

ALL UPPER EAST SIDE

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

1st Quarter 2018



The RATNER Team Market Report

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

Multifamily Market Report, 1st Quarter 2018

All Upper East Side, Manhattan

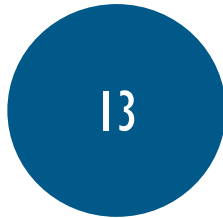
SUMMARY

SALES VOLUME



26% YoY

NO. OF TRANSACTIONS



-7% YoY

AVERAGE PRICE/UNIT



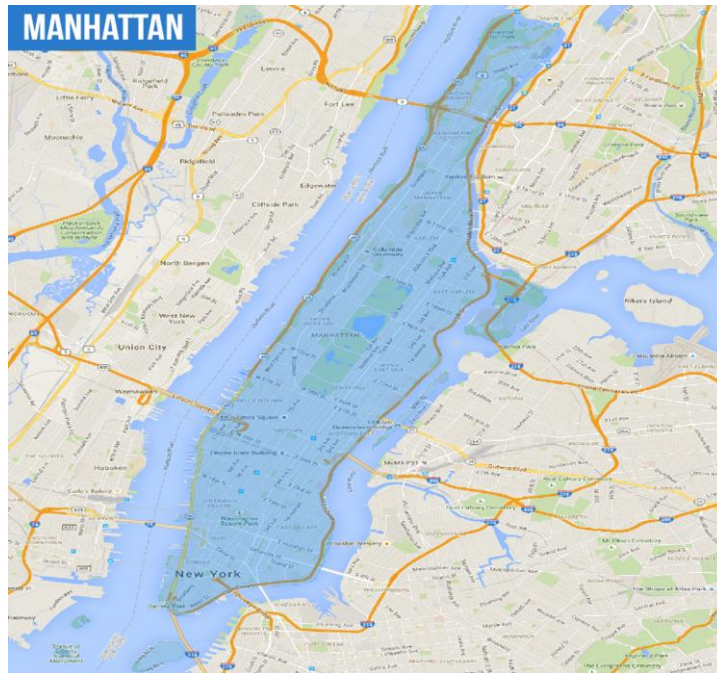
-41% YoY

AVERAGE PRICE/SQ.FT.



