

# MANHATTAN

## RESIDENTIAL MARKET REPORT

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May 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

# 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, May 2018

## Median Sale Price



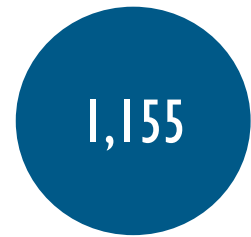
-5% YoY

## Median Price/Sq.ft.



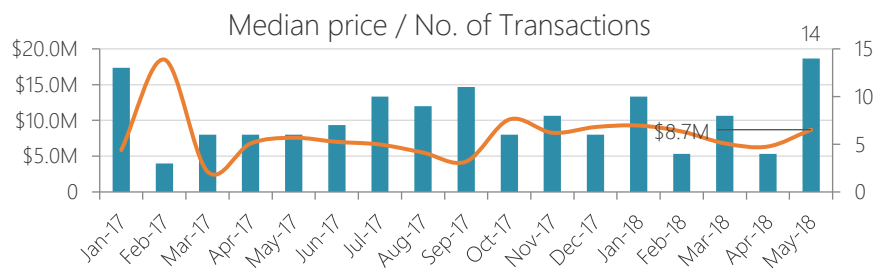
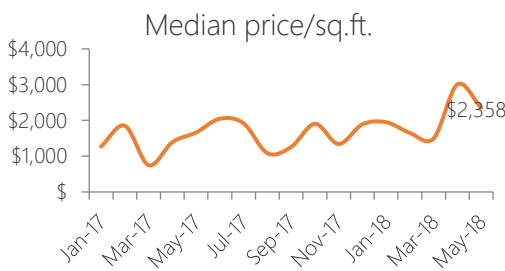
-4% YoY

## No. of Transactions

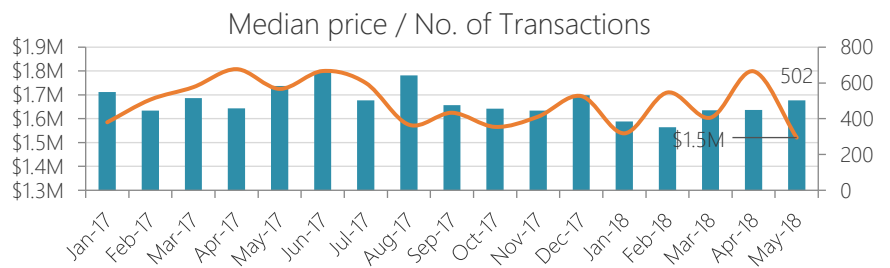
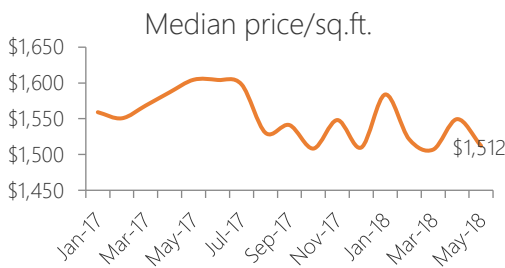


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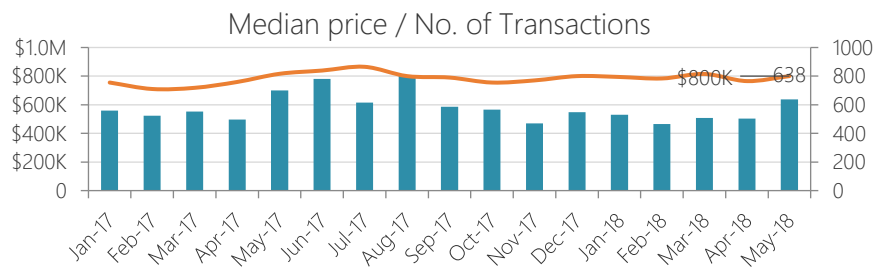
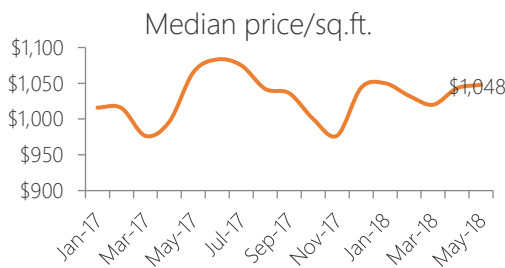
### Single family



### Condo



### Coop



# Top 10 Residential Sales

Manhattan, May 2018

## Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	113 E 79th St	\$30,000,000	10-May-18	4,253	\$7,054	Carnegie Hill
2	16 E 78th St	\$18,375,000	09-May-18	5,100	\$3,603	Lenox Hill
3	117 E 79th St	\$16,765,384	10-May-18	3,503	\$4,786	Carnegie Hill
4	115 E 79th St	\$16,250,000	10-May-18	4,293	\$3,785	Carnegie Hill
5	46 E 83rd St	\$15,500,000	18-May-18	6,141	\$2,524	Carnegie Hill
6	224 W Tenth St	\$13,500,000	10-May-18	3,450	\$3,913	West Village
7	427 E 85th St	\$8,700,000	14-May-18	6,775	\$1,284	Yorkville
8	161 W 91st St	\$8,072,000	04-May-18	5,680	\$1,421	Upper West Side
9	334 W Twelfth St	\$6,650,000	02-May-18	2,820	\$2,358	West Village
10	189 E Seventh St	\$4,844,809	22-May-18	2,183	\$2,219	East Village

## Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	157 W 57th St #85	\$53,967,250	14-May-18	6,240	\$8,649	Central Park South
2	443 Greenwich St #PHA	\$43,787,805	01-May-18	8,569	\$5,110	TriBeCa
3	432 Park Ave #71B	\$34,750,000	30-May-18	4,019	\$8,646	Central Midtown
4	432 Park Ave #71A	\$25,250,000	30-May-18	4,019	\$6,283	Central Midtown
5	157 W 57th St #52B	\$24,441,500	08-May-18	5,475	\$4,464	Central Park South
6	219 W 77th St #PH	\$20,850,000	23-May-18	6,005	\$3,472	-
7	140 Franklin St #5BC	\$19,000,000	10-May-18	6,226	\$3,052	TriBeCa
8	212 Fifth Ave #20A	\$18,100,000	02-May-18	-	-	NoMad
9	155 W Eleventh St #PHEA	\$15,806,474	02-May-18	3,486	\$4,534	Greenwich Village
10	106 Central Park S #36A	\$15,000,000	08-May-18	1,902	\$7,886	Central Park South

## Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	785 Fifth Ave #17AB	\$24,500,000	03-May-18	5,000	\$4,900	Lenox Hill
2	834-836 Fifth Ave #7B	\$18,750,000	24-May-18	-	-	Lenox Hill
3	161-165 Perry St #6	\$18,000,000	04-May-18	-	-	West Village
4	960-962 Park Ave #6E	\$14,500,000	30-May-18	4,212	\$3,443	Carnegie Hill
5	88 Central Park W #10S	\$13,000,000	16-May-18	-	-	Lincoln Square
6	730 Park Ave #16B	\$12,100,000	31-May-18	-	-	Lenox Hill
7	21-23 E 79th St #12FL	\$12,000,000	30-May-18	-	-	Carnegie Hill
8	680 Madison Ave #6B	\$11,051,263	18-May-18	3,751	\$2,946	Lenox Hill
9	1 Beekman Pl #10C	\$10,147,500	24-May-18	-	-	Turtle Bay
10	288-289 West St #8	\$9,000,000	17-May-18	-	-	TriBeCa

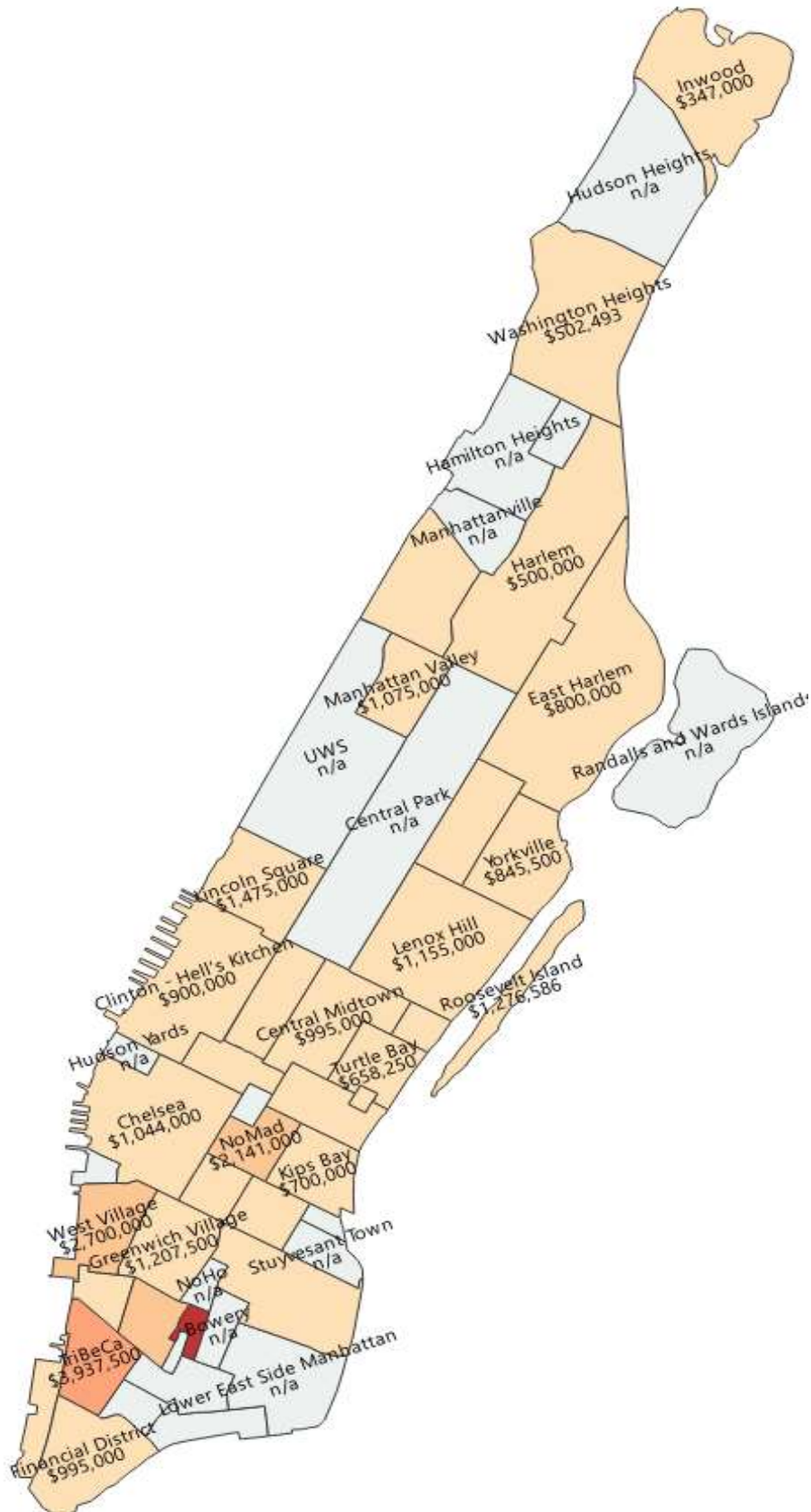


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o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

# Map of Neighborhoods

Manhattan, May 2018





# Top Neighborhoods

Manhattan, May 2018

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	NoLiTa	\$3,456	\$7,922,263	4	\$7,922,263	-	-
2	West Village	\$1,941	\$2,700,000	22	\$1,100,000	\$2,500,000	\$10,075,000
3	SoHo	\$1,888	\$2,999,500	11	\$3,000,000	\$915,000	-
4	TriBeCa	\$1,835	\$3,937,500	22	\$4,275,000	\$2,337,500	-
5	NoMad	\$1,749	\$2,141,000	15	\$3,387,500	\$563,975	-
6	Garment District	\$1,722	\$1,060,000	3	\$1,060,000	-	-
7	Chelsea	\$1,641	\$1,044,000	42	\$1,657,500	\$799,000	-
8	Flatiron District	\$1,582	\$940,000	14	\$2,694,853	\$912,500	-
9	Greenwich Village	\$1,526	\$1,207,500	45	\$2,202,500	\$850,000	-
10	Lincoln Square	\$1,516	\$1,475,000	74	\$2,313,081	\$875,000	-
11	Clinton - Hell's Kitchen	\$1,485	\$900,000	43	\$1,089,444	\$625,000	-
12	Theatre District - Times Square	\$1,439	\$1,240,000	11	\$1,445,000	\$655,000	-
13	East Village	\$1,395	\$915,000	30	\$1,410,000	\$690,000	\$4,844,809
14	Upper West Side	\$1,367	\$1,350,000	118	\$1,400,000	\$1,300,000	\$8,072,000
15	Manhattan Valley	\$1,343	\$1,075,000	25	\$1,150,000	\$1,075,000	-
16	Central Park South	\$1,334	\$1,337,500	9	\$1,450,000	\$525,000	-
17	Battery Park City	\$1,330	\$975,000	17	\$975,000	-	-
18	Carnegie Hill	\$1,327	\$2,025,000	51	\$2,649,594	\$1,740,000	\$16,250,000
19	Gramercy Park	\$1,308	\$883,250	24	\$1,447,118	\$800,000	-
20	Central Midtown	\$1,301	\$995,000	21	\$2,175,000	\$697,500	-
21	Lenox Hill	\$1,290	\$1,155,000	131	\$1,675,000	\$887,000	\$18,375,000
22	Financial District	\$1,271	\$995,000	41	\$1,057,500	\$885,000	-
23	Murray Hill	\$1,230	\$843,500	38	\$1,265,000	\$550,000	\$4,800,000
24	Yorkville	\$1,186	\$845,500	53	\$1,045,000	\$707,000	\$8,700,000
25	Kips Bay	\$1,156	\$700,000	23	\$803,000	\$570,000	-
26	Turtle Bay	\$1,125	\$658,250	24	\$867,500	\$636,250	-
27	Tudor City	\$967	\$395,420	11	-	\$395,420	-
28	East Harlem	\$913	\$800,000	11	\$821,424	\$754,750	-
29	Harlem	\$909	\$500,000	35	\$690,000	\$352,500	\$800,000
30	Sutton Place	\$859	\$875,000	19	-	\$875,000	-
31	Morningside Heights	\$834	\$790,000	12	\$718,000	\$900,000	-
32	Lower East Side	\$717	\$720,000	22	\$1,100,000	\$670,000	-
33	Washington Heights	\$692	\$502,493	32	\$672,500	\$494,000	-
34	Inwood	\$565	\$347,000	9	-	\$347,000	-

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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o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Sales Maps

Manhattan, May 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, May 2018

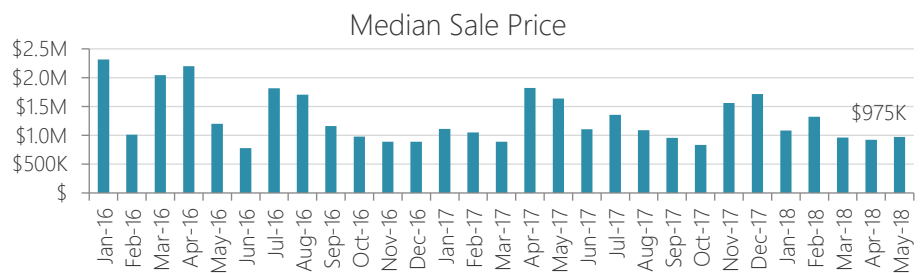


More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.

