

MIDTOWN MANHATTAN

A monthly analysis of residential sales
in Midtown Manhattan, Manhattan

August 2017



The RATNER Team Market Report

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Residential Market Report, August 2017

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.13M

20% YoY

NO. OF TRANSACTIONS

491

30% YoY

MEDIAN PRICE/SQ.FT.

\$1,331

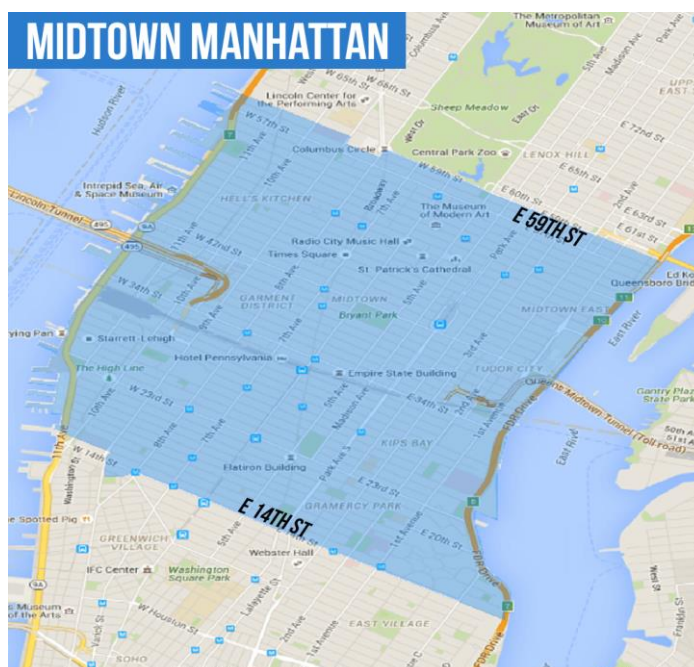
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

15% YoY

NEIGHBORHOOD BOUNDARIES

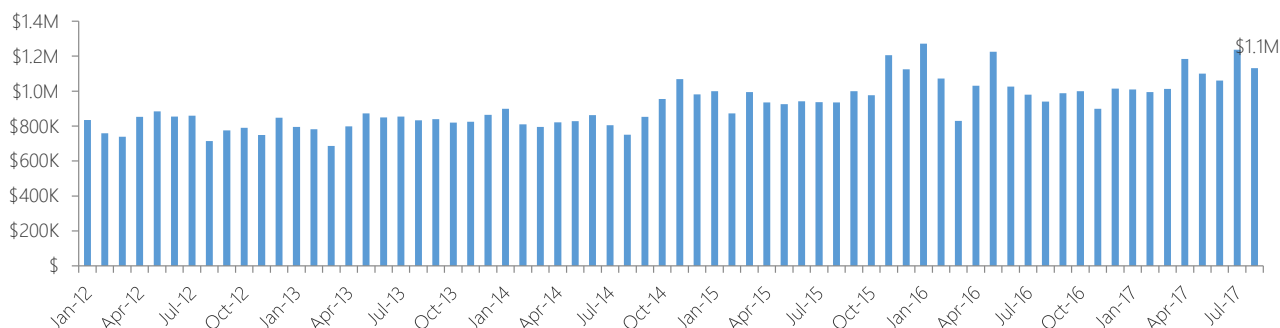


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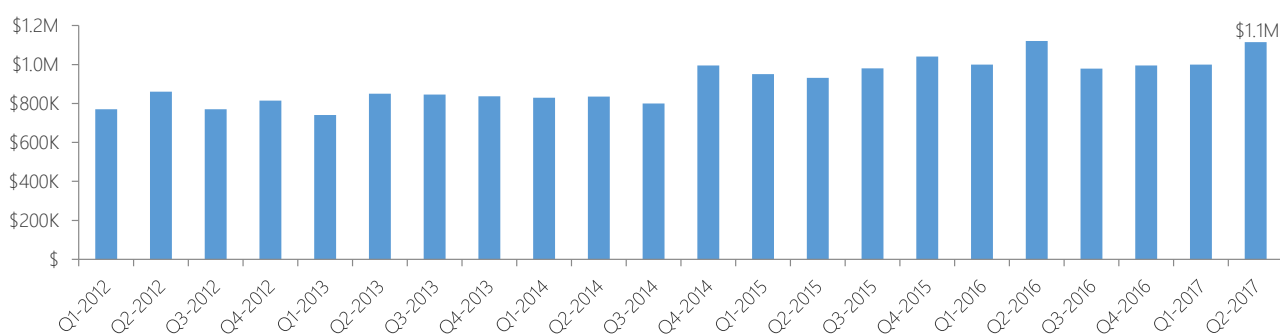
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RESIDENTIAL STATS

Median Sale Price by Month

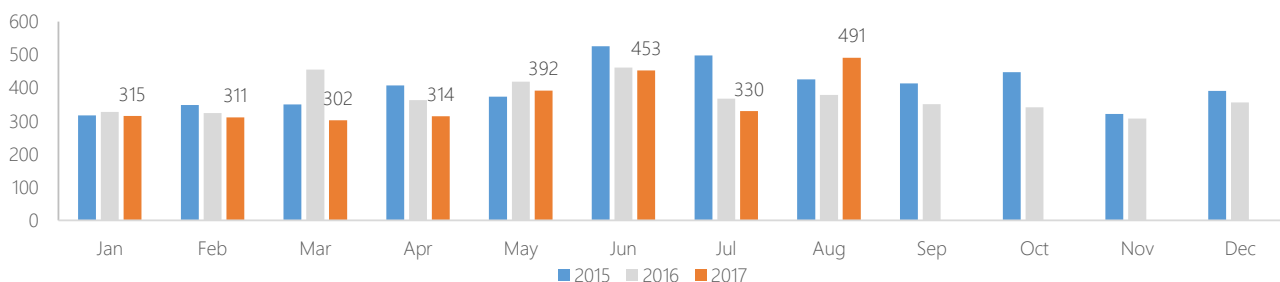


Median Sale Price by Quarter



Number of Transactions

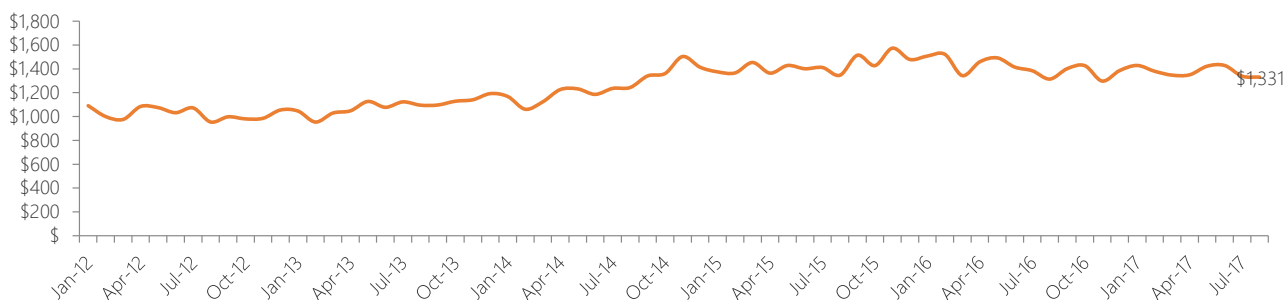
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	316	273	321	340	400	367	407	433	351	300	338	501
2013	287	269	308	394	504	455	531	510	478	437	333	426
2014	364	302	347	386	410	460	492	431	410	397	323	408
2015	317	348	350	407	373	526	498	426	413	447	321	391
2016	327	324	455	363	419	461	367	379	351	341	307	356
2017	315	311	302	314	392	453	330	491				



