

UPTOWN MANHATTAN

A quarterly analysis of multifamily sales
in Uptown Manhattan, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 3rd Quarter 2019

Uptown Manhattan, Manhattan

SUMMARY

SALES VOLUME

\$102.6M

-39% YoY

NO. OF TRANSACTIONS

20

-41% YoY

AVERAGE PRICE/UNIT

\$172K

-33% YoY

AVERAGE PRICE/SQ.FT.

\$206

-30% YoY

NEIGHBORHOOD BOUNDARIES

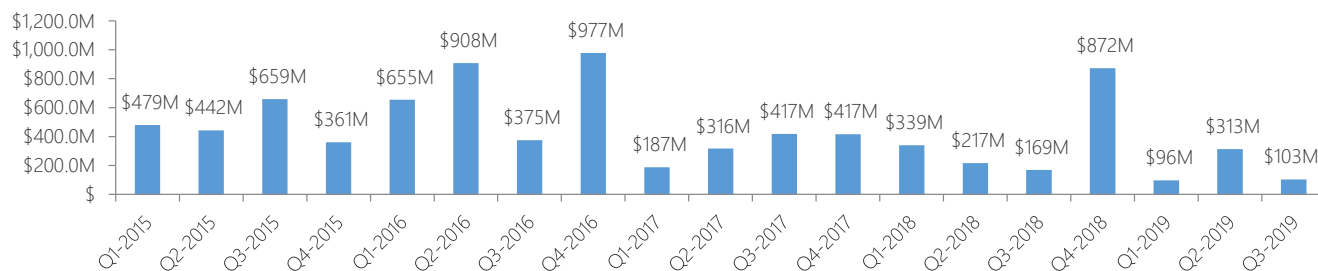


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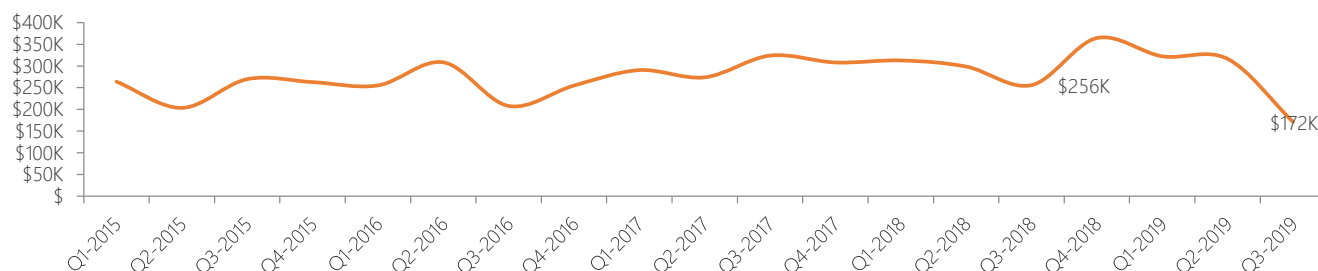
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MULTIFAMILY STATS

Sales Volume

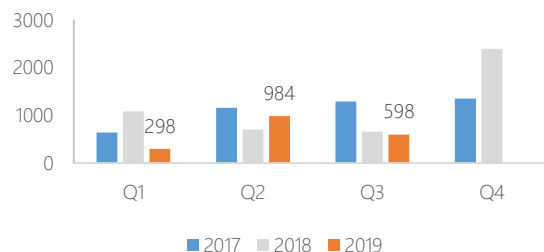


Average Sale Price per Unit



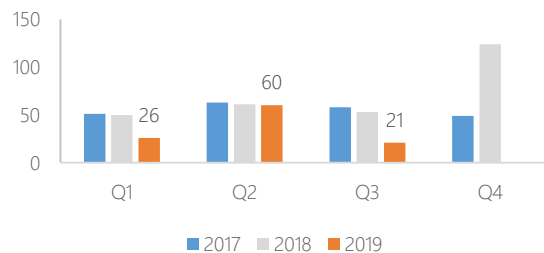
Number of Units Sold

Quarter	2017	2018	2019
Q1	643	1084	298
Q2	1155	703	984
Q3	1287	659	598
Q4	1352	2393	



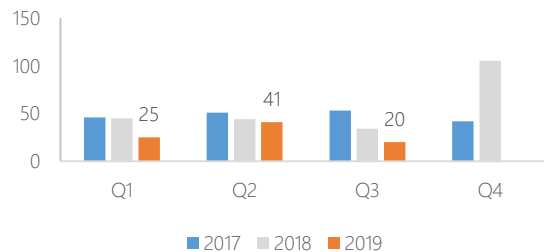
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	51	50	26
Q2	63	61	60
Q3	58	53	21
Q4	49	124	

