

# UPTOWN MANHATTAN

A quarterly analysis of multifamily sales  
in Uptown Manhattan, Manhattan

1st Quarter 2018



**The RATNER Team Market Report**

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# Multifamily Market Report, 1st Quarter 2018

## Uptown Manhattan, Manhattan

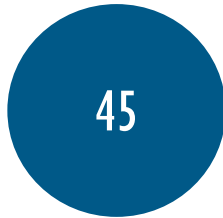
### SUMMARY

SALES VOLUME



82% YoY

NO. OF TRANSACTIONS



-2% YoY

AVERAGE PRICE/UNIT



9% YoY

AVERAGE PRICE/SQ.FT.



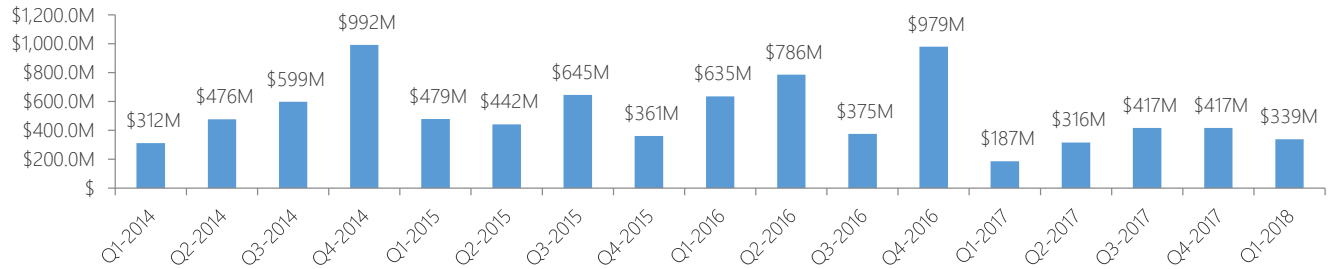
-9% YoY

### NEIGHBORHOOD BOUNDARIES

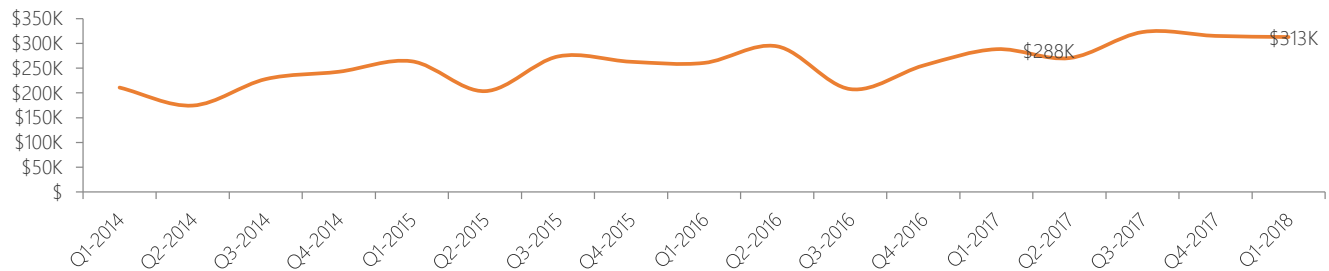


## MULTIFAMILY STATS

### Sales Volume

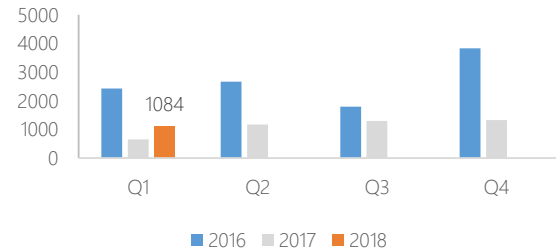


### Average Sale Price per Unit



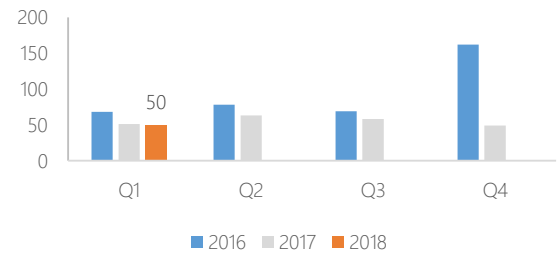
