

MANHATTAN

MULTIFAMILY MARKET REPORT

Ist Quarter 2016

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Multifamily Market Report Overview

Released quarterly, the Manhattan Multifamily Market Report is organized in six distinct sections and it is designed as a guide to the borough's multifamily market. The report includes key market stats, the most up-to-date quarterly sales data, and charts that give a clear picture of current market conditions.

The first section - Multifamily Market Overview - shows the borough's quarterly sales volume and stats on average price per square foot and per unit. Small, medium, and large multifamily buildings are also accounted for separately and sales stats are provided for each category.

Following a list of top 25 most expensive multifamily sales, Manhattan neighborhoods are ranked by average price per square foot over the past quarter. Each neighborhood has its own one-page snapshot with stats and trends for the local multifamily market.

Table of Contents

1	Multifamily Market Overview
2	Top 25 Multifamily Sales
3	Map of Neighborhoods
4	Top Neighborhoods
5	Sales Maps
6	Stats by Neighborhood

Multifamily Market Overview

Manhattan, 1st Quarter 2016

Sales volume



4% YoY

Average price/sq.ft.



-10% YoY

Average price/unit



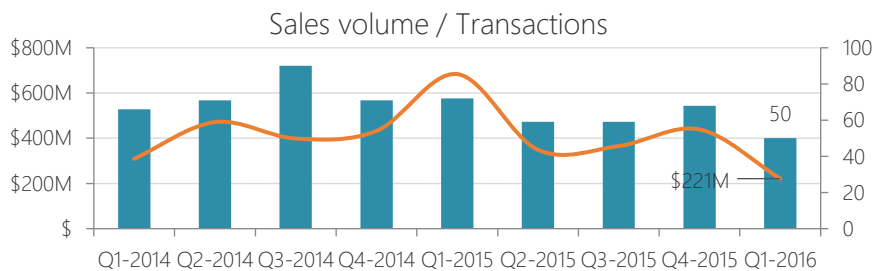
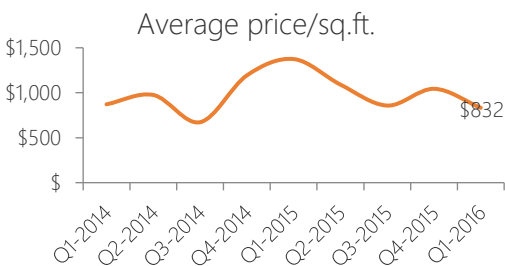
9% YoY

Transactions

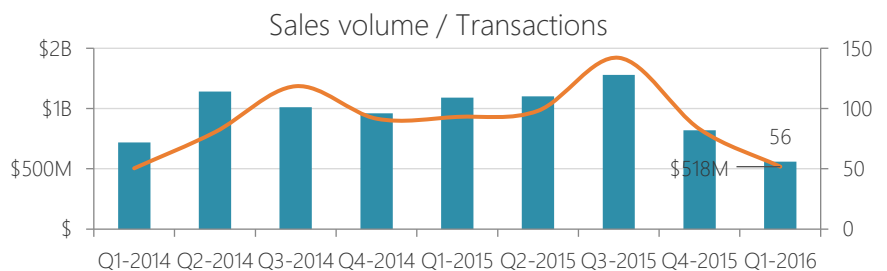
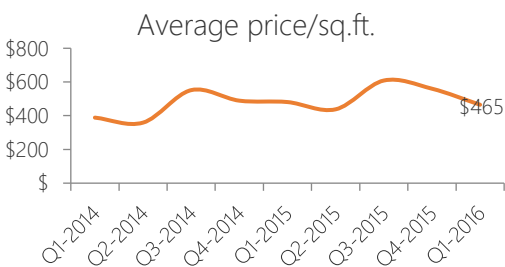


-37% YoY

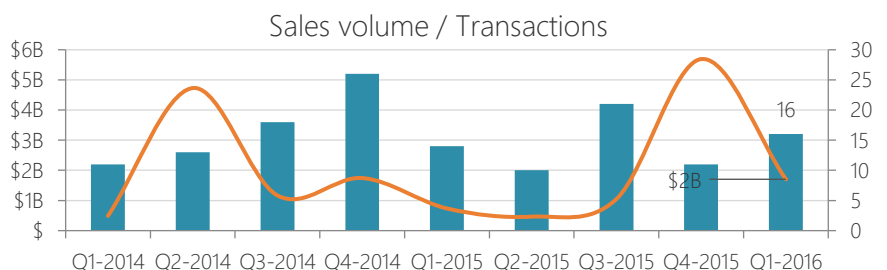
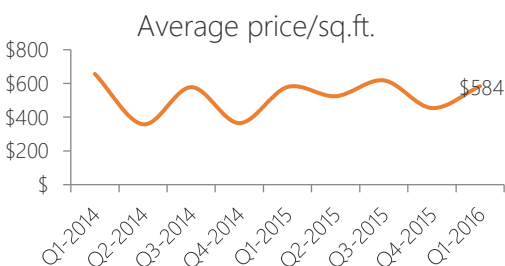
Small multifamily