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Median Sale Price per Square Foot

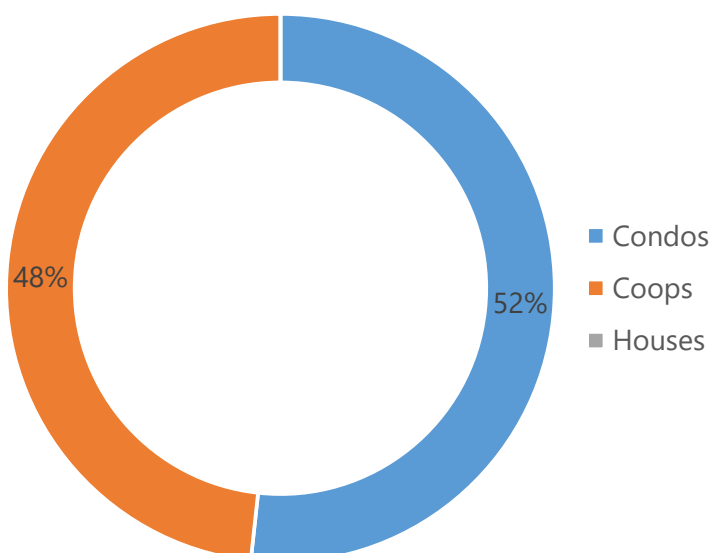


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,700,000	10%	\$1,545	-1%	254
Coops	\$722,500	6%	\$986	-6%	237
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #81B	1-01292-1440	14-Aug-17	\$37,745,776	Condo	5,421
505 W 19 St #PH1	1-00691-1139	23-Aug-17	\$15,350,000	Condo	5,622
520 W 28 St #15	1-00699-1317	21-Aug-17	\$14,504,000	Condo	4,223
24-25 Gramercy Park S #8N	1-00875-0056	10-Aug-17	\$12,873,555	Coop	
252 E 57 St #63A	1-01330-1191	9-Aug-17	\$12,782,038	Condo	
252 E 57 St #62A	1-01330-1189	22-Aug-17	\$12,629,300	Condo	
252 E 57 St #61A	1-01330-1187	21-Aug-17	\$12,425,650	Condo	
252 E 57 St #60A	1-01330-1185	29-Aug-17	\$10,567,344	Condo	
151 E 58 St #44B	1-01313-1075	28-Aug-17	\$9,950,000	Condo	2,669
252 E 57 St #62B	1-01330-1190	23-Aug-17	\$9,625,463	Condo	
252 E 57 St #61B	1-01330-1188	21-Aug-17	\$9,269,075	Condo	
30-32 W 15 St #12NS	1-00816-0059	7-Aug-17	\$7,500,000	Coop	
50-825 United Nations Plz #22B	1-01339-1157	11-Aug-17	\$7,435,725	Condo	3,004
520 W 28 St #4	1-00699-1306	9-Aug-17	\$7,165,843	Condo	
212 5 Ave #8B	1-00827-1018	28-Aug-17	\$6,900,000	Condo	
225 5 Ave #6J	1-00856-1179	30-Aug-17	\$5,825,000	Condo	1,722
31 W 21 St #3	1-00823-1204	4-Aug-17	\$5,500,000	Condo	4,713
305 E 51 St #RU27A	1-01344-1309	31-Aug-17	\$5,400,000	Condo	2,408
1107 Broadway #20A	1-00826-1116	8-Aug-17	\$5,250,000	Condo	1,927
520 W 28 St #7	1-00699-1309	2-Aug-17	\$4,937,074	Condo	
20 W 53 St #37B	1-01268-1247	31-Aug-17	\$4,925,000	Condo	1,625
432 Park Ave #38D	1-01292-1364	22-Aug-17	\$4,914,989	Condo	1,422
398 Park Ave S #23C	1-00857-1204	17-Aug-17	\$4,900,000	Condo	2,717
450 W 17 St #1509	1-00714-1082	22-Aug-17	\$4,700,000	Condo	1,637
245 10 Ave #1810W	1-00696-1118	11-Aug-17	\$4,650,000	Condo	2,243
444 E 57 St #12F	1-01368-1036	9-Aug-17	\$4,600,000	Condo	2,960
60-105 Gramercy Park N #15A	1-00877-0009	4-Aug-17	\$4,450,000	Coop	
55 W 17 St #1601	1-00819-1350	31-Aug-17	\$4,413,750	Condo	
40-42 E 19 St #6	1-00847-0050	25-Aug-17	\$4,385,000	Coop	
34 W 17 St #9	1-00818-1109	31-Aug-17	\$4,350,000	Condo	
34 W 17 St #8	1-00818-1108	10-Aug-17	\$4,300,000	Condo	
55 W 17 St #1602	1-00819-1351	25-Aug-17	\$4,100,000	Condo	
132 W 22 St #6	1-00797-1205	1-Aug-17	\$4,000,000	Condo	2,875
130 W 30 St #19A	1-00805-1048	9-Aug-17	\$3,850,000	Condo	2,988
55 W 17 St #1201	1-00819-1342	3-Aug-17	\$3,843,884	Condo	
252 E 57 St #45D	1-01330-1140	25-Aug-17	\$3,790,890	Condo	
520 W 19 St #5B	1-00690-1012	1-Aug-17	\$3,699,000	Condo	2,041
157 W 57 St #33A	1-01010-1703	3-Aug-17	\$3,641,751	Condo	
1110-1116 2 Ave #2901	1-01351-0001	17-Aug-17	\$3,525,000	Coop	
911-917 7 Ave #PHB	1-01010-0061	14-Aug-17	\$3,395,000	Coop	
641 5 Ave #24E	1-01287-1021	1-Aug-17	\$3,150,000	Condo	1,793
241 5 Ave #5B	1-00857-1009	15-Aug-17	\$3,125,000	Condo	1,722
130 W 30 St #8B	1-00805-1024	11-Aug-17	\$2,962,500	Condo	2,150
540 W 28 St #10C	1-00699-1276	11-Aug-17	\$2,900,000	Condo	1,380
225 5 Ave #PHL	1-00856-1283	11-Aug-17	\$2,900,000	Condo	1,279
140 W 22 St #9B	1-00797-1741	1-Aug-17	\$2,835,000	Condo	1,557
55 W 17 St #903	1-00819-1332	11-Aug-17	\$2,771,147	Condo	
425 W 53 St #PH8	1-01063-1173	25-Aug-17	\$2,760,000	Condo	1,855
310 W 52 St #28H	1-01042-1245	10-Aug-17	\$2,760,000	Condo	1,253
450 W 42 St	1-01051-1388	11-Aug-17	\$2,755,690	Condo	62,360



