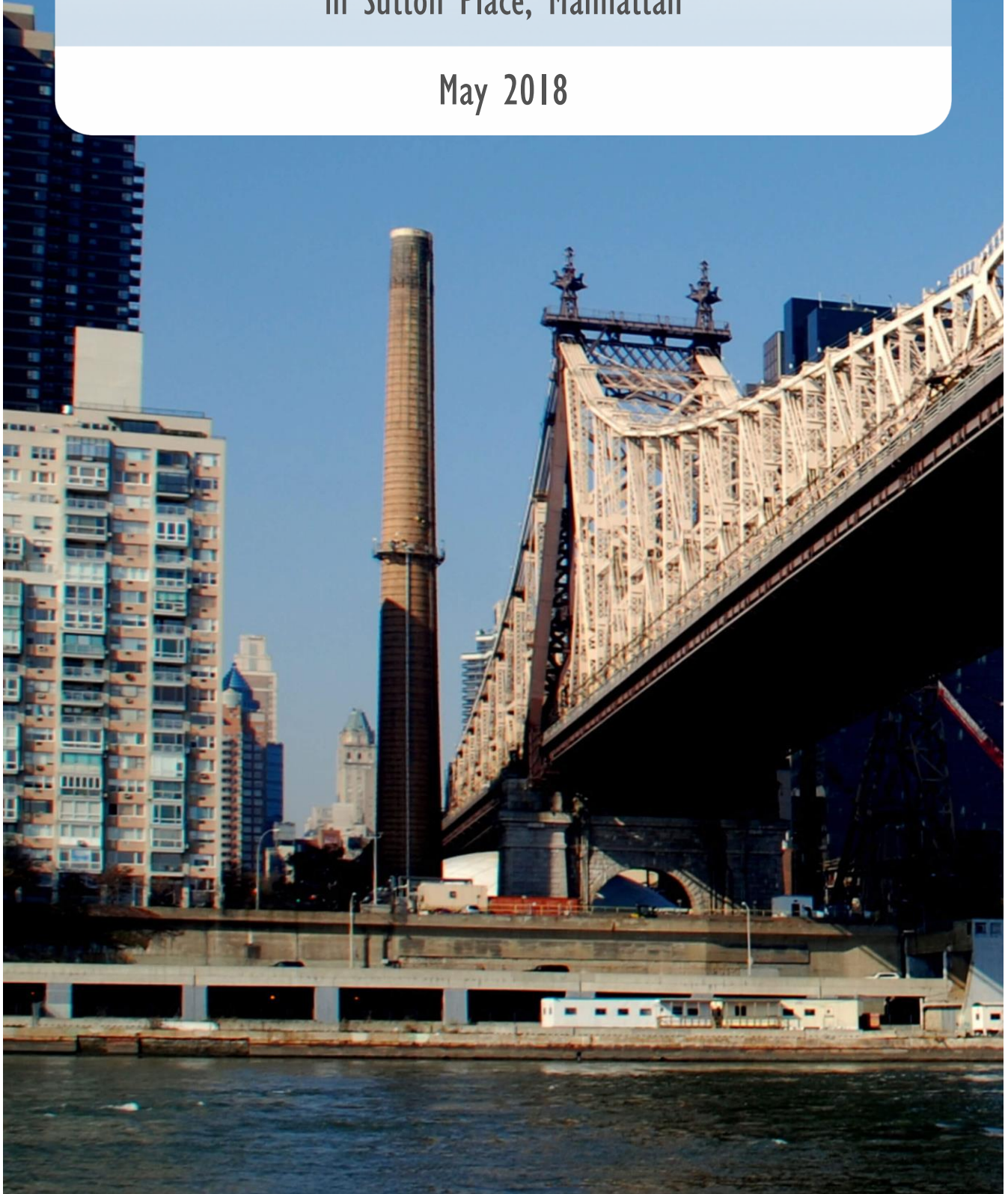


SUTTON PLACE

A monthly analysis of residential sales
in Sutton Place, Manhattan

May 2018



The RATNER Team Market Report

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

Residential Market Report, May 2018

Sutton Place, Manhattan

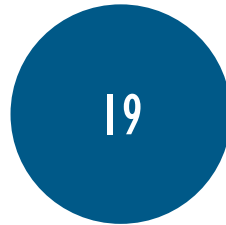
SUMMARY

MEDIAN SALE PRICE



-30% YoY

NO. OF TRANSACTIONS



-32% YoY

MEDIAN PRICE/SQ.FT.



