

Q3  
2025

# Multifamily Quarter In Review New York City

by Ariel Property Advisors, GREA Partner  
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# Q3 2025 Multifamily Highlights

VOLUME  
Q3 2025 vs  
Q2 2025

14% ↑  
**\$2.55B**  
Dollar  
Volume

7% ↑  
**331**  
Transaction  
Volume

-4% ↓  
**397**  
Property  
Volume

NYC’s multifamily market gained momentum in Q3 2025, reaching \$2.55B in sales volume — up 14% quarter-over-quarter and 17% year-over-year — with 331 transactions (+7% QoQ, +23% YoY). Year-to-date, dollar volume is at its highest since 2022, signaling improved liquidity and investor confidence.

### Key Highlights

- Total Sales Volume: \$2.55B (+14% QoQ, +17% YoY)
- Transactions: 331 (+7% QoQ, +23% YoY)
- YTD (Q1–Q3 2025): 8% higher than 2024, 3% above 2023
- Market Drivers: Free-market dominance, Manhattan rebound, and early signs of capital market easing

### Transaction Breakdown by Building Unit Mix

	Unit Mix	% of \$ Vol	% of Trans Vol
Predominantly Free Market	FM (including 421a)	72%	32%
	25% - 50% RS	12%	16%
Predominantly Rent-Stabilized	50% - 75% RS	3%	7%
	75% + RS	11%	42%
	Buildings w Reg Agreement	2%	3%

### Free-Market Multifamily Remains The Preferred Asset Class:

- Q3 2025 further underscored investor preference for free-market multifamily assets. Among properties with more than 10 residential units, majority free-market buildings (less than 50% rent-stabilized) accounted for \$1.38 billion in sales volume, representing approximately 84% of total dollar volume. This marks the second consecutive quarter of growth for the free-market sector and reflects a 157% increase quarter-over-quarter and a 77% year-over-year gain compared to Q3 2024.
- Free-market multifamily assets have dominated New York City’s investment sales since the Housing Stability and Tenant Protection Act (HSTPA) of 2019—representing about 62% of total multifamily dollar volume since Q3 2019. Their appeal lies in regulatory flexibility, strong rent growth, and sustained demand amid a housing shortage. For a deeper analysis, read our recent Forbes article: [Inside The Surge: Why Free Market Multifamily Is Winning In New York City.](#)

### Manhattan Leading the Charge in Activity

- Manhattan led all boroughs in multifamily investment sales in Q3 2025, posting \$1.26 billion in total dollar volume—49% of all activity across Greater New York City. Brooklyn followed with \$874 million (34%), while Northern Manhattan (\$146 million), Queens (\$139 million), and the Bronx (\$133 million) comprised the remainder. This marks Manhattan’s first time leading all boroughs in dollar volume since Q3 2024.
- Driving this resurgence was the strength of the free-market multifamily sector. Within Manhattan, majority free-market assets (less than 50% rent stabilized) accounted for an outsized 94% of total dollar volume (\$854

Average PPSF MF-MU 10+ Resi Units	Year	2023	2024	2025 YTD
Manhattan (below 96th Street)	FM (including 421a)	\$797	\$808	\$859

million). Citywide, these assets represented 62% of all majority free-market sales among buildings with more than 10 residential units.

- This concentration of capital reflects a clear and sustained preference for free-market assets in prime, supply-constrained locations, where fundamentals remain exceptionally strong. Manhattan’s median rent climbed to \$4,550 in September 2025, an 8.3% year-over-year increase, while the vacancy rate declined to 2.11% from 2.74% a year earlier, according to Douglas Elliman’s September 2025 Manhattan Rentals Report. These dynamics highlight persistent renter demand and limited available inventory, reinforcing confidence in long-term rent growth potential.
- The strength of these underlying fundamentals has translated directly into heightened investment activity. Manhattan’s total dollar volume surged 256% from Q2 2025 and 14% year-over-year, while transaction count rose to 54 sales, up 42% quarter-over-quarter and 15% higher than Q3 2024.
- This resurgence in both sales activity and investor sentiment has begun to push pricing upward. Fully free-market properties in Manhattan averaged \$859 per square foot year-to-date in 2025, reflecting a 7.8% increase compared to full-year 2023 levels.

# Q3 2025 Multifamily Highlights Continued

- Collectively, these indicators point to a market gaining momentum, supported by resilient renter demand and limited supply, driving capital flow into prime multifamily assets. This trend is evident in some of the most notable transactions within Manhattan this quarter:
  - Josh Gotlib and Meyer Orbach’s newly formed GO Residential Real Estate Investment Trust acquired an approximate 30% stake in a three-building Upper East Side luxury multifamily portfolio from RXR Realty for \$352.2 million on July 31, 2025. The portfolio, encompassing 420 East 60th Street, 525 East 72nd Street, and 1113 York Avenue, totals over 1 million square feet and includes 858 residential units. The properties were appraised at \$1.17 billion in 2025. This transaction marked the largest multifamily deal in New York City during Q3 2025.
  - The second-largest multifamily transaction in New York City during Q3 2025 was JP Morgan’s acquisition of a 44-story, 422-unit luxury apartment building at 560 West 43rd Street in Midtown West. JP Morgan purchased the property from investment manager Barings for \$243.5 million on July 11, 2025. The acquisition was financed with a \$128.3 million loan from Freddie Mac, representing an approximate 52% loan-to-value ratio.
- Manhattan’s performance in Q3 2025 underscores a clear resurgence of institutional confidence in the borough’s multifamily market. Strengthening fundamentals—marked by rising rents, tightening

