

# MIDTOWN MANHATTAN

A monthly analysis of residential sales  
in Midtown Manhattan, Manhattan

October 2017



**The RATNER Team Market Report**

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# Residential Market Report, October 2017

## Midtown Manhattan, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$895K**

-10% YoY

NO. OF TRANSACTIONS

**348**

2% YoY

MEDIAN PRICE/SQ.FT.

**\$1,322**

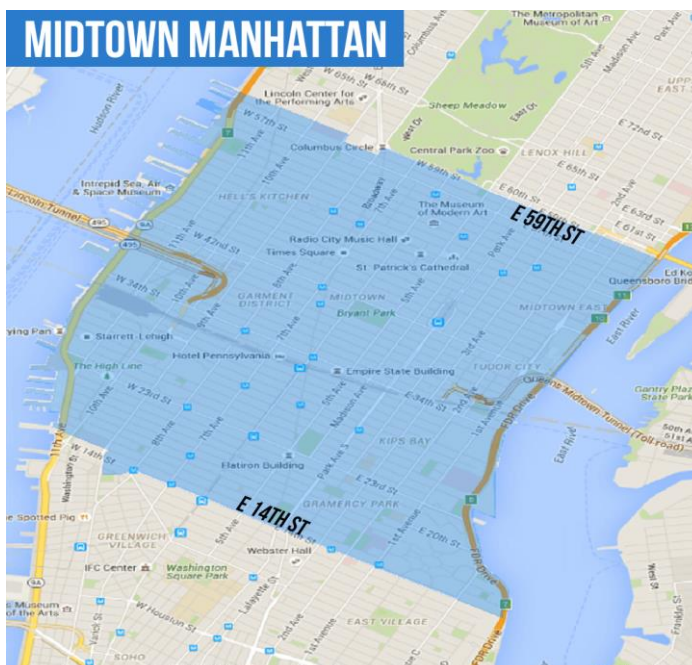
-7% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$995K**

0% YoY

### NEIGHBORHOOD BOUNDARIES

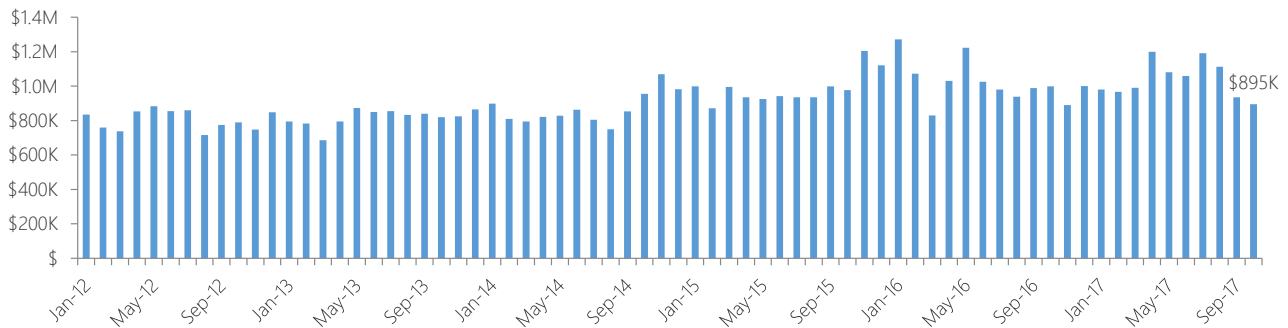


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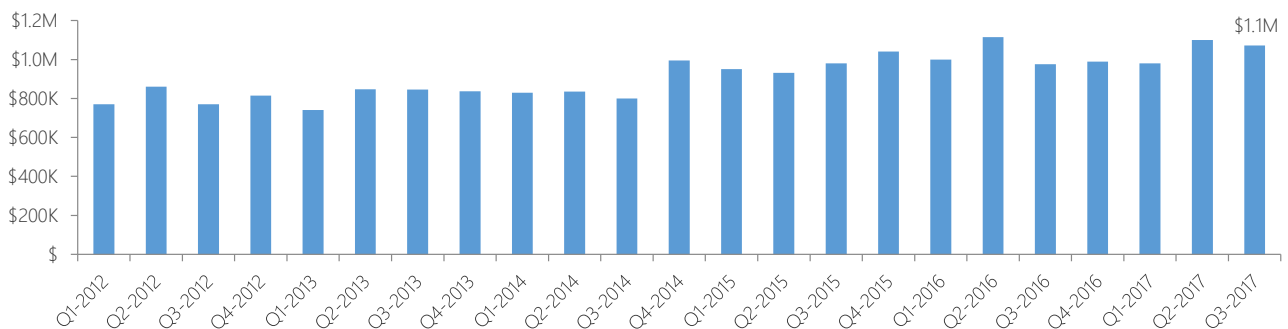
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## RESIDENTIAL STATS

