

UPTOWN MANHATTAN

A quarterly analysis of multifamily sales
in Uptown Manhattan, Manhattan

4th Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2018

Uptown Manhattan, Manhattan

SUMMARY

SALES VOLUME

\$872.2M

109% YoY

NO. OF TRANSACTIONS

105

150% YoY

AVERAGE PRICE/UNIT

\$364K

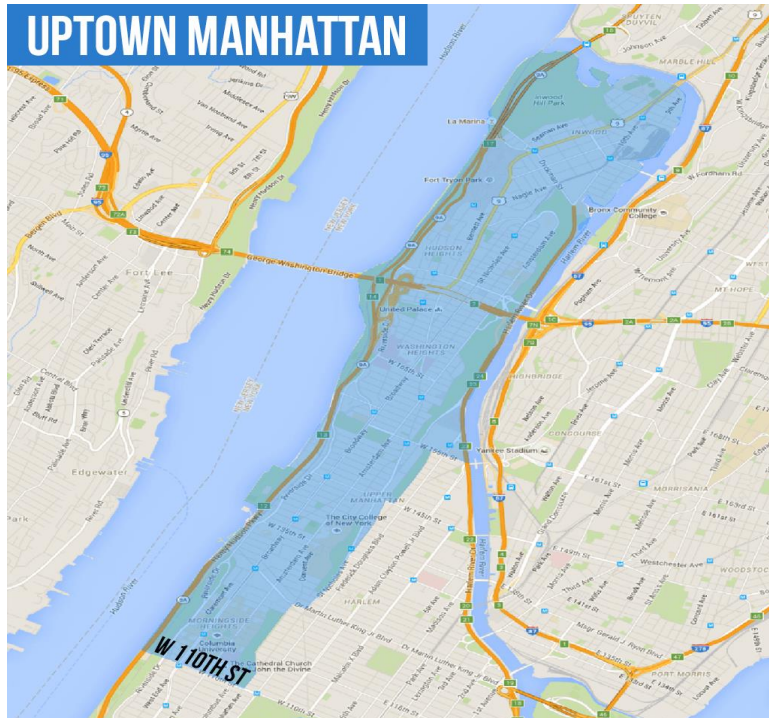
18% YoY

AVERAGE PRICE/SQ.FT.