Medium multifamily



Large multifamily



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

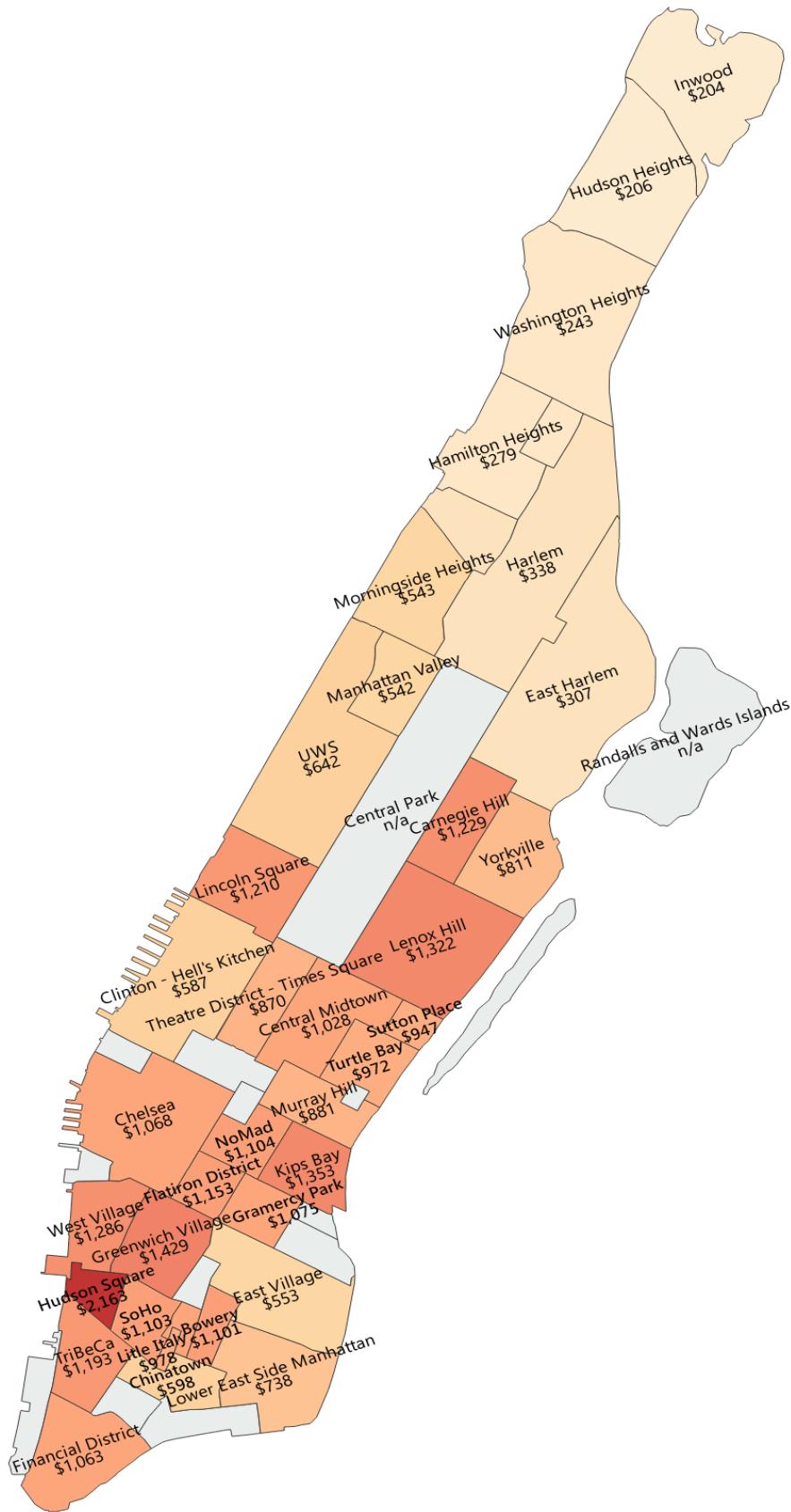
Top 25 Multifamily Sales

Manhattan, 1st Quarter 2016

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	420-423 E 54 St	\$390,000,000	28-Jan-16	413,233	\$944	Sutton Place
2	760-774 3 Ave	\$270,000,000	03-Mar-16	297,703	\$907	Turtle Bay
3	229-233 7 Ave	\$211,250,000	25-Feb-16	212,134	\$996	Chelsea
4	2225 5 Ave	\$200,850,000	05-Jan-16	948,814	\$212	East Harlem
	45 E 135 St	\$200,850,000	05-Jan-16	948,814	\$212	East Harlem
5	1191 2 Ave	\$180,000,000	09-Mar-16	207,284	\$868	Lenox Hill
6	1347 1 Ave	\$130,000,000	09-Mar-16	173,031	\$751	Lenox Hill
7	320-330 E 22 St	\$87,500,000	03-Mar-16	67,048	\$1,305	Gramercy Park
8	475 Central Park W	\$65,000,000	01-Feb-16	61,875	\$1,051	Manhattan Valley
	471 Central Park W	\$65,000,000	01-Feb-16	61,875	\$1,051	Manhattan Valley
	472 Central Park W	\$65,000,000	01-Feb-16	61,875	\$1,051	Manhattan Valley
	473 Central Park W	\$65,000,000	01-Feb-16	61,875	\$1,051	Manhattan Valley
9	3060-3070 Broadway	\$35,250,000	10-Feb-16	48,060	\$733	Morningside Heights
10	730 Riverside Dr	\$33,332,513	03-Mar-16	107,530	\$310	Hamilton Heights
11	247-249 E 33 St	\$29,000,000	08-Feb-16	35,638	\$814	Kips Bay
	333 E 33 St	\$29,000,000	08-Feb-16	35,638	\$814	Kips Bay
	335 E 33 St	\$29,000,000	08-Feb-16	35,638	\$814	Kips Bay
	244 E 33 St	\$29,000,000	08-Feb-16	35,638	\$814	Kips Bay
	243 E 33 St	\$29,000,000	08-Feb-16	35,638	\$814	Kips Bay
12	323-335 W 96 St	\$27,000,000	20-Jan-16	133,697	\$202	UWS
13	326 E 82 St	\$27,000,000	15-Jan-16	49,002	\$551	Yorkville
14	440 W 47 St	\$23,500,000	28-Jan-16	37,480	\$627	Clinton - Hell's Kitchen
15	1616-1620 Amsterdam Ave	\$23,000,000	25-Feb-16	58,810	\$391	Hamilton Heights
16	560-562 W 126 St	\$21,960,000	27-Jan-16	32,532	\$675	Manhattanville
	556-558 W 126 St	\$21,960,000	27-Jan-16	32,532	\$675	Manhattanville
17	4300 Broadway	\$21,600,000	02-Feb-16	52,598	\$411	Hudson Heights
18	515 W 171 St	\$20,000,000	21-Mar-16	64,038	\$312	Washington Heights
	507-509 W 171 St	\$20,000,000	21-Mar-16	64,038	\$312	Washington Heights
	111-117 Audubon Ave	\$20,000,000	21-Mar-16	64,038	\$312	Washington Heights
19	415 W 120 St	\$19,000,000	28-Jan-16	32,295	\$588	Morningside Heights
20	854 W 180 St	\$16,800,000	22-Mar-16	46,530	\$361	Washington Heights
21	3640-3648 Broadway	\$16,750,000	23-Feb-16	44,922	\$373	Hamilton Heights
22	203 W 107 St	\$16,300,000	22-Mar-16	34,514	\$472	Manhattan Valley
23	332-334 E 18 St	\$14,625,000	16-Feb-16	16,680	\$877	Gramercy Park
24	137-145 W 141 St	\$14,034,000	08-Mar-16	52,290	\$268	Harlem
25	127-135 W 141 St	\$14,033,000	08-Mar-16	52,290	\$268	Harlem

Map of Neighborhoods

Average price per square foot (past 3 years)



Top Neighborhoods

Manhattan, 1st Quarter 2016

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Gramercy Park	\$1,089	\$115,550,000	5	\$599	\$877	\$1,305
2	Chelsea	\$1,015	\$238,075,000	4	\$1,867	\$765	\$996
3	Kips Bay	\$929	\$64,450,000	5	\$1,156	\$900	-
4	Lenox Hill	\$826	\$323,900,000	4	-	\$1,157	\$815
5	Yorkville	\$715	\$57,425,000	5	\$1,170	\$934	\$551
6	Clinton - Hell's Kitchen	\$708	\$39,750,000	3	-	\$708	-
7	Manhattanville	\$581	\$44,635,000	4	\$668	\$579	-
8	West Village	\$561	\$34,909,758	4	\$2,009	\$1,440	\$134
9	UWS	\$396	\$68,780,000	7	\$1,169	\$928	\$202
10	Hamilton Heights	\$351	\$111,191,702	13	\$502	\$332	\$339
11	Sugar Hill	\$351	\$4,610,000	3	\$351	-	-
12	East Village	\$341	\$21,016,690	7	\$638	\$227	-
13	Harlem	\$338	\$86,740,000	17	\$604	\$289	-
14	Washington Heights	\$317	\$46,124,025	4	-	\$317	-
15	Hudson Heights	\$285	\$49,931,122	5	\$184	\$256	\$305
16	East Harlem	\$228	\$228,280,000	9	\$569	\$511	\$212
17	Inwood	\$210	\$23,880,322	5	-	\$210	-

This is a ranking of Manhattan neighborhoods based on average sale price per sq.ft.

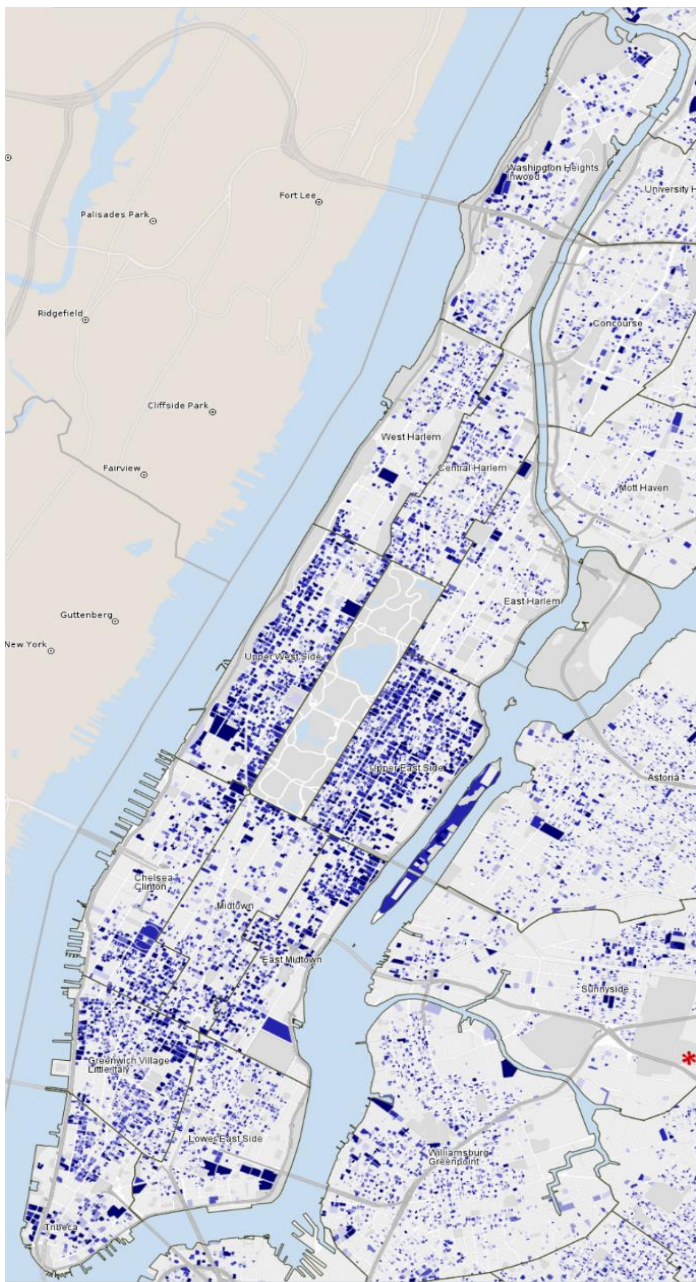
Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.

