

# UPTOWN MANHATTAN

A quarterly analysis of multifamily sales  
in Uptown Manhattan, Manhattan

3rd Quarter 2018



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Multifamily Market Report, 3rd Quarter 2018

## Uptown Manhattan, Manhattan

### SUMMARY

SALES VOLUME

**\$168.7M**

-60% YoY

NO. OF TRANSACTIONS

**34**

-36% YoY

AVERAGE PRICE/UNIT

**\$256K**

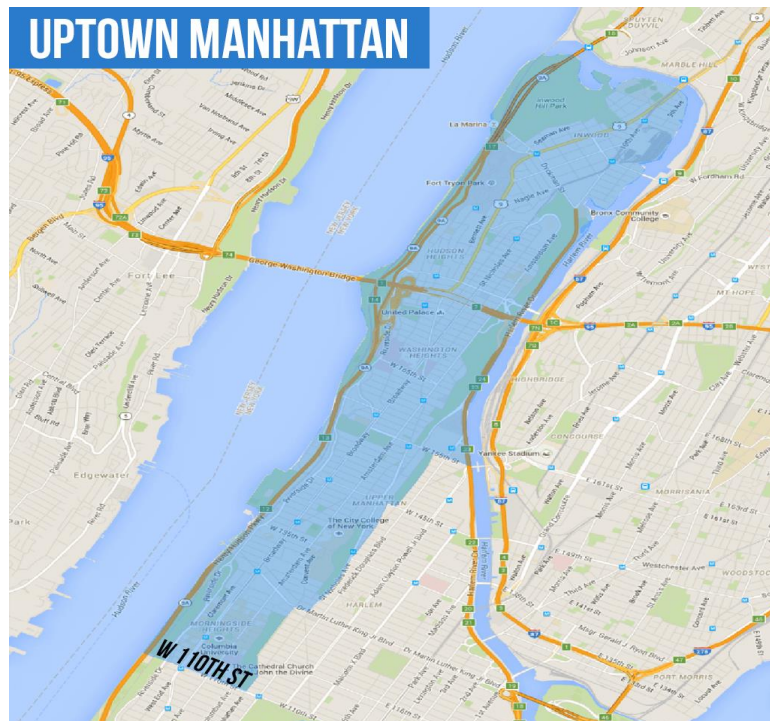
-21% YoY

AVERAGE PRICE/SQ.FT.

