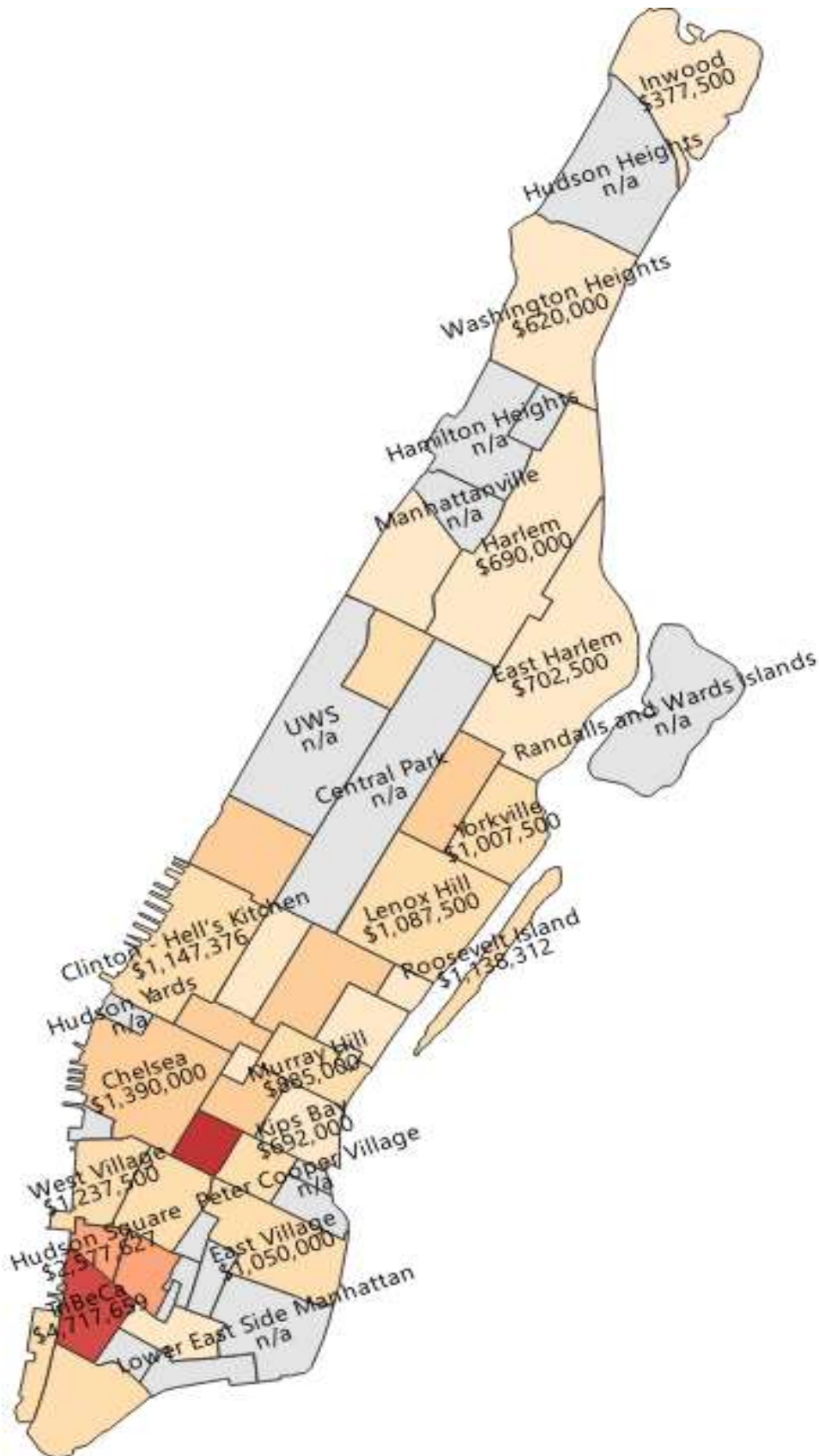


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Map of Neighborhoods

Manhattan, August 2017



Top Neighborhoods

Manhattan, August 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Garment District	\$1,995	\$1,600,000	3	\$2,149,181	\$900,000	-
2	TriBeCa	\$1,926	\$4,717,659	32	\$4,760,250	\$2,692,500	-
3	Greenwich Village	\$1,802	\$1,197,500	53	\$5,025,000	\$1,057,500	-
4	SoHo	\$1,796	\$2,945,272	21	\$3,182,136	\$699,000	-
5	West Village	\$1,751	\$1,237,500	31	\$2,530,000	\$1,085,500	\$7,800,000
6	Hudson Square	\$1,723	\$2,577,627	13	\$3,005,000	\$2,269,606	-
7	Chelsea	\$1,644	\$1,390,000	60	\$2,022,500	\$780,000	-
8	NoMad	\$1,599	\$1,555,000	27	\$2,015,606	\$760,000	-
9	Lincoln Square	\$1,567	\$1,450,000	94	\$1,837,500	\$1,025,000	-
10	Central Midtown	\$1,513	\$1,588,608	31	\$7,097,038	\$747,500	-
11	Flatiron District	\$1,502	\$5,511,016	67	\$5,866,932	\$1,206,000	-
12	East Village	\$1,489	\$1,050,000	37	\$1,150,000	\$817,000	-
13	Clinton - Hell's Kitchen	\$1,488	\$1,147,376	64	\$1,345,000	\$450,000	-
14	Manhattan Valley	\$1,338	\$1,009,125	35	\$1,081,625	\$702,000	-
15	Financial District	\$1,305	\$1,172,500	62	\$1,268,272	\$701,250	-
16	Carnegie Hill	\$1,301	\$1,850,000	62	\$2,900,000	\$1,800,000	\$8,175,000
17	Battery Park City	\$1,295	\$1,088,000	26	\$1,088,000	-	-
18	Gramercy Park	\$1,269	\$980,000	54	\$1,199,194	\$855,000	-
19	Upper West Side	\$1,243	\$1,150,000	139	\$1,399,895	\$961,000	\$5,500,000
20	Lenox Hill	\$1,235	\$1,087,500	155	\$2,119,163	\$870,000	\$5,300,000
21	Roosevelt Island	\$1,210	\$1,138,312	4	\$1,346,500	\$1,138,312	-
22	Murray Hill	\$1,208	\$885,000	59	\$1,175,000	\$595,000	-
23	Turtle Bay	\$1,168	\$765,000	41	\$935,000	\$625,750	-
24	Kips Bay	\$1,096	\$692,000	21	\$692,000	\$688,750	-
25	Yorkville	\$1,080	\$1,007,500	124	\$1,749,524	\$738,750	-
26	Lower East Side	\$978	\$793,500	20	\$1,782,109	\$767,500	-
27	Tudor City	\$977	\$527,000	14	-	\$527,000	-
28	East Harlem	\$965	\$702,500	22	\$695,000	\$915,000	-
29	Harlem	\$924	\$690,000	52	\$826,250	\$310,500	\$2,810,000
30	Sutton Place	\$841	\$825,000	35	\$912,000	\$795,000	-
31	Theatre District - Times Square	\$838	\$765,000	4	\$910,000	\$765,000	-
32	Chinatown	\$718	\$332,238	4	\$332,238	-	-
33	Washington Heights	\$718	\$620,000	30	\$620,000	\$635,000	-
34	Inwood	\$541	\$377,500	9	\$350,000	\$380,000	-

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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Sales Maps

Manhattan, August 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, August 2017

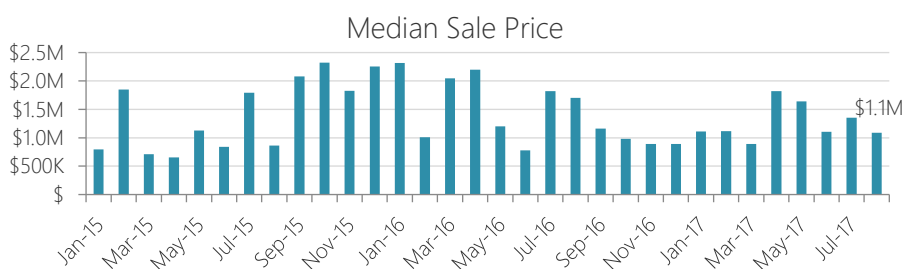
More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.



Median Sale Price

\$1.09M

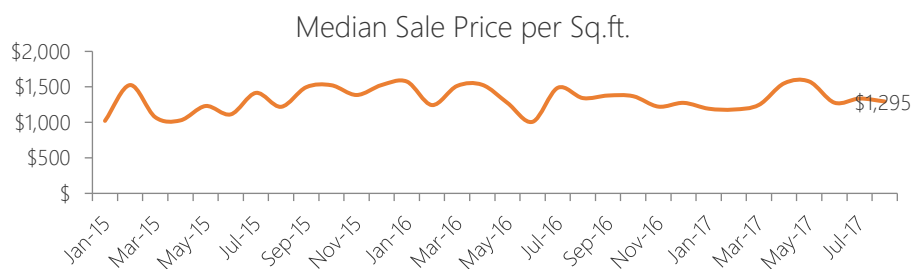
-36% YoY



Median Sale Price per Sq.ft.

\$1,295

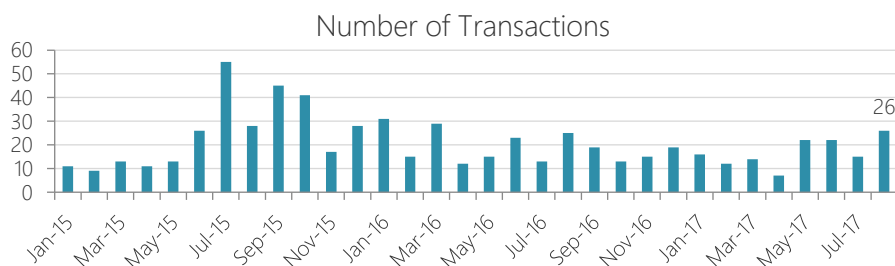
-4% YoY



Number of Transactions

26

4% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,088,000	-36%	\$1,295	-4%	26
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Carnegie Hill

Manhattan, August 2017

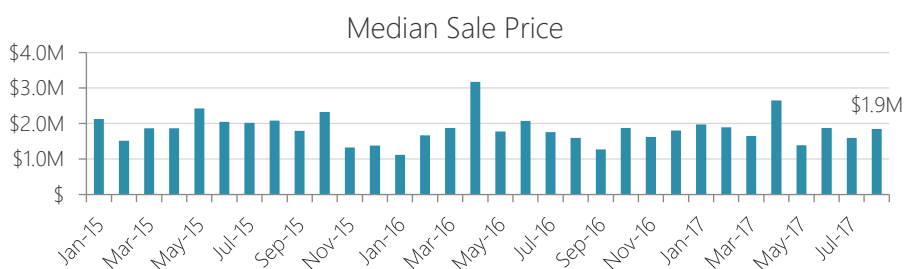
Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home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



Median Sale Price

\$1.85M

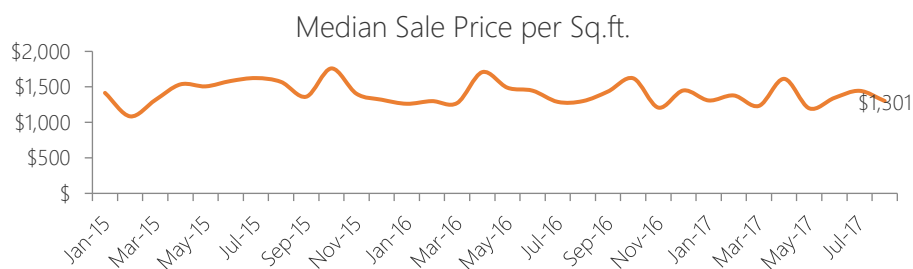
16% YoY



Median Sale Price per Sq.ft.

\$1,301

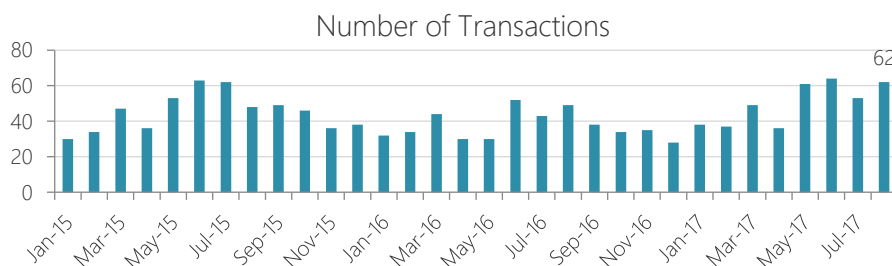
0% YoY



Number of Transactions

62

27% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,900,000	62%	\$1,459	-11%	17
Coops	\$1,800,000	19%	\$1,217	-3%	43
Houses	\$8,175,000	-	\$2,042	-	2



Central Midtown

Manhattan, August 2017

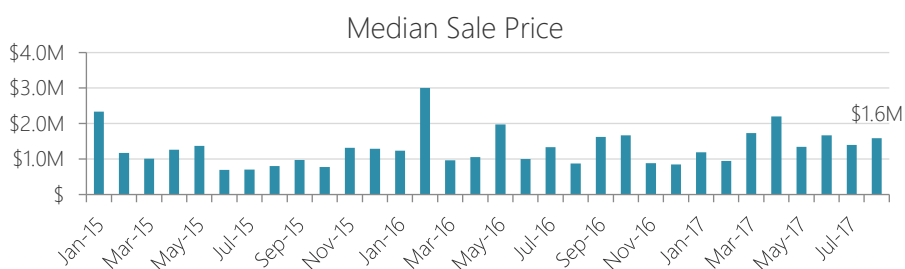
As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated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



Median Sale Price

\$1.59M

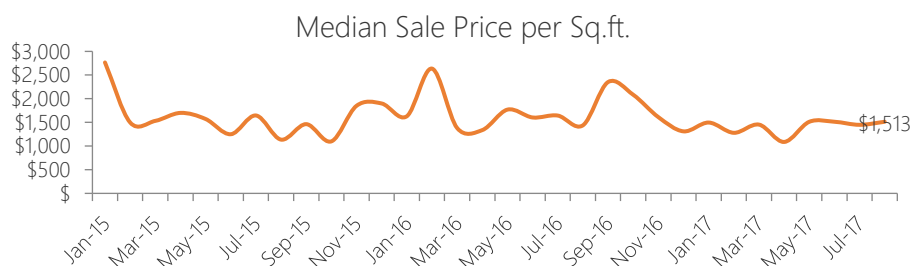
82% YoY



Median Sale Price per Sq.ft.