Sales Maps

Manhattan, 1st Quarter 2016

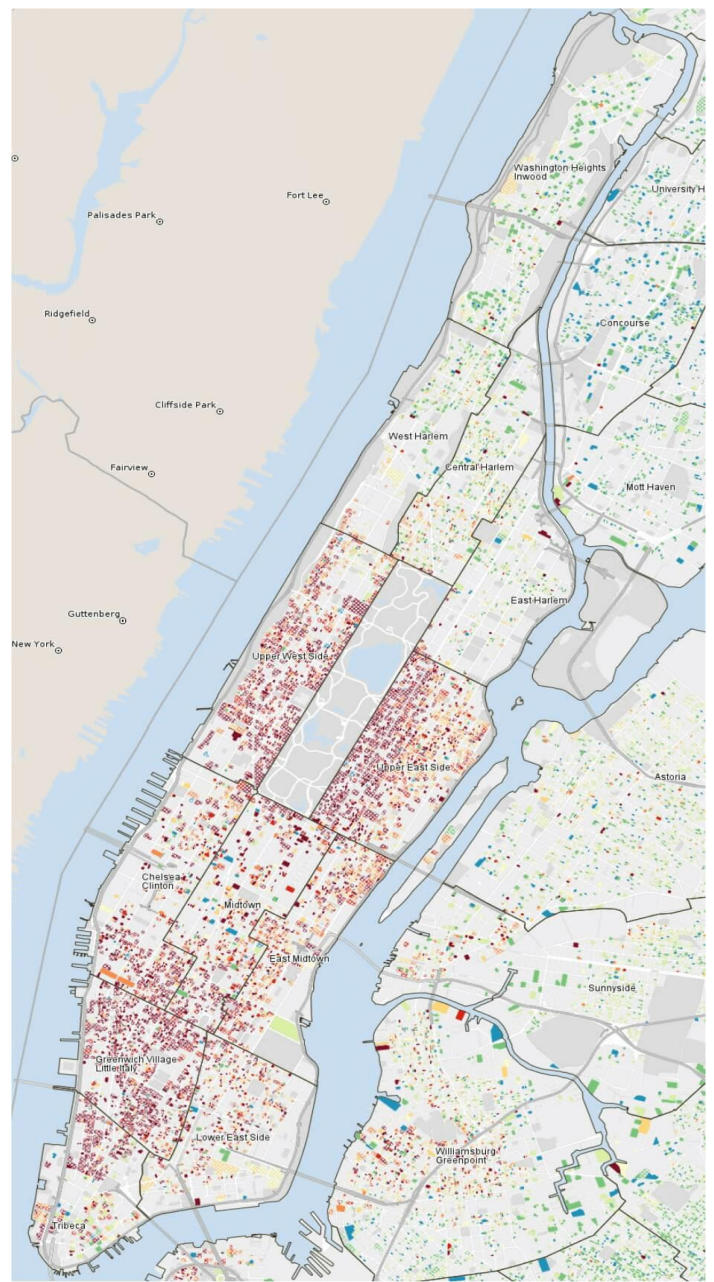
Recent sales

The map displays recent sales activity. The areas in dark blue were the most active in terms of closed sales.



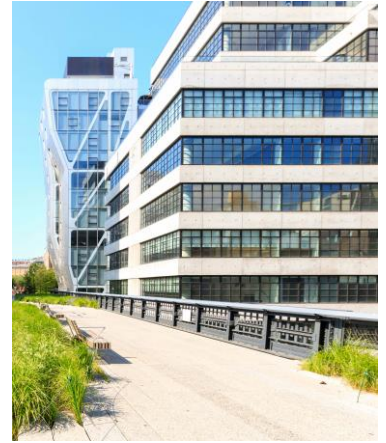
Price / Sq.ft.

This heat map displays the price per square foot for properties sold in the past 5 years. The areas in dark red are the most expensive.



Chelsea

Manhattan, 1st Quarter 2016

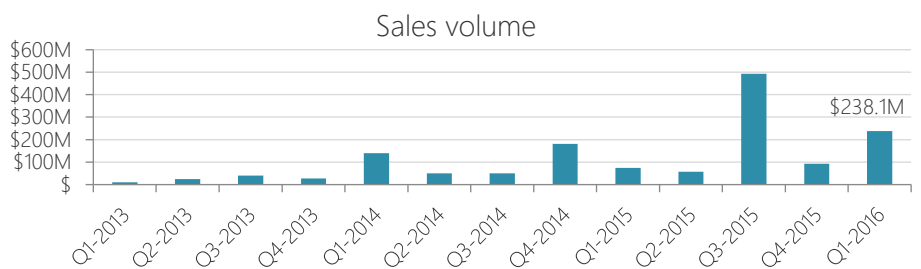


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.

Sales volume



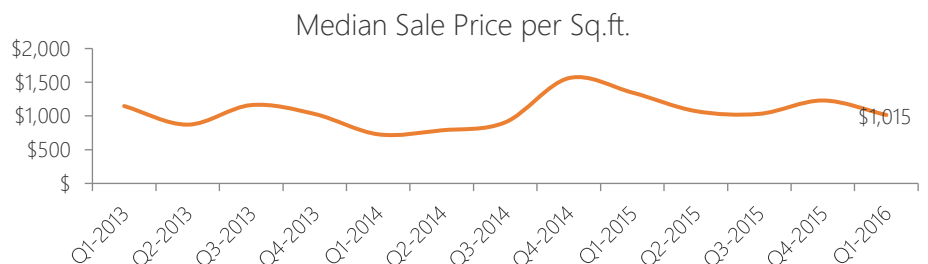
222% YoY



Median Sale Price per Sq.ft.



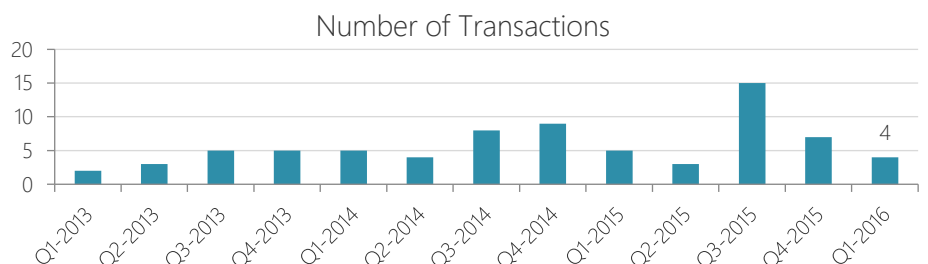
-25% YoY



Number of Transactions



-20% YoY



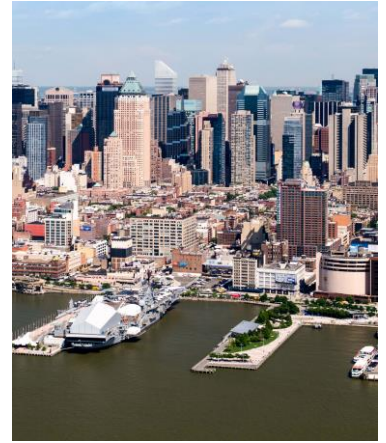
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,484,091	6%	\$1,867	-33%	\$16,325,000	2	2	11
Medium	\$617,647	6%	\$765	-33%	\$10,500,000	1	2	17
Large	\$987,150	-	\$996	-	\$211,250,000	1	1	214

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

Clinton - Hell's Kitchen

Manhattan, 1st Quarter 2016

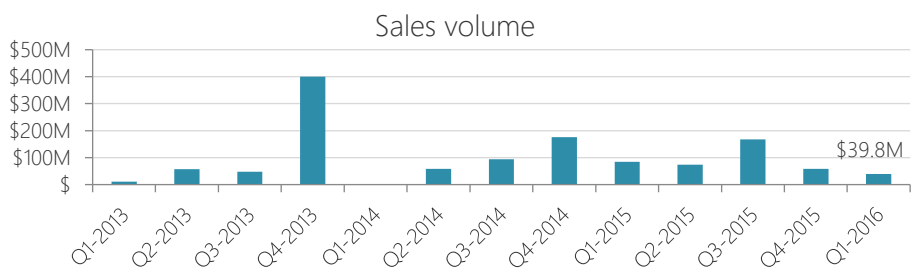


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.

Sales volume



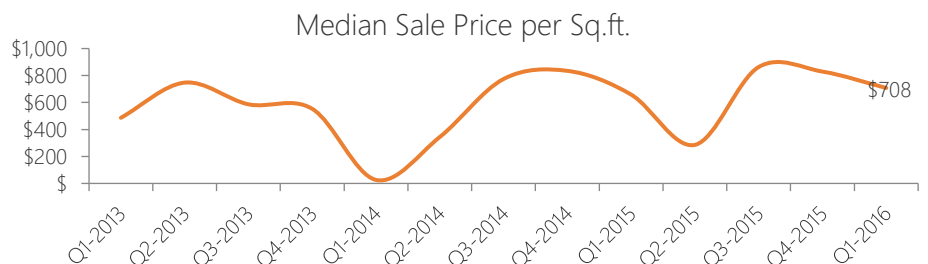
-53% YoY



Median Sale Price per Sq.ft.



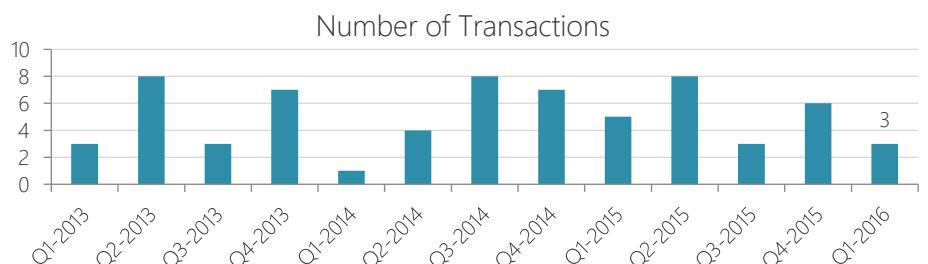
7% YoY



Number of Transactions



-40% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$503,165	355%	\$708	259%	\$39,750,000	3	3	79
Large	-	-	-	-	\$0	0	0	0

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

East Harlem

Manhattan, 1st Quarter 2016

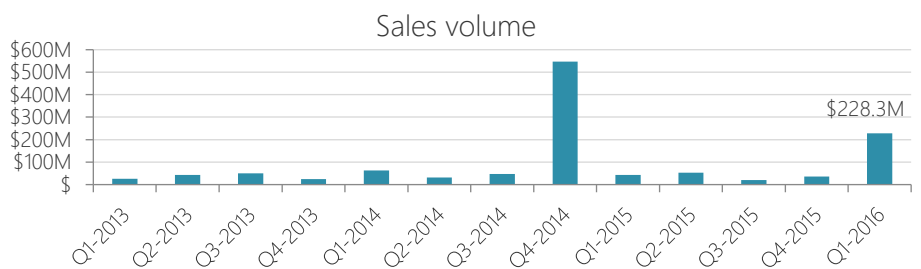


Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.

