



Manhattan Multifamily Insight Fourth Quarter 2018

Manhattan Snapshot

Total Dollar Volume

\$1.7 billion
19.4% increase

compared to Fourth Quarter 2017

Total Building Volume

156 buildings
66.0% increase

compared to Fourth Quarter 2017

Total Average Sale Price Per Building

Walk-Up	Elevator
\$7.5 m	\$22.9 m
-5.4% decrease	-54.2% decrease

compared to Fourth Quarter 2017

Total Average Sale Price Per Unit

Walk-Up	Elevator
\$426,309	\$467,042
-21.0% decrease	-33.4% decrease

compared to Fourth Quarter 2017

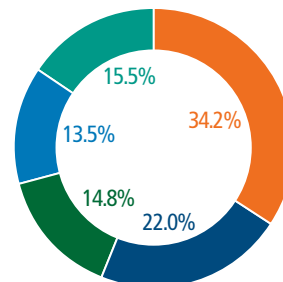
Total Average Sale Price Per Square Foot

Walk-Up	Elevator
\$614	\$539
-21.5% decrease	-28.6% decrease

compared to Fourth Quarter 2017

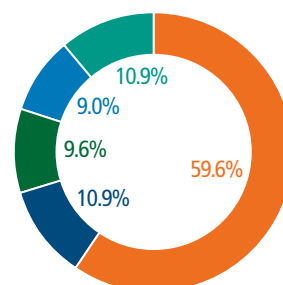
Dollar Volume

Northern	\$ 578,788,687
Upper West Side	372,150,000
Upper East Side	249,825,000
Midtown	227,904,204
Downtown	262,175,000



Building Volume

Northern	93
Upper West Side	17
Upper East Side	15
Midtown	14
Downtown	17



Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 4,954,866	\$ 318,202	\$ 359
Upper West Side	6,736,364	404,631	676
Upper East Side	10,391,667	737,067	1,058
Midtown	17,050,323	727,873	1,388
Downtown	10,833,929	542,688	927

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 11,509,651	\$ 303,178	\$ 315
Upper West Side	49,675,000	506,685	554
Upper East Side	26,050,000	803,336	906
Midtown	6,250,000	312,500	819
Downtown	36,833,333	749,873	1,026

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Market Performance by Sub-Markets

Metrics	Fourth Quarter 2018	Percent Change vs Fourth Quarter 2017
Northern		
Dollar Volume	\$578,788,687	52.1%
Building Volume	93	138.5%
Unit Volume	1,905	48.4%
Upper West Side		
Dollar Volume	\$372,150,000	156.7%
Building Volume	17	142.9%
Unit Volume	682	253.4%
Upper East Side		
Dollar Volume	\$249,825,000	25.7%
Building Volume	15	-21.1%
Unit Volume	324	-8.7%
Midtown		
Dollar Volume	\$227,904,204	-23.2%
Building Volume	14	40.0%
Unit Volume	434	16.4%
Downtown		
Dollar Volume	\$262,175,000	-33.6%
Building Volume	17	-10.5%
Unit Volume	435	-19.9%

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.

Complimentary Asset Evaluation

If you are an owner considering selling your property or want to know the current market value, please call us at 212 643-1880 for a complimentary Market Analysis created by our investment sales team.

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Definitions: Market and Sub-Market

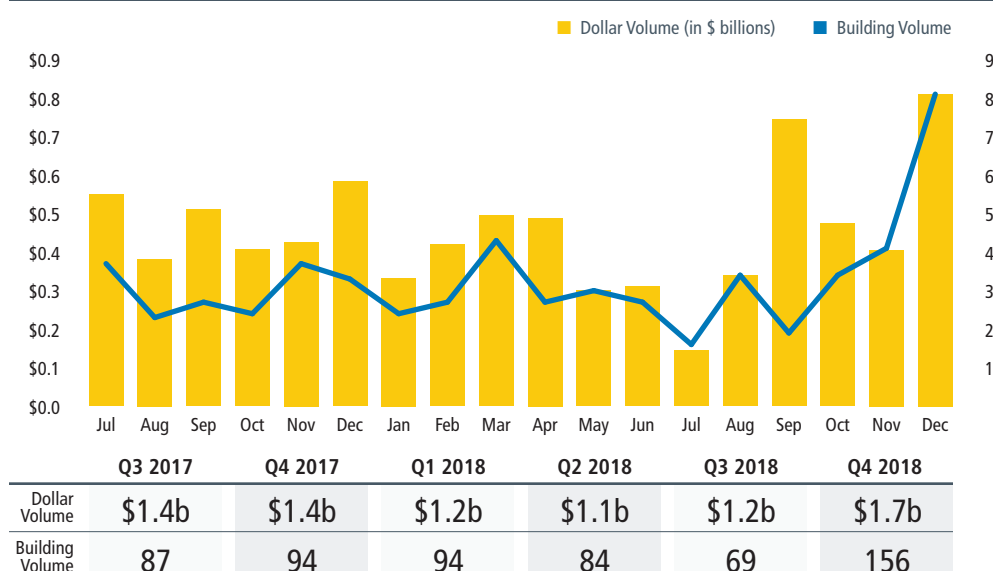
Manhattan: The most densely populated of the five New York City boroughs, it consists of Manhattan Island, which is bounded by the Hudson, East and Harlem Rivers, along with some territory on the mainland and small islands. • **Northern Manhattan:** North of West 110th Street, North of East 96th Street, 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.

Dollar and Building Volume



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