\$1,513

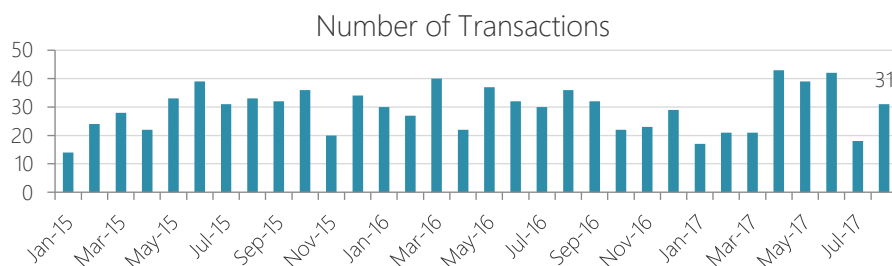
5% YoY



Number of Transactions

31

-14% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$7,097,038	307%	\$3,031	45%	18
Coops	\$747,500	14%	\$894	-6%	13
Houses	-	-	-	-	0



Chelsea

Manhattan, August 2017

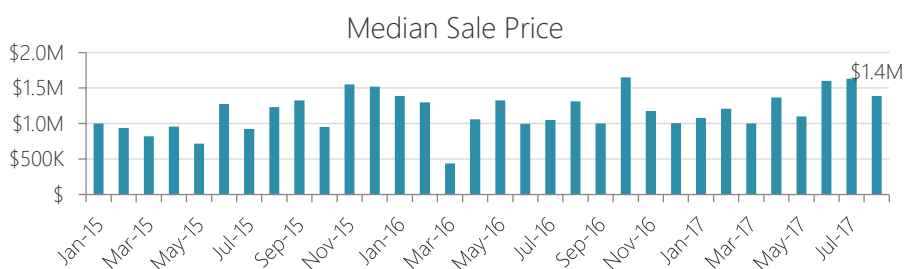
Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea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



Median Sale Price

\$1.39M

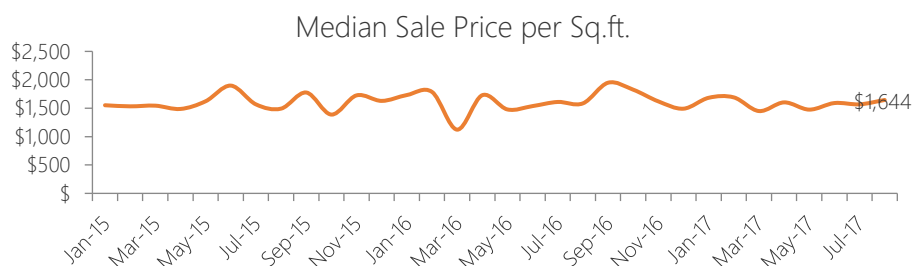
6% YoY



Median Sale Price per Sq.ft.

\$1,644

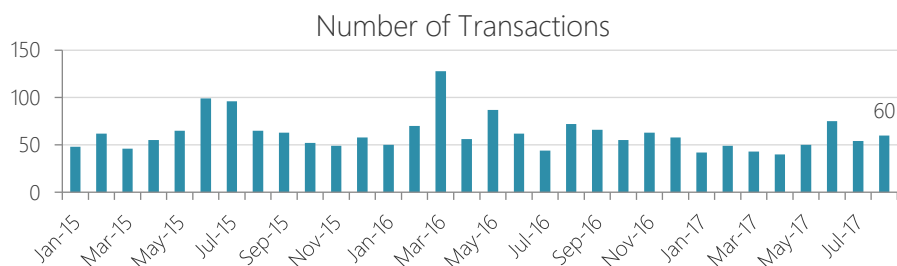
4% YoY



Number of Transactions

60

-17% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,022,500	-16%	\$1,783	7%	33
Coops	\$780,000	3%	\$1,222	-7%	27
Houses	-	-	-	-	0



Chinatown

Manhattan, August 2017

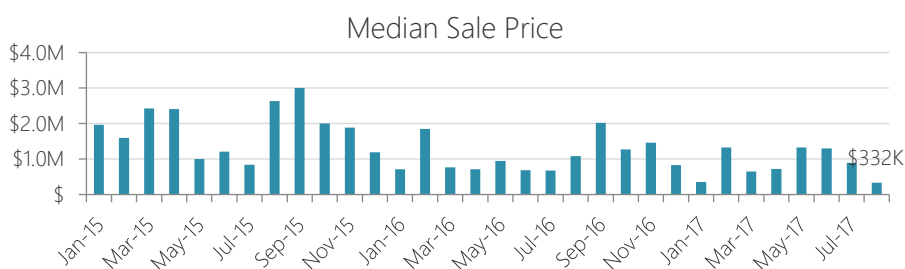
In Chinatown, residents have access to a wide range of unique restaurants, open-air fish markets, and many places to explore. Most housing is in centuries-old tenement-style buildings, which leads to a very dense and bustling atmosphere. There are several subway lines to Chinatown and easy access to the Soho neighborhood make it a popular choice.



Median Sale Price

\$332K

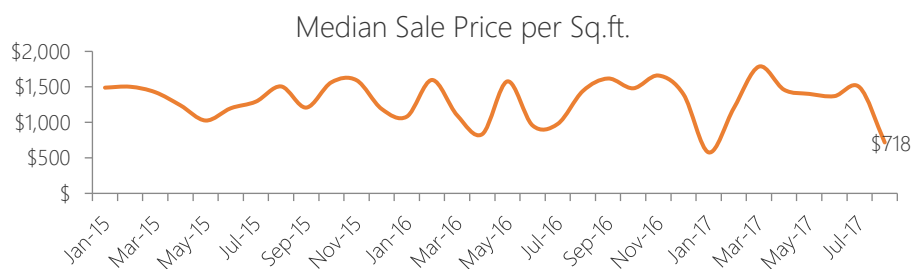
-69% YoY



Median Sale Price per Sq.ft.

\$718

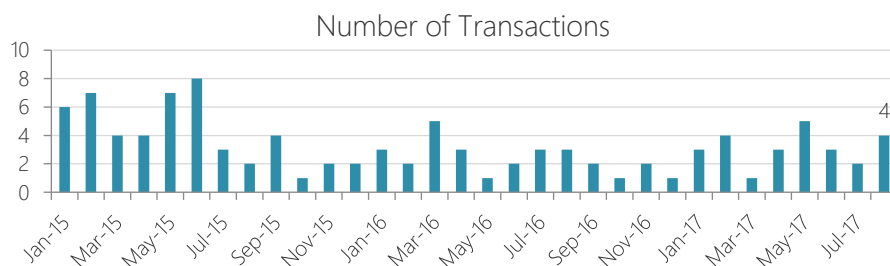
-50% YoY



Number of Transactions

4

33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$332,238	-69%	\$718	-50%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0



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Clinton - Hell's Kitchen

Manhattan, August 2017

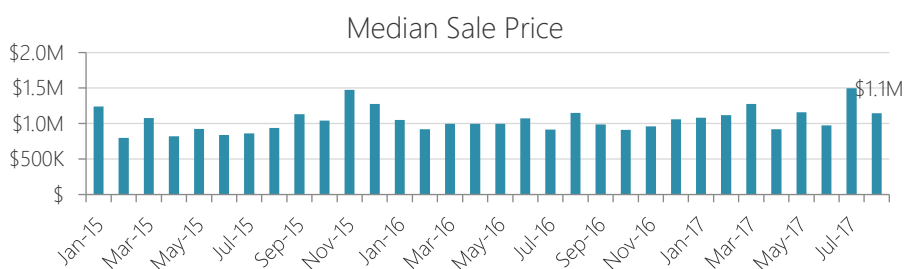
High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central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



Median Sale Price

\$1.15M

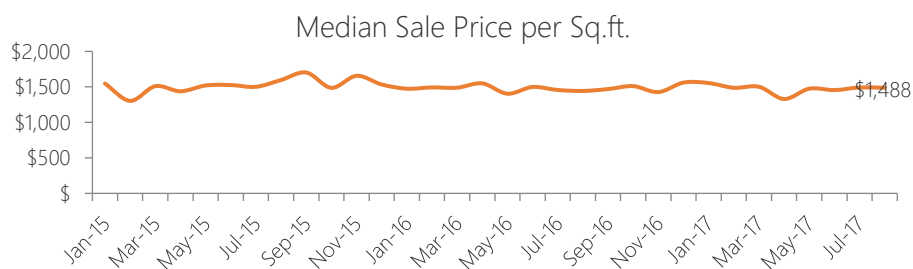
0% YoY



Median Sale Price per Sq.ft.

\$1,488

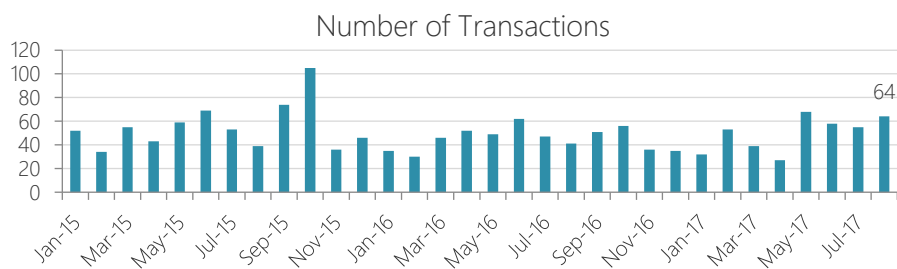
3% YoY



Number of Transactions

64

56% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,345,000	-3%	\$1,510	2%	45
Coops	\$450,000	-30%	\$814	-18%	19
Houses	-	-	-	-	0



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East Harlem

Manhattan, August 2017

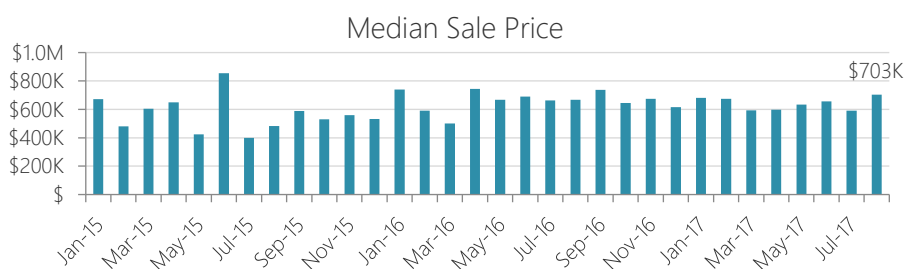
Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively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



Median Sale Price

\$703K

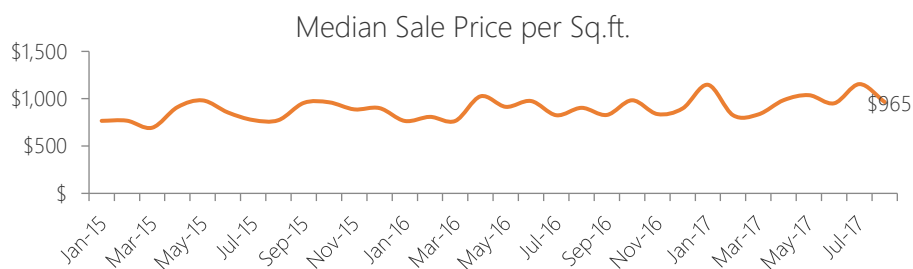
5% YoY



Median Sale Price per Sq.ft.

