

MANHATTAN

MULTIFAMILY MARKET REPORT

2nd Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report Overview

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

The first section - Multifamily Market Overview - shows the borough's quarterly sales volume and stats on average price per square foot and per unit. Small, medium, and large multifamily buildings are also accounted for separately and sales stats are provided for each category.

Following a list of top 25 most expensive multifamily sales, Manhattan neighborhoods are ranked by average price per square foot over the past quarter. Each neighborhood has its own one-page snapshot with stats and trends for the local multifamily market.

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Multifamily Market Overview

Manhattan, 2nd Quarter 2017

Sales volume

\$982.7M

-55% YoY

Average price/sq.ft.

\$584

5% YoY

Average price/unit

\$477K

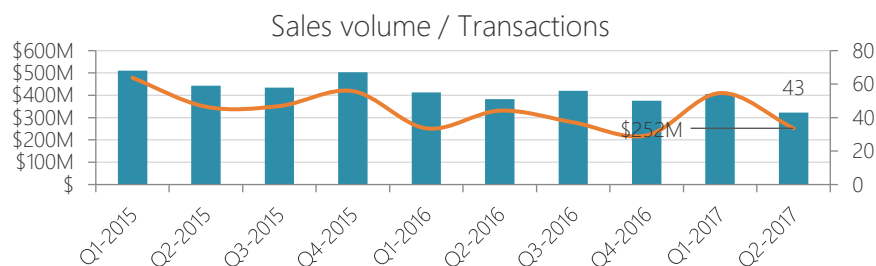
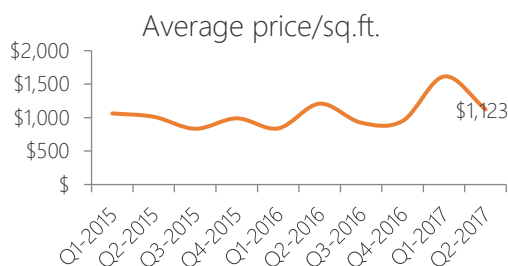
0% YoY

Transactions

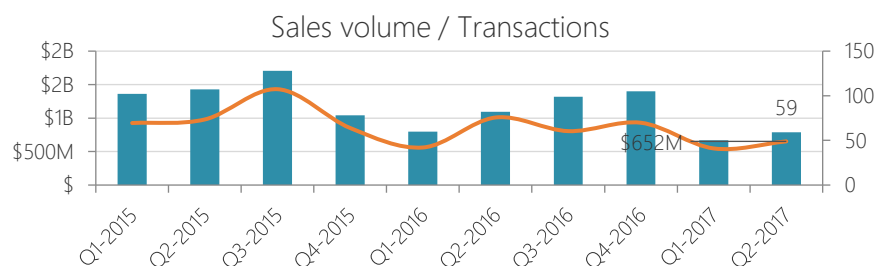
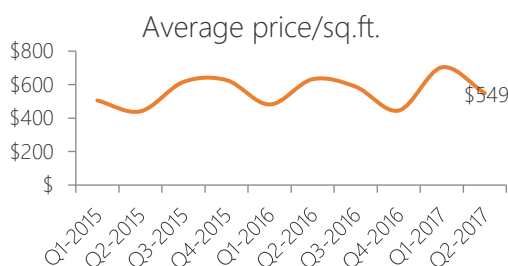
106

-32% YoY

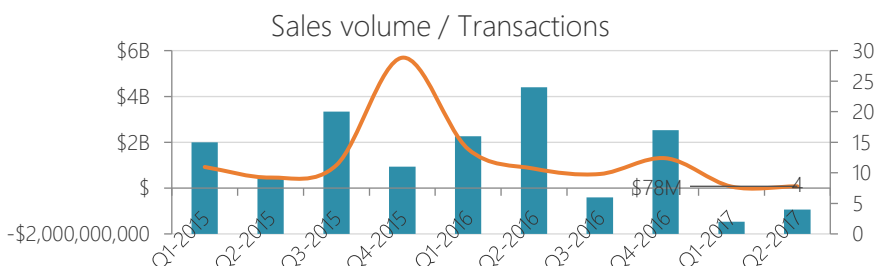
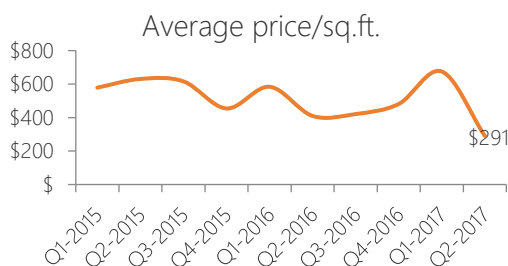
Small multifamily



Medium multifamily



Large multifamily



Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Top 25 Multifamily Sales

Manhattan, 2nd Quarter 2017

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	60-62 W 107 St	\$38,250,000	10-May-17	75,432	\$507	Manhattan Valley
	64 W 107 St	\$38,250,000	10-May-17	75,432	\$507	Manhattan Valley
	66 W 107 St	\$38,250,000	10-May-17	75,432	\$507	Manhattan Valley
2	56-58 W 11 St	\$37,750,000	18-May-17	27,184	\$1,389	Greenwich Village
3	351 W 54 St	\$34,000,000	05-Jun-17	34,810	\$977	Clinton - Hell's Kitchen
4	720 W 181 St	\$32,000,000	10-Apr-17	51,144	\$626	Washington Heights
5	11-15 W 8 St	\$25,001,000	29-Apr-17	30,858	\$810	Greenwich Village
6	4 Gramercy Park W	\$23,094,094	18-May-17	7,800	\$2,961	Gramercy Park
7	351-357 W 125 St	\$23,000,000	15-Jun-17	45,945	\$501	Harlem
8	75 E 116 St	\$22,600,000	06-Apr-17	160,328	\$141	East Harlem
	62 E 117 St	\$22,600,000	06-Apr-17	160,328	\$141	East Harlem
9	74-76 Leonard St	\$21,250,000	25-May-17	24,423	\$870	TriBeCa
10	277-279 W 11 St	\$20,000,000	23-Jun-17	22,686	\$882	West Village
11	1656-1660 3 Ave	\$20,000,000	29-Apr-17	20,831	\$960	Carnegie Hill
12	164 E 82 St	\$19,400,000	15-Jun-17	19,670	\$986	Carnegie Hill
	162 E 82 St	\$19,400,000	15-Jun-17	19,670	\$986	Carnegie Hill
13	63-65 Perry St	\$18,000,000	28-Apr-17	19,888	\$905	West Village
14	15 W 107 St	\$17,052,000	11-May-17	31,818	\$536	Manhattan Valley
15	48 St Nicholas Pl	\$17,000,000	30-May-17	42,924	\$396	Harlem
16	317 E 74 St	\$16,500,000	23-May-17	17,540	\$941	Lenox Hill
	315 E 74 St	\$16,500,000	23-May-17	17,540	\$941	Lenox Hill
17	522 W 157 St	\$15,150,000	07-Jun-17	42,546	\$356	Washington Heights
18	409 W 45 St	\$15,093,194	31-May-17	10,119	\$1,492	Clinton - Hell's Kitchen
19	23 Park Pl	\$15,000,000	19-May-17	21,840	\$687	TriBeCa
20	48 W 70 St	\$14,900,000	18-May-17	6,328	\$2,355	Lincoln Square
21	115-121 E 116 St	\$14,800,000	24-Apr-17	47,750	\$310	East Harlem
22	571 W 175 St	\$14,100,000	30-May-17	48,288	\$292	Washington Heights
	565 W 175 St	\$14,100,000	30-May-17	48,288	\$292	Washington Heights
23	1887 Amsterdam Ave	\$14,000,000	10-May-17	28,845	\$485	Harlem
	1885 Amsterdam Ave	\$14,000,000	10-May-17	28,845	\$485	Harlem
	1883 Amsterdam Ave	\$14,000,000	10-May-17	28,845	\$485	Harlem
24	9 W 110 St	\$13,650,000	27-Apr-17	23,640	\$577	Harlem
25	243 E 17 St	\$13,500,000	15-Jun-17	6,496	\$2,078	Gramercy Park