\$388

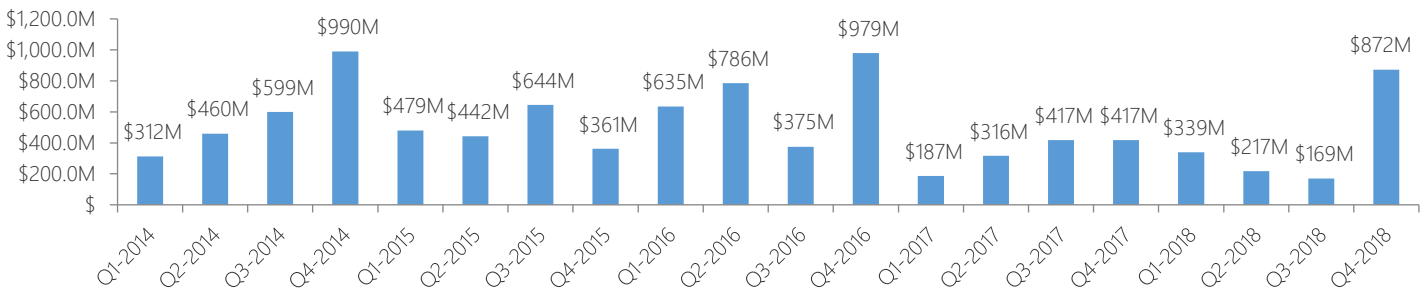
15% YoY

NEIGHBORHOOD BOUNDARIES

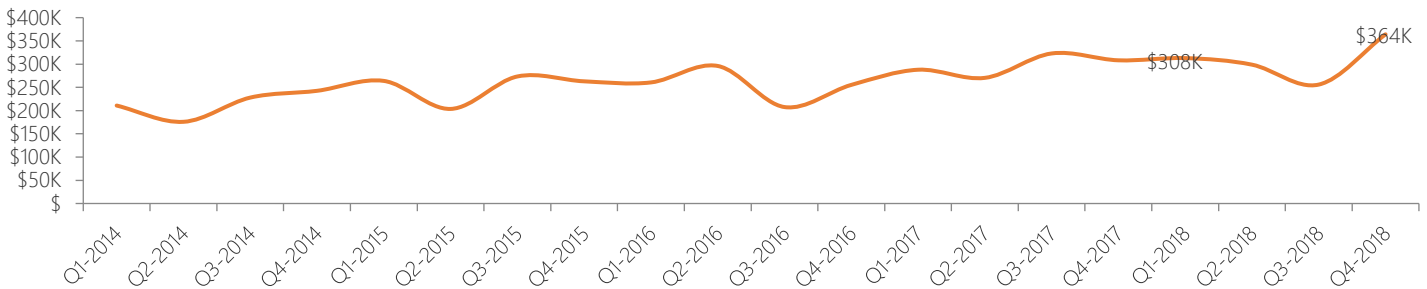


MULTIFAMILY STATS

Sales Volume

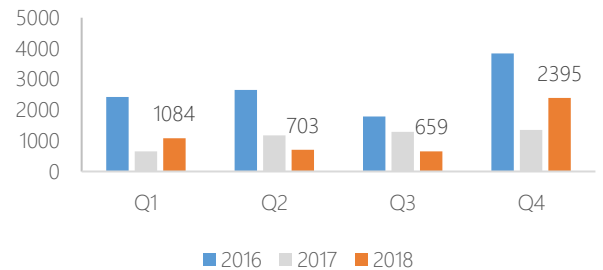


Average Sale Price per Unit



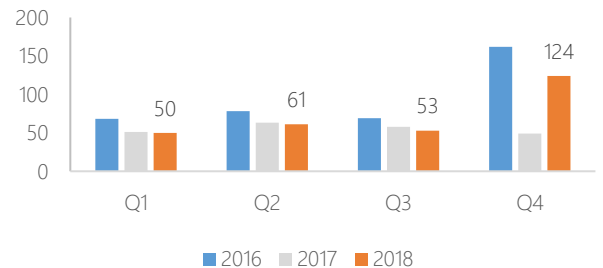
Number of Units Sold

Quarter	2016	2017	2018
Q1	2428	649	1084
Q2	2654	1170	703
Q3	1793	1292	659
Q4	3834	1352	2395



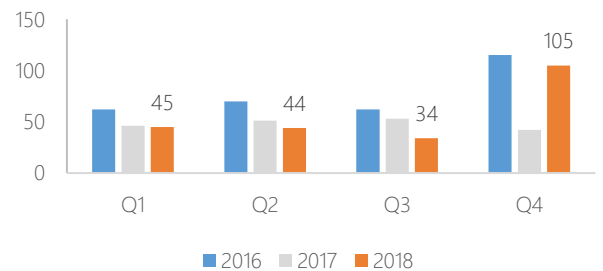
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	68	51	50
Q2	78	63	61
Q3	69	58	53
Q4	162	49	124

