

# MANHATTAN VALLEY

A quarterly analysis of multifamily sales  
in Manhattan Valley, Manhattan

1st Quarter 2018



**The RATNER Team Market Report**

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# Multifamily Market Report, 1st Quarter 2018

## Manhattan Valley, Manhattan

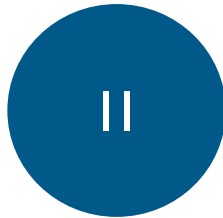
### SUMMARY

SALES VOLUME



2347% YoY

NO. OF TRANSACTIONS



267% YoY

AVERAGE PRICE/UNIT



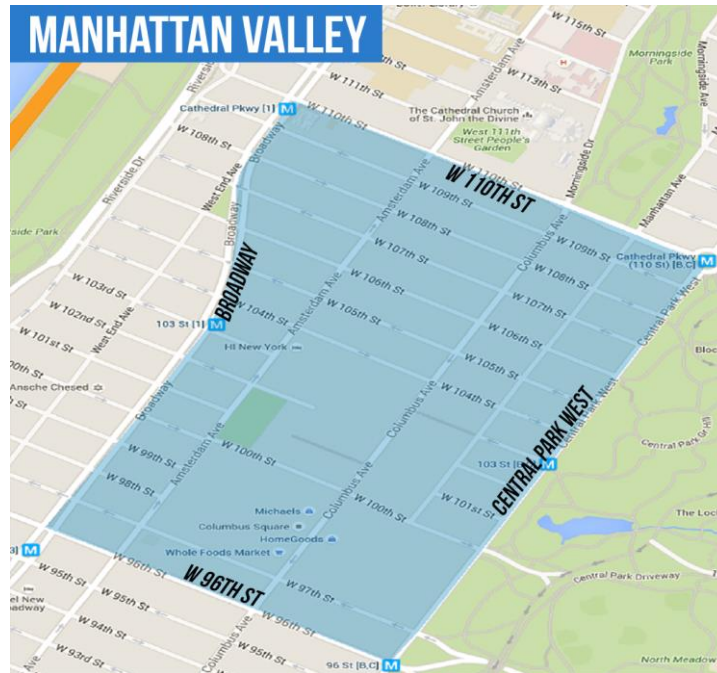
92% YoY

AVERAGE PRICE/SQ.FT.



