

# MIDTOWN MANHATTAN

A monthly analysis of residential sales  
in Midtown Manhattan, Manhattan

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Midtown Manhattan, Manhattan

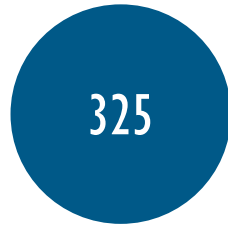
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



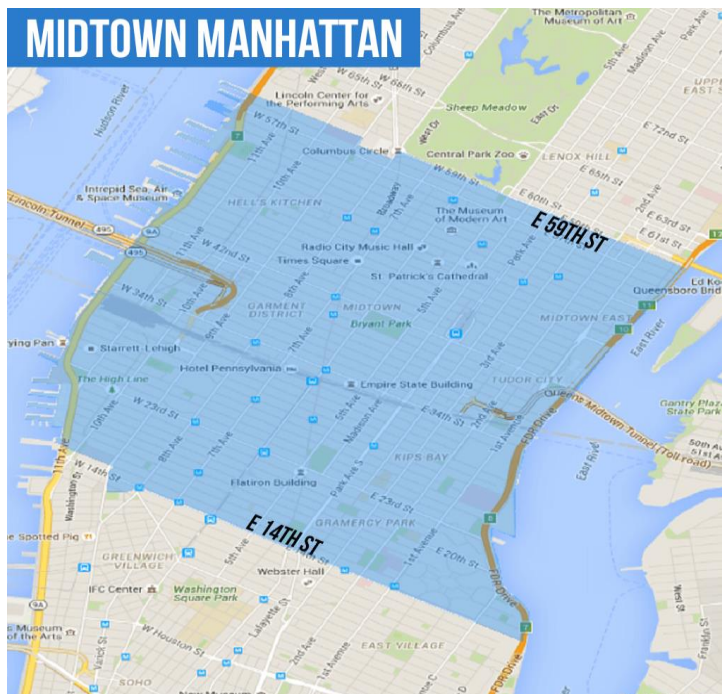
-2% YoY

MANHATTAN MEDIAN SALE PRICE



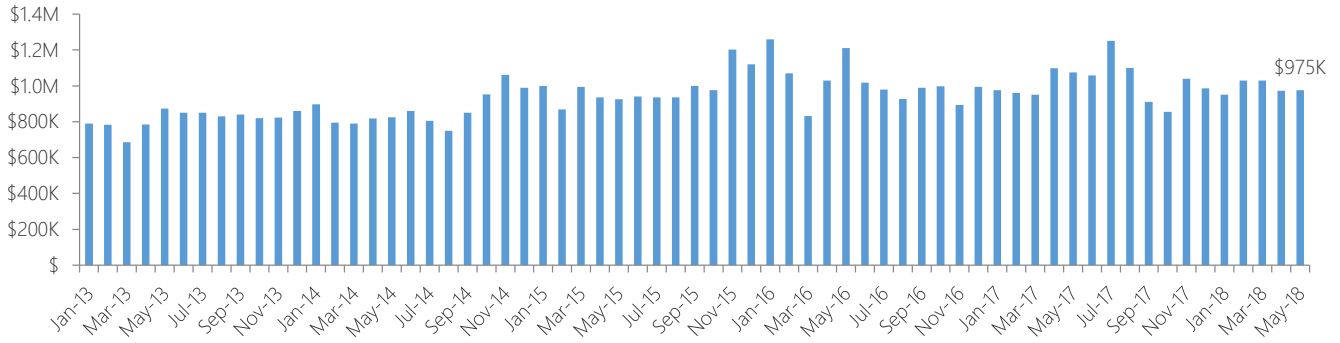
-5% YoY

NEIGHBORHOOD BOUNDARIES

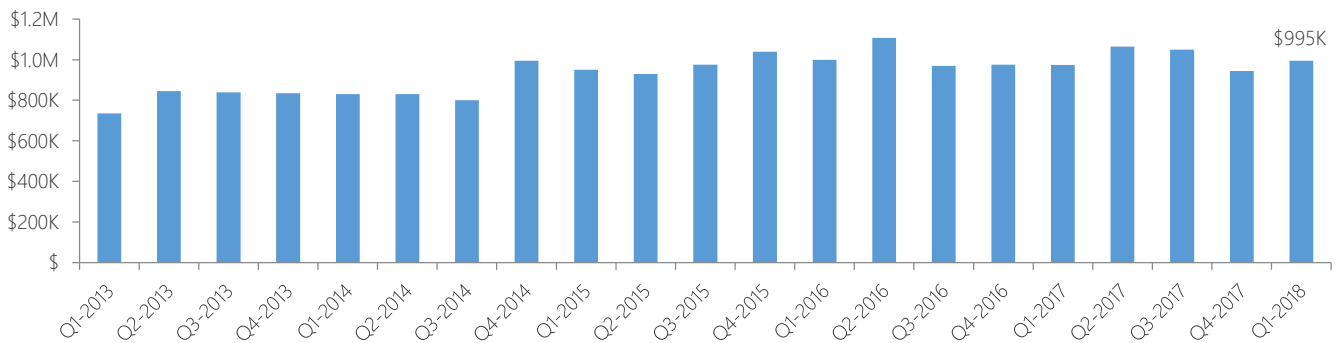