## Median Sale Price



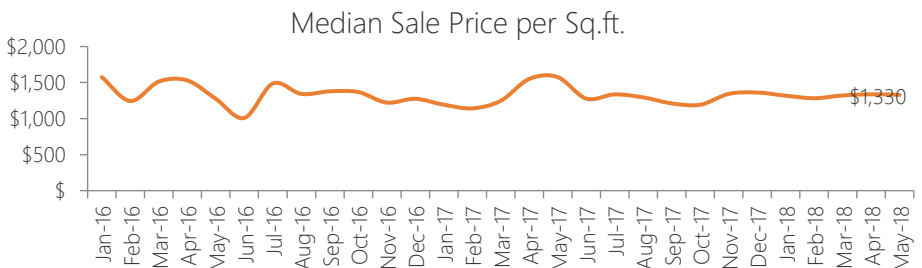
-41% YoY



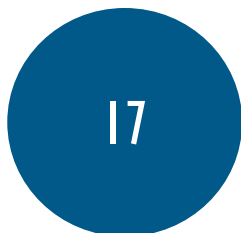
## Median Sale Price per Sq.ft.



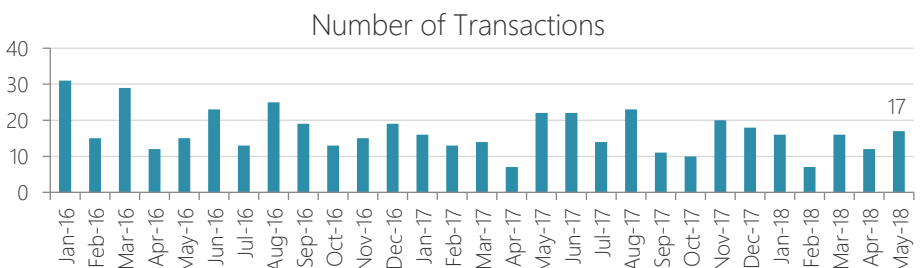
-16% YoY



## Number of Transactions



-23% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$975,000	-41%	\$1,330	-16%	17
Coops	-	-	-	-	0
Houses	-	-	-	-	0





# Carnegie Hill

## Manhattan, May 2018

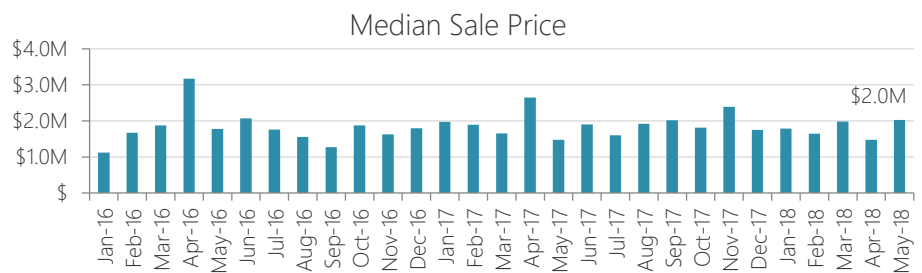


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home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

### Median Sale Price



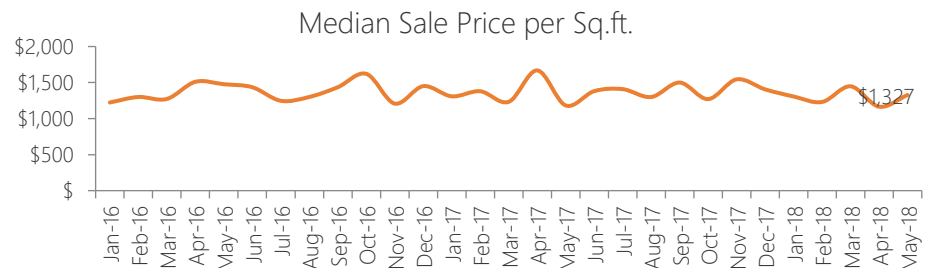
37% YoY



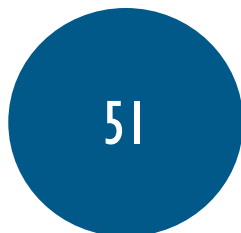
### Median Sale Price per Sq.ft.



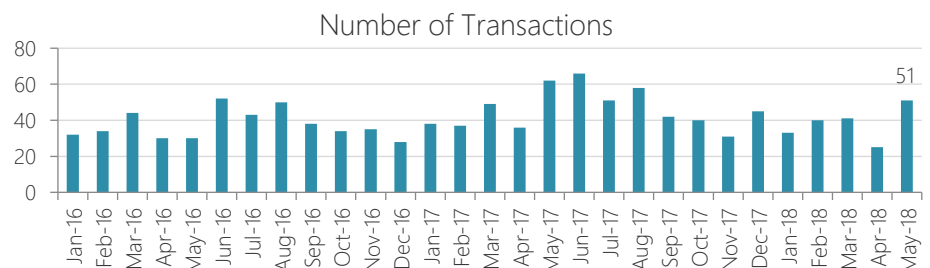
12% YoY



### Number of Transactions



-18% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,649,594	49%	\$1,426	1%	7
Coops	\$1,740,000	39%	\$1,131	3%	39
Houses	\$16,250,000	30%	\$3,785	102%	6



# Central Midtown

Manhattan, May 2018

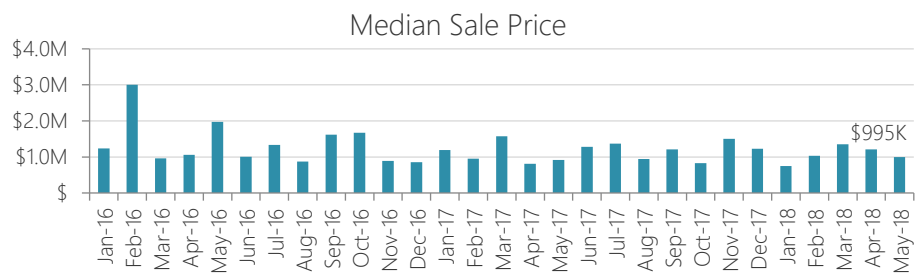


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated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

## Median Sale Price



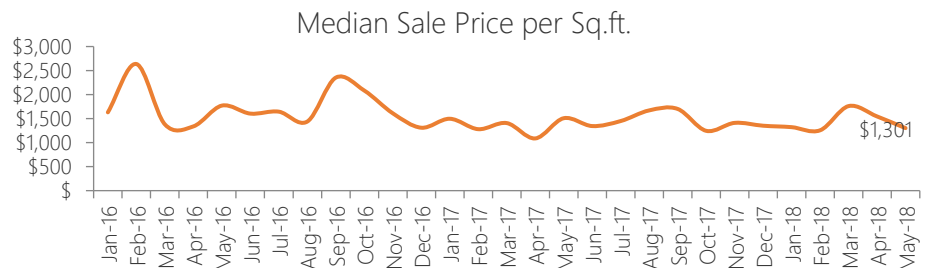
9% YoY



## Median Sale Price per Sq.ft.



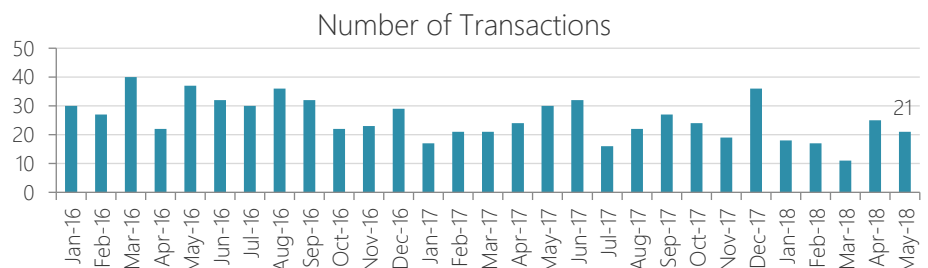
-14% YoY



## Number of Transactions



-30% 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	15%	\$1,669	5%	10
Coops	\$697,500	0%	\$978	1%	11
Houses	-	-	-	-	0



# Central Park South

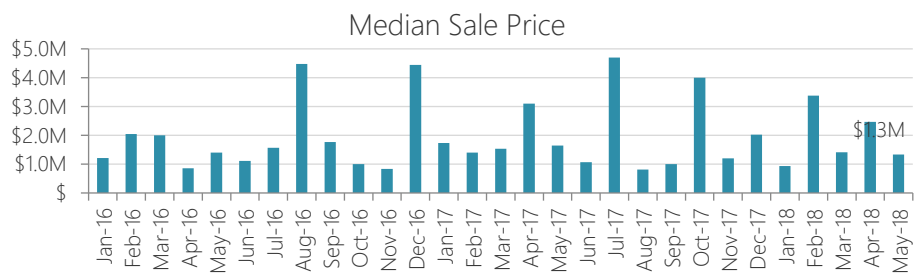
Manhattan, May 2018



## Median Sale Price



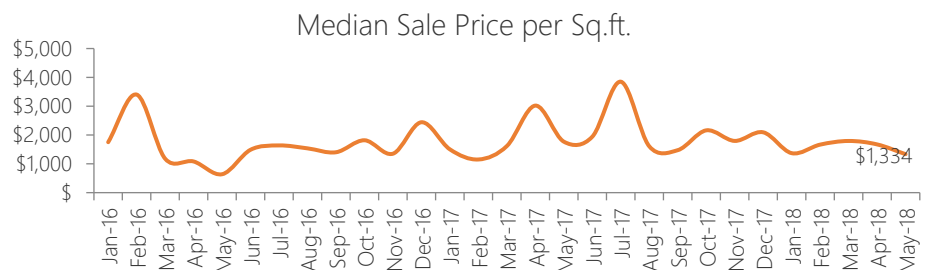
-18% YoY



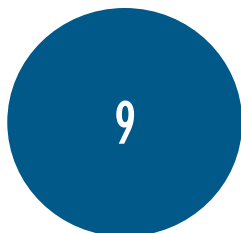
## Median Sale Price per Sq.ft.



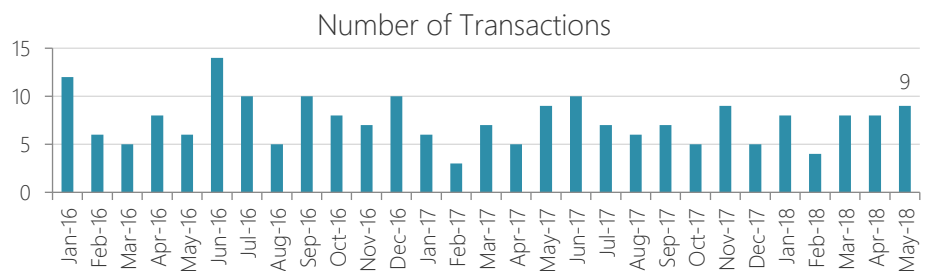
-25% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,450,000	-34%	\$1,334	-34%	8
Coops	\$525,000	-59%	-	-	1
Houses	-	-	-	-	0



# Chelsea

Manhattan, May 2018

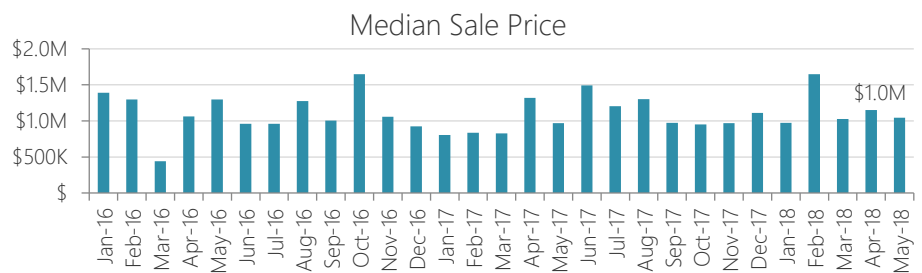


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea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

## Median Sale Price



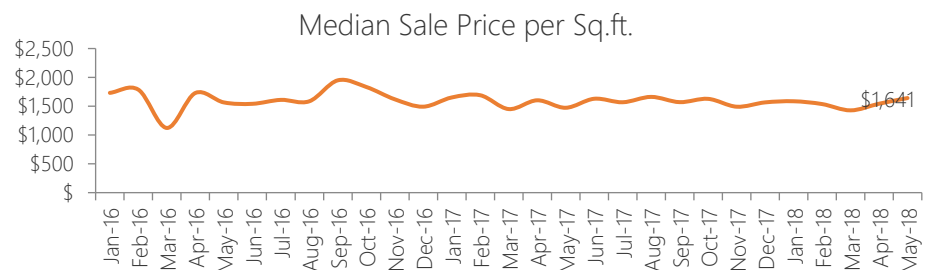
8% YoY



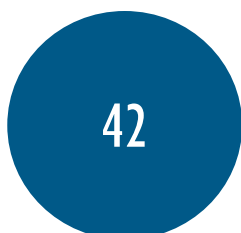
## Median Sale Price per Sq.ft.



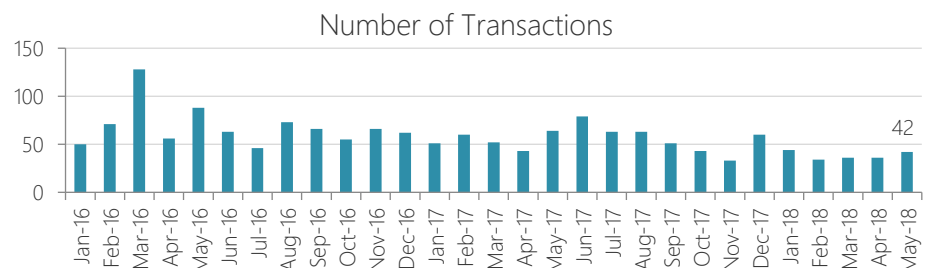
11% YoY



## Number of Transactions



-34% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,657,500	-15%	\$1,676	-3%	19
Coops	\$799,000	40%	\$1,292	4%	23
Houses	-	-	-	-	0





# Clinton - Hell's Kitchen

Manhattan, May 2018

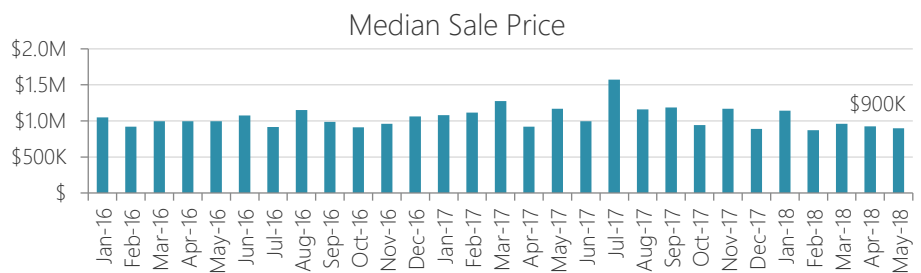


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central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

## Median Sale Price



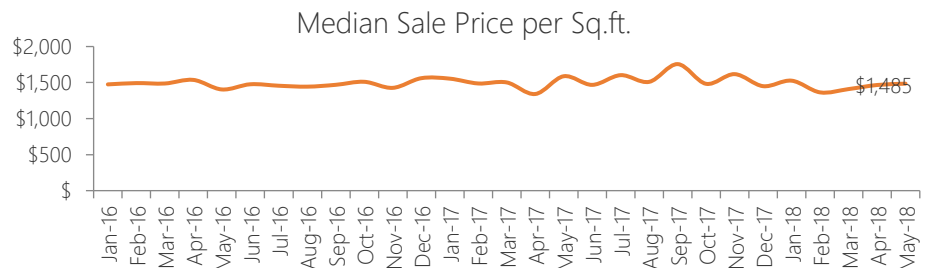
-23% YoY



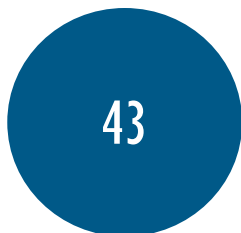
## Median Sale Price per Sq.ft.