**\$296**

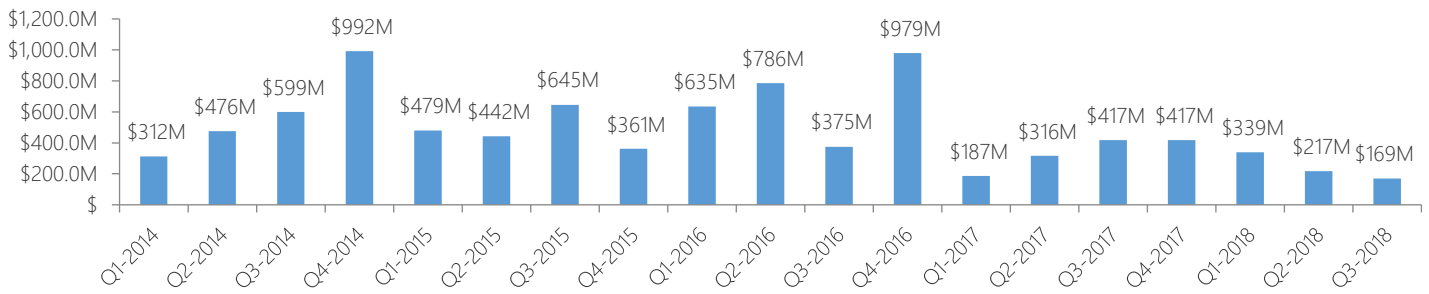
-20% YoY

### NEIGHBORHOOD BOUNDARIES

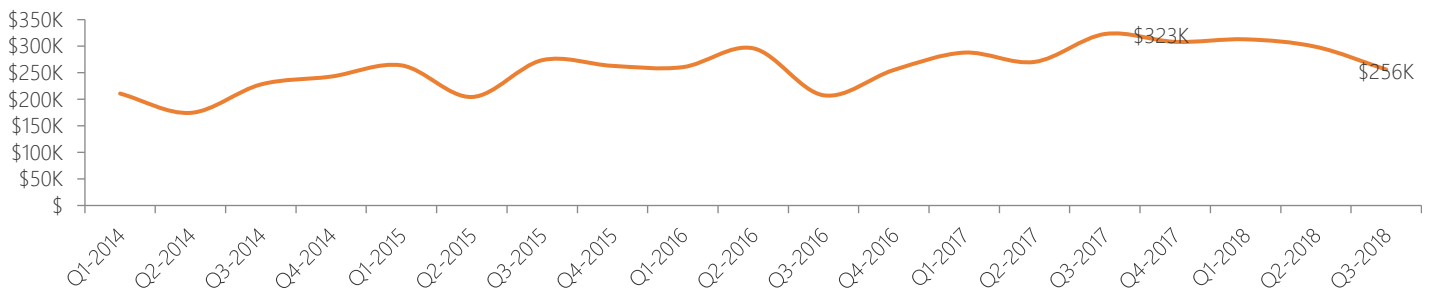


## MULTIFAMILY STATS

### Sales Volume

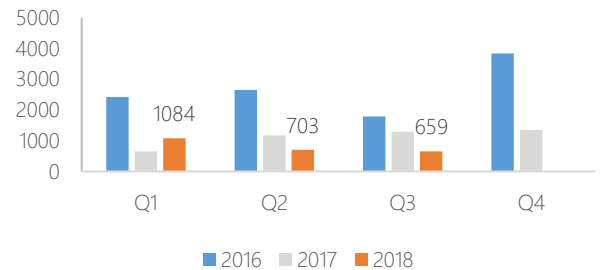


### Average Sale Price per Unit



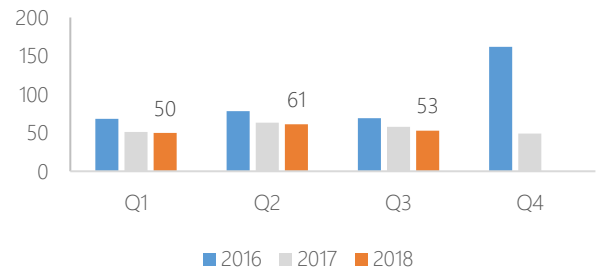
### Number of Units Sold

Quarter	2016	2017	2018
Q1	2428	649	1084
Q2	2654	1170	703
Q3	1793	1292	659
Q4	3834	1352	