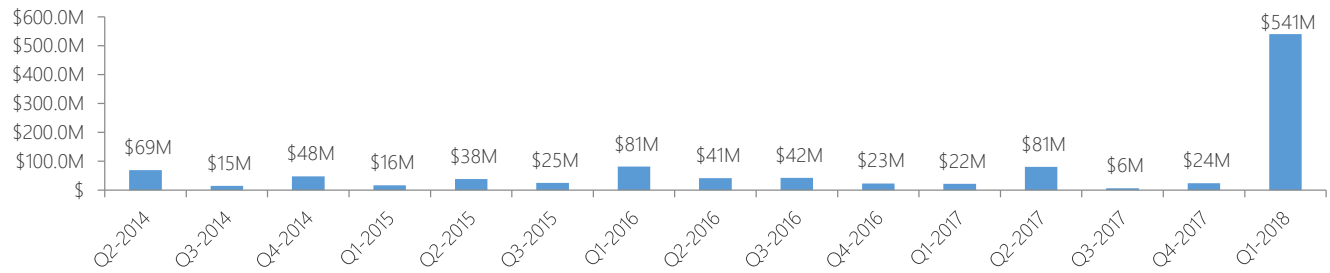
2% YoY

### NEIGHBORHOOD BOUNDARIES

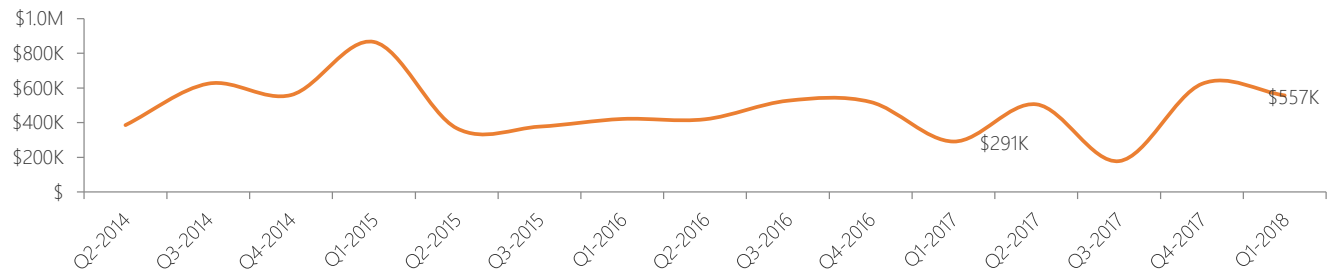


## MULTIFAMILY STATS

### Sales Volume

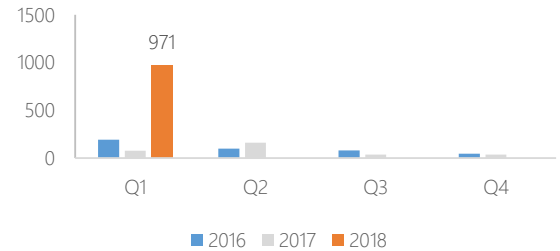


### Average Sale Price per Unit



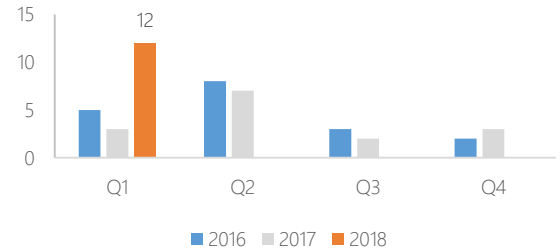
### Number of Units Sold

Quarter	2016	2017	2018
Q1	193	76	971
Q2	98	160	
Q3	80	36	
Q4	45	38	



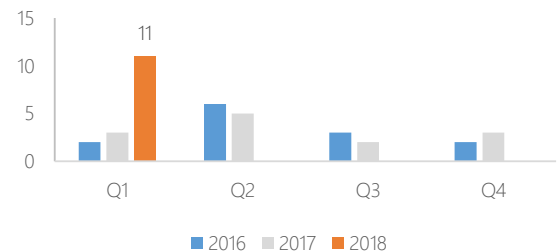
### Number of Buildings Sold

Quarter	2016	2017	2018
Q1	5	3	12
Q2	8	7	
Q3	3	2	
Q4	2	3	

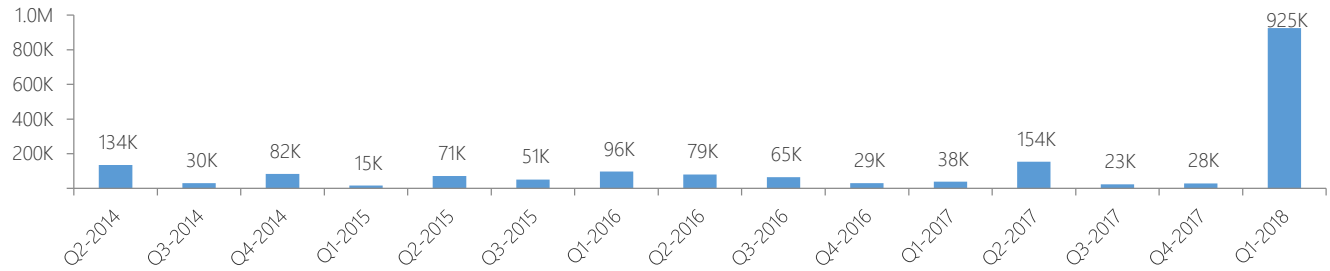


### Number of Transactions

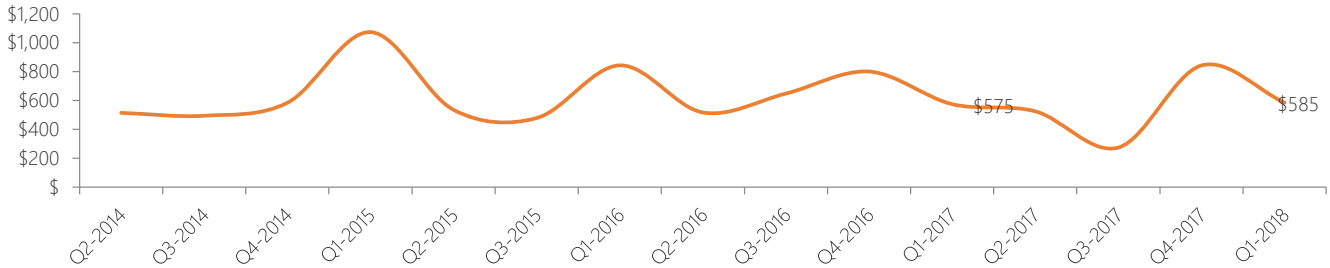
Quarter	2016	2017	2018
Q1	2	3	11
Q2	6	5	
Q3	3	2	
Q4	2	3	



## Total Sq. Ft.



## Average Sale Price per Square Foot

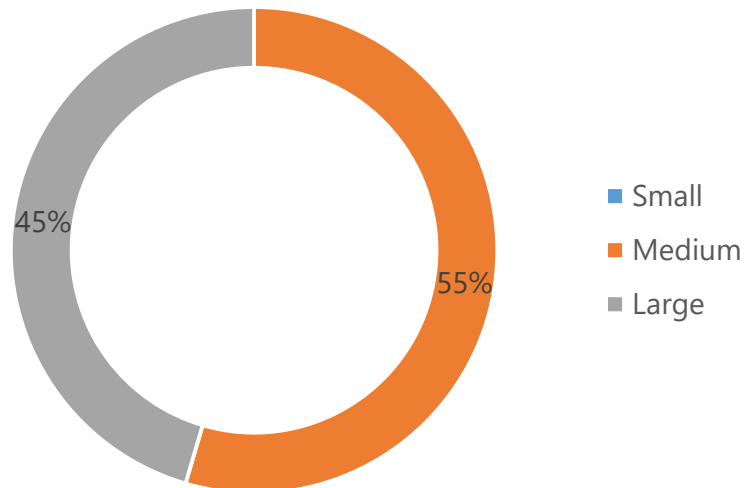


## MULTIFAMILY SIZE

### 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	-	-	-	-	\$0	0	0	0
Medium	\$524,205	80%	\$659	15%	\$81,776,000	6	6	156
Large	\$563,190	-	\$573	-	\$459,000,000	5	6	815

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