## RESIDENTIAL STATS

### Median Sale Price by Month

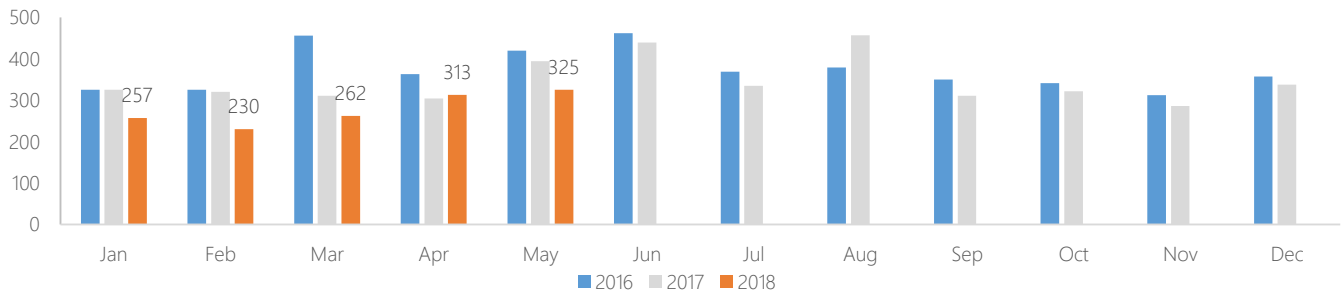


### Median Sale Price by Quarter

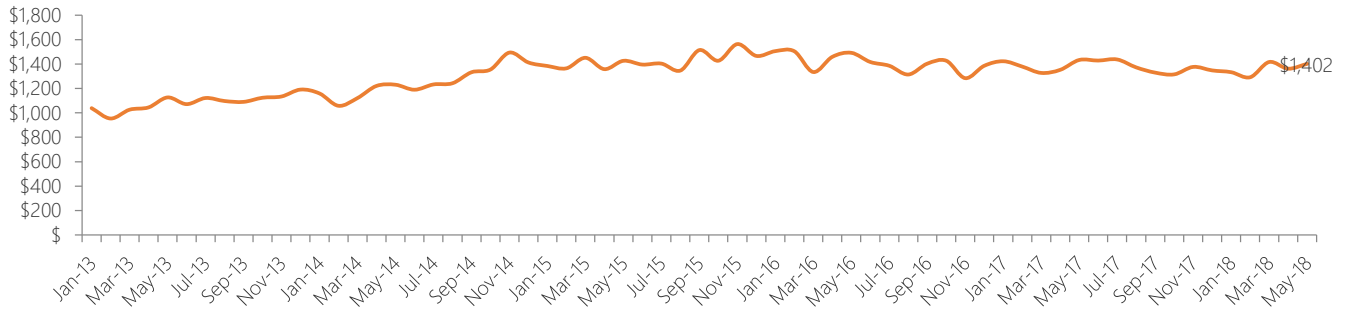


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	285	269	307	395	504	455	529	511	479	441	332	425
2014	362	304	346	387	409	458	493	432	409	397	322	409
2015	317	347	349	407	375	529	499	427	415	447	325	392
2016	325	325	456	363	420	462	369	379	350	341	312	357
2017	325	320	311	304	394	439	335	457	311	322	286	338
2018	257	230	262	313	325							