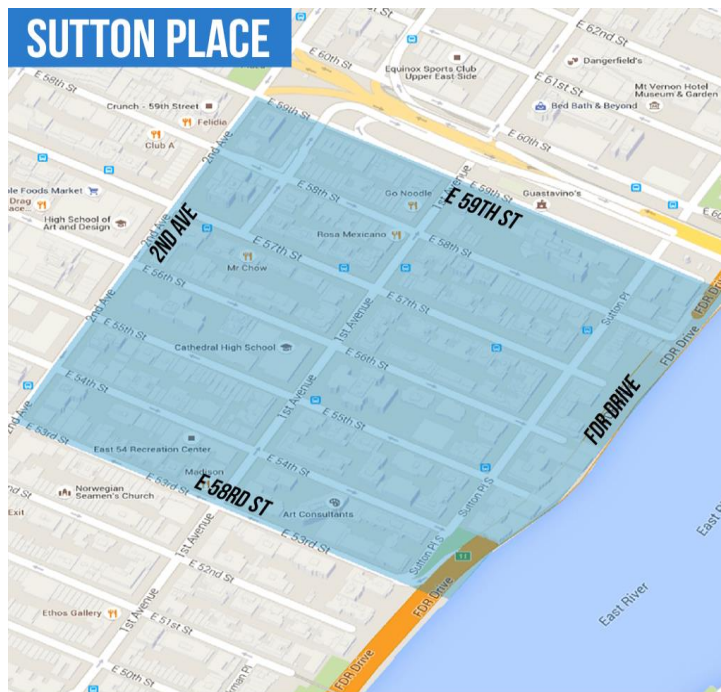
-19% YoY

MANHATTAN MEDIAN SALE PRICE



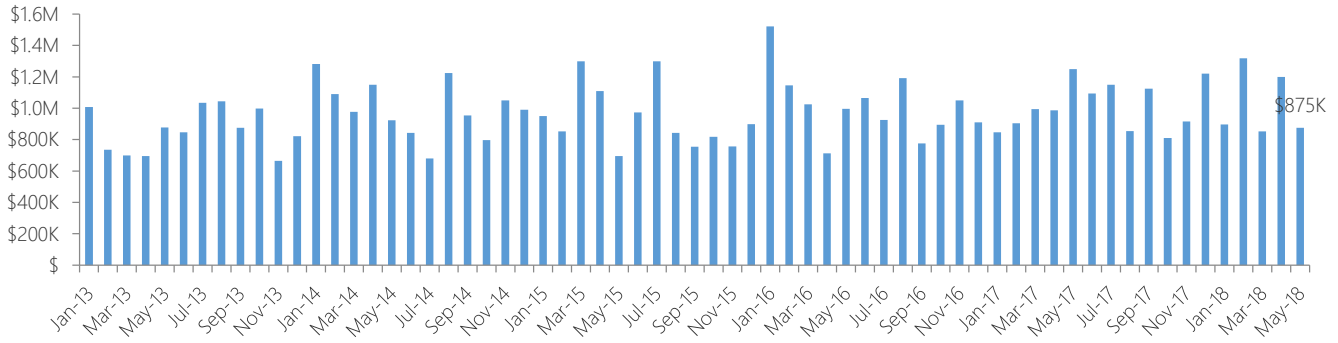
-5% YoY

NEIGHBORHOOD BOUNDARIES

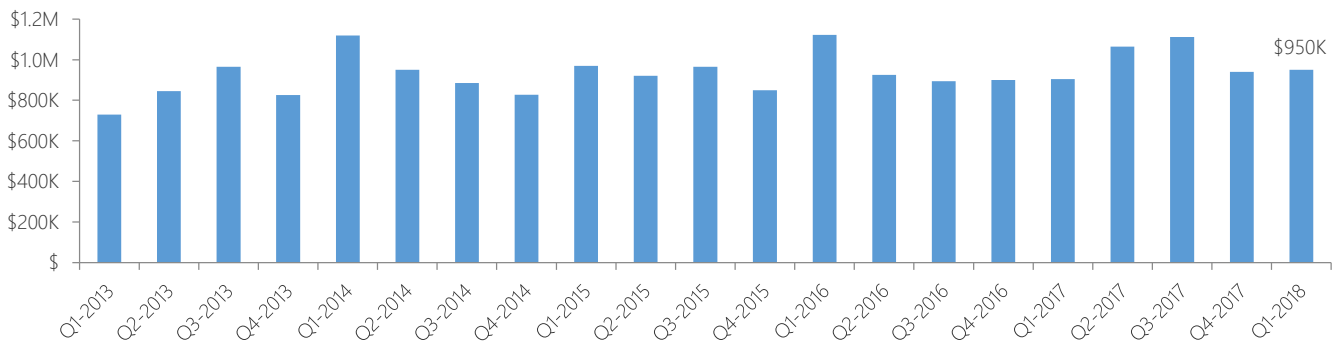


RESIDENTIAL STATS

Median Sale Price by Month

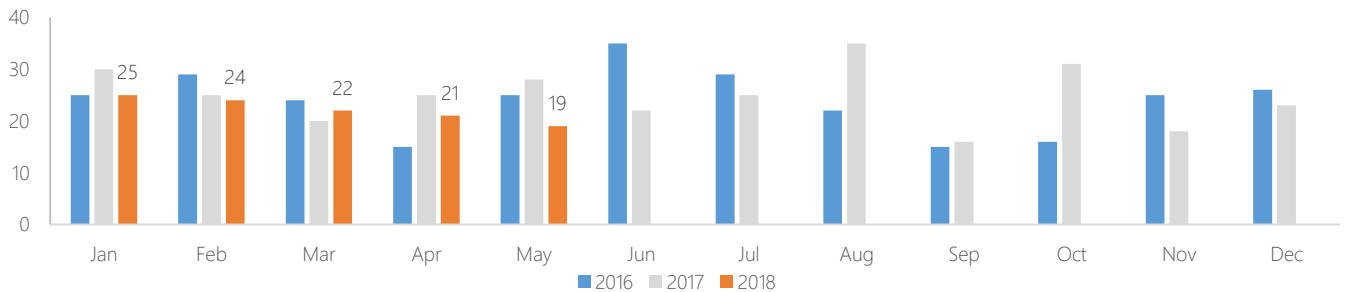


Median Sale Price by Quarter



Number of Transactions