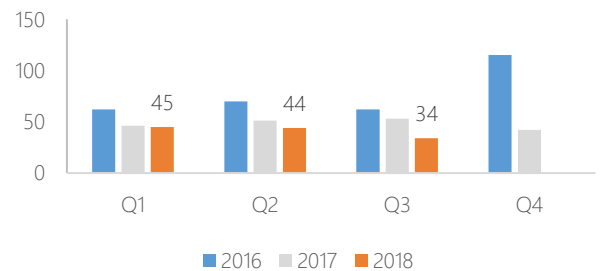
### Number of Buildings Sold

Quarter	2016	2017	2018
Q1	68	51	50
Q2	78	63	61
Q3	69	58	53
Q4	162	49	

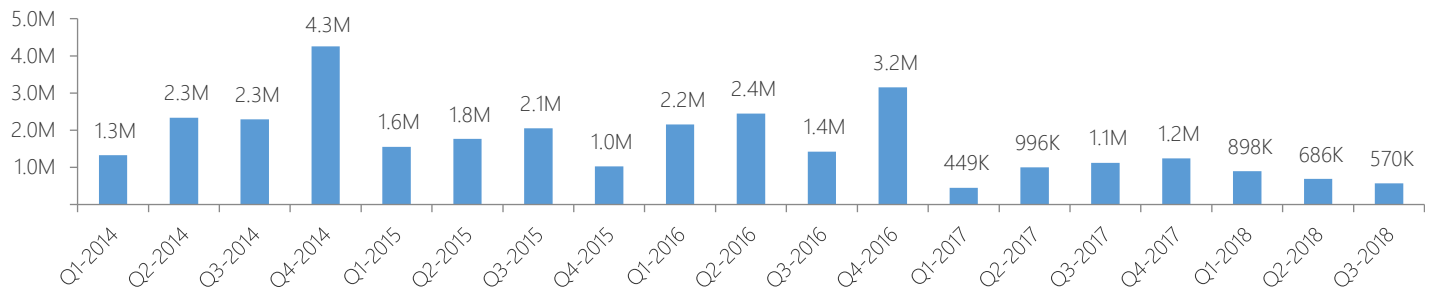


### Number of Transactions

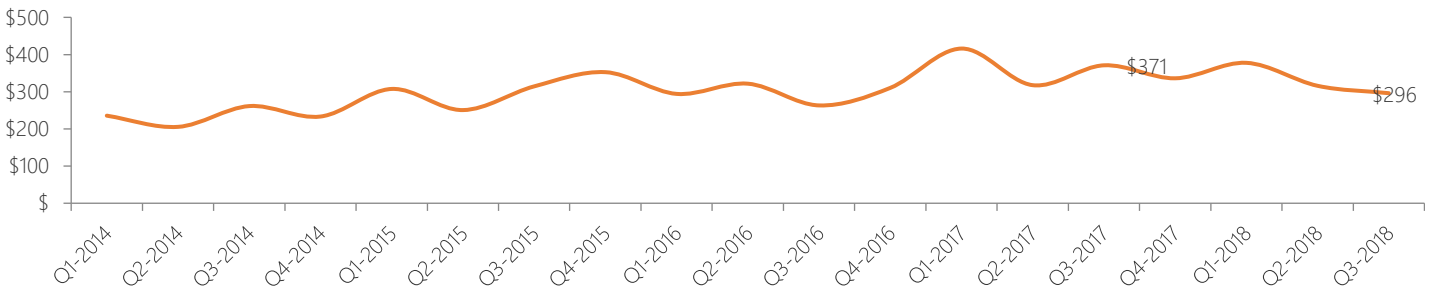
Quarter	2016	2017	2018
Q1	62	46	45
Q2	70	51	44
Q3	62	53	34
Q4	115	42	



Total Sq. Ft.