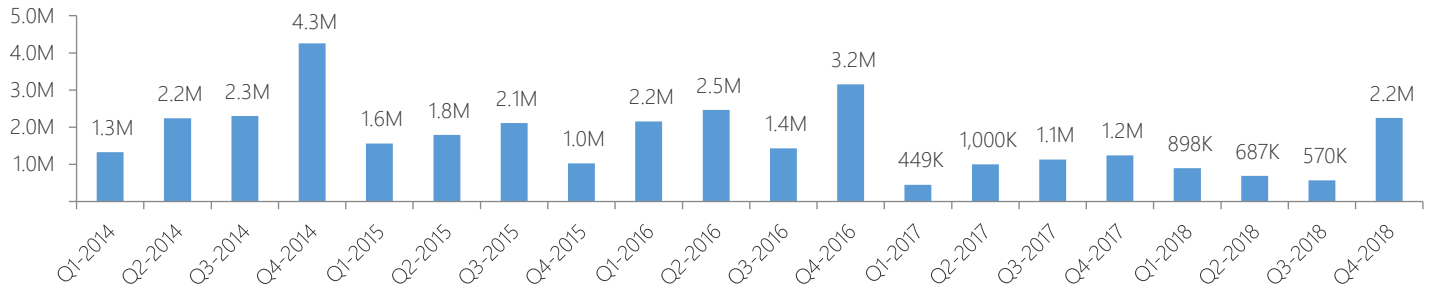


Number of Transactions

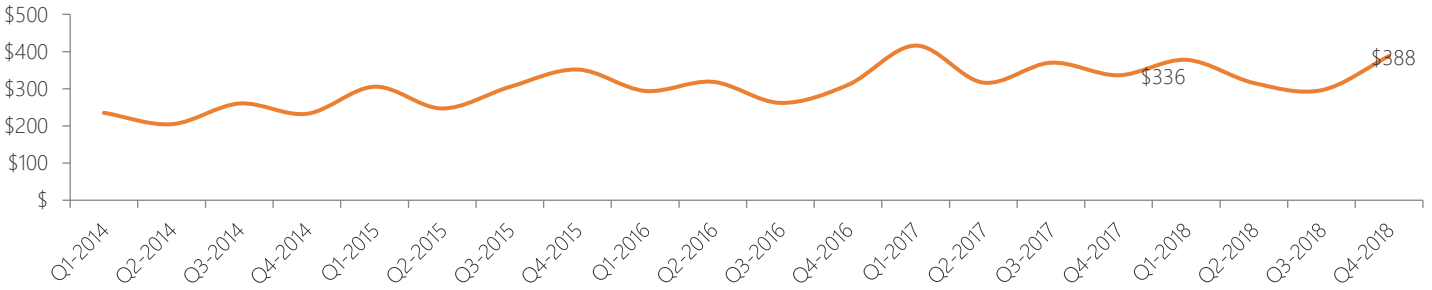
Quarter	2016	2017	2018
Q1	62	46	45
Q2	70	51	44
Q3	62	53	34
Q4	115	42	105



Total Sq. Ft.



Average Sale Price per Square Foot

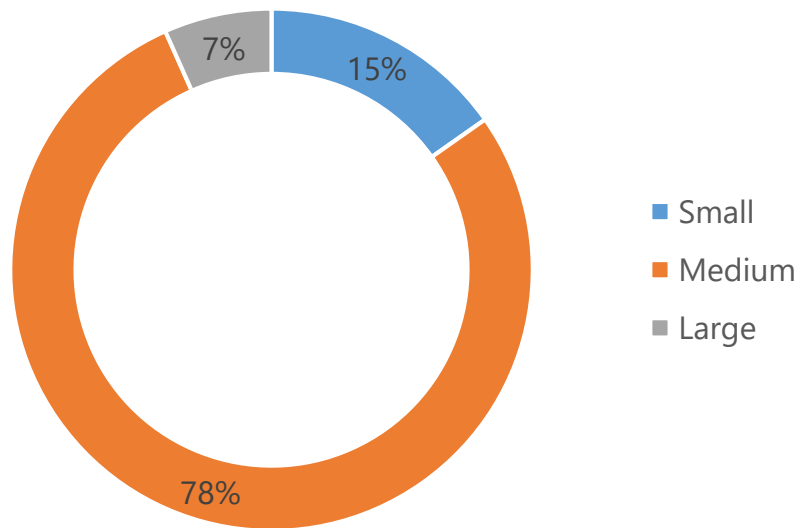


MULTIFAMILY SIZE

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	\$490,089	-4%	\$540	-8%	\$29,895,450	16	16	61
Medium	\$317,540	15%	\$353	3%	\$531,243,999	82	101	1673
Large	\$470,552	45%	\$451	43%	\$311,035,000	7	7	661