Median Sale Price per Square Foot

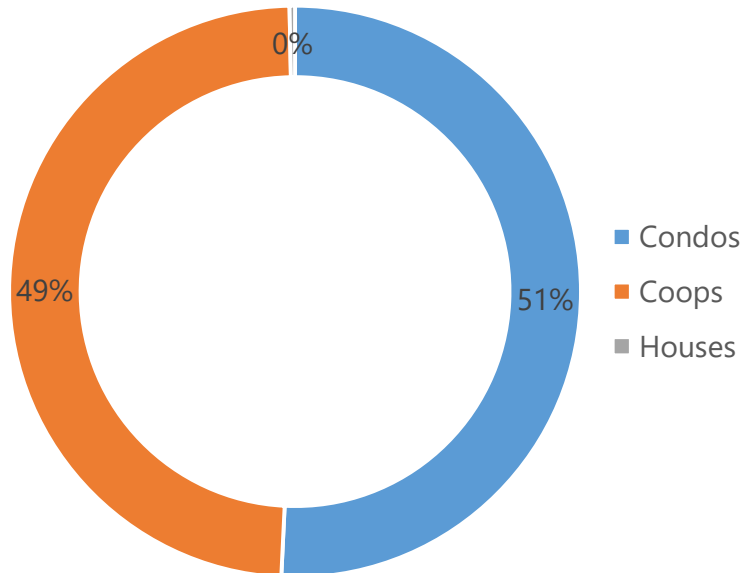


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,447,118	-17%	\$1,637	1%	165
Coops	\$693,750	0%	\$997	-7%	159
Houses	\$4,800,000	81%	\$1,978	36%	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
157 W 57th St #85	1-01010-1694	14-May-18	\$53,967,250	Condo	6,240
432 Park Ave #71B	1-01292-1427	30-May-18	\$34,750,000	Condo	4,019
432 Park Ave #71A	1-01292-1426	30-May-18	\$25,250,000	Condo	4,019
157 W 57th St #52B	1-01010-1655	8-May-18	\$24,441,500	Condo	5,475
212 Fifth Ave #20A	1-00827-1044	2-May-18	\$18,100,000	Condo	
106 Central Park S #36A	1-01011-4411	8-May-18	\$15,000,000	Condo	1,902
212 Fifth Ave #14A	1-00827-1032	29-May-18	\$12,000,000	Condo	
432 Park Ave #53A	1-01292-1393	2-May-18	\$10,950,000	Condo	1,789
1 Beekman Pl #10C	1-01361-0021	24-May-18	\$10,147,500	Coop	
8-10 W 19th St #C3	1-00820-1203	31-May-18	\$5,975,000	Condo	3,778
322 E 57th St #1415B	1-01349-0041	30-May-18	\$5,260,000	Coop	
398 Park Ave S #24C	1-00857-1211	30-May-18	\$4,851,000	Condo	2,692
156-158 E 36th St	1-00891-0048	3-May-18	\$4,800,000	House	2,427
20-24 E 20th St #4E	1-00848-0059	22-May-18	\$4,300,000	Coop	
90 Lexington Ave #5C	1-00882-1120	8-May-18	\$4,178,273	Condo	
225 Fifth Ave #3E	1-00856-1124	10-May-18	\$3,975,000	Condo	1,650
55 W 17th St #604	1-00819-1321	16-May-18	\$3,749,706	Condo	
425 W 50th St #11F	1-01060-1126	22-May-18	\$3,707,500	Condo	1,809
345 W 14th St #7A	1-00738-1325	30-May-18	\$3,550,000	Condo	1,427
520 W 19th St #7B	1-00690-1018	24-May-18	\$3,420,000	Condo	2,041
100 W 18th St #3C	1-00793-1507	11-May-18	\$3,225,000	Condo	1,782
15 W 53rd St #42D	1-01269-1221	1-May-18	\$3,200,000	Condo	1,917
9 W 16th St #3	1-00818-0033	31-May-18	\$3,050,000	Coop	2,002
310 W 52nd St #41B	1-01042-1308	21-May-18	\$3,000,000	Condo	1,331
330 E 38th St #9AQ	1-00943-1069	16-May-18	\$2,970,000	Condo	1,967
480 Park Ave #3A	1-01294-0033	10-May-18	\$2,875,000	Coop	
50 W 30th St #15A	1-00831-1139	21-May-18	\$2,865,000	Condo	1,330
11 E 29th St #24A	1-00859-1052	21-May-18	\$2,800,000	Condo	1,601
101 W 24th St #6E	1-00800-1443	3-May-18	\$2,775,000	Condo	1,107
355 E 19th St #4	1-00925-1004	29-May-18	\$2,750,000	Condo	2,001
50 W 30th St #10A	1-00831-1125	23-May-18	\$2,585,000	Condo	1,266
150-156 W 56th St #4906	1-01008-1336	15-May-18	\$2,565,000	Condo	1,189
454 W 46th St #5ES	1-01055-0001	15-May-18	\$2,550,000	Coop	1,875
130 W 19th St #5A	1-00794-1019	17-May-18	\$2,525,000	Condo	1,571
247 W 46th St #4002	1-01018-1309	14-May-18	\$2,508,000	Condo	1,488
117 E 29th St #1A	1-00885-1002	25-May-18	\$2,500,000	Condo	2,422
502 Ninth Ave #10B	1-00762-1137	8-May-18	\$2,430,000	Condo	1,164
447 W 18th St #6C	1-00716-1227	17-May-18	\$2,400,000	Condo	1,379
845 United Nations Plz #17D	1-01340-1074	8-May-18	\$2,385,000	Condo	1,612
163 W 18th St #10B	1-00794-1123	30-May-18	\$2,350,000	Condo	1,051
310 W 52nd St #22B	1-01042-1213	25-May-18	\$2,260,000	Condo	1,331
425 E 58th St #43G	1-01370-0015	30-May-18	\$2,250,000	Coop	1,800
195 Third Ave #2FG	1-00898-0001	11-May-18	\$2,225,000	Coop	
768 Fifth Ave #1430	1-01274-1358	15-May-18	\$2,175,000	Condo	904
101 W 24th St #16E	1-00800-1452	31-May-18	\$2,150,000	Condo	1,113
350 E 57th St #14B	1-01349-0032	16-May-18	\$2,100,000	Coop	2,255
400 E 56th St #15S	1-01367-0001	29-May-18	\$2,075,000	Coop	
300 E 40th St #28B	1-00945-1003	22-May-18	\$2,000,000	Coop	1,275
301 W 53rd St #15E	1-01044-1144	24-May-18	\$1,970,000	Condo	1,039
330 E 38th St #39E	1-00943-1557	16-May-18	\$1,965,000	Condo	1,171