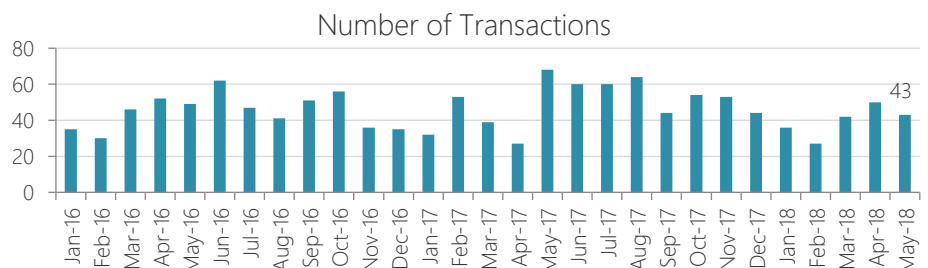
-6% YoY



## Number of Transactions



-37% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,089,444	-25%	\$1,582	-1%	31
Coops	\$625,000	40%	\$1,089	10%	12
Houses	-	-	-	-	0



# East Harlem

Manhattan, May 2018

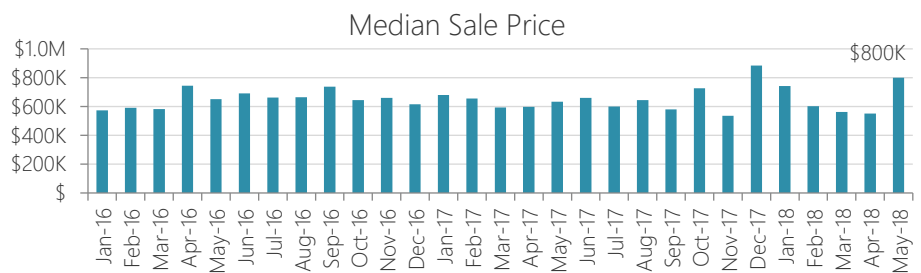


Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively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

## Median Sale Price



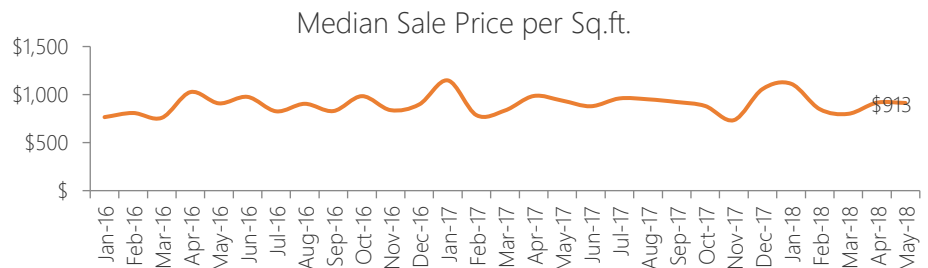
26% YoY



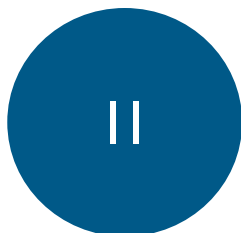
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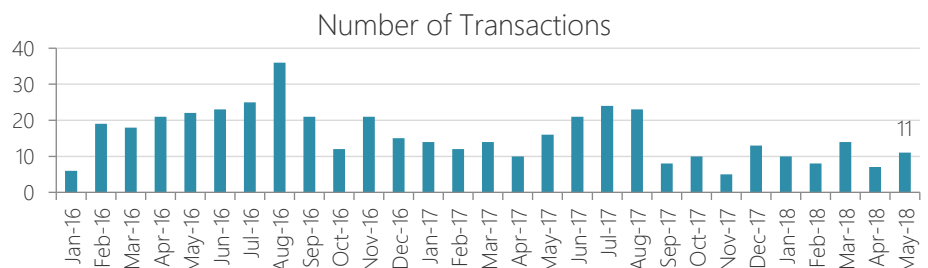
-3% YoY



## Number of Transactions



-31% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$821,424	30%	\$857	-8%	7
Coops	\$754,750	52%	\$1,064	-32%	4
Houses	-	-	-	-	0



# East Village

Manhattan, May 2018

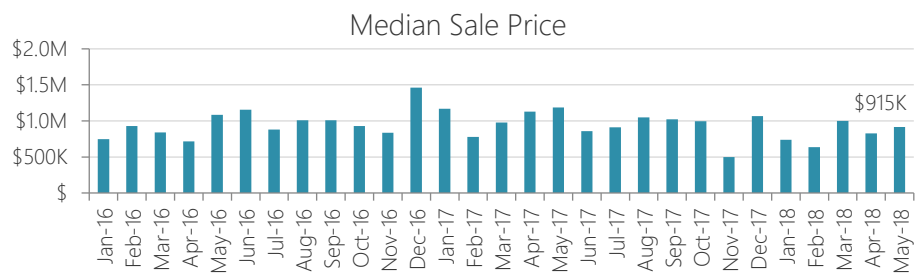


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include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

## Median Sale Price



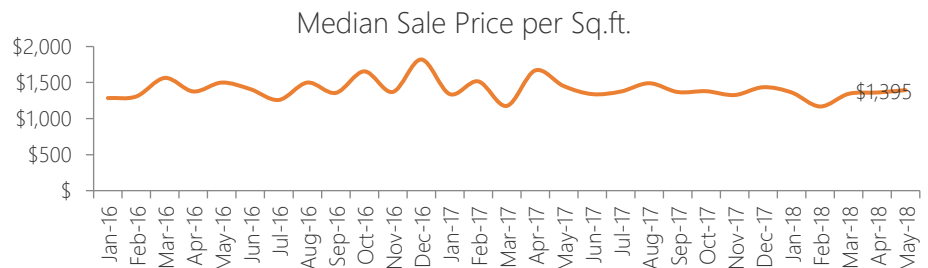
-23% YoY



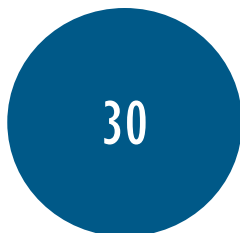
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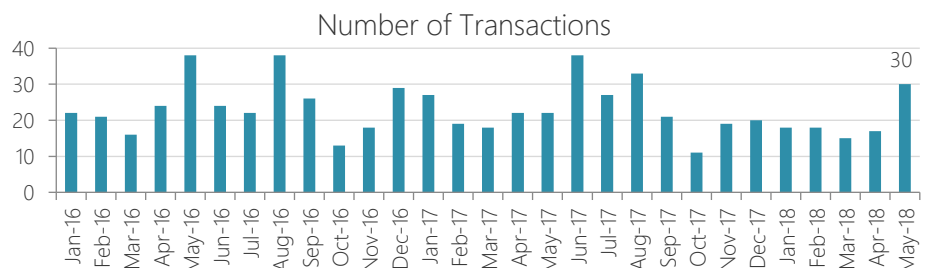
-4% YoY



## Number of Transactions



36% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,410,000	8%	\$1,478	-13%	8
Coops	\$690,000	-19%	\$1,194	2%	21
Houses	\$4,844,809	-	\$2,219	-	1



# Financial District

Manhattan, May 2018

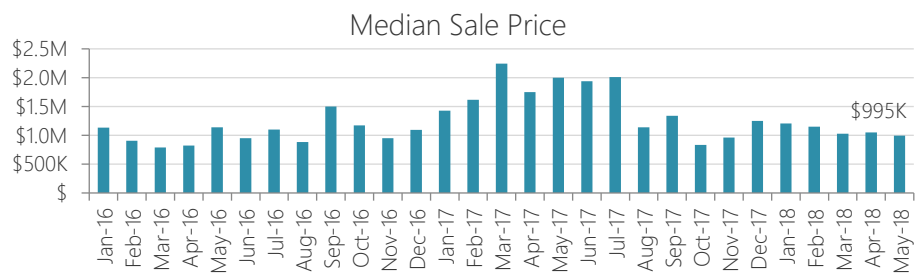


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently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

## Median Sale Price



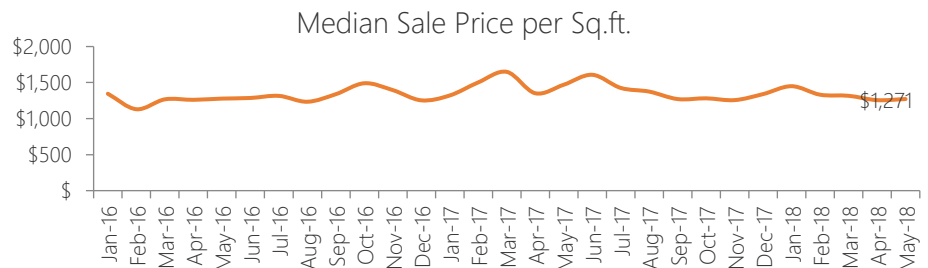
-50% YoY



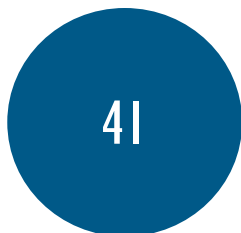
## Median Sale Price per Sq.ft.



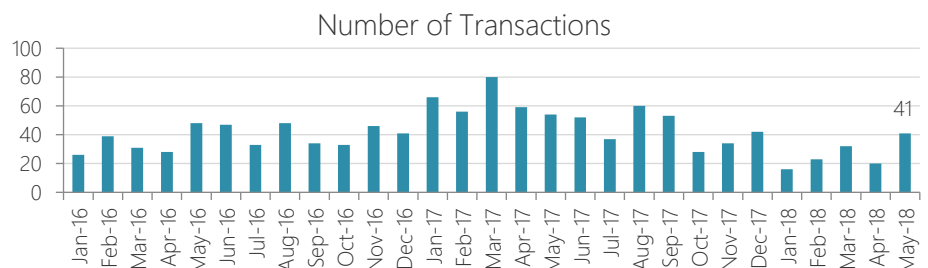
-13% YoY



## Number of Transactions



-24% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,057,500	-53%	\$1,271	-22%	31
Coops	\$885,000	21%	\$1,249	41%	10
Houses	-	-	-	-	0





# Flatiron District

Manhattan, May 2018

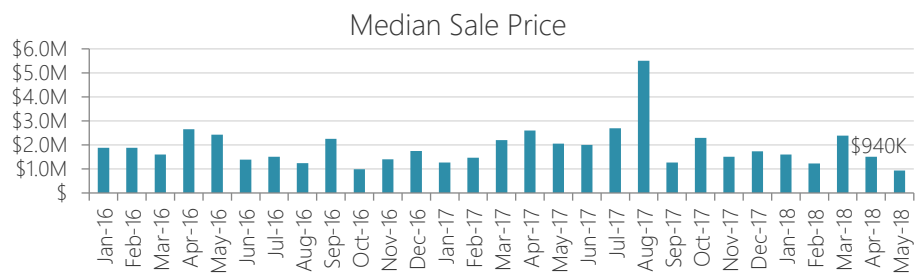


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through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

## Median Sale Price



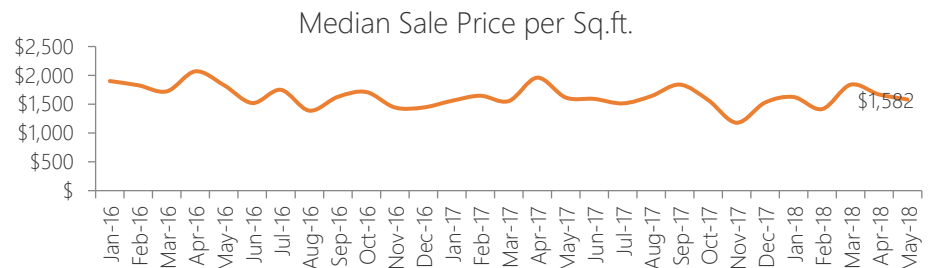
-54% YoY



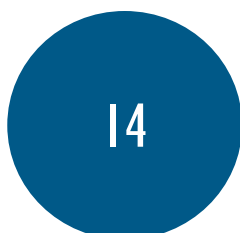
## Median Sale Price per Sq.ft.



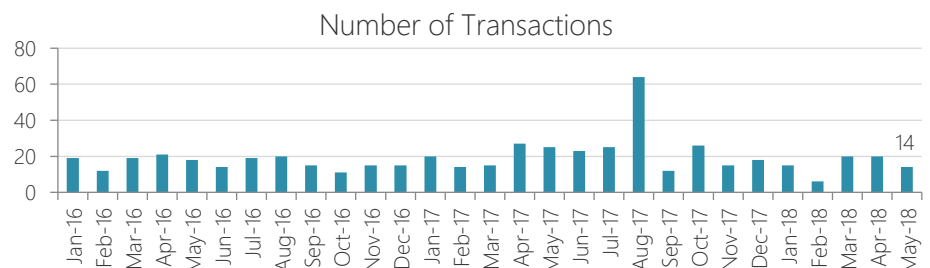
-2% YoY



## Number of Transactions



-44% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,694,853	-4%	\$1,660	-16%	4
Coops	\$912,500	-32%	\$1,406	8%	10
Houses	-	-	-	-	0



# Garment District

Manhattan, May 2018

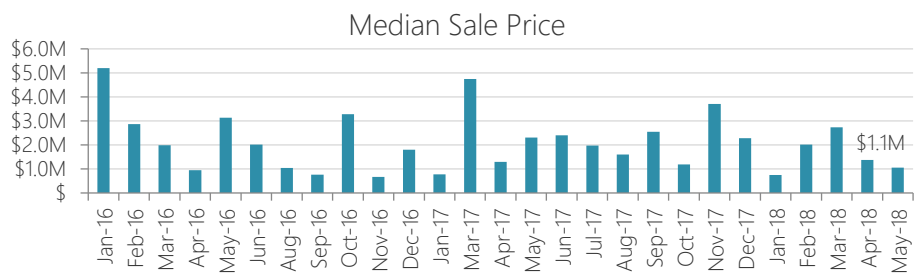


The Garment District, also known as the Fashion District, Fashion Center, and Garment Center, is a dense neighborhood of less than a square mile. It's home to major fashion labels and show rooms and is the center for fashion design in the world. It is within easy walking distance of Penn Station and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

## Median Sale Price



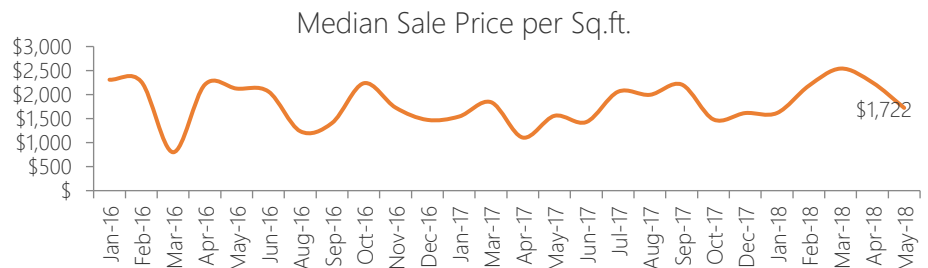
-54% YoY



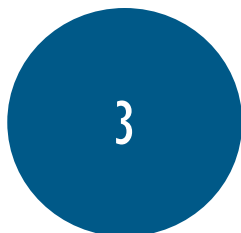
## Median Sale Price per Sq.ft.