\$965

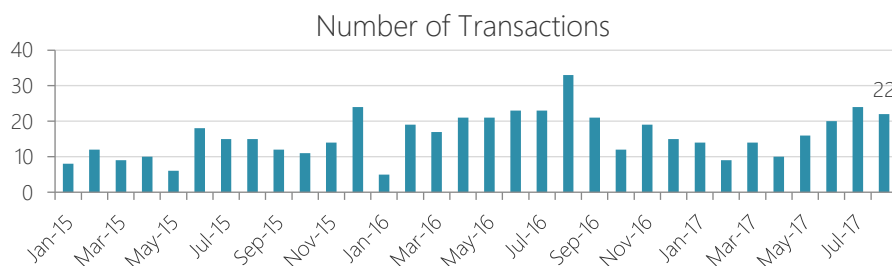
7% YoY



Number of Transactions

22

-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$695,000	4%	\$951	4%	17
Coops	\$915,000	32%	\$1,178	38%	6
Houses	-	-	-	-	0



East Village

Manhattan, August 2017

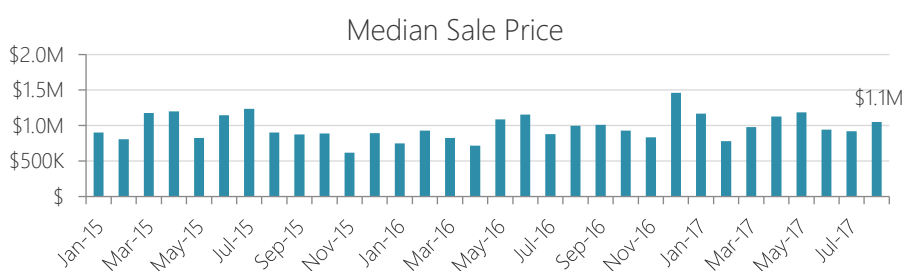
Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include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



Median Sale Price

\$1.05M

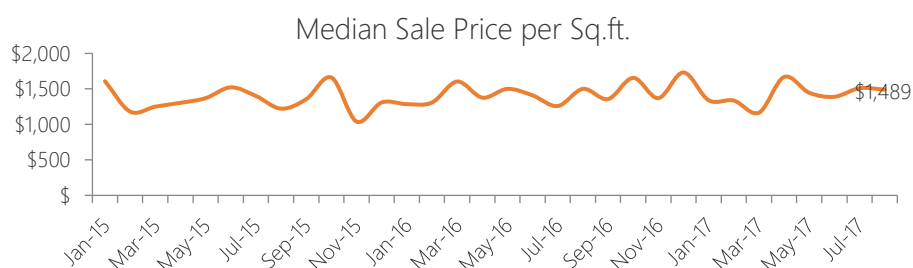
6% YoY



Median Sale Price per Sq.ft.

\$1,489

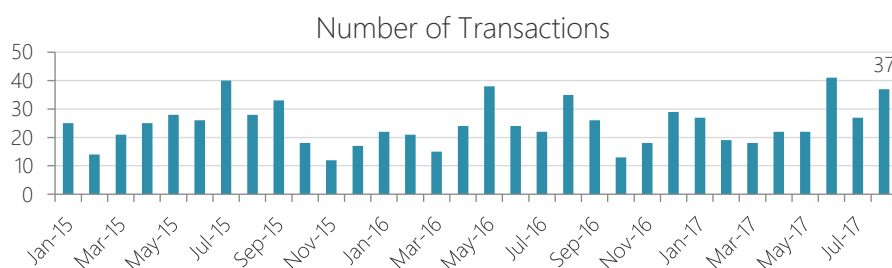
-1% YoY



Number of Transactions

37

6% 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	-33%	\$1,599	4%	14
Coops	\$817,000	-14%	\$1,462	-3%	22
Houses	-	-	-	-	0



Financial District

Manhattan, August 2017

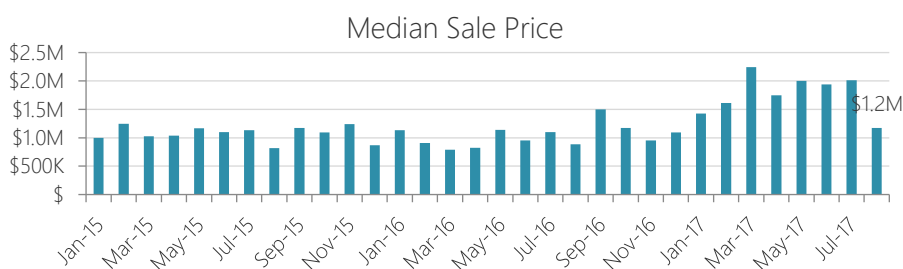
Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently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



Median Sale Price

\$1.17M

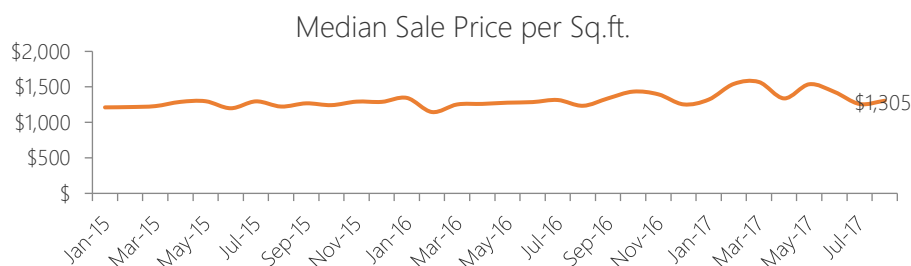
32% YoY



Median Sale Price per Sq.ft.

\$1,305

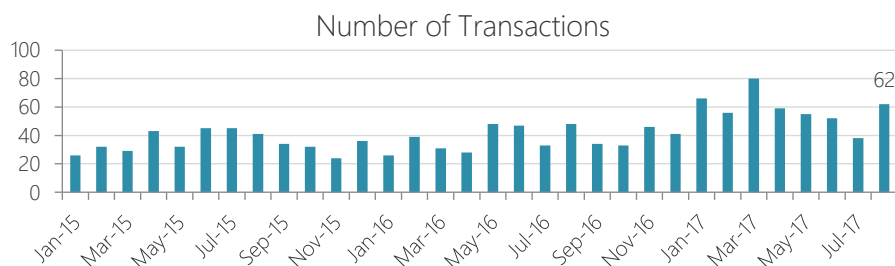
6% YoY



Number of Transactions

62

29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,268,272	35%	\$1,342	3%	49
Coops	\$701,250	5%	\$1,023	1%	13
Houses	-	-	-	-	0



Flatiron District

Manhattan, August 2017

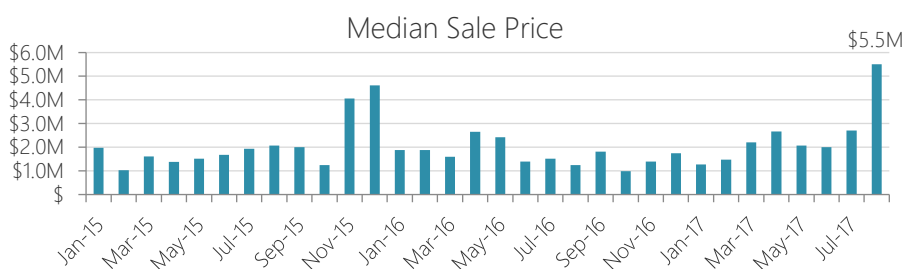
This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through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



Median Sale Price

\$5.51M

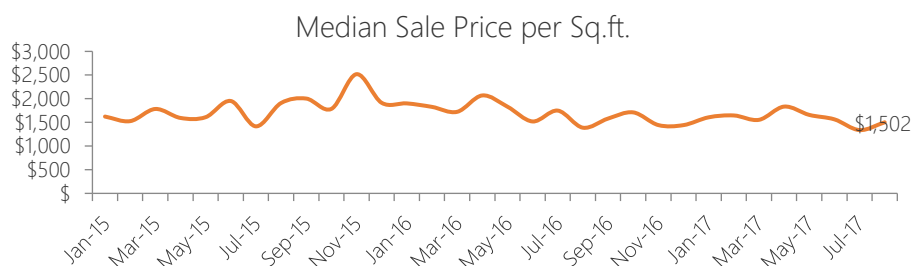
343% YoY



Median Sale Price per Sq.ft.

\$1,502

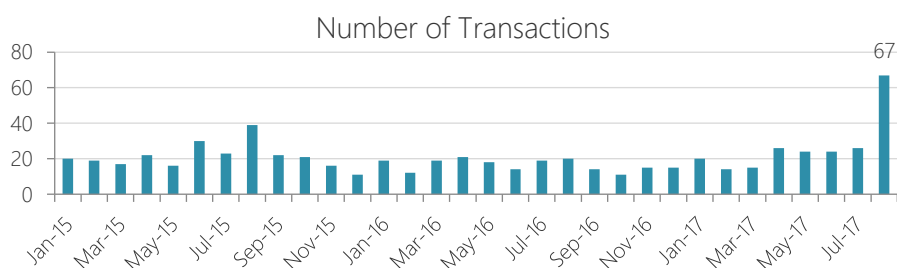
8% YoY



Number of Transactions

67

235% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,866,932	371%	\$1,554	-12%	57
Coops	\$1,206,000	3%	\$1,331	-3%	10
Houses	-	-	-	-	0



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Garment District

Manhattan, August 2017

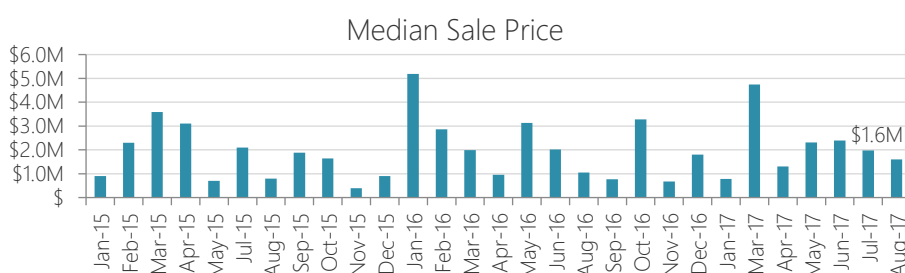
The Garment District, also known as the Fashion District, Fashion Center, and Garment Center, is a dense neighborhood of less than a square mile. It's home to major fashion labels and show rooms and is the center for fashion design in the world. It is within easy walking distance of Penn Station and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



Median Sale Price

\$1.6M

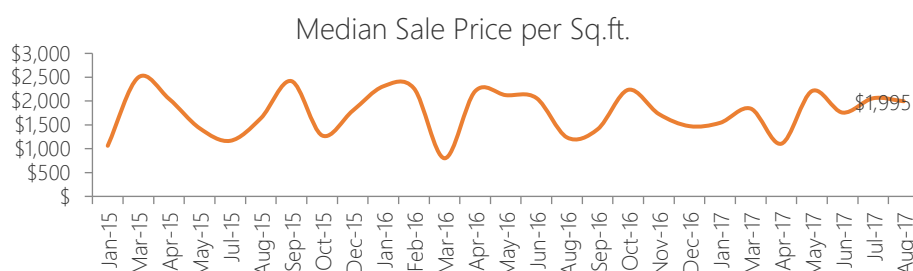
53% YoY



Median Sale Price per Sq.ft.

\$1,995

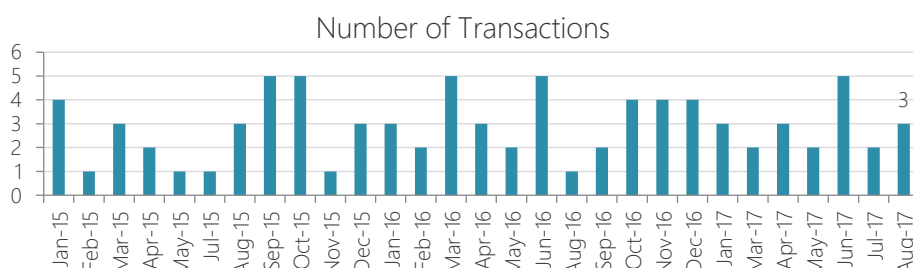
61% YoY



Number of Transactions

3

200% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,149,181	106%	\$2,153	74%	2
Coops	\$900,000	-	\$1,286	-	1
Houses	-	-	-	-	0



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Gramercy Park

Manhattan, August 2017

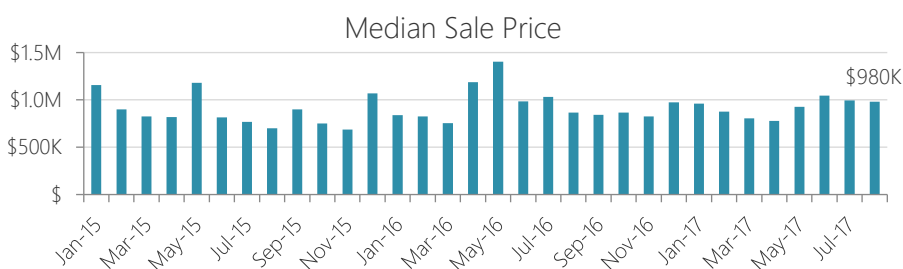
Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories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



Median Sale Price

\$980K

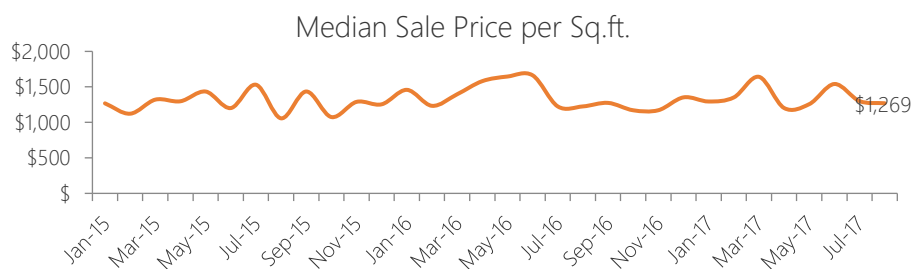
13% YoY



Median Sale Price per Sq.ft.