Average Sale Price per Square Foot

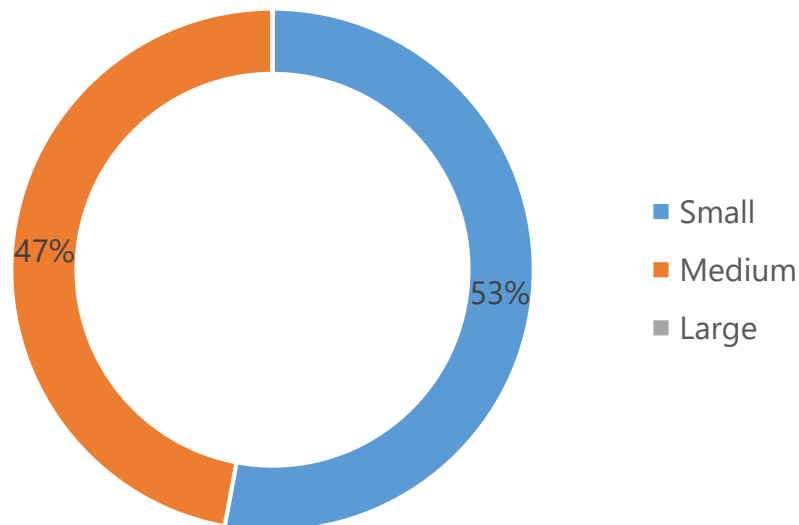


MULTIFAMILY SIZE

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	\$336,147	-31%	\$567	-10%	\$44,707,502	18	23	133
Medium	\$235,707	-14%	\$252	-31%	\$123,981,942	16	30	526
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
3440 Broadway	24-Sep-18	\$18,450,000	Medium multifamily	42	47,714	\$387	No
3427 Broadway	6-Aug-18	\$18,000,000	Medium multifamily	35	34,790	\$517	No
244 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	18	15,558	\$175	Yes
224 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	18	15,444	\$175	Yes
228 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	18	15,444	\$175	Yes
248 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	18	15,444	\$175	Yes
240 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	18	15,444	\$175	Yes
298 W 149th St	13-Sep-18	\$17,000,000	Medium multifamily	19	19,646	\$175	Yes
40 W 127th St	28-Aug-18	\$11,500,000	Medium multifamily	24	22,164	\$519	No
2129 Amsterdam Ave	7-Aug-18	\$8,500,000	Medium multifamily	24	25,296	\$336	No
561 W 140th St	24-Jul-18	\$7,425,000	Medium multifamily	26	17,205	\$432	No
1469 St Nicholas Ave	27-Sep-18	\$6,800,000	Medium multifamily	25	22,008	\$309	No
545 W 133rd St	23-Jul-18	\$6,107,253	Medium multifamily	10	9,510	\$82	Yes
162 E 109th St	23-Jul-18	\$6,107,253	Medium multifamily	20	18,160	\$82	Yes
1473 Amsterdam Ave	23-Jul-18	\$6,107,253	Small multifamily	5	7,425	\$82	Yes
174 E 109th St	23-Jul-18	\$6,107,253	Small multifamily	4	3,890	\$82	Yes
131 Nagle Ave	7-Sep-18	\$5,125,000	Medium multifamily	24	18,500	\$277	No
503 W 169th St	11-Jul-18	\$4,900,000	Medium multifamily	24	21,102	\$232	No
2119 Amsterdam Ave	26-Sep-18	\$4,790,000	Medium multifamily	15	9,880	\$485	No
235 E 105th St	27-Sep-18	\$4,048,713	Medium multifamily	48	52,520	\$77	No
105 E 122nd St	6-Aug-18	\$4,000,000	Medium multifamily	10	10,148	\$394	No
17 W 120th St	1-Aug-18	\$3,750,000	Small multifamily	3	3,354	\$1,118	No
560 W 183rd St	1-Aug-18	\$3,500,000	Medium multifamily	12	3,240	\$219	Yes
564 W 183rd St	1-Aug-18	\$3,500,000	Medium multifamily	10	3,240	\$219	Yes
566 W 183rd St	1-Aug-18	\$3,500,000	Medium multifamily	12	2,925	\$219	Yes
562 W 183rd St	1-Aug-18	\$3,500,000	Medium multifamily	12	3,240	\$219	Yes
558 W 183rd St	1-Aug-18	\$3,500,000	Small multifamily	8	3,325	\$219	Yes
127 W 120th St	10-Aug-18	\$3,451,000	Small multifamily	3	3,753	\$920	No
106 W 120th St	20-Aug-18	\$3,375,000	Small multifamily	3	2,827	\$1,194	No
57 E 130th St	7-Sep-18	\$3,200,000	Small multifamily	5	8,038	\$398	No
1848 Amsterdam Ave	21-Aug-18	\$3,050,000	Small multifamily	7	6,000	\$508	No
2321 First Ave	27-Aug-18	\$3,000,000	Medium multifamily	10	9,343	\$321	No
37 W 126th St	15-Aug-18	\$2,544,000	Small multifamily	4	2,548	\$998	No
2028 Madison Ave	21-Sep-18	\$2,500,000	Small multifamily	4	2,093	\$477	Yes
2030 Madison Ave	21-Sep-18	\$2,500,000	Small multifamily	5	3,152	\$477	Yes
501 W 150th St	30-Aug-18	\$2,457,146	Small multifamily	4	3,448	\$713	No
160 W 130th St	16-Aug-18	\$2,400,000	Small multifamily	6	2,700	\$889	No
237 W 137th St	5-Sep-18	\$2,400,000	Medium multifamily	11	5,340	\$449	No
1976 Madison Ave	26-Jul-18	\$2,350,000	Small multifamily	9	3,780	\$622	No
226 E 112th St	26-Sep-18	\$2,075,000	Small multifamily	3	2,898	\$716	No
2034 Third Ave	26-Jul-18	\$2,000,000	Small multifamily	5	3,300	\$606	No
513 E 118th St	24-Aug-18	\$1,980,000	Small multifamily	3	2,880	\$688	No
320 E 120th St	13-Aug-18	\$1,950,000	Small multifamily	4	2,576	\$757	No
2232 First Ave	27-Sep-18	\$1,935,976	Small multifamily	9	8,000	\$83	Yes
2295-2297 First Ave	27-Sep-18	\$1,935,976	Medium multifamily	14	15,400	\$83	Yes
85 W 119th St	10-Jul-18	\$1,800,000	Small multifamily	3	4,440	\$405	No
146 W 127th St	3-Jul-18	\$1,625,000	Small multifamily	4	2,442	\$665	No
114 W 127th St	3-Aug-18	\$700,356	Small multifamily	4	2,697	\$260	No



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- 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



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





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	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## 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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**