

# ALL UPPER EAST SIDE

A quarterly analysis of multifamily sales  
in All Upper East Side, Manhattan

4th Quarter 2017



**The RATNER Team Market Report**

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# Multifamily Market Report, 4th Quarter 2017

## All Upper East Side, Manhattan

### SUMMARY

SALES VOLUME

\$140.1M

60% YoY

NO. OF TRANSACTIONS

14

56% YoY

AVERAGE PRICE/UNIT

\$511K

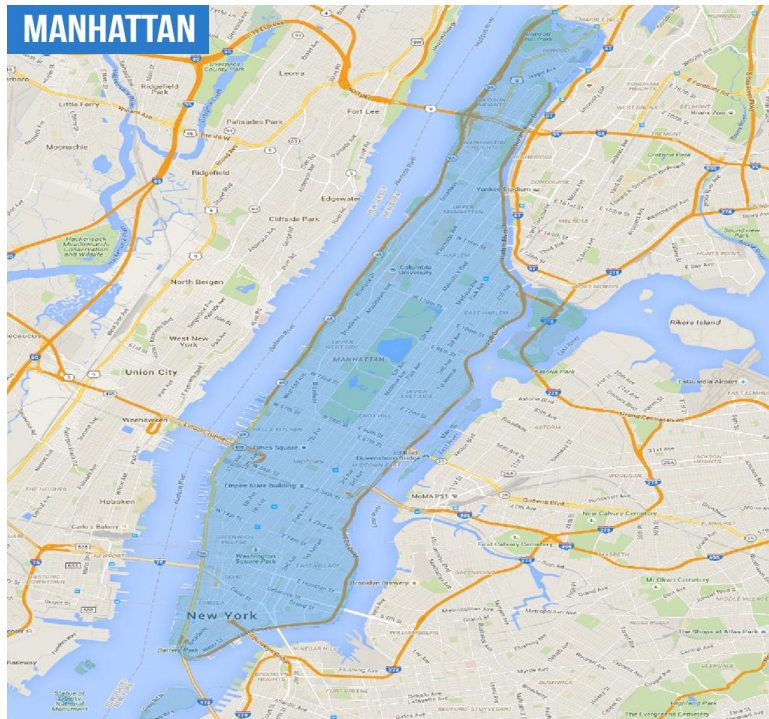
97% YoY

AVERAGE PRICE/SQ.FT.

