

MULTIFAMILY

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Greenwich Village/Little Italy Report

A quarterly analysis of multifamily sales
in Greenwich Village/Little Italy, Manhattan

1ST QUARTER 2016

Multifamily Market Report, Q1 2016 Greenwich Village/Little Italy, Manhattan

SUMMARY

SALES VOLUME

\$59M

-83% Y-o-Y

NO. OF TRANSACTIONS

7

-71% Y-o-Y

AVERAGE PRICE/UNIT

\$540K

-25% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$766

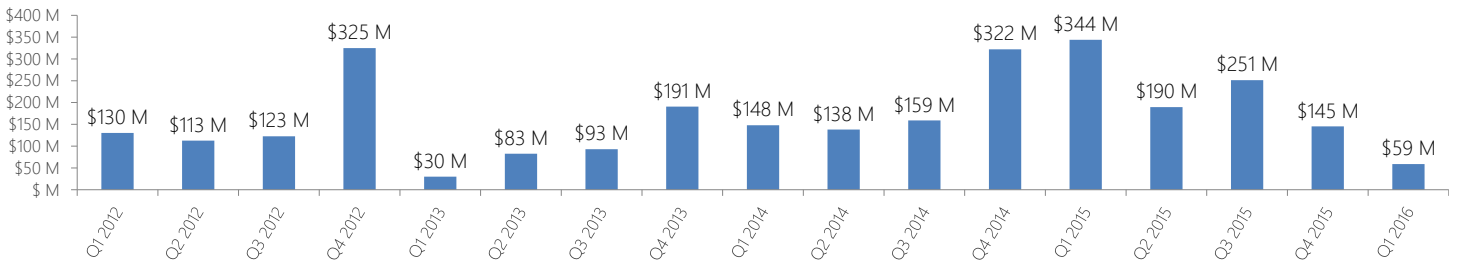
-24% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

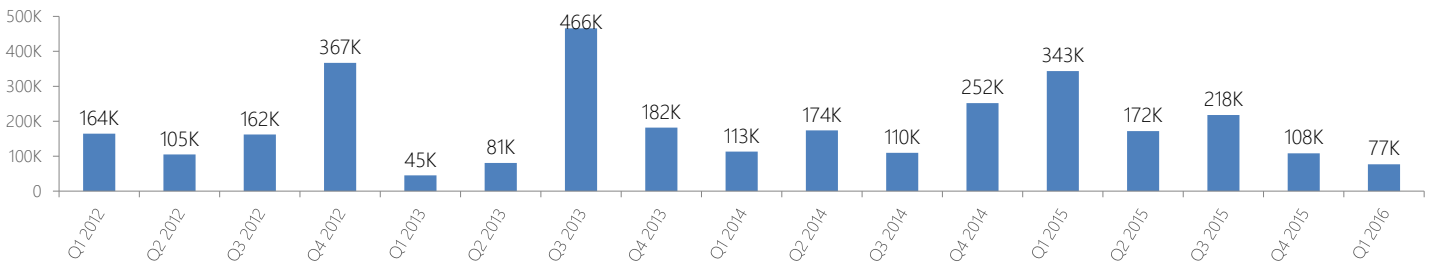


MULTIFAMILY STATS

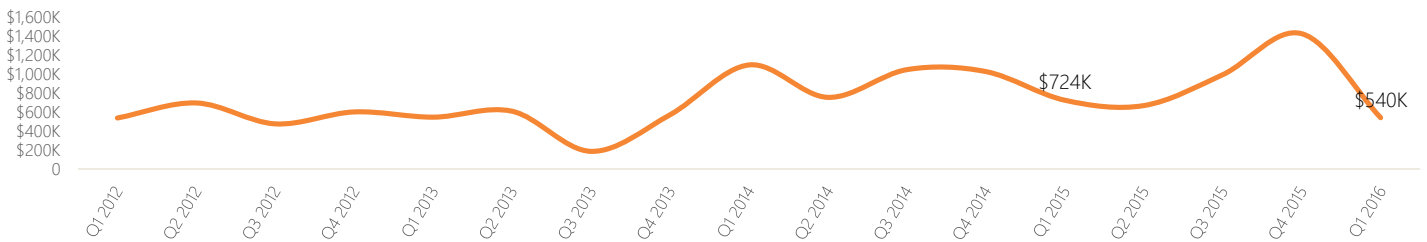
Sales Volume



Total Sq. Ft.

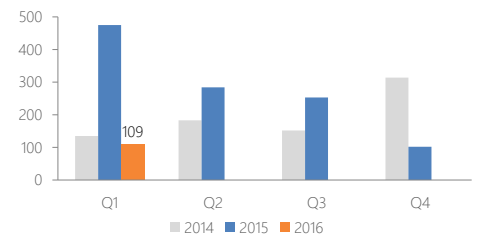


Average Sale Price per Unit



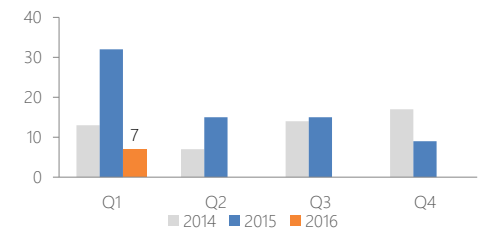
Number of Units Sold

Quarter	2014	2015	2016
Q1	135	475	109
Q2	183	284	
Q3	152	253	
Q4	314	102	



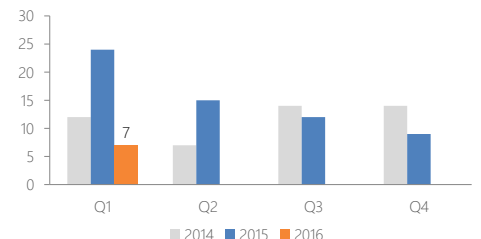
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	13	32	7
Q2	7	15	
Q3	14	15	
Q4	17	9	