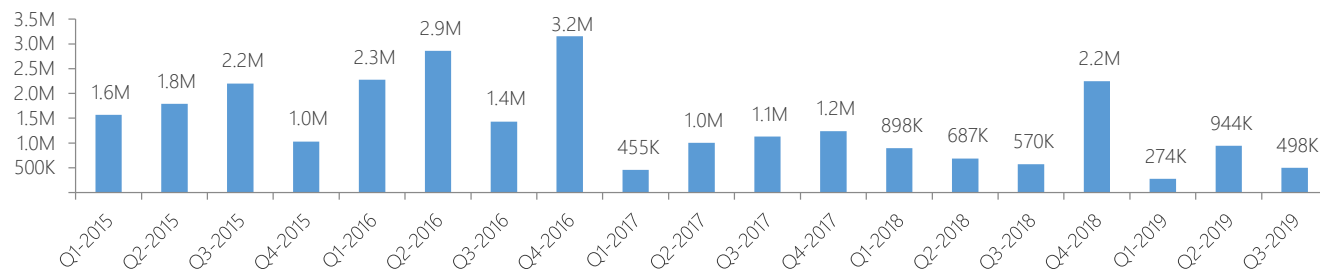


Number of Transactions

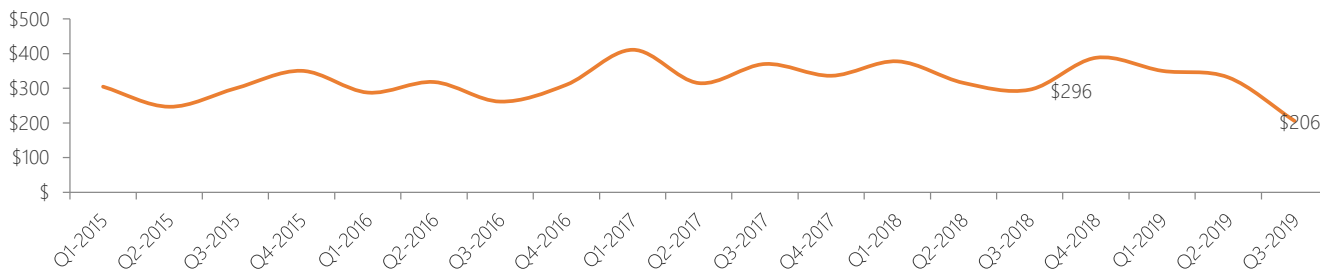
Quarter	2017	2018	2019
Q1	46	45	25
Q2	51	44	41
Q3	53	34	20
Q4	42	105	



Total Sq. Ft.



Average Sale Price per Square Foot

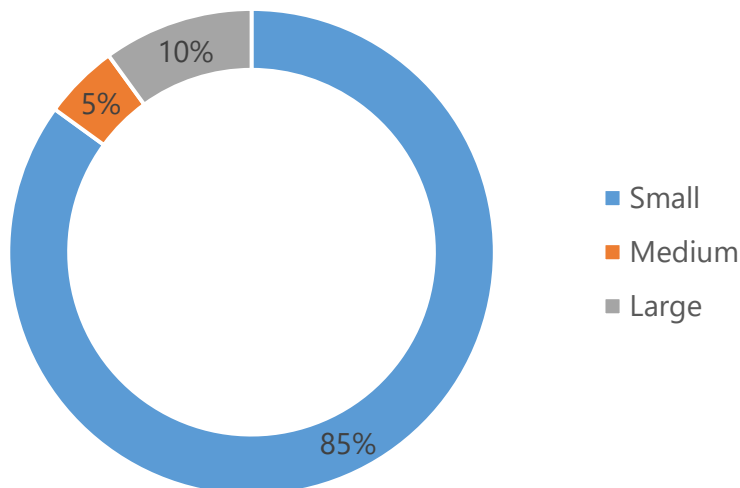


MULTIFAMILY SIZE

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	\$492,586	47%	\$588	4%	\$35,958,789	17	17	73
Medium	\$229,167	-3%	\$257	2%	\$2,750,000	1	1	12
Large	\$124,464	-	\$150	-	\$63,850,000	2	3	513

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
400 W 113th St	16-Aug-19	\$57,000,000	Large multifamily	430	402,727	\$142	No
575 W 155th St	6-Sep-19	\$6,850,000	Medium multifamily	28	9,240	\$288	Yes
530 W 178th St	6-Sep-19	\$6,850,000	Large multifamily	55	14,550	\$288	Yes
2033 First Ave	2-Jul-19	\$6,500,000	Small multifamily	5	2,660	\$2,444	No
152 W 122nd St	24-Sep-19	\$3,350,000	Small multifamily	4	5,507	\$608	No
104 Terrace View Ave	23-Sep-19	\$2,750,000	Medium multifamily	12	10,690	\$257	No
235 E 115th St	23-Aug-19	\$2,400,000	Small multifamily	4	4,776	\$503	No
29 E 129th St	17-Jul-19	\$2,265,500	Small multifamily	3	2,852	\$794	No
236 W 132nd St	19-Jul-19	\$2,135,000	Small multifamily	3	3,000	\$712	No
522 W 149th St	10-Jul-19	\$2,100,000	Small multifamily	3	3,172	\$662	No
207 W 136th St	24-Sep-19	\$2,000,000	Small multifamily	4	4,260	\$469	No
538 W 149th St	17-Jul-19	\$1,950,000	Small multifamily	5	3,328	\$586	No
944 St Nicholas Ave	18-Jul-19	\$1,827,500	Small multifamily	3	2,660	\$687	No
203 W 139th St	16-Sep-19	\$1,800,000	Small multifamily	4	4,084	\$441	No
115 W 111th St	6-Sep-19	\$1,760,000	Small multifamily	7	4,335	\$406	No
2283 First Ave	1-Aug-19	\$1,700,413	Small multifamily	6	4,544	\$374	No
135 W 126th St	18-Jul-19	\$1,600,000	Small multifamily	9	2,499	\$640	No
12 Ft Charles Pl	3-Jul-19	\$1,450,000	Small multifamily	3	4,410	\$329	No
457 Convent Ave	20-Sep-19	\$1,180,366	Small multifamily	3	2,752	\$429	No
61 Marble Hill Ave	12-Sep-19	\$1,090,000	Small multifamily	3	3,738	\$292	No
555 W 183rd St	12-Jul-19	\$850,010	Small multifamily	4	2,590	\$328	No



