



Snapshot

Total Dollar Volume billions \$

2Q 2020	2Q 2021
\$0.2	\$1.1
	457.8% increase

Total Building Volume

2Q 2020	2Q 2021
30 buildings	66 buildings
	120.0% increase

Total Building Volume

Northern	6
Upper West Side	8
Upper East Side	5
Midtown	14
Downtown	33

Total Dollar Volume

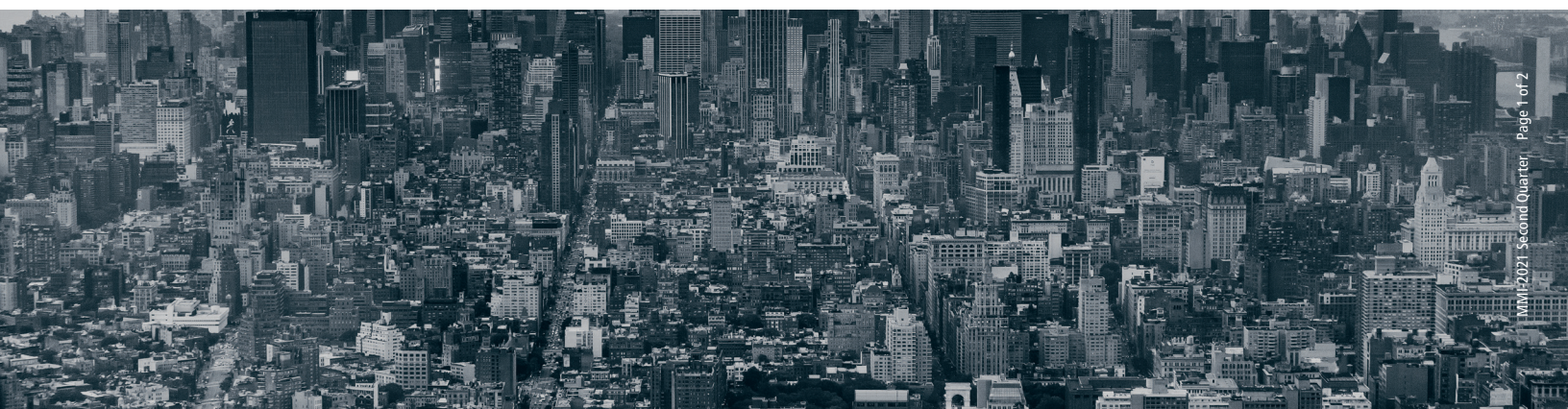
Northern	\$ 49,395,000
Upper West Side	\$ 106,249,670
Upper East Side	\$ 253,000,000
Midtown	\$ 227,424,423
Downtown	\$ 457,419,399

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 17,350,000	\$ 194,245	\$ 200
Upper West Side	\$ 30,018,001	\$ 386,046	\$ 499
Upper East Side	\$ 80,000,000	\$ 1,709,021	\$ 1,104
Midtown	\$ 35,244,885	\$ 404,498	\$ 506
Downtown	\$ 85,000,000	\$ 4,710,526	\$ 1,084

Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 3,673,750	\$ 165,554	\$ 221
Upper West Side	\$ 3,239,134	\$ 323,913	\$ 539
Upper East Side	\$ 6,500,000	\$ 375,000	\$ 604
Midtown	\$ 5,688,889	\$ 403,103	\$ 638
Downtown	\$ 9,271,594	\$ 591,251	\$ 870



Manhattan Multifamily Insights Second Quarter 2021

Total Monthly Dollar and Building Volumes 2021 and 2020

2021	Northern		Upper West Side		Upper East Side		Midtown		Downtown		Total							
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
2Q	\$	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
2020	Northern		Upper West Side		Upper East Side		Midtown		Downtown		Total							
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
2Q	\$	18,755,000	11	\$	44,050,000	3	\$	11,500,000	1	\$	52,593,889	9	\$	69,125,000	6	\$	196,023,889	30

"Multifamily deals in June continued a positive trajectory with a significant diversity of deal size. The two top deals – 546 Broadway at \$160 million and 2326 Broadway at \$70 million, and the two most minor deals – 523 West 160 Street at \$3.5 million and 61 West 73 Street at \$2.0 million, in our survey.

We remain cautiously optimistic since the pandemic is not over, NYC's next mayor needs to be voted into office and, federal and state legislators are still not performing in their constituent's best interests."

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.