MANHATTAN

RESIDENTIAL MARKET REPORT

July 2018

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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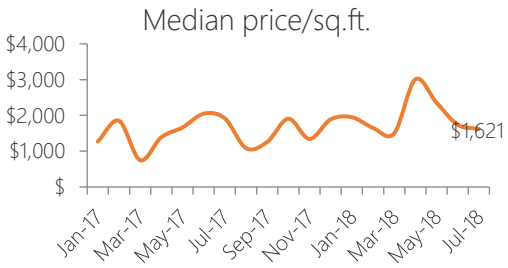
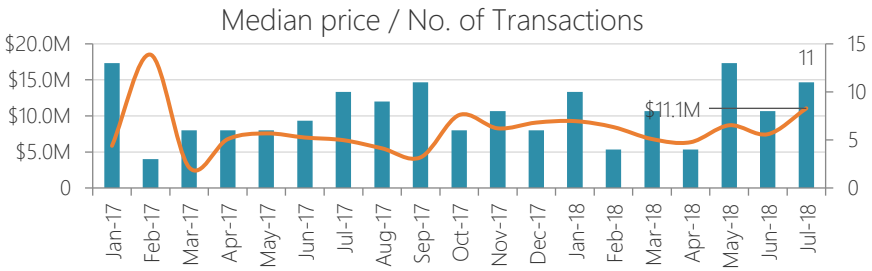
Residential Market Overview

Manhattan, July 2018

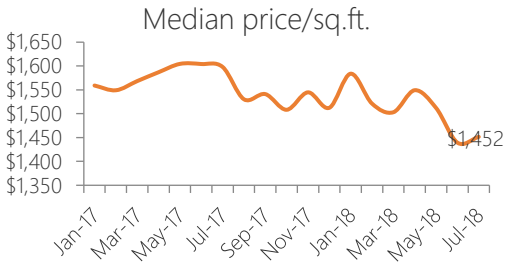
Median Sale Price	Median Price/Sq.ft.	No. of Transactions
$1.16M	$1,281	1,190
-3% YoY	-7% YoY	5% YoY

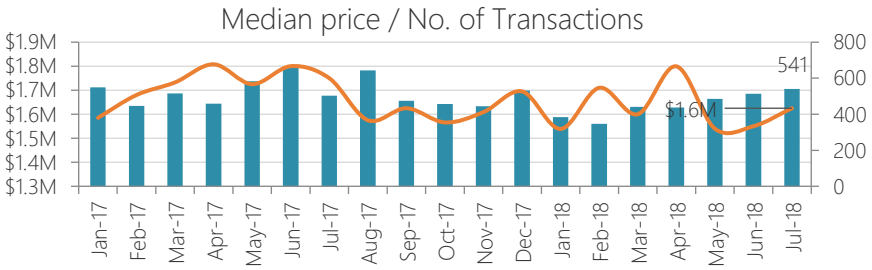
Single family



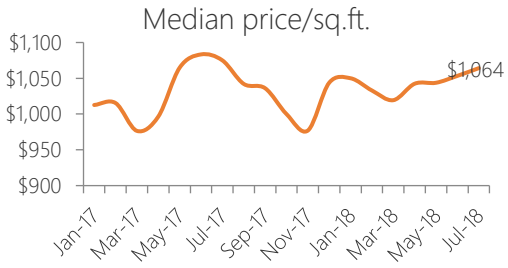


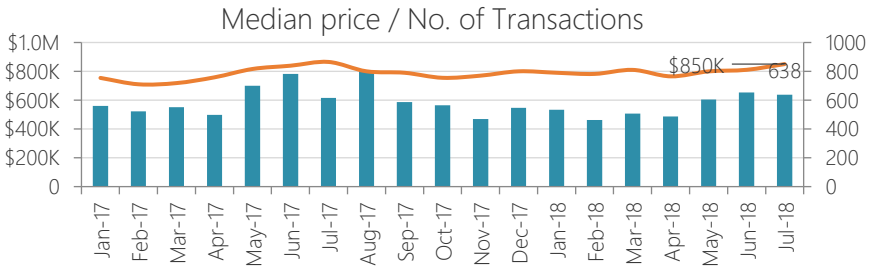
Condo





Coop





Top 10 Residential Sales

Manhattan, July 2018

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	37 W Tenth St	$37,200,000	11-Jul-18	6,253	$5,949	Greenwich Village
2	18 Grove St	$24,500,000	17-Jul-18	3,840	$6,380	West Village
3	26 Downing St	$19,700,000	25-Jul-18	4,650	$4,237	Greenwich Village
4	40 Leroy St	$11,750,000	25-Jul-18	3,650	$3,219	Greenwich Village
5	352 Riverside Dr	$11,605,000	12-Jul-18	9,083	$1,278	Upper West Side
6	150 Reade St	$10,500,000	11-Jul-18	6,250	$1,680	TriBeCa
7	24 Warren St	$8,500,000	31-Jul-18	11,515	$738	TriBeCa
8	307 E 87th St	$5,000,000	16-Jul-18	3,200	$1,562	Yorkville
9	524 E 89th St	$4,550,000	11-Jul-18	3,240	$1,404	Yorkville
10	265 W 139th St	$3,170,000	24-Jul-18	2,964	$1,070	Harlem

Condo

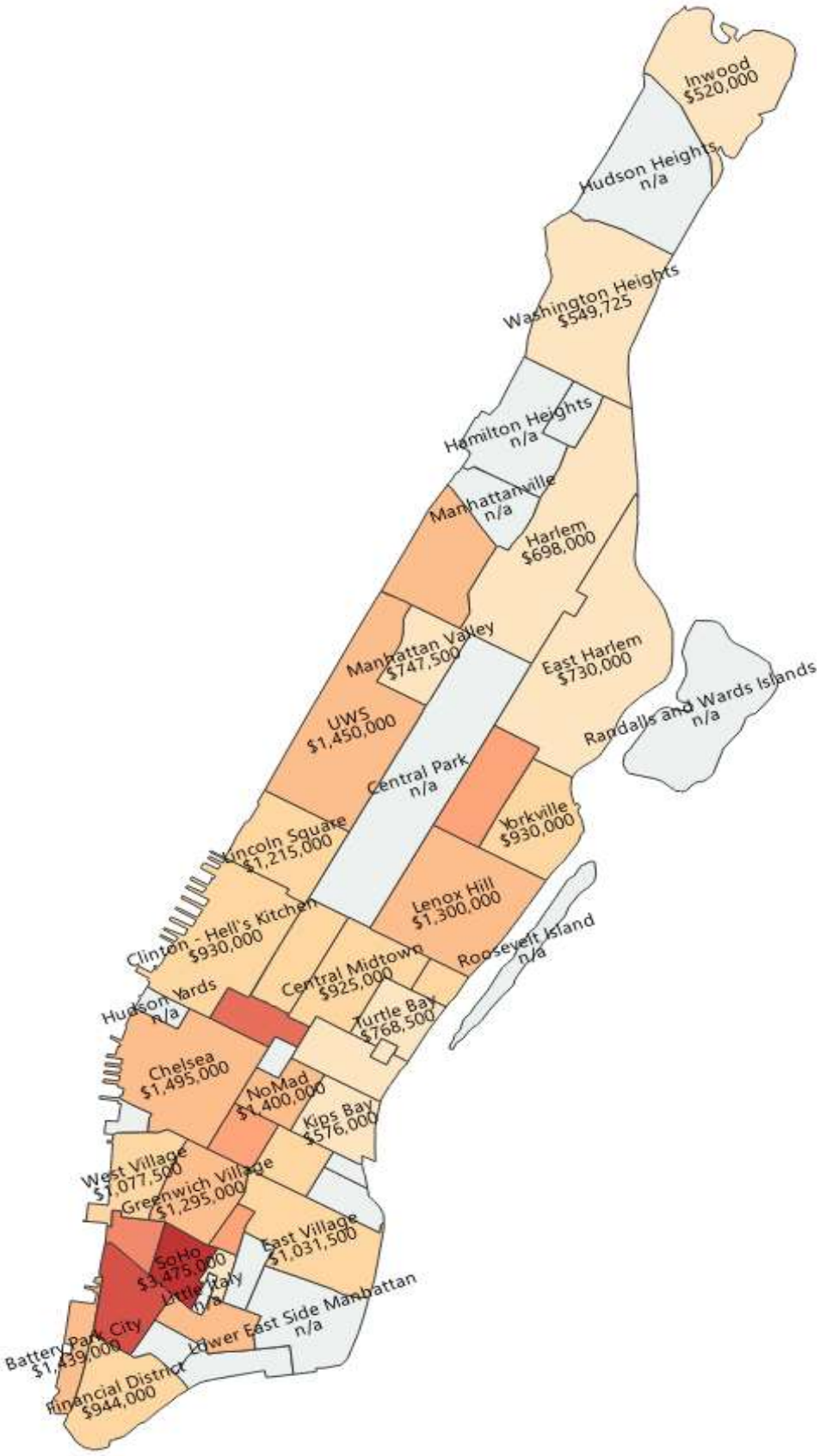
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	160 Leroy St #PHN	$43,503,250	23-Jul-18	-	-	-
2	432 Park Ave #93	$30,798,330	17-Jul-18	3,952	$7,793	Central Midtown
3	152 Elizabeth St #PH	$29,950,000	12-Jul-18	-	-	NoLIta
4	583 Broadway #PH	$26,500,000	16-Jul-18	3,256	$8,139	SoHo
5	432 Park Ave #65B	$24,200,000	17-Jul-18	4,019	$6,021	Central Midtown
6	20 W 53rd St #44A	$17,500,000	11-Jul-18	4,545	$3,850	Central Midtown
7	45 E 22nd St #55A	$15,573,284	16-Jul-18	-	-	Flatiron District
8	209 Sullivan St #THD	$13,250,000	31-Jul-18	-	-	Greenwich Village
9	62 Vestry St #6B	$12,936,275	27-Jul-18	-	-	-
10	1 W End Ave #PHB	$12,273,520	25-Jul-18	-	-	Lincoln Square

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	640 Park Ave #7	$20,000,000	27-Jul-18	-	-	Lenox Hill
2	1125 Fifth Ave #14	$19,000,000	12-Jul-18	-	-	Carnegie Hill
3	888 Park Ave #14C	$13,500,000	12-Jul-18	-	-	Lenox Hill
4	200 E 84th St #5	$7,400,000	12-Jul-18	-	-	Yorkville
5	133 E 80th St #8A	$7,300,000	19-Jul-18	3,575	$2,042	Carnegie Hill
6	983 Park Ave #2C	$7,200,000	12-Jul-18	-	-	Carnegie Hill
7	1185 Park Ave #9C	$6,800,000	16-Jul-18	2,600	$2,615	Carnegie Hill
8	770 Park Ave #1213C	$6,200,000	03-Jul-18	-	-	Lenox Hill
9	211 Central Park W #5K	$5,607,500	10-Jul-18	-	-	Upper West Side
10	23 E 74th St #3FG4G	$5,350,000	24-Jul-18	1,400	$3,821	Lenox Hill

Map of Neighborhoods

Manhattan, July 2018



Top Neighborhoods

Manhattan, July 2018

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	SoHo	$2,553	$3,475,000	11	$7,662,500	$2,770,000	-
2	NoHo	$1,841	$2,025,000	3	$2,787,500	$2,025,000	-
3	Greenwich Village	$1,746	$1,295,000	54	$2,867,563	$1,086,500	$19,700,000
4	Flatiron District	$1,739	$2,048,675	13	$4,587,500	$810,000	-
5	TriBeCa	$1,730	$3,200,000	37	$2,975,000	$3,450,000	$9,500,000
6	Chelsea	$1,706	$1,495,000	48	$2,175,000	$1,005,000	-
7	West Village	$1,676	$1,077,500	26	$2,300,000	$937,444	$24,500,000
8	Gramercy Park	$1,596	$995,000	27	$1,830,000	$730,500	-
9	Carnegie Hill	$1,443	$1,775,000	41	$1,750,001	$1,800,000	-
10	Central Park South	$1,440	$1,250,000	12	$2,085,000	$1,112,500	-
11	Central Midtown	$1,421	$925,000	27	$1,370,000	$655,000	-
12	Hudson Square	$1,418	$2,195,000	3	$2,195,000	-	-
13	Chinatown	$1,415	$1,445,000	7	$1,445,000	-	-
14	Clinton - Hell's Kitchen	$1,395	$930,000	37	$1,275,000	$482,500	-
15	East Village	$1,365	$1,031,500	18	$1,031,500	$1,030,000	-
16	Battery Park City	$1,325	$1,439,000	16	$1,439,000	-	-
17	Upper West Side	$1,311	$1,450,000	123	$1,941,250	$1,305,000	$11,605,000
18	Theatre District - Times Square	$1,273	$979,313	4	$2,893,750	$857,000	-
19	Lincoln Square	$1,262	$1,215,000	49	$1,700,000	$782,500	-
20	Murray Hill	$1,244	$799,250	64	$890,750	$709,000	-
21	Financial District	$1,221	$944,000	29	$950,000	$708,000	-
22	Turtle Bay	$1,201	$768,500	48	$969,500	$625,000	-
23	Yorkville	$1,180	$930,000	76	$1,464,000	$800,000	$4,775,000
24	Lenox Hill	$1,157	$1,300,000	116	$1,805,000	$1,050,000	-
25	Morningside Heights	$1,150	$1,375,000	7	$3,000,000	$1,320,000	-
26	NoMad	$1,129	$1,400,000	14	$2,825,000	$585,000	-
27	Manhattan Valley	$1,103	$747,500	24	$1,038,250	$572,500	-
28	Lower East Side	$1,093	$817,500	20	$1,513,925	$792,500	-
29	Sutton Place	$1,047	$1,040,000	36	$816,260	$1,188,000	-
30	Kips Bay	$1,037	$576,000	14	$795,000	$511,000	-
31	Harlem	$952	$698,000	50	$702,500	$575,000	$3,170,000
32	East Harlem	$792	$730,000	12	$787,334	$425,000	-
33	Washington Heights	$613	$549,725	18	$549,450	$550,000	-