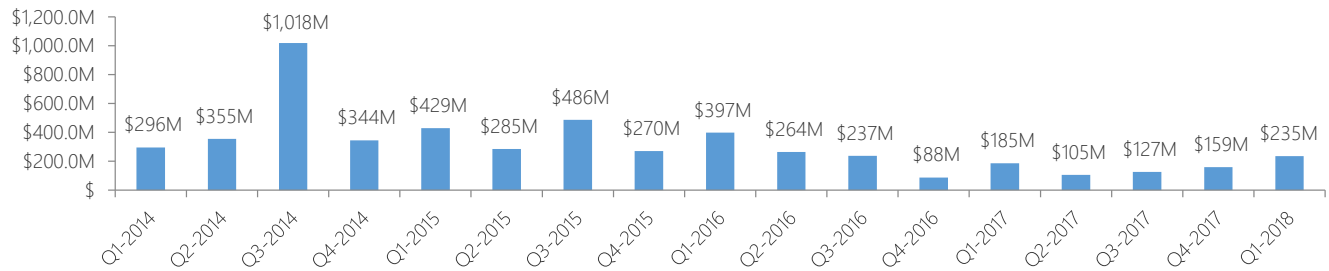
-44% YoY

NEIGHBORHOOD BOUNDARIES

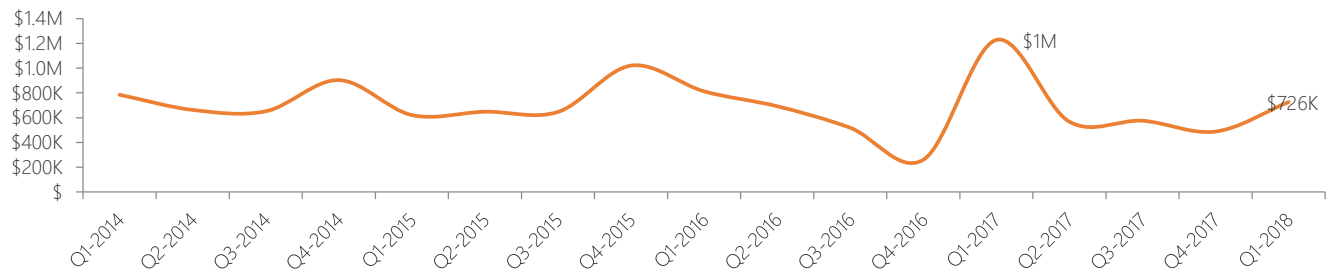


MULTIFAMILY STATS

Sales Volume

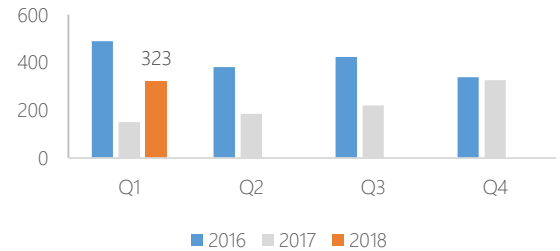


Average Sale Price per Unit



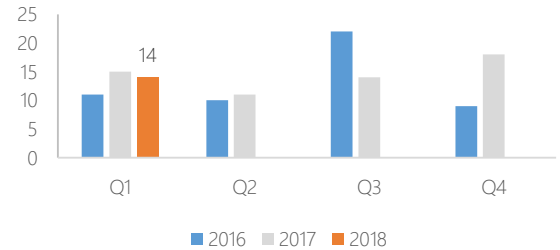
Number of Units Sold

Quarter	2016	2017	2018
Q1	489	151	323
Q2	381	185	
Q3	423	220	
Q4	338	326	



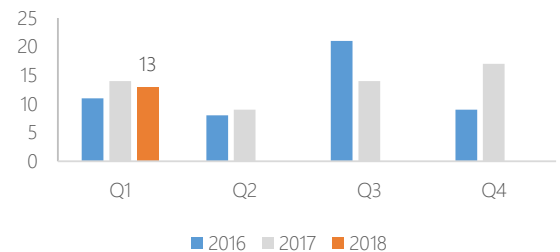
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	11	15	14
Q2	10	11	
Q3	22	14	
Q4	9	18	