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Address	BBL	Sale date	Sale price	Property type	Sqft
24-25 Gramercy Park S #4	1-00875-0056	11-Aug-17	\$2,700,000	Coop	
400 5 Ave #52C	1-00838-1157	3-Aug-17	\$2,698,363	Condo	1,168
300 E 23 St #14C	1-00928-1581	9-Aug-17	\$2,695,000	Condo	1,208
425 E 54 St #10QRS	1-01366-0016	3-Aug-17	\$2,650,000	Coop	
404 Park Ave S #6A	1-00858-1119	10-Aug-17	\$2,600,000	Condo	1,112
438 W 23 St #A	1-00720-0066	25-Aug-17	\$2,575,000	Coop	
330 E 38 St #18N	1-00943-1217	29-Aug-17	\$2,570,000	Condo	1,699
959 1 Ave #12C	1-01345-1156	14-Aug-17	\$2,469,246	Condo	
50 W 15 St #9B	1-00816-1341	4-Aug-17	\$2,460,000	Condo	1,229
211 W 18 St #2	1-00768-1302	21-Aug-17	\$2,450,000	Condo	1,312
267-279 3 Ave #19DE	1-00902-0001	1-Aug-17	\$2,430,000	Coop	
20 Sutton Pl S #20A	1-01367-0026	8-Aug-17	\$2,400,000	Coop	
5 E 22 St #14D	1-00851-1106	14-Aug-17	\$2,350,000	Condo	1,084
430 E 56 St #10EFG	1-01367-0035	17-Aug-17	\$2,345,000	Coop	
13 E 16 St #5	1-00844-1201	30-Aug-17	\$2,295,000	Condo	1,982
252 7 Ave #9J	1-00774-1171	15-Aug-17	\$2,275,000	Condo	1,344
100 W 18 St #5D	1-00793-1522	18-Aug-17	\$2,270,000	Condo	1,397
128 E 16 St #3B	1-00871-0056	16-Aug-17	\$2,250,000	Coop	
800 10 Ave #2M	1-01063-1220	17-Aug-17	\$2,250,000	Condo	1,318
870 United Nations Plz #27D	1-01360-9002	3-Aug-17	\$2,230,000	Coop	
225 E 34 St #21E	1-00915-1289	25-Aug-17	\$2,160,000	Condo	1,441
230-240 3 Ave #14A	1-00875-0047	9-Aug-17	\$2,150,000	Coop	
1107 Broadway #17G	1-00826-1111	3-Aug-17	\$2,138,325	Condo	1,048
280 Park Ave S #9A	1-00850-1275	21-Aug-17	\$2,125,000	Condo	1,266
127 8 Ave #3K	1-00740-1102	10-Aug-17	\$2,100,000	Coop	1,004
58 W 58 St #31E	1-01273-1161	30-Aug-17	\$2,100,000	Condo	1,257
350 W 42 St #53D	1-01032-1485	11-Aug-17	\$2,075,000	Condo	1,215
88 Lexington Ave #701	1-00882-1230	24-Aug-17	\$2,015,606	Condo	
143-145 Lexington Ave #10	1-00885-1110	9-Aug-17	\$2,000,000	Condo	1,085
200 E 32 St #3B	1-00912-1140	16-Aug-17	\$2,000,000	Condo	1,400
416 W 52 St #719	1-01061-1249	14-Aug-17	\$1,997,000	Condo	
249 8 Ave #4E	1-00746-1202	3-Aug-17	\$1,945,000	Coop	1,800
128 E 16 St #4C	1-00871-0056	2-Aug-17	\$1,900,000	Coop	
305 2 Ave #341	1-00898-1076	17-Aug-17	\$1,878,671	Condo	981
400 E 54 St #25A	1-01365-1480	24-Aug-17	\$1,858,306	Condo	1,053
419-429 E 57 St #4C	1-01369-0007	8-Aug-17	\$1,840,000	Coop	
225 5 Ave #11P	1-00856-1269	29-Aug-17	\$1,838,000	Condo	902
301 W 53 St #5E	1-01044-1034	15-Aug-17	\$1,837,662	Condo	1,039
305 2 Ave #706	1-00898-1129	24-Aug-17	\$1,830,000	Condo	951
1600 Broadway #14G	1-01020-1166	9-Aug-17	\$1,800,000	Condo	1,144
101 W 24 St #25C	1-00800-1396	17-Aug-17	\$1,775,000	Condo	793
330 E 38 St #47L	1-00943-1692	21-Aug-17	\$1,770,000	Condo	1,041
418 E 59 St #35A	1-01370-0038	21-Aug-17	\$1,760,000	Coop	1,400
350 W 53 St #2C	1-01043-1215	15-Aug-17	\$1,757,500	Condo	1,251
3-15 W 14 St #528	1-00816-0031	7-Aug-17	\$1,730,000	Coop	1,300
35-45 Sutton Pl #9C	1-01372-0073	22-Aug-17	\$1,720,000	Coop	
107-113 W 25 St #5D	1-00801-0030	29-Aug-17	\$1,700,000	Coop	
225 5 Ave #11N	1-00856-1268	11-Aug-17	\$1,700,000	Condo	817
365 W 19 St #3R	1-00743-0006	9-Aug-17	\$1,700,000	Coop	