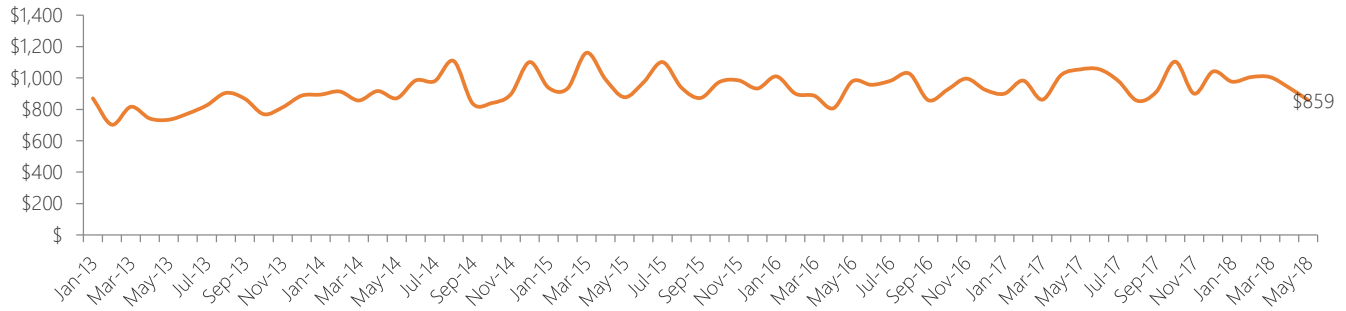
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	20	31	29	25	40	32	33	48	41	29	28	27
2014	28	31	30	23	30	36	39	31	33	24	23	33
2015	23	24	25	23	21	40	27	34	15	24	20	27
2016	25	29	24	15	25	35	29	22	15	16	25	26
2017	30	25	20	25	28	22	25	35	16	31	18	23
2018	25	24	22	21	19							