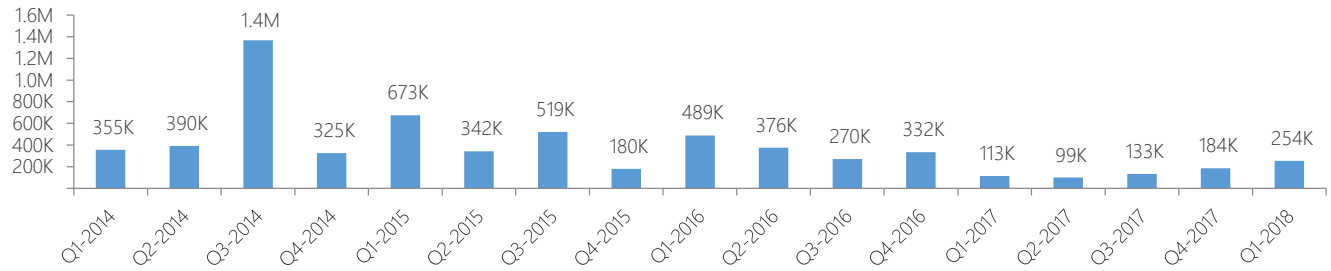


Number of Transactions

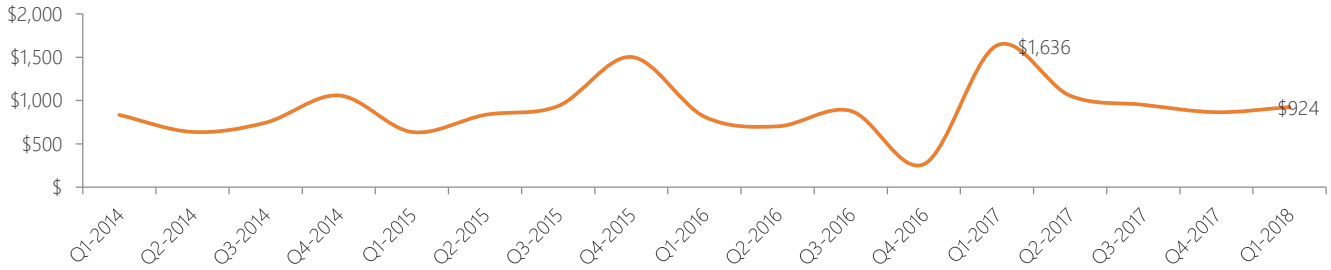
Quarter	2016	2017	2018
Q1	11	14	13
Q2	8	9	
Q3	21	14	
Q4	9	17	



Total Sq. Ft.



Average Sale Price per Square Foot

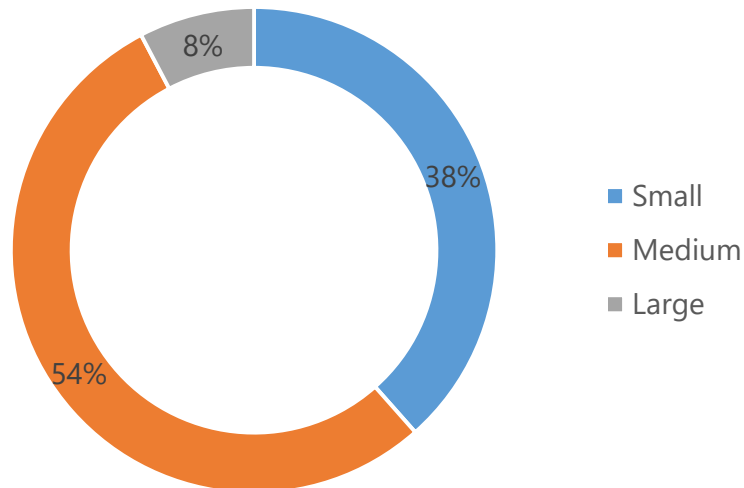


MULTIFAMILY SIZE

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	\$1,994,770	-8%	\$1,894	-25%	\$71,811,729	5	6	36
Medium	\$590,192	-16%	\$974	-4%	\$76,725,000	7	7	130
Large	\$547,771	-	\$627	-	\$86,000,000	1	1	157

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
420-428 E 80 St	22-Mar-18	\$86,000,000	Large multifamily	157	137,238	\$627	No
1039 Madison Ave	15-Feb-18	\$26,000,000	Small multifamily	5	7,700	\$3,377	No
163 E 62 St	2-Mar-18	\$18,211,729	Small multifamily	6	6,848	\$1,709	Yes
167 E 62 St	2-Mar-18	\$18,211,729	Small multifamily	4	3,810	\$1,709	Yes
1514 1 Ave	22-Mar-18	\$16,200,000	Small multifamily	9	9,199	\$1,761	No
1637 1 Ave	15-Mar-18	\$16,000,000	Medium multifamily	16	6,300	\$2,540	No
402 E 83 St	18-Jan-18	\$13,250,000	Medium multifamily	27	16,380	\$809	No
210 E 95 St	26-Jan-18	\$12,150,000	Medium multifamily	15	9,829	\$1,236	No
1485 1 Ave	18-Jan-18	\$11,100,000	Medium multifamily	20	16,100	\$689	No
350 E 91 St	26-Feb-18	\$9,075,000	Medium multifamily	20	9,760	\$930	No
223 E 89 St	20-Mar-18	\$8,100,000	Medium multifamily	20	10,465	\$774	No
1694 2 Ave	6-Mar-18	\$7,450,000	Small multifamily	9	7,500	\$993	No
148 E 98 St	27-Feb-18	\$7,050,000	Medium multifamily	12	9,900	\$712	No
505 E 84 St	10-Jan-18	\$3,950,000	Small multifamily	3	2,850	\$1,386	No