Sales volume



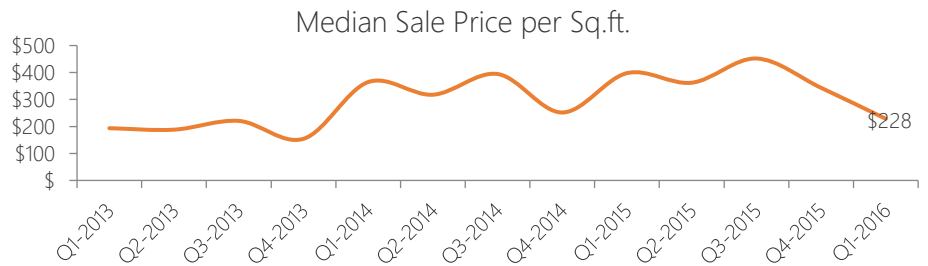
439% YoY



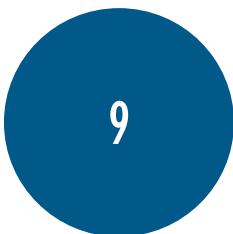
Median Sale Price per Sq.ft.



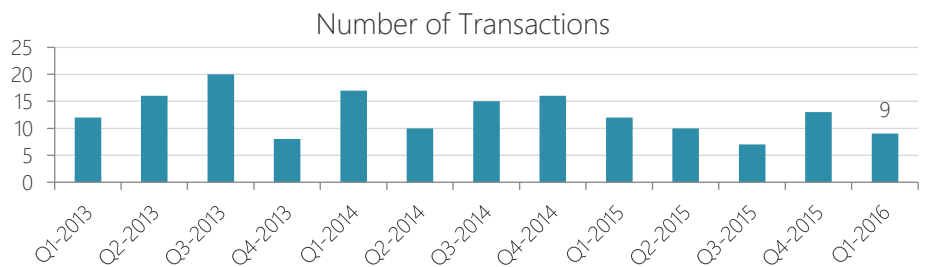
-43% YoY



Number of Transactions



-25% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$506,290	10%	\$569	30%	\$15,695,000	6	6	31
Medium	\$335,286	-4%	\$511	38%	\$11,735,000	2	2	35
Large	\$179,170	-	\$212	-	\$200,850,000	1	2	1121

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

East Village

Manhattan, 1st Quarter 2016

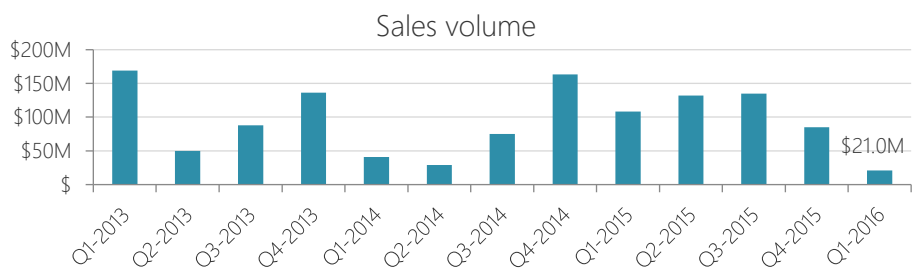


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.

Sales volume



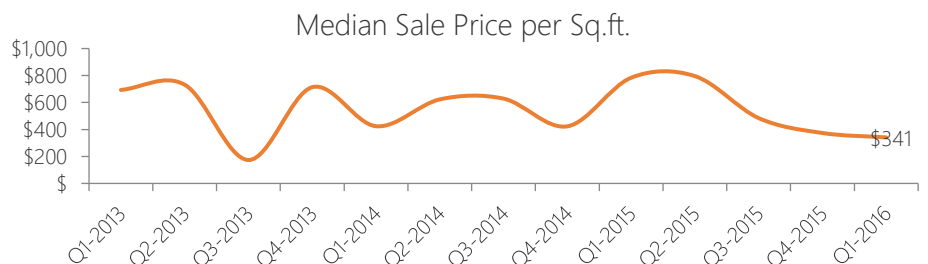
-81% YoY



Median Sale Price per Sq.ft.



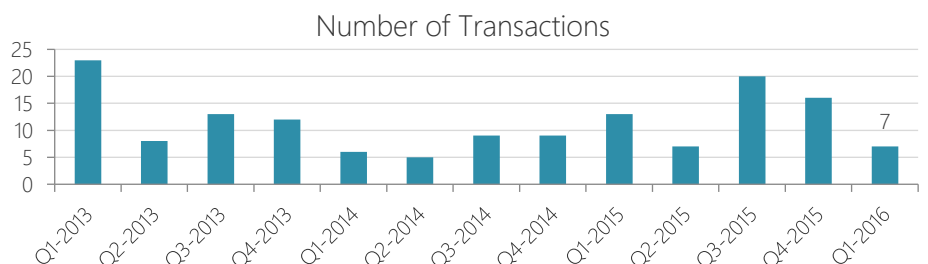
-56% YoY



Number of Transactions



-46% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,090,000	35%	\$638	-12%	\$10,900,000	2	2	10
Medium	\$163,172	-62%	\$227	-71%	\$10,116,690	5	5	62
Large	-	-	-	-	\$0	0	0	0

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

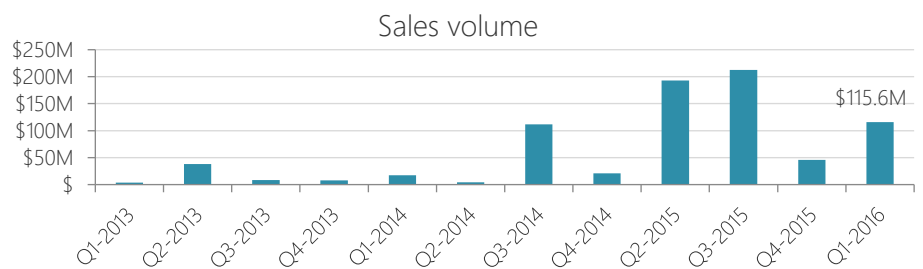
Gramercy Park

Manhattan, 1st Quarter 2016

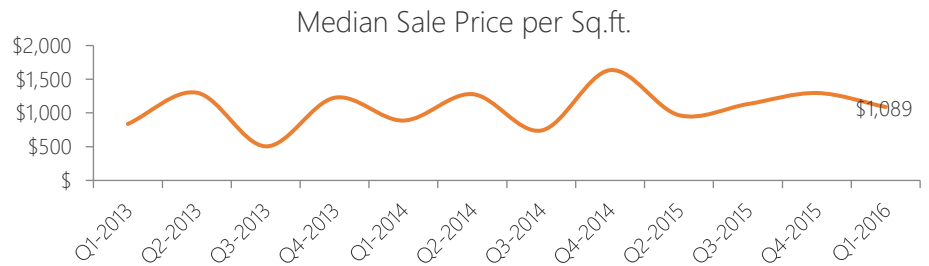


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.

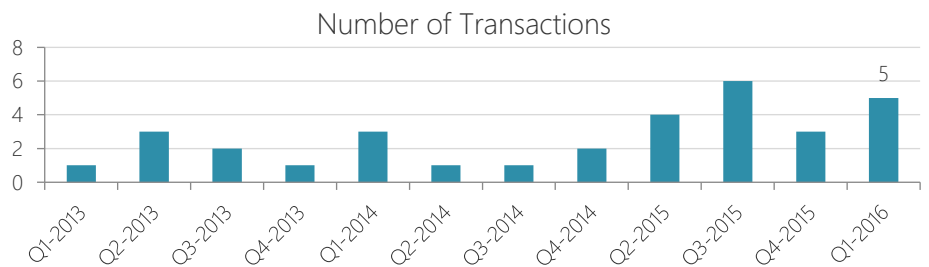
Sales volume



Median Sale Price per Sq.ft.