333-341 E 14 St #1412C	1-00921-0019	1-Aug-17	\$1,700,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
225 E 34 St #8I	1-00915-1353	21-Aug-17	\$1,690,000	Condo	1,320
121 E 23 St #4D	1-00879-1016	14-Aug-17	\$1,685,000	Condo	1,198
125 W 21 St #6B	1-00797-1623	30-Aug-17	\$1,682,500	Condo	992
303 E 43 St #15A	1-01336-1038	10-Aug-17	\$1,675,000	Condo	1,249
560-572 3 Ave #22E	1-00893-0041	4-Aug-17	\$1,650,000	Coop	
50 Sutton Pl S #11J	1-01366-0025	30-Aug-17	\$1,650,000	Coop	1,400
107-113 W 25 St #6E	1-00801-0030	21-Aug-17	\$1,645,000	Coop	1,100
432 Park Ave #29D	1-01292-1331	11-Aug-17	\$1,627,216	Condo	421
400 5 Ave #42B	1-00838-1085	16-Aug-17	\$1,600,000	Condo	802
261 W 25 St #10A	1-00775-1243	10-Aug-17	\$1,600,000	Condo	810
416 W 52 St #413	1-01061-1158	24-Aug-17	\$1,597,750	Condo	
2 Mitchell Pl #2A	1-01361-0012	10-Aug-17	\$1,592,500	Coop	1,591
425 W 53 St #309	1-01063-1128	4-Aug-17	\$1,580,000	Condo	1,057
330 E 38 St #7E	1-00943-1039	22-Aug-17	\$1,575,000	Condo	1,171
788 9 Ave #4A	1-01043-0003	29-Aug-17	\$1,570,000	Coop	1,600
350 W 42 St #50E	1-01032-1462	23-Aug-17	\$1,567,500	Condo	778
209 E 56 St #10F	1-01330-0007	8-Aug-17	\$1,550,000	Coop	
322 W 57 St #27H	1-01047-2205	24-Aug-17	\$1,540,000	Condo	757
416 W 52 St #609	1-01061-1215	30-Aug-17	\$1,530,125	Condo	
305 E 51 St #RU20C	1-01344-1294	29-Aug-17	\$1,525,000	Condo	747
143 E 34 St #5N	1-00890-1410	31-Aug-17	\$1,510,000	Condo	1,150
416 W 52 St #TH225	1-01061-1114	22-Aug-17	\$1,495,000	Condo	
330 E 38 St #49Q	1-00943-1727	15-Aug-17	\$1,495,000	Condo	963
225 E 34 St #8G	1-00915-1313	14-Aug-17	\$1,495,000	Condo	998
273-275 Lexington Ave #22B	1-00892-0025	15-Aug-17	\$1,495,000	Coop	1,250
30 Sutton Pl #1BSR	1-01370-0021	14-Aug-17	\$1,495,000	Coop	
140 W 22 St #3D	1-00797-1711	15-Aug-17	\$1,475,000	Condo	909
163 W 18 St #8B	1-00794-1118	3-Aug-17	\$1,470,000	Condo	696
273-275 Lexington Ave #11F	1-00892-0025	22-Aug-17	\$1,455,000	Coop	1,500
155 E 38 St #21G	1-00894-1884	10-Aug-17	\$1,450,000	Condo	1,058
69 5 Ave #4G	1-00842-1002	1-Aug-17	\$1,440,000	Coop	850
422 W 20 St #4D	1-00717-1027	14-Aug-17	\$1,440,000	Condo	785
195 3 Ave #15C	1-00898-0001	2-Aug-17	\$1,430,000	Coop	1,000
111 E 30 St #4C	1-00886-1008	2-Aug-17	\$1,425,000	Condo	918
450 W 42 St	1-01051-1362	28-Aug-17	\$1,422,292	Condo	62,360
433-441 W 34 St #4ABC	1-00732-0016	10-Aug-17	\$1,400,000	Coop	1,550
416 W 52 St #715	1-01061-1242	15-Aug-17	\$1,395,000	Condo	
18 W 48 St #33D	1-01263-1145	18-Aug-17	\$1,386,000	Condo	630
350 W 42 St #48F	1-01032-1447	11-Aug-17	\$1,375,000	Condo	768
1110-1116 2 Ave #3506	1-01351-0001	2-Aug-17	\$1,362,000	Coop	
1 Irving Pl #G16	1-00870-1277	24-Aug-17	\$1,350,000	Condo	661
800 10 Ave #2B	1-01063-1209	24-Aug-17	\$1,345,000	Condo	915
555 W 23 St #N3	1-00695-1317	30-Aug-17	\$1,340,000	Condo	705
330 3 Ave #6C	1-00880-0042	4-Aug-17	\$1,330,000	Coop	
127 E 30 St #8D	1-00886-1235	17-Aug-17	\$1,330,000	Condo	969
127 E 30 St #7D	1-00886-1231	2-Aug-17	\$1,325,000	Condo	969
433 E 57 St #5B	1-01369-0012	31-Aug-17	\$1,325,000	Coop	
330 E 38 St #9P	1-00943-1084	15-Aug-17	\$1,315,000	Condo	884
333 E 46 St #18D	1-01339-0012	22-Aug-17	\$1,300,000	Coop	1,200
540 W 28 St #7C	1-00699-1249	4-Aug-17	\$1,300,000	Condo	741