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Median Sale Price per Square Foot

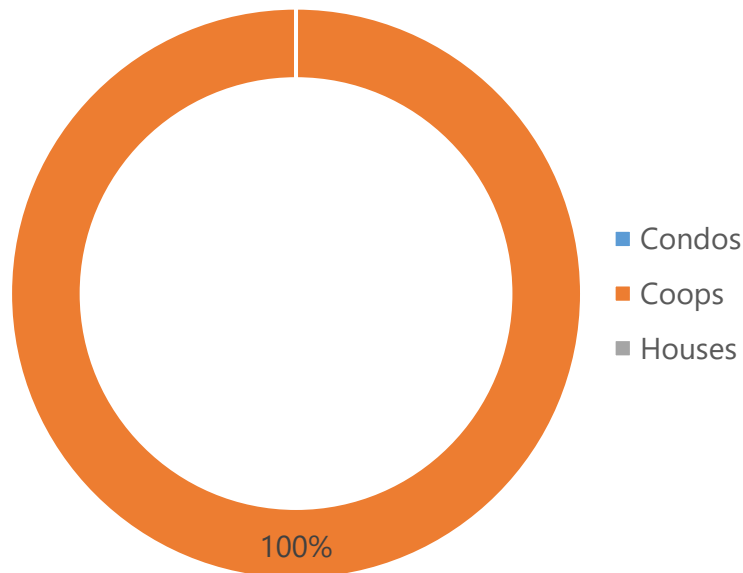


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

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

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
322 E 57th St #1415B	1-01349-0041	30-May-18	\$5,260,000	Coop	
425 E 58th St #43G	1-01370-0015	30-May-18	\$2,250,000	Coop	1,800
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	
345 E 57th St #7A	1-01350-0020	3-May-18	\$1,825,000	Coop	1,500
60 Sutton Pl S #9JS	1-01365-0020	18-May-18	\$1,750,000	Coop	1,300
14 Sutton Pl S #9C	1-01368-0024	21-May-18	\$1,150,000	Coop	
410 E 57th St #6B	1-01368-0042	29-May-18	\$945,000	Coop	1,100
419-429 E 57th St #11B	1-01369-0007	11-May-18	\$875,000	Coop	
20 Sutton Pl S #17B	1-01367-0026	30-May-18	\$837,500	Coop	
45 Sutton Pl S #14O	1-01371-0014	24-May-18	\$763,000	Coop	
433 E 56th St #2A	1-01368-0013	17-May-18	\$730,000	Coop	850
320 E 57th St #2D	1-01349-0044	14-May-18	\$632,500	Coop	800
1084 Second Ave #20G	1-01350-0001	14-May-18	\$630,000	Coop	1,400
333 E 53rd St #6M	1-01346-0014	3-May-18	\$555,000	Coop	
1084 Second Ave #16K	1-01350-0001	22-May-18	\$442,500	Coop	675
1084 Second Ave #27K	1-01350-0001	17-May-18	\$299,000	Coop	450



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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