Number of Transactions



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$639,286	-	\$599	-	\$13,425,000	3	3	21
Medium	\$609,375	-	\$877	-	\$14,625,000	1	1	24
Large	\$930,851	-	\$1,305	-	\$87,500,000	1	1	94

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

Hamilton Heights

Manhattan, 1st Quarter 2016

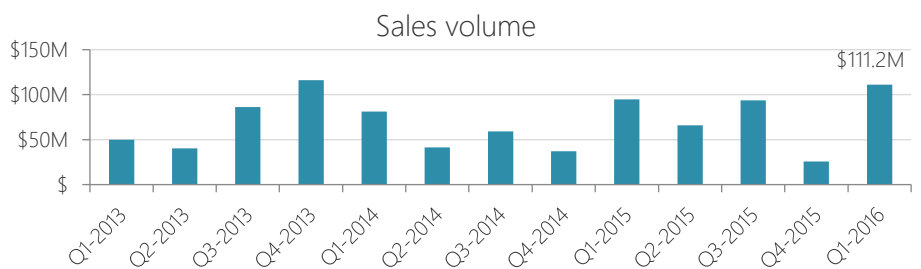


Located in North Manhattan, Hamilton Heights is named after founding father Alexander Hamilton. Housing options include brownstones, rowhouses, and spacious apartments. There are more than half a dozen subway lines running through this neighborhood and many express and local buses. Landmarks include the historic district Historic Hamilton Heights.

Sales volume



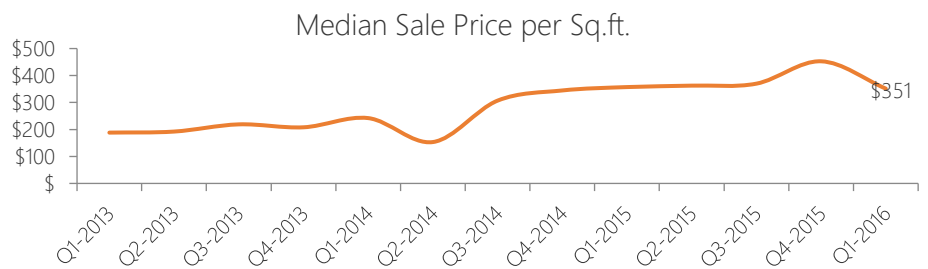
17% YoY



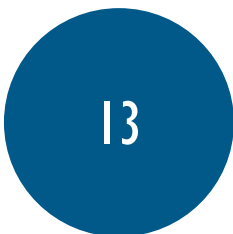
Median Sale Price per Sq.ft.



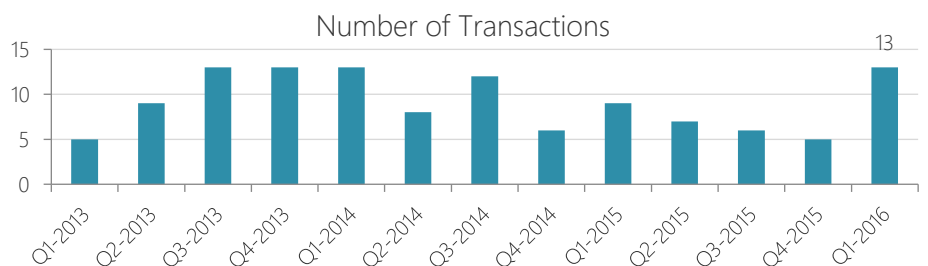
-2% YoY



Number of Transactions



44% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$475,383	-12%	\$502	19%	\$13,509,189	5	5	24
Medium	\$310,902	13%	\$332	-3%	\$41,350,000	5	5	133
Large	\$461,742	-9%	\$339	-12%	\$56,332,513	2	2	122

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

Harlem

Manhattan, 1st Quarter 2016

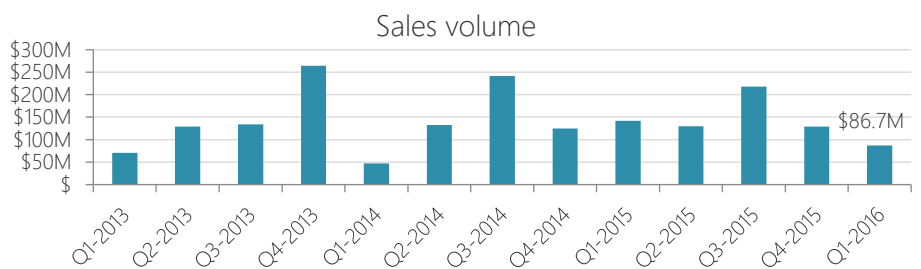


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.

Sales volume



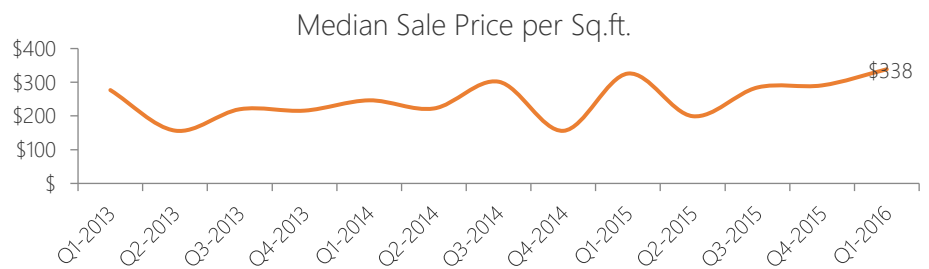
-39% YoY



Median Sale Price per Sq.ft.



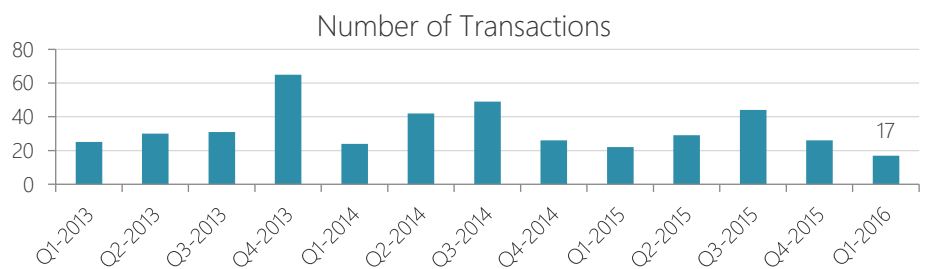
4% YoY



Number of Transactions



-23% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$506,042	33%	\$604	19%	\$24,290,000	9	9	48
Medium	\$280,045	34%	\$289	12%	\$62,450,000	8	8	223
Large	-	-	-	-	\$0	0	0	0

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

Hudson Heights

Manhattan, 1st Quarter 2016

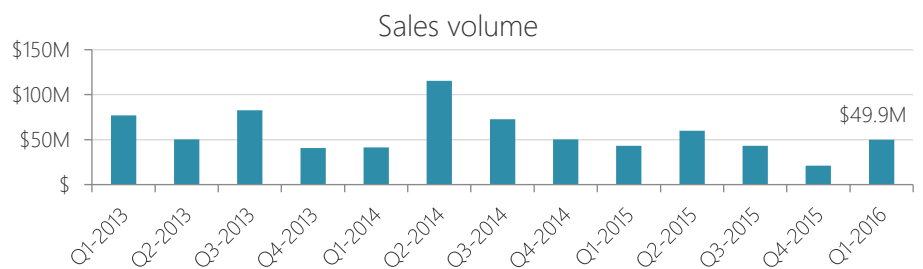


Primarily a residential neighborhood, Hudson Heights has an abundance of apartments, townhomes, co-ops, and high-rises. Art Deco is the most prominent architecture style with Tudor Revival coming a close second. The highest point in all of Manhattan is located in Hudson Heights, which, as the name implies, offers views of the Hudson River.

Sales volume



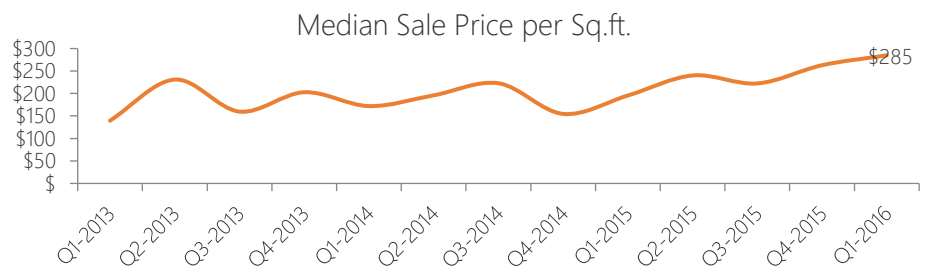
15% YoY



Median Sale Price per Sq.ft.