NYC Transaction Activity Summary	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Volume Comparison	331	7%	310	23%	269
Dollar Volume Comparison	\$2,553,541,234	14%	\$2,242,003,277	17%	\$2,181,733,043
Building Volume Comparison	397	-4%	413	17%	338
Total Units	7,086	-25%	9,486	9%	6,522

vacancies, and improving pricing—have drawn significant capital back to prime, free-market assets. The quarter’s activity was defined by large-scale, high-quality transactions led by well-capitalized investors targeting long-term growth opportunities in Manhattan’s core rental market.

### Continued Distress Within the Rent Stabilized Sector forcing Transaction Activity

- Majority rent-stabilized properties (more than 50% rent-stabilized) accounted for 49% of all transactions for buildings with more than 10 residential units. Despite this high share of transaction activity, these deals totaled only \$227 million, or 14% of the dollar volume for similarly sized properties.

- The Bronx led all boroughs in dollar volume within the majority rent-stabilized sector, recording \$61.6 million, or roughly 27% of total dollar volume across New York City for buildings with more than 10 residential units (Greater than 50% rent stabilization). Notably, 63% of the Bronx’s total dollar volume in Q3 2025 came from majority rent-stabilized properties. Through Q1–Q3 2025, the Bronx accounted for 45% of all majority rent-stabilized property sales for buildings with more than 10 units.
- The largest rent-stabilized transaction in Q3 2025 occurred in the Longwood section of the Bronx. The Tegford Portfolio, a 249-unit

### MF - MU 10+ Resi Units | 75%+ RS | Price Per Unit

Year	2019	2020	2021	2022	2023	2024	2025
Bronx	\$169,120	\$150,944	\$139,127	\$144,543	\$116,336	\$116,837	\$98,433
Brooklyn	\$237,391	\$194,151	\$196,961	\$239,913	\$143,414	\$134,217	\$173,324
Manhattan (below 96th Street)	\$454,208	\$280,833	\$266,293	\$252,212	\$352,885	\$180,212	\$259,983
Northern Manhattan (above 96th Street)	\$252,537	\$177,582	\$177,163	\$188,091	\$151,495	\$109,811	\$131,058
Queens	\$238,456	\$181,991	\$184,939	\$191,323	\$149,428	\$161,278	\$160,660

# Q3 2025 Multifamily Highlights Continued

package, sold for \$19.625 million (\$79K per unit) on September 4, 2025, with Ariel Property Advisors brokering the transaction on behalf of Arthur Leeds Management.

- The rent-stabilized sector’s high share of transaction activity but minimal share of total dollar volume underscores the ongoing distress facing this segment. Pricing on a per unit basis of rent stabilized transactions have seen a decline of -35% YTD in 2025 compared to 2019 levels on NYC Average. The impact has been most severe in Northern Manhattan, where average per-unit pricing has fallen 48% below 2019 levels, reflecting the sharpest valuation correction citywide.

## WATCHLIST:

### NYC Mayoral Race

- All eyes are on the upcoming New York City mayoral election on November 4, 2025. Democratic primary winner and current frontrunner Zohran Mamdani has built his campaign around a pledge to implement a rent freeze on all rent-stabilized apartments citywide, sparking significant concern among investors and landlords. With incumbent Mayor Eric Adams exiting the race, the ballot now features Mamdani, former Governor Andrew Cuomo, and Republican candidate Curtis Sliwa. The New York City real estate community is closely watching the outcome, carefully assessing how a potential 0% rent growth environment under a Mamdani administration could affect valuations, underwriting, and investment strategy over the next four years.

### Potential Rate Cuts Fueling Institutional Investment Activity

- For the first time since December 2024, the Federal Open Market Committee (FOMC) voted to cut the federal funds rate at its September meeting, lowering the target range by 25 basis points to 4.00%–4.25%.

While uncertainty remains, market consensus currently anticipates additional rate cuts extending through 2026. The Federal Reserve’s own median projection, as outlined in its latest Summary of Economic Projections, points to further easing that could bring the rate down toward the 3.25%–3.50% range. This potential downward trajectory sets the stage for a “Goldilocks moment,” where buyers can negotiate acquisitions based on today’s pricing yet finance at tomorrow’s lower rates—creating a temporary window to capture a wider spread between going-in cap rates and the cost of capital than previously modeled.