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
1 Morningside Dr	19-Dec-18	\$200,000,000	Large multifamily	295	358,800	\$557	Yes
556 W 126th St	28-Nov-18	\$34,300,000	Medium multifamily	18	16,266	\$662	Yes
560 W 126th St	28-Nov-18	\$34,300,000	Medium multifamily	18	16,266	\$662	Yes
564-566 W 126th St	28-Nov-18	\$34,300,000	Medium multifamily	25	19,255	\$662	Yes
1871 Seventh Ave	22-Oct-18	\$29,100,000	Medium multifamily	35	31,220	\$499	Yes
124 W 114th St	22-Oct-18	\$29,100,000	Medium multifamily	27	27,141	\$499	Yes
80 Fort Washington Ave	30-Oct-18	\$26,839,208	Large multifamily	75	66,138	\$406	No
2300 Adam C Powell Blvd	21-Dec-18	\$24,774,368	Medium multifamily	12	11,045	\$385	Yes
2308 Adam C Powell Blvd	21-Dec-18	\$24,774,368	Medium multifamily	18	12,870	\$385	Yes
2310 Adam C Powell Blvd	21-Dec-18	\$24,774,368	Medium multifamily	12	12,870	\$385	Yes
2304 Adam C Powell Blvd	21-Dec-18	\$24,774,368	Medium multifamily	12	9,145	\$385	Yes
2306 Seventh Ave	21-Dec-18	\$24,774,368	Medium multifamily	12	9,220	\$385	Yes
2302 Adam C Powell Blvd	21-Dec-18	\$24,774,368	Medium multifamily	11	9,145	\$385	Yes
3661 Broadway	14-Nov-18	\$21,795,000	Large multifamily	62	72,360	\$301	No
86 Fort Washington Ave	30-Oct-18	\$20,140,792	Large multifamily	65	72,090	\$279	No
112 W 138th St	14-Dec-18	\$19,250,000	Large multifamily	54	38,904	\$495	No
617 W 143rd St	10-Dec-18	\$15,100,000	Medium multifamily	35	33,190	\$455	No
590 W 204th St	7-Nov-18	\$13,500,000	Large multifamily	56	44,795	\$301	No
363 Edgcombe Ave	30-Oct-18	\$12,500,000	Medium multifamily	23	12,695	\$492	Yes
367 Edgcombe Ave	30-Oct-18	\$12,500,000	Medium multifamily	23	12,695	\$492	Yes
19-25 St Nicholas Ave	10-Dec-18	\$12,300,000	Medium multifamily	41	35,430	\$347	No
344 E 105th St	22-Oct-18	\$11,500,000	Medium multifamily	14	14,886	\$216	Yes
346-348 E 105th St	22-Oct-18	\$11,500,000	Medium multifamily	16	16,134	\$216	Yes
340 E 105th St	22-Oct-18	\$11,500,000	Medium multifamily	14	14,886	\$216	Yes
334 E 105th St	22-Oct-18	\$11,500,000	Medium multifamily	11	7,215	\$216	Yes
336 E 105th St	22-Oct-18	\$11,500,000	Small multifamily			\$216	Yes
655 W 160th St	10-Dec-18	\$11,300,000	Medium multifamily	42	53,583	\$211	No
257 W 116th St	10-Dec-18	\$11,000,000	Medium multifamily	33	26,800	\$410	No
9 Post Ave	29-Oct-18	\$10,400,000	Medium multifamily	48	42,064	\$247	No
251-253 W 116th St	10-Dec-18	\$10,300,000	Medium multifamily	19	24,040	\$428	No
638 W 160th St	10-Dec-18	\$10,200,000	Medium multifamily	42	43,632	\$234	No
476 W 165th St	2-Nov-18	\$9,510,000	Large multifamily	54	36,295	\$262	No
287 Audubon Ave	22-Oct-18	\$9,500,000	Medium multifamily	17	12,185	\$356	Yes
289-291 Audubon Ave	22-Oct-18	\$9,500,000	Medium multifamily	17	14,530	\$356	Yes
232-2240 Adam C Powell Blv	21-Dec-18	\$9,496,841	Medium multifamily	29	31,689	\$300	No
1998 Second Ave	12-Dec-18	\$8,835,000	Medium multifamily	19	11,720	\$754	Yes
484-2486 Adam C Powell Blv	21-Dec-18	\$8,808,664	Medium multifamily	25	16,644	\$529	No
204 W 133rd St	21-Dec-18	\$8,671,029	Medium multifamily	22	14,175	\$306	Yes
206 W 133rd St	21-Dec-18	\$8,671,029	Medium multifamily	22	14,175	\$306	Yes
120 W 112th St	10-Dec-18	\$8,200,000	Medium multifamily	24	21,654	\$379	No
540 W 189th St	4-Oct-18	\$7,725,000	Medium multifamily	30	24,876	\$311	No
350 Lenox Ave	13-Dec-18	\$7,510,000	Medium multifamily	11	9,685	\$388	Yes