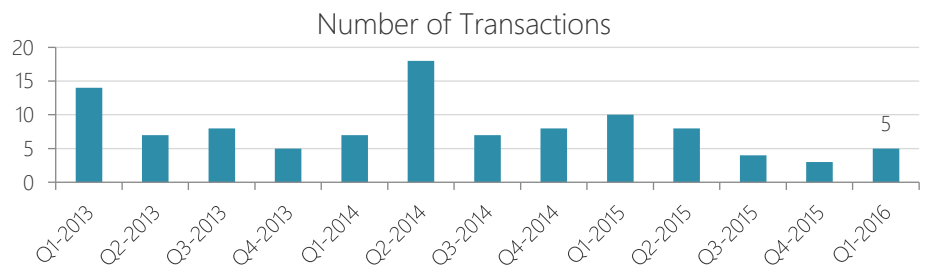
46% YoY



Number of Transactions



-50% YoY



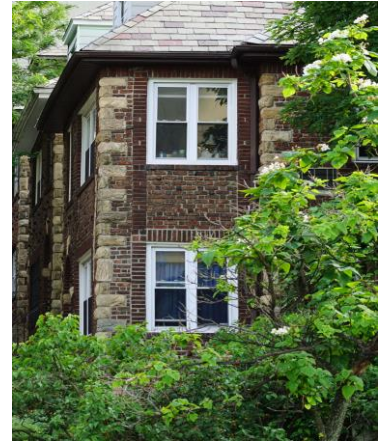
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$143,333	65%	\$184	-22%	\$860,000	1	1	6
Medium	\$192,174	105%	\$256	99%	\$15,373,900	2	3	80
Large	\$276,207	33%	\$305	10%	\$33,697,222	2	2	122

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

Inwood

Manhattan, 1st Quarter 2016

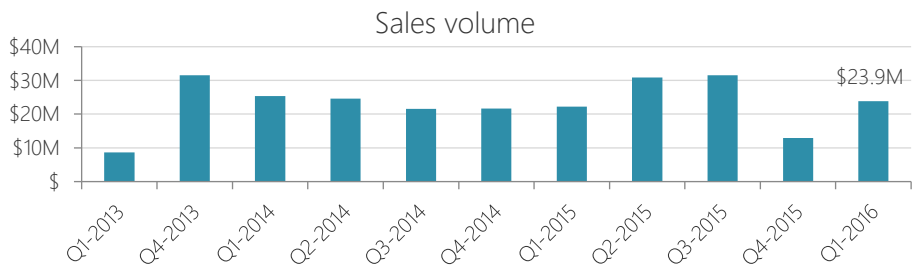


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key, pastoral living with easy access to the city.

Sales volume



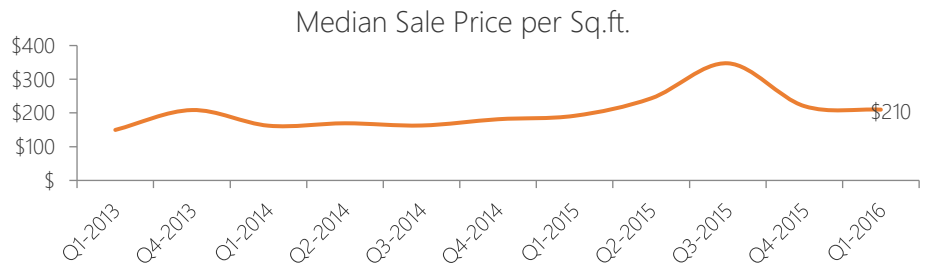
7% YoY



Median Sale Price per Sq.ft.



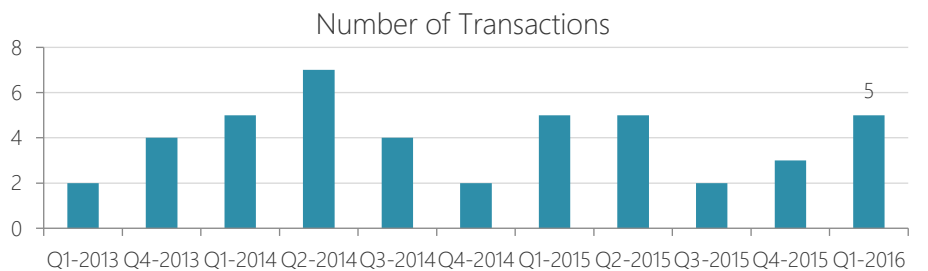
10% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$164,692	6%	\$210	6%	\$23,880,322	5	5	145
Large	-	-	-	-	\$0	0	0	0

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

Kips Bay

Manhattan, 1st Quarter 2016

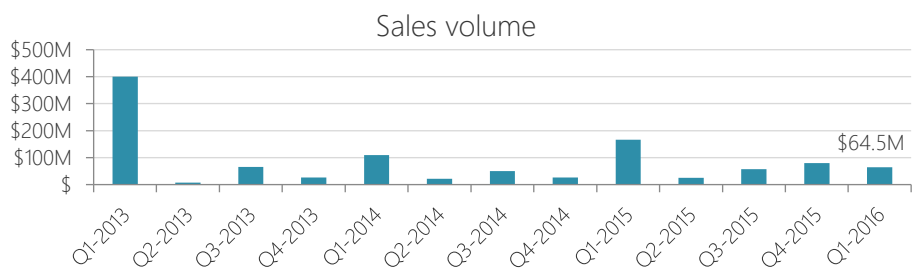


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.

Sales volume



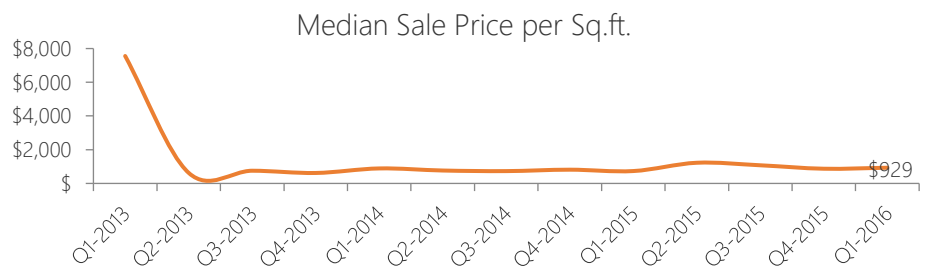
-61% YoY



Median Sale Price per Sq.ft.



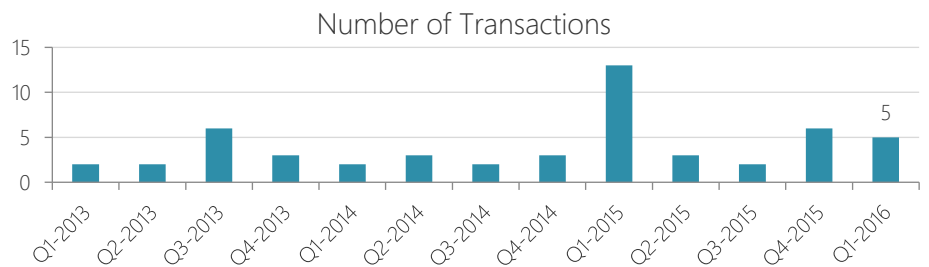
27% YoY



Number of Transactions



-62% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$657,143	-7%	\$1,156	14%	\$9,200,000	1	2	14
Medium	\$476,293	46%	\$900	74%	\$55,250,000	4	8	116
Large	-	-	-	-	\$0	0	0	0

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

Lenox Hill

Manhattan, 1st Quarter 2016

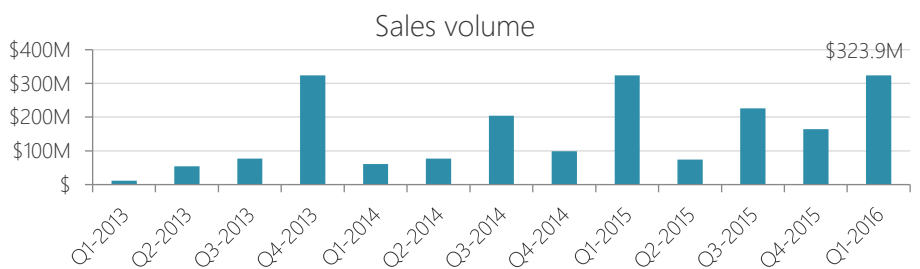


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.

Sales volume



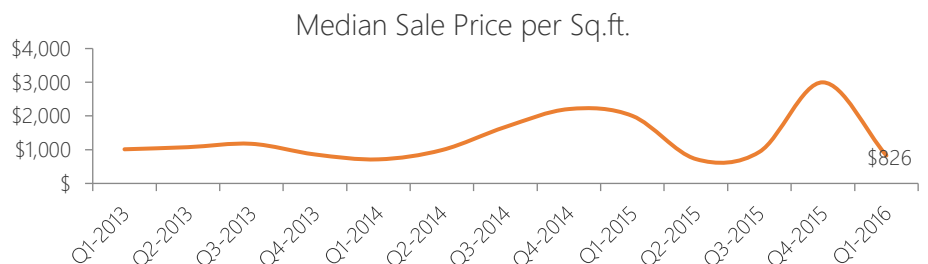
0% YoY



Median Sale Price per Sq.ft.