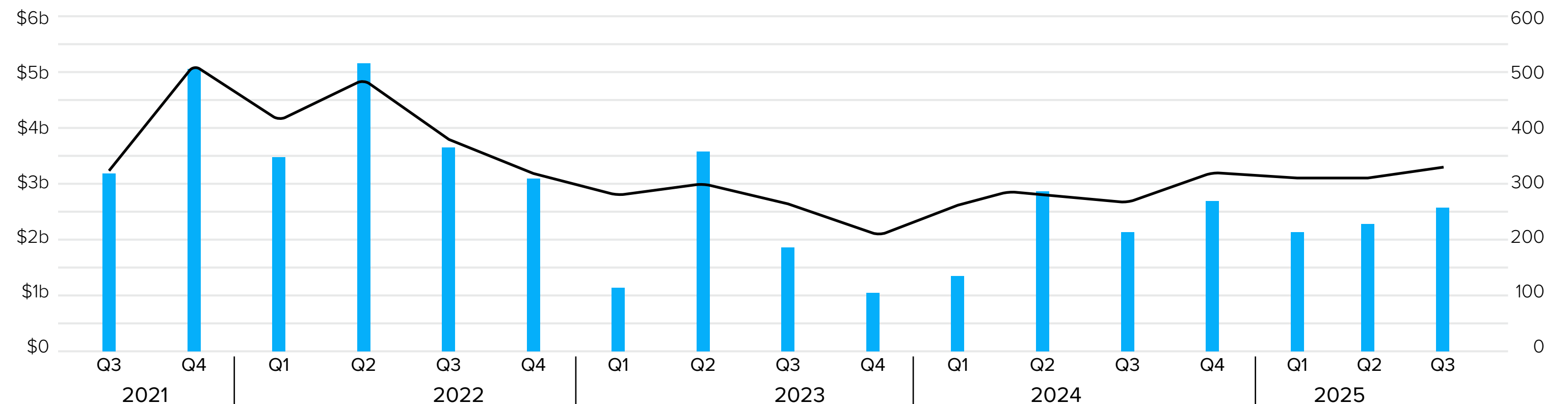
- Despite uncertainty surrounding the upcoming Mayoral Election, an improving capital markets environment could help reignite institutional investment activity in New York City—a market that has historically mirrored broader national capital market trends. In Q3 2025, New York City recorded 14 multifamily transactions over \$20 million, including two

trades exceeding \$100 million. These large-scale deals represented 45% of total dollar volume, highlighting the outsized impact of institutional-grade assets on overall market activity.

### Further Maturities and Valuation Resets Affect Transaction In Today’s elevated Interest Rate Environment

- In today’s elevated interest rate environment, many majority rent-stabilized property owners are being forced to either sell assets, refinance at substantially higher rates, return properties to lenders, or enter bankruptcy proceedings. A notable example this quarter includes Pinnacle Realty Group’s announcement to auction off 93 largely rent-stabilized properties totaling 5,100 units, according to bankruptcy court filings submitted on September 19, 2025.

Multifamily Real Estate Timeline ■ Dollar Vol | — Transaction Vol



# NYC Sub-Market Overview: Manhattan

VOLUME  
Q3 2025 vs  
Q2 2025

256% ↑  
\$1.26B  
Dollar Volume

42% ↑  
54  
Transaction Volume

62% ↑  
68  
Property Volume

## Transaction Activity Summary

Manhattan	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Vol	54	42%	38	15%	47
Building Vol	68	62%	42	1%	67
Dollar Vol (in \$M)	\$1,260.4	256%	\$354.1	14%	\$1,110.2
Total Units	2,312	331%	537	7%	2,163

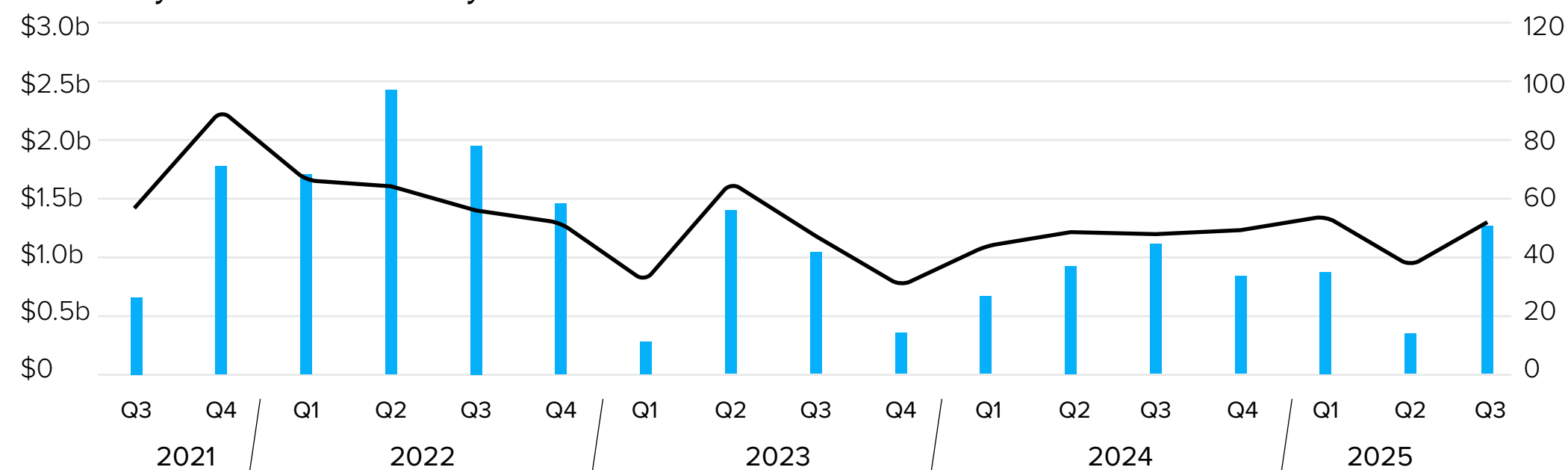
## Transaction Breakdown by Building Unit Mix