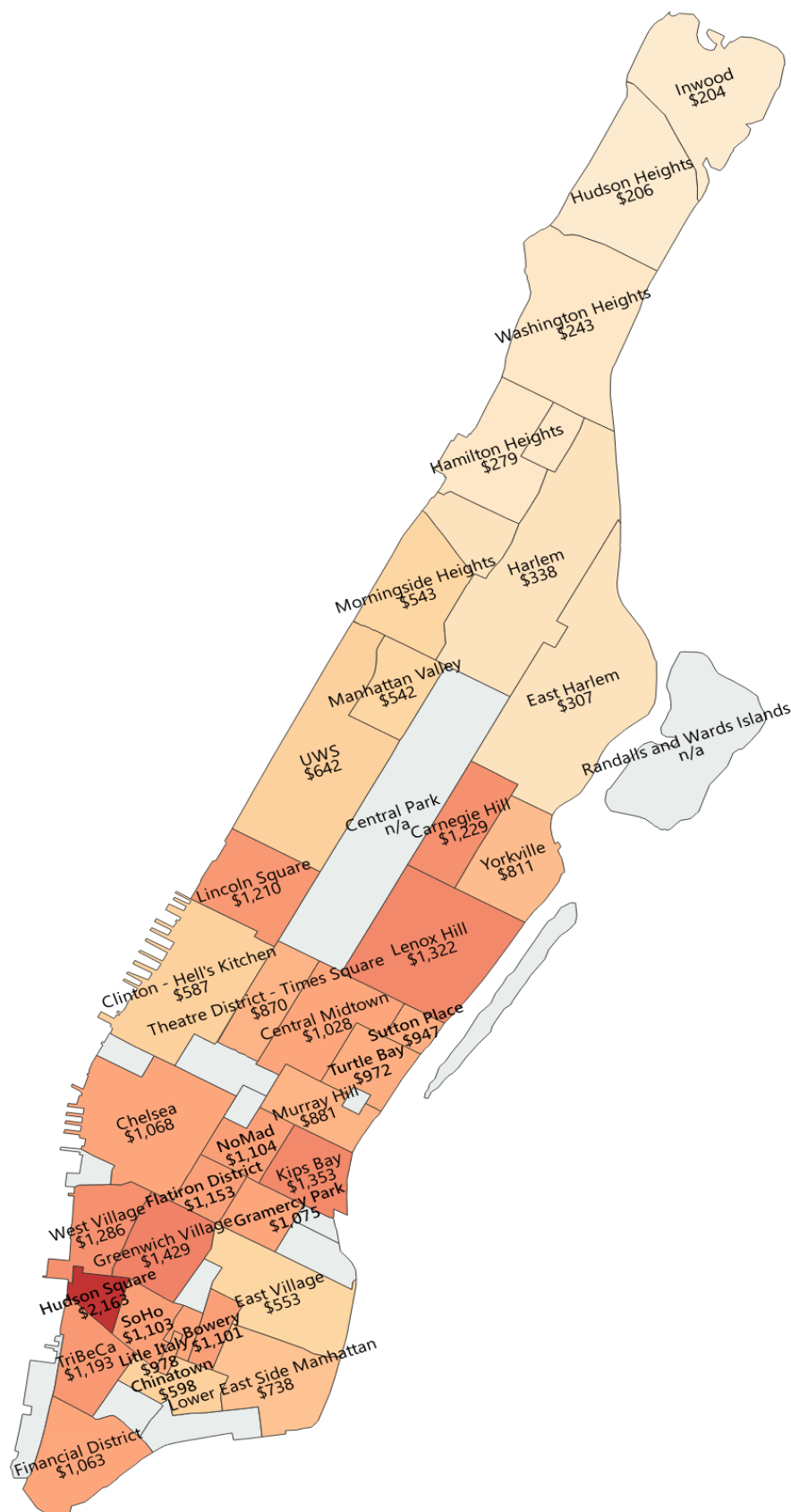


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Map of Neighborhoods

Average price per square foot (past 3 years)



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Top Neighborhoods

Manhattan, 2nd Quarter 2017

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Gramercy Park	\$2,160	\$43,244,094	3	\$2,560	\$1,163	-
2	Greenwich Village	\$1,275	\$88,668,000	5	\$2,255	\$1,081	-
3	Yorkville	\$1,214	\$29,950,000	3	-	\$1,214	-
4	Carnegie Hill	\$1,031	\$45,900,000	3	\$1,609	\$986	\$960
5	West Village	\$974	\$50,750,000	3	-	\$974	-
6	Clinton - Hell's Kitchen	\$967	\$76,668,194	5	\$1,492	\$891	-
7	Lenox Hill	\$962	\$29,120,500	3	\$1,895	\$828	-
8	Upper West Side	\$954	\$56,209,000	9	\$1,123	\$786	-
9	TriBeCa	\$852	\$46,975,000	3	\$837	\$870	-
10	Lower East Side	\$831	\$43,060,000	5	-	\$831	-
11	East Village	\$793	\$26,500,000	5	\$1,279	\$733	-
12	Manhattan Valley	\$525	\$80,890,000	5	-	\$525	-
13	Washington Heights	\$429	\$111,750,000	9	\$442	\$380	\$626
14	Harlem	\$416	\$121,844,681	25	\$619	\$376	-
15	East Harlem	\$181	\$73,148,865	13	\$538	\$164	\$134

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

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



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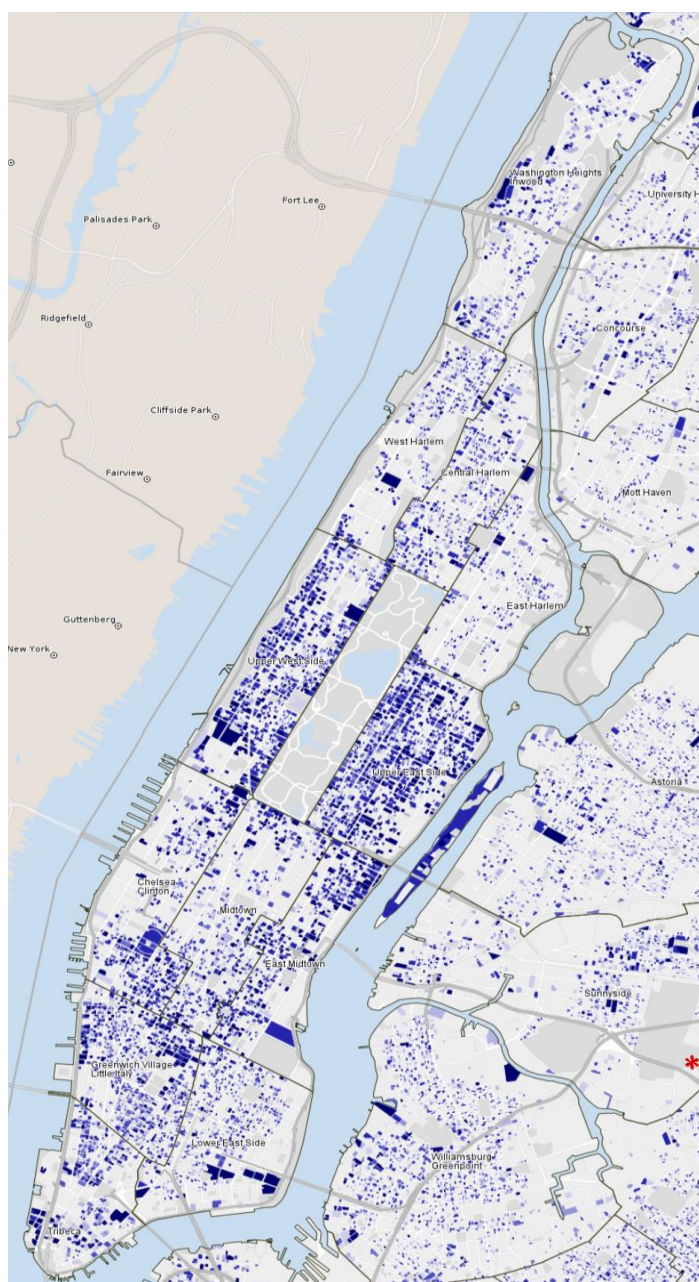
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Sales Maps

