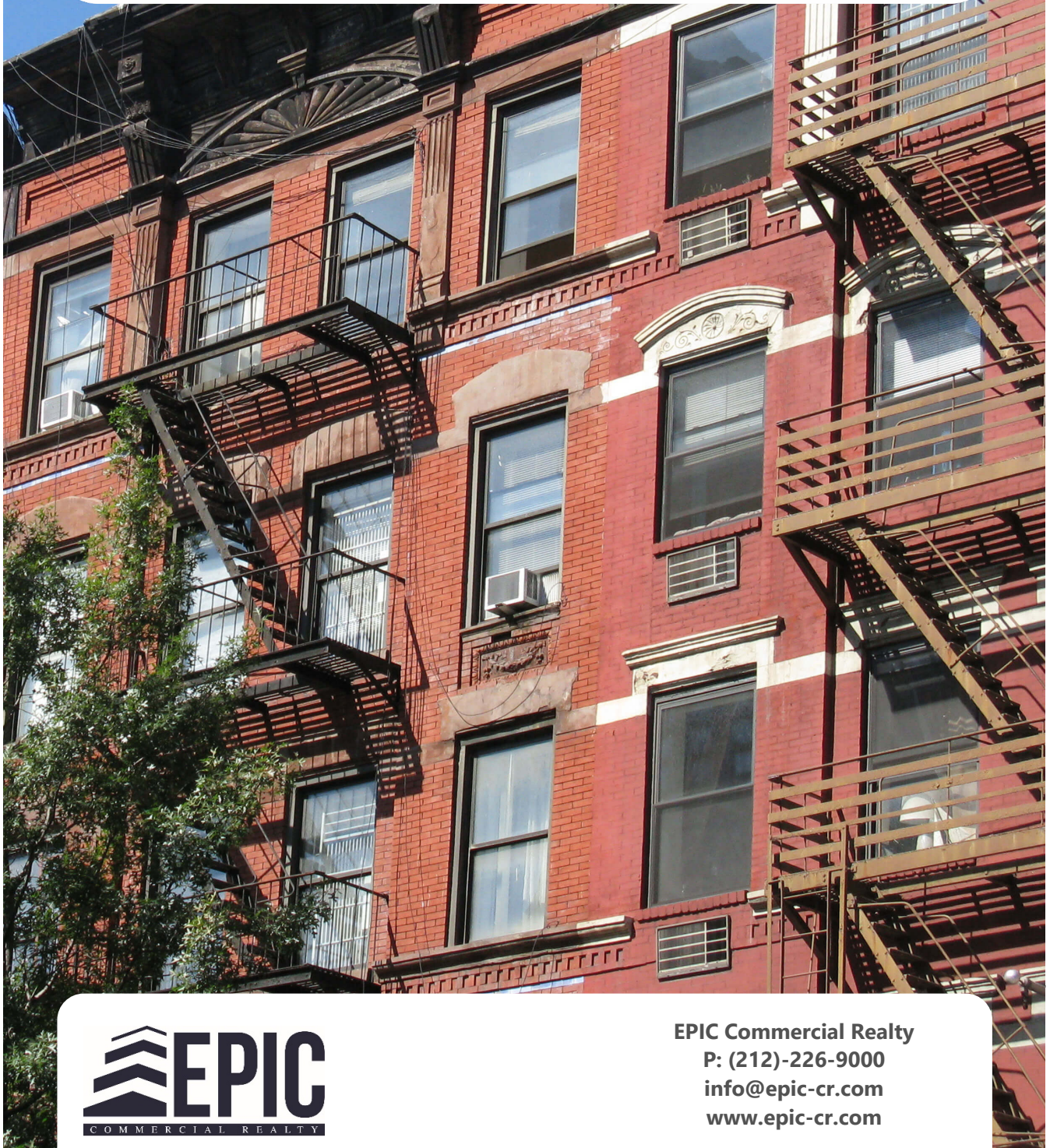


YORKVILLE

A quarterly analysis of multifamily sales
in Yorkville, Manhattan

4th Quarter 2018



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Multifamily Market Report, 4th Quarter 2018

