



Snapshot

Total Dollar Volume millions \$

Q1 2021	Q1 2022
\$200	\$2,171 987.6% increase

Total Building Volume

Q1 2021	Q1 2022
37 buildings	124 buildings 235.1% increase

Total Dollar Volume

Northern	\$ 289,905,214
Upper West Side	\$ 113,915,313
Upper East Side	\$ 509,643,633
Midtown	\$ 562,725,000
Downtown	\$ 695,710,000

Total Building Volume

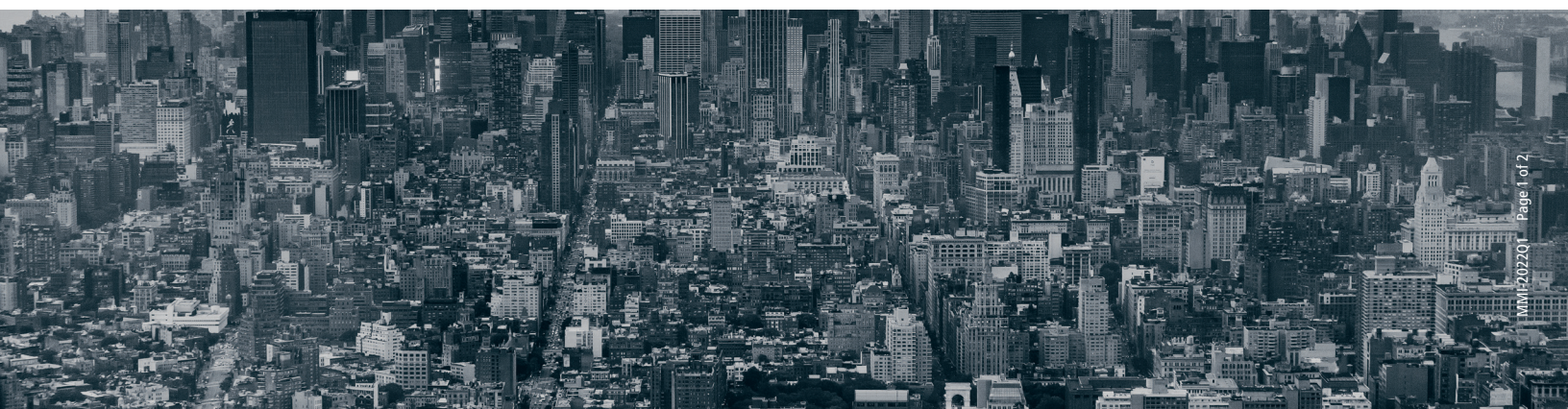
Northern	32
Upper West Side	12
Upper East Side	24
Midtown	19
Downtown	37

Elevator Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 16,234,250	\$ 276,645	\$ 265
Upper West Side	\$ 60,000,000	\$ 659,341	\$ 451
Upper East Side	\$ 56,160,000	\$ 865,642	\$ 1,034
Midtown	\$ 60,081,250	\$ 429,829	\$ 641
Downtown	\$ 39,602,273	\$ 722,851	\$ 800

Walk-Up Buildings: Average Sale Price

	Per Building	Per Unit	Per Sq Ft
Northern	\$ 4,150,524	\$ 166,410	\$ 241
Upper West Side	\$ 4,901,392	\$ 514,854	\$ 766
Upper East Side	\$ 12,044,402	\$ 660,667	\$ 856
Midtown	\$ 7,461,364	\$ 604,851	\$ 729
Downtown	\$ 10,003,269	\$ 542,818	\$ 941



Manhattan Multifamily Insights First Quarter 2022

Total Monthly Dollar and Building Volumes 2022 and 2021

2022	Northern			Upper West Side			Upper East Side			Midtown			Downtown			Total		
Jan	\$	155,812,499	13	\$	37,550,313	9	\$	225,993,633	15	\$	60,650,000	3	\$	252,780,000	18	\$	732,786,445	58
Feb	\$	26,525,000	5	\$	6,865,000	1	\$	251,200,000	6	\$	178,000,000	4	\$	408,800,000	14	\$	871,390,000	30
Mar	\$	107,567,715	14	\$	69,500,000	2	\$	32,450,000	3	\$	324,075,000	12	\$	34,130,000	5		567,722,715	36
	\$	289,905,214	32	\$	113,915,313	12	\$	509,643,633	24	\$	562,725,000	19	\$	695,710,000	37	\$	2,171,899,160	124
2021																		
Jan	\$	5,173,000	3	\$	2,200,000	1	\$	48,850,000	5	\$	4,500,000	1	\$	0	0	\$	60,723,000	10
Feb	\$	24,320,000	5	\$	0	0	\$	4,500,000	1	\$	11,600,000	2	\$	0	0	\$	40,420,000	8
Mar	\$	22,013,000	8	\$	6,500,000	2	\$	44,600,000	3	\$	16,032,825	4	\$	9,400,000	2	\$	98,545,825	19
	\$	51,506,000	16	\$	8,700,000	3	\$	97,950,000	9	\$	32,132,825	7	\$	9,400,000	2	\$	199,688,825	37

"First Quarter 2022 Multifamily Deal Highlights

- First Quarter 2022 vs. First Quarter 2021 dollar volume was **987.6%** higher and building volume was **235.1%** higher
- March 2022 vs. March 2021 dollar volume was **476.1%** higher and building volume was **89.50%** higher
- March 2022 vs. February 2022 dollar volume was **34.8%** lower and building volume was **20.0%** higher

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.