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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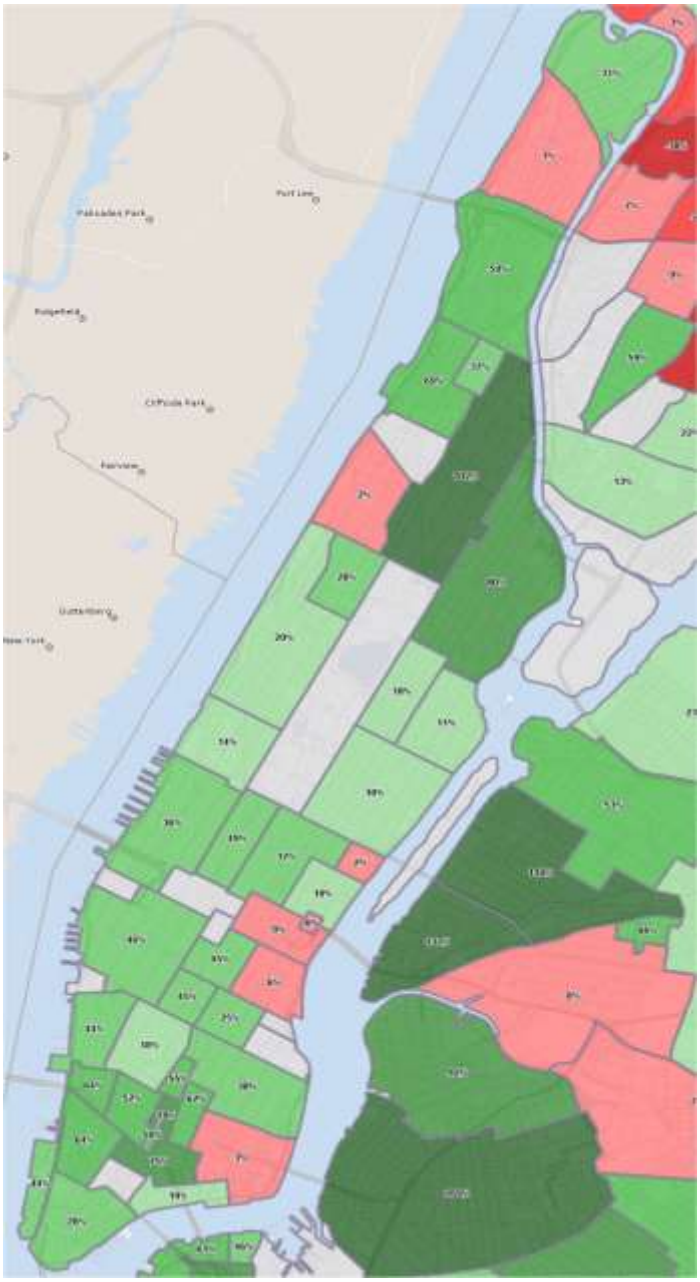
Sales Maps

Manhattan, July 2018

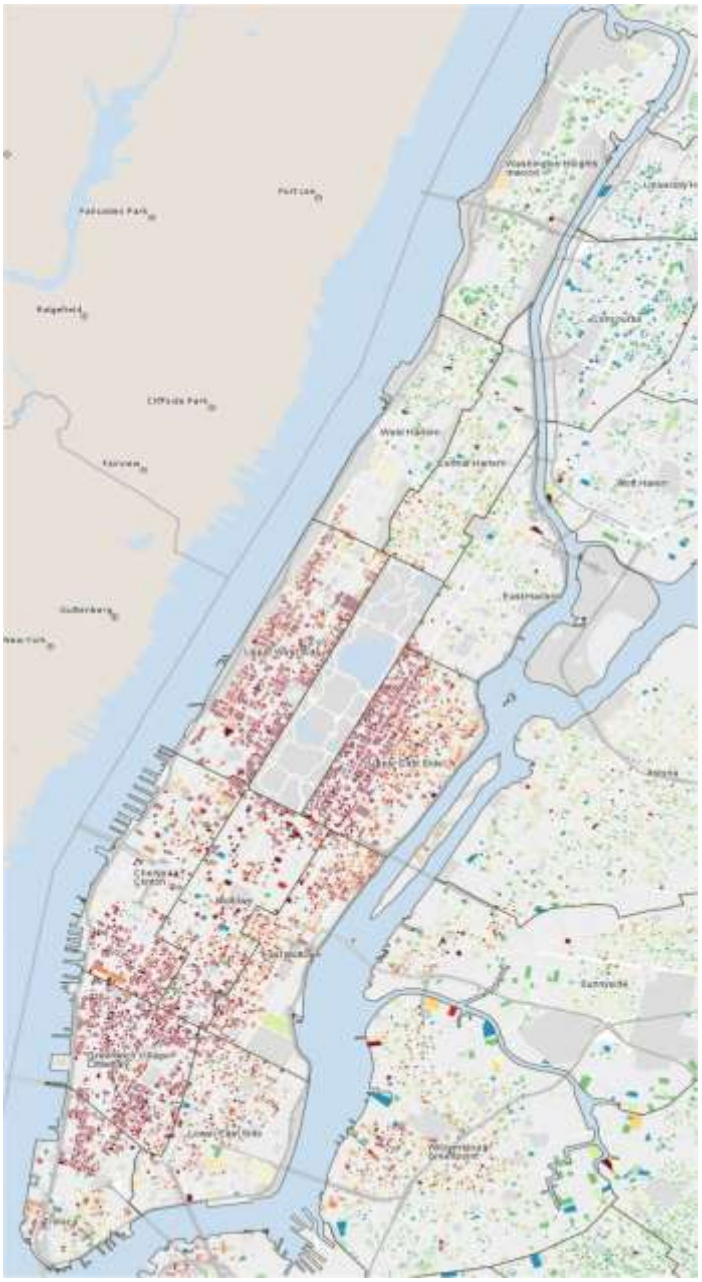
Home Price Changes by Neighborhood

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.



Battery Park City

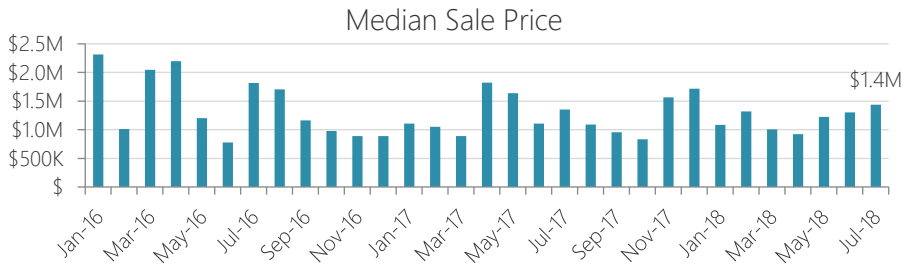
Manhattan, July 2018

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

$1.44M

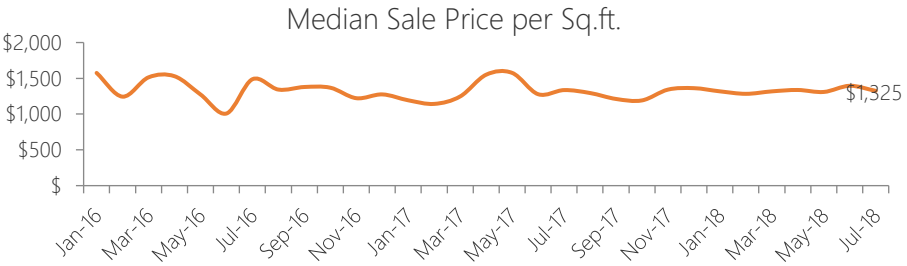
6% YoY



Median Sale Price per Sq.ft.

$1,325

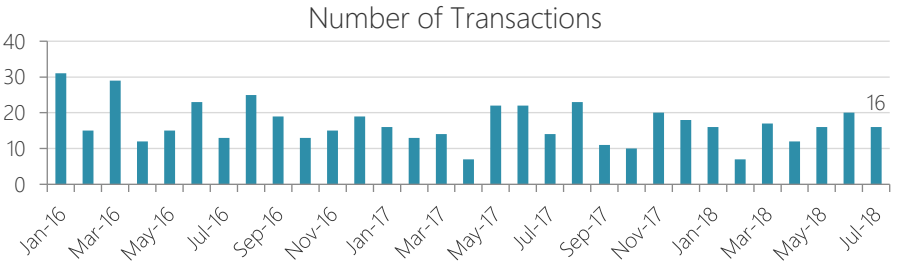
-1% YoY



Number of Transactions

16

14% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,439,000	6%	$1,325	-1%	16
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Carnegie Hill

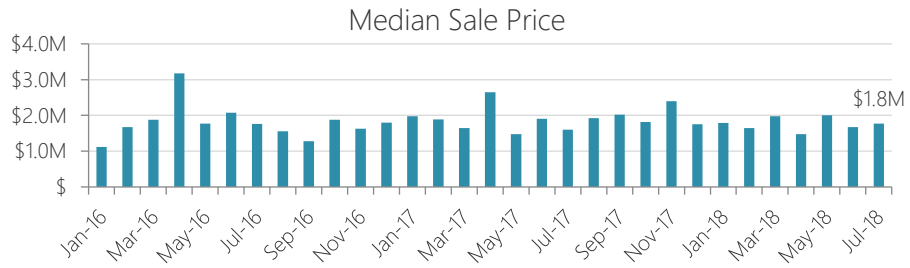
Manhattan, July 2018

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

$1.78M

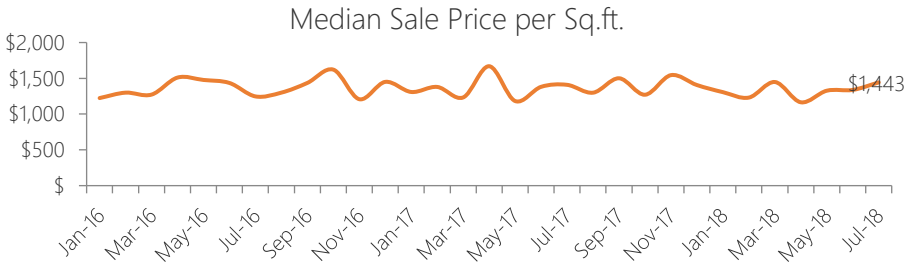
11% YoY



Median Sale Price per Sq.ft.

$1,443

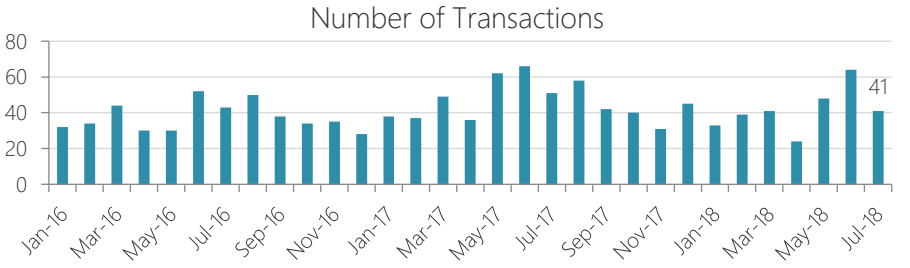
2% YoY



Number of Transactions

41

-20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,750,001	20%	$1,595	11%	10
Coops	$1,800,000	24%	$1,250	1%	31
Houses	-	-	-	-	0

Central Midtown

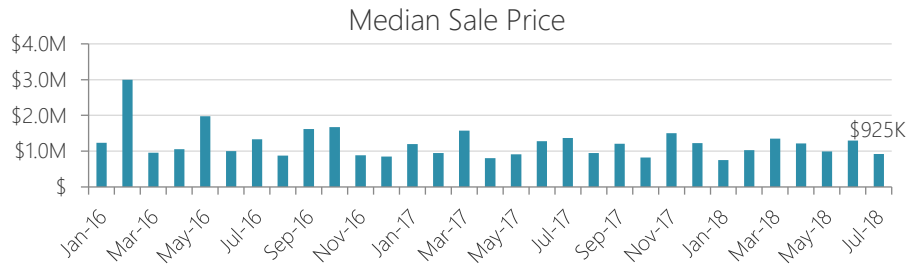
Manhattan, July 2018

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

$925K

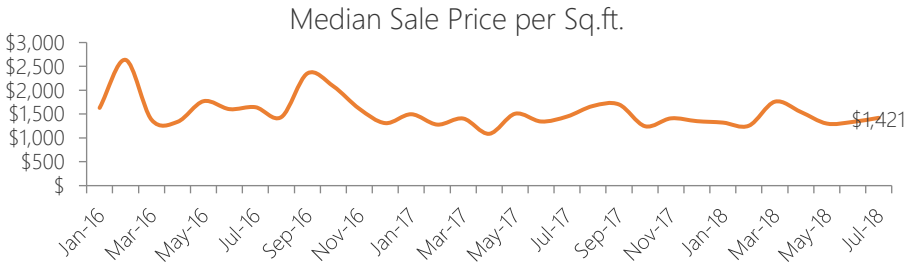
-32% YoY



Median Sale Price per Sq.ft.

$1,421

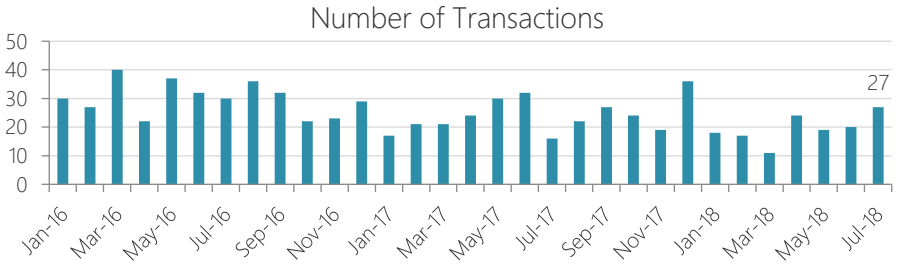
-2% YoY



Number of Transactions

27

69% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,370,000	0%	$1,861	28%	16
Coops	$655,000	-52%	$964	-12%	11
Houses	-	-	-	-	0

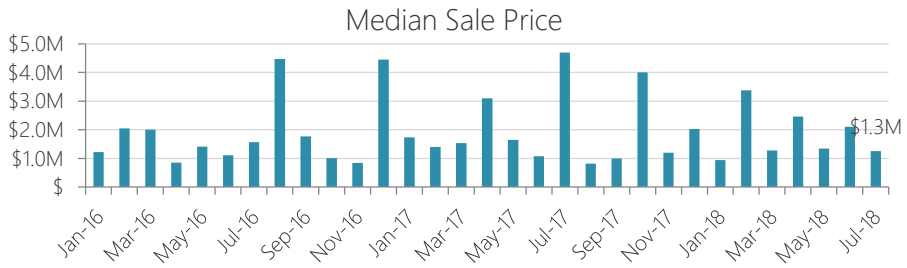
Central Park South

Manhattan, July 2018

Median Sale Price

$1.25M

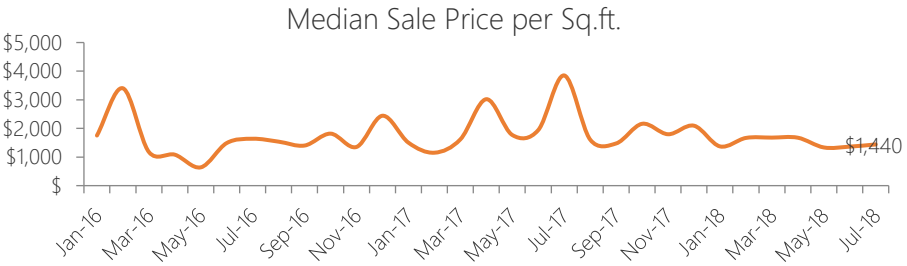
-73% YoY



Median Sale Price per Sq.ft.