\$1,269

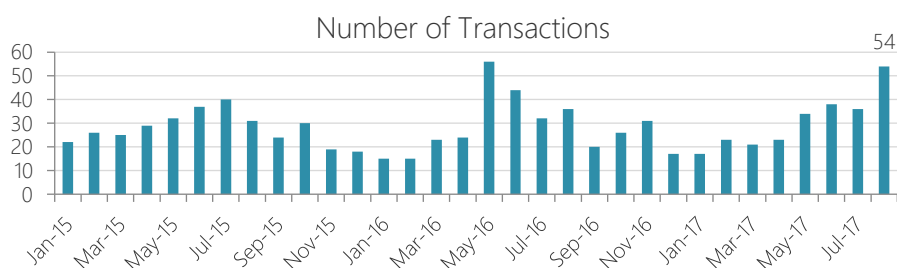
4% YoY



Number of Transactions

54

50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,199,194	-13%	\$1,820	11%	17
Coops	\$855,000	14%	\$1,131	0%	38
Houses	-	-	-	-	0



Greenwich Village

Manhattan, August 2017

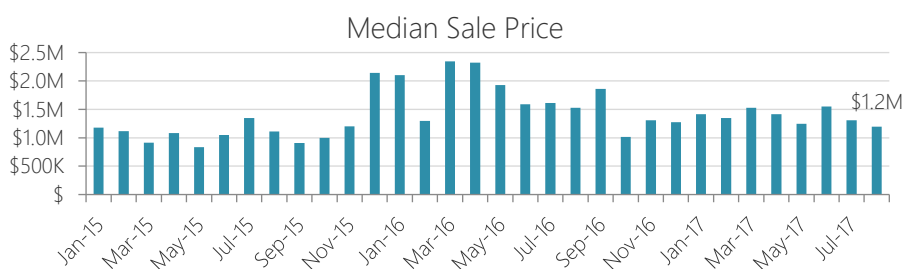
New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is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



Median Sale Price

\$1.2M

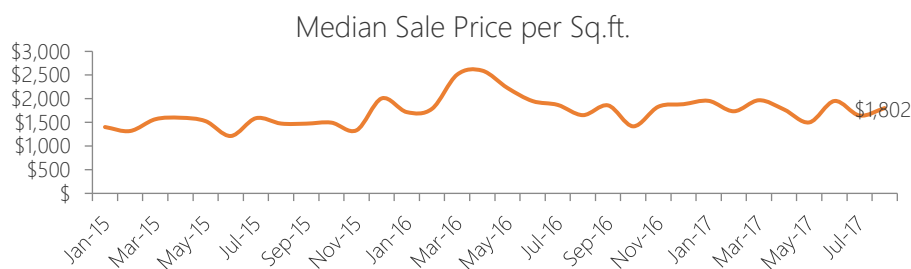
-21% YoY



Median Sale Price per Sq.ft.

\$1,802

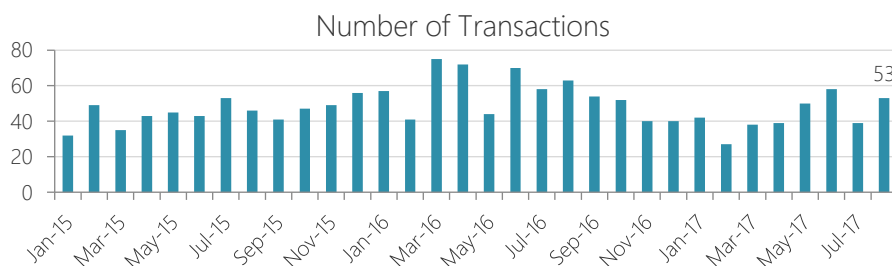
9% YoY



Number of Transactions

53

-16% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,025,000	27%	\$2,232	-14%	7
Coops	\$1,057,500	-7%	\$1,426	9%	47
Houses	-	-	-	-	0



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Harlem

Manhattan, August 2017

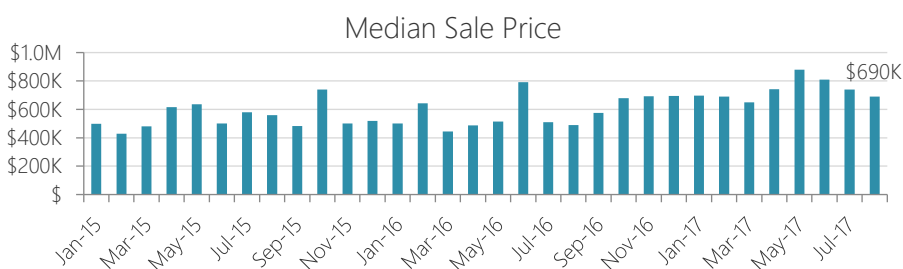
Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great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



Median Sale Price

\$690K

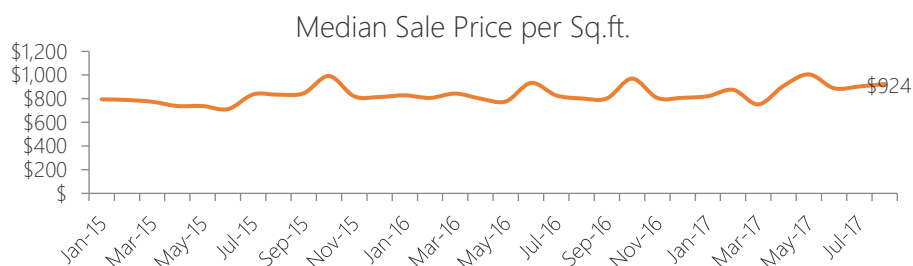
41% YoY



Median Sale Price per Sq.ft.

\$924

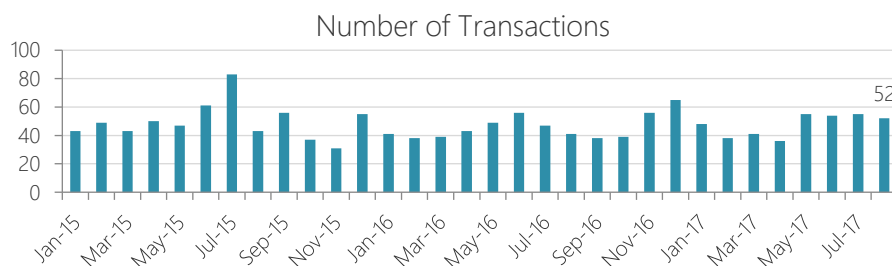
15% YoY



Number of Transactions

52

27% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$826,250	16%	\$948	0%	31
Coops	\$310,500	-14%	\$915	68%	19
Houses	\$2,810,000	60%	\$706	64%	2



Hudson Square

Manhattan, August 2017

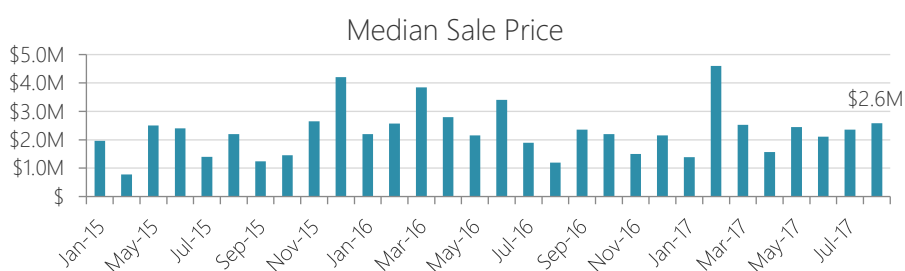
With the trendy vibe and low-rise architecture you'd expect in SoHo but the elegance of Tribeca, Hudson Square offers plenty of daytime activities but quiets down at night. It's bounded by the West Village, Hudson River, Tribeca, and SoHo and rather takes on the characteristics of its neighboring areas.



Median Sale Price

\$2.58M

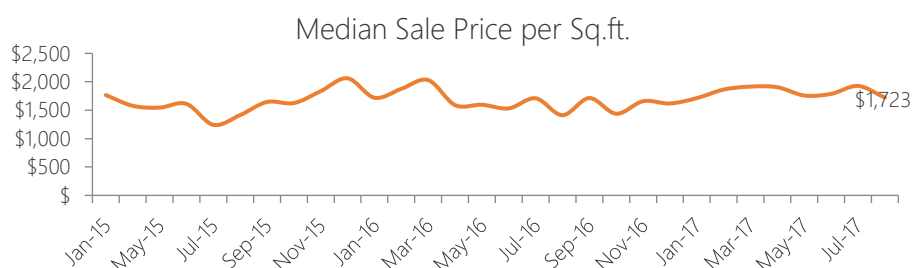
115% YoY



Median Sale Price per Sq.ft.

\$1,723

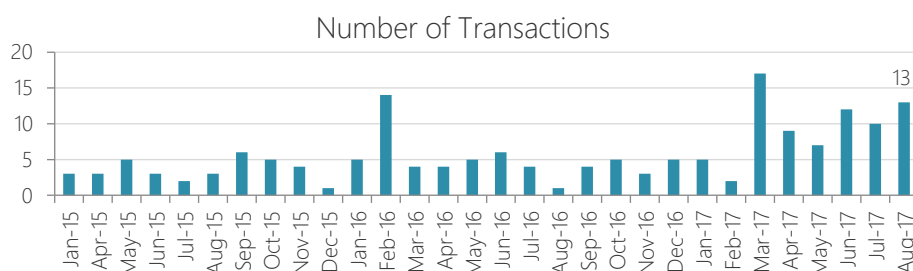
22% YoY



Number of Transactions

13

1200% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,005,000	-	\$1,442	-	3
Coops	\$2,269,606	89%	\$2,091	48%	10
Houses	-	-	-	-	0



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Inwood

Manhattan, August 2017

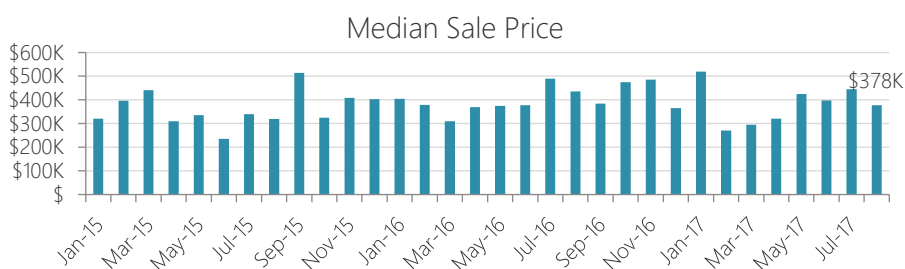
Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key, pastoral living with easy access to the city.



Median Sale Price

\$378K

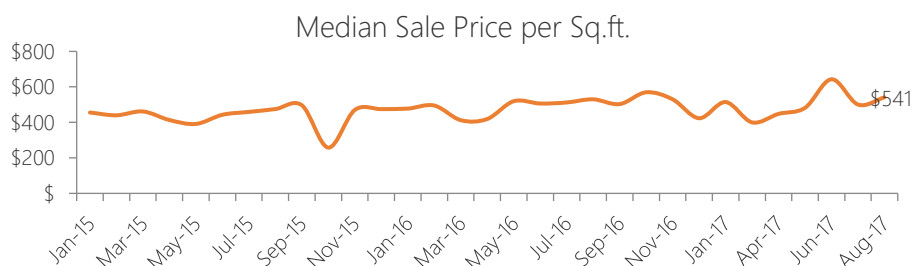
-13% YoY



Median Sale Price per Sq.ft.

\$541

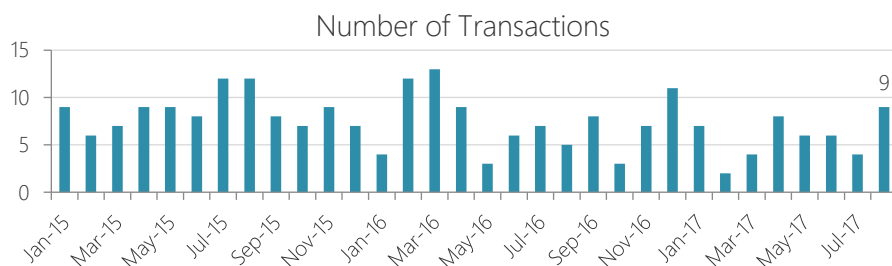
2% YoY



Number of Transactions

9

80% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$350,000	-	\$541	-	1
Coops	\$380,000	-13%	\$534	1%	8
Houses	-	-	-	-	0



Kips Bay

Manhattan, August 2017

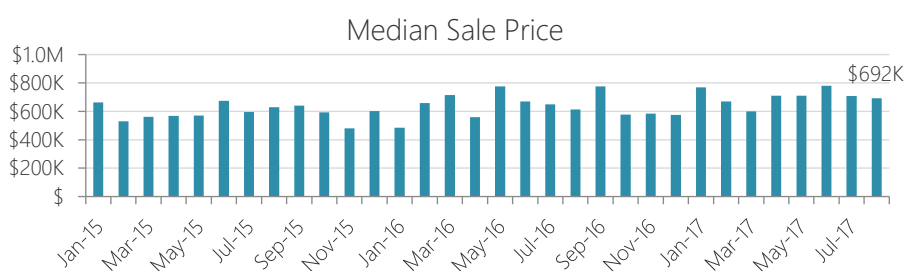
Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library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



Median Sale Price

\$692K

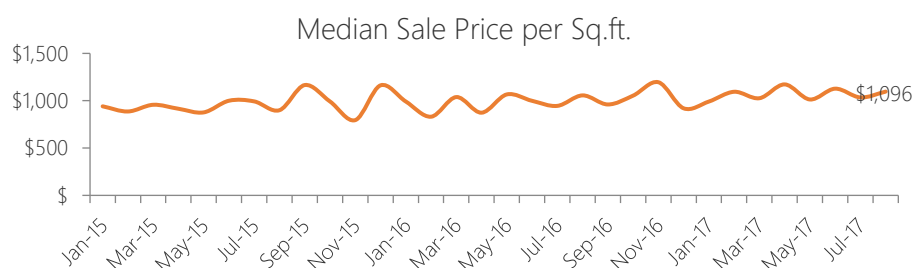
13% YoY



Median Sale Price per Sq.ft.