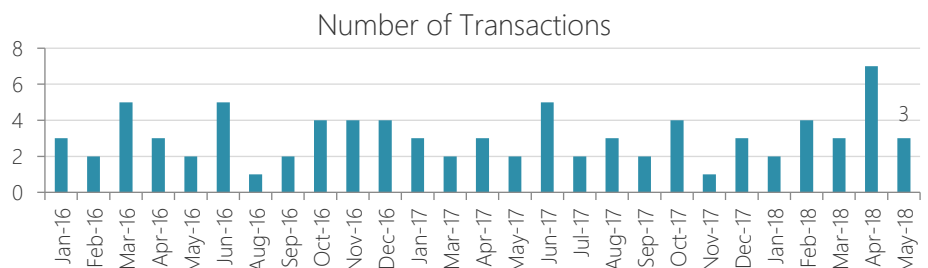
11% YoY



## Number of Transactions



50% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,060,000	-38%	\$1,722	-22%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0



# Gramercy Park

Manhattan, May 2018

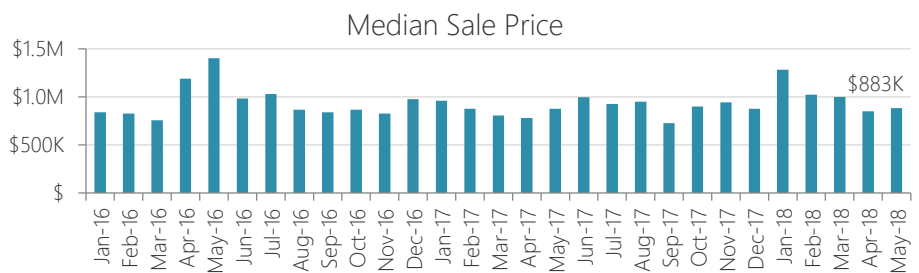


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories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

## Median Sale Price



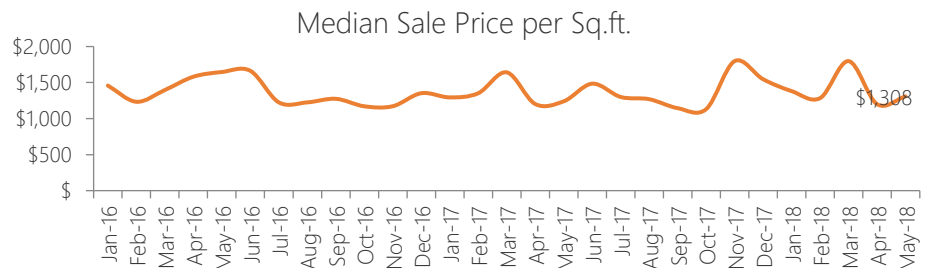
1% YoY



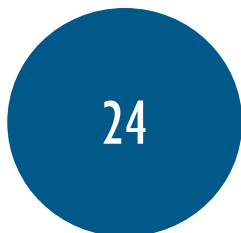
## Median Sale Price per Sq.ft.



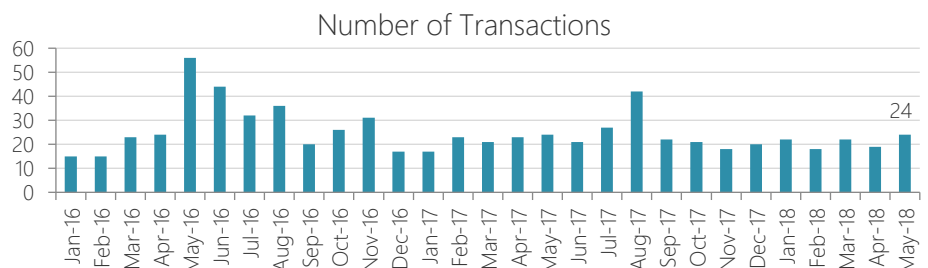
6% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

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



# Greenwich Village

Manhattan, May 2018

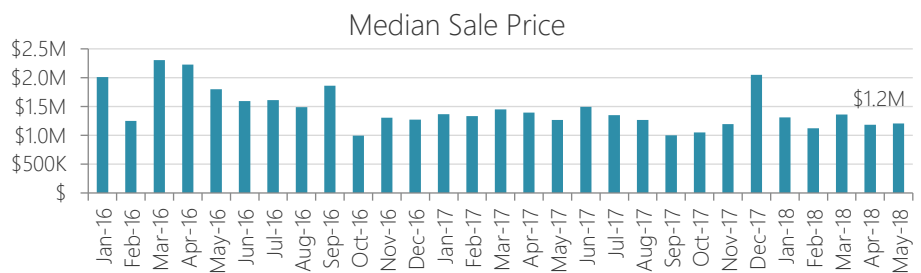


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is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

## Median Sale Price



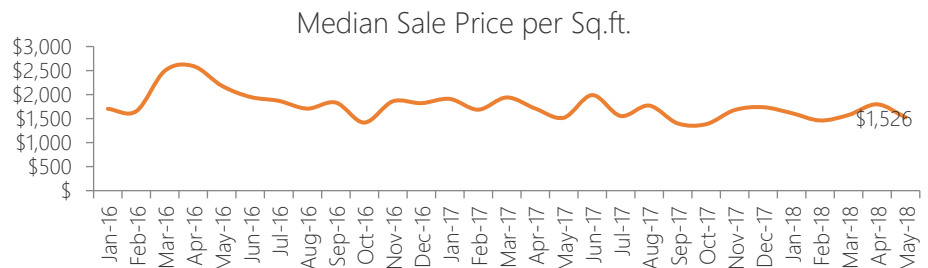
-5% YoY



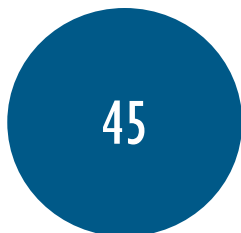
## Median Sale Price per Sq.ft.



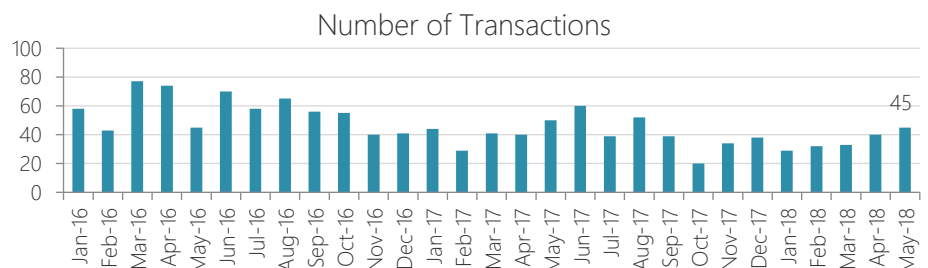
1% YoY



## Number of Transactions



-10% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,202,500	-46%	\$2,524	1%	11
Coops	\$850,000	-15%	\$1,245	-4%	34
Houses	-	-	-	-	0





# Harlem

Manhattan, May 2018

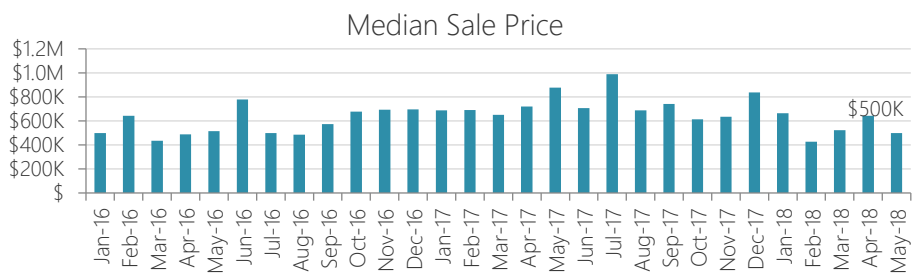


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great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

## Median Sale Price



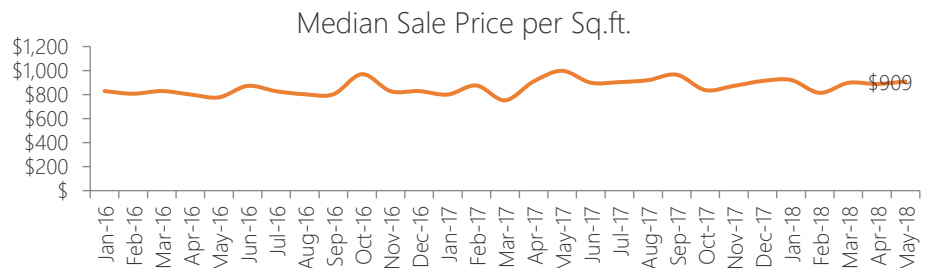
-43% YoY



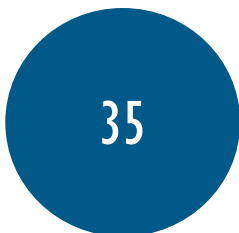
## Median Sale Price per Sq.ft.



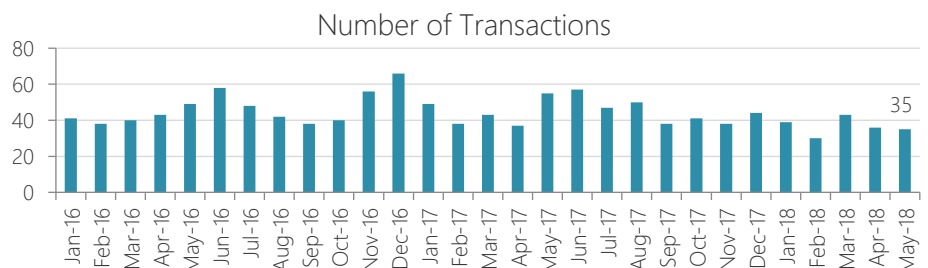
-9% YoY



## Number of Transactions



-36% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$690,000	-28%	\$928	-14%	21
Coops	\$352,500	4%	\$581	-7%	13
Houses	\$800,000	-64%	\$235	-71%	1



# Inwood

## Manhattan, May 2018

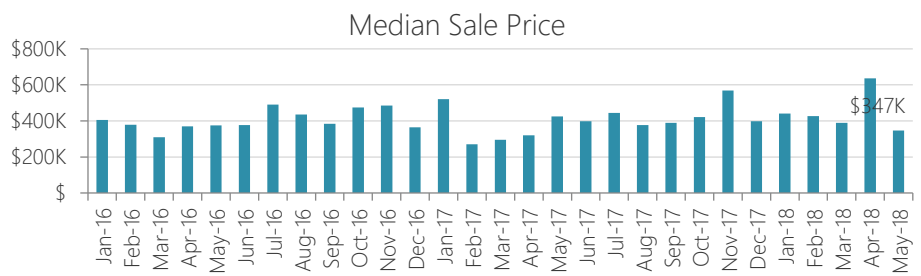


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key,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

### Median Sale Price



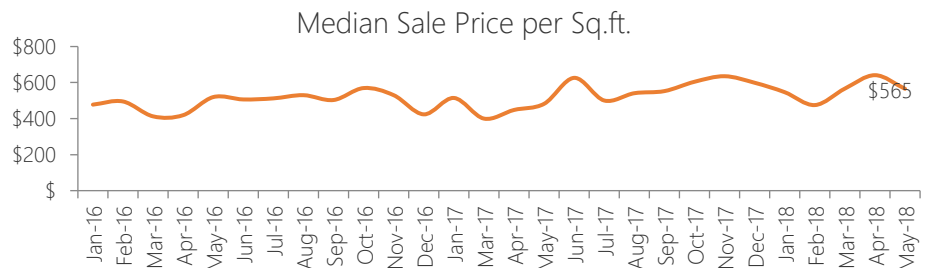
-18% YoY



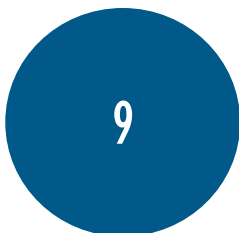
### Median Sale Price per Sq.ft.



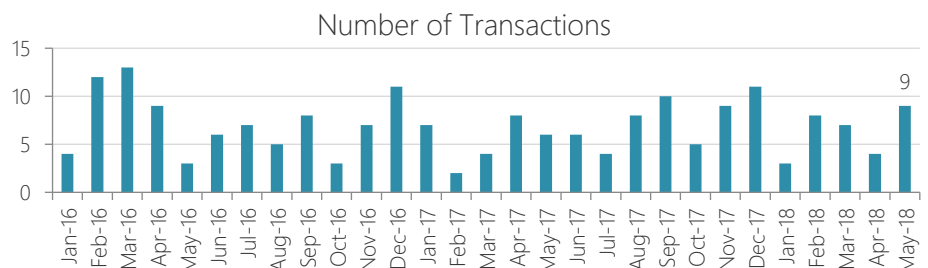
17% YoY



### Number of Transactions



50% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$347,000	-13%	\$565	15%	9
Houses	-	-	-	-	0



# Kips Bay

Manhattan, May 2018

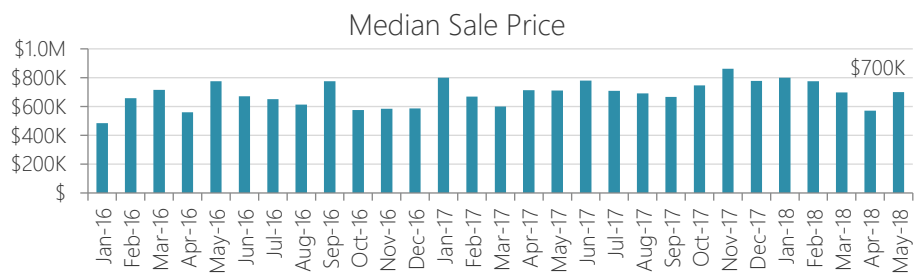


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library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

## Median Sale Price



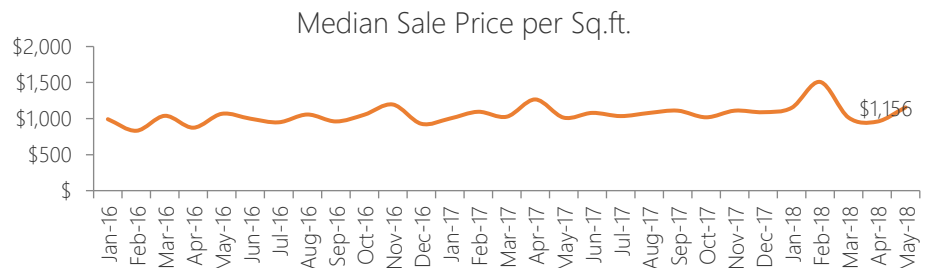
-1% YoY



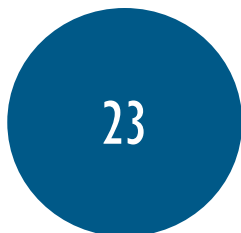
## Median Sale Price per Sq.ft.