Manhattan, 2nd Quarter 2017

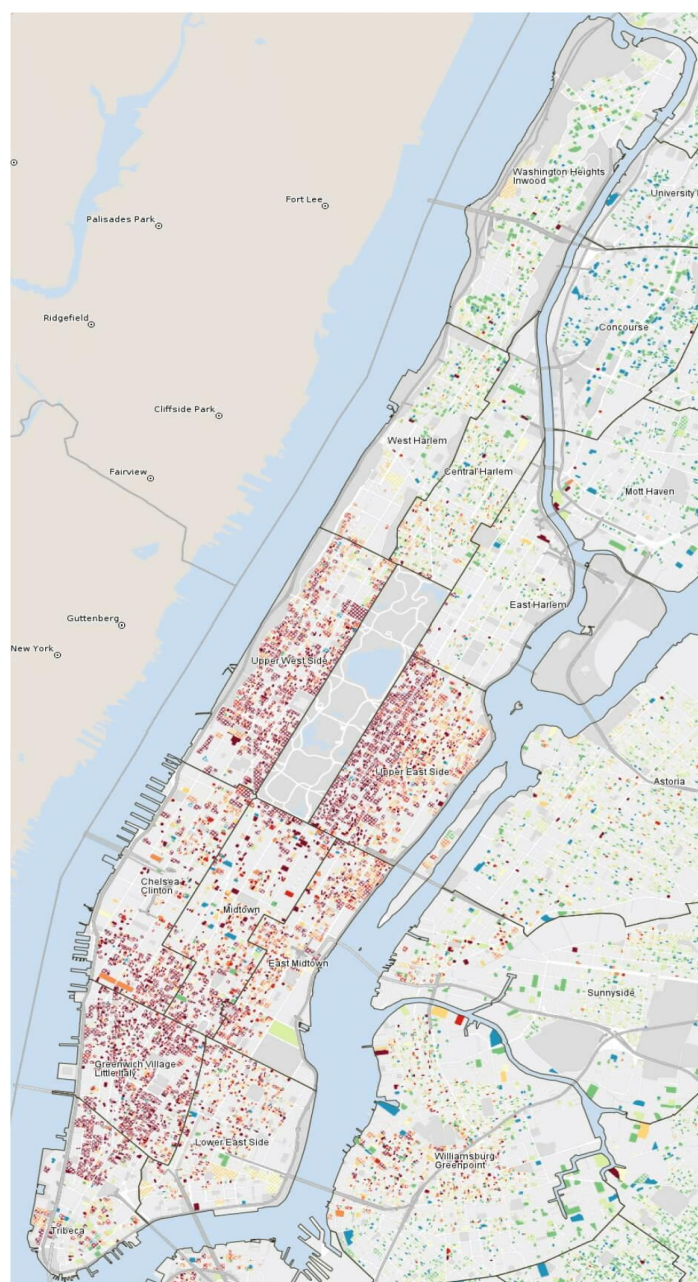
Recent sales

The map displays recent sales activity. The areas in dark blue were the most active in terms of closed sales.



Price / Sq.ft.

This heat map displays the price per square foot for properties sold in the past 5 years. The areas in dark red are the most expensive.



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Carnegie Hill

Manhattan, 2nd Quarter 2017

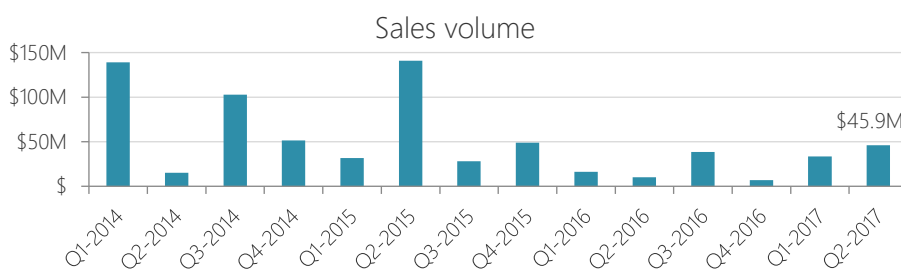
Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home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



Sales volume

\$45.9M

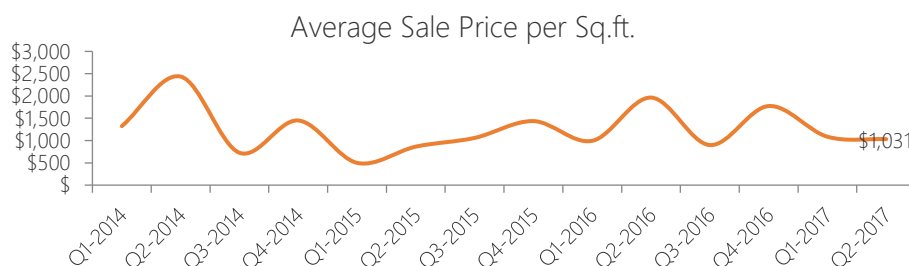
359% YoY



Average Sale Price per Sq.ft.

\$1,031

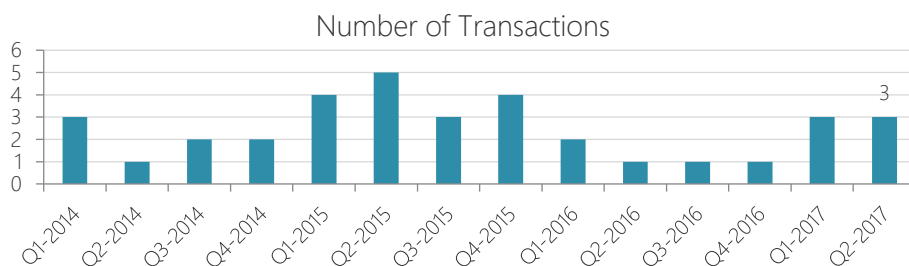
-48% YoY



Number of Transactions

3

200% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,625,000	-19%	\$1,609	-18%	\$6,500,000	1	1	4
Medium	\$524,324	-	\$986	-	\$19,400,000	1	2	37
Large	\$370,370	-	\$960	-	\$20,000,000	1	1	54

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Clinton - Hell's Kitchen

Manhattan, 2nd Quarter 2017

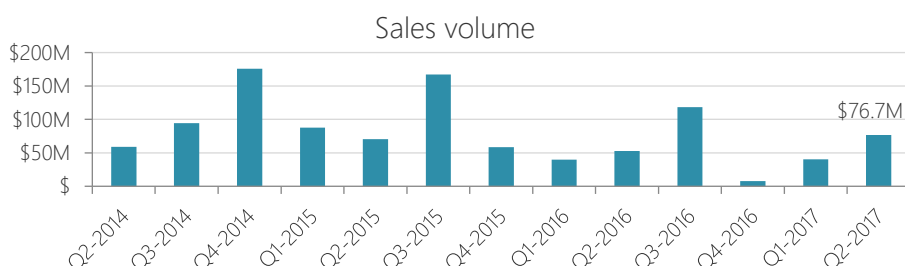
High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central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



Sales volume

\$76.7M

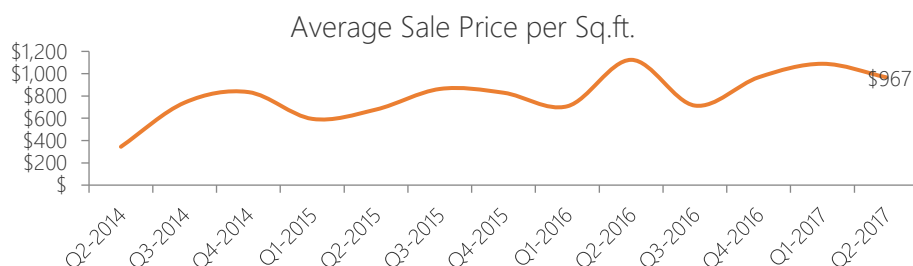
46% YoY



Average Sale Price per Sq.ft.

\$967

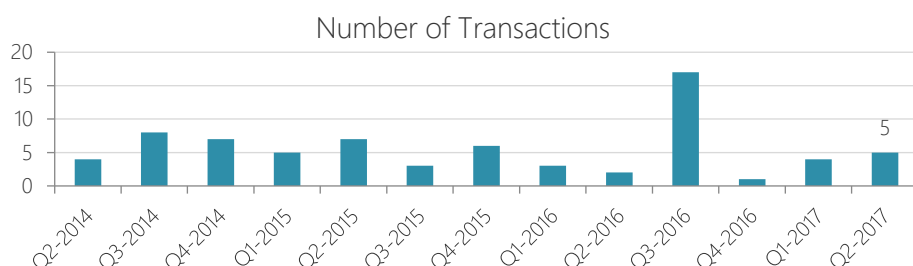
-14% YoY



Number of Transactions

5

150% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$2,156,171	-	\$1,492	-	\$15,093,194	1	1	7
Medium	\$715,988	-17%	\$891	-21%	\$61,575,000	4	5	86
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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East Harlem

Manhattan, 2nd Quarter 2017

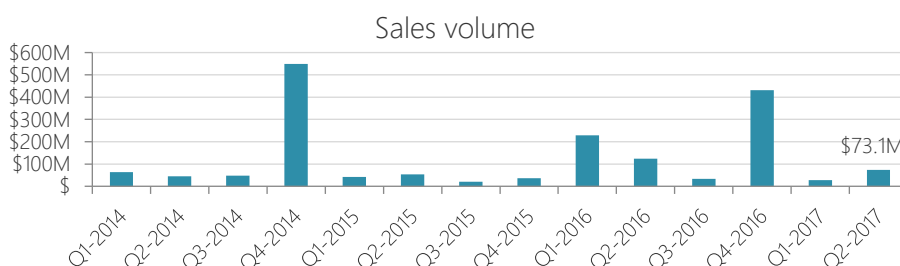
Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively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



Sales volume

\$73.2M

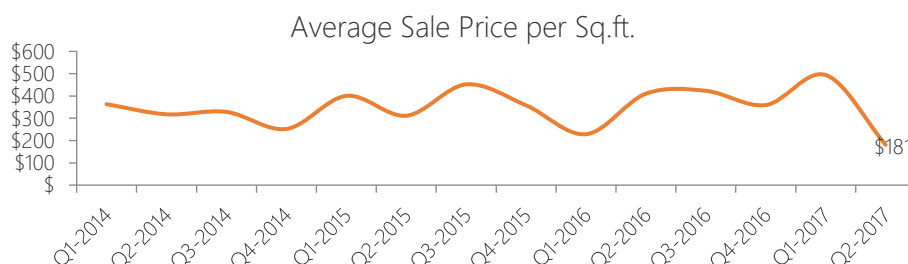
-41% YoY



Average Sale Price per Sq.ft.

