



Snapshot

Total Dollar Volume millions \$

June 2021	July 2021
\$573.9	\$192.6 66.4% decrease

Total Building Volume

June 2021	July 2021
25 buildings	34 buildings 36.0% increase

Total Dollar Volume

Northern	\$ 37,263,600
Upper West Side	\$ 13,400,000
Upper East Side	\$ 34,950,000
Midtown	\$ 20,650,000
Downtown	\$ 86,380,000

Total Building Volume

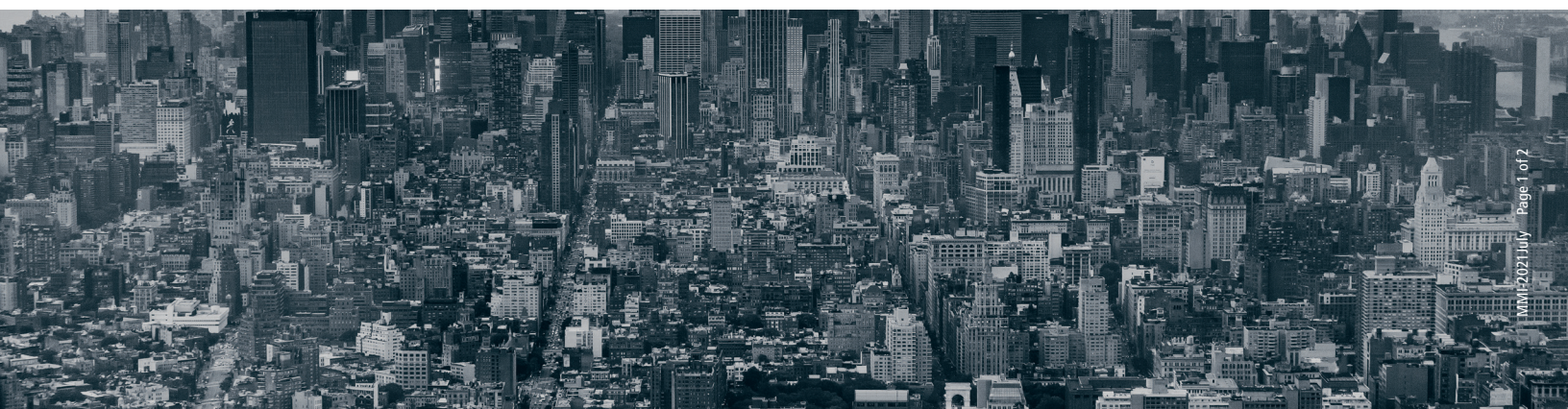
Northern	15
Upper West Side	3
Upper East Side	3
Midtown	5
Downtown	8

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 5,500,000	\$ 183,333	\$ 263
Upper West Side	\$ 0	\$ 0	\$ 0
Upper East Side	\$ 0	\$ 0	\$ 0
Midtown	\$ 6,750,000	\$ 562,500	\$ 792
Downtown	\$ 41,000,000	\$ 2,157,895	\$ 775

Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 2,268,829	\$ 119,499	\$ 165
Upper West Side	\$ 4,466,667	\$ 405,278	\$ 659
Upper East Side	\$ 11,650,000	\$ 653,955	\$ 940
Midtown	\$ 3,475,000	\$ 413,125	\$ 698
Downtown	\$ 6,482,857	\$ 438,784	\$ 606