### Number of Units Sold

Quarter	2016	2017	2018
Q1	2428	648	1084
Q2	2671	1170	
Q3	1792	1292	
Q4	3834	1322	



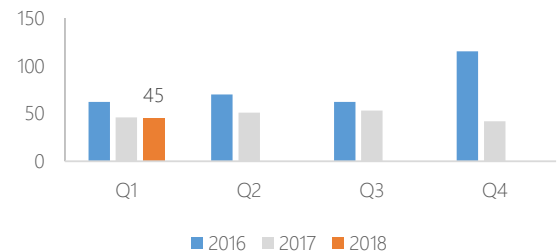
### Number of Buildings Sold

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

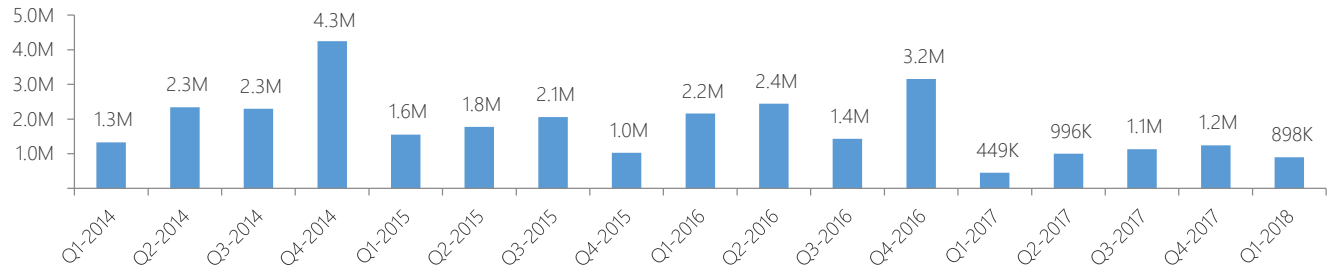


### Number of Transactions

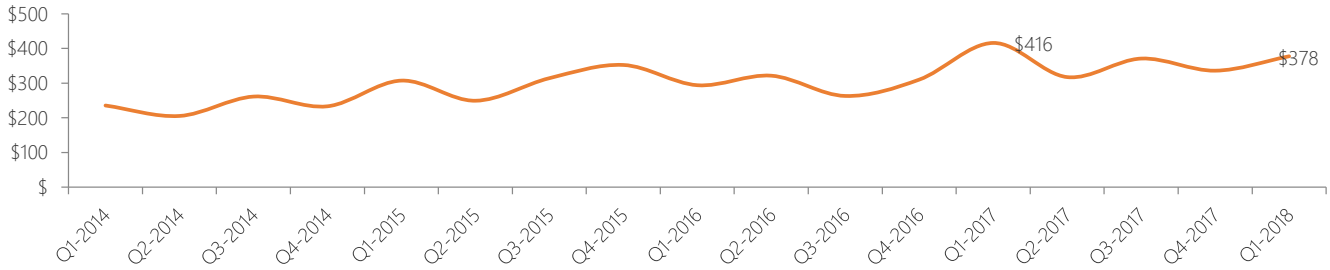
Quarter	2016	2017	2018
Q1	62	46	45
Q2	70	51	
Q3	62	53	
Q4	115	42	



## Total Sq. Ft.



## Average Sale Price per Square Foot

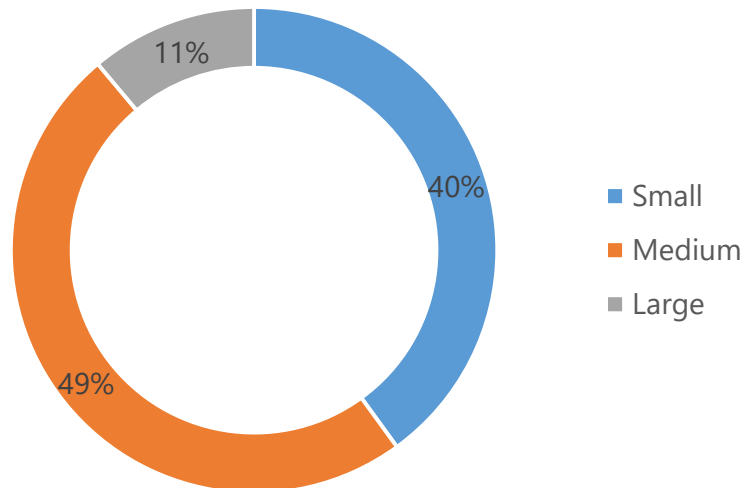


## MULTIFAMILY SIZE

### 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	\$413,222	13%	\$532	1%	\$47,520,557	18	19	115
Medium	\$295,919	12%	\$379	-1%	\$131,980,000	22	26	446
Large	\$305,401	-	\$347	-	\$159,724,827	5	5	523