348 Lenox Ave	13-Dec-18	\$7,510,000	Medium multifamily	10	9,685	\$388	Yes
241 W 113th St	10-Dec-18	\$7,500,000	Medium multifamily	24	21,756	\$345	No
121 W 116th St	10-Dec-18	\$7,500,000	Medium multifamily	23	17,910	\$419	No
421-425 Audubon Ave	3-Oct-18	\$7,400,000	Medium multifamily	40	29,274	\$253	No
306 W 112th St	10-Dec-18	\$7,400,000	Medium multifamily	28	26,670	\$277	No
125 W 116th St	10-Dec-18	\$7,300,000	Medium multifamily	18	17,910	\$408	No
624 W 139th St	20-Nov-18	\$7,200,000	Medium multifamily	21	17,660	\$408	No
117 W 116th St	10-Dec-18	\$6,900,000	Medium multifamily	17	17,910	\$385	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
239 W 116th St	10-Dec-18	\$6,800,000	Medium multifamily	18	17,856	\$381	No
2253 Adam C Powell Blvd	21-Dec-18	\$6,753,151	Medium multifamily	12	8,375	\$425	Yes
2251 Adam C Powell Blvd	21-Dec-18	\$6,753,151	Medium multifamily	11	7,528	\$425	Yes
2252 Adam C Powell Blvd	21-Dec-18	\$6,289,896	Medium multifamily	10	8,855	\$310	Yes
200 W 133rd St	21-Dec-18	\$6,289,896	Medium multifamily	10	11,445	\$310	Yes
243 W 116th St	10-Dec-18	\$6,200,000	Medium multifamily	18	17,856	\$347	No
2099 Frederick Douglass Blvd	10-Dec-18	\$6,200,000	Medium multifamily	15	16,800	\$369	No
2256 Seventh Ave	21-Dec-18	\$6,097,288	Medium multifamily	10	8,855	\$344	Yes
2254 Adam C Powell Blvd	21-Dec-18	\$6,097,288	Medium multifamily	10	8,854	\$344	Yes
628-630 W 139th St	20-Nov-18	\$5,800,000	Medium multifamily	21	17,660	\$328	No
146 W 111th St	10-Dec-18	\$5,400,000	Medium multifamily	16	12,335	\$438	No
2247 Adam C Powell Blvd	21-Dec-18	\$5,358,762	Medium multifamily	18	15,130	\$354	No
510 W 146th St	10-Dec-18	\$5,300,000	Medium multifamily	18	16,686	\$318	No
347 Manhattan Ave	31-Oct-18	\$5,200,000	Medium multifamily	10	11,565	\$450	No
1437 Amsterdam Ave	4-Dec-18	\$5,150,000	Medium multifamily	14	12,795	\$403	No
2172 Amsterdam Ave	25-Oct-18	\$5,000,000	Medium multifamily	30	20,310	\$246	No
141 W 116th St	10-Dec-18	\$4,800,000	Medium multifamily	11	11,208	\$428	No
2153 Amsterdam Ave	2-Nov-18	\$4,632,000	Medium multifamily	25	21,348	\$217	No
505 W 164th St	2-Nov-18	\$4,560,000	Medium multifamily	24	20,124	\$227	No
140 W 113th St	10-Dec-18	\$4,500,000	Medium multifamily	11	12,880	\$349	No
133 W 116th St	10-Dec-18	\$4,300,000	Medium multifamily	10	10,870	\$396	No
107 W 113th St	10-Dec-18	\$4,300,000	Medium multifamily	10	9,765	\$440	No
345 Manhattan Ave	10-Dec-18	\$4,300,000	Medium multifamily	10	11,225	\$383	No
135 W 116th St	10-Dec-18	\$4,200,000	Medium multifamily	10	10,870	\$386	No
105 W 113th St	10-Dec-18	\$4,200,000	Medium multifamily	10	9,765	\$430	No
141 W 113th St	10-Dec-18	\$4,100,000	Medium multifamily	10	9,285	\$442	No
230 W 116th St	10-Dec-18	\$4,100,000	Medium multifamily	14	9,858	\$416	No
143 W 113th St	10-Dec-18	\$3,800,000	Medium multifamily	10	9,235	\$411	No
2107 Frederick Douglass Blvd	10-Dec-18	\$3,800,000	Medium multifamily	10	8,605	\$442	No
109 W 113th St	10-Dec-18	\$3,700,000	Medium multifamily	10	9,765	\$379	No
301 W 113th St	10-Dec-18	\$3,700,000	Medium multifamily	11	11,680	\$317	No
143 W 111th St	10-Dec-18	\$3,700,000	Medium multifamily	10	14,495	\$255	No
140 W 112th St	10-Dec-18	\$3,600,000	Medium multifamily	10	9,530	\$378	No
307 W 113th St	10-Dec-18	\$3,500,000	Medium multifamily	10	9,345	\$375	No
133 W 112th St	10-Dec-18	\$3,500,000	Medium multifamily	10	10,640	\$329	No