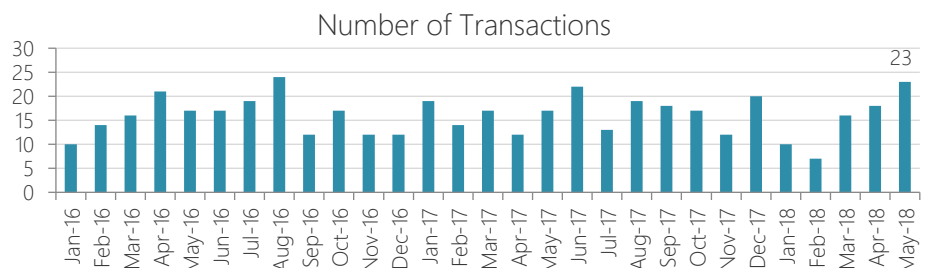
14% YoY



## Number of Transactions



35% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$803,000	-8%	\$1,314	5%	11
Coops	\$570,000	-14%	\$914	0%	12
Houses	-	-	-	-	0



# Lenox Hill

Manhattan, May 2018

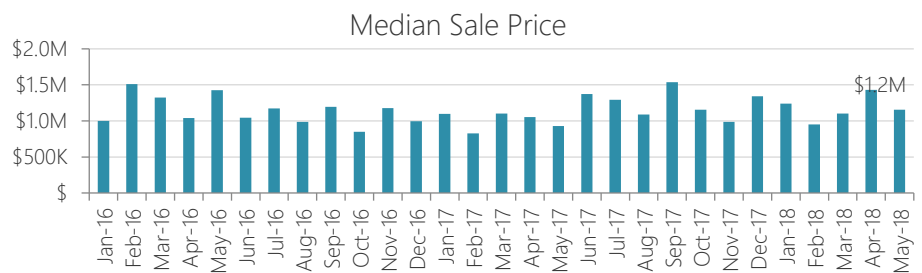


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is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

## Median Sale Price



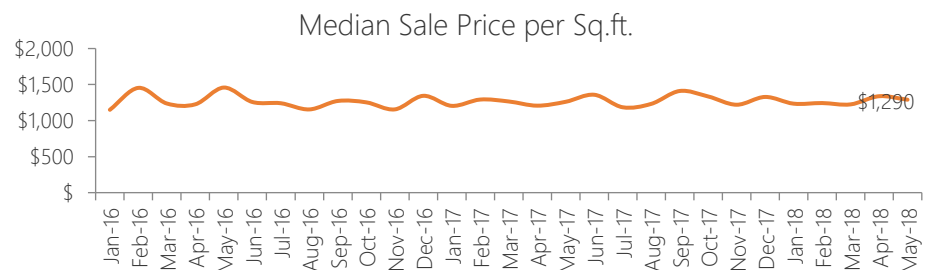
25% YoY



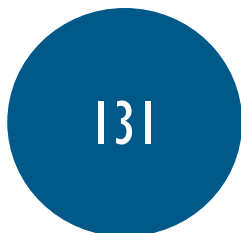
## Median Sale Price per Sq.ft.



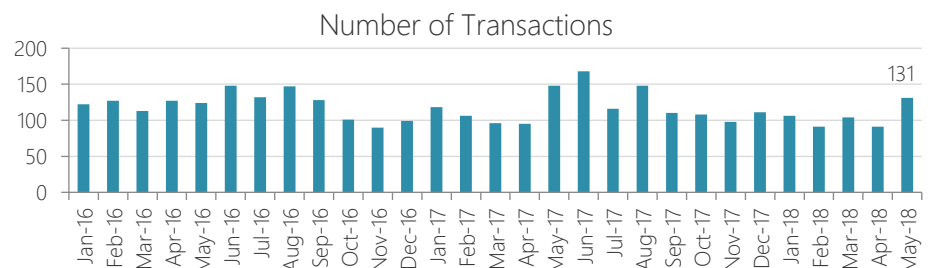
2% YoY



## Number of Transactions



-11% YoY



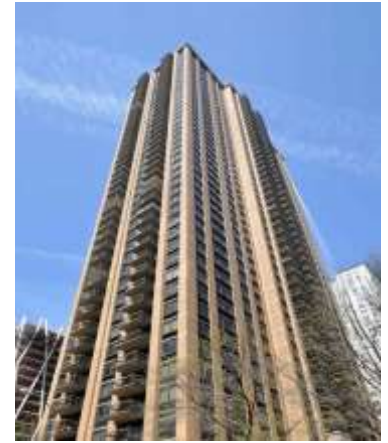
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,675,000	-24%	\$1,474	-6%	38
Coops	\$887,000	9%	\$1,035	1%	92
Houses	\$18,375,000	-	\$3,603	-	1



# Lincoln Square

Manhattan, May 2018

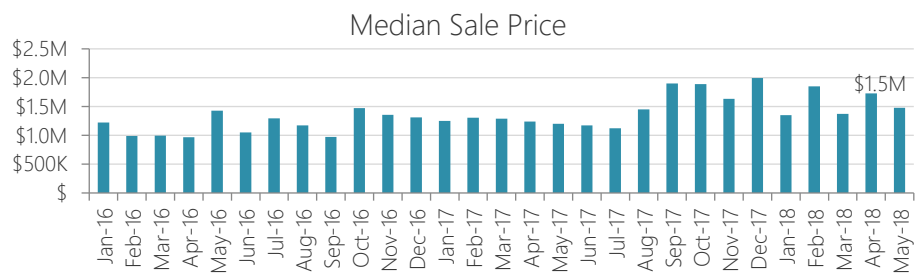


Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the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

## Median Sale Price



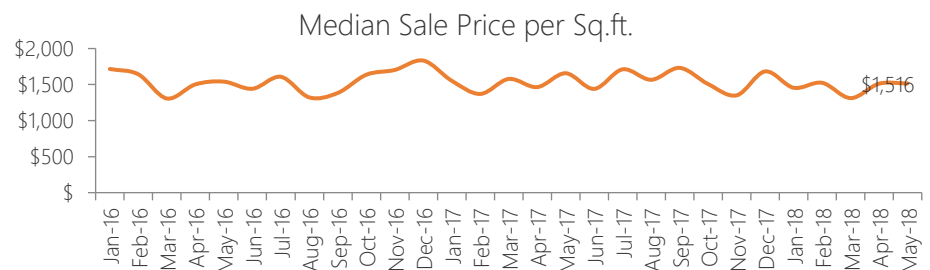
23% YoY



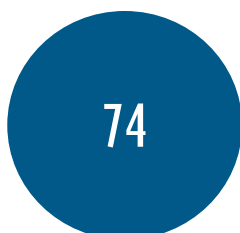
## Median Sale Price per Sq.ft.



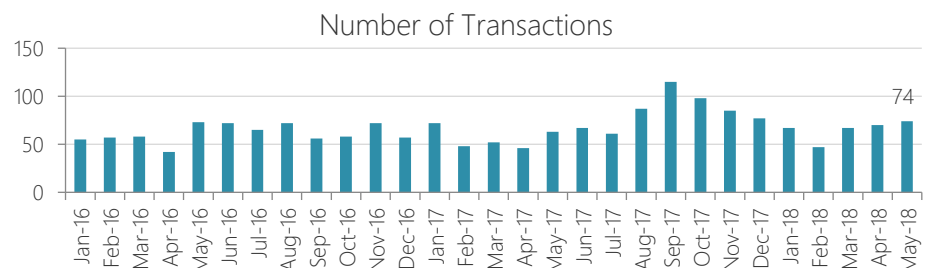
-9% YoY



## Number of Transactions



17% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,313,081	22%	\$1,662	-1%	40
Coops	\$875,000	32%	\$1,064	0%	34
Houses	-	-	-	-	0





# Lower East Side

Manhattan, May 2018

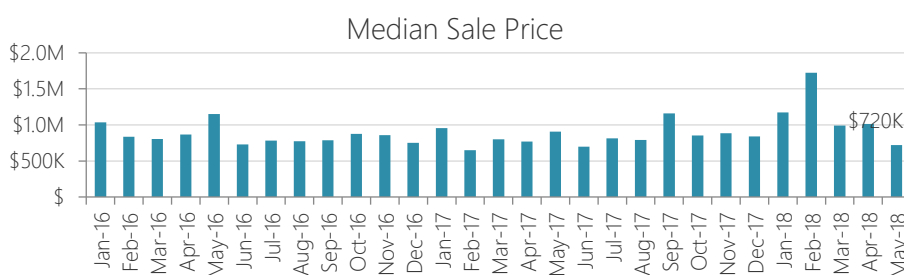


One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with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

## Median Sale Price



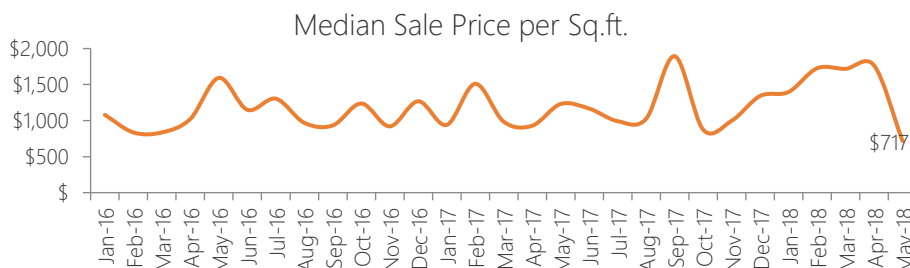
-21% YoY



## Median Sale Price per Sq.ft.



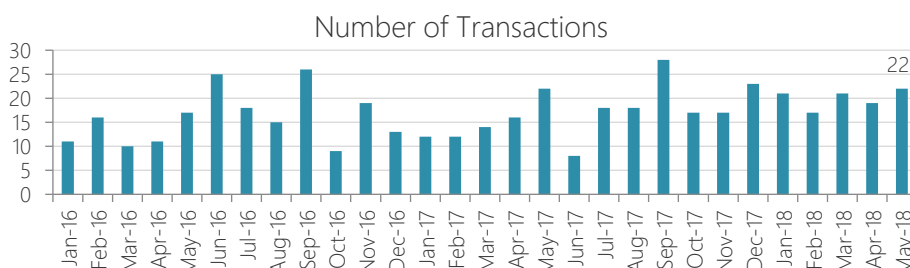
-42% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	-29%	\$880	-46%	3
Coops	\$670,000	-16%	\$717	-18%	19
Houses	-	-	-	-	0



# Manhattan Valley

Manhattan, May 2018

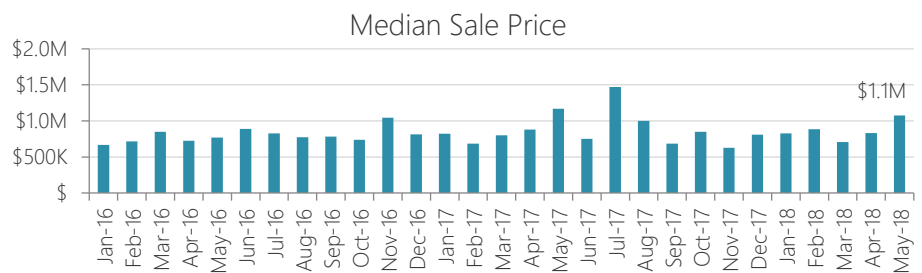


Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+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

## Median Sale Price



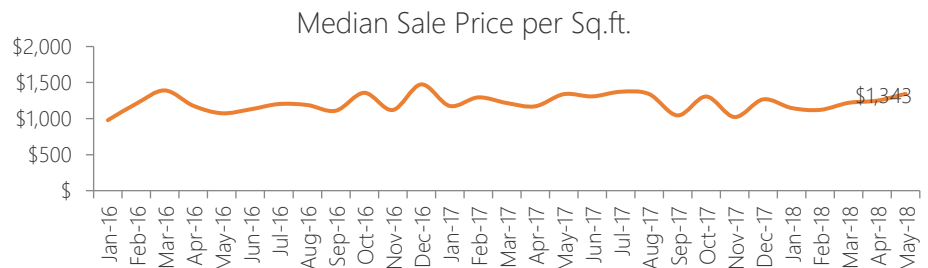
-8% YoY



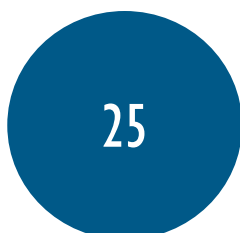
## Median Sale Price per Sq.ft.



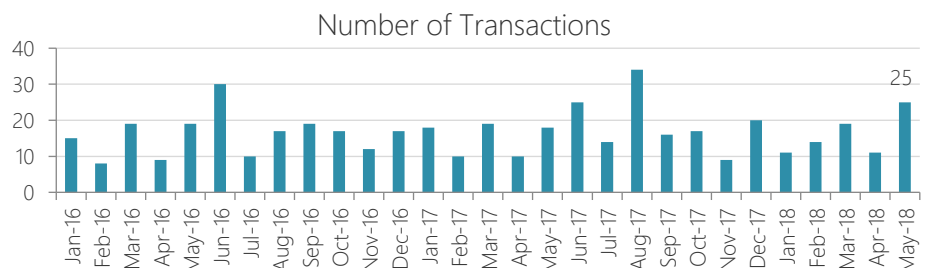
0% YoY



## Number of Transactions



39% 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	-10%	\$1,447	5%	13
Coops	\$1,075,000	30%	\$932	-1%	12
Houses	-	-	-	-	0



# Morningside Heights

Manhattan, May 2018

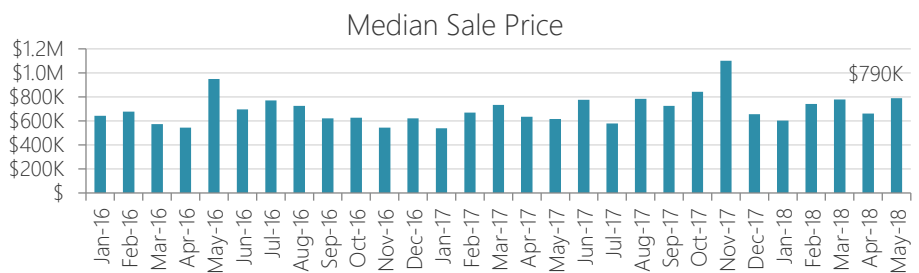


While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend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

## Median Sale Price



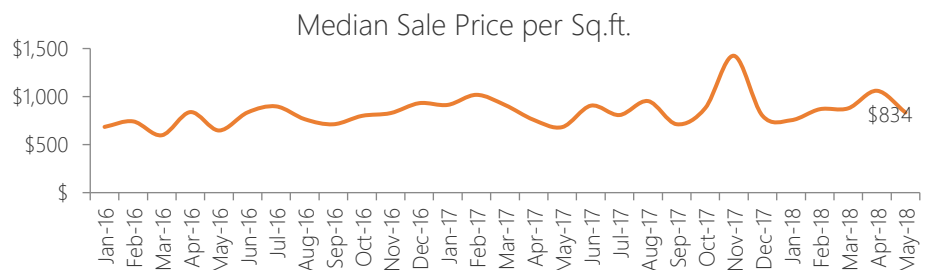
28% YoY



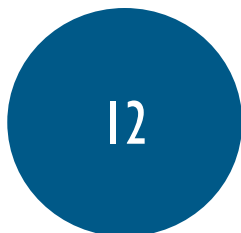
## Median Sale Price per Sq.ft.