\$1,096

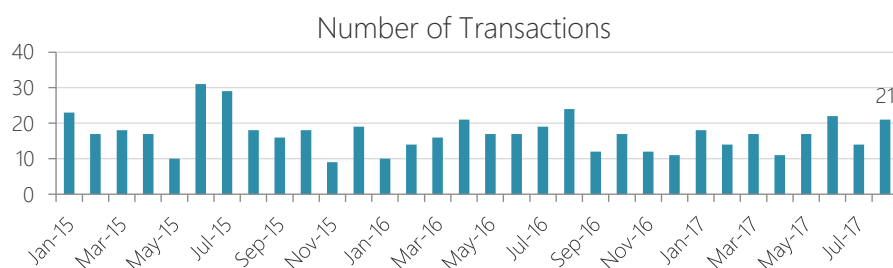
4% YoY



Number of Transactions

21

-13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$692,000	-19%	\$1,395	6%	6
Coops	\$688,750	13%	\$871	-16%	16
Houses	-	-	-	-	0



Lenox Hill

Manhattan, August 2017

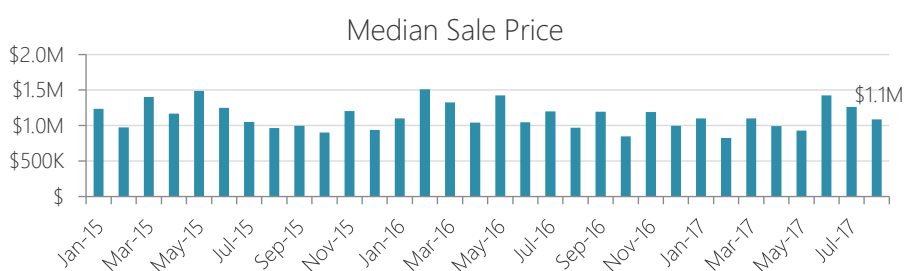
Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is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



Median Sale Price

\$1.09M

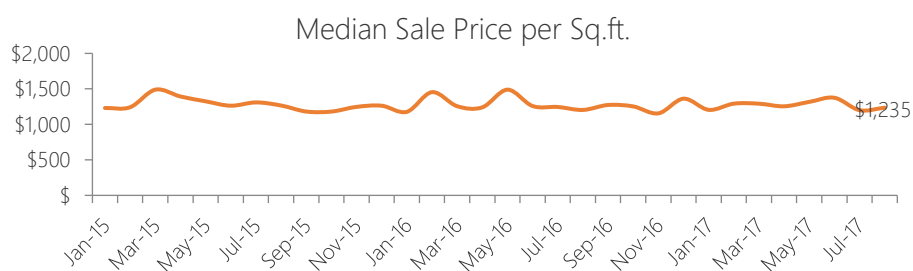
12% YoY



Median Sale Price per Sq.ft.

\$1,235

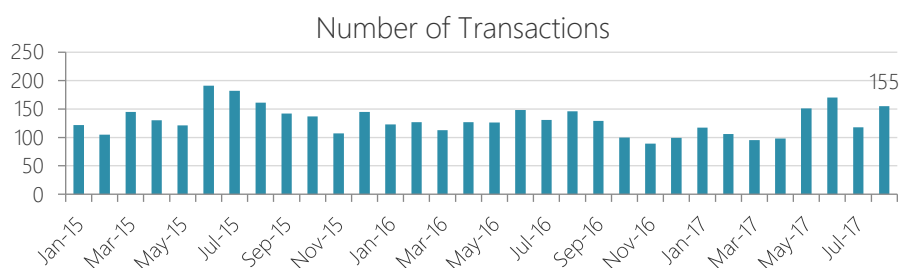
3% YoY



Number of Transactions

155

6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,119,163	24%	\$1,637	1%	32
Coops	\$870,000	9%	\$1,050	10%	121
Houses	\$5,300,000	-33%	\$1,567	-32%	2



Lincoln Square

Manhattan, August 2017

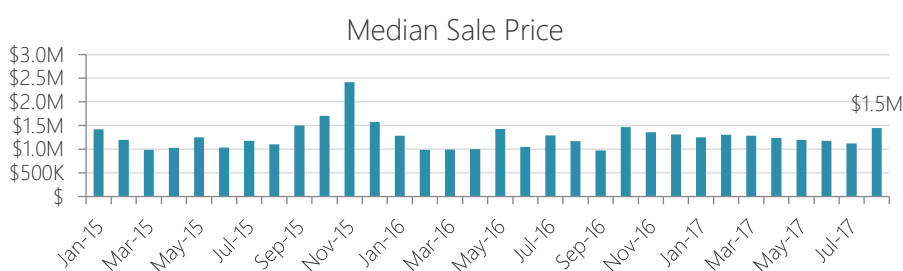
Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the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



Median Sale Price

\$1.45M

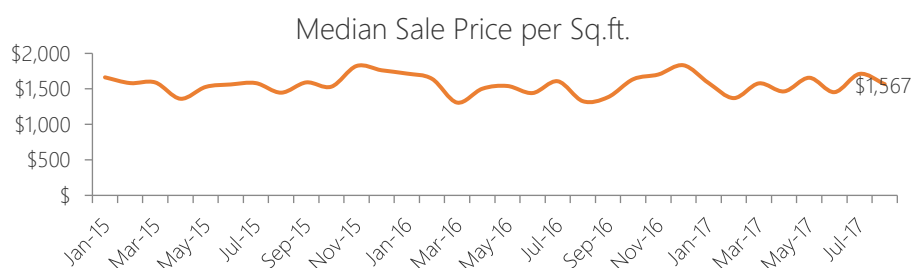
24% YoY



Median Sale Price per Sq.ft.

\$1,567

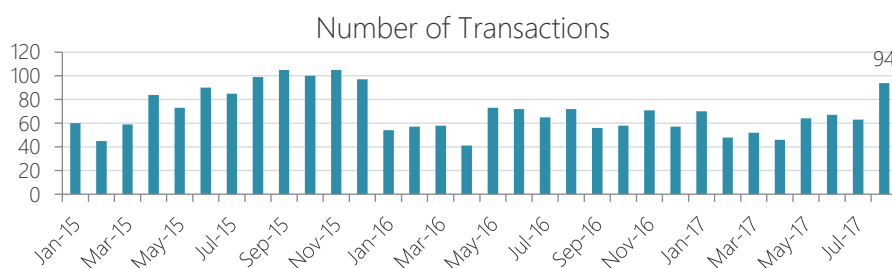
18% YoY



Number of Transactions

94

31% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,837,500	0%	\$1,604	-5%	47
Coops	\$1,025,000	19%	\$1,154	9%	48
Houses	-	-	-	-	0



Lower East Side

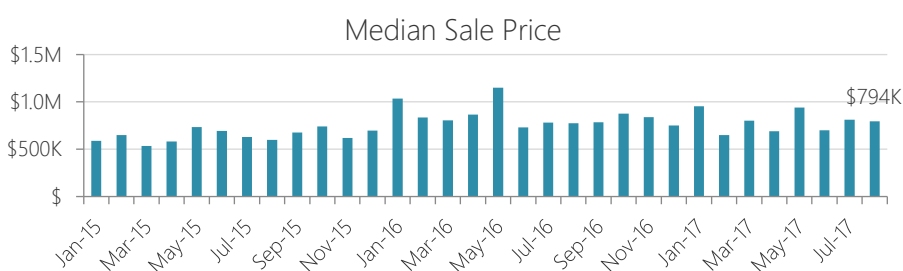
Manhattan, August 2017



Median Sale Price

\$794K

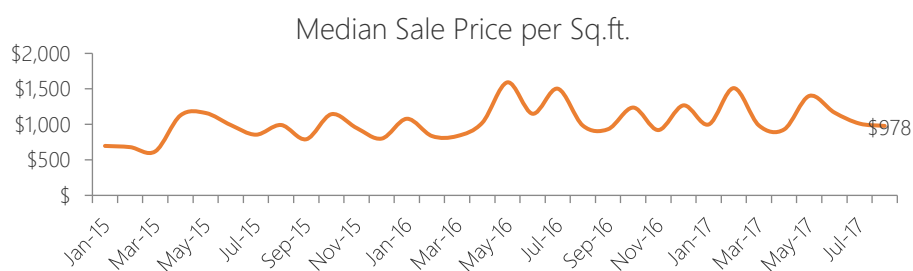
2% YoY



Median Sale Price per Sq.ft.

\$978

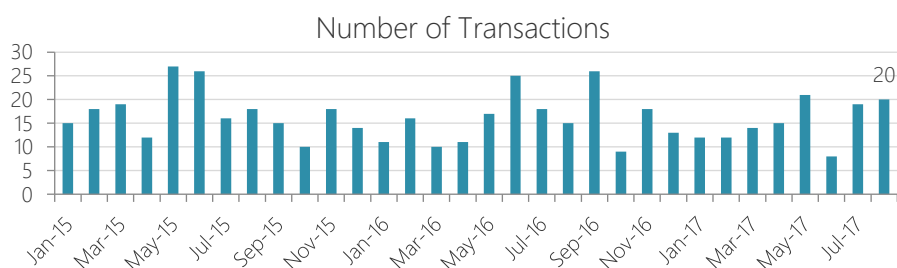
0% YoY



Number of Transactions

20

33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,782,109	-	\$1,716	-	4
Coops	\$767,500	-1%	\$900	-8%	16
Houses	-	-	-	-	0



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Manhattan Valley

Manhattan, August 2017

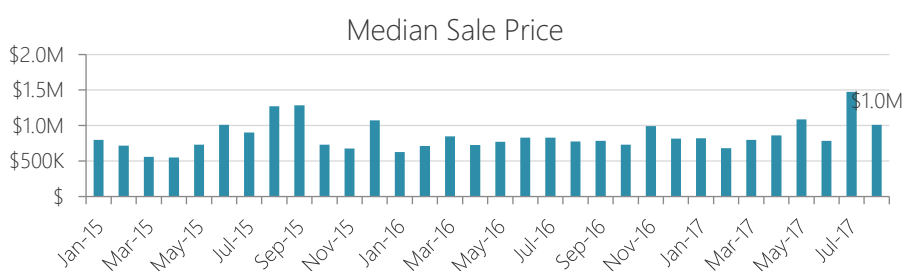
Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+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



Median Sale Price

\$1.01M

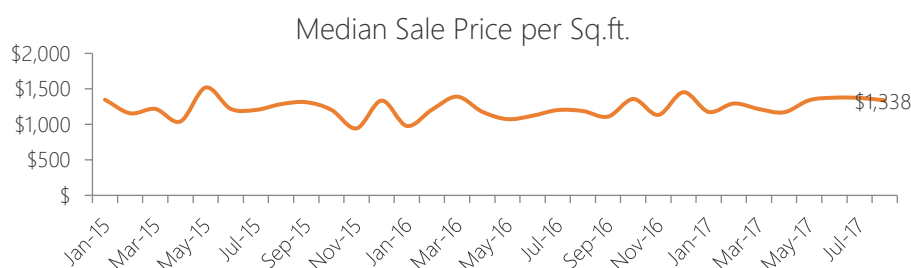
30% YoY



Median Sale Price per Sq.ft.

\$1,338

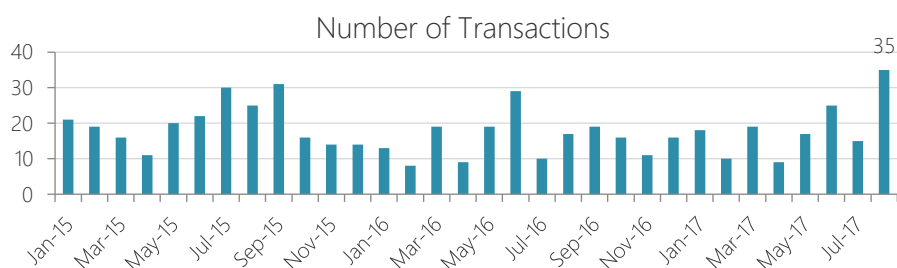
13% YoY



Number of Transactions

35

106% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,081,625	20%	\$1,356	3%	24
Coops	\$702,000	2%	\$1,090	9%	11
Houses	-	-	-	-	0



Murray Hill

Manhattan, August 2017

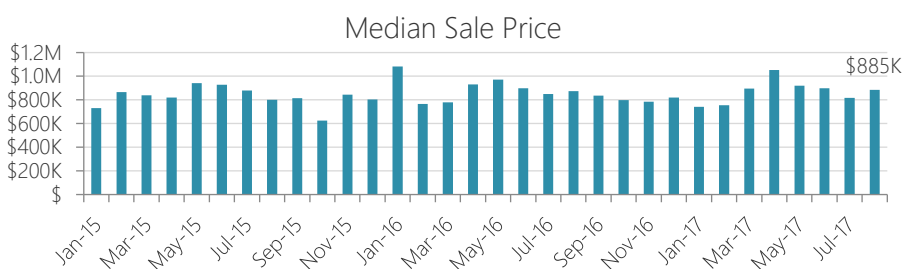
More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid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



Median Sale Price

\$885K

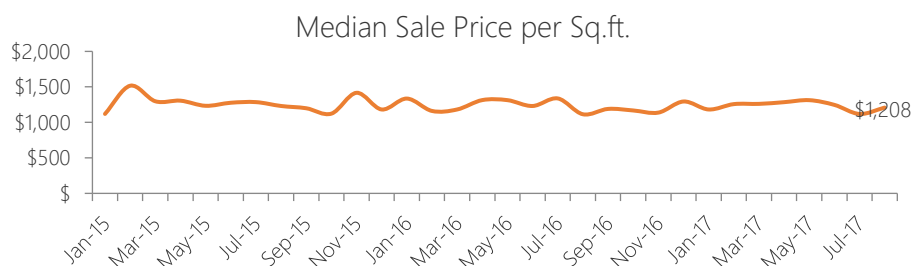
1% YoY



Median Sale Price per Sq.ft.