\$181

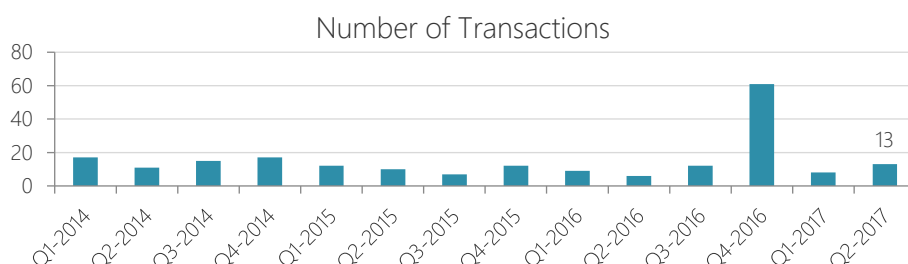
-56% YoY



Number of Transactions

13

117% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$468,333	53%	\$538	11%	\$18,265,000	6	7	39
Medium	\$143,000	-61%	\$164	-58%	\$28,457,007	5	9	199
Large	\$142,080	-67%	\$134	-68%	\$26,426,858	2	3	186

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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East Village

Manhattan, 2nd Quarter 2017

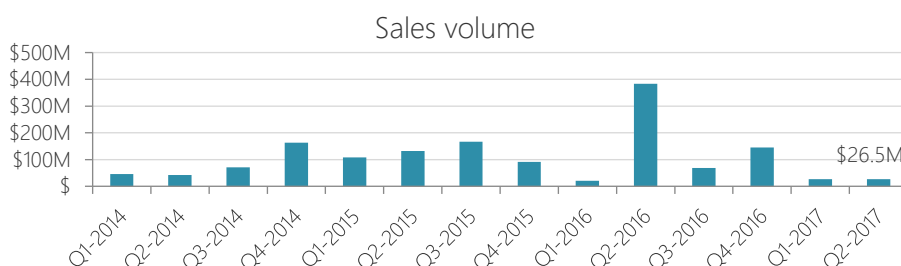
Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include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



Sales volume

\$26.5M

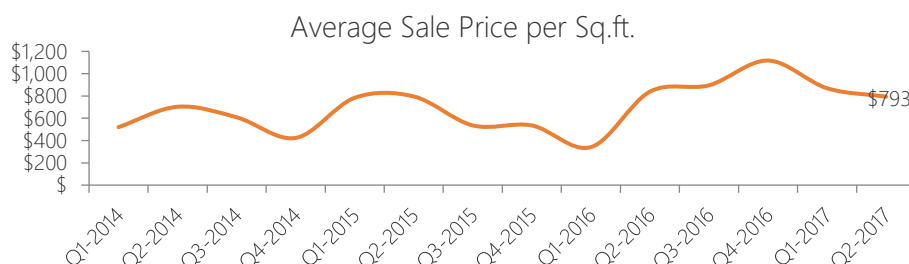
-93% YoY



Average Sale Price per Sq.ft.

\$793

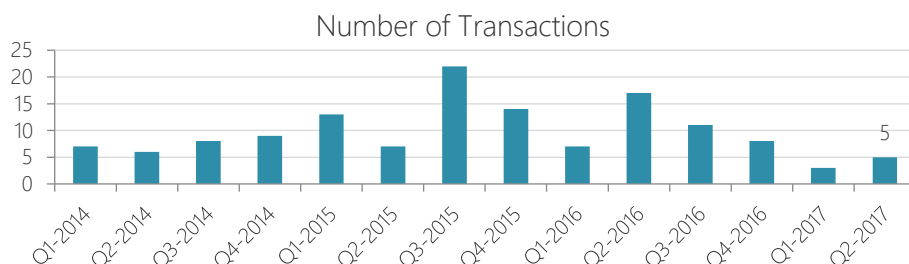
-5% YoY



Number of Transactions

5

-71% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$791,667	-37%	\$1,279	14%	\$4,750,000	1	1	6
Medium	\$275,316	-60%	\$733	-32%	\$21,750,000	4	4	79
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Gramercy Park

Manhattan, 2nd Quarter 2017

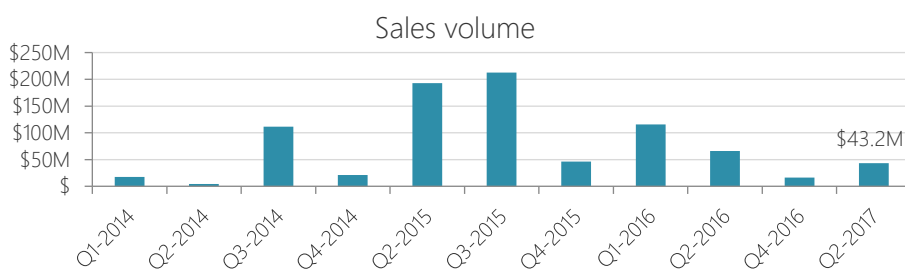
Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories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



Sales volume

\$43.2M

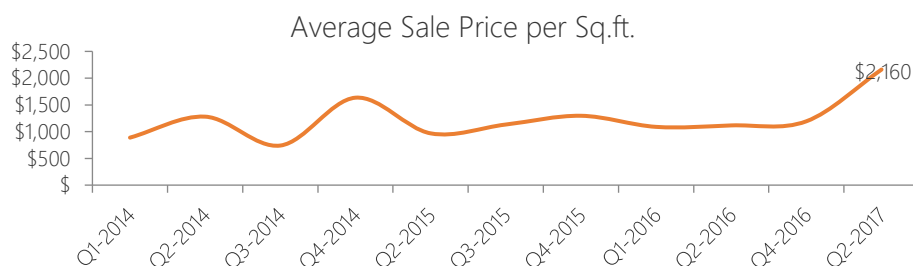
-34% YoY



Average Sale Price per Sq.ft.

\$2,160

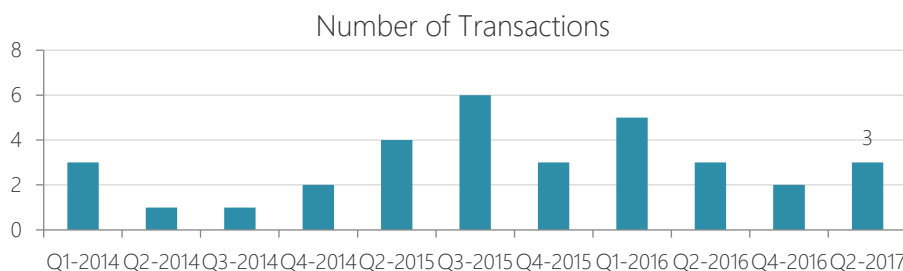
94% YoY



Number of Transactions

3

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$4,574,262	672%	\$2,560	535%	\$36,594,094	2	2	8
Medium	\$665,000	17%	\$1,163	17%	\$6,650,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Greenwich Village

Manhattan, 2nd Quarter 2017

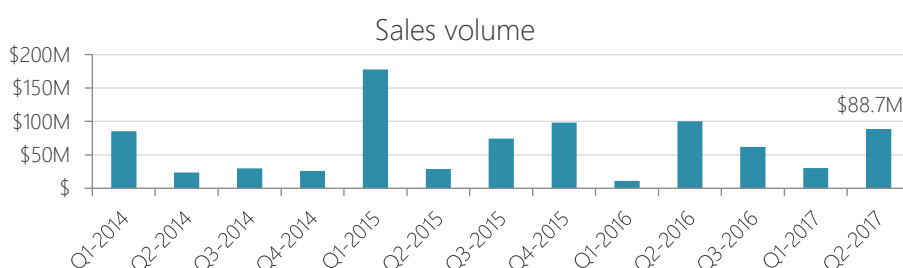
New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is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



Sales volume

\$88.7M

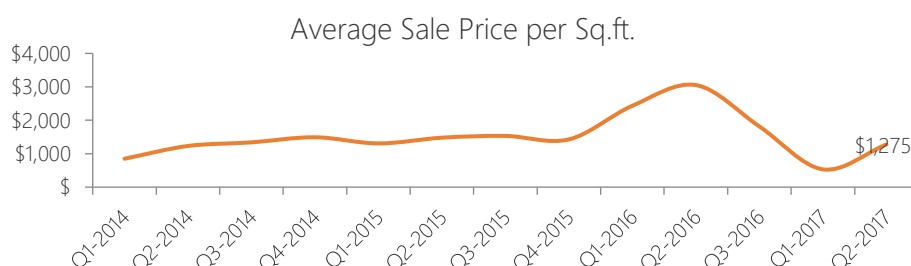
-12% YoY



Average Sale Price per Sq.ft.