### Median Sale Price by Month

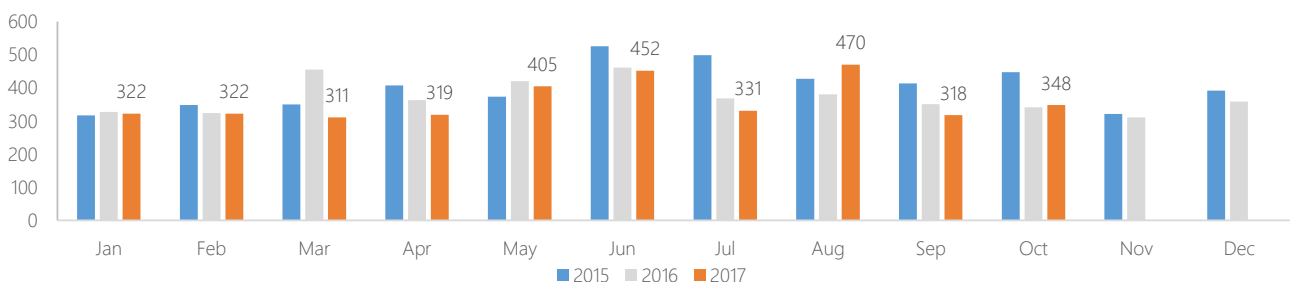


### Median Sale Price by Quarter



### Number of Transactions

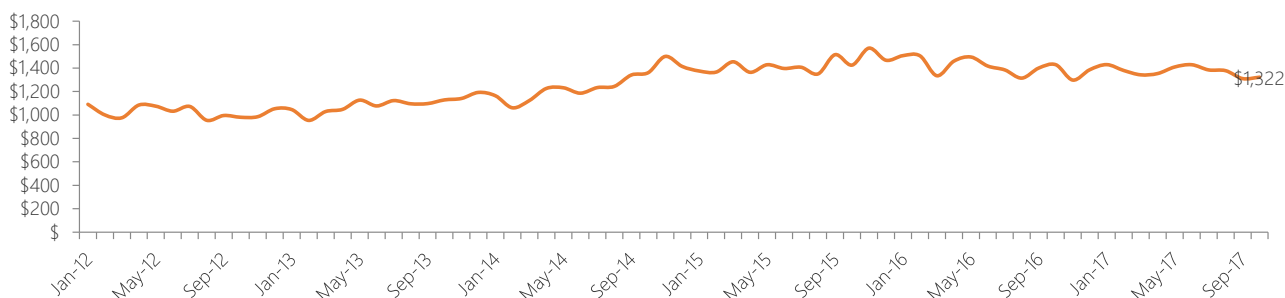
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	316	273	321	340	400	367	407	433	351	300	338	501
2013	287	269	308	395	504	455	531	510	478	437	333	426
2014	364	302	347	386	410	460	492	431	410	397	323	408
2015	317	348	350	407	373	526	499	427	413	447	321	392
2016	327	324	455	363	420	461	368	380	351	341	311	359
2017	322	322	311	319	405	452	331	470	318	348		



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## Median Sale Price per Square Foot