350 W 115th St	10-Dec-18	\$3,500,000	Medium multifamily	10	11,303	\$310	No
131 W 112th St	10-Dec-18	\$3,400,000	Medium multifamily	10	10,740	\$317	No
113 W 113th St	10-Dec-18	\$3,400,000	Medium multifamily	10	9,765	\$348	No
129 W 116th St	10-Dec-18	\$3,400,000	Medium multifamily	10	9,460	\$359	No
376 W 127th St	10-Dec-18	\$3,400,000	Medium multifamily	10	8,735	\$389	No
524 W 162nd St	2-Nov-18	\$3,372,000	Medium multifamily	20	14,085	\$239	No
502 W 167th St	7-Nov-18	\$3,332,000	Medium multifamily	13	8,700	\$383	No
370 W 127th St	10-Dec-18	\$3,300,000	Medium multifamily	10	9,685	\$341	No
300 W 114th St	10-Dec-18	\$3,300,000	Medium multifamily	10	11,175	\$295	No
123 W 120th St	9-Oct-18	\$3,250,000	Small multifamily	4	5,144	\$632	No
305 W 113th St	10-Dec-18	\$3,200,000	Medium multifamily	10	9,065	\$353	No
126 W 112th St	10-Dec-18	\$3,100,000	Medium multifamily	10	12,900	\$240	No
107 W 120th St	4-Oct-18	\$3,000,000	Small multifamily	6	3,759	\$798	No
310 W 112th St	10-Dec-18	\$3,000,000	Medium multifamily	10	9,750	\$308	No
302 W 112th St	10-Dec-18	\$2,900,000	Medium multifamily	10	9,725	\$298	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
161 Morningside Ave	10-Dec-18	\$2,900,000	Medium multifamily	10	8,609	\$337	No
309 W 113th St	10-Dec-18	\$2,800,000	Medium multifamily	10	9,065	\$309	No
124 W 112th St	10-Dec-18	\$2,800,000	Medium multifamily	10	12,900	\$217	No
143 W 120th St	15-Nov-18	\$2,725,450	Small multifamily	4	4,208	\$648	No
517 W 152nd St	20-Nov-18	\$2,525,000	Small multifamily	3	4,696	\$538	No
417 E 118th St	12-Oct-18	\$2,475,000	Small multifamily	3	4,049	\$611	No
520 W 162nd St	2-Nov-18	\$2,328,000	Medium multifamily	15	14,085	\$165	No
56 E 127th St	14-Nov-18	\$2,300,000	Small multifamily	4	3,400	\$676	No
138 W 112th St	10-Dec-18	\$2,200,000	Medium multifamily	10	9,530	\$231	No
550 W 149th St	23-Oct-18	\$2,150,000	Medium multifamily	10	3,332	\$645	No
372 W 127th St	10-Dec-18	\$2,100,000	Medium multifamily	10	9,685	\$217	No
6 Morningside Ave	10-Dec-18	\$2,100,000	Medium multifamily	10	9,270	\$227	No
128 W 117th St	26-Nov-18	\$2,100,000	Small multifamily	3	1,480	\$1,419	No
242 W 136th St	19-Dec-18	\$2,000,000	Small multifamily	4	3,400	\$588	No
373 W 126th St	10-Dec-18	\$1,900,000	Medium multifamily	10	7,490	\$254	No
468 W 142nd St	4-Dec-18	\$1,900,000	Small multifamily	4	4,196	\$453	No
115 W 113th St	10-Dec-18	\$1,800,000	Medium multifamily	10	9,765	\$184	No
10 W 130th St	9-Oct-18	\$1,700,000	Small multifamily	4	3,531	\$481	No
269 W 132nd St	31-Dec-18	\$1,650,000	Small multifamily	4	2,250	\$733	No
156 W 130th St	25-Oct-18	\$1,270,000	Small multifamily	3	3,600	\$353	No
168 E 111th St	4-Oct-18	\$750,000	Small multifamily	4	3,312	\$226	No
170 E 111th St	4-Oct-18	\$750,000	Small multifamily	3	3,312	\$226	No
164 E 111th St	4-Oct-18	\$750,000	Small multifamily	4	2,550	\$294	No
166 E 111th St	4-Oct-18	\$750,000	Small multifamily	4	2,484	\$302	No



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THE RATNER TEAM



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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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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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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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