122-178 W 97 St	30-Mar-18	\$287,000,000	Large multifamily	427	503,511	\$570	No
200-202 Manhattan Ave	31-Jan-18	\$75,000,000	Large multifamily	181	112,493	\$524	Yes
133-135 W 104 St	31-Jan-18	\$75,000,000	Medium multifamily	28	30,608	\$524	Yes
230 W 107 St	6-Mar-18	\$37,750,000	Large multifamily	67	49,716	\$759	No
220 W 107 St	6-Mar-18	\$32,750,000	Large multifamily	59	50,820	\$644	No
204-210 W 108 St	5-Mar-18	\$32,500,000	Medium multifamily	48	42,186	\$770	No
210 W 107 St	6-Mar-18	\$26,500,000	Large multifamily	53	53,250	\$498	No
203 W 107 St	6-Mar-18	\$18,950,000	Medium multifamily	28	34,514	\$549	No
964-966 Amsterdam Ave	17-Jan-18	\$12,076,000	Medium multifamily	26	21,072	\$573	No
973 Columbus Ave	26-Feb-18	\$7,165,500	Medium multifamily	22	10,583	\$677	No
943 Columbus Ave	26-Feb-18	\$6,884,500	Medium multifamily	20	7,540	\$913	No
944 Columbus Ave	12-Jan-18	\$4,200,000	Medium multifamily	12	8,285	\$507	No



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
Rental Specialist

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- 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