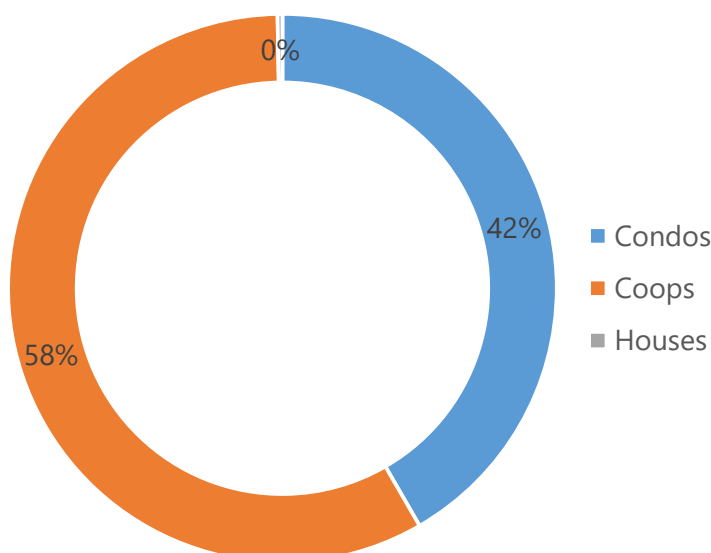


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,640,000	10%	\$1,482	-9%	145
Coops	\$665,000	-5%	\$1,027	3%	202
Houses	\$9,950,000	-	\$1,634	-	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
551 W 21 St #PH20	1-00693-1144	31-Oct-17	\$38,053,728	Condo	
768 5 Ave #2009	1-01274-1634	5-Oct-17	\$32,700,000	Condo	6,316
551 W 21 St #16A	1-00693-1138	6-Oct-17	\$17,000,000	Condo	
520 W 28 St #24	1-00699-1326	30-Oct-17	\$15,313,889	Condo	
252 E 57 St #57A	1-01330-1178	2-Oct-17	\$13,851,200	Condo	
252 E 57 St #56A	1-01330-1176	16-Oct-17	\$13,342,075	Condo	
252 E 57 St #64B	1-01330-1194	23-Oct-17	\$10,490,975	Condo	
212 5 Ave #5A	1-00827-1008	19-Oct-17	\$10,300,000	Condo	
305 E 51 St #PH32B	1-01344-1325	24-Oct-17	\$10,250,000	Condo	3,563
319 E 51 St	1-01344-0009	18-Oct-17	\$9,950,000	House	6,091
150 Central Park S #2301	1-01011-0052	3-Oct-17	\$9,000,000	Coop	
252 E 57 St #54C	1-01330-1172	9-Oct-17	\$8,149,000	Condo	
105-107 E 29 St #12PH	1-00885-0008	12-Oct-17	\$6,790,000	Coop	
252 E 57 St #59A	1-01330-1183	19-Oct-17	\$6,112,500	Condo	
252 E 57 St #50C	1-01330-1159	24-Oct-17	\$5,705,200	Condo	
50 Madison Ave #RU8	1-00856-1010	2-Oct-17	\$5,612,500	Condo	2,630
151 E 58 St #43C	1-01313-1070	19-Oct-17	\$5,450,000	Condo	1,364
252 E 57 St #51B	1-01330-1162	3-Oct-17	\$5,399,725	Condo	
447 E 57 St #PH	1-01369-0016	24-Oct-17	\$5,000,000	Coop	2,700
106 Central Park S #30E	1-01011-4422	23-Oct-17	\$4,900,000	Condo	1,553
252 E 57 St #44A	1-01330-1133	18-Oct-17	\$4,890,600	Condo	
15 Union Sq W #6	1-00842-1111	20-Oct-17	\$4,450,000	Condo	2,282
252 E 57 St #46B	1-01330-1142	4-Oct-17	\$4,330,563	Condo	
32 W 18 St #4A	1-00819-1408	13-Oct-17	\$4,283,333	Condo	2,794
465 W 23 St #PHB	1-00721-1008	27-Oct-17	\$4,250,000	Coop	
959 1 Ave #24A	1-01345-1202	20-Oct-17	\$4,050,000	Condo	
310 E 53 St #17C	1-01345-1048	27-Oct-17	\$4,000,000	Condo	2,313
200 Central Park S #5B	1-01030-0029	20-Oct-17	\$4,000,000	Coop	1,850
15 W 53 St #35A	1-01269-1176	4-Oct-17	\$3,995,000	Condo	2,248
450 W 42 St #PH 1J	1-01051-1446	30-Oct-17	\$3,950,810	Condo	
641 5 Ave #24A	1-01287-1017	4-Oct-17	\$3,800,000	Condo	2,259
200 Central Park S #27C	1-01030-0029	17-Oct-17	\$3,563,875	Coop	1,600
417 W 22 St #1	1-00720-0039	12-Oct-17	\$3,365,000	Coop	1,815
845 United Nations Plz #15A	1-01340-1012	5-Oct-17	\$3,325,000	Condo	1,972
55 W 17 St #1001	1-00819-1334	10-Oct-17	\$3,322,041	Condo	
24-25 Gramercy Park S #9E	1-00875-0056	19-Oct-17	\$2,995,000	Coop	
21 E 22 St #12IJ	1-00851-0013	3-Oct-17	\$2,950,000	Coop	
250 E 53 St #1004	1-01326-1047	18-Oct-17	\$2,710,000	Condo	1,930
11 E 29 St #14A	1-00859-1022	19-Oct-17	\$2,700,000	Condo	1,596
67 Park Ave #2BC	1-00894-0001	3-Oct-17	\$2,700,000	Coop	
14-16 W 17 St #4S	1-00818-0059	30-Oct-17	\$2,620,000	Coop	1,950
151-153 W 28 St #9W	1-00804-0008	10-Oct-17	\$2,575,000	Coop	1,800
205 E 22 St #PHA	1-00903-1053	12-Oct-17	\$2,525,000	Condo	1,866
55 W 17 St #40S	1-00819-1313	31-Oct-17	\$2,520,000	Condo	
108 5 Ave #14B	1-00817-1035	11-Oct-17	\$2,460,000	Condo	1,296
641 5 Ave #28F	1-01287-1054	27-Oct-17	\$2,400,000	Condo	1,205
465 W 23 St #10CD	1-00721-1008	10-Oct-17	\$2,400,000	Coop	
55 W 17 St #304	1-00819-1308	27-Oct-17	\$2,399,801	Condo	
145-154 E 15 St #3UT	1-00871-0039	30-Oct-17	\$2,350,000	Coop	
151 W 21 St #5B	1-00797-1819	2-Oct-17	\$2,280,000	Condo	1,272