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160 7 Ave #711	1-00769-1104	3-Aug-17	\$1,300,000	Coop	
330 E 38 St #19A	1-00943-1220	15-Aug-17	\$1,300,000	Condo	1,009
337-341 E 50 St #1B	1-01343-0016	8-Aug-17	\$1,285,000	Coop	1,100
385 1 Ave #9A	1-00928-1652	31-Aug-17	\$1,274,544	Condo	
333-335 Park Ave S #5A	1-00880-0092	21-Aug-17	\$1,261,000	Coop	825
385 1 Ave #14A	1-00928-1680	15-Aug-17	\$1,245,015	Condo	
200 E 27 St #7F	1-00907-0056	15-Aug-17	\$1,240,000	Coop	1,150
635 W 42 St #9G	1-01090-1258	9-Aug-17	\$1,235,000	Condo	758
224 W 18 St #3C	1-00767-1310	28-Aug-17	\$1,230,000	Condo	748
50 Lexington Ave #24D	1-00880-0019	24-Aug-17	\$1,227,500	Coop	
416 W 52 St #500	1-01061-1179	29-Aug-17	\$1,212,000	Condo	
21 E 21 St #2G	1-00850-0019	21-Aug-17	\$1,206,000	Coop	
415 E 37 St #26A	1-00969-1246	10-Aug-17	\$1,205,000	Condo	860
433-435 W 24 St #1F	1-00722-0018	24-Aug-17	\$1,200,000	Coop	850
12 Beekman Pl #12A	1-01361-0039	17-Aug-17	\$1,200,000	Coop	
385 1 Ave #11F	1-00928-1670	17-Aug-17	\$1,200,000	Condo	
444-446 E 52 St #9C	1-01363-0027	23-Aug-17	\$1,200,000	Coop	
385 1 Ave #11G	1-00928-1671	17-Aug-17	\$1,199,194	Condo	
35-45 Sutton Pl #3D	1-01372-0073	23-Aug-17	\$1,195,000	Coop	1,600
425 W 53 St #701	1-01063-1177	17-Aug-17	\$1,192,000	Condo	831
415 E 37 St #11A	1-00969-1079	15-Aug-17	\$1,185,000	Condo	860
235 E 40 St #28H	1-01314-1250	7-Aug-17	\$1,185,000	Condo	864
422 W 20 St #5C	1-00717-1034	10-Aug-17	\$1,180,000	Condo	612
301 W 53 St #21G	1-01044-1212	22-Aug-17	\$1,179,831	Condo	678
385 1 Ave #10G	1-00928-1664	29-Aug-17	\$1,170,000	Condo	
635 W 42 St #26B	1-01090-1070	31-Aug-17	\$1,166,000	Condo	684
330 E 38 St #29G	1-00943-1393	28-Aug-17	\$1,165,000	Condo	772
301 W 53 St #21H	1-01044-1213	1-Aug-17	\$1,154,753	Condo	667
385 1 Ave #12F	1-00928-1677	2-Aug-17	\$1,143,190	Condo	
635 W 42 St #14N	1-01090-1475	16-Aug-17	\$1,140,000	Condo	757
44 Gramercy Park N #4E	1-00877-0030	23-Aug-17	\$1,131,500	Coop	
385 1 Ave #9F	1-00928-1656	24-Aug-17	\$1,112,788	Condo	
415 E 37 St #27J	1-00969-1264	21-Aug-17	\$1,112,500	Condo	1,085
300 E 40 St #7T	1-00945-1003	28-Aug-17	\$1,110,000	Coop	1,000
325 5 Ave #23F	1-00862-1423	25-Aug-17	\$1,100,000	Condo	688
405 W 23 St #14M	1-00721-1062	8-Aug-17	\$1,100,000	Coop	900
327-331 W 52 St #2B	1-01043-0017	14-Aug-17	\$1,100,000	Coop	
416 W 52 St #TH202	1-01061-1101	30-Aug-17	\$1,097,369	Condo	
296-300 Lexington Ave #PHA	1-00893-0017	16-Aug-17	\$1,095,000	Coop	
300 E 23 St #9F	1-00928-1554	11-Aug-17	\$1,082,500	Condo	630
350 W 42 St #6B	1-01032-1029	11-Aug-17	\$1,080,000	Condo	712
330 E 38 St #19I	1-00943-1228	10-Aug-17	\$1,075,000	Condo	763
415 E 37 St #35N	1-00969-1347	31-Aug-17	\$1,075,000	Condo	866
415 E 37 St #20A	1-00969-1180	16-Aug-17	\$1,050,000	Condo	860
312 E 23 St #RES2	1-00928-1108	15-Aug-17	\$1,050,000	Coop	
350 W 53 St #5D	1-01043-1246	3-Aug-17	\$1,040,000	Condo	713
635 W 42 St #10B	1-01090-1055	10-Aug-17	\$1,034,375	Condo	685
125 W 21 St #2C	1-00797-1604	30-Aug-17	\$1,015,000	Condo	605
350 W 50 St #2G	1-01040-1072	30-Aug-17	\$1,013,000	Condo	768
7-39 E 14 St #1111	1-00842-0007	10-Aug-17	\$999,000	Coop	750