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Address	BBL	Sale date	Sale price	Property type	Sqft
322 W 57th St #24S	1-01047-2161	10-May-18	\$1,950,000	Condo	1,014
250 E 40th St #45A	1-00920-1224	1-May-18	\$1,900,000	Condo	1,547
200 E 32nd St #27D	1-00912-1230	15-May-18	\$1,895,000	Condo	1,182
135 W 52nd St #11A	1-01005-1019	3-May-18	\$1,862,000	Condo	995
50 W 30th St #3D	1-00831-1105	1-May-18	\$1,861,056	Condo	1,005
330 E 38th St #48E	1-00943-1700	31-May-18	\$1,851,000	Condo	1,171
345 E 57th St #7A	1-01350-0020	3-May-18	\$1,825,000	Coop	1,500
11 E 29th St #42B	1-00859-1107	8-May-18	\$1,782,000	Condo	1,150
301 W 53rd St #14A	1-01044-1129	22-May-18	\$1,757,036	Condo	1,039
60 Sutton Pl S #9JS	1-01365-0020	18-May-18	\$1,750,000	Coop	1,300
425 W 50th St #12D	1-01060-1133	25-May-18	\$1,725,000	Condo	1,020
351 E 51st St #15B	1-01344-1147	8-May-18	\$1,725,000	Condo	1,122
322 W 57th St #31H	1-01047-2265	24-May-18	\$1,665,000	Condo	757
252 Seventh Ave #11N	1-00774-1227	24-May-18	\$1,657,500	Condo	983
138 W 17th St #17D	1-00792-1102	31-May-18	\$1,645,000	Coop	
240 Park Ave S #7D	1-00848-1324	17-May-18	\$1,640,000	Condo	806
39-45 E 29th St #15C	1-00859-1268	8-May-18	\$1,608,888	Condo	785
416 W 52nd St #623	1-01061-1224	18-May-18	\$1,590,000	Condo	
322 W 57th St #49N	1-01047-2496	21-May-18	\$1,550,000	Condo	818
1 Irving Pl #G10	1-00870-1285	15-May-18	\$1,550,000	Condo	785
50 W 30th St #11B	1-00831-1129	4-May-18	\$1,545,375	Condo	696
416 W 52nd St #313	1-01061-1132	18-May-18	\$1,542,649	Condo	
247 W 46th St #2404	1-01018-1233	11-May-18	\$1,540,000	Condo	951
50 W 30th St #12C	1-00831-1133	14-May-18	\$1,530,125	Condo	679
50 W 30th St #9C	1-00831-1124	11-May-18	\$1,522,284	Condo	679
50 W 30th St #10B	1-00831-1126	4-May-18	\$1,519,619	Condo	696
555 W 23rd St #53	1-00695-1329	7-May-18	\$1,512,500	Condo	1,079
50 W 30th St #11C	1-00831-1130	25-May-18	\$1,501,919	Condo	679
303 E 33rd St #11G	1-00939-1120	30-May-18	\$1,490,000	Condo	912
50 W 30th St #4C	1-00831-1109	2-May-18	\$1,489,395	Condo	813
50 W 30th St #10C	1-00831-1127	25-May-18	\$1,479,563	Condo	679
50 W 30th St #9B	1-00831-1123	9-May-18	\$1,476,463	Condo	696
145-154 E 15th St #12DE	1-00871-0039	31-May-18	\$1,475,000	Coop	1,150
77 W 55th St #3B	1-01271-0302	31-May-18	\$1,475,000	Condo	1,016
330 E 38th St #20A	1-00943-1237	7-May-18	\$1,475,000	Condo	1,009
50 W 30th St #6C	1-00831-1115	9-May-18	\$1,471,371	Condo	679
50 W 30th St #3C	1-00831-1104	30-May-18	\$1,463,939	Condo	813
50 W 30th St #3A	1-00831-1102	23-May-18	\$1,454,106	Condo	829
50 W 30th St #8B	1-00831-1120	3-May-18	\$1,453,756	Condo	696
100 W 58th St #9G	1-01010-1462	25-May-18	\$1,450,000	Condo	1,161
1 Irving Pl #V23	1-00870-1554	10-May-18	\$1,447,118	Condo	691
685-697 Second Ave #2BC	1-00918-0025	11-May-18	\$1,420,000	Coop	1,500
50 W 30th St #7B	1-00831-1117	24-May-18	\$1,403,194	Condo	696
270 W 17th St #4C	1-00766-1115	8-May-18	\$1,400,000	Condo	847
146 W 16th St #3B	1-00791-0070	23-May-18	\$1,375,000	Coop	
322 W 57th St #20G	1-01047-2089	11-May-18	\$1,370,000	Condo	757
308 E 38th St #15F	1-00943-1973	4-May-18	\$1,367,000	Condo	
405 W 23rd St #14E	1-00721-1062	29-May-18	\$1,360,000	Coop	809
210-212 W 21st St #7FE	1-00770-0048	31-May-18	\$1,355,000	Coop	775
415 E 37th St #25G	1-00969-1240	21-May-18	\$1,350,000	Condo	927