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Address	BBL	Sale date	Sale price	Property type	Sqft
323-327 2 Ave #2FG	1-00899-0032	31-Oct-17	\$2,209,932	Coop	
845 United Nations Plz #12E	1-01340-1090	25-Oct-17	\$2,200,000	Condo	1,588
322 E 57 St #2	1-01349-0041	19-Oct-17	\$2,200,000	Coop	
959 1 Ave #9P	1-01345-1141	31-Oct-17	\$2,175,000	Condo	
182 9 Ave #2	1-00745-1402	18-Oct-17	\$2,175,000	Condo	1,015
108 5 Ave #11A	1-00817-1028	18-Oct-17	\$2,150,000	Condo	1,095
55 W 17 St #802	1-00819-1327	16-Oct-17	\$2,132,714	Condo	
552 W 43 St #5A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
440 W 23 St #C	1-00720-0067	23-Oct-17	\$2,100,000	Coop	
552 W 43 St #6A	1-01071-1508	11-Oct-17	\$2,100,000	Condo	1,686
347 W 57 St #42E	1-01048-1202	16-Oct-17	\$2,094,110	Condo	1,265
146 W 57 St #56A	1-01009-1040	13-Oct-17	\$2,050,000	Condo	1,463
407 Park Ave S #7AB	1-00884-0001	6-Oct-17	\$1,975,000	Coop	
105-107 5 Ave #4A	1-00846-0071	12-Oct-17	\$1,970,000	Coop	1,275
540 W 28 St #4D	1-00699-1223	27-Oct-17	\$1,900,000	Condo	1,161
110-112 E 57 St #8DE	1-01311-0065	17-Oct-17	\$1,900,000	Coop	
385 1 Ave #14E	1-00928-1683	11-Oct-17	\$1,900,000	Condo	
17 W 54 St #10E	1-01270-0020	24-Oct-17	\$1,850,000	Coop	
385 1 Ave #14B	1-00928-1681	16-Oct-17	\$1,845,000	Condo	
422 W 20 St #2G	1-00717-1014	25-Oct-17	\$1,825,000	Condo	930
301 W 53 St #21A	1-01044-1206	27-Oct-17	\$1,807,269	Condo	1,039
60 Sutton Pl S #12DN	1-01365-0020	26-Oct-17	\$1,795,000	Coop	
301 W 53 St #15A	1-01044-1140	10-Oct-17	\$1,789,138	Condo	1,039
310 W 52 St #16B	1-01042-1182	2-Oct-17	\$1,785,000	Condo	976
55 W 17 St #1002	1-00819-1335	27-Oct-17	\$1,750,000	Condo	
635 W 42 St #23E	1-01090-1183	31-Oct-17	\$1,738,889	Condo	1,014
425 E 58 St #41F	1-01370-0015	10-Oct-17	\$1,700,000	Coop	
18 W 48 St #28C	1-01263-1124	31-Oct-17	\$1,695,000	Condo	769
350 W 50 St #27B	1-01040-1425	26-Oct-17	\$1,690,000	Condo	1,091
418 E 59 St #29A	1-01370-0038	27-Oct-17	\$1,690,000	Coop	1,400
247 W 46 St #3402	1-01018-1284	24-Oct-17	\$1,650,000	Condo	999
1035-1043 2 Ave #17F	1-01328-0021	11-Oct-17	\$1,650,000	Coop	
340 W 57 St #5G	1-01047-1058	24-Oct-17	\$1,630,000	Condo	1,165
560-572 3 Ave #32A	1-00893-0041	3-Oct-17	\$1,625,000	Coop	1,400
58 W 58 St #6A	1-01273-1024	6-Oct-17	\$1,567,371	Condo	925
222 E 17 St #1	1-00897-0064	26-Oct-17	\$1,550,000	Coop	1,500
1107 Broadway #2D	1-00826-1005	2-Oct-17	\$1,545,337	Condo	1,690
400 5 Ave #33B	1-00838-1021	11-Oct-17	\$1,538,000	Condo	806
1035-1043 2 Ave #25F	1-01328-0021	12-Oct-17	\$1,500,000	Coop	
440 E 57 St #18A	1-01368-0033	17-Oct-17	\$1,500,000	Coop	
425-427 W 24 St #1A	1-00722-0022	16-Oct-17	\$1,500,000	Coop	
195 3 Ave #11G	1-00898-0001	23-Oct-17	\$1,500,000	Coop	1,000
323-327 2 Ave #9A	1-00899-0032	12-Oct-17	\$1,463,000	Coop	1,200
245 W 14 St #2B	1-00764-1203	11-Oct-17	\$1,450,000	Condo	
450 W 42 St	1-01051-1368	4-Oct-17	\$1,425,550	Condo	62,360
321 E 48 St #14B	1-01341-1323	11-Oct-17	\$1,425,000	Condo	1,078
111 E 30 St #14A	1-00886-1033	31-Oct-17	\$1,405,000	Condo	1,122
225 E 34 St #17I	1-00915-1359	4-Oct-17	\$1,405,000	Condo	907
300 E 55 St #8B	1-01347-1039	24-Oct-17	\$1,400,000	Condo	1,027
505 W 47 St #6GS	1-01076-1047	12-Oct-17	\$1,400,000	Condo	967