The RATNER Team Market Report

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Address	BBL	Sale date	Sale price	Property type	Sqft
420-424 W 23 St #4B	1-00720-1017	18-Aug-17	\$999,000	Condo	654
60-105 Gramercy Park N #8F	1-00877-0009	1-Aug-17	\$999,000	Coop	
349 E 49 St #2S	1-01342-0023	16-Aug-17	\$995,000	Coop	1,200
304-324 E 41 St #701C	1-01333-0042	4-Aug-17	\$995,000	Coop	800
145 E 48 St #22A	1-01303-1022	15-Aug-17	\$990,000	Condo	650
150 W 55 St #8C	1-01007-0054	9-Aug-17	\$985,000	Coop	1,175
160 3 Ave #7E	1-00871-0044	3-Aug-17	\$980,000	Coop	850
322 W 57 St #24L	1-01047-2155	22-Aug-17	\$980,000	Condo	566
22-26 W 15 St #10F	1-00816-1064	25-Aug-17	\$975,000	Condo	649
343-349 E 50 St #5D	1-01343-1417	1-Aug-17	\$975,000	Condo	918
255-263 W 23 St #5BW	1-00773-0012	7-Aug-17	\$975,000	Coop	700
235 E 22 St #9G	1-00903-1127	14-Aug-17	\$972,500	Coop	
50 Lexington Ave #6C	1-00880-0019	10-Aug-17	\$970,000	Coop	850
50 W 15 St #7A	1-00816-1331	21-Aug-17	\$970,000	Condo	624
235 E 22 St #8L	1-00903-1127	28-Aug-17	\$955,000	Coop	
160 3 Ave #9E	1-00871-0044	23-Aug-17	\$952,500	Coop	
408 W 34 St #2B	1-00731-0050	10-Aug-17	\$950,000	Coop	
77 W 55 St #5G	1-01271-0507	25-Aug-17	\$950,000	Condo	701
340 E 23 St #5K	1-00928-1247	4-Aug-17	\$948,000	Condo	700
17 W 54 St #10C	1-01270-0020	9-Aug-17	\$940,000	Coop	1,154
125 W 21 St #8C	1-00797-1634	22-Aug-17	\$939,000	Condo	605
211 E 46 St #15D	1-01320-4080	18-Aug-17	\$935,000	Condo	606
250 E 40 St #7F	1-00920-1034	18-Aug-17	\$930,000	Condo	848
468 W 23 St #4B	1-00720-1109	22-Aug-17	\$925,000	Condo	697
407 3 Ave #14A	1-00909-0001	15-Aug-17	\$925,000	Coop	1,100
480 Park Ave #5H	1-01294-0033	1-Aug-17	\$922,500	Coop	
411 E 53 St #3G	1-01365-1024	31-Aug-17	\$912,000	Condo	836
170 W 23 St #2G	1-00798-1018	9-Aug-17	\$900,000	Condo	576
130 E 18 St #11G	1-00873-0019	24-Aug-17	\$900,000	Coop	650
3-15 W 14 St #307	1-00816-0031	17-Aug-17	\$900,000	Coop	700
30-34 W 40 St #4F	1-00841-0069	17-Aug-17	\$900,000	Coop	700
325-327 E 41 St #701	1-01334-0010	1-Aug-17	\$892,500	Coop	1,100
255 E 49 St #10A	1-01323-1045	30-Aug-17	\$892,400	Condo	880
240-246 E 35 St #1H	1-00915-0038	1-Aug-17	\$890,000	Coop	1,100
235 E 40 St #19D	1-01314-1164	24-Aug-17	\$885,000	Condo	715
330 E 38 St #45H	1-00943-1657	3-Aug-17	\$880,000	Condo	571
630 1 Ave #12A	1-00968-1132	7-Aug-17	\$875,000	Condo	702
17 W 54 St #3A	1-01270-0020	14-Aug-17	\$855,000	Coop	
60 Sutton Pl S #1ES	1-01365-0020	31-Aug-17	\$855,000	Coop	1,000
240 E 46 St #10G	1-01319-1086	18-Aug-17	\$849,000	Condo	717
333 E 34 St #11N	1-00940-1148	29-Aug-17	\$839,500	Condo	725
635 W 42 St #7H	1-01090-1300	9-Aug-17	\$830,913	Condo	638
242-246 Madison Ave #9A	1-00867-0057	23-Aug-17	\$830,000	Coop	964
963-971 2 Ave #2J	1-01325-0024	2-Aug-17	\$830,000	Coop	925
350 W 50 St #2E	1-01040-1070	30-Aug-17	\$828,500	Condo	601
106 Central Park S #20N	1-01011-4332	22-Aug-17	\$825,000	Condo	513
150 Central Park S #510	1-01011-0052	16-Aug-17	\$810,000	Coop	
102-110 E 22 St #2I	1-00877-0084	3-Aug-17	\$810,000	Coop	700
250 E 40 St #21A	1-00920-1107	25-Aug-17	\$800,000	Condo	672
480 Park Ave #4H	1-01294-0033	16-Aug-17	\$800,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
635 W 42 St #12J	1-01090-1349	2-Aug-17	\$799,000	Condo	546
60 Sutton Pl S #8HN	1-01365-0020	15-Aug-17	\$795,000	Coop	
430 E 56 St #11E	1-01367-0035	22-Aug-17	\$785,000	Coop	950
244-252 W 15 St #I	1-00764-0062	17-Aug-17	\$785,000	Coop	725
1 Rutherford Pl #5R	1-00897-0063	16-Aug-17	\$780,850	Coop	475
2-20 Tudor City Pl #7JN	1-01333-0018	14-Aug-17	\$780,000	Coop	900
201 E 25 St #9E	1-00906-0001	10-Aug-17	\$780,000	Coop	700
360 W 22 St #12T	1-00745-1104	1-Aug-17	\$775,000	Coop	
300 E 40 St #22M	1-00945-1003	2-Aug-17	\$775,000	Coop	750
350 W 57 St #11H	1-01047-1272	9-Aug-17	\$775,000	Condo	512
220-224 E 57 St #21B	1-01330-0038	7-Aug-17	\$770,000	Coop	780
160 3 Ave #2G	1-00871-0044	4-Aug-17	\$770,000	Coop	650
150 Central Park S #808	1-01011-0052	30-Aug-17	\$770,000	Coop	
330 E 49 St #7J	1-01341-1075	21-Aug-17	\$765,000	Condo	615
422-438 2 Ave #17M	1-00930-0001	17-Aug-17	\$765,000	Coop	
155 E 34 St #4A	1-00890-1043	23-Aug-17	\$765,000	Condo	684
2-20 Tudor City Pl #GJS	1-01333-0018	15-Aug-17	\$760,000	Coop	
393 W 49 St #3T	1-01040-1581	16-Aug-17	\$760,000	Condo	492
407 Park Ave S #19E	1-00884-0001	24-Aug-17	\$760,000	Coop	
6-23 W 16 St #7BN	1-00817-0029	1-Aug-17	\$760,000	Coop	
311 E 38 St #17C	1-00944-1081	25-Aug-17	\$751,000	Condo	496
318-322 W 19 St #4F	1-00742-0049	14-Aug-17	\$750,000	Coop	500
340 E 23 St #15B	1-00928-1355	11-Aug-17	\$750,000	Condo	435
145-154 E 15 St #3M	1-00871-0039	31-Aug-17	\$747,500	Coop	725
411 E 53 St #12B	1-01365-1127	18-Aug-17	\$740,000	Condo	685
330 3 Ave #11A	1-00880-0042	22-Aug-17	\$740,000	Coop	850
135 W 58 St #8C	1-01011-6003	7-Aug-17	\$732,000	Coop	700
147-155 3 Ave #3D	1-00897-0001	8-Aug-17	\$730,000	Coop	
340 E 23 St #6G	1-00928-1256	30-Aug-17	\$730,000	Condo	431
138 W 17 St #10J	1-00792-1102	2-Aug-17	\$725,000	Coop	
7 Park Ave #9I	1-00890-0001	22-Aug-17	\$725,000	Coop	650
153 E 57 St #14H	1-01312-0028	25-Aug-17	\$725,000	Coop	750
300 E 40 St #RES	1-00945-1003	23-Aug-17	\$720,000	Coop	
309-319 3 Ave #1609	1-00904-0050	15-Aug-17	\$717,500	Coop	
145-154 E 15 St #2S	1-00871-0039	14-Aug-17	\$715,000	Coop	725
440 E 56 St #10B	1-01367-0031	21-Aug-17	\$715,000	Coop	
411 E 53 St #3B	1-01365-1019	21-Aug-17	\$715,000	Condo	685
227-233 E 57 St #15D	1-01331-0014	11-Aug-17	\$715,000	Coop	800
333-337 E 43 St #519	1-01336-0015	16-Aug-17	\$710,000	Coop	700
102-110 E 22 St #9E	1-00877-0084	10-Aug-17	\$699,000	Coop	
157 E 32 St #3E	1-00888-1008	14-Aug-17	\$692,000	Condo	496
206 E 18 St #6	1-00898-0052	15-Aug-17	\$690,000	Coop	700
45-53 W 54 St #9A	1-01270-0008	8-Aug-17	\$689,000	Coop	900
305 E 45 St #14C	1-01338-0005	22-Aug-17	\$677,500	Coop	550
267-279 3 Ave #5J	1-00902-0001	22-Aug-17	\$665,000	Coop	600
333 E 46 St #9K	1-01339-0012	15-Aug-17	\$662,500	Coop	
165 E 32 St #17A	1-00888-0037	16-Aug-17	\$660,000	Coop	
132 E 35 St #9D	1-00890-0020	14-Aug-17	\$660,000	Coop	634
113 E 36 St #6	1-00892-1206	31-Aug-17	\$655,000	Condo	648
432 W 47 St #3E	1-01056-0047	22-Aug-17	\$651,680	Coop	900