$1,440

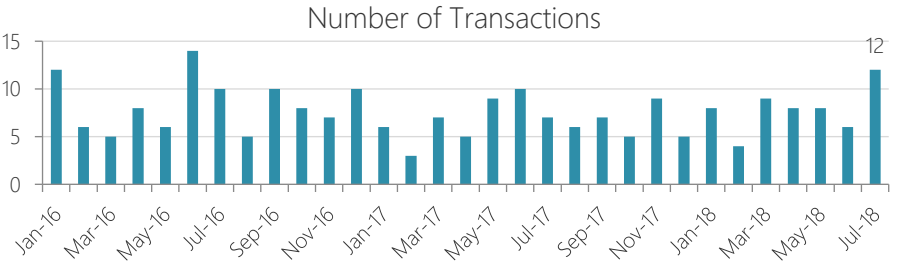
-63% YoY



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	$2,085,000	-63%	$1,648	-50%	8
Coops	$1,112,500	-64%	$1,002	-77%	4
Houses	-	-	-	-	0

Chelsea

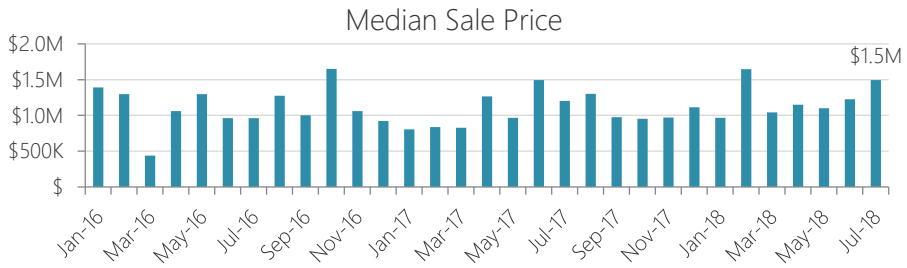
Manhattan, July 2018

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

$1.5M

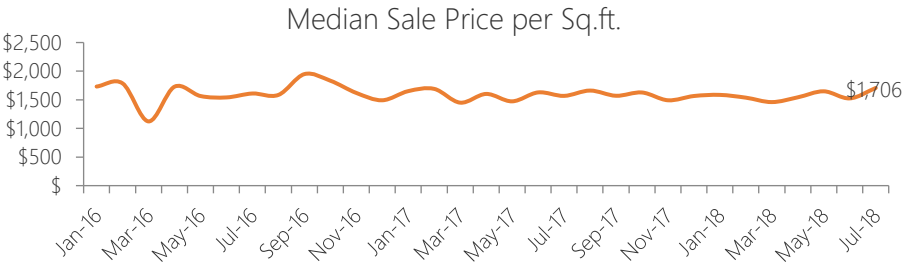
24% YoY



Median Sale Price per Sq.ft.

$1,706

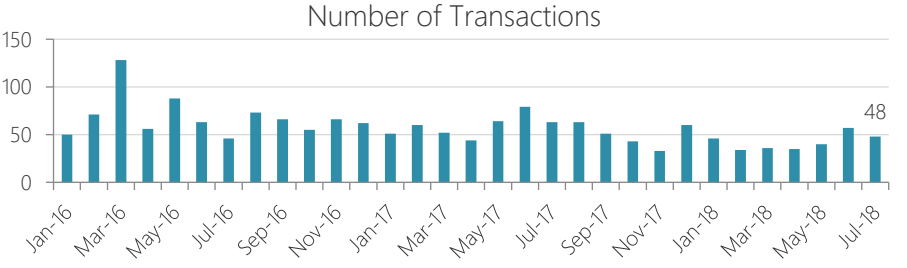
9% YoY



Number of Transactions

48

-24% 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	-10%	$1,812	-4%	26
Coops	$1,005,000	53%	$1,433	10%	22
Houses	-	-	-	-	0

Chinatown

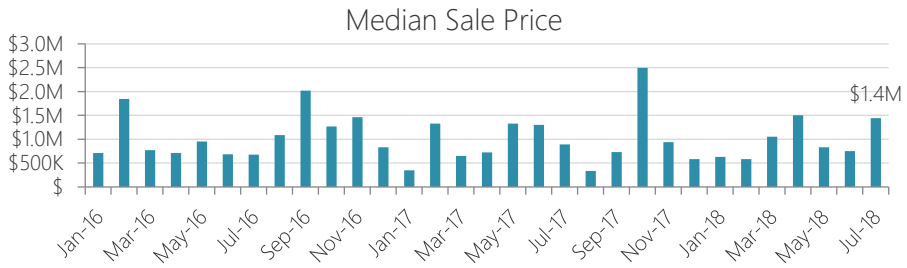
Manhattan, July 2018

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

$1.44M

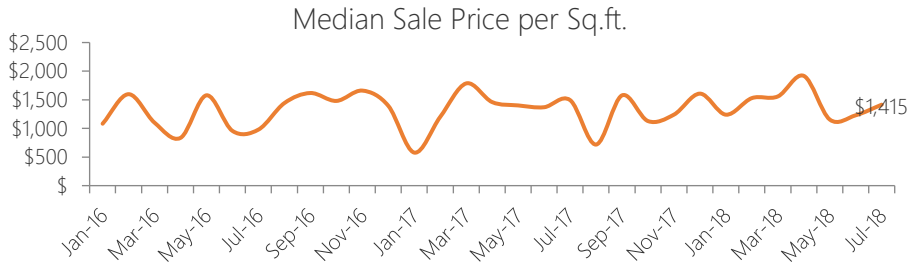
62% YoY



Median Sale Price per Sq.ft.

$1,415

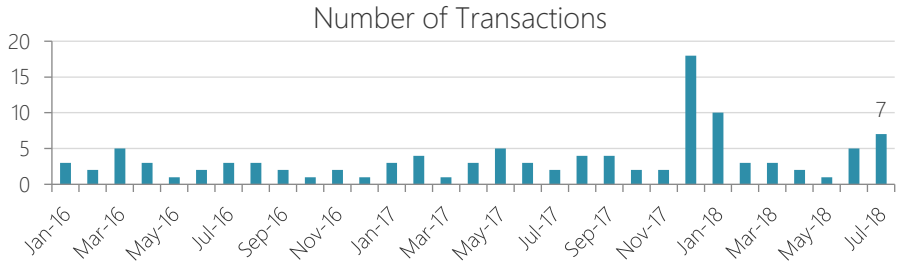
-5% YoY



Number of Transactions

7

250% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,445,000	62%	$1,415	-5%	7
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Clinton - Hell's Kitchen

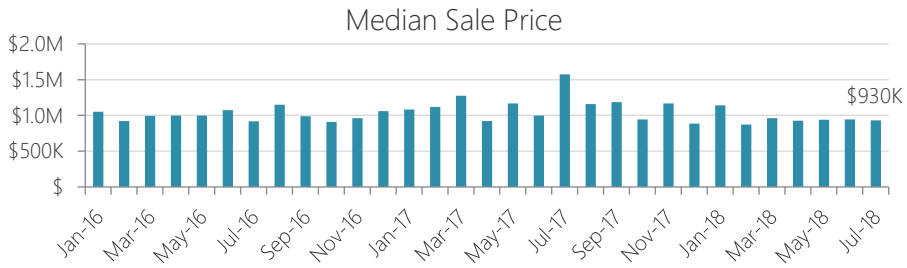
Manhattan, July 2018

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

$930K

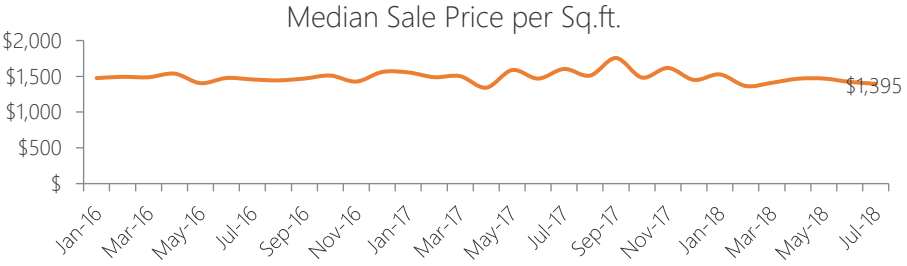
-41% YoY



Median Sale Price per Sq.ft.

$1,395

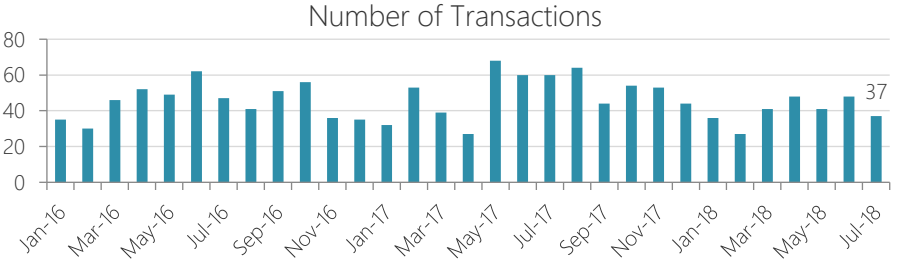
-13% YoY



Number of Transactions

37

-38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,275,000	-26%	$1,452	-10%	22
Coops	$482,500	-10%	$945	-3%	15
Houses	-	-	-	-	0

East Harlem

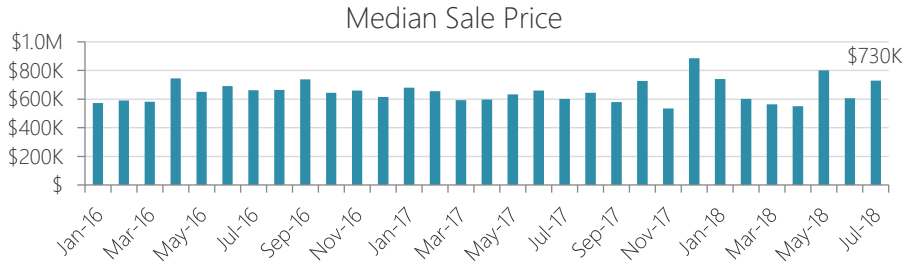
Manhattan, July 2018

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

$730K

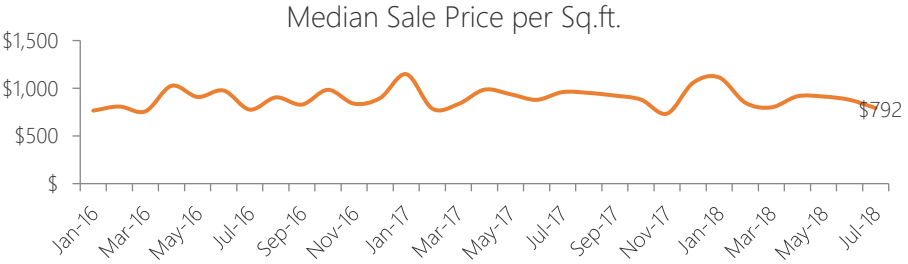
22% YoY



Median Sale Price per Sq.ft.

$792

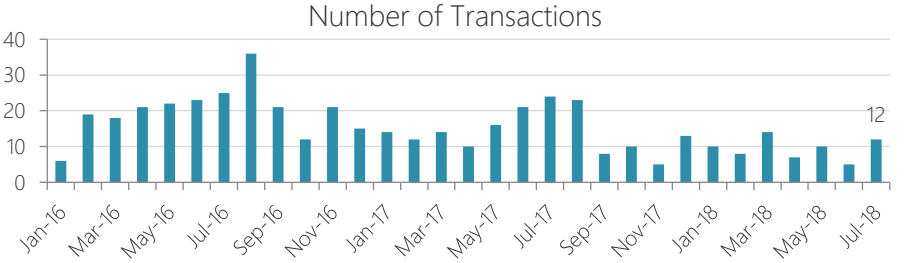
-17% YoY



Number of Transactions

12

-50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$787,334	33%	$785	-17%	7
Coops	$425,000	-54%	$950	-34%	5
Houses	-	-	-	-	0

East Village

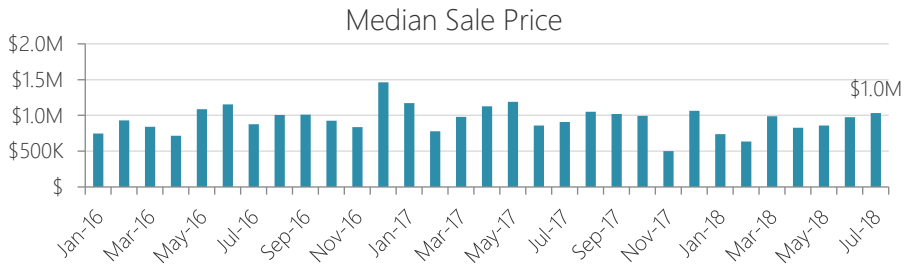
Manhattan, July 2018

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

$1.03M

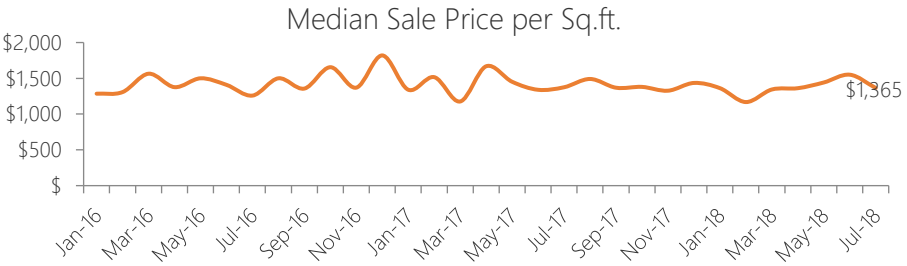
13% YoY



Median Sale Price per Sq.ft.