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Address	BBL	Sale date	Sale price	Property type	Sqft
465 W 23 St #5C	1-00721-1008	17-Oct-17	\$1,375,000	Coop	427
400 E 56 St #10G	1-01367-0001	6-Oct-17	\$1,305,000	Coop	1,182
350 W 42 St #8L	1-01032-1065	12-Oct-17	\$1,300,000	Condo	957
114 E 27 St #PHB	1-00882-1011	6-Oct-17	\$1,300,000	Condo	766
3-15 W 14 St #1014	1-00816-0031	10-Oct-17	\$1,299,500	Coop	900
425 5 Ave #31E	1-00868-1586	6-Oct-17	\$1,275,000	Condo	817
330 E 38 St #5Q	1-00943-1017	27-Oct-17	\$1,270,000	Condo	958
385 1 Ave #12G	1-00928-1678	30-Oct-17	\$1,260,289	Condo	
416 W 52 St #702	1-01061-1231	11-Oct-17	\$1,258,557	Condo	
420-424 W 23 St #4A	1-00720-1016	31-Oct-17	\$1,253,750	Condo	808
36 E 56 St #6A	1-01367-0020	12-Oct-17	\$1,230,000	Coop	
309-321 E 49 St #2C	1-01342-1008	16-Oct-17	\$1,180,000	Condo	815
520-522 W 23 St #8D	1-00694-0042	19-Oct-17	\$1,170,000	Coop	835
415 E 37 St #15L	1-00969-1128	26-Oct-17	\$1,165,000	Condo	959
36 E 56 St #14A	1-01367-0020	5-Oct-17	\$1,150,000	Coop	
425 5 Ave #24D	1-00868-1562	10-Oct-17	\$1,150,000	Condo	777
425 E 51 St #6C	1-01363-0008	5-Oct-17	\$1,140,000	Coop	1,400
555 W 23 St #56	1-00695-1425	20-Oct-17	\$1,125,000	Condo	726
385 1 Ave #7G	1-00928-1643	26-Oct-17	\$1,114,806	Condo	
400 E 56 St #20C	1-01367-0001	16-Oct-17	\$1,110,000	Coop	
255 E 49 St #31C	1-01323-1167	24-Oct-17	\$1,102,500	Condo	739
181 7 Ave #10B	1-00796-1035	25-Oct-17	\$1,100,000	Condo	601
305 E 45 St #22U	1-01338-0005	20-Oct-17	\$1,100,000	Coop	
1084 2 Ave #43F	1-01350-0001	10-Oct-17	\$1,100,000	Coop	
116 Central Park S #3A	1-01011-5004	26-Oct-17	\$1,095,000	Condo	915
230 E 50 St #9A	1-01323-0036	4-Oct-17	\$1,067,000	Coop	
130-134 W 16 St #67	1-00791-0062	3-Oct-17	\$1,060,000	Coop	
254 Park Ave S #4M	1-00849-1632	31-Oct-17	\$1,055,000	Condo	671
505 W 47 St #PH1-S	1-01076-1049	4-Oct-17	\$1,050,000	Condo	541
205-223 3 Ave #18M	1-00899-0001	16-Oct-17	\$1,050,000	Coop	
385 1 Ave #5F	1-00928-1628	16-Oct-17	\$1,049,000	Condo	
363-367 W 20 St #14E	1-00744-0001	2-Oct-17	\$1,030,000	Coop	
426 W 52 St #7F	1-01061-1053	12-Oct-17	\$999,888	Condo	683
300 E 40 St #24S	1-00945-1003	24-Oct-17	\$999,000	Coop	850
350 W 53 St #1ETHE	1-01043-1209	30-Oct-17	\$990,000	Condo	758
35-41 E 38 St #4C	1-00868-1031	20-Oct-17	\$975,000	Condo	774
322 W 57 St #30E	1-01047-2248	11-Oct-17	\$968,000	Condo	600
333 W 56 St #3N	1-01047-1360	30-Oct-17	\$961,000	Condo	819
360 W 22 St #11K	1-00745-1104	10-Oct-17	\$951,000	Coop	750
635 W 42 St #20L	1-01090-1444	19-Oct-17	\$950,000	Condo	633
211 E 46 St #25C	1-01320-4169	26-Oct-17	\$950,000	Condo	621
147-155 3 Ave #2D	1-00897-0001	6-Oct-17	\$944,495	Coop	
635 W 42 St #6D	1-01090-1123	18-Oct-17	\$935,753	Condo	678
420 E 58 St #9A	1-01369-1023	17-Oct-17	\$925,000	Condo	801
845 2 Ave #5A	1-01319-1208	2-Oct-17	\$925,000	Condo	658
245 E 50 St #7B	1-01324-1013	19-Oct-17	\$925,000	Condo	772
382-390 2 Ave #11E	1-00928-0001	3-Oct-17	\$921,000	Coop	850
267-279 3 Ave #7F	1-00902-0001	25-Oct-17	\$899,000	Coop	
306-312 W 56 St #12F	1-01046-0038	11-Oct-17	\$895,000	Coop	550
10 Mitchell Pl #8C	1-01361-0007	5-Oct-17	\$881,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
157 E 32 St #3A	1-00888-1004	31-Oct-17	\$876,000	Condo	647
333 W 57 St #4K	1-01048-3003	17-Oct-17	\$875,000	Coop	
422-438 2 Ave #15R	1-00930-0001	17-Oct-17	\$875,000	Coop	
3-15 W 14 St #1619	1-00816-0031	26-Oct-17	\$875,000	Coop	
235 E 57 St #11D	1-01331-0017	18-Oct-17	\$872,000	Coop	750
300 E 33 St #11K	1-00936-3150	3-Oct-17	\$860,000	Condo	741
210 E 15 St #10L	1-00896-0039	26-Oct-17	\$860,000	Coop	725
343 E 30 St #7P	1-00936-2099	16-Oct-17	\$855,000	Condo	1,206
145-154 E 15 St #4L	1-00871-0039	5-Oct-17	\$854,000	Coop	
14 Sutton Pl S #4G	1-01368-0024	13-Oct-17	\$850,000	Coop	800
300 E 40 St #25P	1-00945-1003	27-Oct-17	\$850,000	Coop	
67 Park Ave #14A	1-00894-0001	25-Oct-17	\$850,000	Coop	
100 W 39 St #42D	1-00814-1070	5-Oct-17	\$830,000	Condo	560
343 E 30 St #7N	1-00936-2098	3-Oct-17	\$830,000	Condo	718
195 3 Ave #4E	1-00898-0001	16-Oct-17	\$825,000	Coop	
1381-1399 Avenue Of The Americas #9N	1-01009-0029	24-Oct-17	\$825,000	Coop	1,250
157 E 18 St #5J	1-00874-1003	27-Oct-17	\$820,000	Coop	
300 E 33 St #7P	1-00936-3098	3-Oct-17	\$815,000	Condo	747
60 Sutton Pl S #4GN	1-01365-0020	12-Oct-17	\$810,000	Coop	
345 E 52 St #4E	1-01345-0017	30-Oct-17	\$800,000	Coop	800
139-141 E 30 St #2B	1-00886-0034	30-Oct-17	\$800,000	Coop	
306-312 W 56 St #PHC	1-01046-0038	24-Oct-17	\$790,000	Coop	525
425 E 54 St #2F	1-01366-0016	6-Oct-17	\$783,000	Coop	