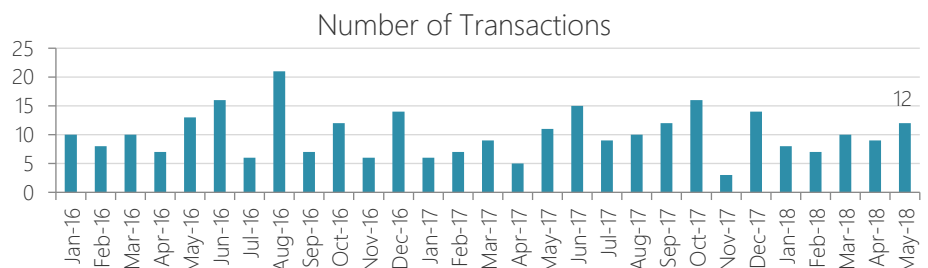
22% YoY



## Number of Transactions



9% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$718,000	-	\$1,072	-	1
Coops	\$900,000	46%	\$752	10%	11
Houses	-	-	-	-	0



# Murray Hill

Manhattan, May 2018

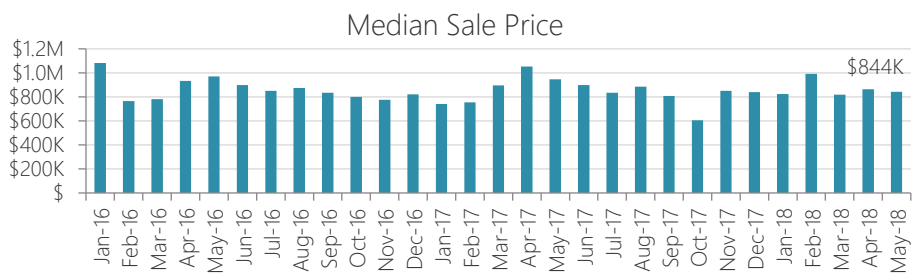


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid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

## Median Sale Price



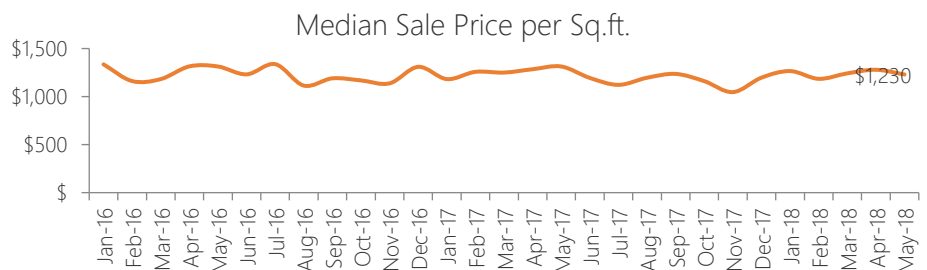
-11% YoY



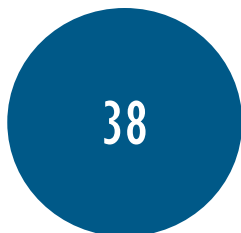
## Median Sale Price per Sq.ft.



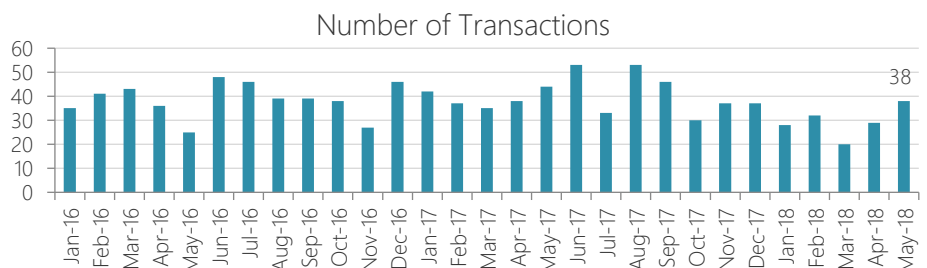
-6% YoY



## Number of Transactions



-14% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,265,000	-5%	\$1,401	-2%	15
Coops	\$550,000	-23%	\$931	-5%	21
Houses	\$4,800,000	81%	\$1,978	36%	1



# NoLita

Manhattan, May 2018

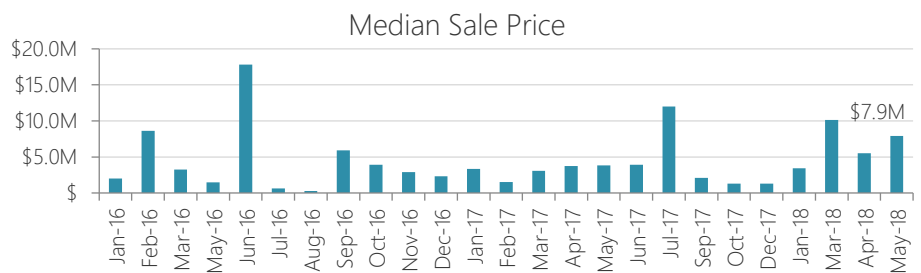


Short for "North of Little Italy," NoLita is a trendy neighborhood lined with designer boutiques, narrow streets, sidewalk cafes and up-to-the-minute hotspots. With five train stations, commuting is a breeze. This neighborhood is a great choice for buyers looking for a bustling Manhattan neighborhood.

## Median Sale Price



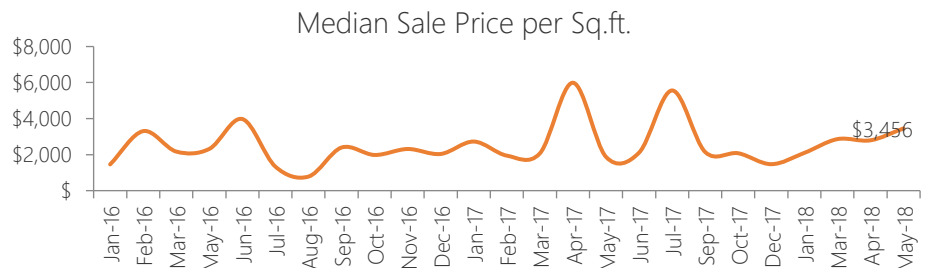
108% YoY



## Median Sale Price per Sq.ft.



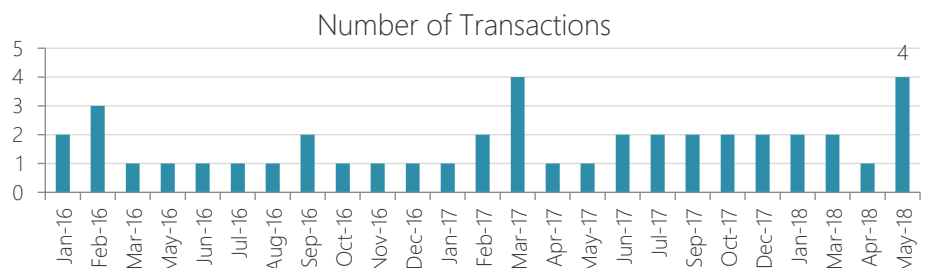
84% YoY



## Number of Transactions



300% YoY



## Type of Properties Sold

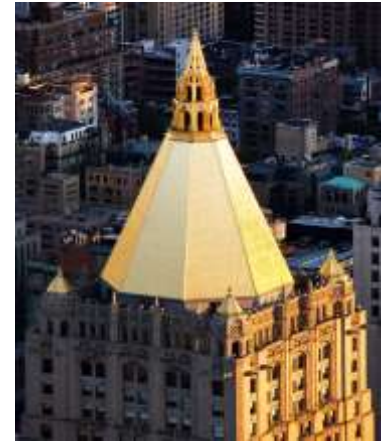
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$7,922,263	108%	\$3,456	84%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0





# NoMad

## Manhattan, May 2018

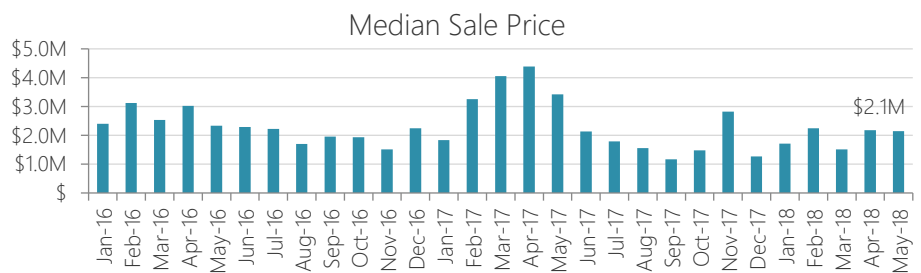


The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness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

### Median Sale Price



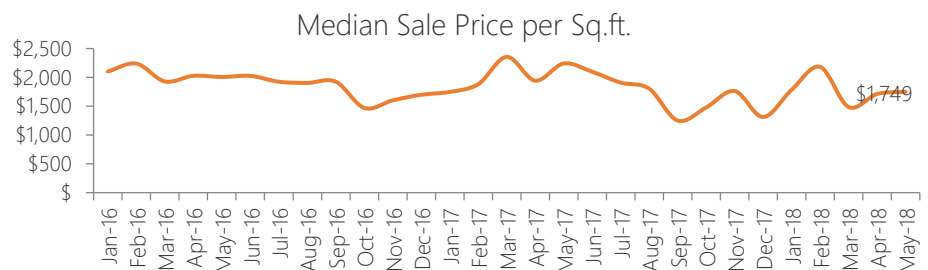
-37% YoY



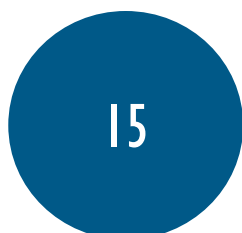
### Median Sale Price per Sq.ft.



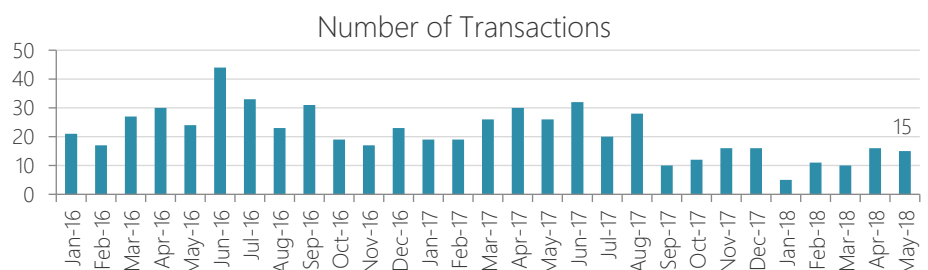
-22% YoY



### Number of Transactions



-42% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,387,500	-4%	\$1,754	-22%	11
Coops	\$563,975	-19%	\$1,020	-	4
Houses	-	-	-	-	0



# SoHo

## Manhattan, May 2018

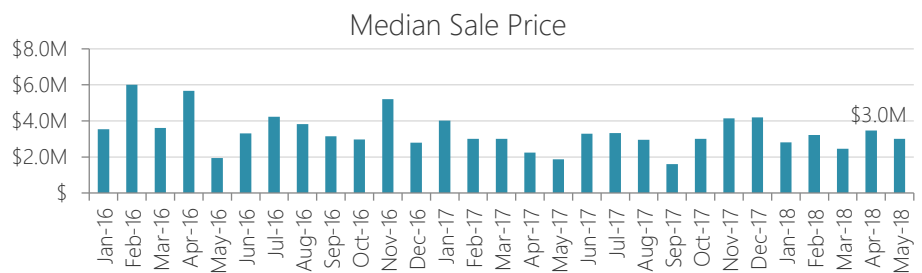


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts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

### Median Sale Price



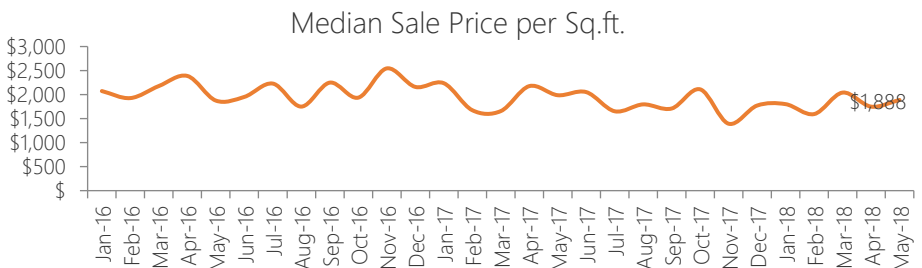
61% YoY



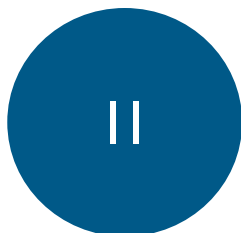
### Median Sale Price per Sq.ft.



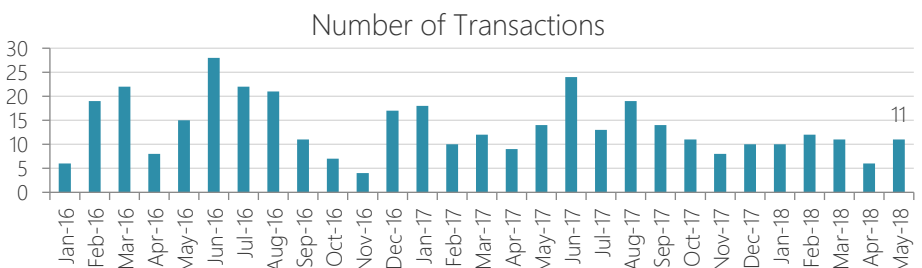
-5% YoY



### Number of Transactions



-21% 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	-27%	\$1,904	-16%	8
Coops	\$915,000	-44%	\$1,392	-15%	3
Houses	-	-	-	-	0



# Sutton Place

Manhattan, May 2018

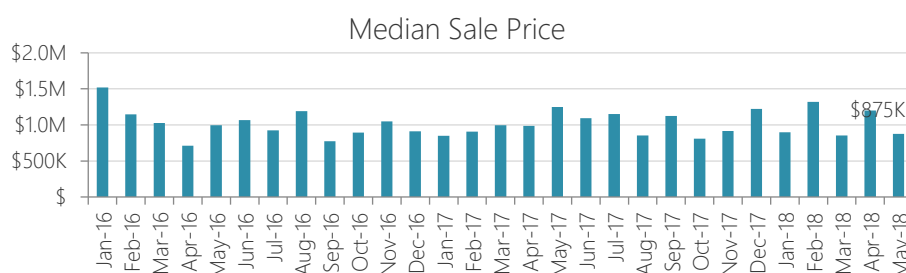


Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy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

## Median Sale Price



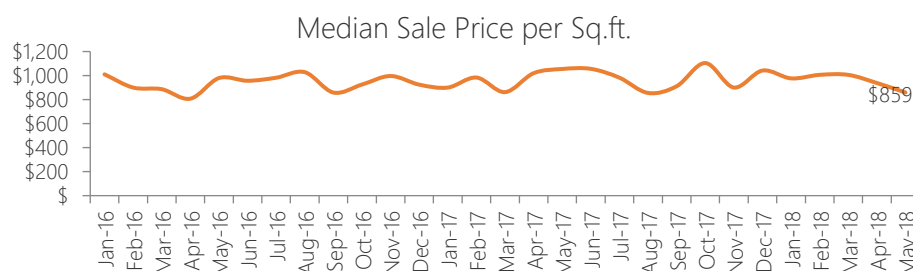
-30% YoY



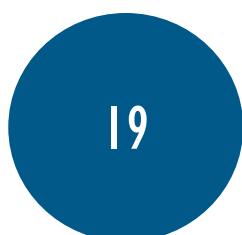
## Median Sale Price per Sq.ft.