$1,365

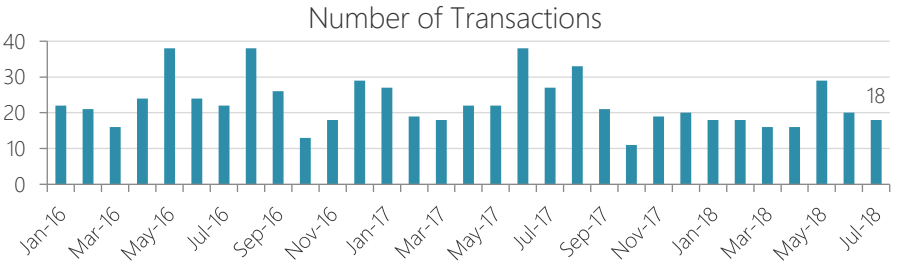
-1% YoY



Number of Transactions

18

-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,031,500	7%	$1,471	-3%	7
Coops	$1,030,000	55%	$1,167	-12%	11
Houses	-	-	-	-	0

Financial District

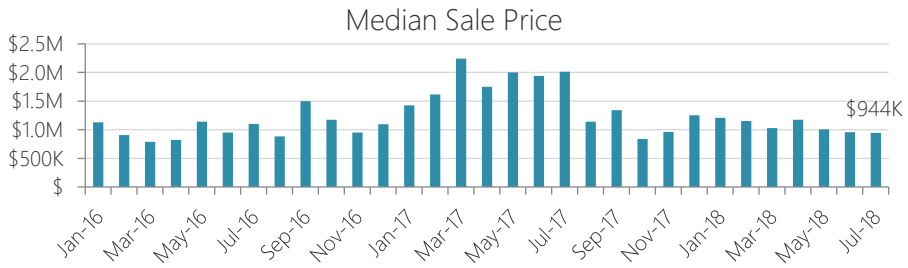
Manhattan, July 2018

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

$944K

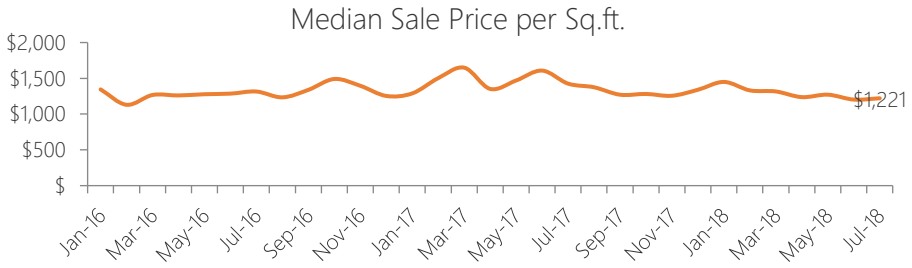
-53% YoY



Median Sale Price per Sq.ft.

$1,221

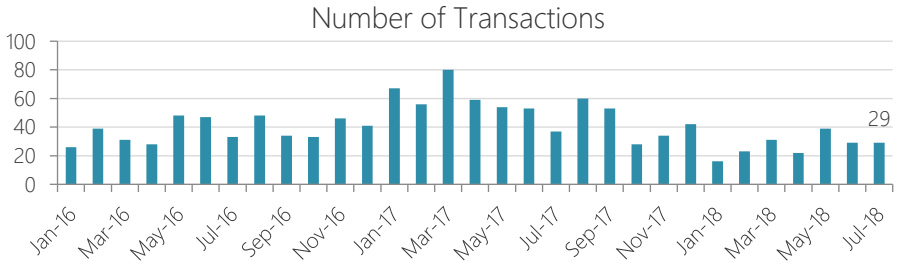
-14% YoY



Number of Transactions

29

-22% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$950,000	-53%	$1,225	-14%	19
Coops	$708,000	-7%	$833	-48%	10
Houses	-	-	-	-	0

Flatiron District

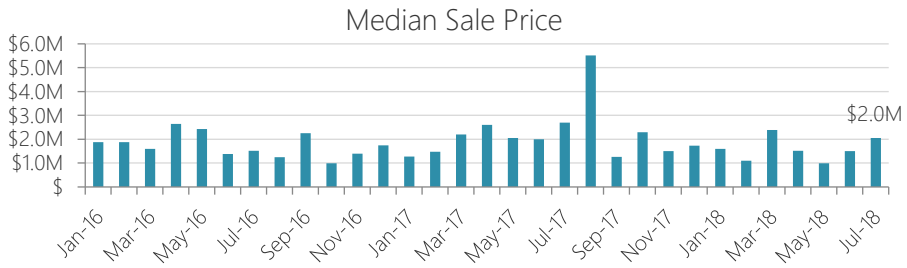
Manhattan, July 2018

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

$2.05M

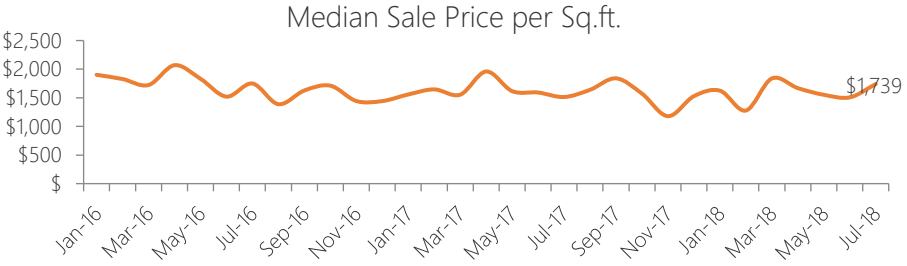
-24% YoY



Median Sale Price per Sq.ft.

$1,739

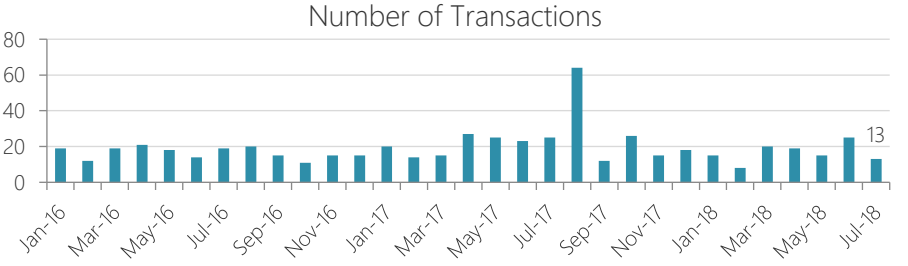
15% YoY



Number of Transactions

13

-48% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$4,587,500	-5%	$1,772	-21%	9
Coops	$810,000	-13%	$1,296	-1%	4
Houses	-	-	-	-	0

Gramercy Park

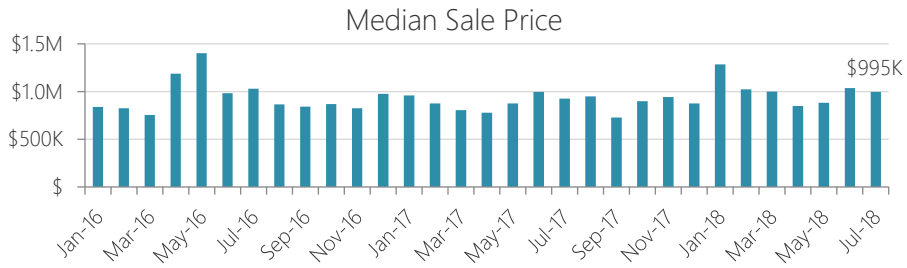
Manhattan, July 2018

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

$995K

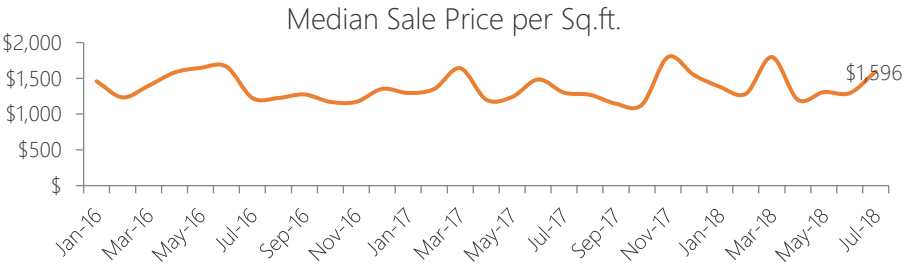
8% YoY



Median Sale Price per Sq.ft.

$1,596

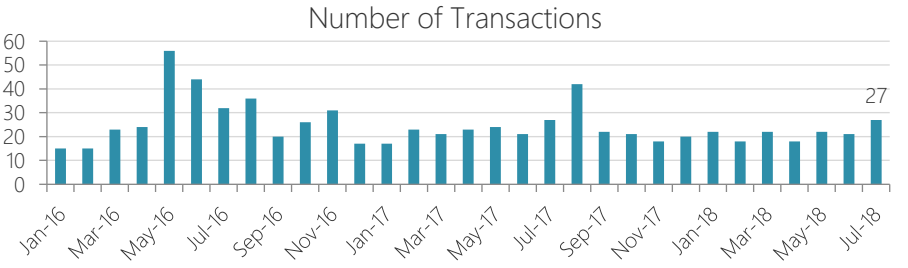
23% YoY



Number of Transactions

27

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,830,000	5%	$1,800	0%	8
Coops	$730,500	0%	$1,216	3%	20
Houses	-	-	-	-	0

Greenwich Village

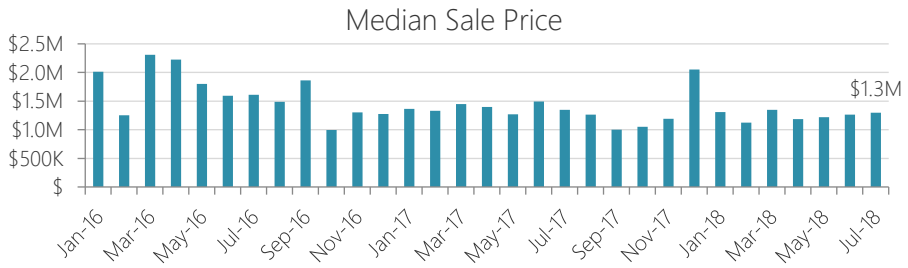
Manhattan, July 2018

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

$1.3M

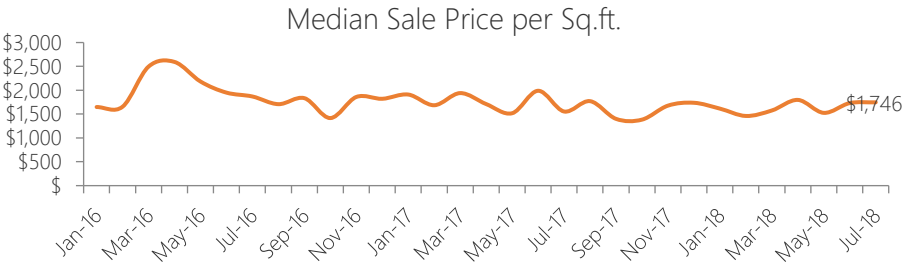
-4% YoY



Median Sale Price per Sq.ft.

$1,746

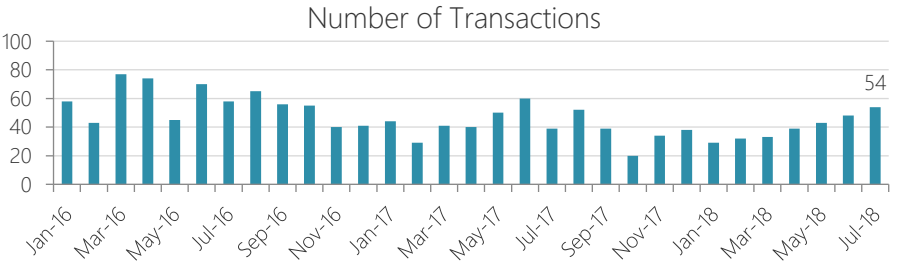
12% YoY



Number of Transactions

54

38% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,867,563	-1%	$2,332	-10%	7
Coops	$1,086,500	-13%	$1,489	10%	44
Houses	$19,700,000	107%	$4,237	43%	3

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Harlem

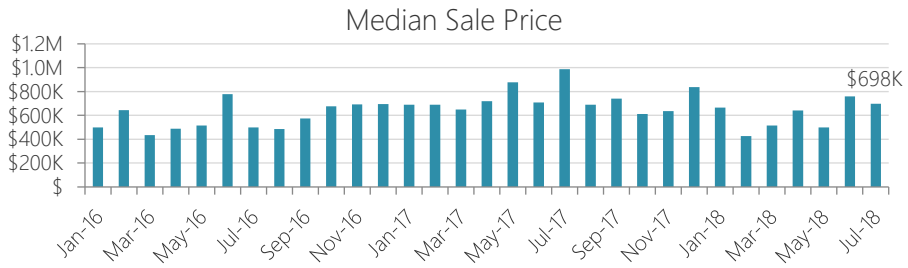
Manhattan, July 2018

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

$698K

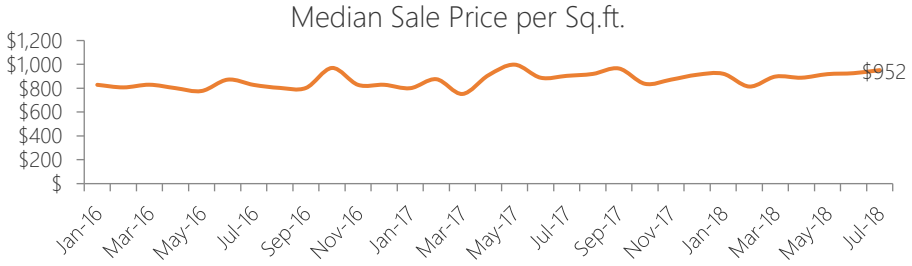
-29% YoY



Median Sale Price per Sq.ft.