\$1,208

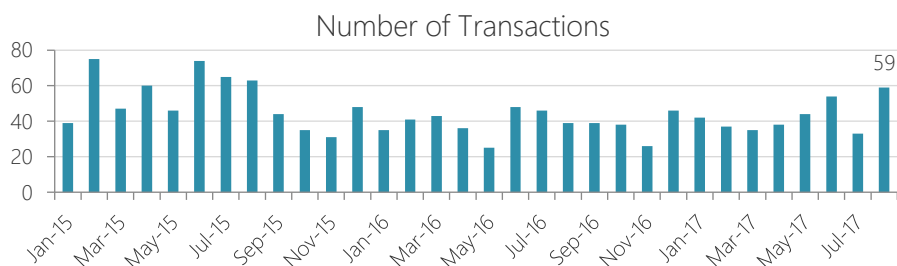
8% YoY



Number of Transactions

59

51% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,175,000	-9%	\$1,358	6%	31
Coops	\$595,000	-21%	\$936	0%	28
Houses	-	-	-	-	0



NoMad

Manhattan, August 2017

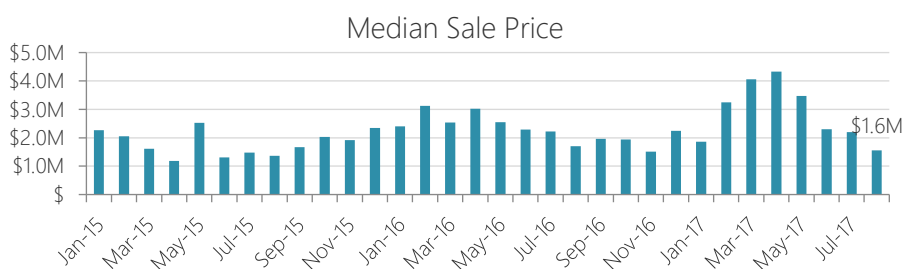
The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness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



Median Sale Price

\$1.56M

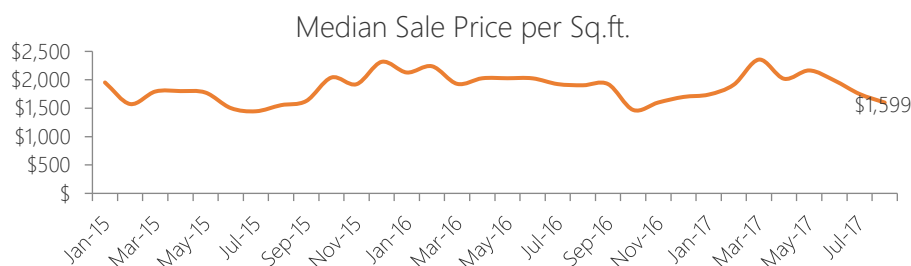
-9% YoY



Median Sale Price per Sq.ft.

\$1,599

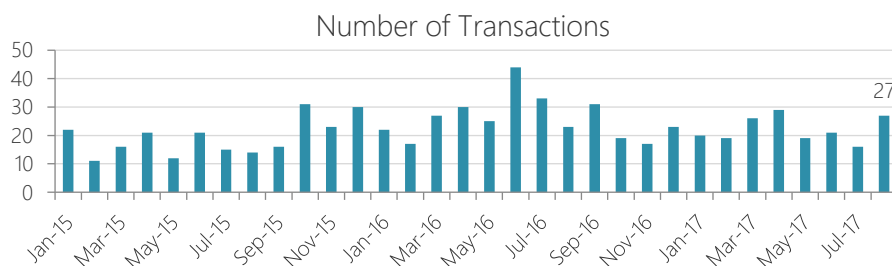
-16% YoY



Number of Transactions

27

17% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,015,606	3%	\$1,815	-6%	19
Coops	\$760,000	48%	\$1,152	47%	8
Houses	-	-	-	-	0



Roosevelt Island

Manhattan, August 2017

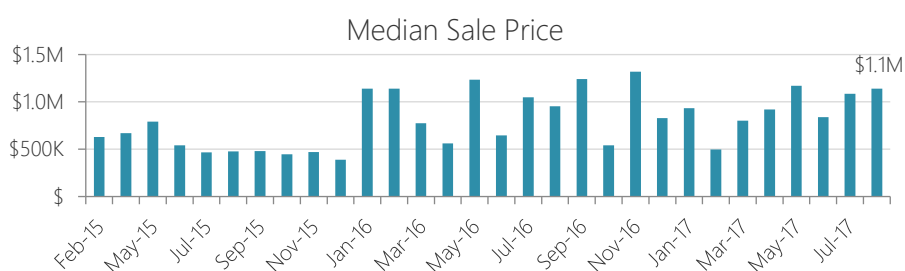
A very narrow island on the East River, Roosevelt Island is between Manhattan and Queens. The island is actually owned by the city but has been leased to NY's Urban Development Corporation. Most buildings are rentals though there's also Rivercross, a cooperative, and Riverwalk, a condo building. Three addition buildings are being privatized.



Median Sale Price

\$1.14M

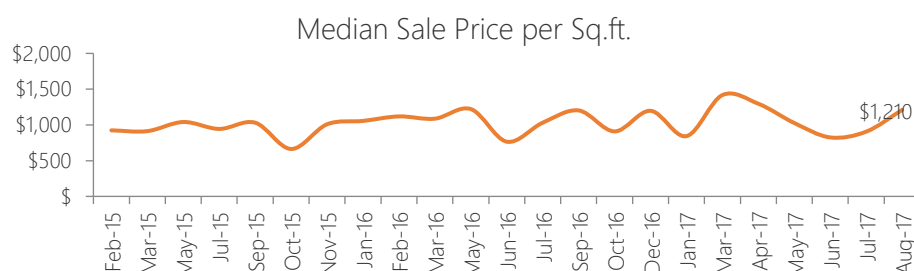
19% YoY



Median Sale Price per Sq.ft.

\$1,210

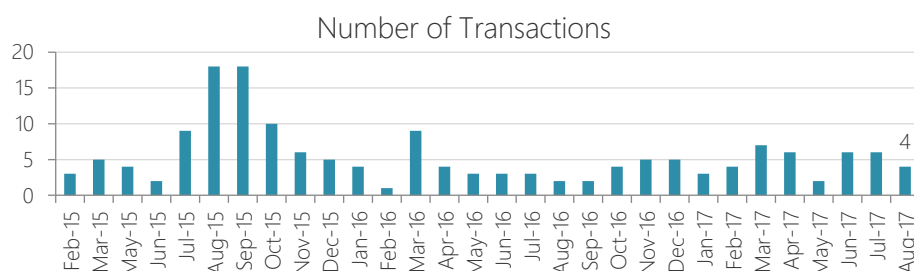
-



Number of Transactions

4

100% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,346,500	-	\$1,257	-	2
Coops	\$1,138,312	19%	\$852	-	2
Houses	-	-	-	-	0



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SoHo

Manhattan, August 2017

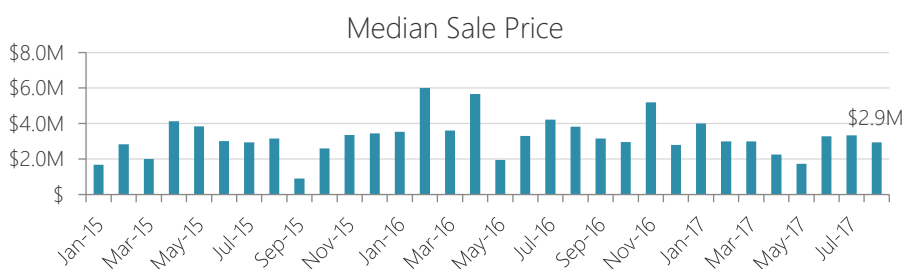
Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts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



Median Sale Price

\$2.95M

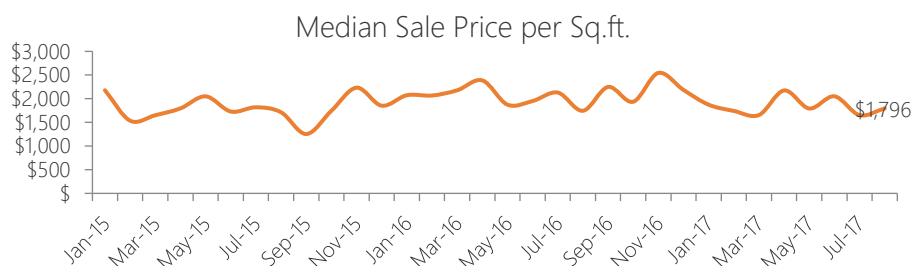
-23% YoY



Median Sale Price per Sq.ft.

\$1,796

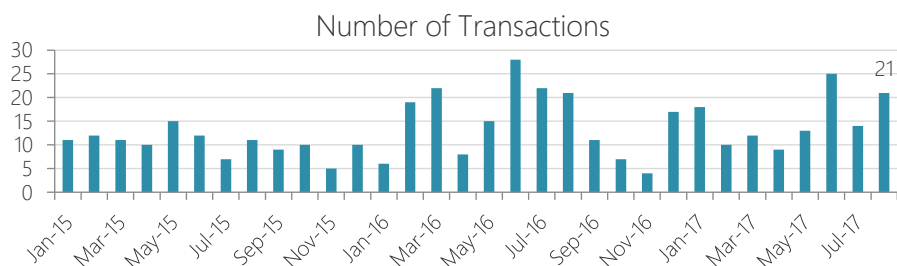
3% YoY



Number of Transactions

21

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,182,136	-23%	\$1,943	-1%	11
Coops	\$699,000	-68%	\$1,390	-12%	10
Houses	-	-	-	-	0



Sutton Place

Manhattan, August 2017

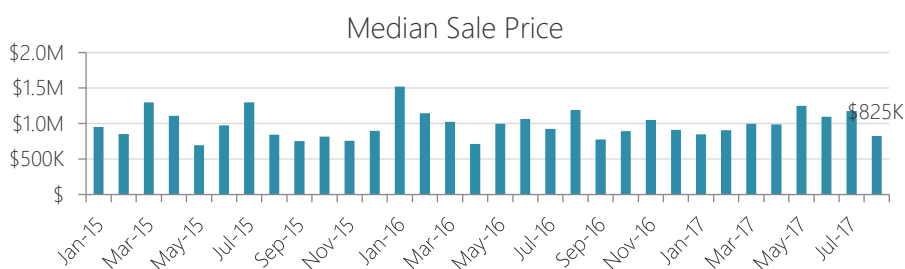
Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy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



Median Sale Price

\$825K

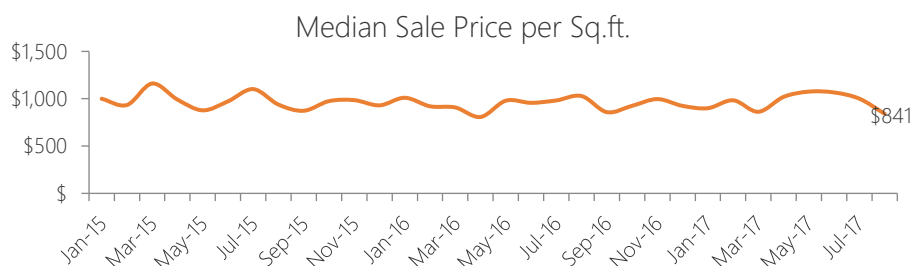
-31% YoY



Median Sale Price per Sq.ft.