\$894

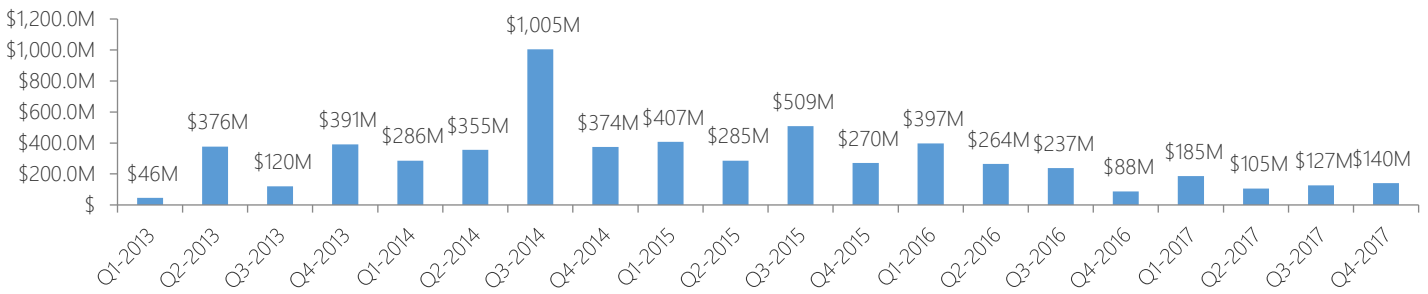
239% YoY

### NEIGHBORHOOD BOUNDARIES

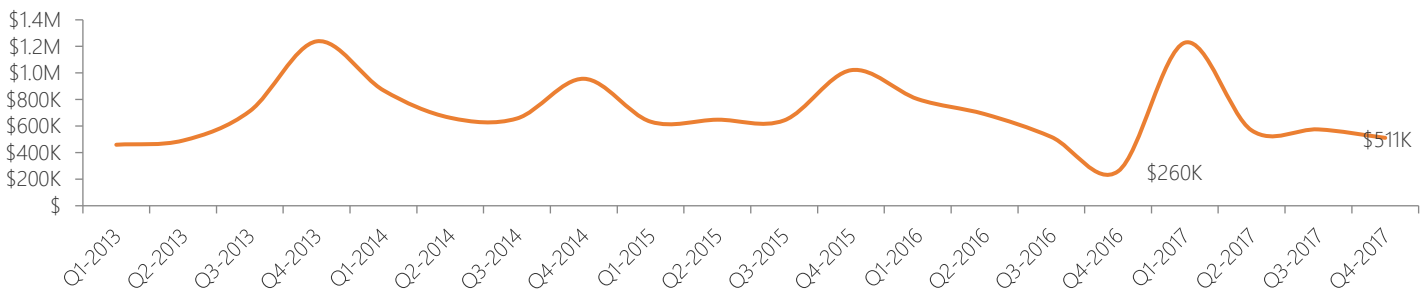


## MULTIFAMILY STATS

### Sales Volume

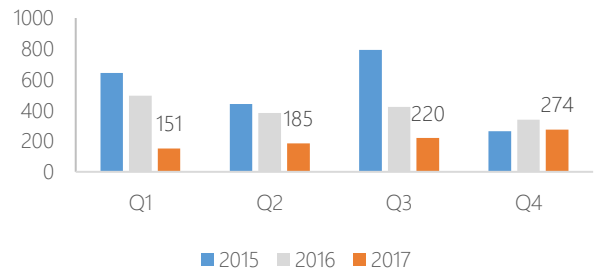


### Average Sale Price per Unit



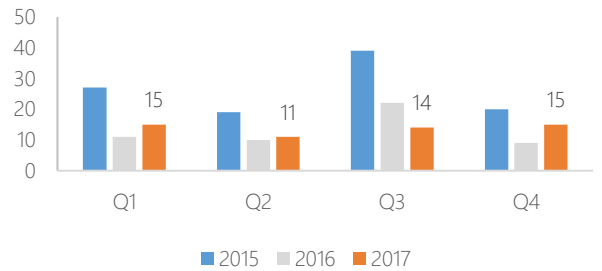
### Number of Units Sold

Quarter	2015	2016	2017
Q1	642	495	151
Q2	440	382	185
Q3	792	423	220
Q4	265	338	274