\$1,275

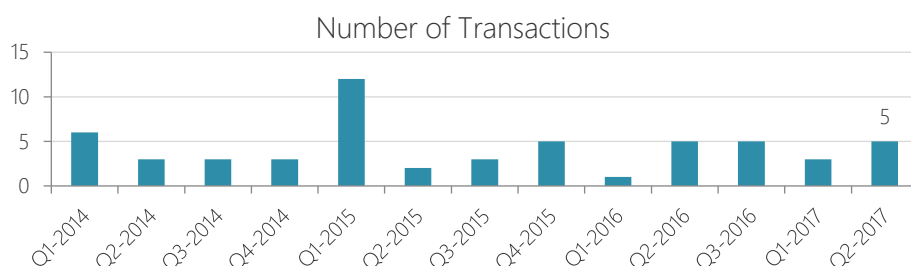
-58% YoY



Number of Transactions

5

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,851,214	-32%	\$2,255	-16%	\$25,917,000	3	3	14
Medium	\$871,542	-72%	\$1,081	-68%	\$62,751,000	2	2	72
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Harlem

Manhattan, 2nd Quarter 2017

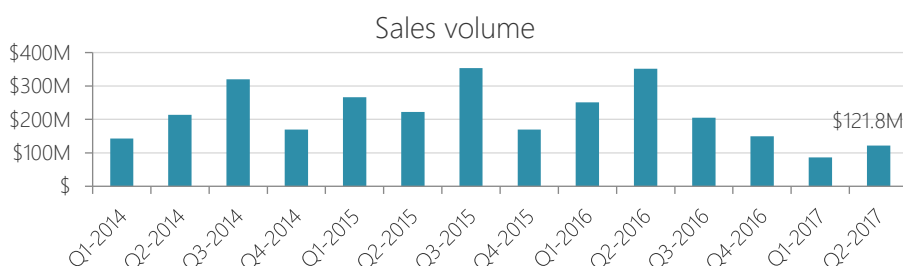
Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great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



Sales volume

\$121.8M

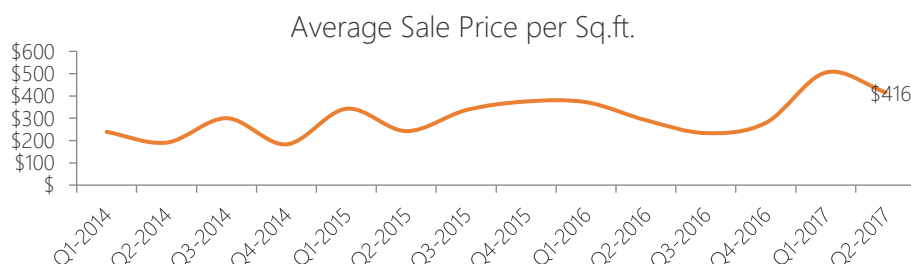
-65% YoY



Average Sale Price per Sq.ft.

\$416

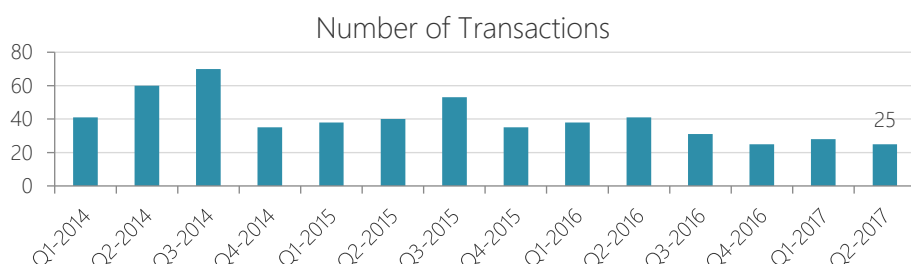
43% YoY



Number of Transactions

25

-39% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$431,135	7%	\$619	-12%	\$29,748,307	14	15	69
Medium	\$297,085	-12%	\$376	8%	\$92,096,374	11	14	310
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Lenox Hill

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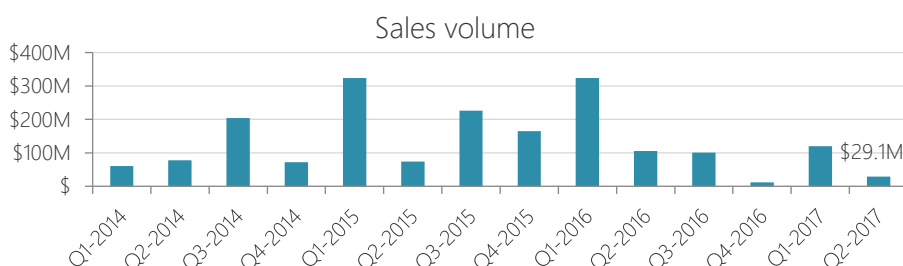
Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is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



Sales volume

\$29.1M

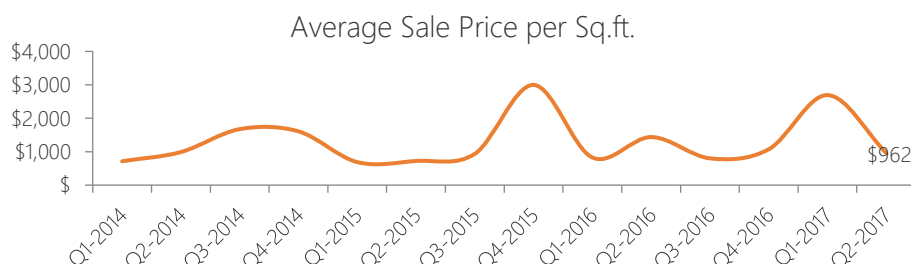
-72% YoY



Average Sale Price per Sq.ft.

\$962

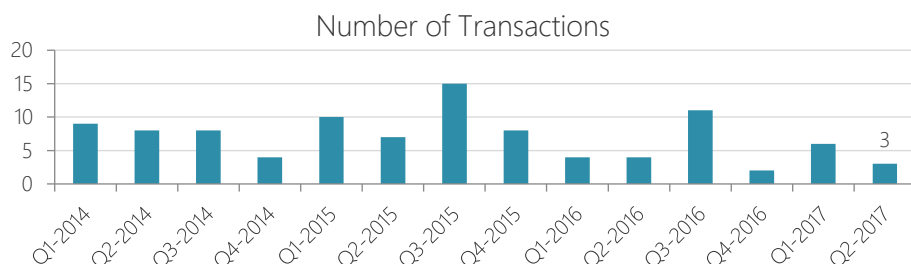
-33% YoY



Number of Transactions

3

-25% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,805,125	37%	\$1,895	84%	\$7,220,500	1	1	4
Medium	\$476,087	-65%	\$828	-44%	\$21,900,000	2	3	46
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Lower East Side

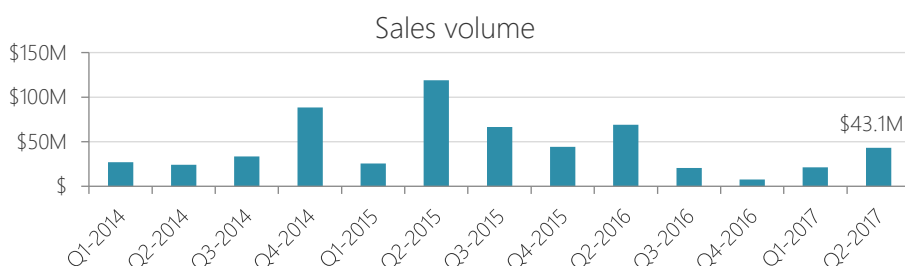
Manhattan, 2nd Quarter 2017



Sales volume

\$43.1M

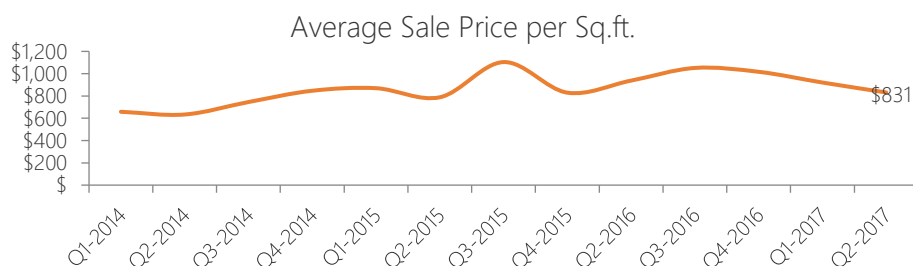
-37% YoY



Average Sale Price per Sq.ft.