Category	% DoI Vol	% Trans Vol	Avg \$/SF*	Avg \$/Unit*
FM (including 421a)	79%	37%	\$908	\$721,203
25% - 50% RS	15%	30%	\$663	\$519,698
50% - 75% RS	4%	18%	\$573	\$354,777
75%+ RS	2%	15%	\$385	\$287,593
Buildings w Reg Agreement	0%	0%	N/A	N/A

\*Due To Low Dollar Volume Pricing Metrics Are Unavailable

## Multifamily Real Estate Activity Timeline

■ Dollar Vol | ✓ Transaction Vol



## Dollar Volume Comparison (amounts are in \$M)

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	\$1,076.3	457%	\$193.2	16%	\$930.9
MF-MU 6-9 resi units	\$79.5	44%	\$55.2	118%	\$36.5
MF-MU Small	\$104.5	-1%	\$105.6	-27%	\$142.8

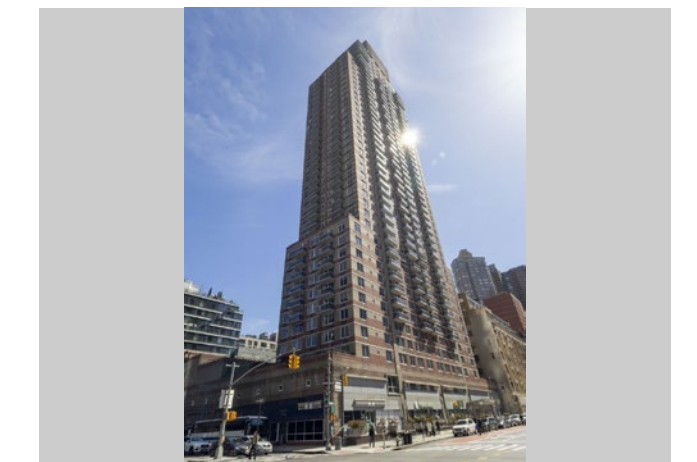
## Transaction Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	32	78%	18	28%	25
MF-MU 6-9 resi units	8	-20%	10	33%	6
MF-MU Small	14	40%	10	-13%	16

## Building Volume Comparison

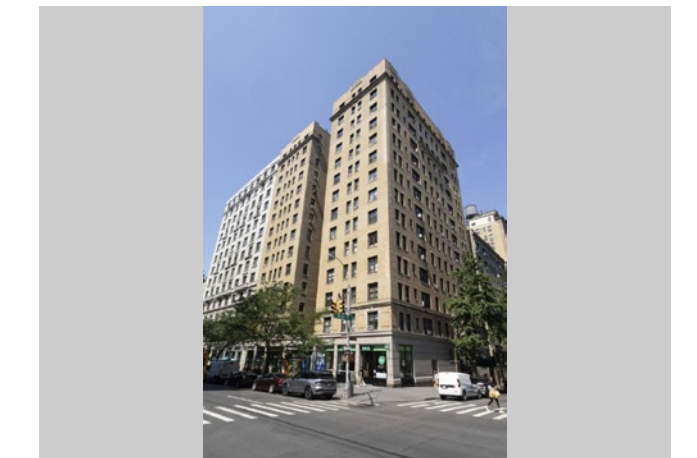
Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	45	114%	21	0%	45
MF-MU 6-9 resi units	8	-20%	10	33%	6
MF-MU Small	15	36%	11	-6%	16

