



Manhattan Snapshot

Total Dollar Volume

\$3.8 billion

-27.1% decrease

compared to Year-End 2018

Total Building Volume

227 buildings

-38.5% decrease

compared to Year-End 2018

Total Average Sale Price Per Building

Walk-Up Elevator
\$7.1 m **\$47.6 m**

-12.3% decrease **40.2%** increase

compared to Year-End 2018

Total Average Sale Price Per Unit

Walk-Up Elevator
\$512,761 **\$943,536**

-2.6% decrease **75.5%** increase

compared to Year-End 2018

Total Average Sale Price Per Square Foot

Walk-Up Elevator
\$762 **\$776**

-1.5% decrease **29.9%** increase

compared to Year-End 2018

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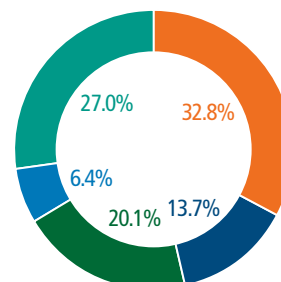
Manhattan
Multifamily

Insights

Year-End 2019

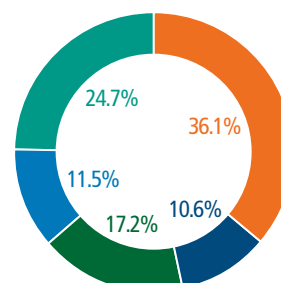
Dollar Volume

Northern	\$ 1,246,514,059
Upper West Side	\$ 519,460,822
Upper East Side	\$ 765,181,938
Midtown	\$ 244,382,186
Downtown	\$ 1,023,950,872



Building Volume

Northern	82
Upper West Side	24
Upper East Side	39
Midtown	26
Downtown	56



Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 3,453,465	\$ 239,654	\$ 338
Upper West Side	\$ 7,372,202	\$ 503,853	\$ 717
Upper East Side	\$ 10,794,712	\$ 946,275	\$ 1,294
Midtown	\$ 6,299,190	\$ 675,642	\$ 963
Downtown	\$ 11,231,476	\$ 593,944	\$ 988

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 77,555,769	\$ 463,761	\$ 456
Upper West Side	\$ 41,625,000	\$ 576,560	\$ 506
Upper East Side	\$ 42,084,545	\$ 1,281,136	\$ 1,076
Midtown	\$ 26,450,000	\$ 1,677,828	\$ 1,439
Downtown	\$ 35,918,239	\$ 1,147,042	\$ 834

Manhattan Multifamily Insights Year-End 2019

Market Performance by Sub-Markets

Metrics	Year-End 2019	Percent Change vs Year-End 2018
Northern		
Dollar Volume	\$1,246,514,059	51.1%
Building Volume	82	-21.9%
Unit Volume	3,121	5.1%
Upper West Side		
Dollar Volume	\$519,460,822	-73.7%
Building Volume	24	-79.5%
Unit Volume	1,242	-64.0%
Upper East Side		
Dollar Volume	\$765,181,938	-3.8%
Building Volume	39	-20.4%
Unit Volume	824	-27.1%
Midtown		
Dollar Volume	\$244,382,186	-70.0%
Building Volume	26	-27.8%
Unit Volume	320	-72.9%
Downtown		
Dollar Volume	\$1,023,950,872	27.4%
Building Volume	56	-9.7%
Unit Volume	1,686	21.2%

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.

Rights to Reproduce

If you would like to quote this report, please quote the source as "Manhattan Multifamily Insight: Year-End 2019 by Signature Realty Associates."

Definitions: Market and Sub-Market

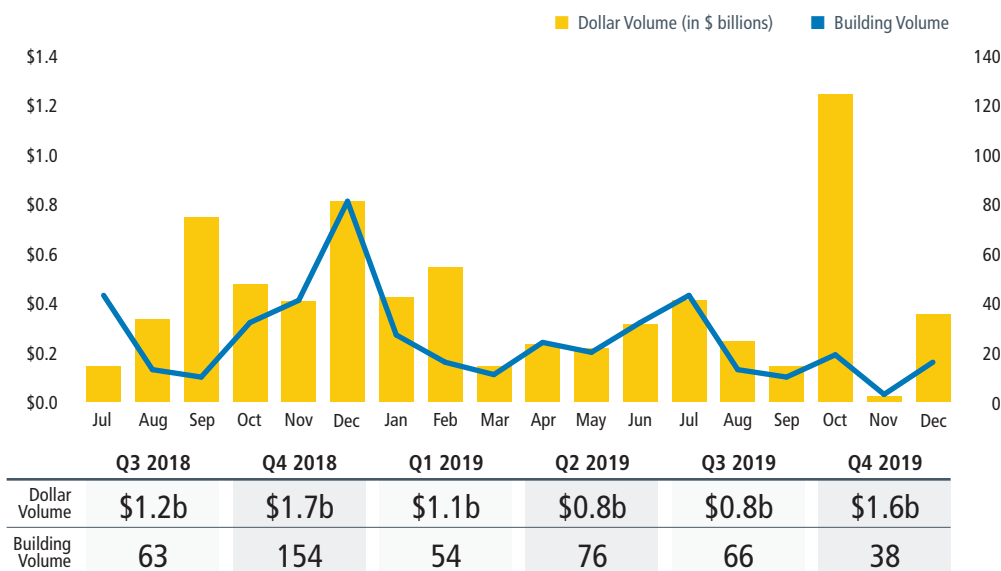
Manhattan: The most densely populated of the five New York City boroughs, it consists of Manhattan Island, which is bounded by the Hudson, East and Harlem Rivers, along with some territory on the mainland and small islands. • **Northern Manhattan:** North of West 133rd Street, North of East 96th Street, River to River • **Upper West Side:** 133rd 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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