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Address	BBL	Sale date	Sale price	Property type	Sqft
162 W 56th St #1405	1-01008-1651	1-May-18	\$1,350,000	Condo	1,194
308 E 38th St #14F	1-00943-1967	4-May-18	\$1,340,000	Condo	
1 Irving Pl #G11	1-00870-1186	11-May-18	\$1,340,000	Condo	738
308 E 38th St #12F	1-00943-1961	4-May-18	\$1,328,000	Condo	
7 Lexington Ave #2A	1-00877-0067	1-May-18	\$1,325,000	Coop	950
157 E 32nd St #14B	1-00888-1050	16-May-18	\$1,320,000	Condo	904
308 E 38th St #11F	1-00943-1955	4-May-18	\$1,316,000	Condo	
330 E 38th St	1-00943-1828	30-May-18	\$1,300,000	Condo	772
414 E 52nd St #8A	1-01363-0040	1-May-18	\$1,300,000	Coop	
308 E 38th St #10F	1-00943-1949	4-May-18	\$1,299,000	Condo	
308 E 38th St #6E	1-00943-1924	1-May-18	\$1,290,000	Condo	
244-252 W 15th St #3C	1-00764-0062	7-May-18	\$1,260,000	Coop	850
445 W 54th St #4D	1-01064-1017	3-May-18	\$1,250,000	Condo	980
330 E 38th St #8Q	1-00943-1068	2-May-18	\$1,230,000	Condo	958
106 Central Park S #14O	1-01011-4244	10-May-18	\$1,225,000	Condo	918
106 Central Park S #14N	1-01011-4244	10-May-18	\$1,225,000	Condo	918
157 E 32nd St #18B	1-00888-1066	25-May-18	\$1,215,000	Condo	904
60-105 Gramercy Park N #2K	1-00877-0009	24-May-18	\$1,200,000	Coop	
635 W 42nd St #41H	1-01090-1333	11-May-18	\$1,180,000	Condo	774
17 W 54th St #9B	1-01270-0020	7-May-18	\$1,172,500	Coop	1,350
360 W 22nd St #1K	1-00745-1104	2-May-18	\$1,155,000	Coop	
14 Sutton Pl S #9C	1-01368-0024	21-May-18	\$1,150,000	Coop	
1600 Broadway #6B	1-01020-1112	16-May-18	\$1,130,000	Condo	889
50 Lexington Ave #12C	1-00880-0019	17-May-18	\$1,120,000	Coop	850
405 W 23rd St #7H	1-00721-1062	21-May-18	\$1,100,000	Coop	
420 W 25th St #3K	1-00722-1028	3-May-18	\$1,100,000	Condo	830
145 E 48th St #26B	1-01303-1057	22-May-18	\$1,100,000	Condo	761
2-20 Tudor City Pl #9BN	1-01333-0018	15-May-18	\$1,075,000	Coop	
415 E 37th St #41N	1-00969-1397	8-May-18	\$1,070,000	Condo	869
1 Irving Pl #G7	1-00870-1319	23-May-18	\$1,060,000	Condo	573
100 W 39th St #38E	1-00814-1033	7-May-18	\$1,060,000	Condo	701
438 W 47th St #2A	1-01056-0051	4-May-18	\$1,051,777	Coop	1,050
211 E 46th St #27H	1-01320-4192	14-May-18	\$1,047,500	Condo	642
145 E 48th St #32D	1-01303-1123	1-May-18	\$1,030,000	Condo	739
58 W 58th St #25F	1-01273-1132	7-May-18	\$1,020,000	Condo	846
330 Third Ave #14C	1-00880-0042	1-May-18	\$1,015,000	Coop	950
325-327 E 41st St #501	1-01334-0010	11-May-18	\$999,800	Coop	1,100
21 E 22nd St #9L	1-00851-0013	4-May-18	\$999,500	Coop	
350 W 42nd St #7D	1-01032-1044	30-May-18	\$998,889	Condo	729
480 Park Ave #10J	1-01294-0033	21-May-18	\$995,000	Coop	1,000
155 E 38th St #14J	1-00894-1829	3-May-18	\$990,000	Condo	690
322 W 57th St #18F	1-01047-2048	8-May-18	\$990,000	Condo	572
425 Fifth Ave #21E	1-00868-1576	18-May-18	\$990,000	Condo	737
445 W 54th St #7B	1-01064-1027	3-May-18	\$988,500	Condo	991
130 W 20th St #4A	1-00795-1111	21-May-18	\$988,000	Condo	555
230-240 Third Ave #8J	1-00875-0047	17-May-18	\$985,000	Coop	
360 W 28th St #8B	1-00751-1017	16-May-18	\$985,000	Condo	720
203-211 W 54th St #2E	1-01026-0026	14-May-18	\$965,000	Coop	1,100
77 W 55th St #15H	1-01271-1508	10-May-18	\$950,000	Condo	730
1600 Broadway #6E	1-01020-1115	4-May-18	\$950,000	Condo	668