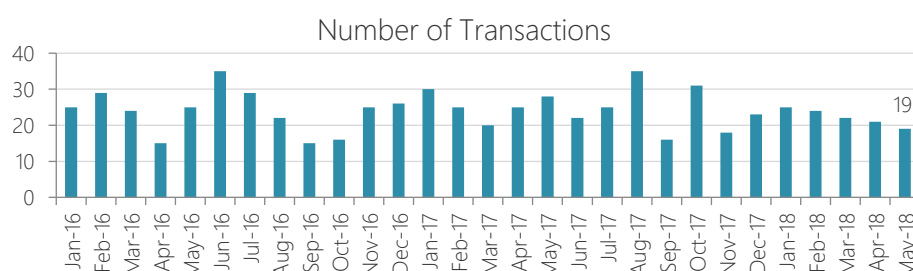
-19% YoY



## Number of Transactions



-32% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$875,000	-13%	\$859	-13%	19
Houses	-	-	-	-	0



# Theatre District - Times Square

Manhattan, May 2018

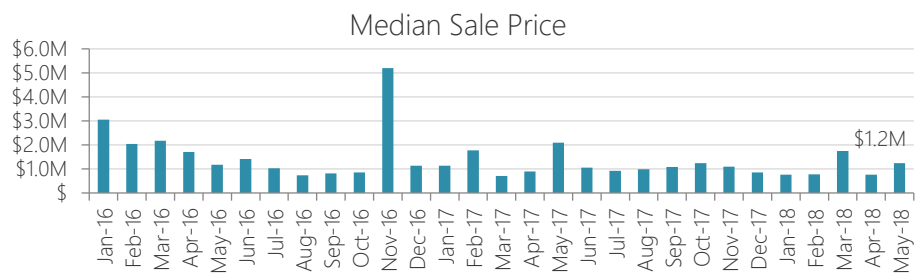


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some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

## Median Sale Price



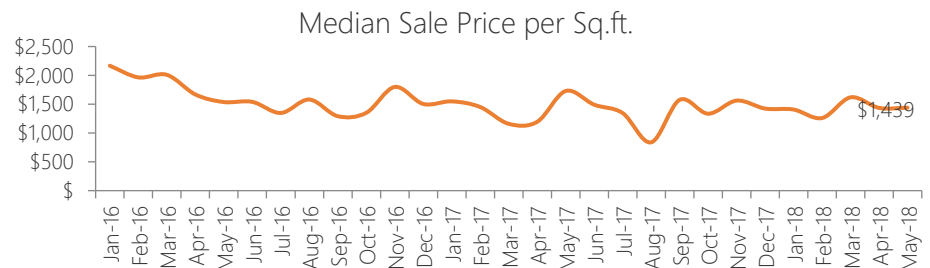
-41% YoY



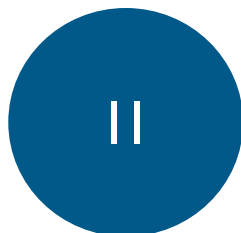
## Median Sale Price per Sq.ft.



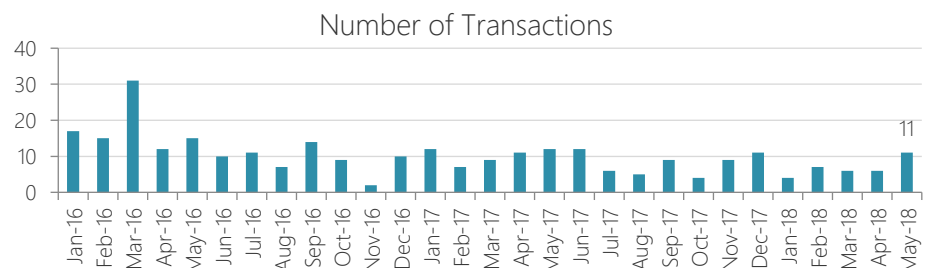
-17% YoY



## Number of Transactions



-8% 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	-37%	\$1,538	-22%	9
Coops	\$655,000	3%	\$822	-9%	2
Houses	-	-	-	-	0



# TriBeCa

Manhattan, May 2018

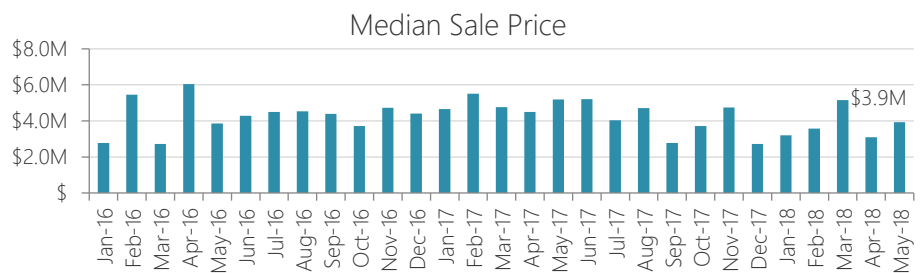


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled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

## Median Sale Price



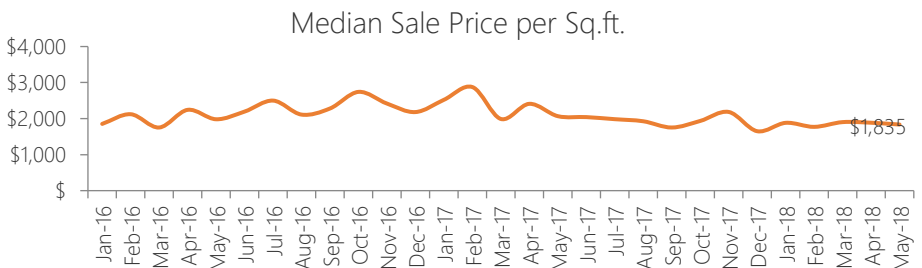
-24% YoY



## Median Sale Price per Sq.ft.



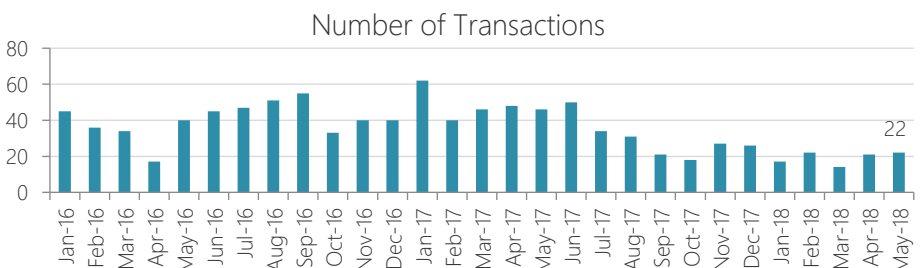
-11% YoY



## Number of Transactions



-52% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,275,000	-20%	\$1,901	-8%	18
Coops	\$2,337,500	96%	\$1,338	-38%	4
Houses	-	-	-	-	0





# Tudor City

Manhattan, May 2018

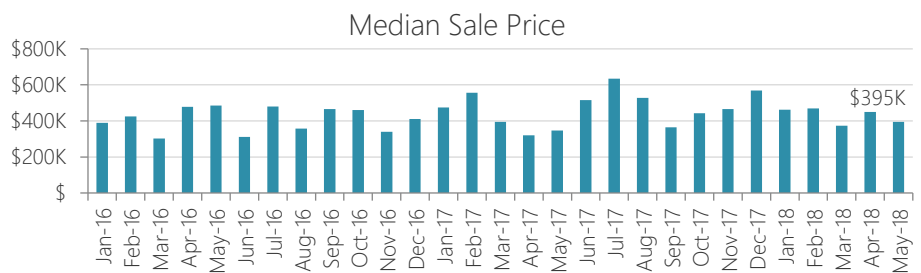


The first residential skyscraper complex built in the entire world, Tudor City is located on the southern edge of Turtle Bay. Made up of 15 buildings, 11 co-ops, and four brownstones, there are more than 5,000 residents in this complex, which includes a hotel, upscale deli, hair salon, three parks, a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

## Median Sale Price



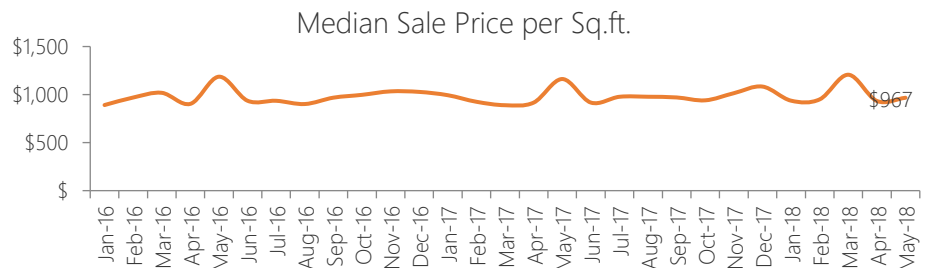
14% YoY



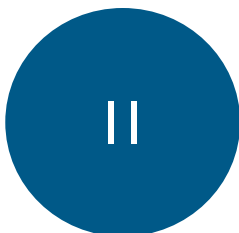
## Median Sale Price per Sq.ft.



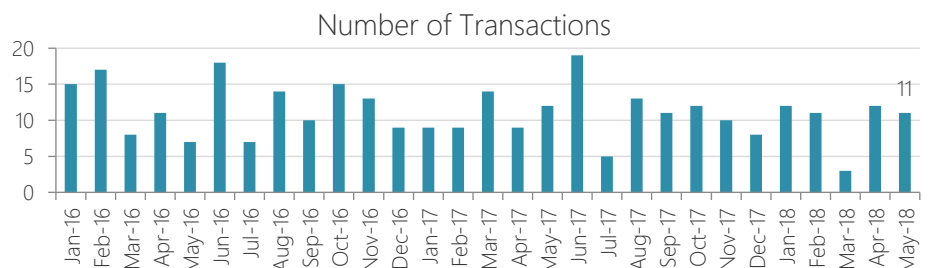
-17% YoY



## Number of Transactions



-8% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$395,420	14%	\$967	-17%	11
Houses	-	-	-	-	0



# Turtle Bay

Manhattan, May 2018

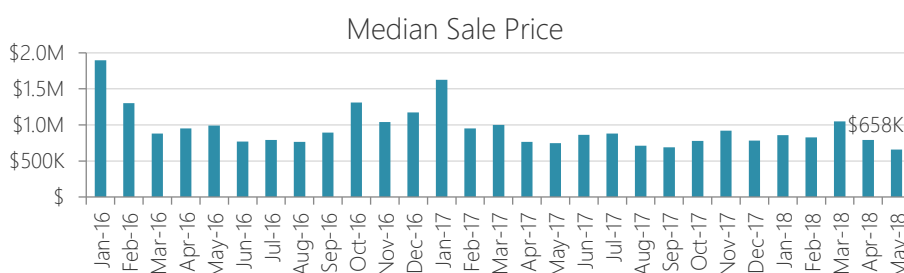


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close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

## Median Sale Price



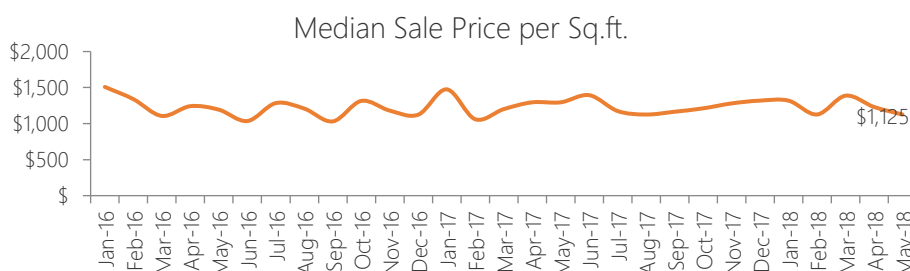
-12% YoY



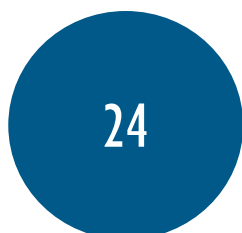
## Median Sale Price per Sq.ft.



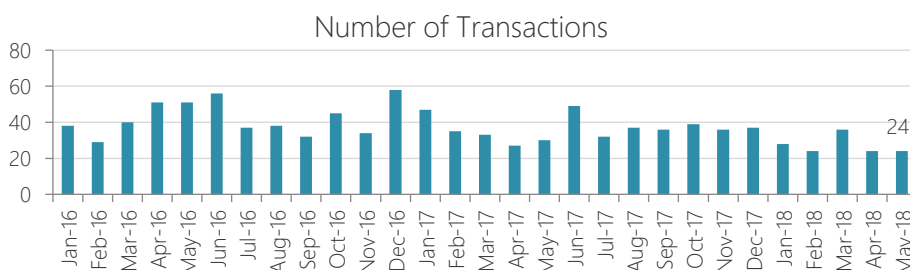
-13% YoY



## Number of Transactions



-20% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$867,500	-13%	\$1,462	4%	11
Coops	\$636,250	5%	\$821	-14%	13
Houses	-	-	-	-	0



# Upper West Side

Manhattan, May 2018

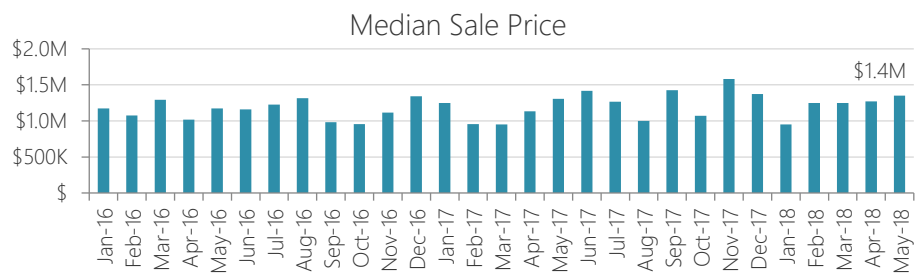


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback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

## Median Sale Price



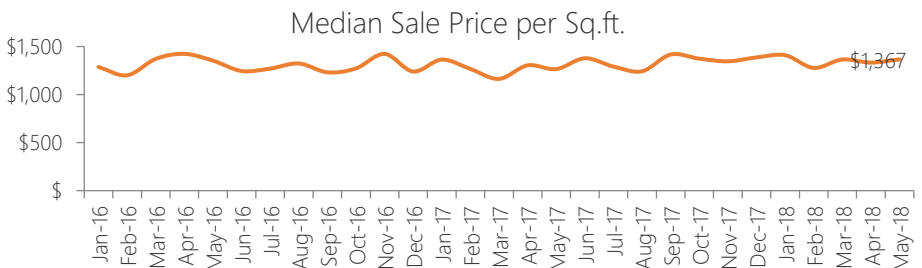
3% YoY



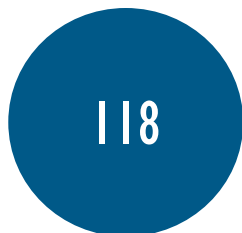
## Median Sale Price per Sq.ft.