## Q3 '25 Featured Transaction



### 560 West 43rd Street

Sale Date: **7/11/2025**  
Sale Price: **\$243,500,000**  
Gross SF: **388,073**



### 2333 Broadway

Sale Date: **8/26/2025**  
Sale Price: **\$66,000,000**  
Gross SF: **111,811**

# NYC Sub-Market Overview: N. Manhattan

VOLUME  
Q3 2025 vs  
Q2 2025

↑ 195% \$146.13M  
Dollar Volume

↑ 14% 16  
Transaction Volume

↑ 10% 22  
Property Volume

## Transaction Activity Summary

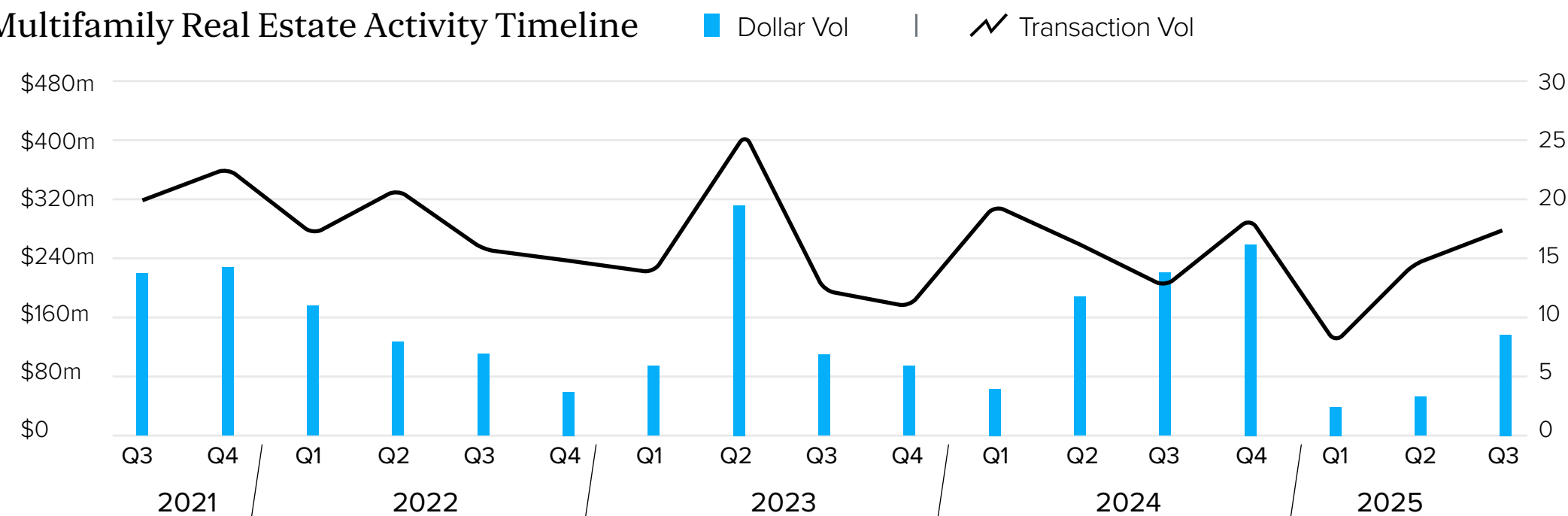
N. Manhattan	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Vol	16	14%	14	23%	13
Building Vol	22	10%	20	-27%	30
Dollar Vol (in \$M)	\$146.1	195%	\$49.6	-32%	\$213.6
Total Units	702	114%	328	-36%	1,099

## Transaction Breakdown by Building Unit Mix

Category	% DoI Vol	% Trans Vol	Avg \$/SF*	Avg \$/Unit*
FM (including 421a)	57%	17%	\$431	\$234,928
25% - 50% RS	7%	8%	N/A	N/A
50% - 75% RS	8%	8%	N/A	N/A
75%+ RS	25%	59%	\$147	\$132,319
Buildings w Reg Agreement	3%	8%	N/A	N/A

\*Due To Low Dollar Volume Pricing Metrics Are Unavailable

## Multifamily Real Estate Activity Timeline



## Dollar Volume Comparison (amounts are in \$M)

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	\$143.1	279%	\$37.8	-32%	\$209.1
MF-MU 6-9 resi units	\$1.6	-87%	\$11.8	N/A	\$0.0
MF-MU Small	\$1.4	N/A	\$0.0	-68%	\$4.5

## Transaction Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	14	40%	10	27%	11
MF-MU 6-9 resi units	1	-75%	4	N/A	0
MF-MU Small	1	N/A	0	-50%	2

## Building Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	20	43%	14	-29%	28
MF-MU 6-9 resi units	1	-83%	6	N/A	0
MF-MU Small	1	N/A	0	-50%	2

## Q3 '25 Featured Transaction



### 601-611 West 137<sup>th</sup> Street

Sale Date: **7/10/2025**  
 Sale Price: **\$62,000,000**  
 Gross SF: **225,541**



### 3450 Broadway

Sale Date: **8/13/2025**  
 Sale Price: **\$9,405,188**  
 Gross SF: **32,010**

# NYC Sub-Market Overview: Brooklyn

VOLUME  
Q3 2025 vs  
Q2 2025

**-19%**  
↓  
**\$874.1M**  
Dollar  
Volume

**17%**  
↑  
**169**  
Transaction  
Volume

**8%**  
↑  
**195**  
Property  
Volume

## Transaction Activity Summary

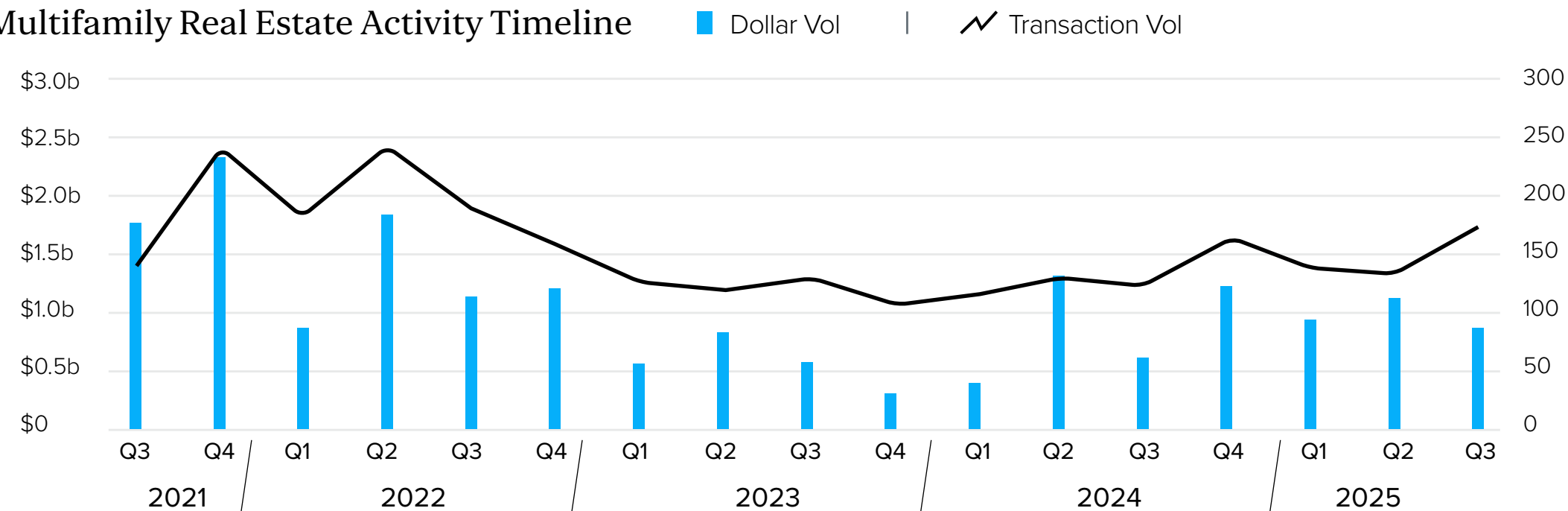
Brooklyn	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Vol	169	17%	144	35%	125
Building Vol	195	8%	181	33%	147
Dollar Vol (in \$M)	\$874.1	-19%	\$1,085.2	54%	\$569.3
Total Units	2,175	-36%	3,391	3%	2,104