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Address	BBL	Sale date	Sale price	Property type	Sqft
410 E 57th St #6B	1-01368-0042	29-May-18	\$945,000	Coop	1,100
7-39 E 14th St #827	1-00842-0007	23-May-18	\$940,000	Coop	
250-252 W 22nd St #4C	1-00771-0065	16-May-18	\$930,000	Coop	800
308 W 30th St #9F	1-00753-1152	14-May-18	\$925,000	Condo	566
20 E 35th St #14A	1-00864-1002	21-May-18	\$925,000	Coop	1,000
207 E 21st St #2F	1-00902-0009	24-May-18	\$915,000	Coop	
555 W 23rd St #S12	1-00695-1594	17-May-18	\$915,000	Condo	706
6-23 W 16th St #12KN	1-00817-0029	1-May-18	\$912,500	Coop	
330 E 38th St #15G	1-00943-1160	24-May-18	\$910,000	Condo	772
500 W 43rd St #31F	1-01071-1255	21-May-18	\$900,000	Condo	765
242 E 25th St #8A	1-00905-0035	31-May-18	\$899,000	Coop	984
441-447 Second Ave #11B	1-00906-0024	23-May-18	\$899,000	Coop	900
635 W 42nd St #18K	1-01090-1398	2-May-18	\$880,000	Condo	579
188-194 Seventh Ave #2F	1-00771-0038	30-May-18	\$880,000	Coop	750
308 E 38th St #12C	1-00943-1958	22-May-18	\$879,331	Condo	
419-429 E 57th St #11B	1-01369-0007	11-May-18	\$875,000	Coop	
135 W 16th St #662	1-00792-1043	21-May-18	\$870,000	Condo	528
155 E 38th St #4B	1-00894-1724	15-May-18	\$862,000	Condo	746
333 E 30th St #2K	1-00936-1024	17-May-18	\$861,000	Condo	745
26 Gramercy Park S #9A	1-00875-0055	7-May-18	\$851,500	Coop	
308 E 38th St #11C	1-00943-1952	3-May-18	\$851,077	Condo	
453 W 19th St #5A	1-00717-0009	18-May-18	\$840,000	Coop	650
254 Park Ave S #11R	1-00849-1706	25-May-18	\$840,000	Condo	506
20 Sutton Pl S #17B	1-01367-0026	30-May-18	\$837,500	Coop	
145-154 E 15th St #9G	1-00871-0039	21-May-18	\$835,000	Coop	
304-318 W 55th St #5D	1-01045-0037	15-May-18	\$827,142	Coop	
300 E 40th St #17P	1-00945-1003	8-May-18	\$825,000	Coop	750
100 W 39th St #41B	1-00814-1059	9-May-18	\$825,000	Condo	479
308 E 38th St #7C	1-00943-1928	8-May-18	\$810,742	Condo	
160 Third Ave #5G	1-00871-0044	31-May-18	\$800,000	Coop	600
155-159 W 15th St #2D	1-00791-0009	3-May-18	\$799,000	Coop	
6-23 W 16th St #6BN	1-00817-0029	29-May-18	\$796,500	Coop	
3-15 W 14th St #215	1-00816-0031	30-May-18	\$790,000	Coop	
516 W 47th St #S5	1-01075-1033	9-May-18	\$790,000	Condo	611
211-231 E 18th St #2A	1-00899-0008	22-May-18	\$780,000	Coop	750
254-258 W 25th St #1D	1-00774-0069	31-May-18	\$775,000	Coop	
45 Sutton Pl S #14O	1-01371-0014	24-May-18	\$763,000	Coop	
350 W 42nd St #23H	1-01032-1243	24-May-18	\$755,000	Condo	522
408-418 W 57th St #7E	1-01066-0037	21-May-18	\$753,750	Coop	
138 W 17th St #12E	1-00792-1102	10-May-18	\$751,000	Coop	
170-176 Ninth Ave #5L	1-00744-0003	30-May-18	\$750,000	Coop	500
560-572 Third Ave #25G	1-00893-0041	21-May-18	\$745,000	Coop	800
148 E 24th St #4C	1-00879-1211	25-May-18	\$745,000	Condo	500
211-231 E 18th St #3P	1-00899-0008	3-May-18	\$735,000	Coop	750
433 E 56th St #2A	1-01368-0013	17-May-18	\$730,000	Coop	850
301 W 57th St #26E	1-01048-2016	3-May-18	\$725,000	Condo	428
159 W 53rd St #25A	1-01006-1106	11-May-18	\$725,000	Condo	498
245 E 54th St #22R	1-01328-0021	9-May-18	\$720,000	Coop	750
426 W 52nd St #6E	1-01061-1044	4-May-18	\$715,000	Condo	436
422-438 Second Ave #16T	1-00930-0001	2-May-18	\$715,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
414 E 52nd St #4E	1-01363-0040	24-May-18	\$715,000	Coop	900
350 W 50th St #6P	1-01040-1243	24-May-18	\$712,000	Condo	490
865 First Ave #14B	1-01341-1868	24-May-18	\$705,000	Condo	562
220-224 E 54th St #6N	1-01327-0037	21-May-18	\$700,000	Coop	
406 W 46th St #4A	1-01055-0038	31-May-18	\$700,000	Coop	
420-424 E 51st St #7A	1-01362-0041	21-May-18	\$700,000	Coop	1,400
330 E 33rd St #2D	1-00936-4018	25-May-18	\$700,000	Condo	545
245 E 54th St #23L	1-01328-0021	24-May-18	\$695,000	Coop	
300 E 40th St #30E	1-00945-1003	11-May-18	\$692,500	Coop	650
45 Tudor City Pl #1610	1-01335-0022	1-May-18	\$687,419	Coop	
420-424 E 51st St #5D	1-01362-0041	29-May-18	\$680,000	Coop	
382-390 Second Ave #7S	1-00928-0001	17-May-18	\$680,000	Coop	
245 E 54th St #17N	1-01328-0021	2-May-18	\$665,000	Coop	650
233-237 W 21st St #2E	1-00771-0020	15-May-18	\$660,000	Coop	550
102-110 E 22nd St #2E	1-00877-0084	16-May-18	\$650,000	Coop	550
200 E 27th St #3T	1-00907-0056	29-May-18	\$650,000	Coop	
225 E 57th St #4A	1-01331-1203	7-May-18	\$641,250	Coop	
166 E 35th St #3E	1-00890-0049	22-May-18	\$640,000	Coop	
138 W 17th St #5I	1-00792-1102	1-May-18	\$640,000	Coop	
319 E 50th St #9J	1-01343-1002	18-May-18	\$636,500	Coop	
345 E 52nd St #4J	1-01345-0017	1-May-18	\$636,000	Coop	750
320 E 57th St #2D	1-01349-0044	14-May-18	\$632,500	Coop	800