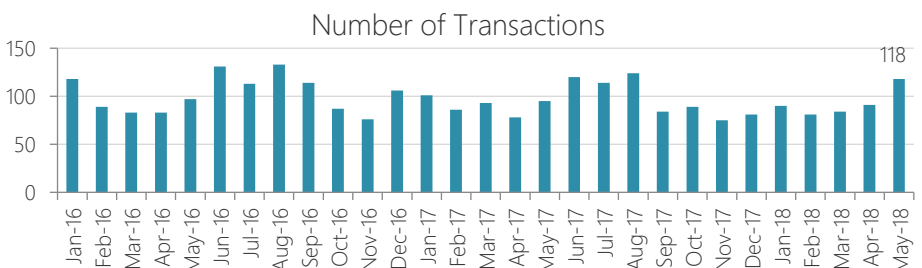
8% YoY



## Number of Transactions



24% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	4%	\$1,397	-4%	30
Coops	\$1,300,000	0%	\$1,285	7%	87
Houses	\$8,072,000	-38%	\$1,421	-33%	1



# Washington Heights

Manhattan, May 2018

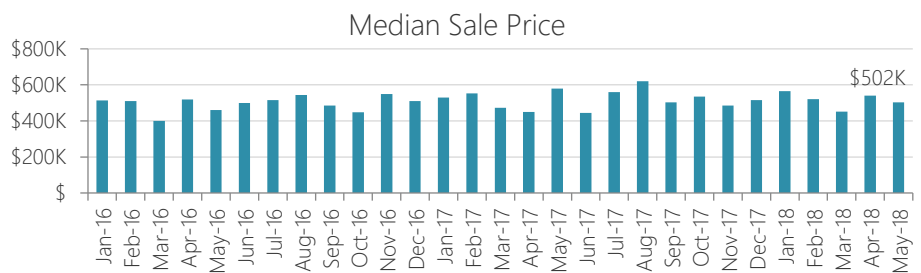


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park,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

## Median Sale Price



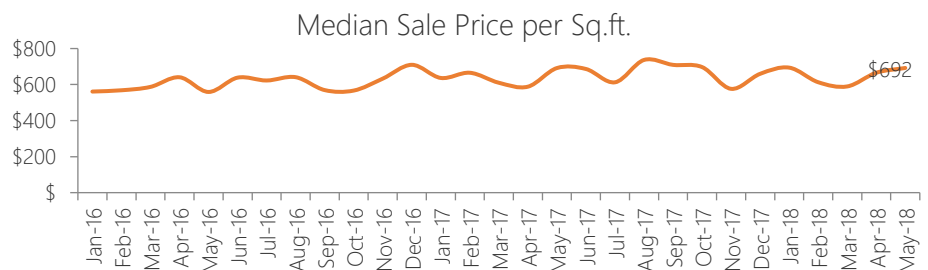
-13% YoY



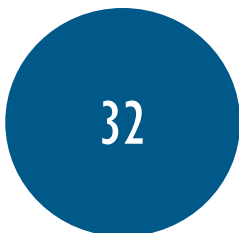
## Median Sale Price per Sq.ft.



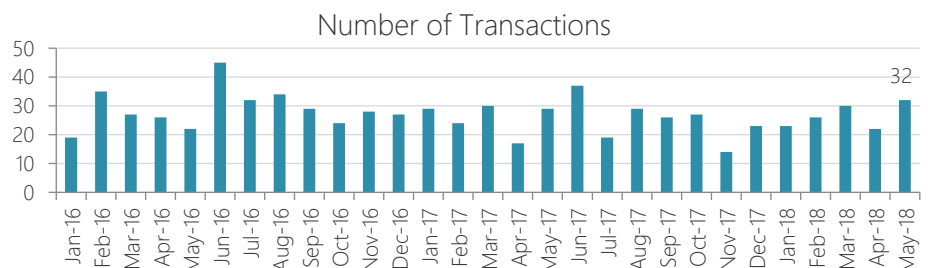
0% YoY



## Number of Transactions



10% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$672,500	16%	\$719	-5%	4
Coops	\$494,000	-16%	\$661	23%	28
Houses	-	-	-	-	0



# West Village

Manhattan, May 2018

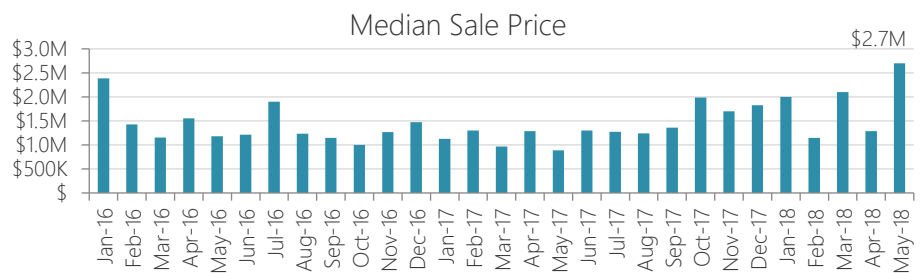


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone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

## Median Sale Price



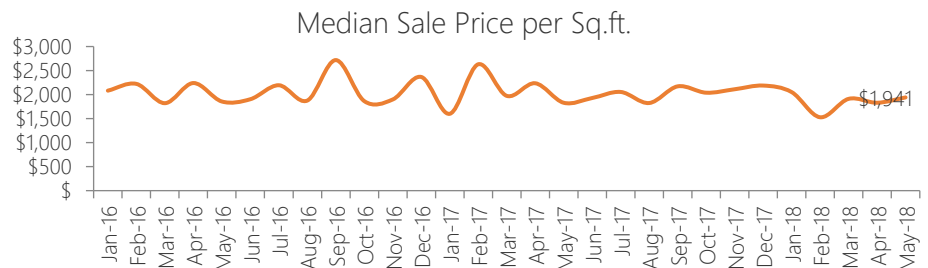
204% YoY



## Median Sale Price per Sq.ft.



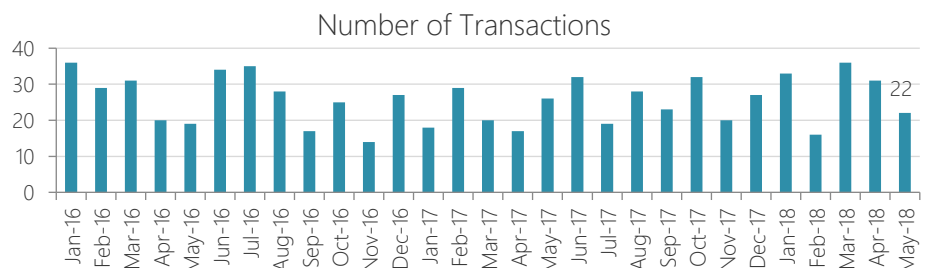
6% YoY



## Number of Transactions



-15% YoY



## Type of Properties Sold

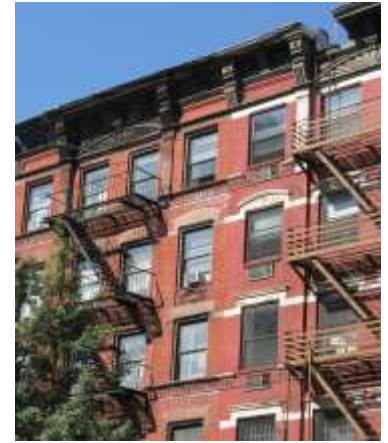
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	10%	\$2,018	-6%	6
Coops	\$2,500,000	211%	\$1,576	5%	14
Houses	\$10,075,000	-47%	\$3,136	-33%	2





# Yorkville

Manhattan, May 2018

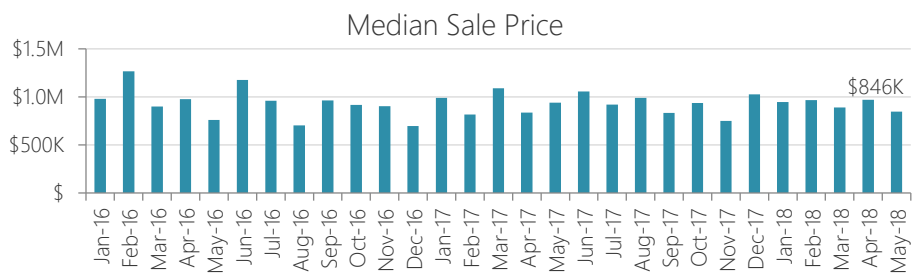


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several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

## Median Sale Price



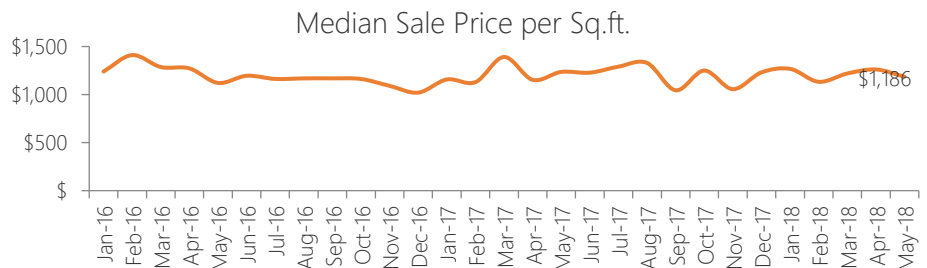
-10% YoY



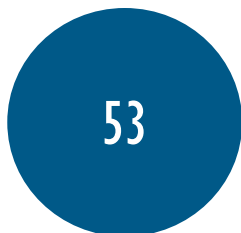
## Median Sale Price per Sq.ft.



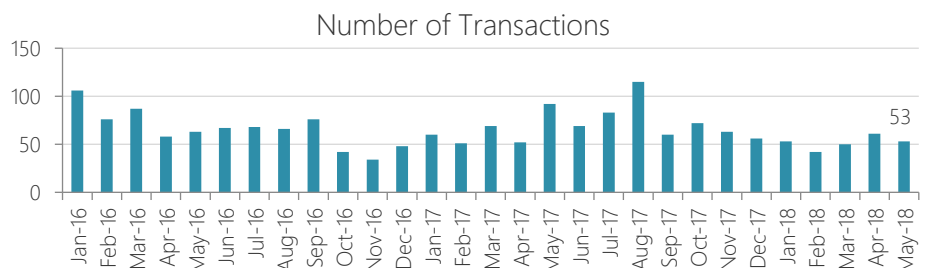
-4% YoY



## Number of Transactions



-42% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,045,000	-17%	\$1,270	-12%	20
Coops	\$707,000	-17%	\$891	-5%	32
Houses	\$8,700,000	-	\$1,284	-	1



# Attractions

Manhattan, May 2018

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## Central Park



## Garden of the Cloisters Museum



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# Attractions

Manhattan, May 2018

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## Statue of Liberty



## Washington Statue Federal Hall



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
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## CLIENT REVIEWS

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

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

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

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

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

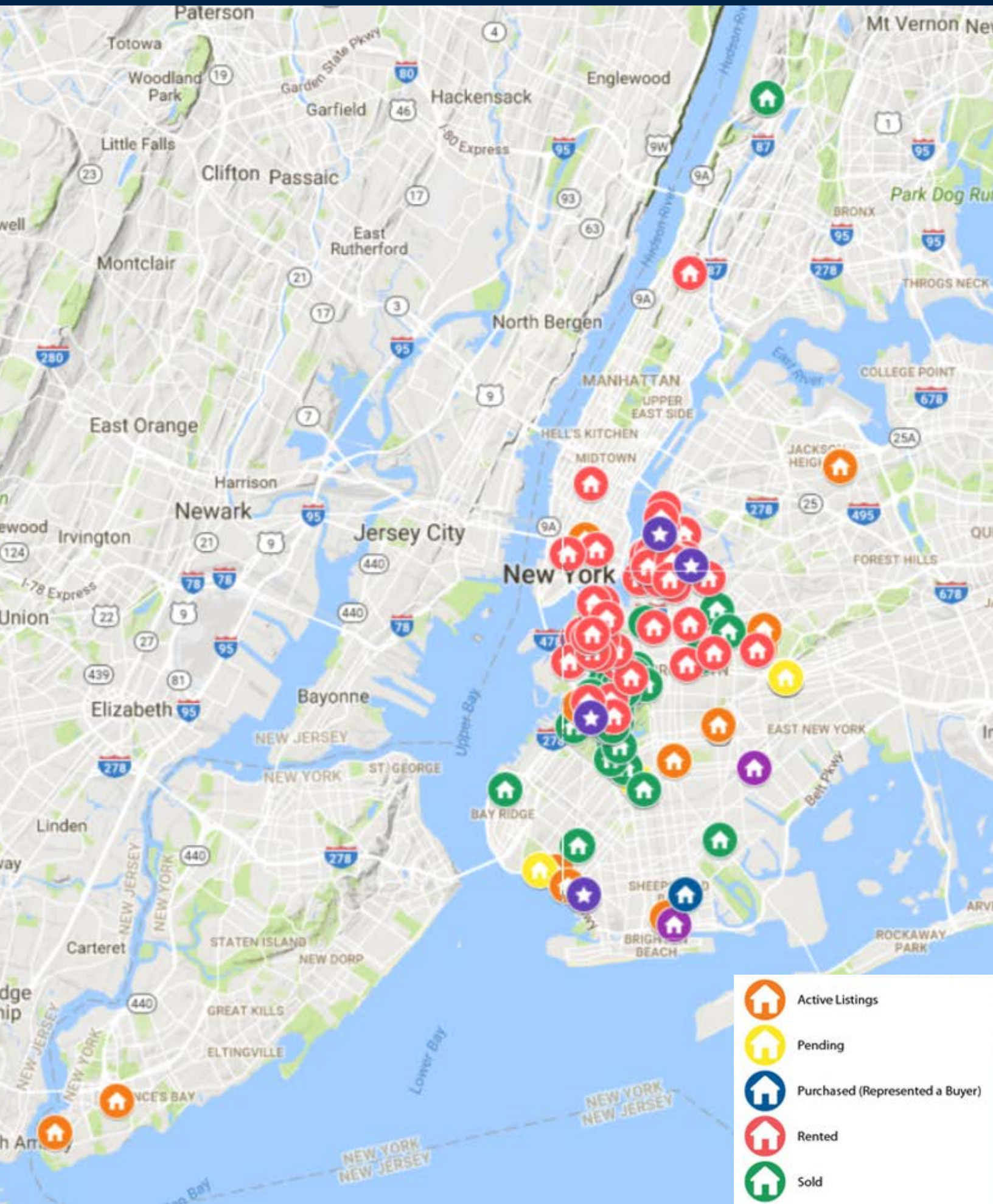
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

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- 1031 Qualified Intermediary
- Appraisers & Inspectors
- Architects
- Artist & Artisans
- Attorneys
- Bankers
- Cabinets
- Carpenters
- Chimney & Fireplace Specialists
- Cleaners
- Closet Design
- CO Experts
- Decks & Patios Specialists
- Demolition Experts
- Door Experts
- Electricians
- Estate Planing
- Expeditors
- Exterminators
- Fences & Gates Specialists
- Fireplaces
- Floor & Carpet Professionals
- Furniture
- Garage & Driveway
- General Contractors
- Glass & Shower Doors
- Handymen
- Home Automation Specialists
- Home Security Professionals
- Home Stagers
- Hvac Professionals
- Insurance Agents
- Interior Designers
- Ironwork Professionals
- Kitchen & Bathroom Specialists
- Landscape Design
- Landscapers & Gardeners
- Lawn & Sprinklers Experts
- Lighting Experts
- Locksmith
- Mortgage Professionals
- Moving & Storage Experts
- Painters & Plasterers
- Plumbing Contractors
- Property Compliance
- Property Managers
- Renewable Energy Specialists
- Renovation Professionals
- Restoration Specialists
- Roofers
- Rubbish Removal Companies
- School Consultants
- Spiritual Experts
- Stair Building & Repair Specialists
- Stone & Tile Professionals
- Structural Engineers
- Surveyors
- Title Companies
- Wealth Managers
- Window Professionals
- Wine Cellars
- Zoning & Land Use Experts

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)







## THE BROOKLYN MADE SHOW

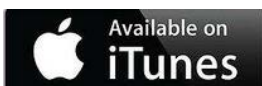
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

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

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### The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)