410 E 52 St #14J	1-01363-0043	3-Oct-17	\$780,000	Coop	
555 W 23 St #S4	1-00695-1362	25-Oct-17	\$780,000	Condo	511
2 Mitchell Pl #13F	1-01361-0012	2-Oct-17	\$780,000	Coop	950
141 E 55 St #3E	1-01310-1015	6-Oct-17	\$780,000	Condo	594
305 E 45 St #20U	1-01338-0005	30-Oct-17	\$775,000	Coop	800
33-39 E 22 St #3C	1-00851-0028	4-Oct-17	\$759,000	Coop	
408-418 W 57 St #2H	1-01066-0037	25-Oct-17	\$750,000	Coop	
424 E 57 St #5D	1-01368-0039	19-Oct-17	\$750,000	Coop	
300 E 54 St #28F	1-01346-0049	26-Oct-17	\$749,000	Coop	650
333 W 56 St #5H	1-01047-1382	16-Oct-17	\$749,000	Condo	549
200 E 27 St #12G	1-00907-0056	2-Oct-17	\$746,000	Coop	700
30-34 W 40 St #2K	1-00841-0069	2-Oct-17	\$740,000	Coop	800
60 Sutton Pl S #9FS	1-01365-0020	19-Oct-17	\$735,000	Coop	
220-224 E 54 St #12C	1-01327-0037	19-Oct-17	\$735,000	Coop	900
138 W 17 St #14A	1-00792-1102	26-Oct-17	\$732,000	Coop	
1035-1043 2 Ave #25L	1-01328-0021	17-Oct-17	\$730,000	Coop	712
148-156 W 23 St #11H	1-00798-0071	6-Oct-17	\$725,000	Coop	650
310-314 E 49 St #5G	1-01341-0044	17-Oct-17	\$715,000	Coop	
425 E 54 St #10G	1-01366-0016	20-Oct-17	\$710,000	Coop	850
350 W 50 St #3ZZ	1-01040-1125	19-Oct-17	\$710,000	Condo	496
326 W 43 St #1RE	1-01033-0046	12-Oct-17	\$710,000	Coop	
301 W 57 St #21E	1-01048-2011	27-Oct-17	\$700,000	Condo	428
300 E 54 St #18F	1-01346-0049	25-Oct-17	\$700,000	Coop	
420 E 58 St #4C	1-01369-1010	12-Oct-17	\$695,000	Condo	548
1084 2 Ave #22J	1-01350-0001	5-Oct-17	\$695,000	Coop	1,300
205-211 E 24 St #218	1-00905-0006	5-Oct-17	\$686,000	Coop	625
235 E 22 St #15P	1-00903-1127	26-Oct-17	\$669,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
50 Lexington Ave #21A	1-00880-0019	3-Oct-17	\$665,000	Coop	450
349 E 49 St #3T	1-01342-0023	2-Oct-17	\$665,000	Coop	850
230-240 3 Ave #12K	1-00875-0047	19-Oct-17	\$665,000	Coop	
155 E 34 St #7T	1-00890-1120	26-Oct-17	\$665,000	Condo	530
210-212 E 17 St #1C	1-00897-0069	20-Oct-17	\$665,000	Coop	
465 W 23 St #6B	1-00721-1008	26-Oct-17	\$663,000	Coop	580
221 W 21 St #5A	1-00771-0028	19-Oct-17	\$660,000	Coop	
33-39 E 22 St #5E	1-00851-0028	19-Oct-17	\$655,000	Coop	
170 W 23 St #6R	1-00798-1123	2-Oct-17	\$650,000	Condo	432
382-390 2 Ave #4K	1-00928-0001	11-Oct-17	\$650,000	Coop	
45 Tudor City Pl #707	1-01335-0022	11-Oct-17	\$649,000	Coop	
430 E 56 St #2F	1-01367-0035	17-Oct-17	\$649,000	Coop	900
342-344 W 56 St #3D	1-01046-0054	4-Oct-17	\$645,000	Coop	
170-176 9 Ave #2F	1-00744-0003	17-Oct-17	\$640,000	Coop	
142-144 E 49 St #9E	1-01303-0046	24-Oct-17	\$639,000	Coop	
422-438 2 Ave #10U	1-00930-0001	24-Oct-17	\$637,500	Coop	802
166 E 35 St #2G	1-00890-0049	18-Oct-17	\$635,000	Coop	
30 E 37 St #4D	1-00866-1025	18-Oct-17	\$630,000	Condo	479
25 W 54 St #3B	1-01270-0017	12-Oct-17	\$625,000	Coop	
1035-1043 2 Ave #25N	1-01328-0021	24-Oct-17	\$624,000	Coop	
101 7 Ave #9A	1-00792-1302	5-Oct-17	\$620,000	Coop	
144 E 36 St #4D	1-00891-0059	26-Oct-17	\$617,500	Coop	
330 E 49 St #2M	1-01341-1018	23-Oct-17	\$615,000	Condo	502
85 8 Ave #4G	1-00738-1003	30-Oct-17	\$610,000	Coop	
7-39 E 14 St #1222	1-00842-0007	4-Oct-17	\$610,000	Coop	
400 E 56 St #35A	1-01367-0001	19-Oct-17	\$610,000	Coop	700
350 W 50 St #11A	1-01040-1289	3-Oct-17	\$605,000	Condo	417
333 E 53 St #8P	1-01346-0014	4-Oct-17	\$600,000	Coop	650
50 Lexington Ave #4B	1-00880-0019	5-Oct-17	\$599,000	Coop	
245 E 35 St #3C	1-00916-0023	24-Oct-17	\$595,384	Coop	
208-214 E 28 St #4A	1-00908-0047	25-Oct-17	\$595,000	Coop	
349 E 49 St #3B	1-01342-0023	24-Oct-17	\$590,000	Coop	850
300 E 54 St #34J	1-01346-0049	17-Oct-17	\$587,500	Coop	
325-337 W 45 St #1000	1-01036-0014	30-Oct-17	\$585,000	Coop	
857 9 Ave #5A	1-01065-0034	12-Oct-17	\$580,000	Coop	
242 E 25 St #2C	1-00905-0035	18-Oct-17	\$578,000	Coop	549
312-320 W 23 St #1K	1-00746-1515	25-Oct-17	\$575,000	Condo	342
333 E 46 St #9J	1-01339-0012	19-Oct-17	\$569,000	Coop	600
7-39 E 14 St #1126	1-00842-0007	10-Oct-17	\$567,700	Coop	
220-224 E 57 St #5J	1-01330-0038	24-Oct-17	\$566,000	Coop	600
220-230 Madison Ave #6H	1-00866-0064	26-Oct-17	\$565,000	Coop	550
465 W 23 St #9E	1-00721-1008	11-Oct-17	\$562,000	Coop	
34 E 38 St #4A	1-00867-0046	24-Oct-17	\$560,000	Coop	
242-246 Madison Ave #15K	1-00867-0057	17-Oct-17	\$557,700	Coop	
333-337 E 43 St #418	1-01336-0015	23-Oct-17	\$555,000	Coop	700
238-242 E 55 St #9H	1-01328-0030	13-Oct-17	\$555,000	Coop	650
157-165 3 Ave #2E	1-00897-0035	11-Oct-17	\$555,000	Coop	500
316 W 56 St #2A	1-01046-0042	26-Oct-17	\$550,000	Coop	
249 8 Ave #9D	1-00746-1202	16-Oct-17	\$550,000	Coop	
330 E 33 St #3F	1-00936-4034	23-Oct-17	\$539,000	Condo	475