345 E 52nd St #1G	1-01345-0017	16-May-18	\$630,000	Coop	
1084 Second Ave #20G	1-01350-0001	14-May-18	\$630,000	Coop	1,400
457 W 57th St #1402	1-01067-0008	29-May-18	\$625,000	Coop	650
256 W 21st St #4L	1-00770-0070	24-May-18	\$618,000	Coop	
250 E 40th St #6C	1-00920-1025	16-May-18	\$611,000	Condo	447
310 E 23rd St #3H	1-00928-1107	24-May-18	\$602,500	Coop	500
146-148 E 49th St #7D	1-01303-0045	3-May-18	\$587,500	Coop	850
500 W 43rd St #17G	1-01071-1133	17-May-18	\$587,000	Condo	415
153-159 Madison Ave #9A	1-00862-0024	1-May-18	\$585,500	Coop	
7 Park Ave #24	1-00890-0001	31-May-18	\$585,000	Coop	
304-324 E 41st St #404B	1-01333-0042	30-May-18	\$580,000	Coop	600
347 W 57th St #24E	1-01048-1185	24-May-18	\$580,000	Condo	458
69 Fifth Ave #5A	1-00842-1002	14-May-18	\$580,000	Coop	450
225 E 57th St #3A	1-01331-1203	16-May-18	\$580,000	Coop	
500 W 43rd St #25D	1-01071-1202	7-May-18	\$579,000	Condo	390
330 E 33rd St #9D	1-00936-4116	15-May-18	\$575,000	Condo	550
220-230 Madison Ave #14L	1-00866-0064	14-May-18	\$575,000	Coop	
339-345 W 55th St #2F	1-01046-0013	30-May-18	\$575,000	Coop	
210 E 15th St #5G	1-00896-0039	17-May-18	\$570,000	Coop	
200 E 27th St #7D	1-00907-0056	10-May-18	\$570,000	Coop	
330 E 33rd St #5G	1-00936-4063	15-May-18	\$570,000	Condo	480
963-971 Second Ave #6G	1-01325-0024	24-May-18	\$565,000	Coop	600
324-326 E 50th St #3A	1-01342-0042	25-May-18	\$562,540	Coop	565
333 E 53rd St #6M	1-01346-0014	3-May-18	\$555,000	Coop	
106 Central Park S #19B	1-01011-4306	16-May-18	\$550,000	Condo	764
273-275 Lexington Ave #15J	1-00892-0025	1-May-18	\$550,000	Coop	575
249 Eighth Ave #19N	1-00746-1202	31-May-18	\$545,000	Coop	450
3-15 W 14th St #513	1-00816-0031	16-May-18	\$544,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
153-159 Madison Ave #7K	1-00862-0024	18-May-18	\$542,450	Coop	750
18 W 48th St #7F	1-01263-1030	8-May-18	\$540,000	Condo	794
333 E 30th St #2G	1-00936-1021	9-May-18	\$540,000	Condo	476
140 E 28th St #1H	1-00883-0058	23-May-18	\$530,000	Coop	625
150 Central Park S #1209	1-01011-0052	31-May-18	\$525,000	Coop	
201 E 25th St #6L	1-00906-0001	30-May-18	\$518,500	Coop	
333-341 E 14th St #5L	1-00921-0019	29-May-18	\$515,000	Coop	475
133 E 30th St #1A	1-00886-0031	31-May-18	\$512,500	Coop	
235 E 22nd St #14R	1-00903-1127	11-May-18	\$510,000	Coop	500
325-337 W 45th St #209	1-01036-0014	24-May-18	\$505,000	Coop	
229 E 29th St #3N	1-00910-0014	16-May-18	\$505,000	Coop	
306-312 W 56th St #4G	1-01046-0038	18-May-18	\$490,000	Coop	450
245 E 35th St #PHD	1-00916-0023	31-May-18	\$460,000	Coop	
222-230 E 35th St #2C	1-00915-0046	8-May-18	\$457,500	Coop	800
160-162 Ninth Ave #4C	1-00743-0080	15-May-18	\$455,000	Coop	
959 First Ave #2D	1-01345-1108	22-May-18	\$447,500	Condo	
408 W 34th St #6A	1-00731-0050	3-May-18	\$447,225	Coop	
1084 Second Ave #16K	1-01350-0001	22-May-18	\$442,500	Coop	675
959 First Ave #3A	1-01345-1115	22-May-18	\$437,000	Condo	
959 First Ave #5D	1-01345-1122	24-May-18	\$432,000	Condo	
110 E 36th St #2A	1-00891-0083	24-May-18	\$425,000	Coop	500
1-19 Tudor City Pl #315	1-01333-0023	3-May-18	\$415,840	Coop	
225-229 E 36th St #11H	1-00917-0017	15-May-18	\$410,000	Coop	
153-159 Madison Ave #7J	1-00862-0024	18-May-18	\$400,000	Coop	
229 E 28th St #6K	1-00909-0015	8-May-18	\$395,000	Coop	468
959 First Ave #3B	1-01345-1110	24-May-18	\$387,500	Condo	
420-424 E 51st St #8G	1-01362-0041	29-May-18	\$385,000	Coop	
210 E 36th St #7G	1-00916-0055	24-May-18	\$385,000	Coop	475
220-230 Madison Ave #9D	1-00866-0064	17-May-18	\$380,000	Coop	
312-324 E 42nd St #2606	1-01334-0041	24-May-18	\$375,000	Coop	
699-705 Second Ave #4A	1-00918-0035	3-May-18	\$365,000	Coop	
304-324 E 41st St #701A	1-01333-0042	17-May-18	\$363,220	Coop	
320 E 35th St #5H	1-00940-0048	17-May-18	\$355,000	Coop	475
1381-1399 Avenue Of The Americas #4A	1-01009-0029	3-May-18	\$345,000	Coop	450
457 W 57th St #811	1-01067-0008	2-May-18	\$345,000	Coop	
25 Tudor City Pl #1707	1-01334-0022	8-May-18	\$335,000	Coop	300
463 W 44th St #5C	1-01054-0002	15-May-18	\$330,000	Coop	286
1-19 Tudor City Pl #1229	1-01333-0023	18-May-18	\$327,500	Coop	300
235 E 54th St #3C	1-01328-0019	29-May-18	\$325,000	Coop	
225-229 E 36th St #8L	1-00917-0017	23-May-18	\$325,000	Coop	
1-19 Tudor City Pl #737	1-01333-0023	10-May-18	\$300,000	Coop	600
1084 Second Ave #27K	1-01350-0001	17-May-18	\$299,000	Coop	450
454 W 54th St #1C	1-01063-1205	10-May-18	\$223,968	Condo	1,561
322 W 17th St #1FW	1-00740-0044	23-May-18	\$70,000	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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## CLIENT REVIEWS