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Address	BBL	Sale date	Sale price	Property type	Sqft
1084 2 Ave #12J	1-01350-0001	2-Aug-17	\$650,000	Coop	1,300
317-325 E 57 St #8C	1-01350-0011	21-Aug-17	\$649,000	Coop	800
350 W 50 St #3AA	1-01040-1126	2-Aug-17	\$638,000	Condo	440
342-344 W 56 St #3C	1-01046-0054	25-Aug-17	\$635,000	Coop	
319-325 W 18 St #2I	1-00742-0022	17-Aug-17	\$635,000	Coop	550
209 E 56 St #7E	1-01330-0007	8-Aug-17	\$635,000	Coop	700
333 E 53 St #2J	1-01346-0014	22-Aug-17	\$629,000	Coop	
145-154 E 15 St #7E	1-00871-0039	9-Aug-17	\$625,000	Coop	
405 W 23 St #14G	1-00721-1062	24-Aug-17	\$620,000	Coop	600
407 Park Ave S #19B	1-00884-0001	21-Aug-17	\$615,000	Coop	
61-77 7 Ave #15U	1-00790-0001	28-Aug-17	\$615,000	Coop	
1084 2 Ave #17J	1-01350-0001	7-Aug-17	\$613,000	Coop	1,300
1076-1082 1 Ave #2A	1-01370-0046	8-Aug-17	\$612,000	Coop	800
441-447 2 Ave #14L	1-00906-0024	24-Aug-17	\$610,000	Coop	
372-382 5 Ave #8D	1-00837-0040	17-Aug-17	\$605,000	Coop	800
227-233 E 57 St #11B	1-01331-0014	22-Aug-17	\$600,000	Coop	
140-142 E 40 St #3A	1-00895-0066	3-Aug-17	\$600,000	Coop	665
457 W 57 St #806	1-01067-0008	28-Aug-17	\$600,000	Coop	
310 E 23 St #8D	1-00928-1107	31-Aug-17	\$595,000	Coop	1,100
67 Park Ave #8E	1-00894-0001	14-Aug-17	\$595,000	Coop	715
235 E 49 St #11F	1-01323-0015	3-Aug-17	\$589,000	Coop	
333 E 53 St #4A	1-01346-0014	2-Aug-17	\$587,000	Coop	900
210 E 36 St #12G	1-00916-0055	28-Aug-17	\$585,000	Coop	
300 E 33 St #4E	1-00936-3047	28-Aug-17	\$585,000	Condo	463
312-324 E 42 St #1110	1-01334-0041	11-Aug-17	\$583,000	Coop	550
360 W 22 St #5N	1-00745-1104	2-Aug-17	\$580,000	Coop	
210 E 47 St #2E	1-01320-1410	24-Aug-17	\$578,000	Condo	400
350 W 50 St #4RR	1-01040-1188	29-Aug-17	\$576,000	Condo	440
325-337 W 45 St #811	1-01036-0014	22-Aug-17	\$569,250	Coop	
321 E 48 St #4K	1-01341-1239	4-Aug-17	\$560,066	Condo	454
321 E 54 St #1G	1-01347-0009	2-Aug-17	\$560,000	Coop	750
325-327 E 41 St #708	1-01334-0010	8-Aug-17	\$559,000	Coop	
225 E 46 St #8E	1-01320-1680	16-Aug-17	\$555,000	Condo	441
411 E 57 St #11F	1-01369-0002	2-Aug-17	\$550,000	Coop	600
100-104 7 Ave #9C	1-00766-0039	29-Aug-17	\$550,000	Coop	450
300 E 33 St #3F	1-00936-3034	2-Aug-17	\$550,000	Condo	475
242-246 Madison Ave #4E	1-00867-0057	15-Aug-17	\$545,000	Coop	600
251 E 32 St #3D	1-00913-0028	14-Aug-17	\$545,000	Coop	550
381-1399 Avenue Of The Americas #19F	1-01009-0029	3-Aug-17	\$545,000	Coop	
264 W 22 St #10	1-00771-0073	25-Aug-17	\$540,000	Coop	
330 3 Ave #17L	1-00880-0042	30-Aug-17	\$540,000	Coop	630
288 Lexington Ave #11B	1-00892-0020	9-Aug-17	\$540,000	Coop	705
235 E 22 St #5B	1-00903-1127	7-Aug-17	\$530,000	Coop	500
312-324 E 42 St #1409	1-01334-0041	22-Aug-17	\$527,000	Coop	425
333-337 E 43 St #715	1-01336-0015	2-Aug-17	\$525,000	Coop	228
333-337 E 43 St #712	1-01336-0015	14-Aug-17	\$525,000	Coop	
145-154 E 15 St #4N	1-00871-0039	15-Aug-17	\$520,000	Coop	
249 8 Ave #13F	1-00746-1202	18-Aug-17	\$515,000	Coop	
31 E 37 St #2D	1-00867-0033	30-Aug-17	\$499,000	Coop	
333-337 E 43 St #615	1-01336-0015	2-Aug-17	\$485,000	Coop	700