\$831

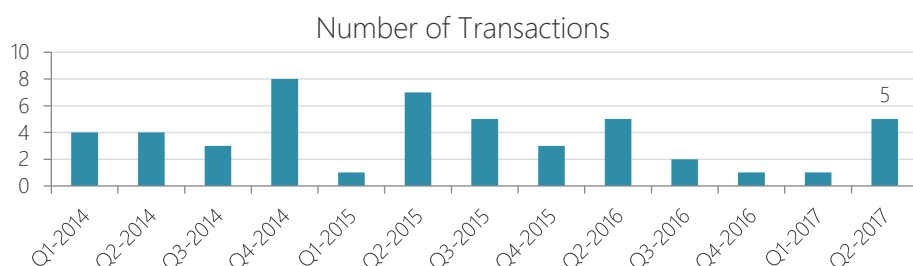
-11% YoY



Number of Transactions

5

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$525,122	-5%	\$831	-11%	\$43,060,000	5	5	82
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Manhattan Valley

Manhattan, 2nd Quarter 2017

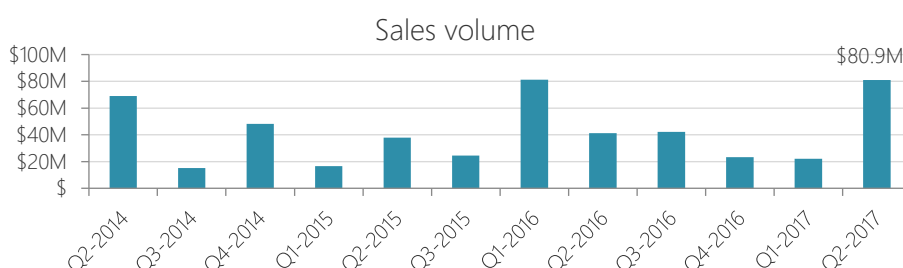
Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+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



Sales volume

\$80.9M

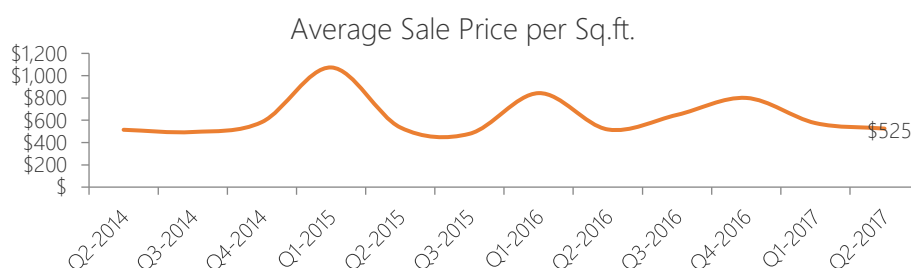
97% YoY



Average Sale Price per Sq.ft.

\$525

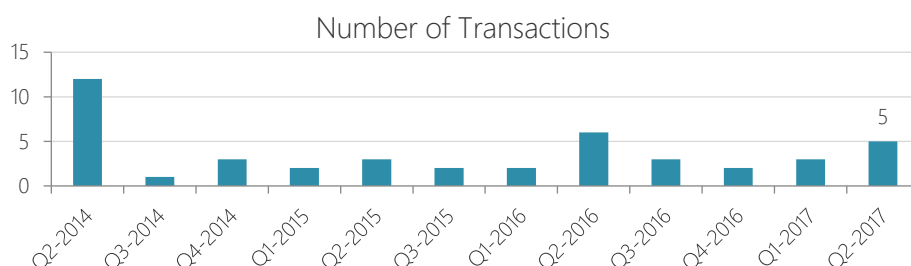
2% YoY



Number of Transactions

5

-17% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$505,563	12%	\$525	-6%	\$80,890,000	5	7	160
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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TriBeCa

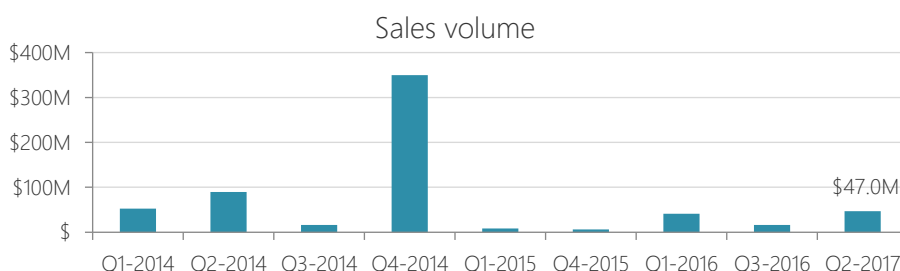
Manhattan, 2nd Quarter 2017

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



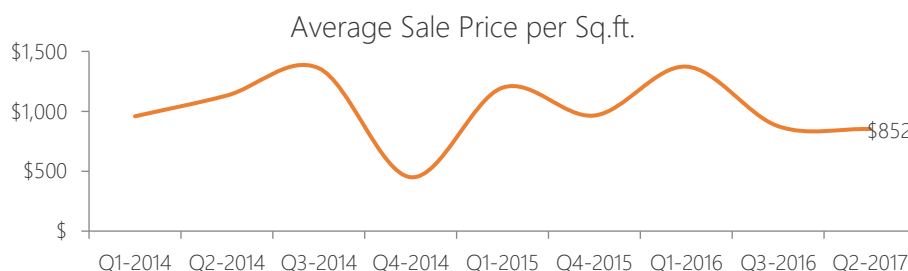
Sales volume

\$47.M



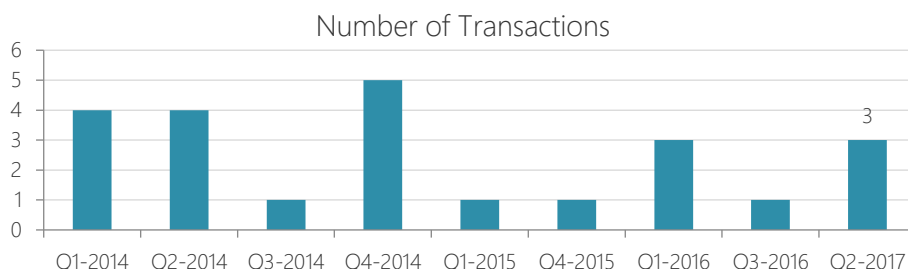
Average Sale Price per Sq.ft.

\$852



Number of Transactions

3



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,978,846	-	\$837	-	\$25,725,000	2	2	13
Medium	\$1,118,421	-	\$870	-	\$21,250,000	1	1	19
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Upper West Side

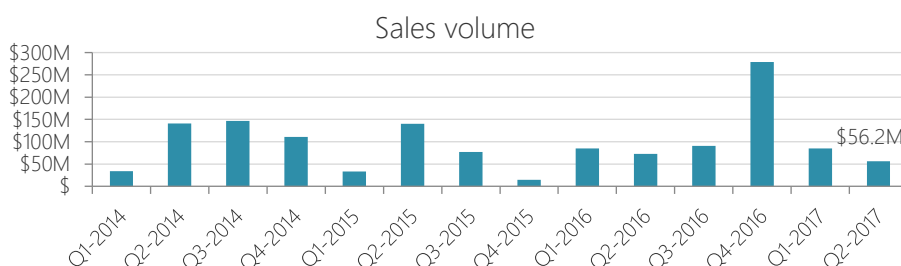
Manhattan, 2nd Quarter 2017



Sales volume

\$56.2M

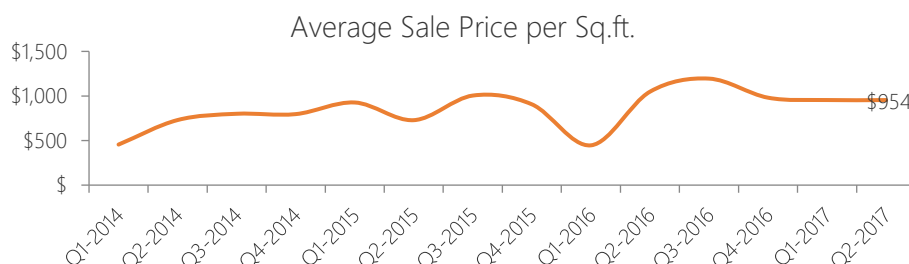
-22% YoY



Average Sale Price per Sq.ft.