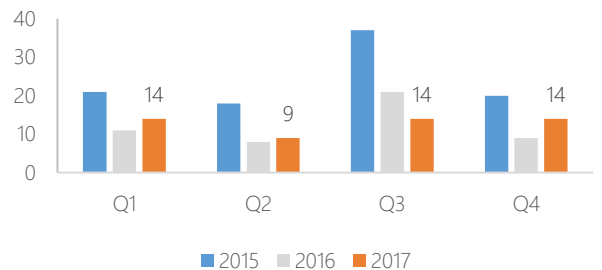
### Number of Buildings Sold

Quarter	2015	2016	2017
Q1	27	11	15
Q2	19	10	11
Q3	39	22	14
Q4	20	9	15

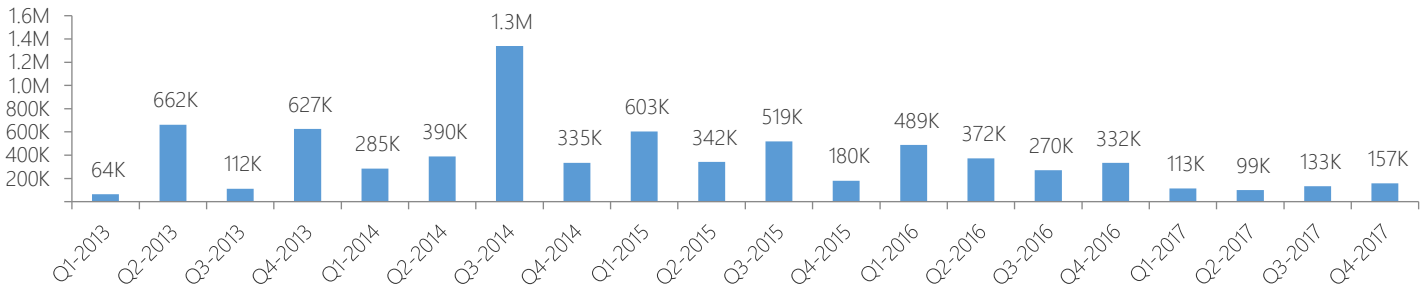


### Number of Transactions

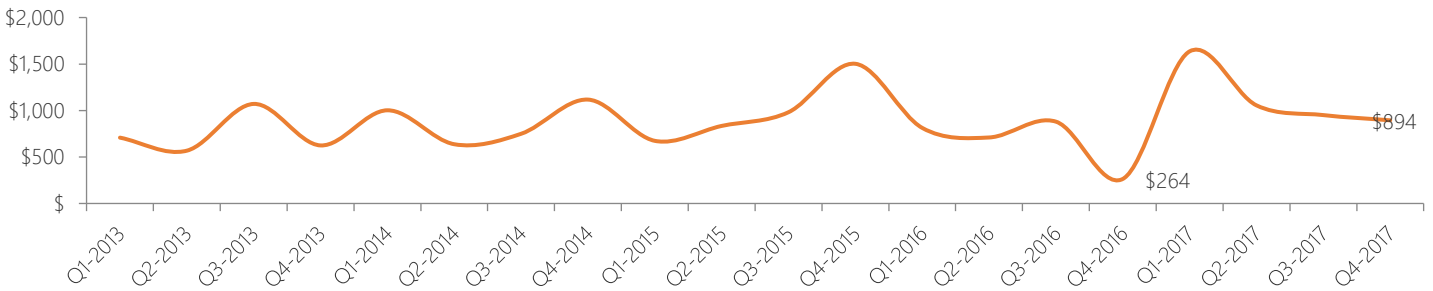
Quarter	2015	2016	2017
Q1	21	11	14
Q2	18	8	9
Q3	37	21	14
Q4	20	9	14



Total Sq. Ft.



Average Sale Price per Square Foot

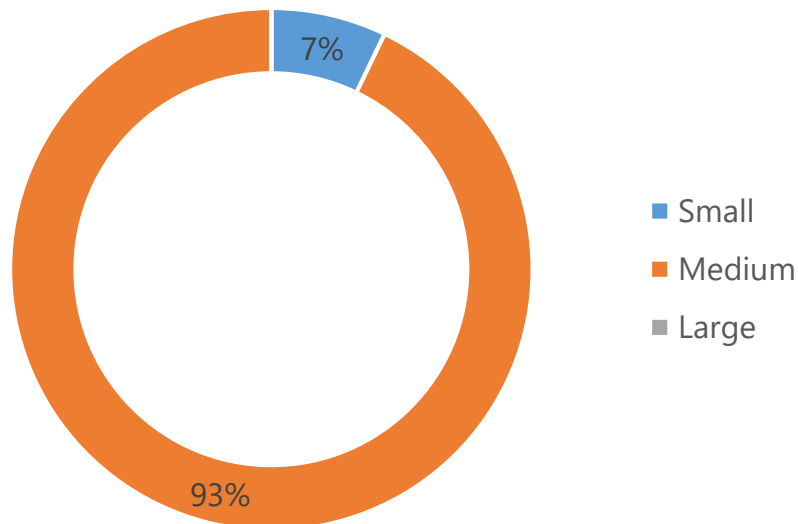


MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$2,000,000	64%	\$1,181	-6%	\$14,000,000	1	1	7
Medium	\$472,378	15%	\$871	1%	\$126,125,000	13	14	267
Large	-	-	-	-	\$0	0	0	0

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



## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1435 1 Ave	5-Oct-17	\$17,500,000	Medium multifamily	40	21,410	\$817	No
148-150 E 74 St	21-Dec-17	\$14,000,000	Small multifamily	7	11,850	\$1,181	No
1764 1 Ave	11-Dec-17	\$13,875,000	Medium multifamily	15	8,745	\$793	Yes
1762 1 Ave	11-Dec-17	\$13,875,000	Medium multifamily	15	8,745	\$793	Yes
1403 2 Ave	13-Dec-17	\$12,000,000	Medium multifamily	17	9,580	\$1,253	No
225 E 82 St	26-Oct-17	\$11,300,000	Medium multifamily	27	11,838	\$955	No
312 E 85 St	7-Dec-17	\$10,750,000	Medium multifamily	25	11,760	\$914	No
218 E 85 St	19-Oct-17	\$10,350,000	Medium multifamily	20	10,055	\$1,029	No
216 E 85 St	19-Oct-17	\$10,350,000	Medium multifamily	17	8,996	\$1,151	No
1571 York Ave	31-Oct-17	\$8,300,000	Medium multifamily	10	7,395	\$1,122	No
1567 York Ave	31-Oct-17	\$8,300,000	Medium multifamily	10	7,840	\$1,059	No
1665 1 Ave	14-Nov-17	\$7,600,000	Medium multifamily	16	8,922	\$852	No
420 E 78 St	22-Nov-17	\$6,500,000	Medium multifamily	17	11,500	\$565	No
214 E 85 St	19-Oct-17	\$4,650,000	Medium multifamily	18	8,990	\$517	No
212 E 85 St	19-Oct-17	\$4,650,000	Medium multifamily	20	9,040	\$514	No



# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

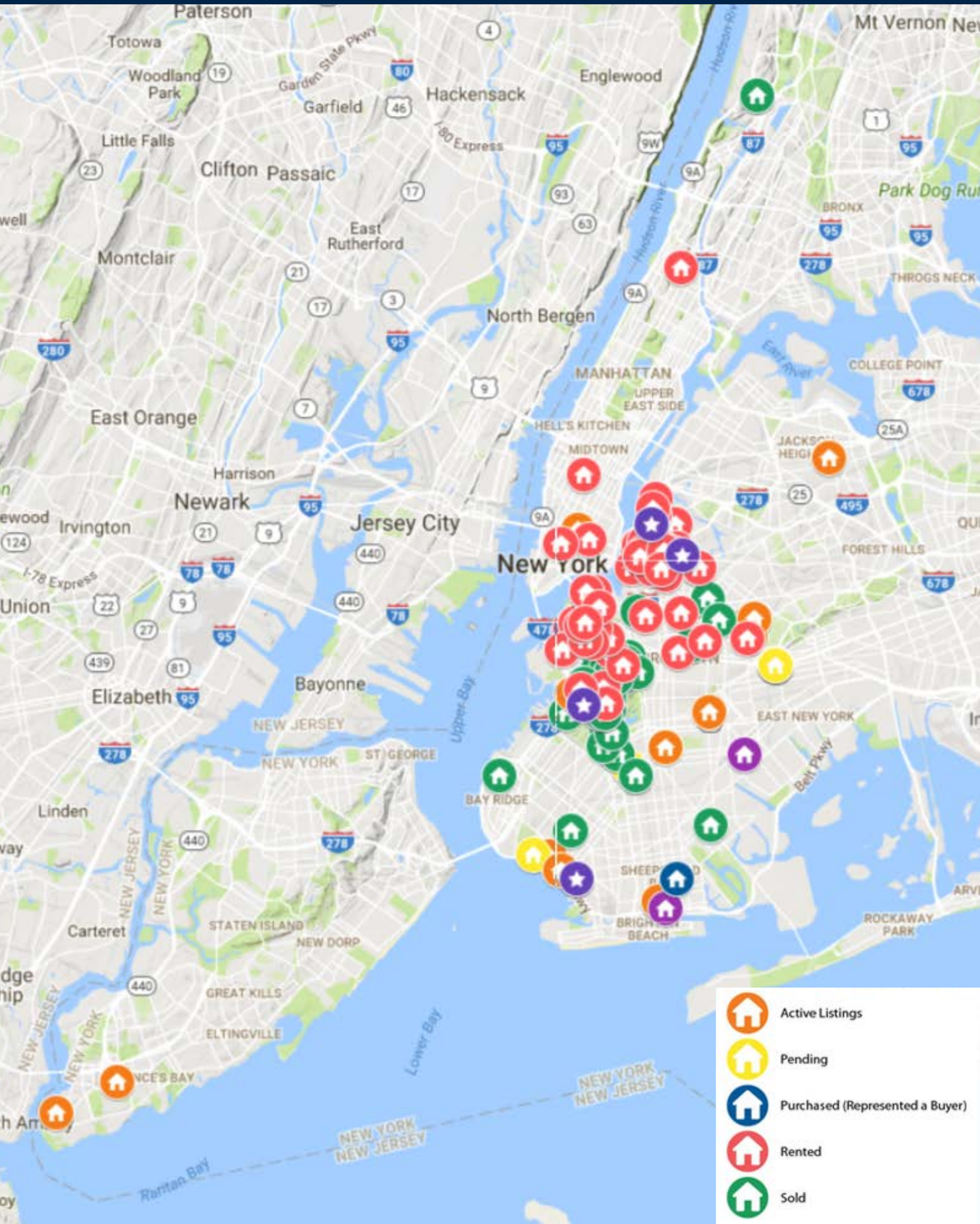
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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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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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