Yorkville, Manhattan

SUMMARY

SALES VOLUME

\$64.2M

-36% YoY

NO. OF TRANSACTIONS

9

-25% YoY

AVERAGE PRICE/UNIT

\$535K

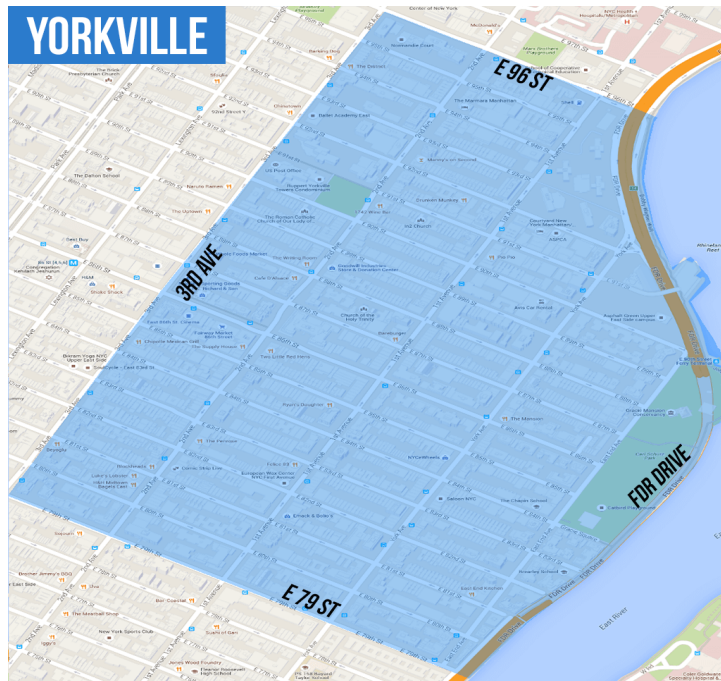
18% YoY

AVERAGE PRICE/SQ.FT.