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Address	BBL	Sale date	Sale price	Property type	Sqft
319 W 54 St #2B	1-01045-0020	27-Oct-17	\$535,000	Coop	
225 E 57 St #7R	1-01331-1203	11-Oct-17	\$535,000	Coop	
225-229 E 36 St #9F	1-00917-0017	31-Oct-17	\$535,000	Coop	
242-246 Madison Ave #3G	1-00867-0057	16-Oct-17	\$530,000	Coop	
357 W 55 St #5N	1-01046-0001	2-Oct-17	\$529,000	Coop	550
393 W 49 St #4M	1-01040-1615	27-Oct-17	\$525,000	Condo	372
45 Tudor City Pl #1904	1-01335-0022	2-Oct-17	\$525,000	Coop	
315-321 E 43 St #504	1-01336-0010	20-Oct-17	\$515,000	Coop	800
408-418 W 57 St #6G	1-01066-0037	23-Oct-17	\$505,000	Coop	500
410 E 52 St #15B	1-01363-0043	30-Oct-17	\$505,000	Coop	
1084 2 Ave #24E	1-01350-0001	31-Oct-17	\$500,000	Coop	1,050
312-324 E 42 St #501	1-01334-0041	12-Oct-17	\$500,000	Coop	
963-971 2 Ave #3E	1-01325-0024	9-Oct-17	\$500,000	Coop	560
312-324 E 42 St #2318	1-01334-0041	6-Oct-17	\$498,465	Coop	550
10-12 Park Ave #14F	1-00864-0035	26-Oct-17	\$498,000	Coop	
220-230 Madison Ave #8M	1-00866-0064	2-Oct-17	\$490,000	Coop	
227-233 E 57 St #20B	1-01331-0014	4-Oct-17	\$490,000	Coop	550
1035-1043 2 Ave #14T	1-01328-0021	31-Oct-17	\$470,000	Coop	
305 E 40 St #5U	1-01333-0001	30-Oct-17	\$470,000	Coop	500
35 Park Ave #17G	1-00891-0003	23-Oct-17	\$465,000	Coop	
304-318 W 55 St #4B	1-01045-0037	5-Oct-17	\$455,000	Coop	
104-106 E 37 St #2E	1-00892-0080	26-Oct-17	\$449,000	Coop	
430 E 56 St #5G	1-01367-0035	2-Oct-17	\$445,000	Coop	600
227-231 W 16 St #2EF	1-00766-0023	3-Oct-17	\$440,000	Coop	400
205-211 E 24 St #419	1-00905-0006	13-Oct-17	\$430,021	Coop	
498-502 W 55 St #2S	1-01083-0035	5-Oct-17	\$430,000	Coop	
408-418 W 57 St #3P	1-01066-0037	6-Oct-17	\$430,000	Coop	
959 1 Ave #5G	1-01345-1123	23-Oct-17	\$426,000	Condo	
430-432 W 34 St #4L	1-00731-0060	11-Oct-17	\$425,000	Coop	
139 E 33 St #5O	1-00889-0015	20-Oct-17	\$420,000	Coop	
25 Tudor City Pl #1301	1-01334-0022	17-Oct-17	\$415,740	Coop	
561-565 3 Ave #3F	1-00918-0001	31-Oct-17	\$415,000	Coop	
319 E 50 St #3L	1-01343-1002	18-Oct-17	\$410,000	Coop	
220-224 E 57 St #5G	1-01330-0038	26-Oct-17	\$405,000	Coop	
240-246 E 35 St #8C	1-00915-0038	4-Oct-17	\$405,000	Coop	525
342-344 W 56 St #2B	1-01046-0054	27-Oct-17	\$400,000	Coop	
433 W 54 St #8	1-01064-0014	23-Oct-17	\$400,000	Coop	450
30 E 22 St #4B	1-00850-0057	11-Oct-17	\$396,000	Coop	400
225-229 E 36 St #2P	1-00917-0017	16-Oct-17	\$395,000	Coop	
959 1 Ave #3L	1-01345-1112	23-Oct-17	\$387,500	Condo	
347 W 44 St #4FW	1-01035-0008	6-Oct-17	\$385,000	Coop	
959 1 Ave #4E	1-01345-1117	27-Oct-17	\$382,000	Condo	
420-424 E 51 St #3G	1-01362-0041	30-Oct-17	\$382,000	Coop	
661 10 Ave #2A	1-01075-0033	4-Oct-17	\$375,000	Coop	450
229 E 28 St #3B	1-00909-0015	31-Oct-17	\$375,000	Coop	
312-324 E 42 St #813	1-01334-0041	4-Oct-17	\$375,000	Coop	
342-346 E 53 St #1C	1-01345-0031	11-Oct-17	\$365,000	Coop	342
45 Tudor City Pl #1020	1-01335-0022	16-Oct-17	\$360,000	Coop	
45 Tudor City Pl #508	1-01335-0022	3-Oct-17	\$355,000	Coop	
312-324 E 42 St #2208	1-01334-0041	17-Oct-17	\$350,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
333 E 53 St #1D	1-01346-0014	3-Oct-17	\$325,000	Coop	350
25 Tudor City Pl #803	1-01334-0022	25-Oct-17	\$305,000	Coop	
315-321 E 43 St #810	1-01336-0010	4-Oct-17	\$270,000	Coop	
340 E 23 St #11F	1-00928-1320	24-Oct-17	\$200,000	Condo	638
320 W 47 St #5E	1-01037-0045	2-Oct-17	\$180,000	Coop	
15 W 53 St #16K	1-01269-1063	11-Oct-17	\$160,208	Condo	634
235 E 40 St #31I	1-01314-1277	23-Oct-17	\$100,000	Condo	391