## Transaction Breakdown by Building Unit Mix

Category	% DoI Vol	% Trans Vol	Avg \$/SF*	Avg \$/Unit*
FM (including 421a)	81%	44%	\$528	\$587,230
25% - 50% RS	9%	16%	\$582	\$355,797
50% - 75% RS	0%	0%	N/A	N/A
75%+ RS	9%	37%	\$189	\$181,304
Buildings w Reg Agreement	1%	3%	N/A	N/A

\*Due To Low Dollar Volume Pricing Metrics Are Unavailable

## Multifamily Real Estate Activity Timeline



## Dollar Volume Comparison (amounts are in \$M)

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	\$569.9	-28%	\$793.6	69%	\$336.8
MF-MU 6-9 resi units	\$93.5	-31%	\$134.8	9%	\$86.0
MF-MU Small	\$210.8	34%	\$156.9	44%	\$146.5

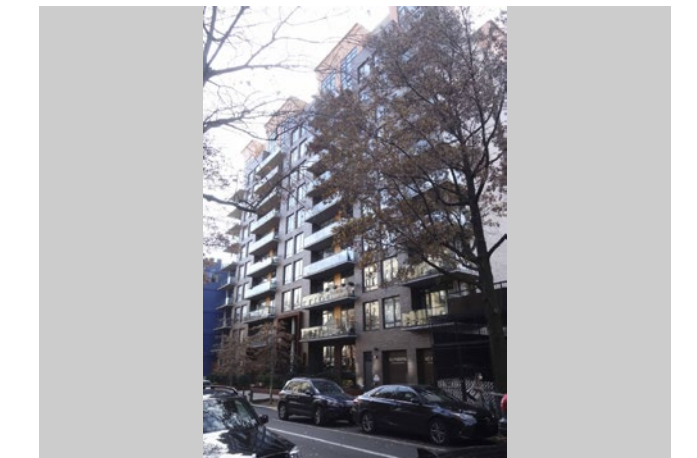
## Transaction Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	38	31%	29	81%	21
MF-MU 6-9 resi units	39	-25%	52	18%	33
MF-MU Small	92	46%	63	30%	71

## Building Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	56	-8%	61	33%	42
MF-MU 6-9 resi units	41	-23%	53	24%	33
MF-MU Small	98	46%	67	36%	72