\$856

3% YoY

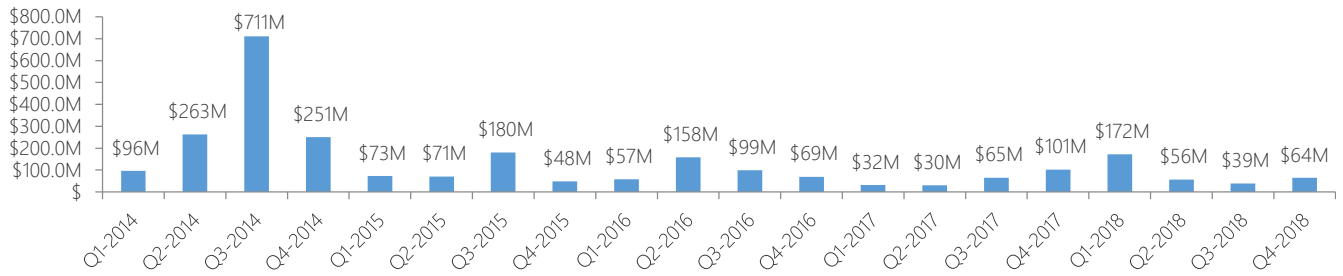
NEIGHBORHOOD BOUNDARIES



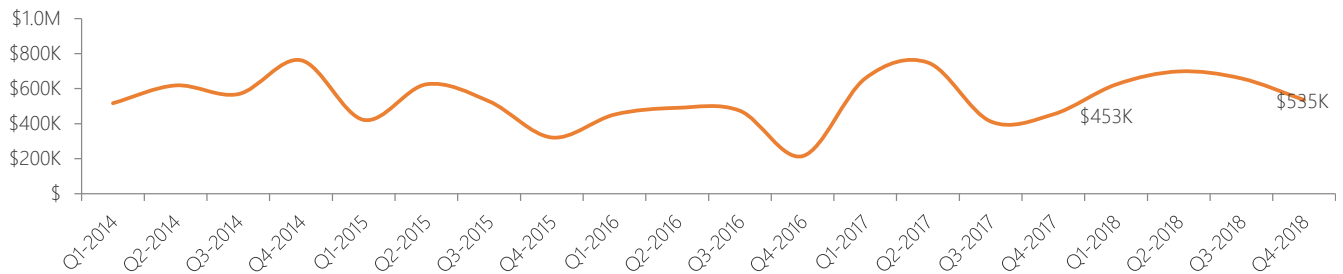
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MULTIFAMILY STATS

Sales Volume

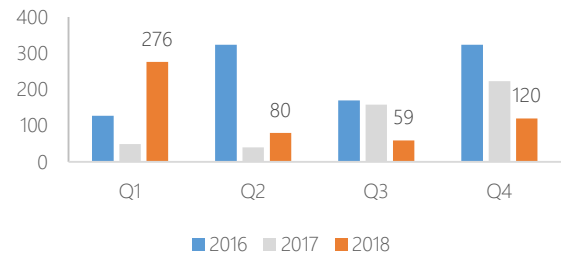


Average Sale Price per Unit



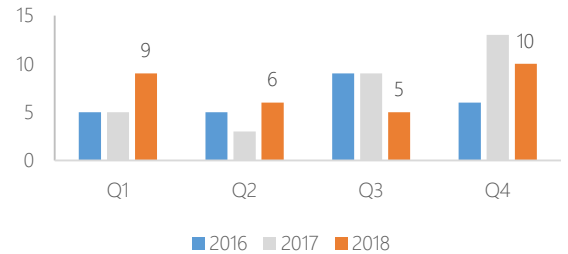
Number of Units Sold

Quarter	2016	2017	2018
Q1	127	49	276
Q2	323	40	80
Q3	170	158	59
Q4	323	223	120



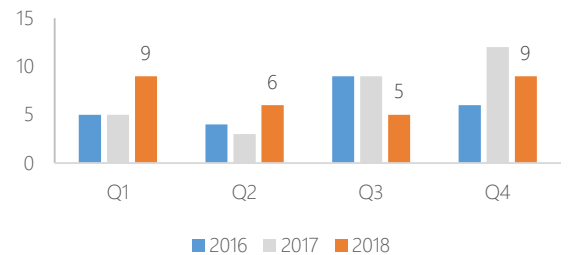
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	5	5	9
Q2	5	3	6
Q3	9	9	5
Q4	6	13	10