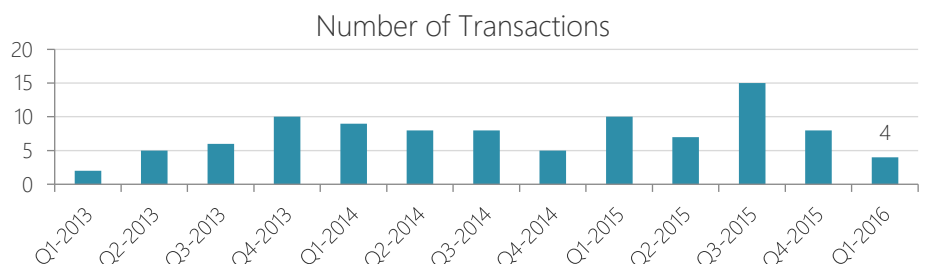
-59% YoY



Number of Transactions



-60% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$695,000	39%	\$1,157	20%	\$13,900,000	2	2	20
Large	\$922,619	43%	\$815	0%	\$310,000,000	2	2	336

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

Manhattanville

Manhattan, 1st Quarter 2016

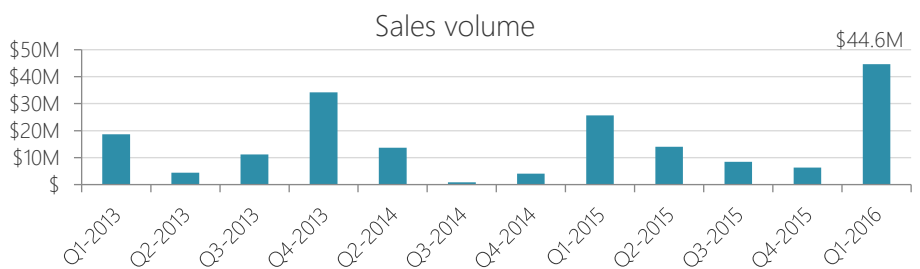


Commonly referred to as West Harlem or West Central Harlem, Manhattanville is located near the famous Bloomingdale Road – a popular destination for suburban vacations from the city. It's also close to the Hudson River and home to many world-famous landmarks including Grants Tomb, Riverside Church, Claremont Theatre, and the Studebaker Café.

Sales volume



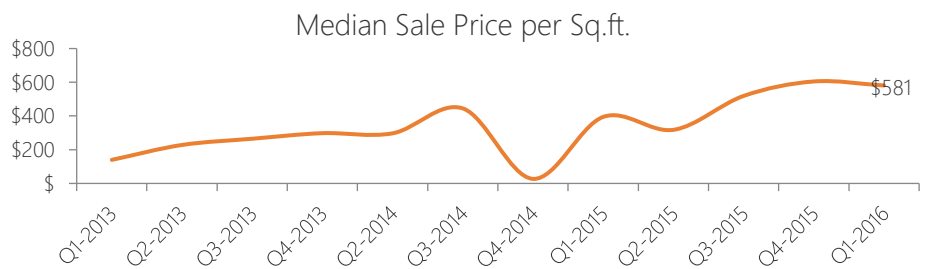
74% YoY



Median Sale Price per Sq.ft.



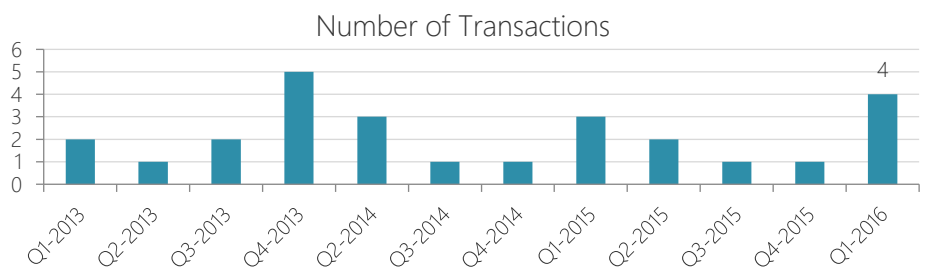
47% YoY



Number of Transactions



33% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$205,833	-	\$668	-	\$1,235,000	1	1	6
Medium	\$487,640	68%	\$579	47%	\$43,400,000	3	5	89
Large	-	-	-	-	\$0	0	0	0

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

Sugar Hill

Manhattan, 1st Quarter 2016

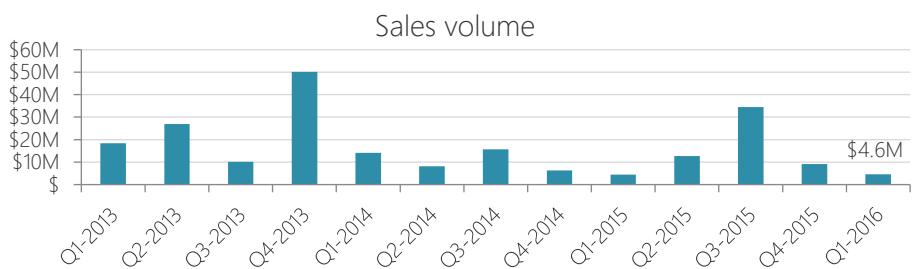


Sugar Hill is located in the Hamilton Heights section of Harlem and is almost entirely residential. There you'll find four- and five-story townhomes, most of which are more than 4,000 square feet, prewar apartments and newly built co-ops. Residents can access the many amenities at Jackie Robinson Park including a pool, band shell, and ball fields.

Sales volume



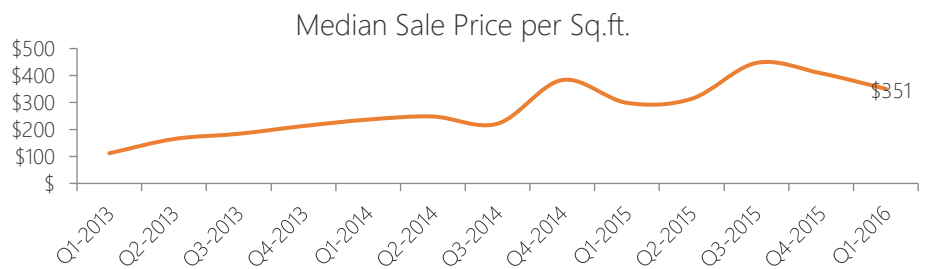
3% YoY



Median Sale Price per Sq.ft.



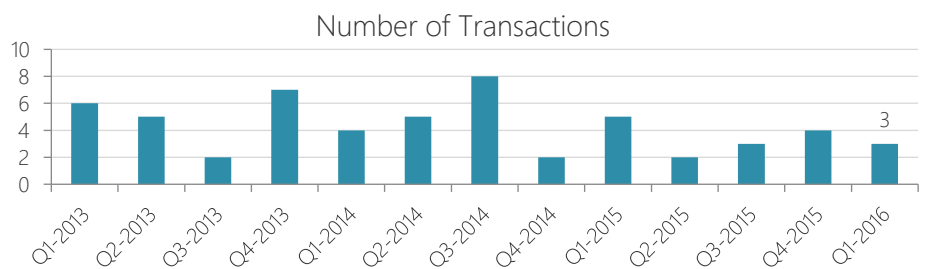
17% YoY



Number of Transactions



-40% YoY



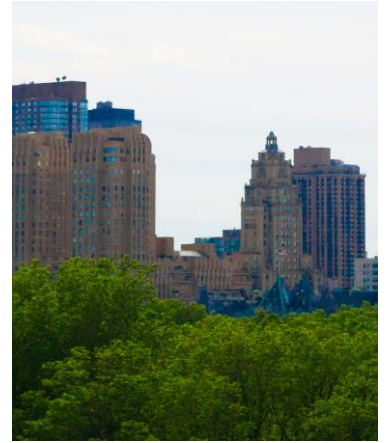
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$256,111	61%	\$351	17%	\$4,610,000	3	3	18
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

UWS

Manhattan, 1st Quarter 2016

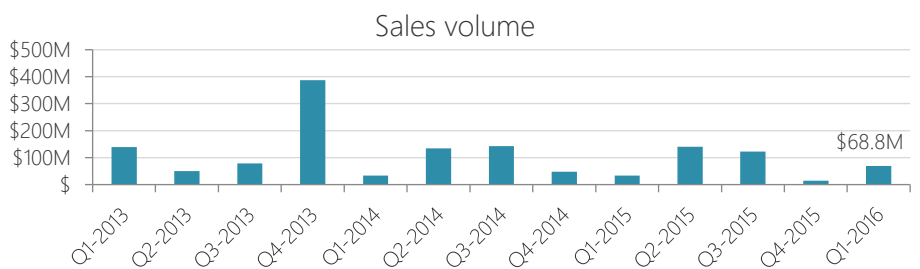


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.

Sales volume



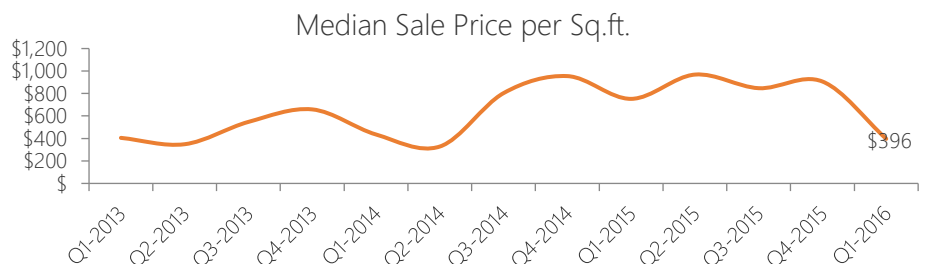
108% YoY



Median Sale Price per Sq.ft.



