



Year in Review 2018: Lev Mavashev, Alpha Realty

December 18, 2018 - Spotlights

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What market trend(s) will impact your industry in 2019?

Another anticipated interest rate hike in 2019 will continue the downward pressure on asset prices. Additionally, the NYS legislature is expected to introduce legislation in mid-2019 that will substantially increase regulations targeting multifamily landlords, lowering the demand for multifamily assets further (especially for rent-stabilized buildings). Though prices will continue to face downward pressures, I believe in the coming year we will reach a certain level of pricing that will renew buyers' attention. The increased interest might actually create a rebound effect, and if not, will most certainly create a safety net of sort from any further drastic price decreases.

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