\$841

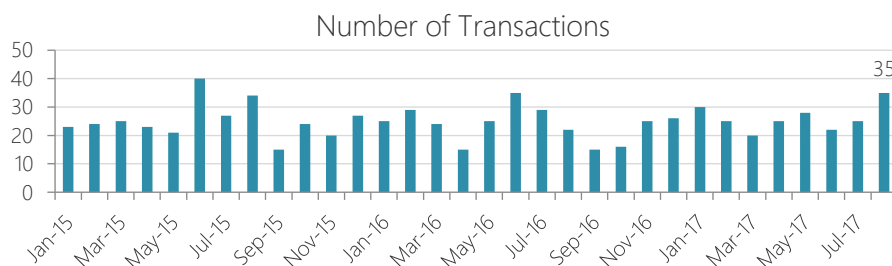
-18% YoY



Number of Transactions

35

59% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$912,000	-40%	\$1,091	-16%	6
Coops	\$795,000	-12%	\$808	-18%	30
Houses	-	-	-	-	0



Theatre District - Times Square

Manhattan, August 2017

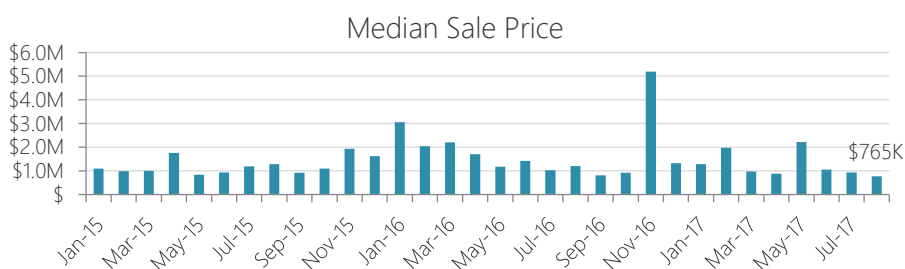
The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some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



Median Sale Price

\$765K

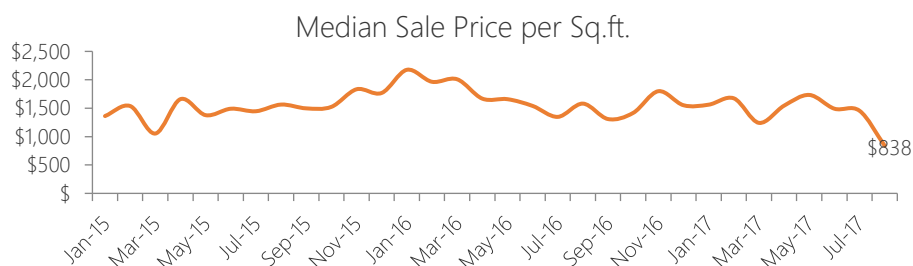
-36% YoY



Median Sale Price per Sq.ft.

\$838

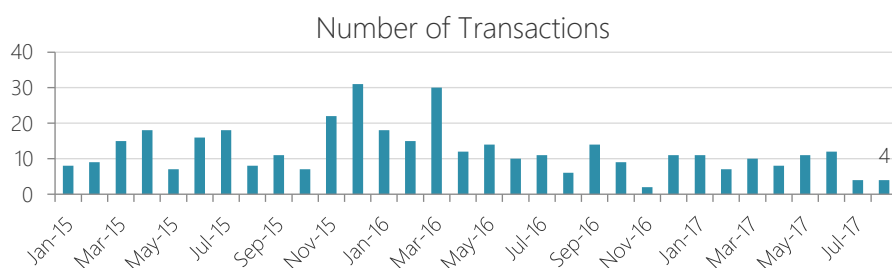
-47% YoY



Number of Transactions

4

-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$910,000	-46%	\$787	-54%	2
Coops	\$765,000	61%	\$838	22%	2
Houses	-	-	-	-	0



TriBeCa

Manhattan, August 2017

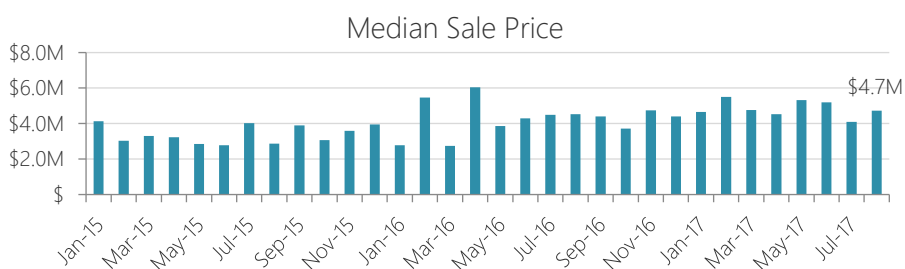
Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled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



Median Sale Price

\$4.72M

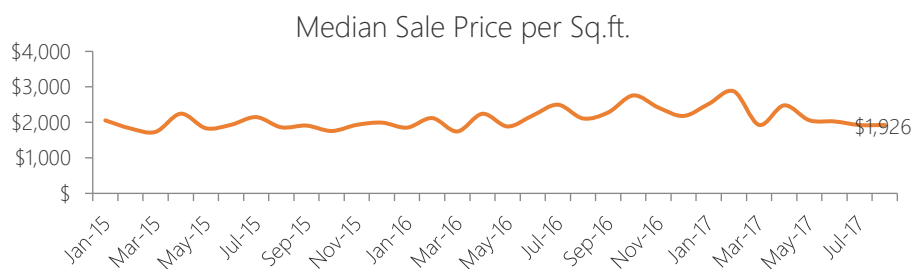
4% YoY



Median Sale Price per Sq.ft.

\$1,926

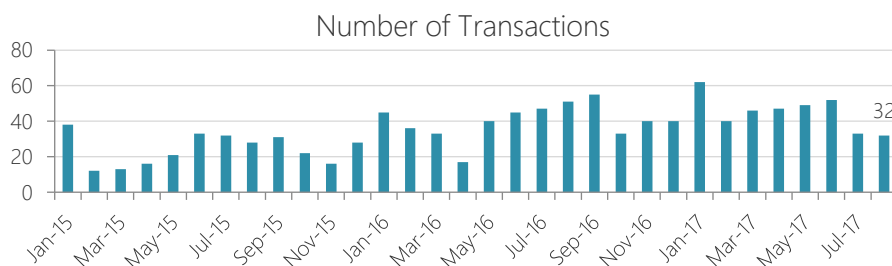
-9% YoY



Number of Transactions

32

-37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,760,250	5%	\$1,975	-6%	26
Coops	\$2,692,500	-15%	\$1,543	-	7
Houses	-	-	-	-	0



Tudor City

Manhattan, August 2017

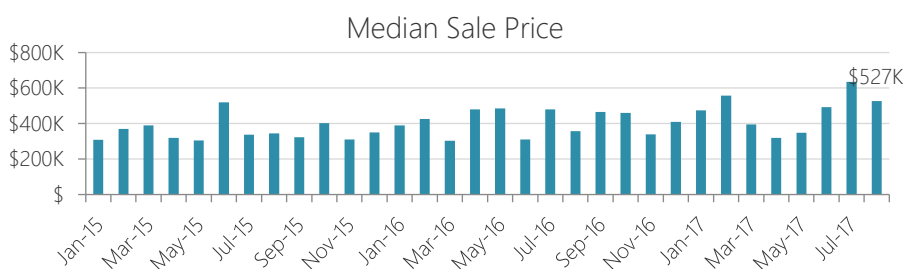
The first residential skyscraper complex built in the entire world, Tudor City is located on the southern edge of Turtle Bay. Made up of 15 buildings, 11 co-ops, and four brownstones, there are more than 5,000 residents in this complex, which includes a hotel, upscale deli, hair salon, three parks, a playground, and several restaurants.



Median Sale Price

\$527K

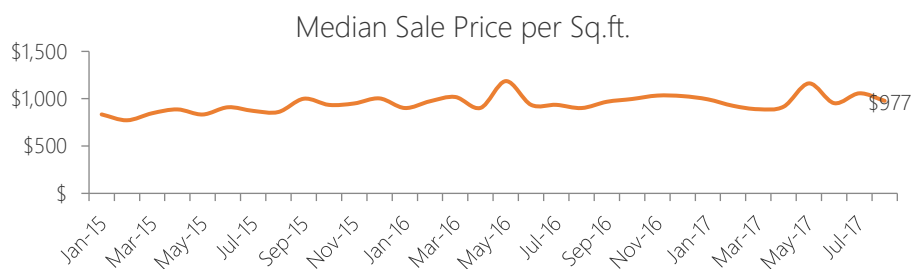
47% YoY



Median Sale Price per Sq.ft.

\$977

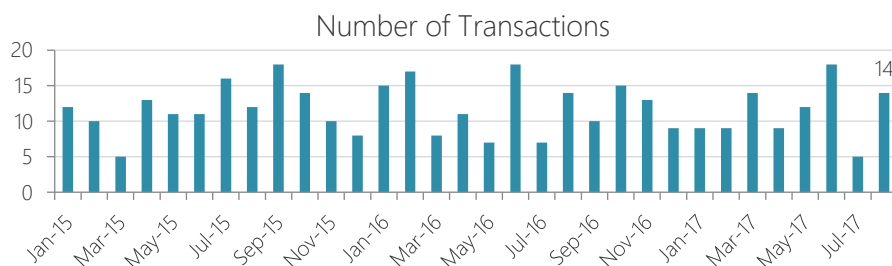
8% YoY



Number of Transactions

14

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$527,000	47%	\$977	8%	14
Houses	-	-	-	-	0



Turtle Bay

Manhattan, August 2017

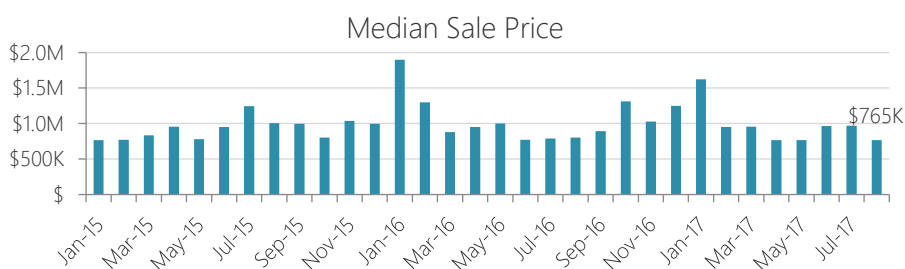
Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close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



Median Sale Price

\$765K

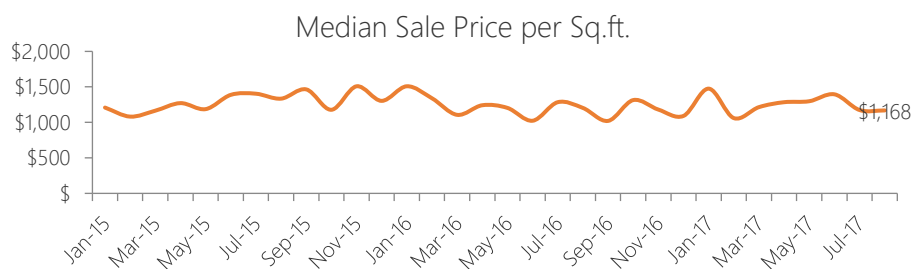
-5% YoY



Median Sale Price per Sq.ft.

\$1,168

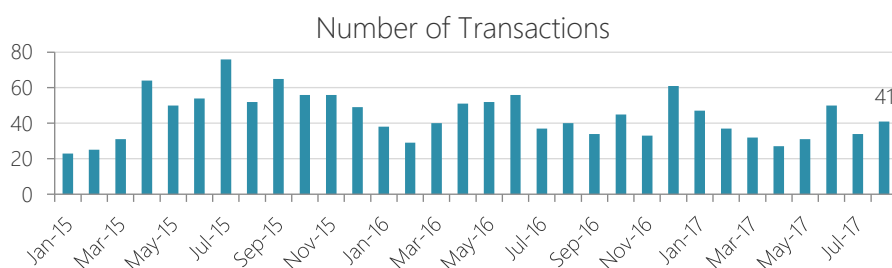
-3% YoY



Number of Transactions

41

3% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$935,000	-36%	\$1,300	-10%	17
Coops	\$625,750	-3%	\$978	-1%	24
Houses	-	-	-	-	0



Upper West Side

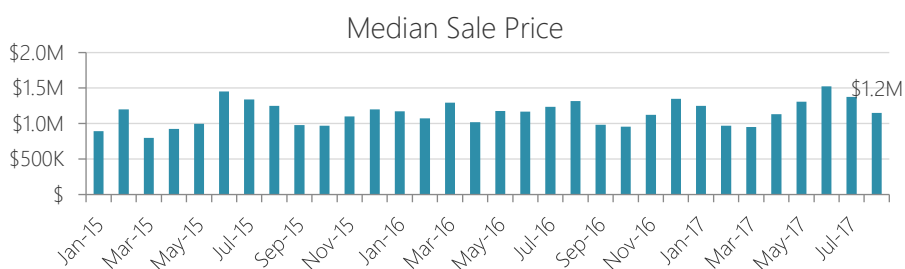
Manhattan, August 2017



Median Sale Price

\$1.15M

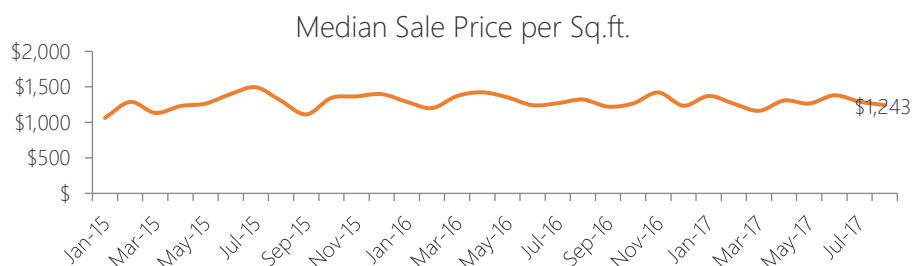
-13% YoY



Median Sale Price per Sq.ft.