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Address	BBL	Sale date	Sale price	Property type	Sqft
3-15 W 14 St #5M	1-00816-0031	9-Aug-17	\$480,000	Coop	
227-231 W 16 St #5W	1-00766-0023	31-Aug-17	\$480,000	Coop	
10-12 Park Ave #8B	1-00864-0035	10-Aug-17	\$475,000	Coop	
310 E 23 St #3H	1-00928-1107	1-Aug-17	\$472,000	Coop	500
288 Lexington Ave #5G	1-00892-0020	16-Aug-17	\$471,000	Coop	
312-324 E 42 St #818	1-01334-0041	29-Aug-17	\$470,000	Coop	
230 E 15 St #3K	1-00896-0032	16-Aug-17	\$465,000	Coop	400
66 Madison Ave #9J	1-00857-0018	2-Aug-17	\$465,000	Coop	400
223-225 E 50 St #3C	1-01324-0011	30-Aug-17	\$465,000	Coop	
310 E 23 St #2H	1-00928-1107	28-Aug-17	\$465,000	Coop	
155-157 E 49 St #6A	1-01304-0029	10-Aug-17	\$460,000	Coop	
857 9 Ave #3C	1-01065-0034	16-Aug-17	\$455,000	Coop	
346-352 W 56 St #3B	1-01046-0056	30-Aug-17	\$450,000	Coop	624
229 E 28 St #4D	1-00909-0015	15-Aug-17	\$450,000	Coop	550
312-324 E 42 St #2609	1-01334-0041	18-Aug-17	\$445,000	Coop	400
210-212 E 21 St #6A	1-00901-0052	22-Aug-17	\$440,000	Coop	
963-971 2 Ave #3K	1-01325-0024	4-Aug-17	\$440,000	Coop	450
425 E 54 St #9K	1-01366-0016	29-Aug-17	\$438,000	Coop	542
430-432 W 34 St #6B	1-00731-0060	23-Aug-17	\$436,000	Coop	
404 W 48 St #4B	1-01057-0037	7-Aug-17	\$430,000	Coop	
153-159 Madison Ave #11I	1-00862-0024	30-Aug-17	\$425,000	Coop	500
288 Lexington Ave #5D	1-00892-0020	7-Aug-17	\$425,000	Coop	
166 E 35 St #7F	1-00890-0049	23-Aug-17	\$425,000	Coop	425
305 E 40 St #2X	1-01333-0001	28-Aug-17	\$425,000	Coop	475
372-382 5 Ave #5G	1-00837-0040	30-Aug-17	\$425,000	Coop	450
208-214 E 28 St #3L	1-00908-0047	31-Aug-17	\$420,810	Coop	
221 E 50 St #3E	1-01324-0009	14-Aug-17	\$410,000	Coop	
537-541 3 Ave #3J	1-00916-0061	28-Aug-17	\$405,000	Coop	420
229 E 28 St #LD	1-00909-0015	10-Aug-17	\$402,000	Coop	
425 E 54 St #3K	1-01366-0016	17-Aug-17	\$400,000	Coop	
410 E 52 St #1F	1-01363-0043	24-Aug-17	\$399,000	Coop	500
225-229 E 36 St #5L	1-00917-0017	17-Aug-17	\$395,000	Coop	450
457 W 57 St #804	1-01067-0008	16-Aug-17	\$381,565	Coop	330
349 E 49 St #6A	1-01342-0023	29-Aug-17	\$380,000	Coop	550
457 W 57 St #915	1-01067-0008	29-Aug-17	\$370,000	Coop	
225-229 E 36 St #3H	1-00917-0017	22-Aug-17	\$365,000	Coop	419
1076-1082 1 Ave #16H	1-01370-0046	18-Aug-17	\$360,000	Coop	
457 W 57 St #407	1-01067-0008	8-Aug-17	\$350,000	Coop	
36 W 35 St #6D	1-00836-0064	4-Aug-17	\$345,000	Coop	
319 W 54 St #2C	1-01045-0020	2-Aug-17	\$340,000	Coop	
312-324 E 42 St #2403	1-01334-0041	10-Aug-17	\$325,000	Coop	
312-324 E 42 St #1603	1-01334-0041	15-Aug-17	\$325,000	Coop	380
415 W 46 St #5D	1-01056-0025	25-Aug-17	\$320,000	Coop	
304-324 E 41 St #305A	1-01333-0042	22-Aug-17	\$310,000	Coop	
225-229 E 36 St #8L	1-00917-0017	11-Aug-17	\$304,200	Coop	
153 E 57 St #18H	1-01312-0028	28-Aug-17	\$300,000	Coop	350
315-321 E 43 St #903	1-01336-0010	25-Aug-17	\$300,000	Coop	350
346-352 W 56 St #5B	1-01046-0056	22-Aug-17	\$248,000	Coop	600
11 E 29 St #18B	1-00859-1035	31-Aug-17	\$200,000	Condo	767
232-236 E 47 St #19E	1-01320-2059	4-Aug-17	\$100,000	Condo	1,040



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Address	BBL	Sale date	Sale price	Property type	Sqft
455-459 W 35 St #4E	1-00733-0005	16-Aug-17	\$67,458	Coop	
102-106 W 57 St	1-01009-0037	16-Aug-17	\$20,000	Condo	112,850

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.



The RATNER Team Market Report

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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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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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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.

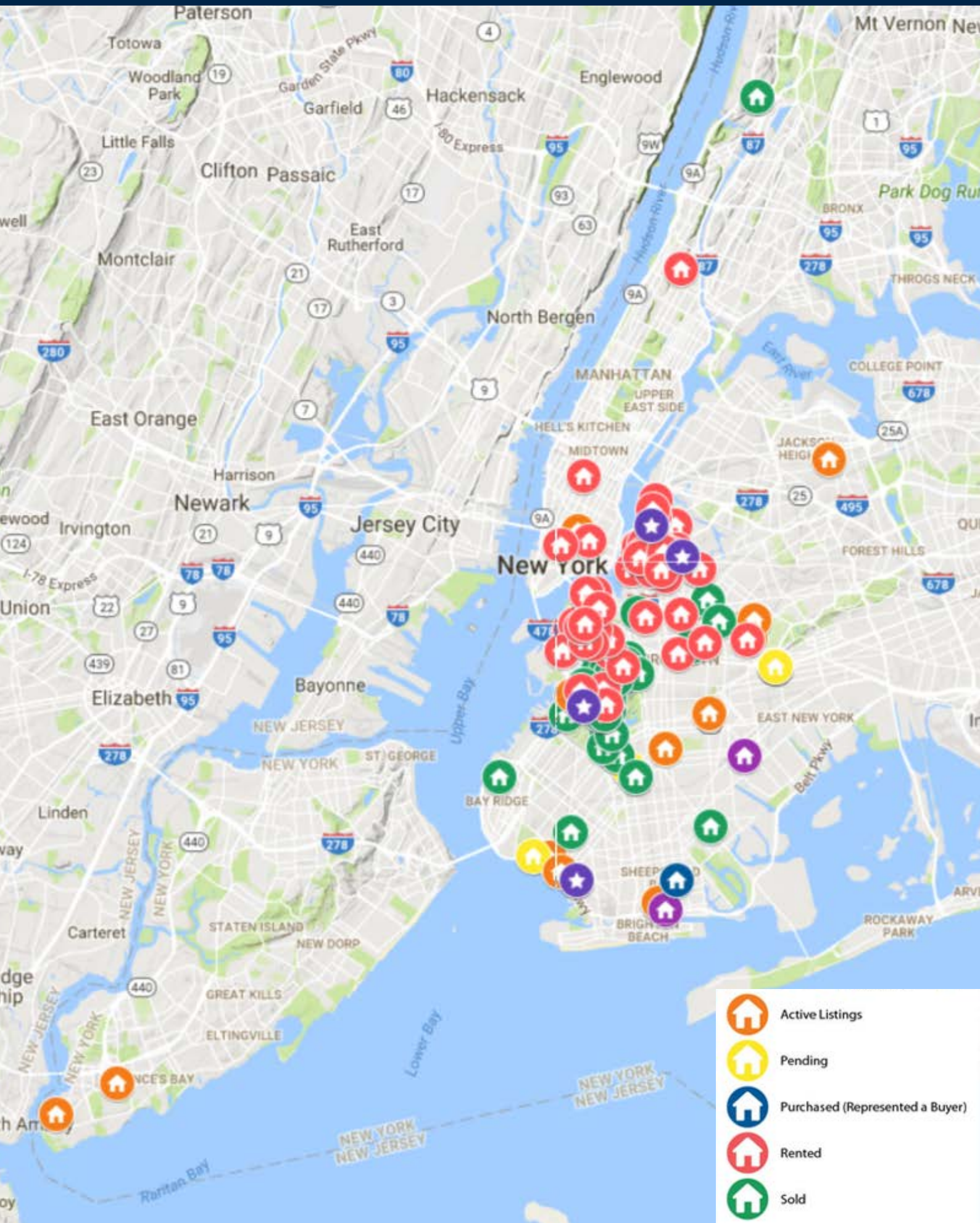
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



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THE BROOKLYN MADE REAL ESTATE SHOW

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

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

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

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