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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

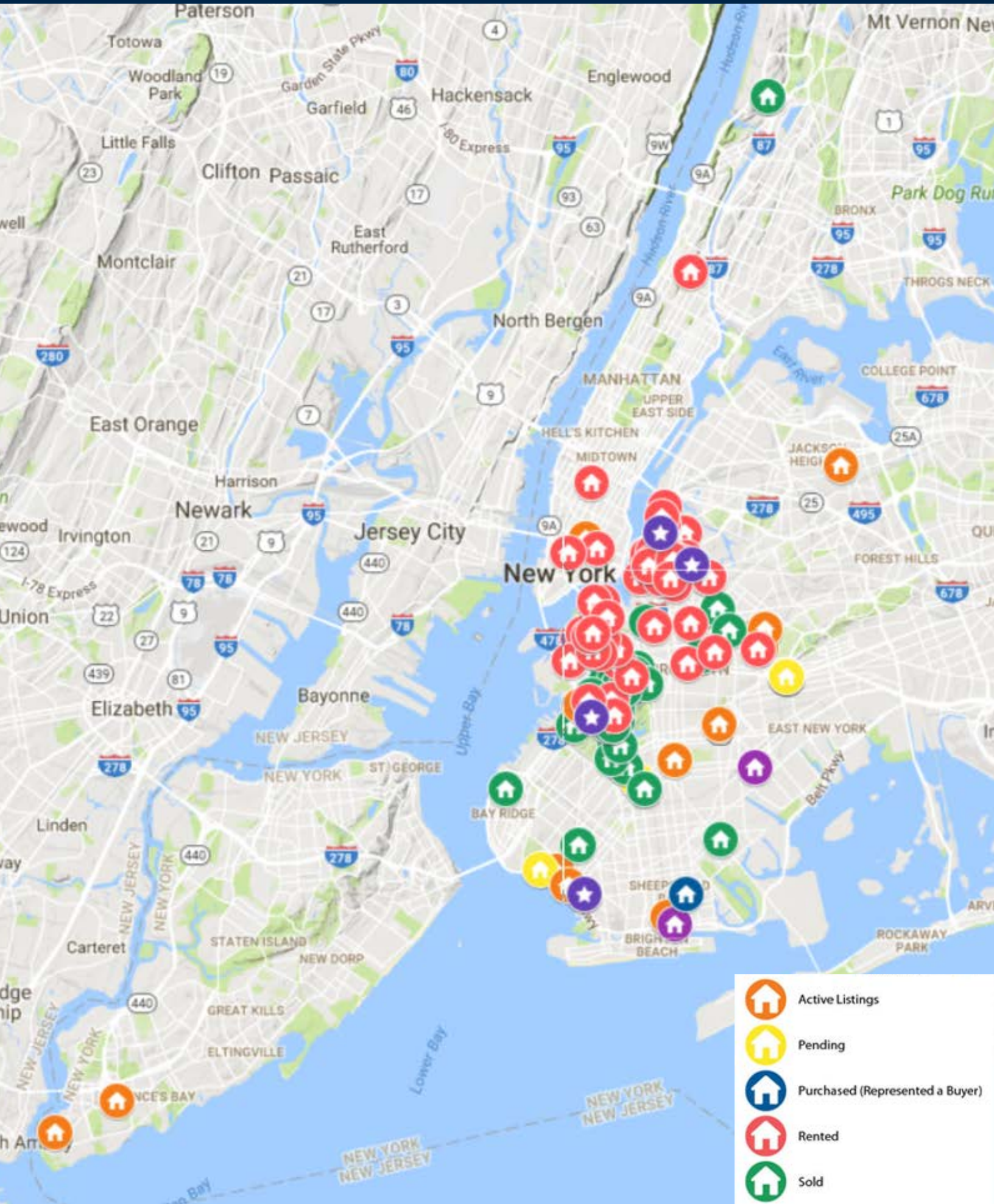
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

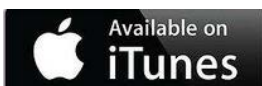
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