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
1680 Madison Ave	22-Jan-18	\$57,000,000	Large multifamily	135	130,000	\$438	No
1274-1275 5 Ave	22-Feb-18	\$44,100,000	Large multifamily	54	56,670	\$778	No
1930-1934 Amsterdam Ave	22-Jan-18	\$43,000,000	Large multifamily	182	181,111	\$237	No
3501-3509 Broadway	31-Jan-18	\$26,000,000	Medium multifamily	47	62,095	\$419	No
238 E 106 St	28-Feb-18	\$14,250,000	Medium multifamily	29	10,200	\$1,397	No
9-15 Post Ave	10-Jan-18	\$10,600,000	Medium multifamily	48	42,064	\$252	No
28-30 Ellwood St	6-Feb-18	\$10,125,000	Large multifamily	52	43,248	\$234	No
524 W 173 St	28-Feb-18	\$9,250,000	Medium multifamily	15	12,780	\$212	Yes
526 W 173 St	28-Feb-18	\$9,250,000	Medium multifamily	15	12,780	\$212	Yes
506 W 173 St	28-Feb-18	\$9,250,000	Medium multifamily	20	18,030	\$212	Yes
650 W 173 St	1-Feb-18	\$8,400,000	Medium multifamily	30	25,400	\$331	No
1741 Amsterdam Ave	20-Mar-18	\$8,000,000	Medium multifamily	14	9,230	\$433	Yes
1743 Amsterdam Ave	20-Mar-18	\$8,000,000	Medium multifamily	13	9,230	\$433	Yes
2104 Amsterdam Ave	27-Feb-18	\$7,300,000	Medium multifamily	14	11,355	\$321	Yes
2106 Amsterdam Ave	27-Feb-18	\$7,300,000	Medium multifamily	13	11,355	\$321	Yes
507 W 134 St	27-Mar-18	\$7,000,000	Medium multifamily	20	13,040	\$537	No
2273 Adam C Powell Blvd	7-Mar-18	\$6,600,000	Medium multifamily	19	15,000	\$440	No
2269 Adam C Powell Blvd	7-Mar-18	\$6,200,000	Small multifamily	9	7,985	\$397	Yes
2267 Adam C Powell Blvd	7-Mar-18	\$6,200,000	Small multifamily	9	7,625	\$397	Yes
529 W 113 St	13-Feb-18	\$5,800,000	Small multifamily	3	6,810	\$852	No
315-334 E 103 St	31-Jan-18	\$5,499,827	Large multifamily	100	49,202	\$112	No
74 E 116 St	30-Jan-18	\$5,400,000	Medium multifamily	25	21,000	\$257	No
477 W 142 St	1-Feb-18	\$4,000,000	Medium multifamily	12	13,191	\$303	No
1734 Amsterdam Ave	20-Mar-18	\$3,950,000	Medium multifamily	10	8,349	\$473	No
528 W 142 St	14-Feb-18	\$3,400,000	Small multifamily	3	3,114	\$1,092	No
205 E 117 St	6-Mar-18	\$3,350,000	Small multifamily	4	6,049	\$554	No
173 W 133 St	7-Mar-18	\$3,200,000	Medium multifamily	10	8,845	\$362	No
150 E 106 St	8-Mar-18	\$3,050,000	Small multifamily	8	7,590	\$402	No
21 E 115 St	29-Mar-18	\$2,900,000	Medium multifamily	10	9,565	\$303	No
2268 Adam C Powell Blvd	20-Mar-18	\$2,625,000	Small multifamily	9	6,355	\$413	No
2011 5 Ave	9-Mar-18	\$2,505,000	Small multifamily	3	2,700	\$928	No
514 W 169 St	18-Jan-18	\$2,500,000	Medium multifamily	10	8,215	\$304	No
347 Convent Ave	13-Feb-18	\$2,333,333	Medium multifamily	10	4,400	\$530	No
349 Convent Ave	13-Feb-18	\$2,333,333	Medium multifamily	10	4,760	\$490	No
322 Convent Ave	13-Feb-18	\$2,333,333	Small multifamily	9	4,540	\$514	No
470 W 141 St	13-Feb-18	\$2,333,333	Small multifamily	9	4,534	\$515	No
345 Convent Ave	13-Feb-18	\$2,333,333	Medium multifamily	10	4,560	\$512	No
220 W 122 St	20-Mar-18	\$2,025,000	Small multifamily	8	2,844	\$712	No
161 A W 129 St	27-Mar-18	\$2,000,000	Small multifamily	3	3,280	\$610	No
135 W 136 St	2-Mar-18	\$1,950,000	Small multifamily	3	3,552	\$549	No
117 W 118 St	16-Feb-18	\$1,916,265	Small multifamily	9	3,750	\$511	No
887 St Nicholas Ave	25-Jan-18	\$1,875,000	Small multifamily	3	4,576	\$410	No
196 W 134 St	16-Jan-18	\$1,797,625	Small multifamily	3	3,320	\$541	No
118 W 132 St	6-Feb-18	\$1,710,000	Small multifamily	4	2,250	\$760	No
536 W 149 St	23-Mar-18	\$1,675,000	Medium multifamily	10	3,328	\$503	No
247 W 139 St	5-Mar-18	\$1,670,000	Medium multifamily	10	4,842	\$345	No
2038 5 Ave	16-Jan-18	\$1,500,000	Small multifamily	8	5,752	\$261	No
263 W 131 St	26-Feb-18	\$1,500,000	Medium multifamily	11	2,499	\$600	No
527 W 162 St	22-Mar-18	\$1,150,000	Small multifamily	8	2,754	\$418	No
263 W 131 St	26-Feb-18	\$785,000	Medium multifamily	11	2,499	\$314	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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- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
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- 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