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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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

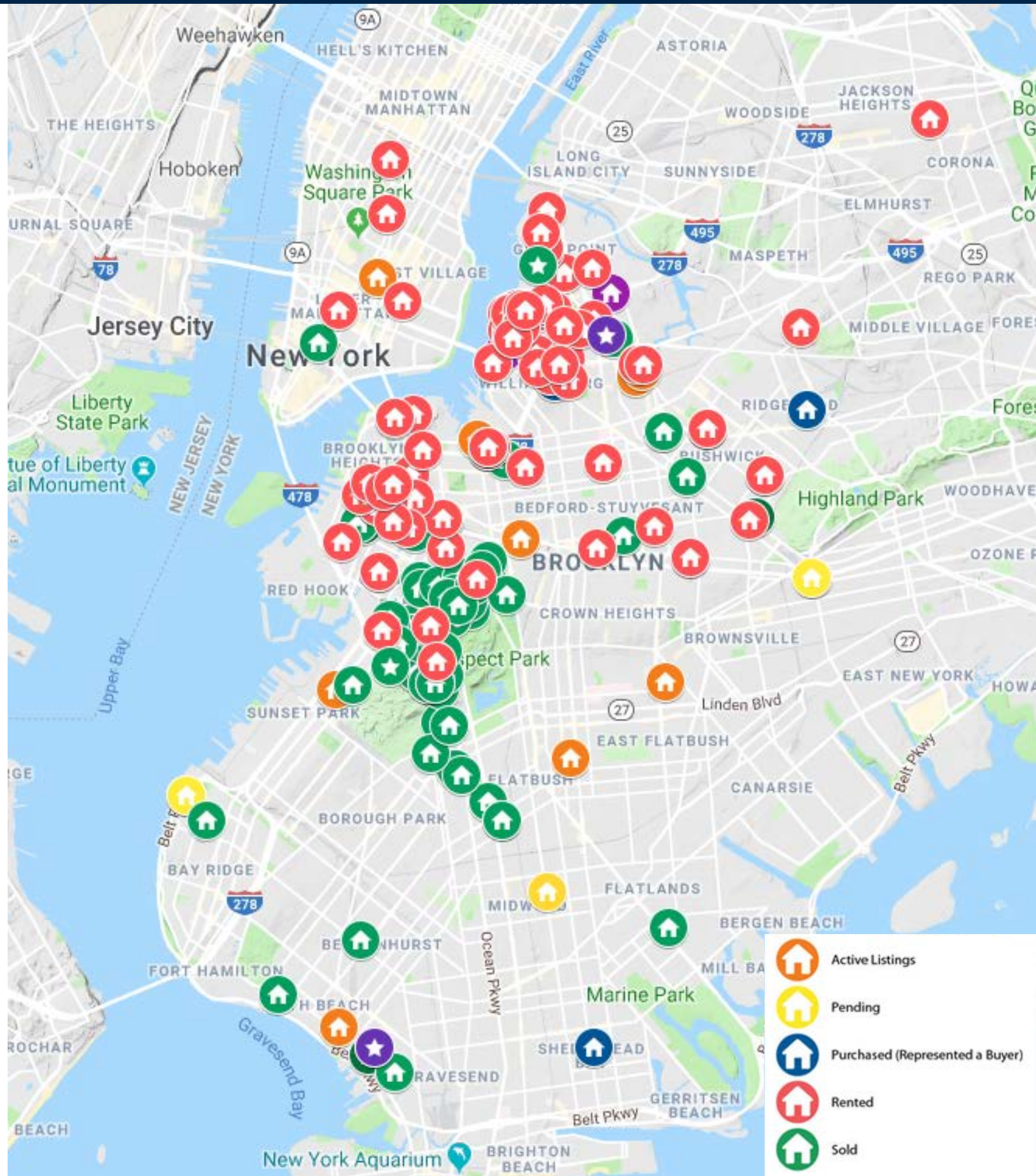
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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| Attorneys | Fireplaces | Landscape Design | School Consultants |
| Bankers | Floor & Carpet Professionals | Landscapers & Gardeners | Spiritual Experts |
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