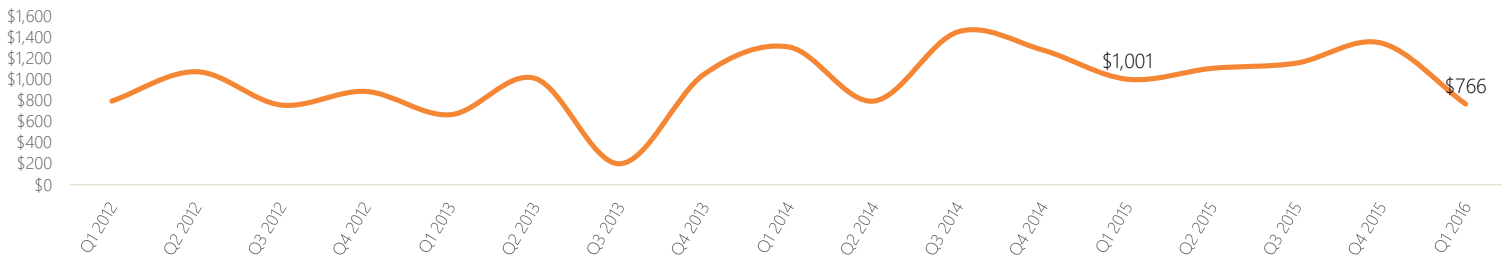


Number of Transactions

Quarter	2014	2015	2016
Q1	12	24	7
Q2	7	15	
Q3	14	12	
Q4	14	9	



Average Price per Square Foot



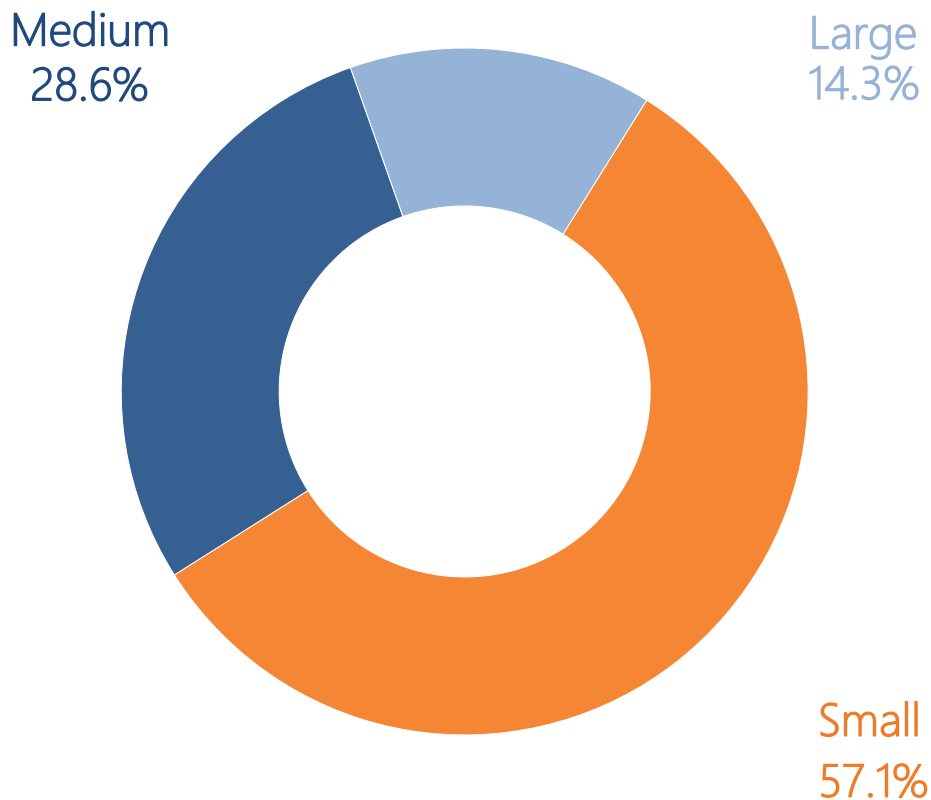
MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$1,506,250	-8%	\$1,708	-10%	\$30,125,000	17,640	4	4	20
Medium	\$763,333	57%	\$1,440	104%	\$22,900,000	15,905	2	2	30
Large	\$98,047	10%	\$134	-5%	\$5,784,758	43,280	1	1	59

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
194 W 10 St	01-Feb-16	\$13,000,000	Medium multifamily	20	\$650,000	9,530	\$1,364	No
275 Bleecker St	10-Mar-16	\$11,000,000	Small multifamily	5	\$2,200,000	4,519	\$2,434	No
26 Bond St	21-Mar-16	\$10,800,000	Small multifamily	7	\$1,542,857	7,363	\$1,467	No
82 Christopher St	25-Mar-16	\$9,900,000	Medium multifamily	10	\$990,000	6,375	\$1,553	No
327 W 4 St	27-Jan-16	\$6,225,000	Small multifamily	3	\$2,075,000	3,098	\$2,009	No
221-229 W 12 St	11-Feb-16	\$5,784,758	Large multifamily	59	\$98,047	43,280	\$134	No
174 Elizabeth St	29-Mar-16	\$2,100,000	Small multifamily	5	\$420,000	2,660	\$789	No