$952

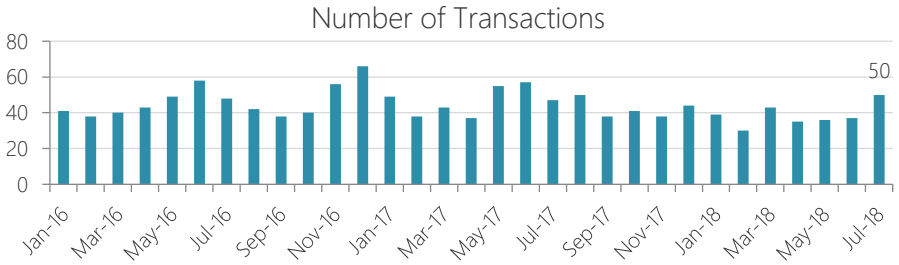
5% YoY



Number of Transactions

50

6% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$702,500	-41%	$952	3%	42
Coops	$575,000	63%	$832	45%	8
Houses	$3,170,000	29%	$1,070	22%	1

Hudson Square

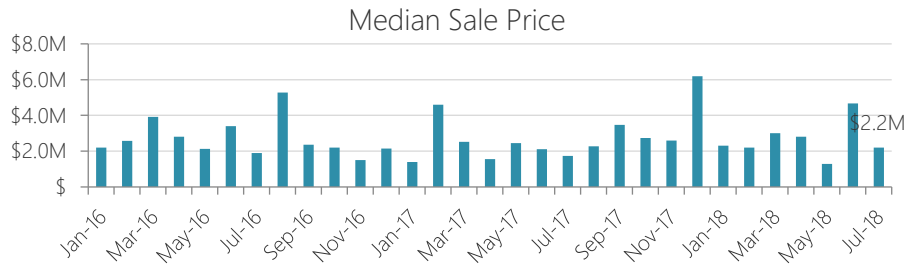
Manhattan, July 2018

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

$2.19M

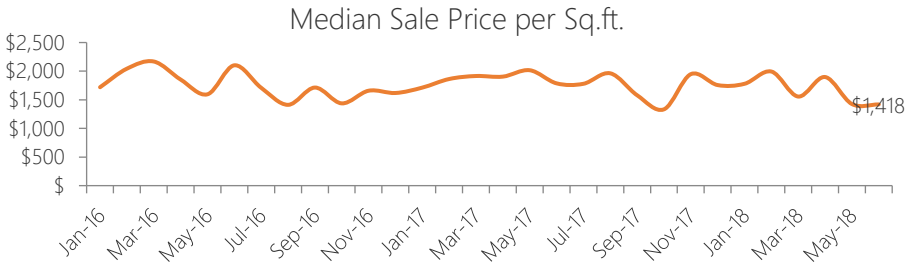
27% YoY



Median Sale Price per Sq.ft.

$1,418

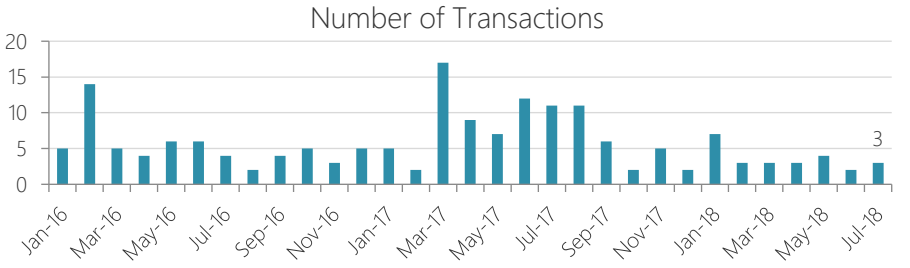
-20% YoY



Number of Transactions

3

-73% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,195,000	49%	$1,418	-4%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Kips Bay

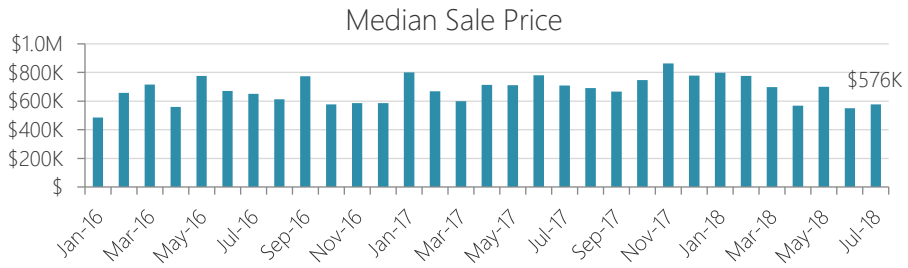
Manhattan, July 2018

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

$576K

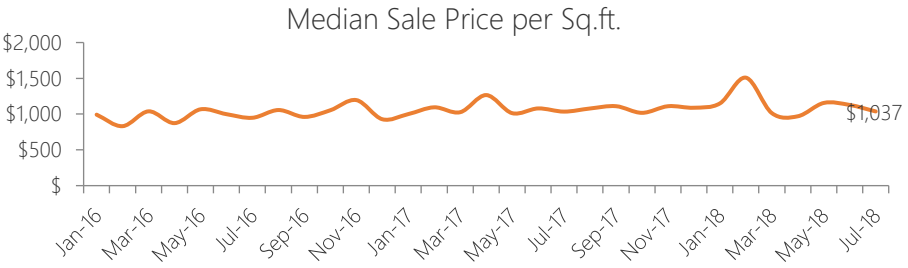
-19% YoY



Median Sale Price per Sq.ft.

$1,037

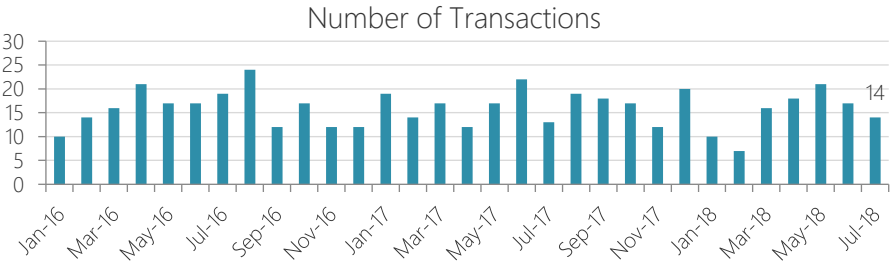
0% YoY



Number of Transactions

14

8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$795,000	-60%	$1,210	-12%	5
Coops	$511,000	-25%	$908	-10%	9
Houses	-	-	-	-	0

Lenox Hill

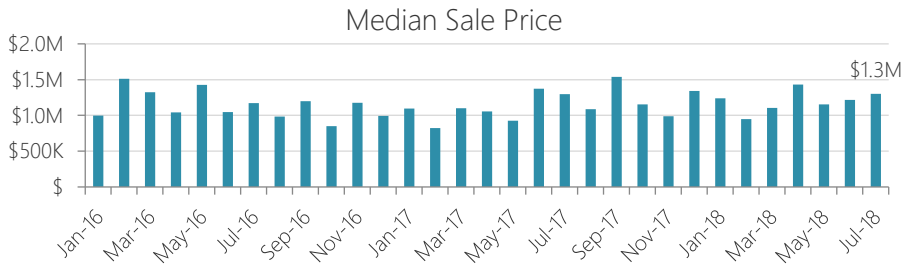
Manhattan, July 2018

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

$1.3M

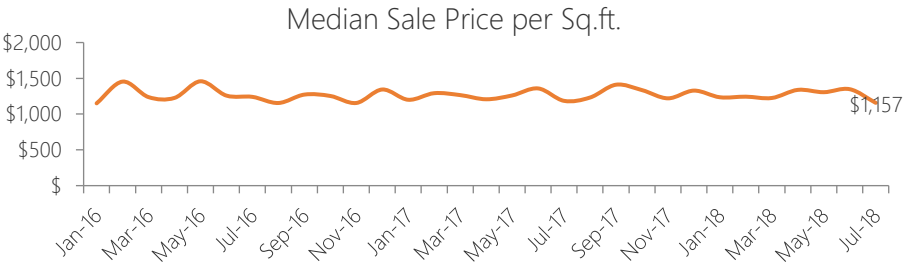
0% YoY



Median Sale Price per Sq.ft.

$1,157

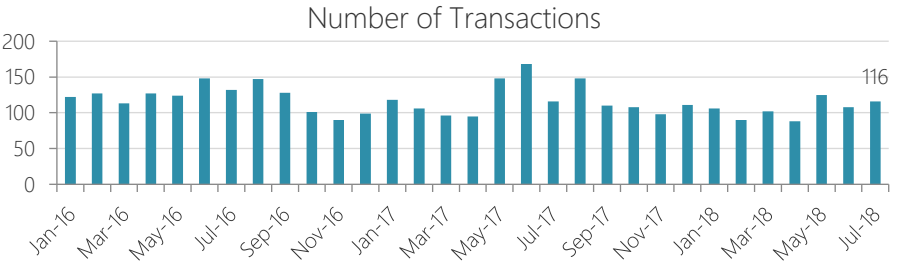
-2% YoY



Number of Transactions

116

0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,805,000	2%	$1,607	-5%	27
Coops	$1,050,000	18%	$1,054	5%	89
Houses	-	-	-	-	0

Lincoln Square

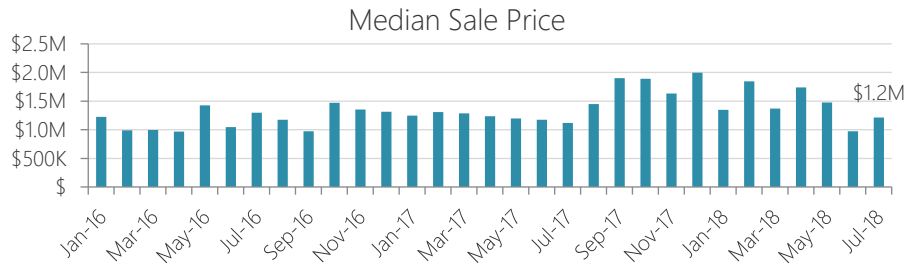
Manhattan, July 2018

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

$1.22M

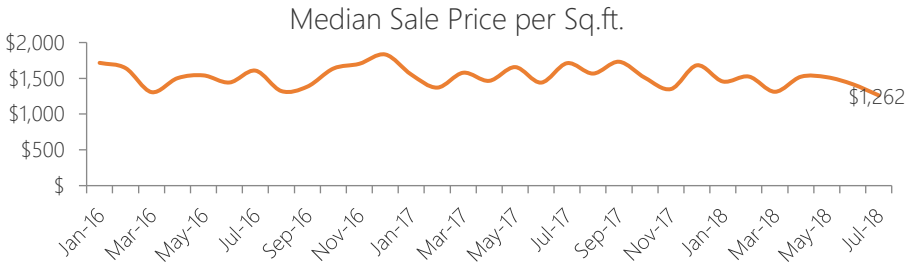
8% YoY



Median Sale Price per Sq.ft.

$1,262

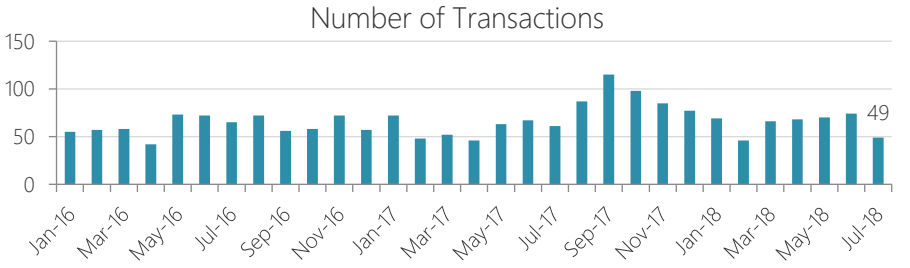
-26% YoY



Number of Transactions

49

-20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,700,000	-34%	$1,487	-20%	21
Coops	$782,500	-1%	$1,070	2%	29
Houses	-	-	-	-	0

Lower East Side

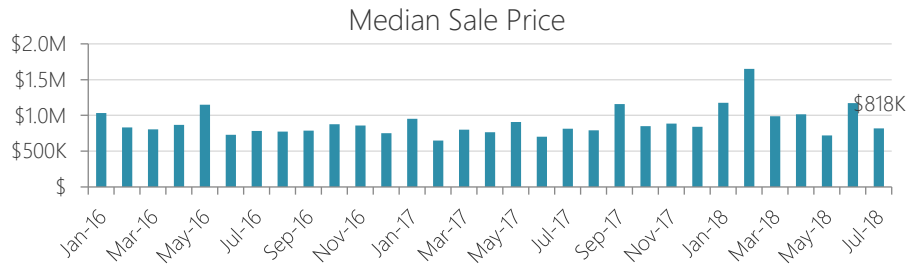
Manhattan, July 2018

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

$818K

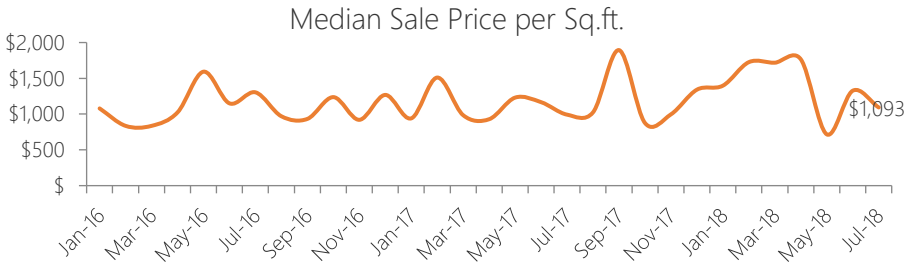
1% YoY



Median Sale Price per Sq.ft.