## Q3 '25 Featured Transaction



### 146 South 4<sup>th</sup> Street

Sale Date: **7/24/2025**  
Sale Price: **\$82,500,000**  
Gross SF: **107,986**



### 1501 Voorhies Avenue

Sale Date: **9/30/2025**  
Sale Price: **\$74,176,848**  
Gross SF: **171,895**

# NYC Sub-Market Overview: Bronx

VOLUME  
Q3 2025 vs  
Q2 2025

**-70%**  
↓  
**\$133.36M**  
Dollar  
Volume

**-13%**  
↓  
**28**  
Transaction  
Volume

**-51%**  
↓  
**40**  
Property  
Volume

## Transaction Activity Summary

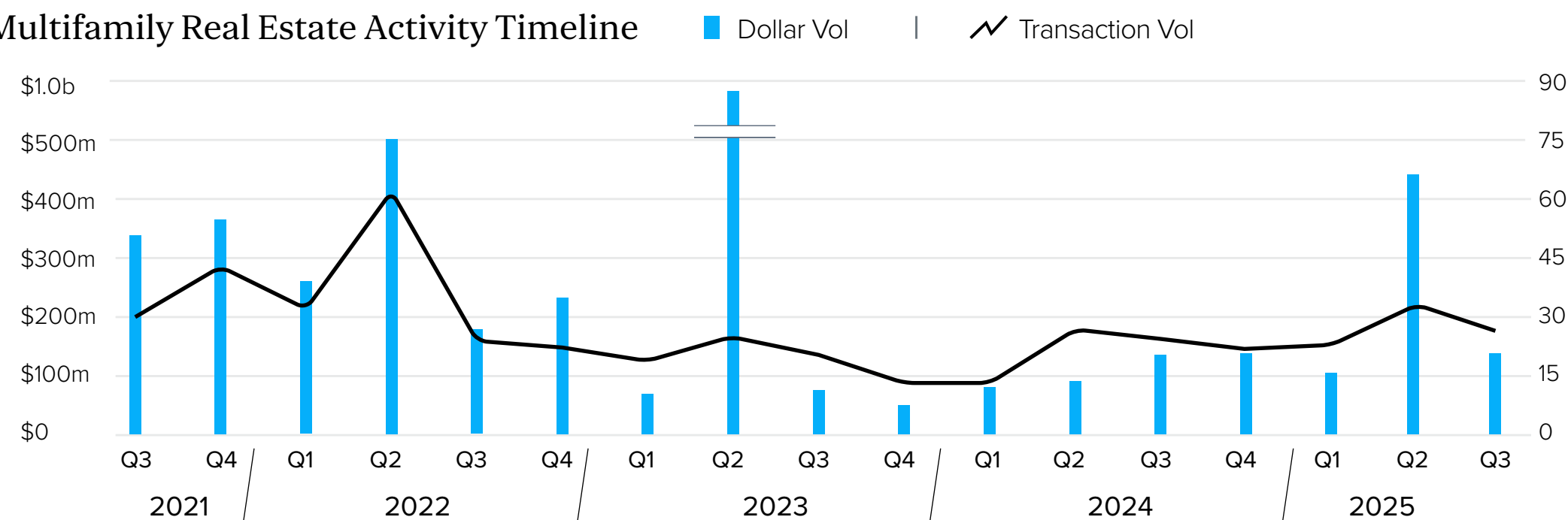
Bronx	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Vol	28	-13%	32	12%	25
Building Vol	40	-51%	82	43%	28
Dollar Vol (in \$M)	\$133.4	-70%	\$443.0	-1%	\$134.9
Total Units	1,196	-70%	3,956	121%	541

## Transaction Breakdown by Building Unit Mix

Category	% DoI Vol	% Trans Vol	Avg \$/SF*	Avg \$/Unit*
FM (including 421a)	3%	7%	N/A	N/A
25% - 50% RS	0%	0%	N/A	N/A
50% - 75% RS	3%	7%	N/A	N/A
75%+ RS	60%	79%	\$109	\$99,955
Buildings w Reg Agreement	34%	7%	N/A	N/A

\*Due To Low Dollar Volume Pricing Metrics Are Unavailable

## Multifamily Real Estate Activity Timeline



## Dollar Volume Comparison (amounts are in \$M)

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	\$115.3	-73%	\$425.6	6%	\$108.5
MF-MU 6-9 resi units	\$5.0	-61%	\$13.0	-37%	\$8.1
MF-MU Small	\$13.0	200%	\$4.3	-29%	\$18.4

## Transaction Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	17	-26%	23	55%	11
MF-MU 6-9 resi units	4	-33%	6	0%	4
MF-MU Small	7	133%	3	-30%	10

## Building Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	28	-62%	73	100%	14
MF-MU 6-9 resi units	4	-33%	6	0%	4
MF-MU Small	8	167%	3	-20%	10

## Q3 '25 Featured Transaction



1245 Findlay Avenue, 1097 Walton Avenue & 1177 Walton Avenue

Sale Date: **9/11/2025**  
Sale Price: **\$33,103,009**  
Gross SF: **153,975**



## Tegford Portfolio

Sale Date: **9/4/2025**  
Sale Price: **\$19,625,000**  
Gross SF: **163,428**

# NYC Sub-Market Overview: Queens

VOLUME  
Q3 2025 vs  
Q2 2025

-55%  
↓  
**\$139.58M**  
Dollar Volume

-22%  
↓  
**64**  
Transaction Volume

-18%  
↓  
**72**  
Property Volume

## Transaction Activity Summary

Queens	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
Transaction Vol	64	-22%	82	8%	59
Building Vol	72	-18%	88	9%	66
Dollar Vol (in \$M)	\$139.6	-55%	\$310.1	-9%	\$153.6
Total Units	701	-45%	1,274	14%	615

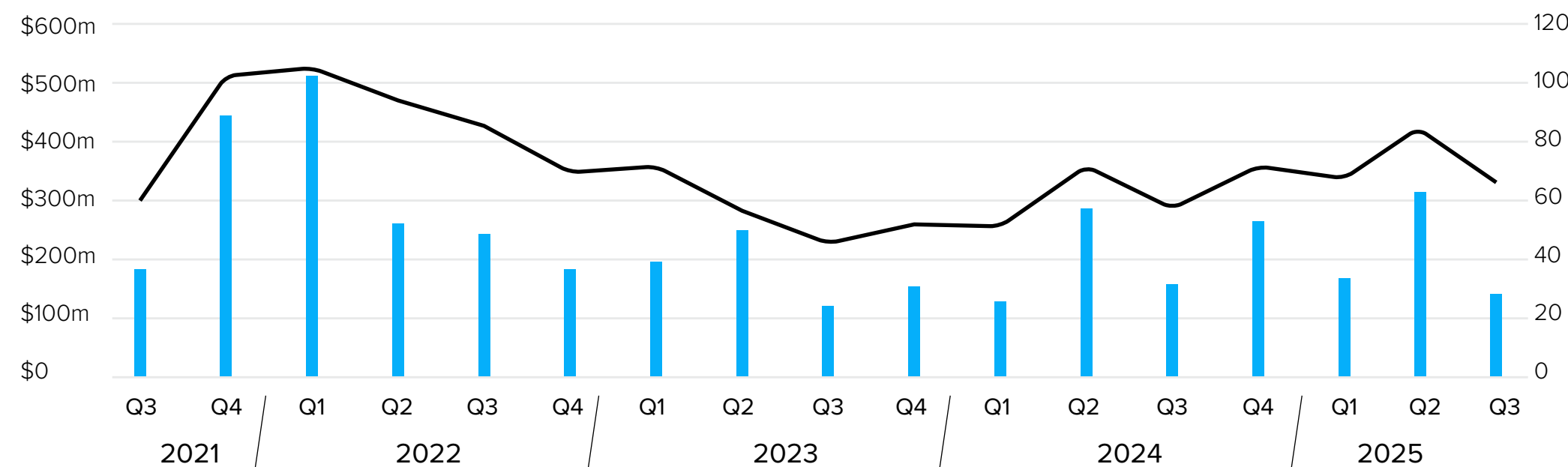
## Transaction Breakdown by Building Unit Mix