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



Sandra Levykh

Residential Sales &  
Rental Specialist



Nate Pfaff

Residential Sales &  
Rental Specialist



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## David Ratner

Commercial & Residential  
Brooklyn Expert

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

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

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

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

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

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

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

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

### Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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## Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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

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

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

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

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

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



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## New York City explorer and real estate curator

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

### Sandra Levykh

Residential Sales &  
Rental Specialist

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

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

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

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

#### Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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## Delivering happiness one home at a time



### Nate Pfaff

Residential Sales &  
Rental Specialist

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

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

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

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

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

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

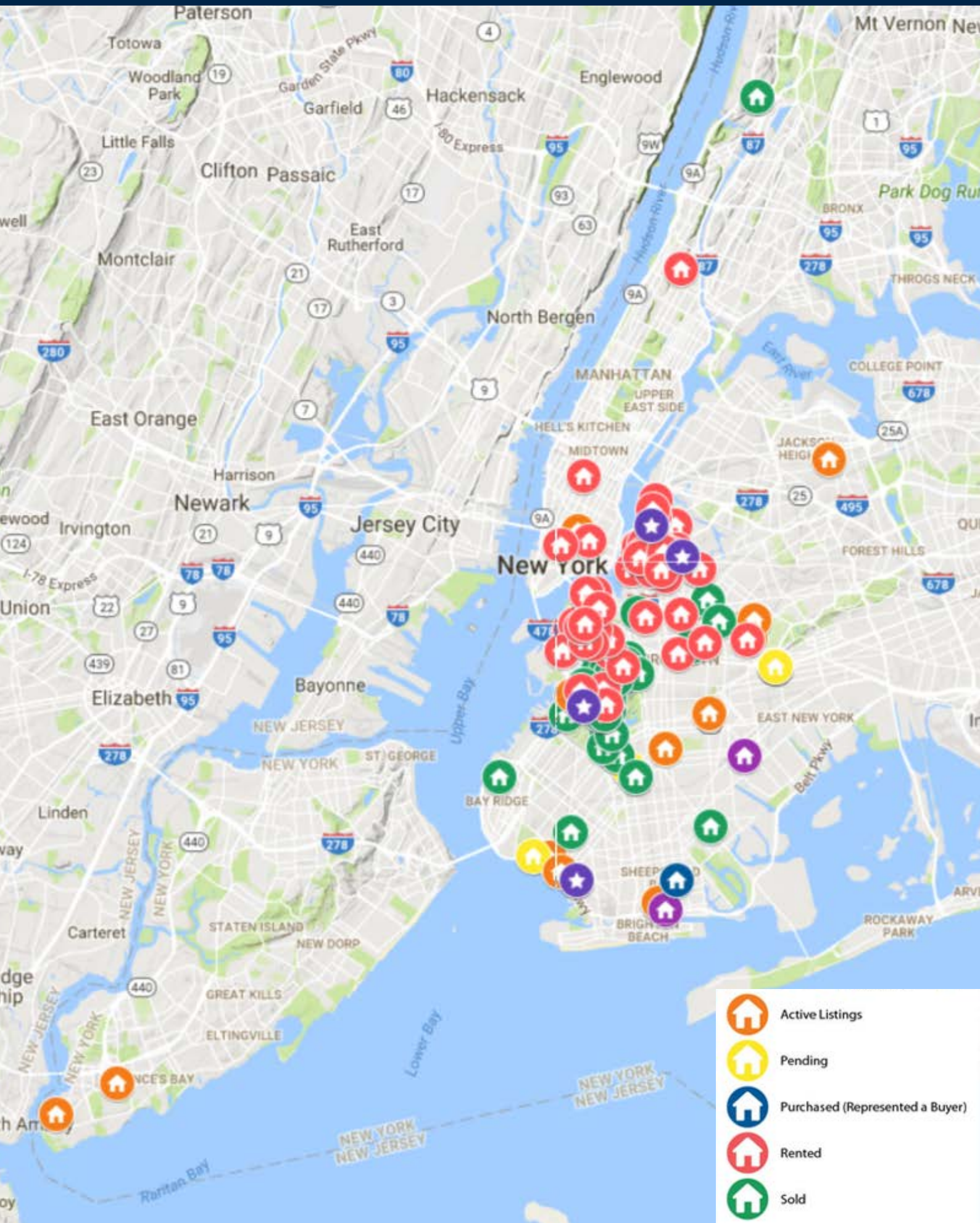
Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
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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## THE BROOKLYN MADE REAL ESTATE SHOW

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

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

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

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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