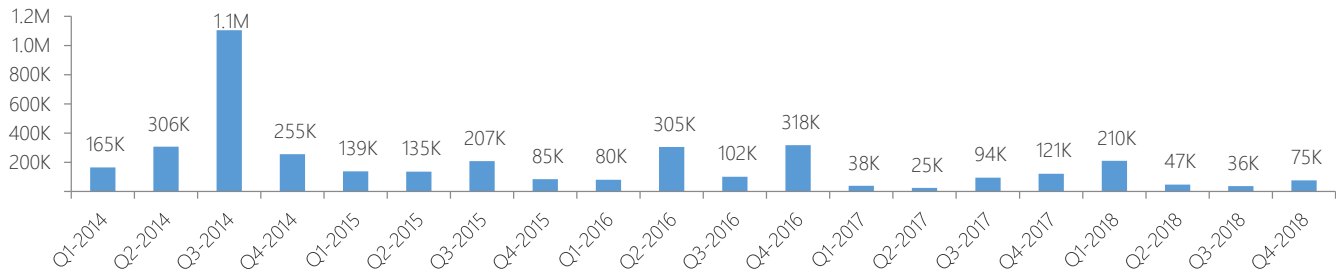
Number of Transactions

Quarter	2016	2017	2018
Q1	5	5	9
Q2	4	3	6
Q3	9	9	5
Q4	6	12	9

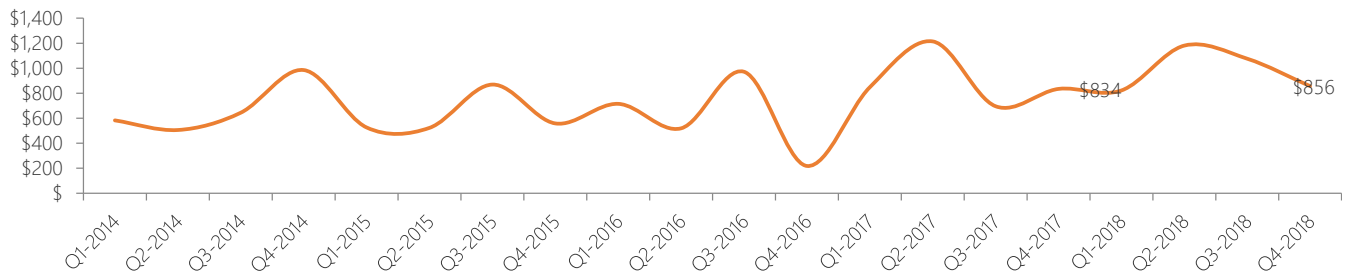


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Total Sq. Ft.



Average Sale Price per Square Foot

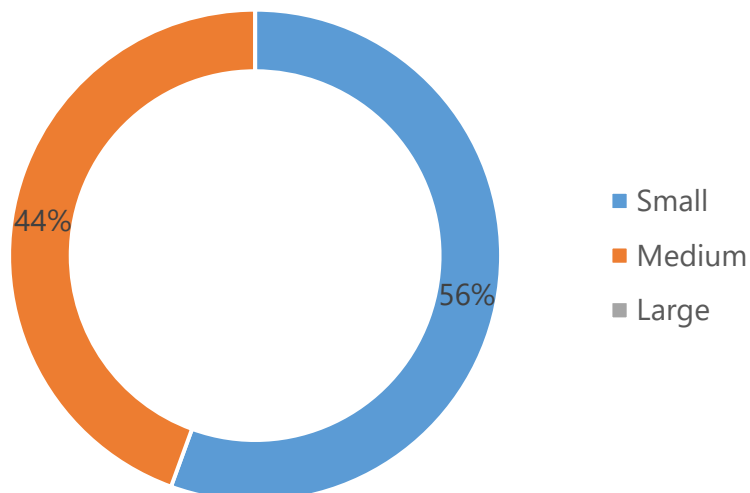


MULTIFAMILY SIZE

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	\$1,181,000	-	\$1,323	-	\$29,525,000	5	5	25
Medium	\$365,263	-19%	\$659	-21%	\$34,700,000	4	5	95
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
434 E 89th St	23-Oct-18	\$12,200,000	Medium multifamily	20	9,090	\$671	Yes
432 E 89th St	23-Oct-18	\$12,200,000	Medium multifamily	20	9,090	\$671	Yes
417 E 83rd St	14-Nov-18	\$10,000,000	Medium multifamily	25	16,572	\$603	No
337 E 82nd St	19-Dec-18	\$7,500,000	Small multifamily	3	4,670	\$1,606	No
1609 Second Ave	5-Oct-18	\$6,525,000	Small multifamily	4	5,996	\$1,088	No
312 E 91st St	29-Oct-18	\$6,250,000	Medium multifamily	15	8,960	\$698	No
314 E 91st St	29-Oct-18	\$6,250,000	Medium multifamily	15	8,960	\$698	No
335 E 82nd St	19-Dec-18	\$5,500,000	Small multifamily	4	3,580	\$1,536	No
333 E 82nd St	19-Dec-18	\$5,000,000	Small multifamily	6	4,032	\$1,240	No
331 E 82nd St	19-Dec-18	\$5,000,000	Small multifamily	8	4,036	\$1,239	No



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