Category	% DoI Vol	% Trans Vol	Avg \$/SF*	Avg \$/Unit*
FM (including 421a)	30%	33%	\$358	\$273,945
25% - 50% RS	9%	11%	N/A	N/A
50% - 75% RS	0%	0%	N/A	N/A
75%+ RS	61%	56%	\$194	\$137,982
Buildings w Reg Agreement	0%	0%	N/A	N/A

\*Due To Low Dollar Volume Pricing Metrics Are Unavailable

## Multifamily Real Estate Activity Timeline

■ Dollar Vol | ✓ Transaction Vol



## Dollar Volume Comparison (amounts are in \$M)

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	\$57.7	-65%	\$162.6	-11%	\$65.0
MF-MU 6-9 resi units	\$37.6	-5%	\$39.4	100%	\$18.8
MF-MU Small	\$44.3	-59%	\$108.2	-37%	\$69.8

## Transaction Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	11	-21%	14	10%	10
MF-MU 6-9 resi units	26	24%	21	117%	12
MF-MU Small	27	-43%	47	-27%	37

## Building Volume Comparison

Product type	Q3 2025	% Change vs Q2 2025	Q2 2025	% Change vs Q3 2024	Q3 2024
MF-MU 10+ resi units	15	-12%	17	7%	14
MF-MU 6-9 resi units	27	13%	24	125%	12
MF-MU Small	30	-36%	47	-25%	40

## Q3 '25 Featured Transaction



### 35-28/35-30 153<sup>rd</sup> Street

Sale Date: **8/7/2025**  
Total Capitalization: **\$11,500,000**  
Gross SF: **108,499**



### 49-02 21<sup>st</sup> Street & 11-58 49<sup>th</sup> Avenue

Sale Date: **7/31/2025**  
Sale Price: **\$7,650,000**  
Gross SF: **38,675**

# About Ariel Property Advisors

## Geographic Coverage System

Ariel's unique company structure, with separate groups for Investment Sales, Capital Services and Research, ensures outstanding service for our clients. Whether it's implementing a strategic marketing process, compiling a comprehensive Asset Evaluation, securing financing or providing timely market information, every assignment is served by a team of specialized professionals.

## Partners

**Shimon Shkury**  
President & Founder

**Victor Sozio**  
Founding Partner

**Michael A. Tortorici**  
Founding Partner

**Ivan Petrovic**  
Founding Partner  
/ Operations

**Paul McCormick**  
Partner / Sales  
Management

**Sean R. Kelly, Esq.**  
Partner

### Northern Manhattan Team

- Sam Schertz - Inwood, Hamilton Heights, Washington Heights, Central Harlem
- Alexander Taic - East Harlem
- Drew McWilliams - Central Harlem, West Harlem
- Matthew Swerdlow - [Capital Services](#)
- Anthony Priest - [Capital Services](#)

### Manhattan Team

- Christoffer Brodhead - Midtown West
- Howard Raber, Esq. - Midtown East
- Ben Schlegel - [Capital Services](#)

### Brooklyn Team

- Sean R. Kelly, Esq. - Downtown Brooklyn, Fort Greene, Clinton Hill, Cobble Hill, Carroll Gardens, Boerum Hill, Gowanus, Brooklyn Heights, DUMBO, Red Hook
- Stephen Vorvolakos - Park Slope, South Slope, Windsor Terrace
- Nicole Daniggelis - Carroll Gardens, Boerum Hill, Cobble Hill, Columbia Street Waterfront District



### Bronx Team

- Jason M. Gold - South Bronx, Melrose, Mott Haven, Morrisania
- Daniel Mahfar - Belmont, Hunts Point, Fordham, Kingsbridge
- Gabriel Elyaszadeh - Longwood
- Matthew Swerdlow - [Capital Services](#)
- Daniel Goldman - [Capital Services](#)

### Queens Team

- Alexander Taic - Long Island City, Sunnyside
- Steven Trow - [Capital Services](#)

- Benjamin Vago, Esq. - Greenpoint, Williamsburg
- Lawrence Sarn - Flatbush, East Flatbush, Borough Park, South Brooklyn, Bath Beach
- Matthew Dzbanek - [Capital Services](#)
- Nicholas Campoli - [Capital Services](#)

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