\$954

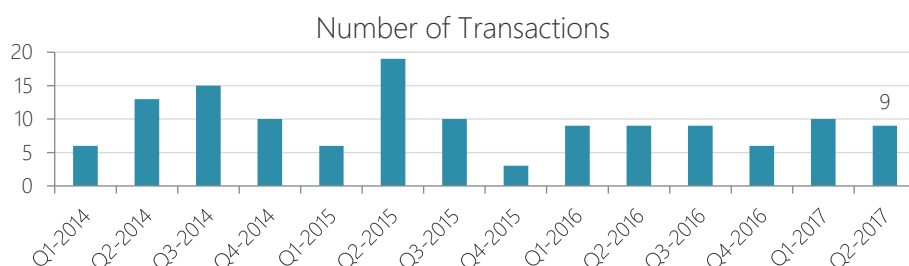
-9% YoY



Number of Transactions

9

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$847,641	-3%	\$1,123	11%	\$33,058,000	6	6	39
Medium	\$578,775	-23%	\$786	-27%	\$23,151,000	3	3	40
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Washington Heights

Manhattan, 2nd Quarter 2017

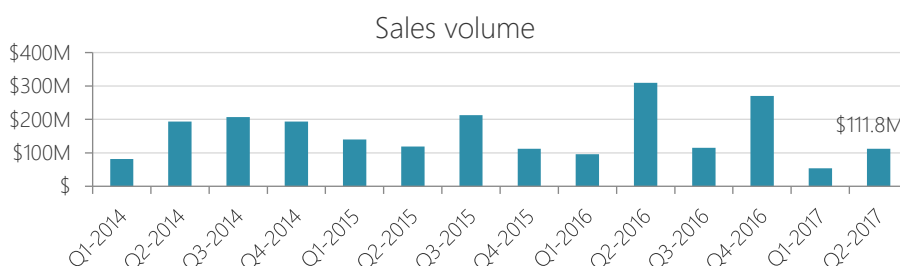
Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park,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



Sales volume

\$111.8M

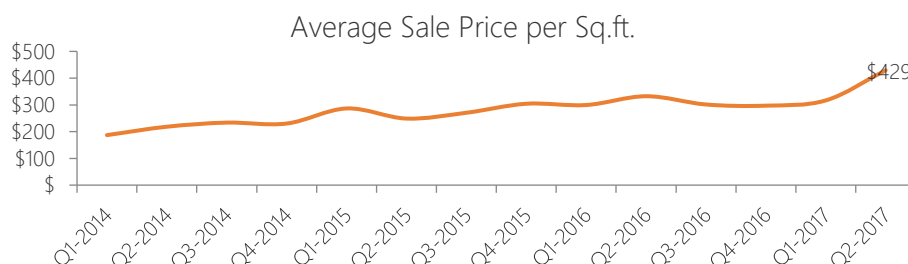
-64% YoY



Average Sale Price per Sq.ft.

\$429

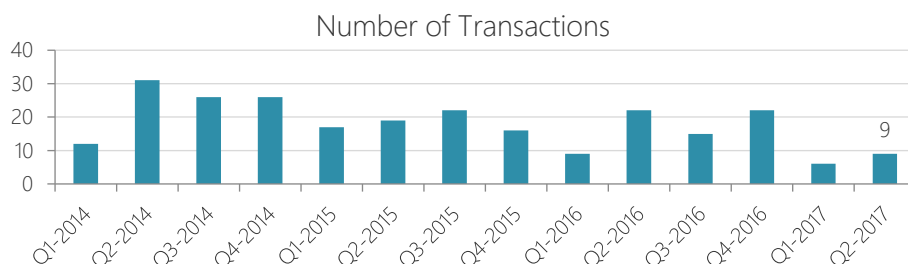
29% YoY



Number of Transactions

9

-59% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$356,250	125%	\$442	43%	\$2,850,000	1	1	8
Medium	\$316,461	0%	\$380	10%	\$76,900,000	7	9	243
Large	\$561,404	81%	\$626	94%	\$32,000,000	1	1	57

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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West Village

Manhattan, 2nd Quarter 2017

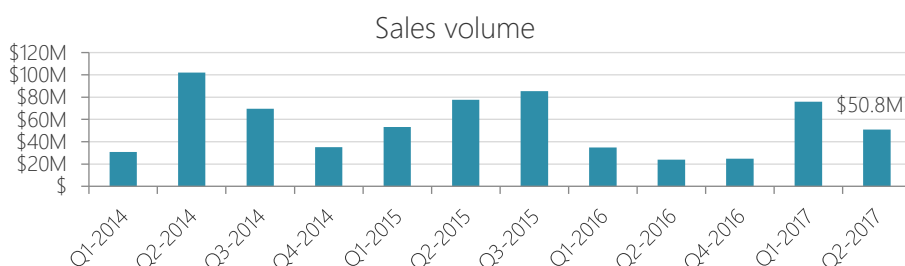
Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone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



Sales volume

\$50.8M

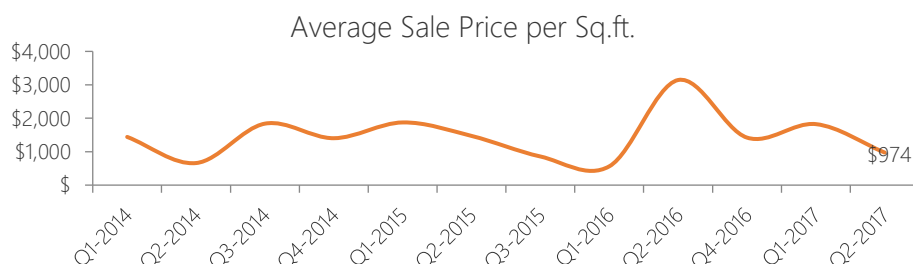
114% YoY



Average Sale Price per Sq.ft.

\$974

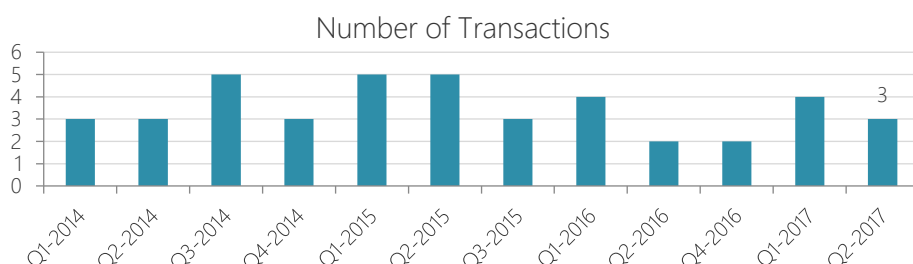
-69% YoY



Number of Transactions

3

50% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$714,789	-	\$974	-	\$50,750,000	3	3	71
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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Yorkville

Manhattan, 2nd Quarter 2017

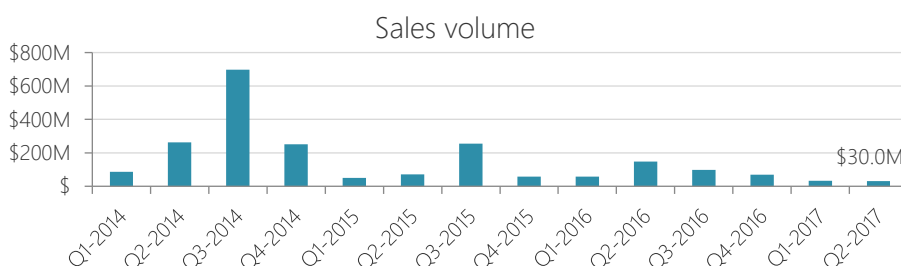
Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several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



Sales volume

\$30.M

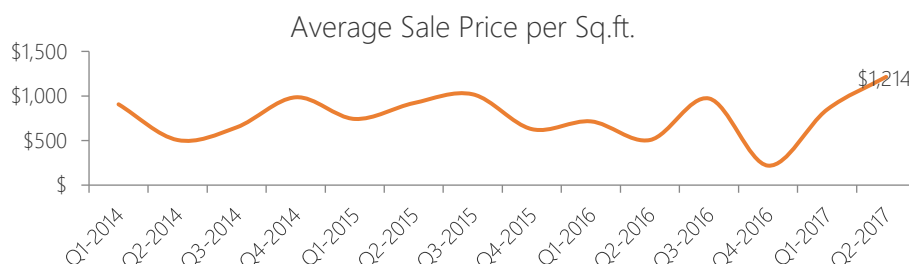
-80% YoY



Average Sale Price per Sq.ft.