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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 &
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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

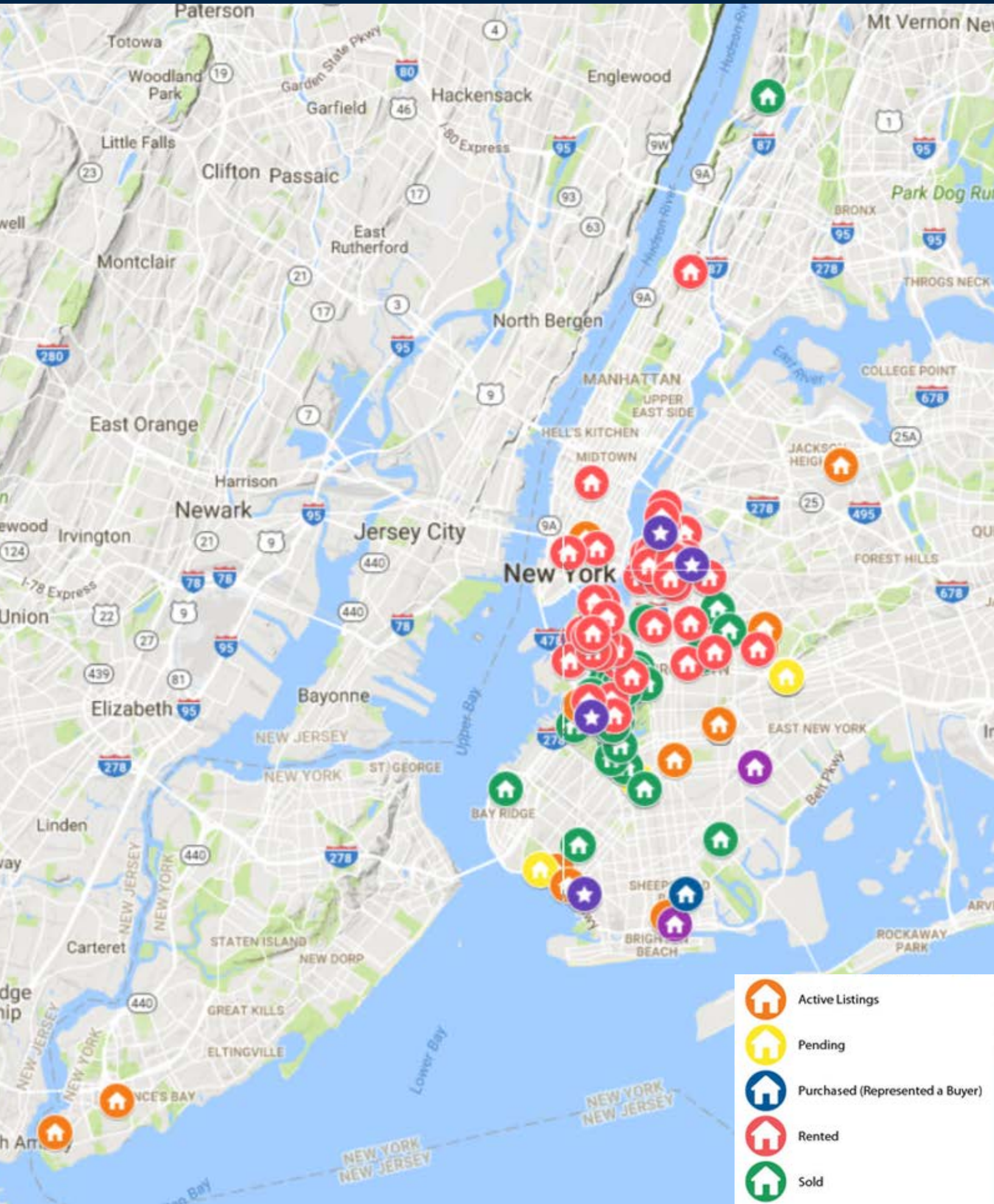
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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