$1,092

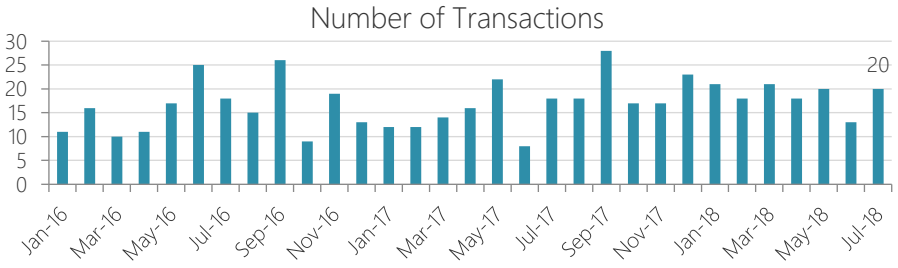
10% YoY



Number of Transactions

20

11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,513,925	135%	$1,436	21%	4
Coops	$792,500	-2%	$959	-3%	15
Houses	-	-	-	-	0

Manhattan Valley

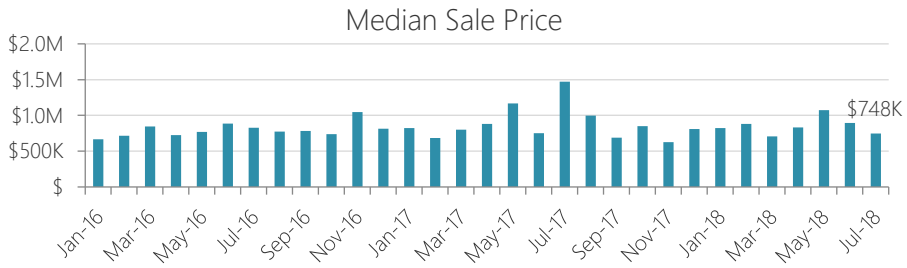
Manhattan, July 2018

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

$748K

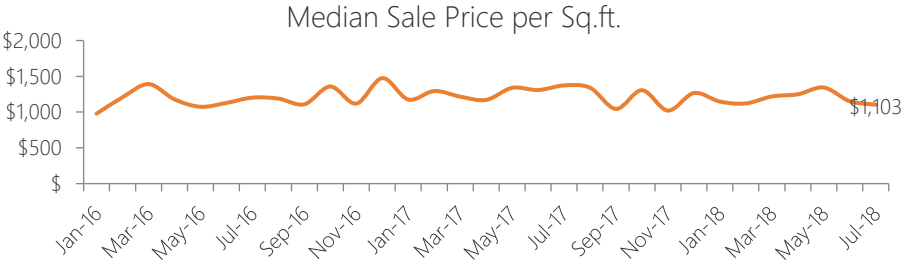
-49% YoY



Median Sale Price per Sq.ft.

$1,103

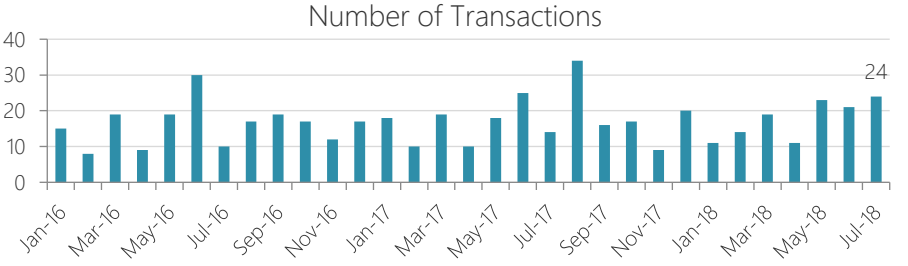
-20% YoY



Number of Transactions

24

71% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,038,250	-34%	$1,205	-13%	11
Coops	$572,500	-14%	$898	-6%	13
Houses	-	-	-	-	0

Morningside Heights

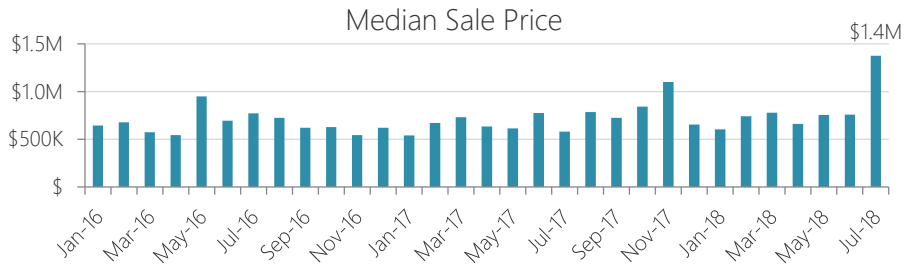
Manhattan, July 2018

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

$1.38M

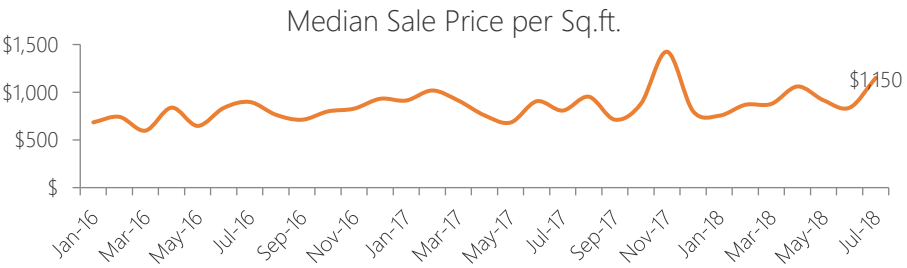
137% YoY



Median Sale Price per Sq.ft.

$1,150

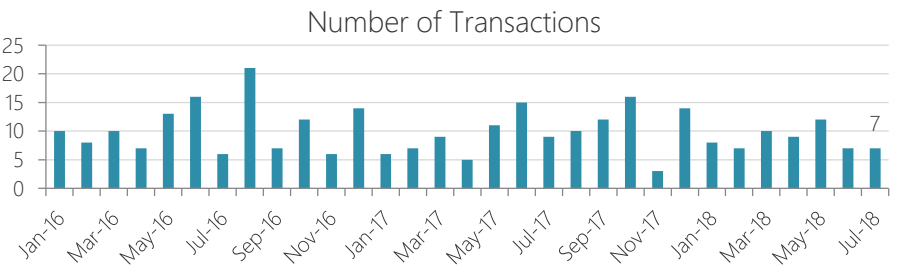
42% YoY



Number of Transactions

7

-22% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$3,000,000	-	$1,616	-	1
Coops	$1,320,000	128%	$1,100	36%	5
Houses	-	-	-	-	0

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Murray Hill

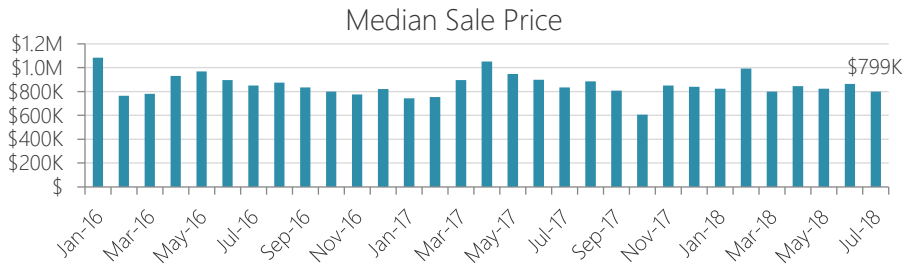
Manhattan, July 2018

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

$799K

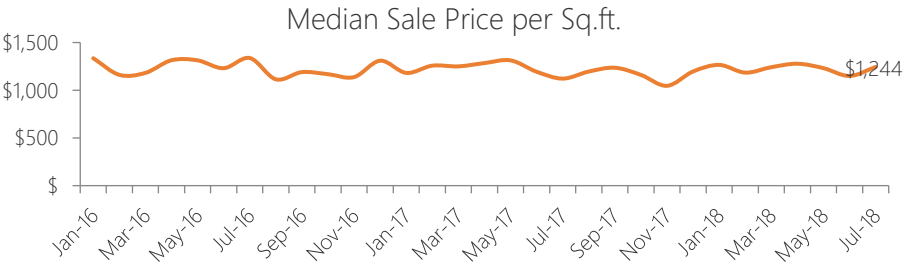
-4% YoY



Median Sale Price per Sq.ft.

$1,244

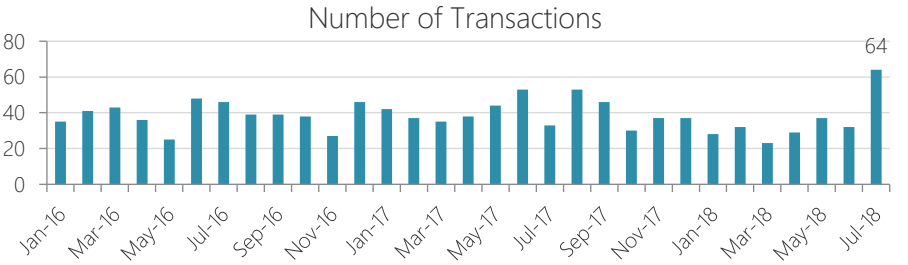
11% YoY



Number of Transactions

64

94% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$890,750	-31%	$1,300	-1%	31
Coops	$709,000	-2%	$971	6%	33
Houses	-	-	-	-	0

NoHo

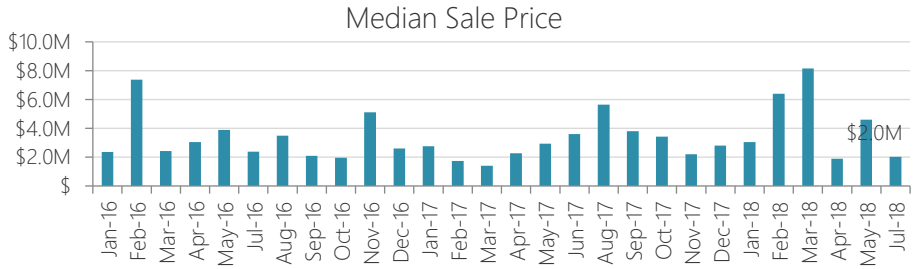
Manhattan, July 2018

NoHo, which stands for "North of Houston Street," is one of the most desirable – and expensive – neighborhoods in all of Manhattan. There are many landmarks in the area including Old Merchant's House and the Astor Library and the lofts here are considered to be the best in all of New York City. Unique architecture includes cast iron buildings.

Median Sale Price

$2.02M

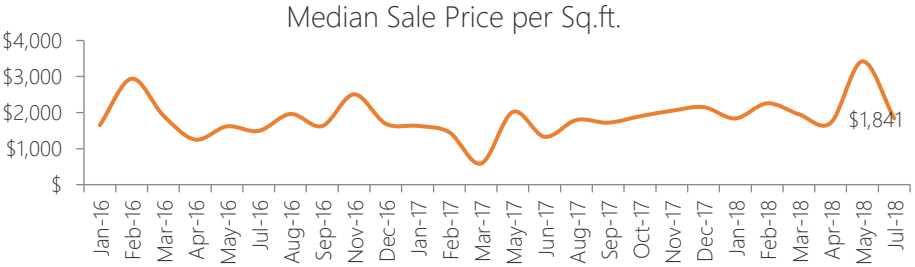
–



Median Sale Price per Sq.ft.

$1,841

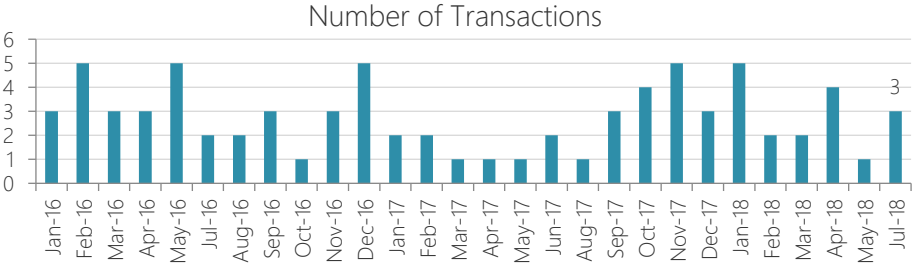
–



Number of Transactions

3

–



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,787,500	-	$1,871	-	2
Coops	$2,025,000	-	$1,841	-	1
Houses	-	-	-	-	0

NoMad

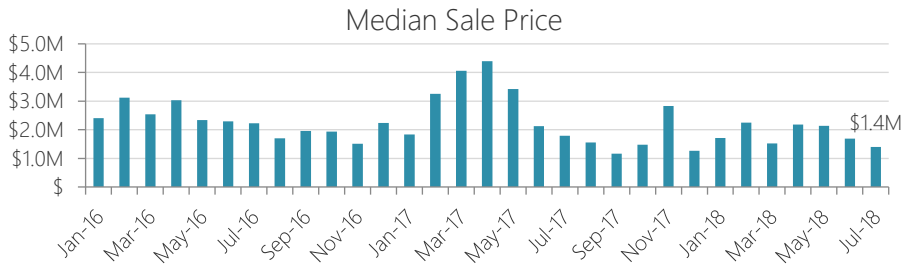
Manhattan, July 2018

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

$1.4M

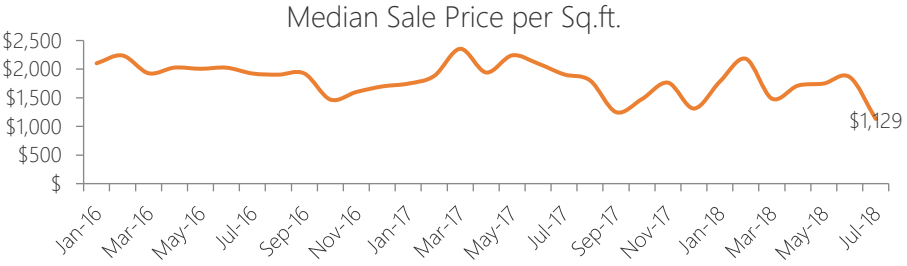
-22% YoY



Median Sale Price per Sq.ft.