\$1,214

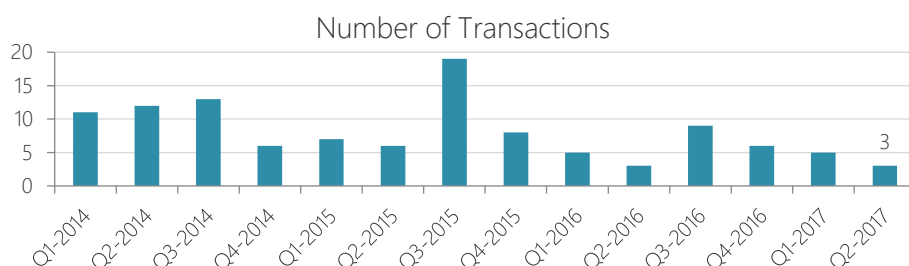
140% YoY



Number of Transactions

3

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$748,750	161%	\$1,214	85%	\$29,950,000	3	3	40
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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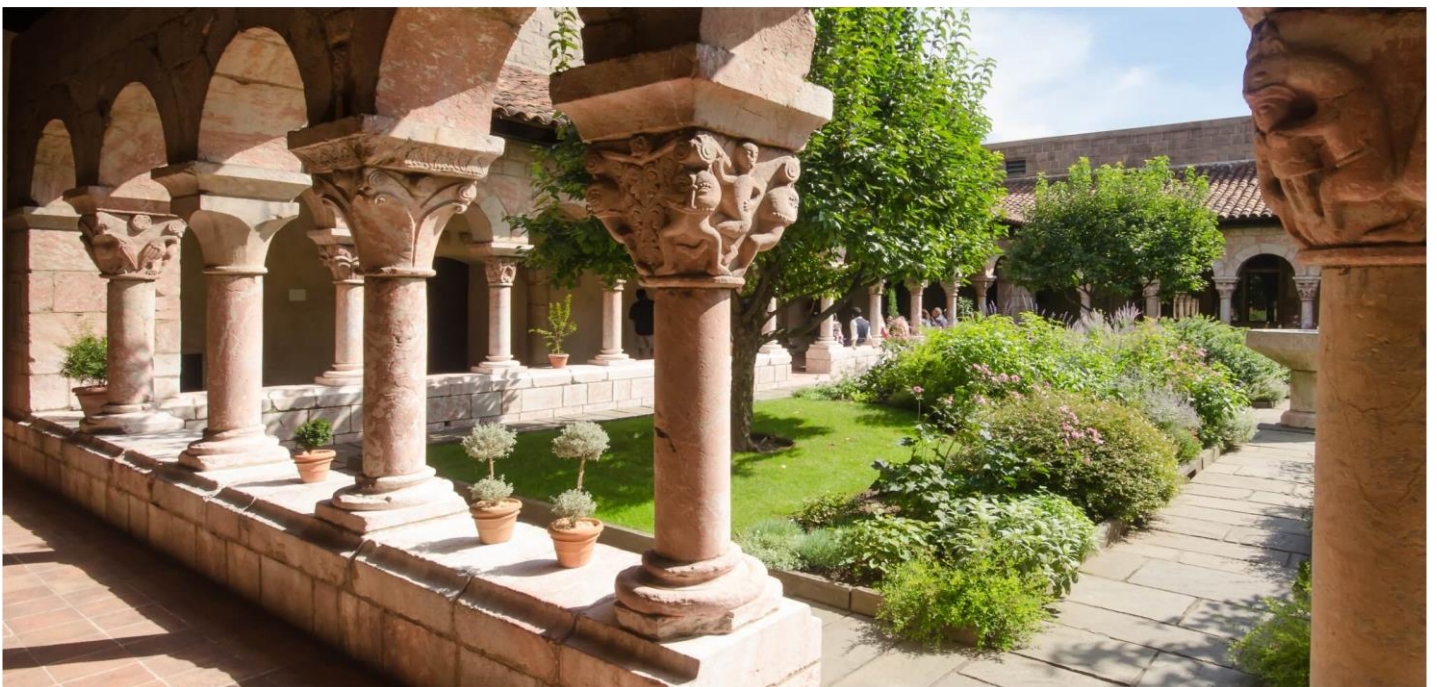
Attractions

Manhattan, 2nd Quarter 2017

Central Park



Garden of the Cloisters Museum



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THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



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David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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**John D. "Dan"
Connolly**

Residential &
Commercial Sales

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

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

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

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

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



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



The RATNER Team Market Report

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Nate Pfaff

Residential Sales &
Rental Specialist

Delivering happiness one home at a time

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

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

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

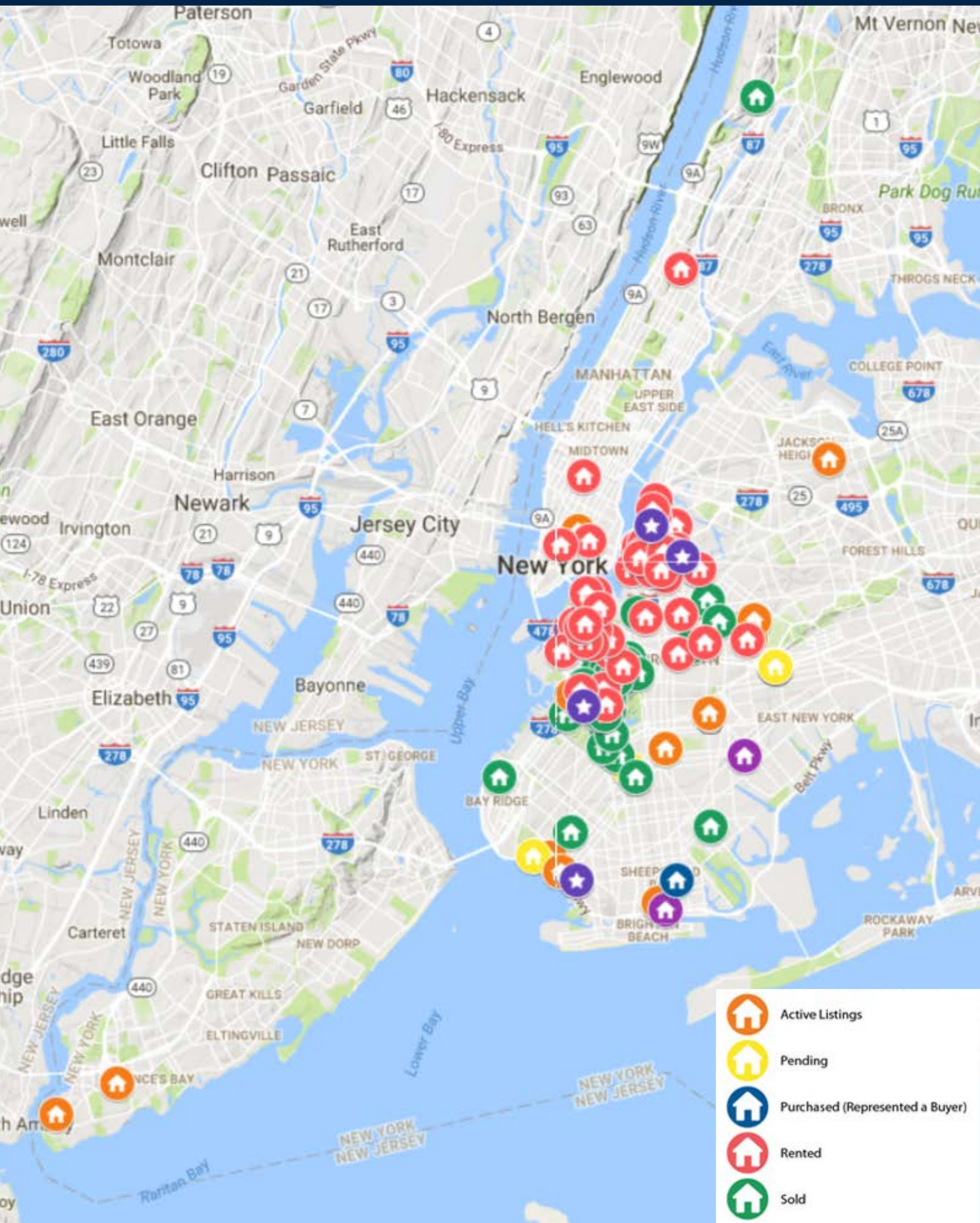
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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