\$1,243

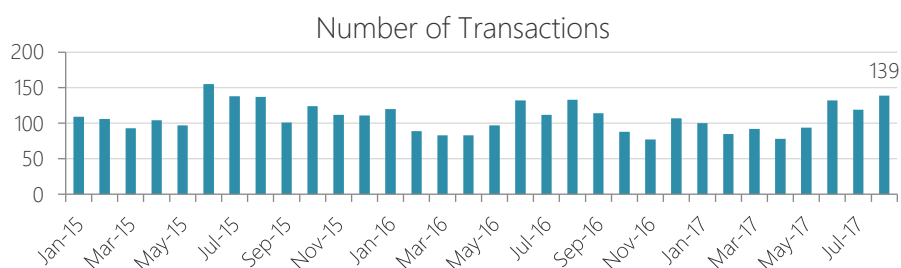
-6% YoY



Number of Transactions

139

5% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,399,895	-38%	\$1,413	-8%	37
Coops	\$961,000	-18%	\$1,107	-7%	101
Houses	\$5,500,000	-22%	\$1,085	-35%	1



Washington Heights

Manhattan, August 2017

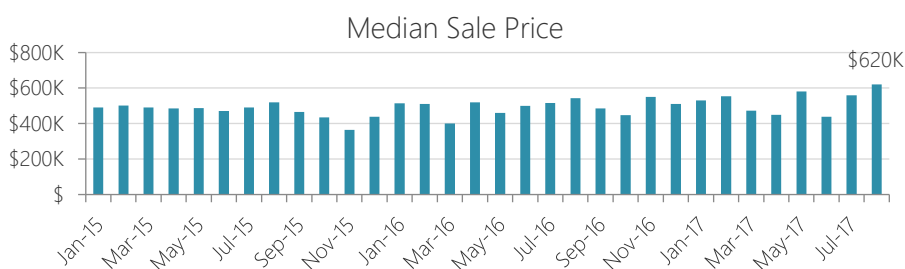
Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park,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



Median Sale Price

\$620K

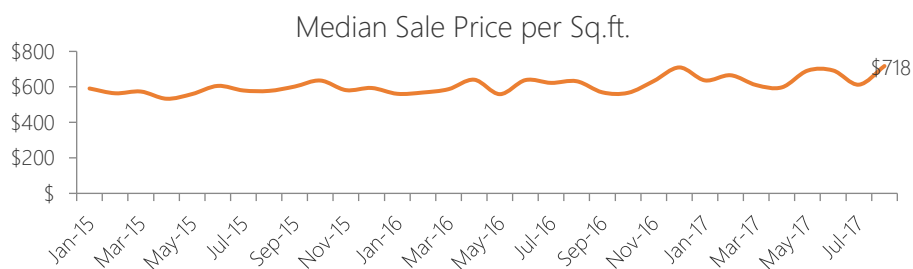
14% YoY



Median Sale Price per Sq.ft.

\$718

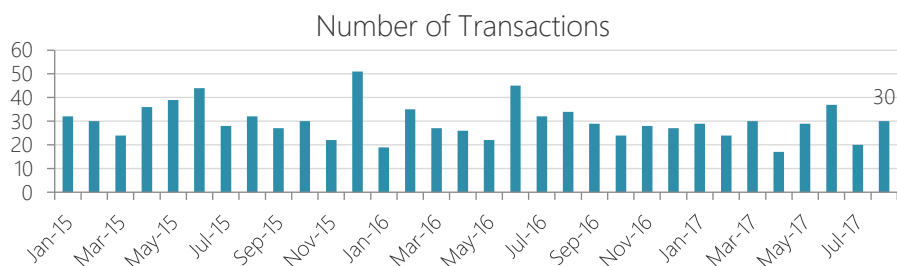
14% YoY



Number of Transactions

30

-12% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$620,000	31%	\$698	0%	6
Coops	\$635,000	16%	\$773	27%	24
Houses	-	-	-	-	0



West Village

Manhattan, August 2017

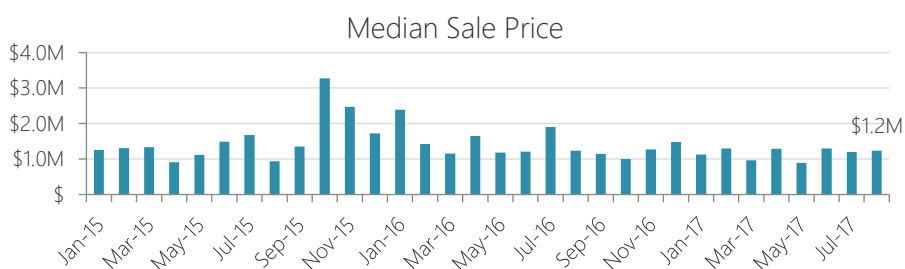
Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone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



Median Sale Price

\$1.24M

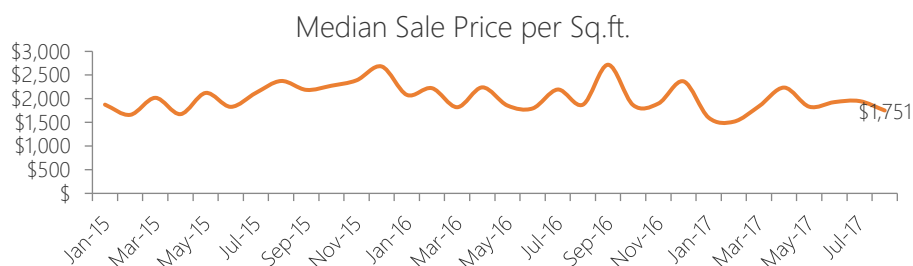
0% YoY



Median Sale Price per Sq.ft.

\$1,751

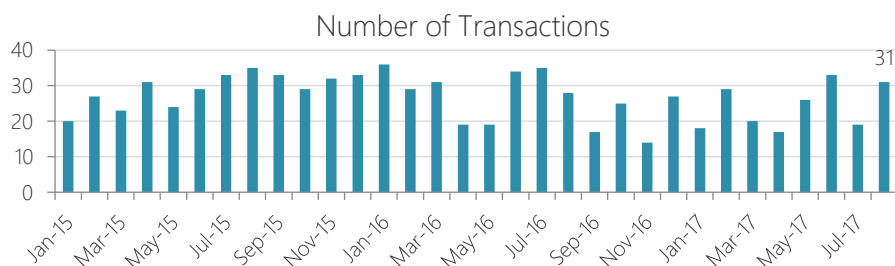
-7% YoY



Number of Transactions

31

11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,530,000	-6%	\$2,439	14%	7
Coops	\$1,085,500	33%	\$1,550	-8%	23
Houses	\$7,800,000	-	\$3,250	-	1



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Yorkville

Manhattan, August 2017

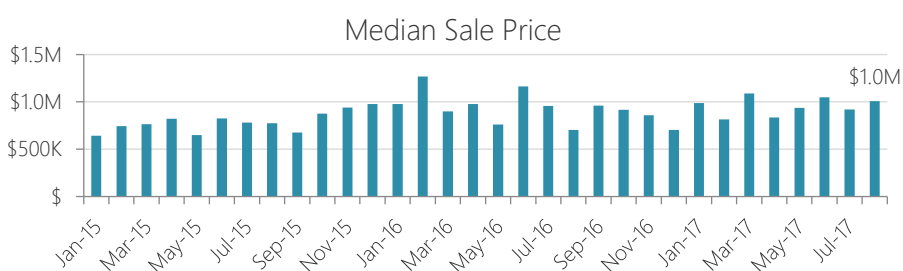
Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several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



Median Sale Price

\$1.01M

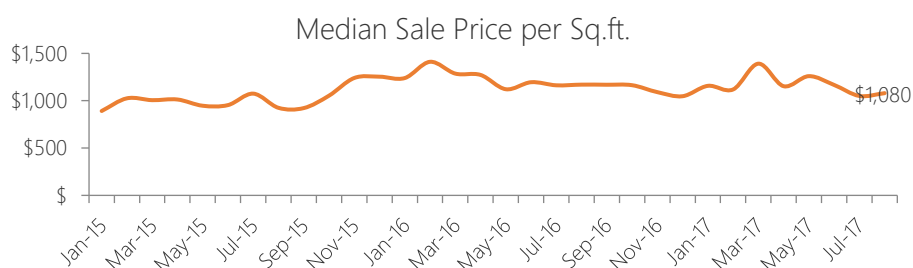
43% YoY



Median Sale Price per Sq.ft.

\$1,080

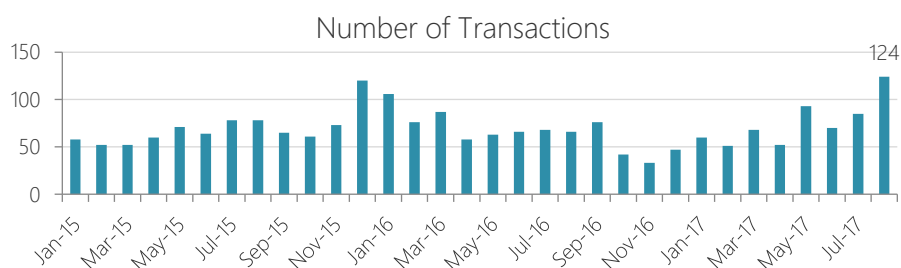
-8% YoY



Number of Transactions

124

88% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,749,524	87%	\$1,350	7%	55
Coops	\$738,750	22%	\$939	8%	69
Houses	-	-	-	-	0



Attractions

Manhattan, August 2017

Central Park



Garden of the Cloisters Museum



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Attractions

Manhattan, August 2017

Statue of Liberty



Washington Statue Federal Hall



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THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



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David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

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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**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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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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Nate Pfaff

Residential Sales &
Rental Specialist

Delivering happiness one home at a time

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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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.

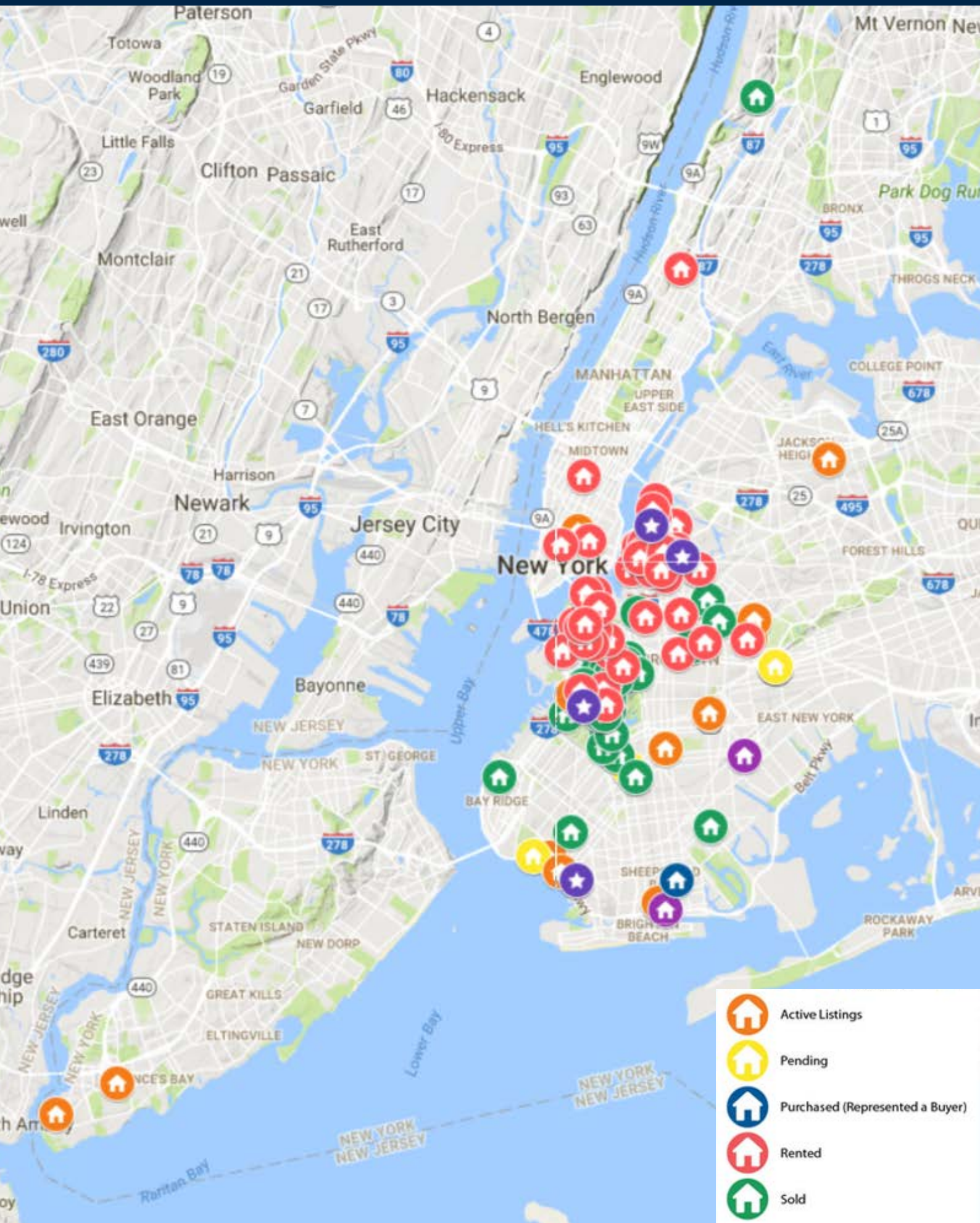
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
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Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
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	

www.RatnerTeamVendors.com



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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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