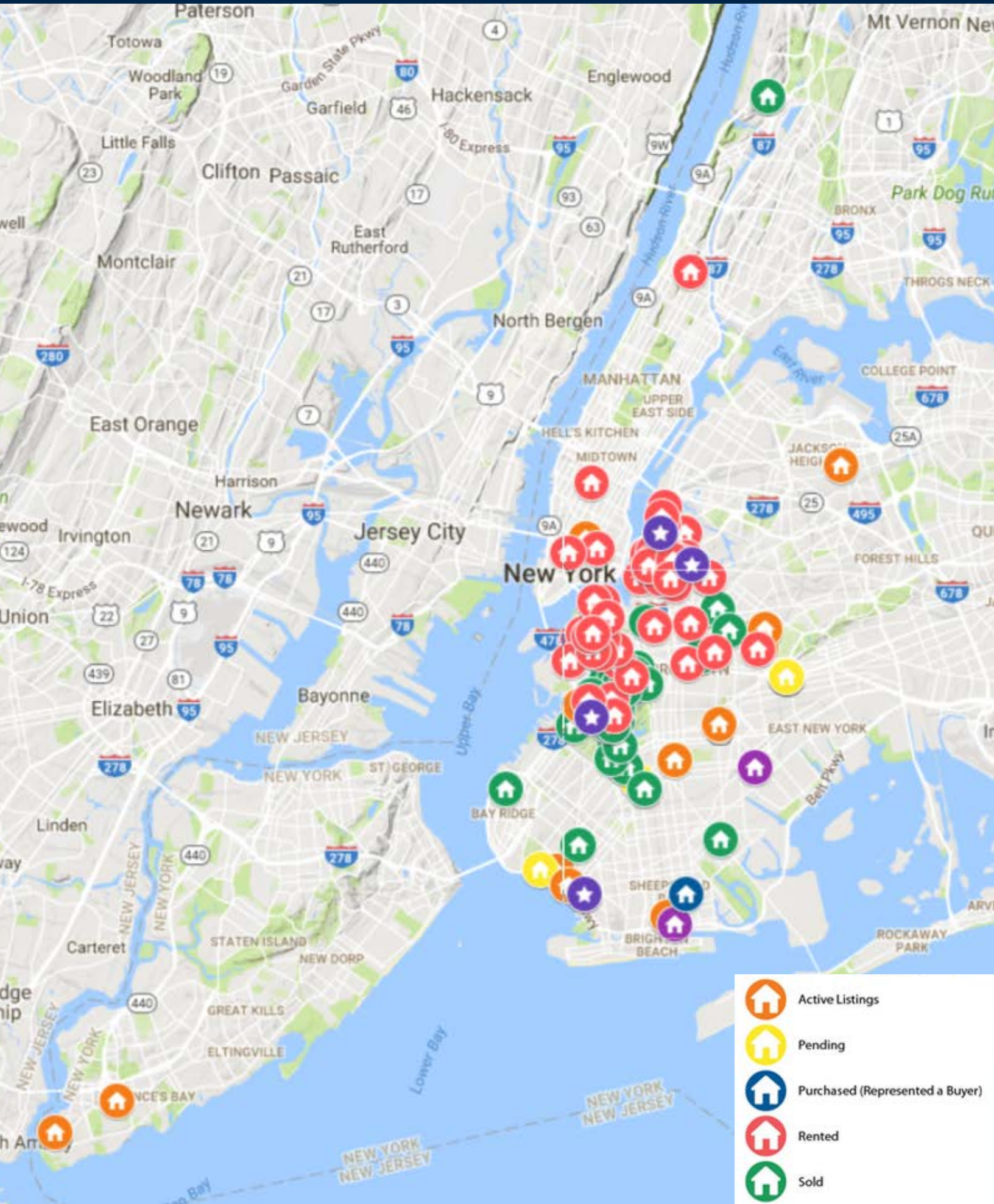
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

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| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
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| 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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