$1,129

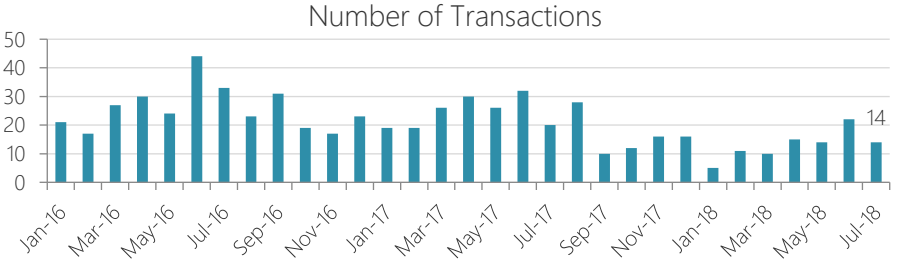
-41% YoY



Number of Transactions

14

-30% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,825,000	12%	$1,525	-21%	5
Coops	$585,000	-10%	$917	-20%	9
Houses	-	-	-	-	0

SoHo

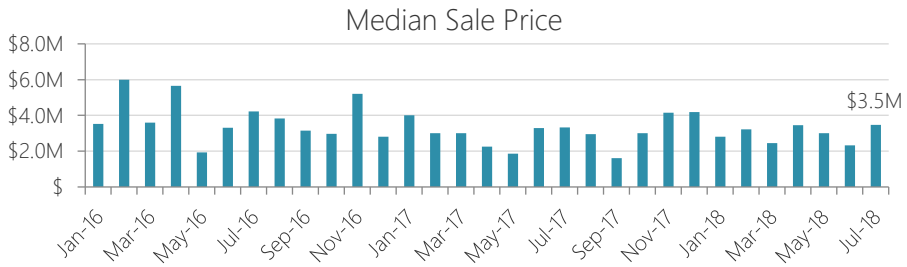
Manhattan, July 2018

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

$3.48M

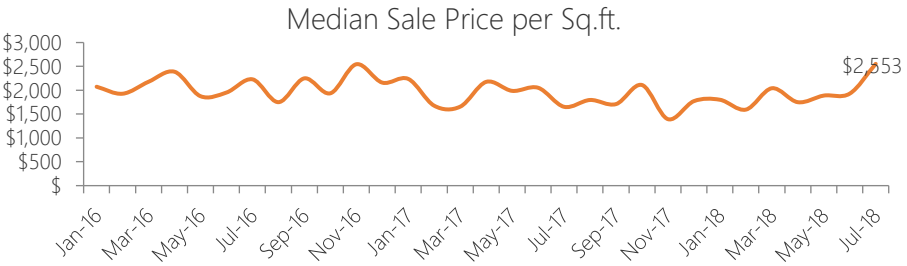
4% YoY



Median Sale Price per Sq.ft.

$2,553

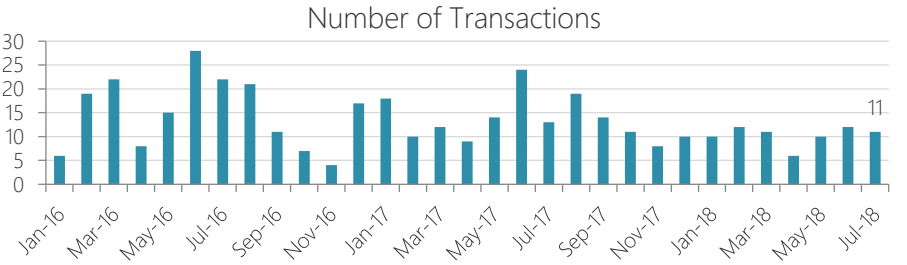
54% YoY



Number of Transactions

11

-15% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$7,662,500	53%	$2,968	46%	7
Coops	$2,770,000	-16%	$1,511	-4%	4
Houses	-	-	-	-	0

Sutton Place

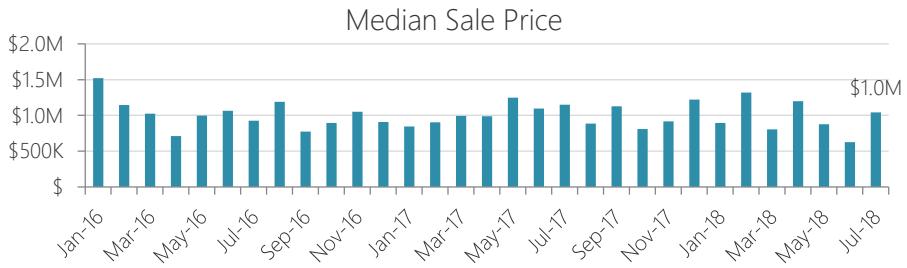
Manhattan, July 2018

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

$1.04M

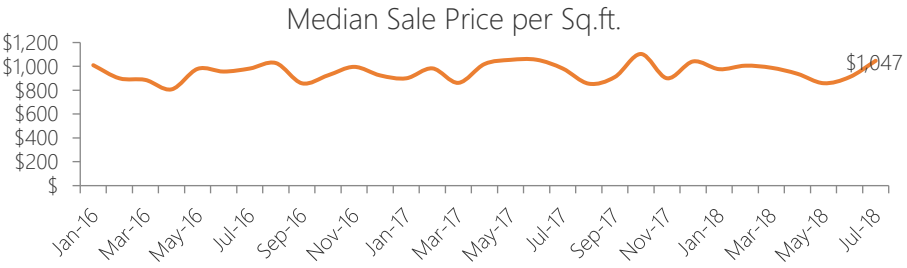
-10% YoY



Median Sale Price per Sq.ft.

$1,047

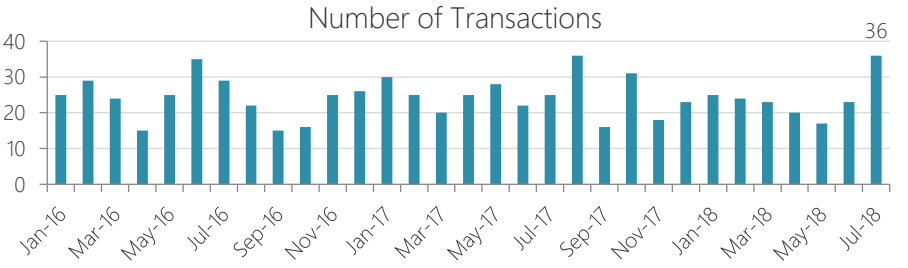
7% YoY



Number of Transactions

36

44% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$816,260	-33%	$1,473	16%	4
Coops	$1,188,000	3%	$963	6%	32
Houses	-	-	-	-	0

Theatre District - Times Square

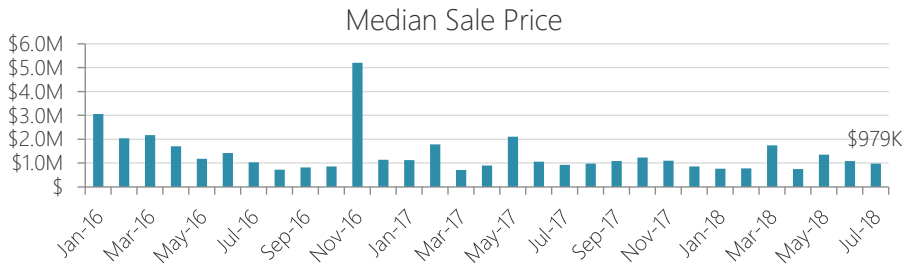
Manhattan, July 2018

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

$979K

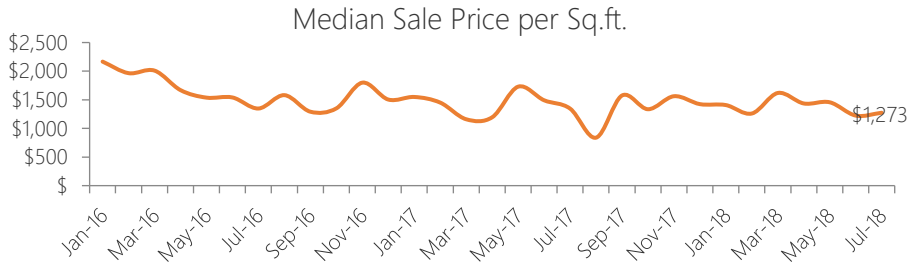
6% YoY



Median Sale Price per Sq.ft.

$1,273

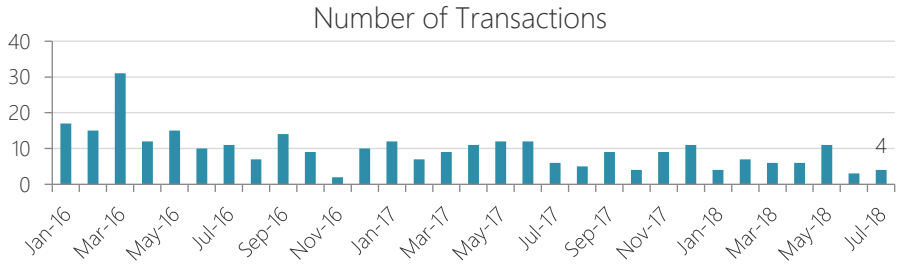
-5% YoY



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	$2,893,750	163%	$1,610	11%	2
Coops	$857,000	59%	$856	-21%	2
Houses	-	-	-	-	0

TriBeCa

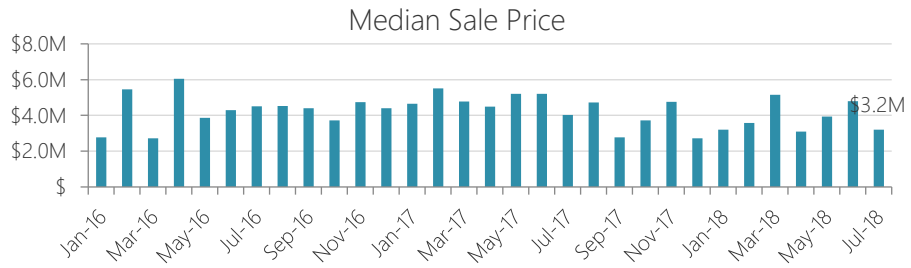
Manhattan, July 2018

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

$3.2M

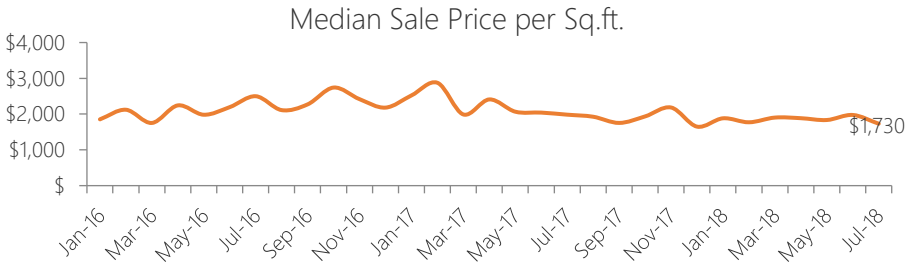
-21% YoY



Median Sale Price per Sq.ft.

$1,730

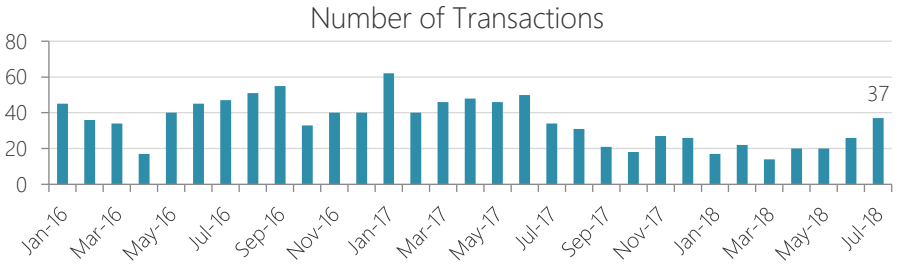
-13% YoY



Number of Transactions

37

9% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,975,000	-27%	$1,749	-12%	32
Coops	$3,450,000	22%	$1,265	-	3
Houses	$9,500,000	-	$1,209	-	2

Turtle Bay

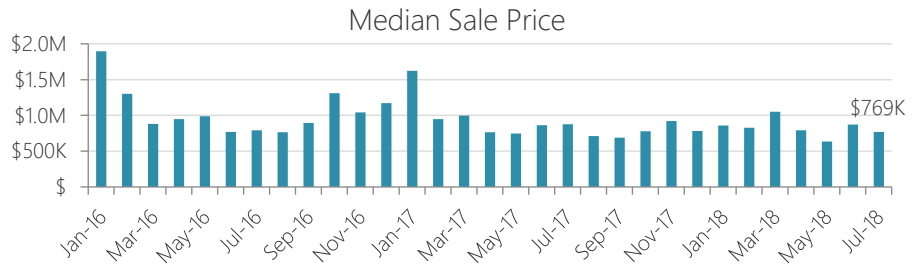
Manhattan, July 2018

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

$769K

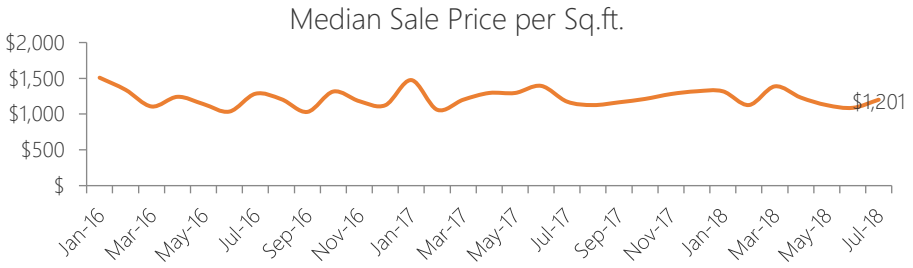
-13% YoY



Median Sale Price per Sq.ft.

$1,201

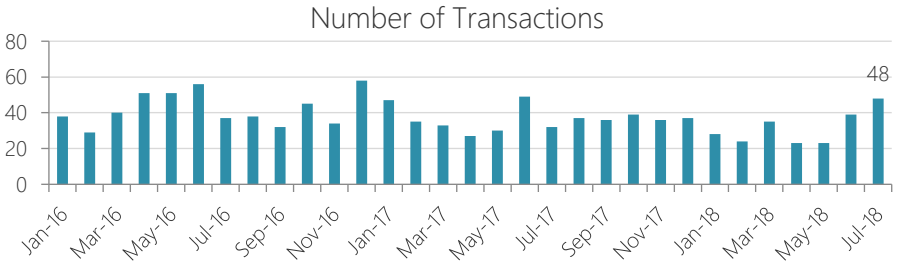
2% YoY



Number of Transactions

48

50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$969,500	-61%	$1,333	-13%	24
Coops	$625,000	13%	$930	6%	24
Houses	-	-	-	-	0

Upper West Side

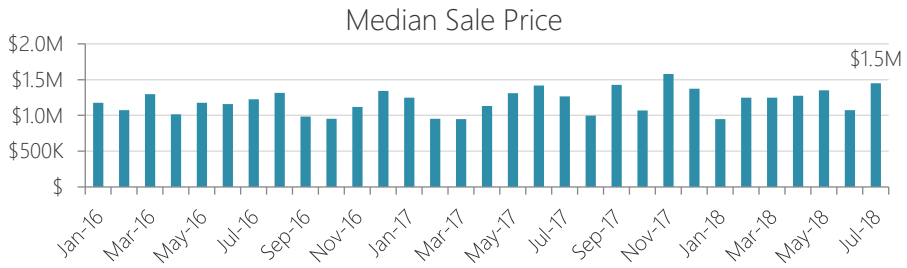
Manhattan, July 2018

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

$1.45M

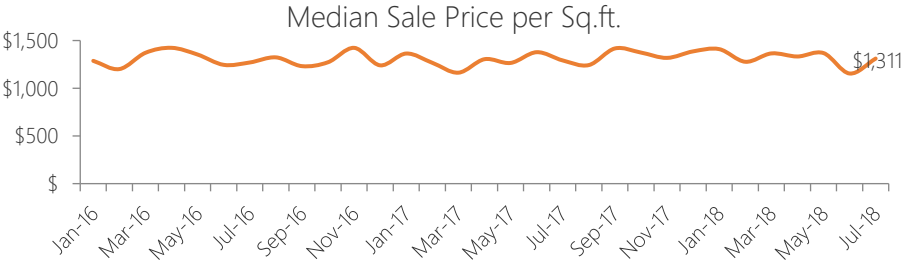
15% YoY



Median Sale Price per Sq.ft.

