

Manhattan Snapshot

Total Dollar Volume

\$1.2 billion

-14.9% decrease

compared to Third Quarter 2017

Total Building Volume

69 buildings

-20.7% decrease

compared to Third Quarter 2017

Total Average Sale Price Per Building

Walk-Up **\$7.0 m** Elevator **\$53.6 m**

-29.3% decrease

56.7% increase

compared to Third Quarter 2017

Total Average Sale Price Per Unit

Walk-Up **\$500,099** Elevator **\$551,384**

-44.6% decrease

2.3% increase

compared to Third Quarter 2017

Total Average Sale Price Per Square Foot

Walk-Up **\$745** Elevator **\$695**

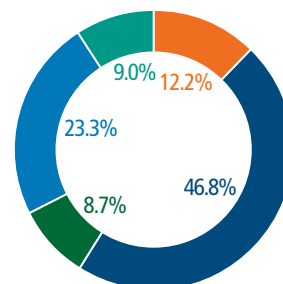
-34.4% decrease

5.3% increase

compared to Third Quarter 2017

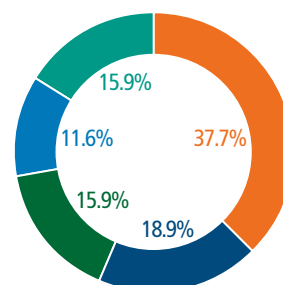
Dollar Volume

Northern	\$ 150,011,997
Upper West Side	574,500,000
Upper East Side	106,295,334
Midtown	285,800,000
Downtown	110,352,210



Building Volume

Northern	26
Upper West Side	13
Upper East Side	11
Midtown	8
Downtown	11



Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 3,310,725	\$ 242,931	\$ 311
Upper West Side	8,545,455	590,141	882
Upper East Side	9,453,389	701,191	1,385
Midtown	8,280,000	890,921	1,170
Downtown	10,032,019	590,303	856

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 13,966,249	\$ 379,148	\$ 355
Upper West Side	240,250,000	878,458	627
Upper East Side	9,915,000	443,156	904
Midtown	81,466,667	858,187	1,072
Downtown	0	0	0

Manhattan Multifamily Insight Third Quarter 2018

Market Performance by Sub-Markets

Metrics	Third Quarter 2018	Percent Change vs Third Quarter 2017
Northern		
Dollar Volume	\$150,011,997	-57.2%
Building Volume	26	-31.6%
Unit Volume	613	-53.7%
Upper West Side		
Dollar Volume	\$574,500,000	1,723.6%
Building Volume	13	85.7%
Unit Volume	743	1,159.3%
Upper East Side		
Dollar Volume	\$106,295,334	55.4%
Building Volume	11	10.0%
Unit Volume	203	88.0%
Midtown		
Dollar Volume	\$285,800,000	-34.3%
Building Volume	8	-42.9%
Unit Volume	502	-6.0%
Downtown		
Dollar Volume	\$110,352,210	-80.2%
Building Volume	11	-38.9%
Unit Volume	208	-78.4%

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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If you would like to quote this report, please quote the source as "Manhattan Multifamily Insight: Third Quarter 2018 by Signature Realty Associates."

Definitions: Market and Sub-Market

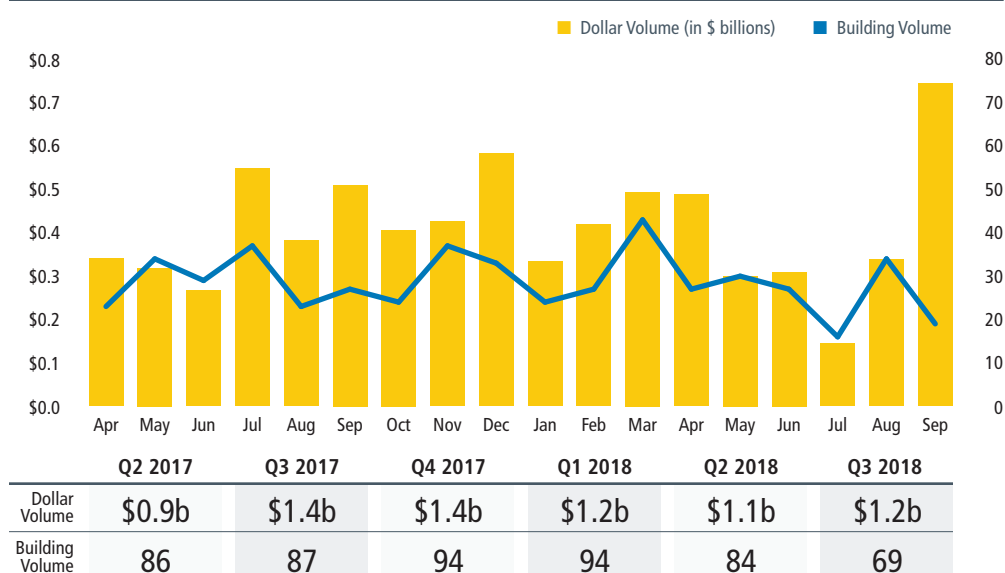
Manhattan: The most densely populated of the five New York City boroughs, it consists of Manhattan Island, which is bounded by the Hudson, East and Harlem Rivers, along with some territory on the mainland and small islands. • **Northern Manhattan:** North of West 110th Street, North of East 96th Street,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