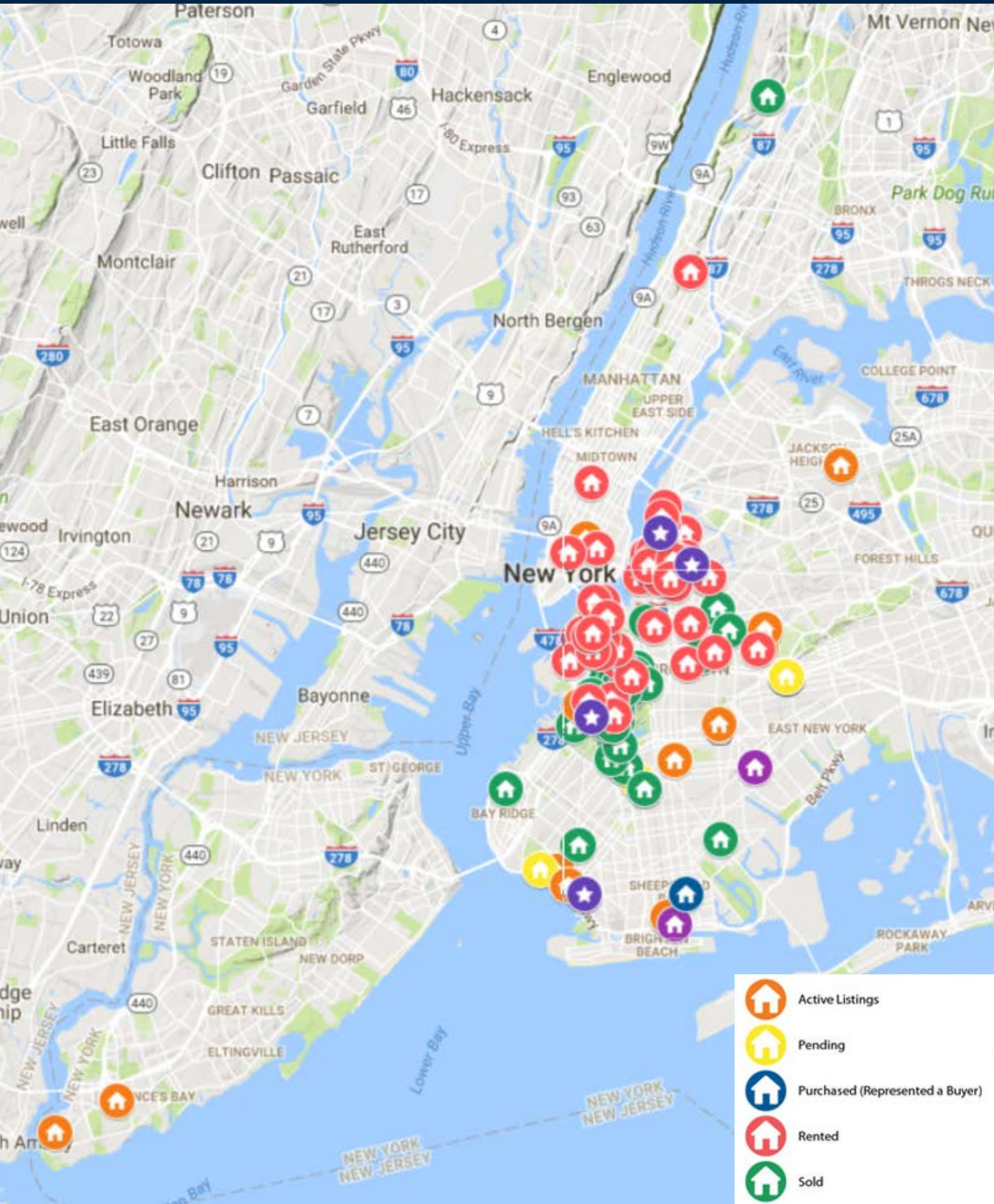
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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| 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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THE BROOKLYN MADE SHOW

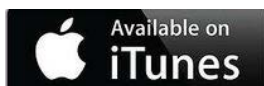
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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

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