$1,311

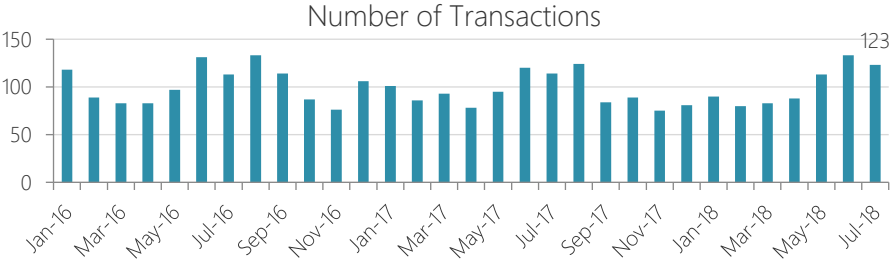
2% YoY



Number of Transactions

123

8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,941,250	14%	$1,436	-3%	35
Coops	$1,305,000	17%	$1,153	1%	87
Houses	$11,605,000	58%	$1,278	-30%	1

Washington Heights

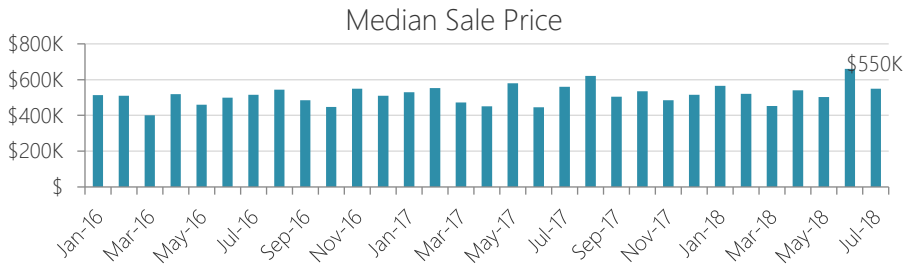
Manhattan, July 2018

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

$550K

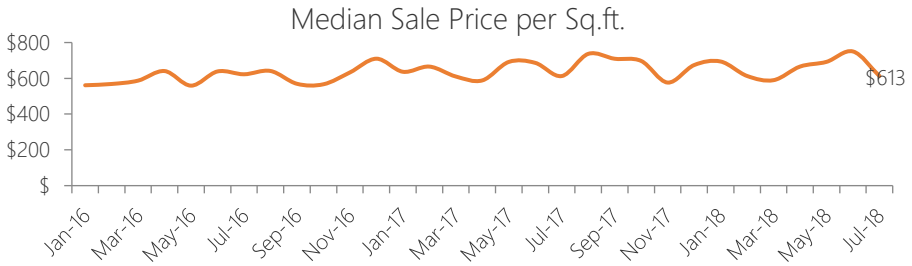
-2% YoY



Median Sale Price per Sq.ft.

$612

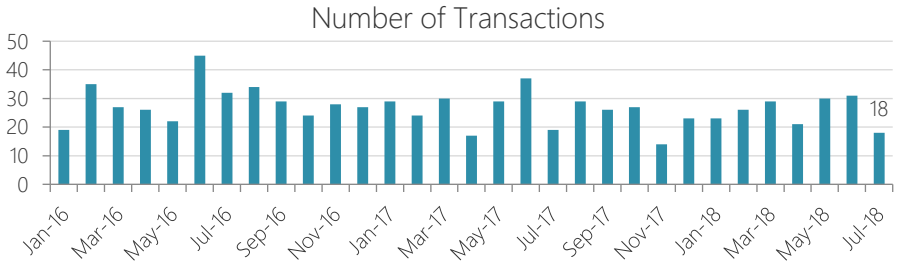
0% YoY



Number of Transactions

18

-5% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$549,450	-	$720	-	3
Coops	$550,000	-2%	$613	0%	14
Houses	-	-	-	-	0

West Village

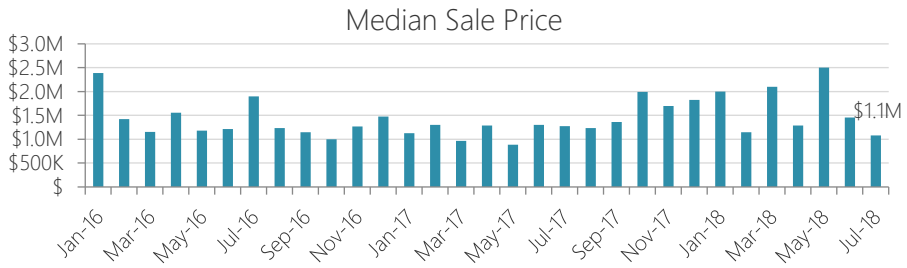
Manhattan, July 2018

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

$1.08M

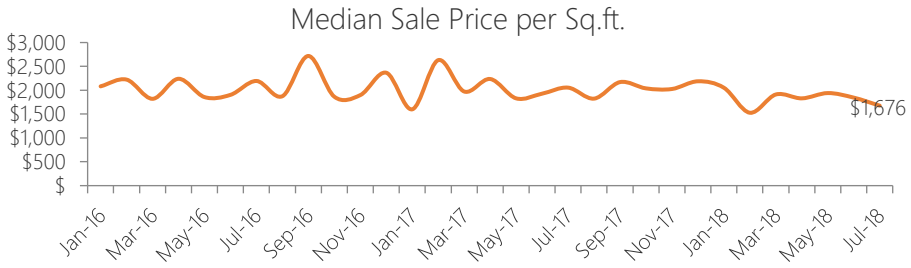
-15% YoY



Median Sale Price per Sq.ft.

$1,676

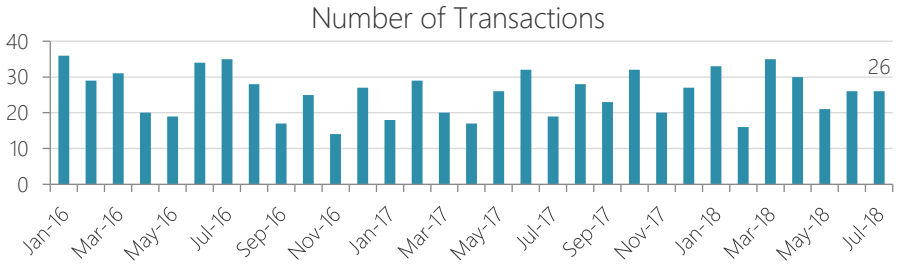
-18% YoY



Number of Transactions

26

37% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$2,300,000	-68%	$2,015	-13%	8
Coops	$937,444	-1%	$1,471	7%	18
Houses	$24,500,000	63%	$6,380	53%	1

Yorkville

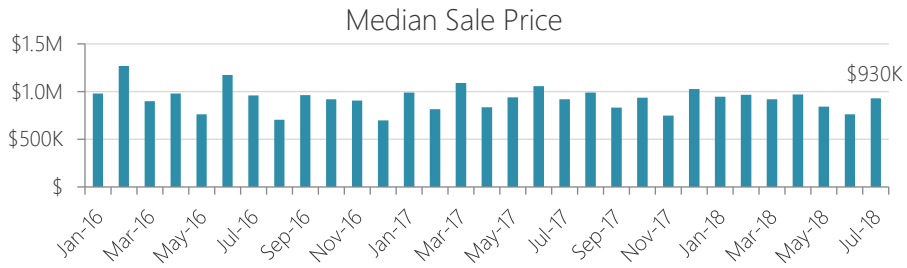
Manhattan, July 2018

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

$930K

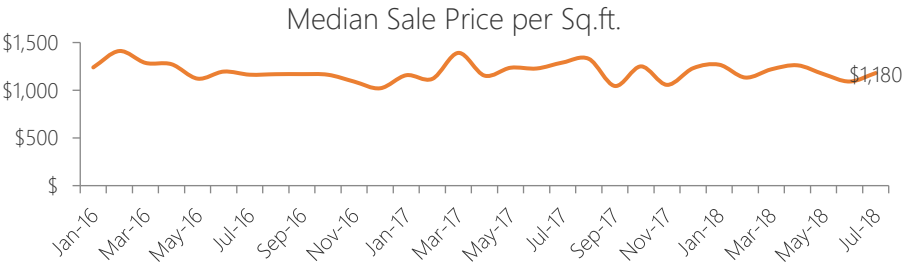
1% YoY



Median Sale Price per Sq.ft.

$1,180

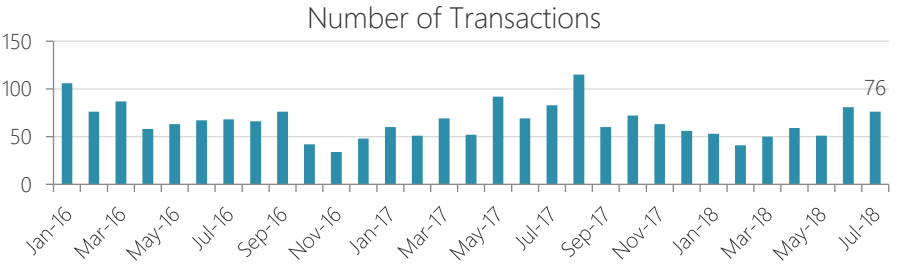
-9% YoY



Number of Transactions

76

-8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	$1,464,000	-14%	$1,230	-24%	29
Coops	$800,000	7%	$1,067	16%	45
Houses	$4,775,000	-	$1,483	-	2

Attractions

Manhattan, July 2018

Central Park

Garden of the Cloisters Museum

Attractions

Manhattan, July 2018

Statue of Liberty

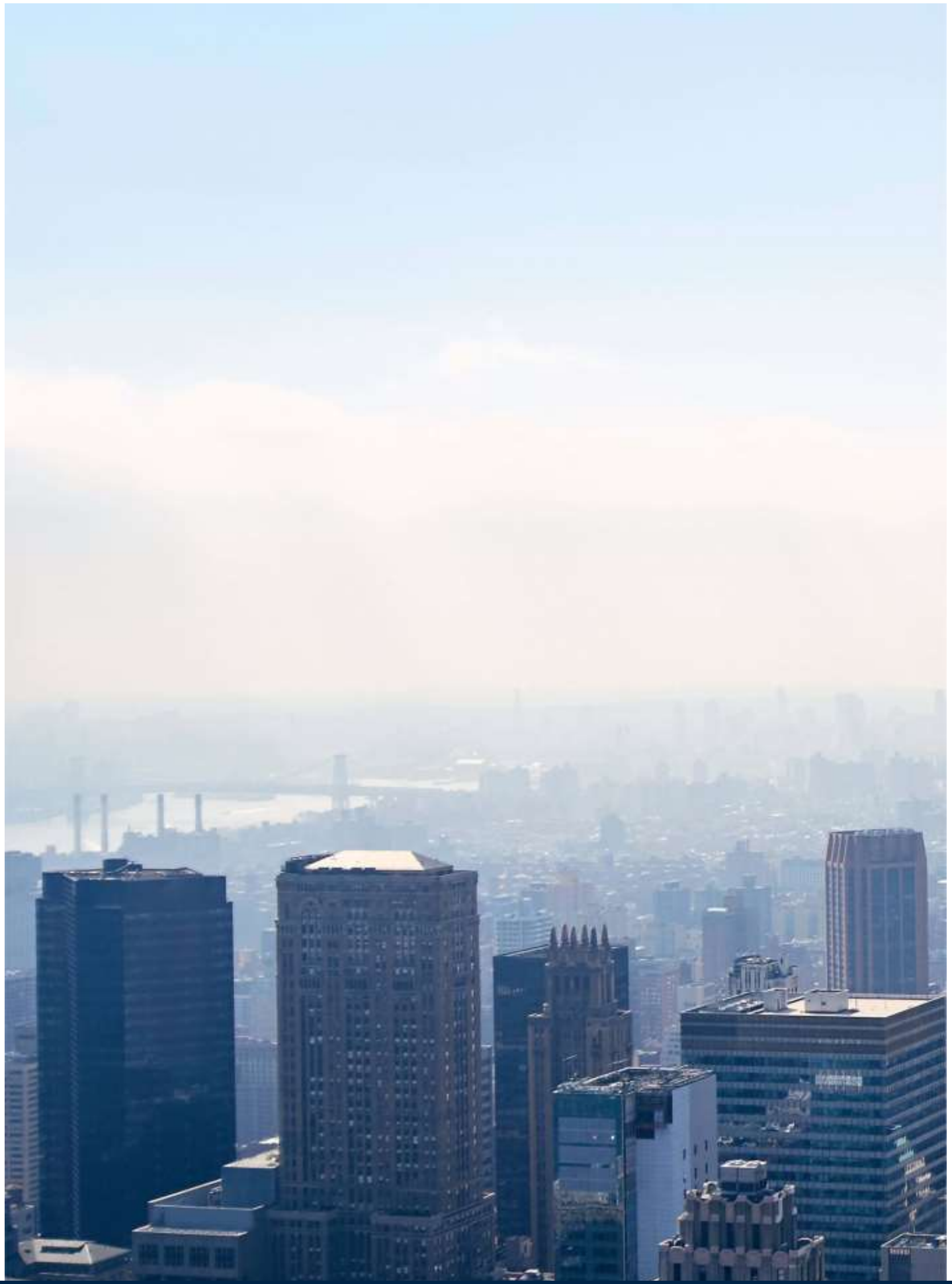
Washington Statue Federal Hall

Attractions

Manhattan, July 2018

View through telescope

Lincoln Center



The RATNER Team Market Report

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now own any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

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

"First and foremost, David is a good guy to deal with. More often then not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

READ MORE REVIEWS

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