



## Manhattan Snapshot

### Total Dollar Volume

**\$919** million

**-22.0%** decrease

compared to First Quarter 2018

### Total Building Volume

**49** buildings

**-45.6%** decrease

compared to First Quarter 2018

### Total Average Sale Price Per Building

Walk-Up **\$8.4 m** Elevator **\$71.9 m**

**7.5%** increase **135.9%** increase

compared to First Quarter 2018

### Total Average Sale Price Per Unit

Walk-Up **\$545,673** Elevator **\$1.3 m**

**20.0%** increase **123.2%** increase

compared to First Quarter 2018

### Total Average Sale Price Per Square Foot

Walk-Up **\$781** Elevator **\$937**

**13.7%** increase **49.8%** increase

compared to First Quarter 2018

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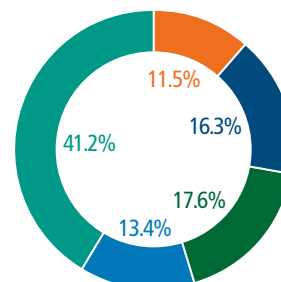
Manhattan  
Multifamily

**Insights**

First Quarter 2019

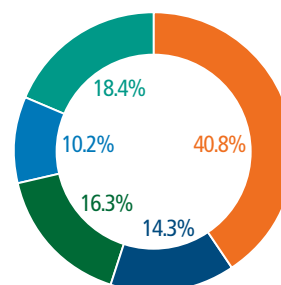
## Dollar Volume

<b>Northern</b>	\$ 105,185,629
<b>Upper West Side</b>	150,200,000
<b>Upper East Side</b>	161,471,937
<b>Midtown</b>	123,050,000
<b>Downtown</b>	379,000,000



## Building Volume

<b>Northern</b>	20
<b>Upper West Side</b>	7
<b>Upper East Side</b>	8
<b>Midtown</b>	5
<b>Downtown</b>	9



## Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
<b>Northern</b>	\$ 4,572,928	\$ 305,918	\$ 373
<b>Upper West Side</b>	9,390,000	448,333	743
<b>Upper East Side</b>	10,138,848	839,462	1,204
<b>Midtown</b>	13,683,333	1,150,357	1,812
<b>Downtown</b>	13,957,143	713,028	1,050

## Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
<b>Northern</b>	\$ 18,300,000	\$ 305,000	\$ 281
<b>Upper West Side</b>	51,625,000	750,303	525
<b>Upper East Side</b>	90,500,000	1,740,385	992
<b>Midtown</b>	41,000,000	2,755,656	2,073
<b>Downtown</b>	140,650,000	524,153	512

# Manhattan Multifamily Insights First Quarter 2019

## Market Performance by Sub-Markets

Metrics	First Quarter 2019	Percent Change vs First Quarter 2018
<b>Northern</b>		
Dollar Volume	\$105,185,629	-64.7%
Building Volume	20	-45.9%
Unit Volume	348	-67.4%
<b>Upper West Side</b>		
Dollar Volume	\$150,200,000	-45.1%
Building Volume	7	-46.2%
Unit Volume	395	-23.9%
<b>Upper East Side</b>		
Dollar Volume	\$161,471,937	-9.3%
Building Volume	8	-27.3%
Unit Volume	159	-52.8%
<b>Midtown</b>		
Dollar Volume	\$123,050,000	21.3%
Building Volume	5	-16.7%
Unit Volume	82	-13.7%
<b>Downtown</b>		
Dollar Volume	\$379,000,000	16.1%
Building Volume	9	-60.9%
Unit Volume	591	4.0%

### Cignature Realty Associates Inc

Cignature 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 Cignature 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.

### Rights to Reproduce

If you would like to quote this report, please quote the source as "Manhattan Multifamily Insight: First Quarter 2019 by Cignature Realty Associates."

### Definitions: Market and Sub-Market

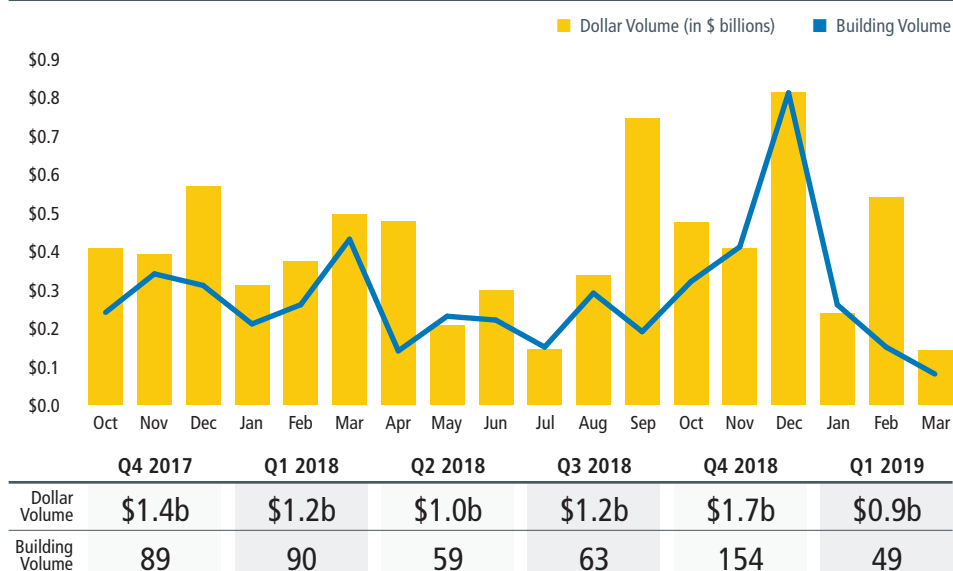
**Manhattan:** The most densely populated of the five New York City boroughs, it consists of Manhattan Island, which is bounded by the Hudson, East and Harlem Rivers, along with some territory on the mainland and small islands. • **Northern Manhattan:** North of West 110th Street, North of East 96th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

### Cignature 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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