Manhattan Multifamily Insights July 2021

Total Monthly Dollar and Building Volumes 2021 and 2020

2021	Northern		Upper West Side		Upper East Side		Midtown		Downtown		Total	
Jan	\$	5,173,000 3	\$	2,200,000 1	\$	48,850,000 5	\$	4,500,000 1	\$	0 0	\$	60,723,000 10
Feb	\$	24,320,000 5	\$	0 0	\$	4,500,000 1	\$	11,600,000 2	\$	0 0	\$	40,420,000 8
Mar	\$	22,013,000 8	\$	6,500,000 2	\$	44,600,000 3	\$	16,032,825 4	\$	9,400,000 2	\$	98,545,825 19
	\$	51,506,000 16	\$	8,700,000 3	\$	97,950,000 9	\$	32,132,825 7	\$	9,400,000 2	\$	199,688,825 37
Apr	\$	3,095,000 1	\$	0 0	\$	90,000,000 1	\$	4,750,000 2	\$	46,343,000 6	\$	144,188,000 10
May	\$	27,600,000 3	\$	8,174,670 3	\$	135,000,000 1	\$	25,200,000 4	\$	179,376,399 20	\$	375,351,069 31
Jun	\$	18,700,000 2	\$	98,075,000 5	\$	28,000,000 3	\$	197,474,423 8	\$	231,700,000 7	\$	573,949,423 25
	\$	49,395,000 6	\$	106,249,670 8	\$	253,000,000 5	\$	227,424,423 14	\$	457,419,399 33	\$	1,093,488,492 66
Jul	\$	37,263,600 15	\$	13,400,000 3	\$	34,950,000 3	\$	20,650,000 5	\$	86,380,000 8	\$	192,643,600 34
2020												
Jan	\$	119,704,714 22	\$	70,995,000 21	\$	43,243,457 4	\$	0 0	\$	50,824,168 8	\$	284,767,339 55
Feb	\$	46,171,800 9	\$	7,132,000 2	\$	58,739,000 5	\$	464,680,000 4	\$	17,520,000 3	\$	594,242,800 23
Mar	\$	26,594,737 5	\$	4,500,000 1	\$	122,695,000 4	\$	32,400,000 3	\$	76,600,000 5	\$	262,789,737 18
	\$	192,471,251 36	\$	82,627,000 24	\$	224,677,457 13	\$	497,080,000 7	\$	144,944,168 16	\$	1,141,799,876 96
Apr	\$	13,750,000 6	\$	0 0	\$	0 0	\$	7,100,000 1	\$	6,400,000 1	\$	27,250,000 8
May	\$	4,005,000 4	\$	44,050,000 3	\$	11,500,000 1	\$	18,566,950 4	\$	39,175,000 2	\$	117,296,950 14
Jun	\$	1,000,000 1	\$	0 0	\$	0 0	\$	26,926,939 4	\$	23,550,000 3	\$	51,476,939 8
	\$	18,755,000 11	\$	44,050,000 3	\$	11,500,000 1	\$	52,593,889 9	\$	69,125,000 6	\$	196,023,889 30
Jul	\$	19,373,671 6	\$	37,800,000 1	\$	23,000,000 4	\$	27,952,100 3	\$	13,400,000 3	\$	121,525,771 17

"Multifamily deals in July continued the positive trajectory that began in Q1."

July 2021 building volume is 41% higher than July 2020 and July 2021 sales volume is 58% higher than July 2020."

Signature Realty Associates Inc Signature Realty is a commercial real estate brokerage company located in New York City. The Company, a leader in Manhattan multifamily and mixed-use apartment building sales, provides unparalleled deal execution supported by exceptional market intelligence for a broad range of real estate investors, from single-property owners to institutional and private equity funds.

The Signature Realty team has closed hundreds of commercial real estate transactions and has accumulated multiple awards recognizing their achievements and contributions to the New York real estate industry.

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Definitions: Market and Sub-Market Manhattan: The most densely populated of the five

New York City boroughs, it consists of Manhattan Island, which is bounded by the Hudson, East and Harlem Rivers, along with some territory on the mainland and small islands. • **Northern Manhattan:** North of West 110th Street, North of East 96th Street, River to River • **Upper West Side:** 110th to 59th Street, the Hudson River to Central Park West • **Upper East Side:** 96th to 59th Street, Fifth Avenue to the East River • **Midtown:** 59th to 14th Street, River to River • **Downtown:** 14th Street to The Battery, River to River

Signature Realty Methodology The data used in this report includes buildings with a minimum sales price of \$1 million and a minimum of 10 units or six residential and one commercial unit. Transactions where a deed and transfer of ownership document were recorded as well as portfolios where some of the buildings did not meet the above criteria also were considered.

The underlying data and information contained in this report has either been provided to us by the owner of the property, collected from public records or obtained from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee the accuracy of any information provided herein.