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

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

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

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

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

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

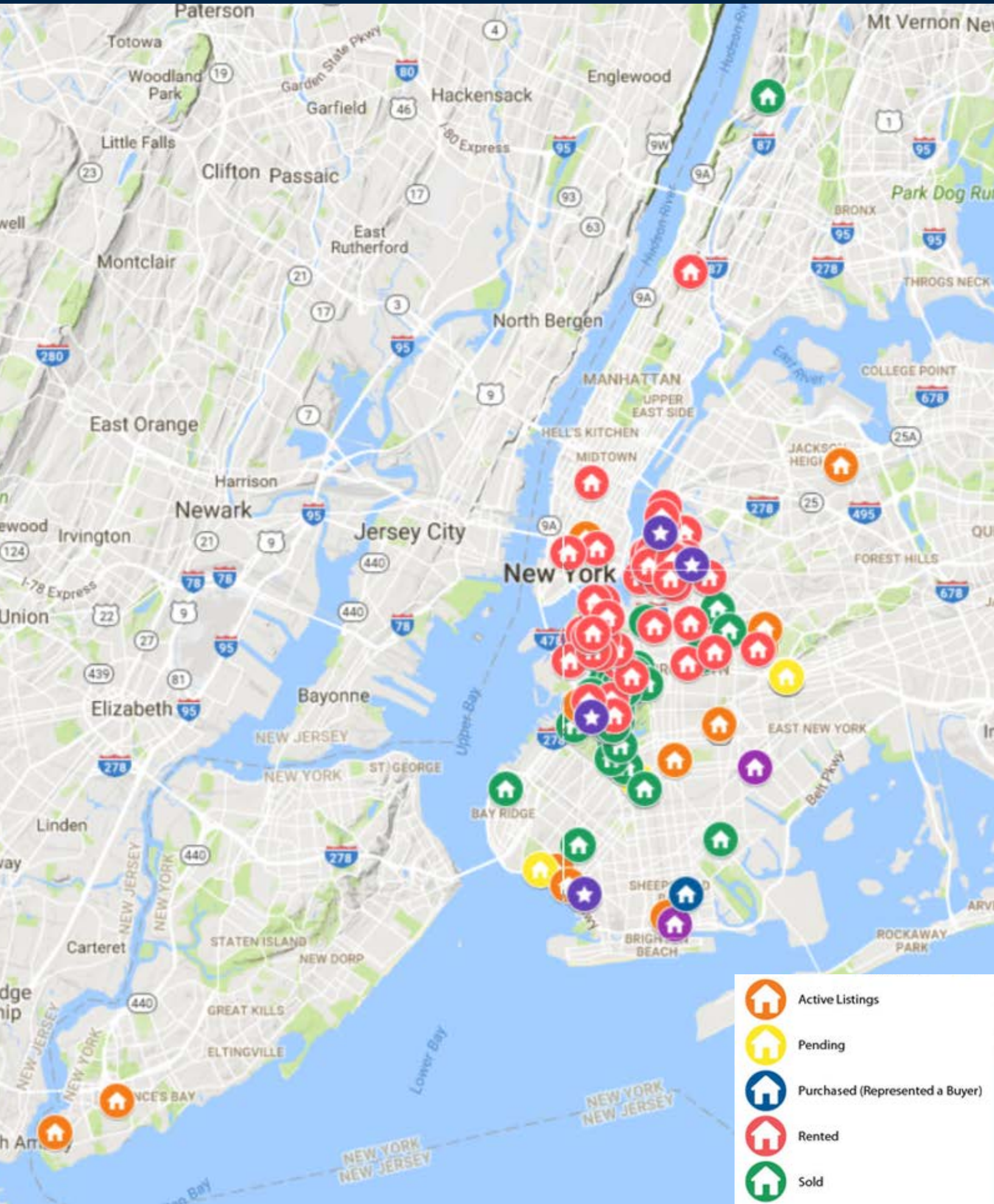
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- |                                 |                              |                                |                                     |
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| 1031 Qualified Intermediary     | Estate Planing    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

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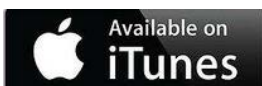
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