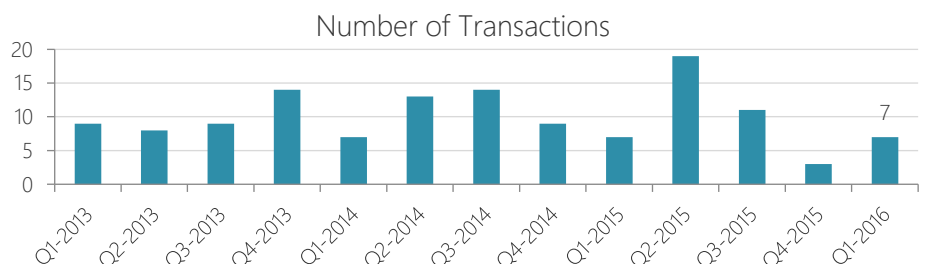
-47% YoY



Number of Transactions



0% YoY



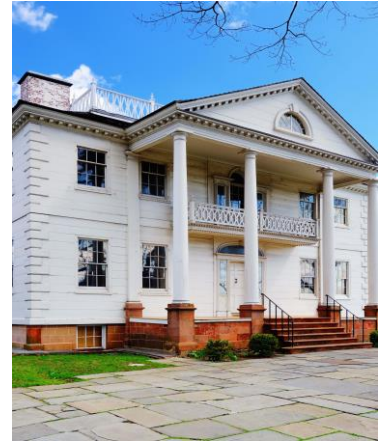
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$942,000	10%	\$1,169	17%	\$23,550,000	3	3	25
Medium	\$607,667	293%	\$928	319%	\$18,230,000	3	3	30
Large	\$156,069	-	\$202	-	\$27,000,000	1	1	173

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

Washington Heights

Manhattan, 1st Quarter 2016

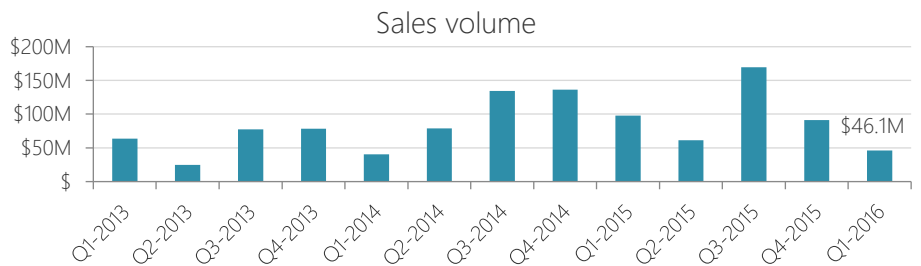


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.

Sales volume



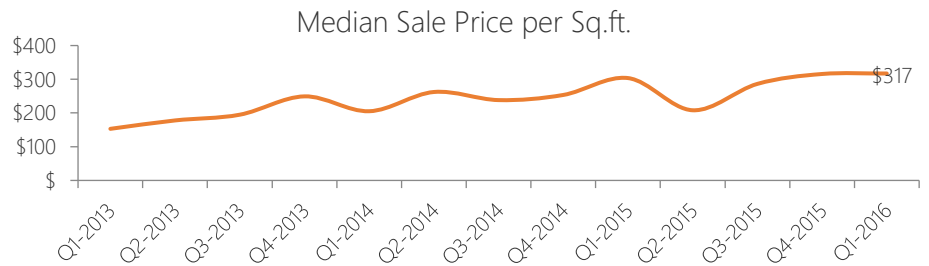
-53% YoY



Median Sale Price per Sq.ft.



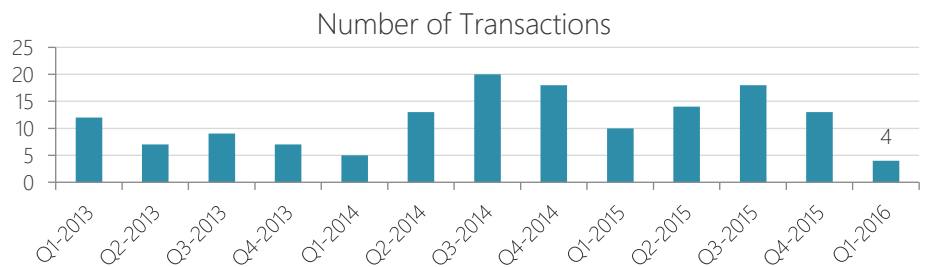
4% YoY



Number of Transactions



-60% YoY



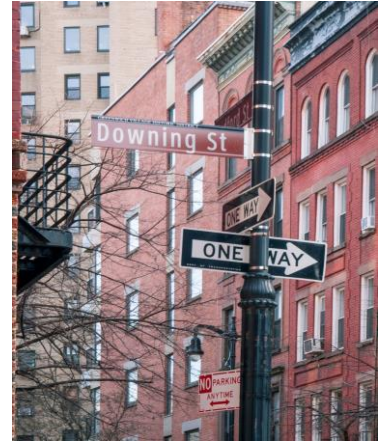
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$277,856	23%	\$317	12%	\$46,124,025	4	6	166
Large	-	-	-	-	\$0	0	0	0

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

West Village

Manhattan, 1st Quarter 2016

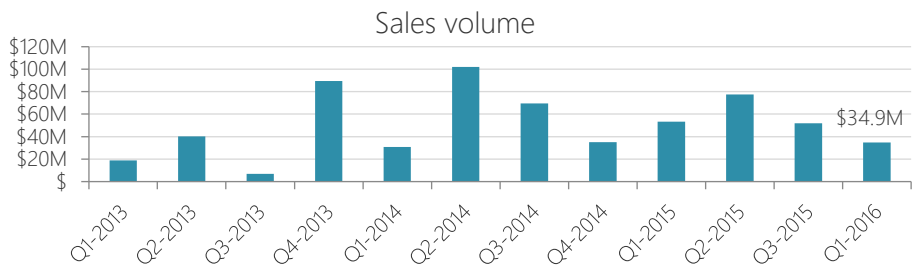


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.

Sales volume



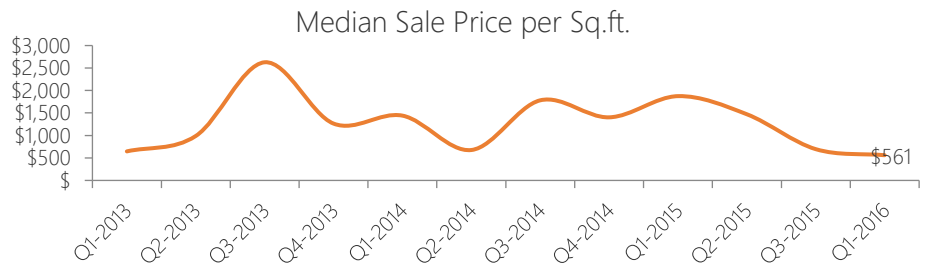
-34% YoY



Median Sale Price per Sq.ft.



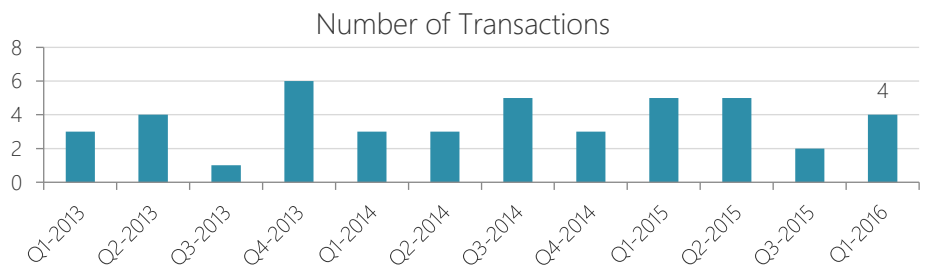
-70% YoY



Number of Transactions



-20% YoY



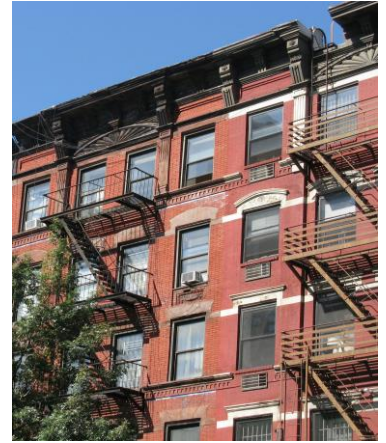
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$2,075,000	-6%	\$2,009	-14%	\$6,225,000	1	1	3
Medium	\$763,333	64%	\$1,440	48%	\$22,900,000	2	2	30
Large	\$98,047	-	\$134	-	\$5,784,758	1	1	59

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

Yorkville

Manhattan, 1st Quarter 2016

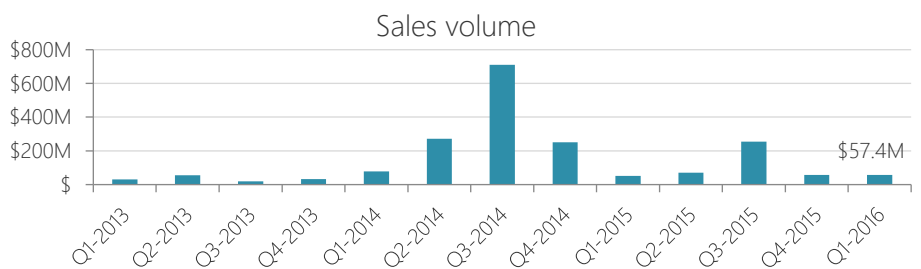


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.

Sales volume



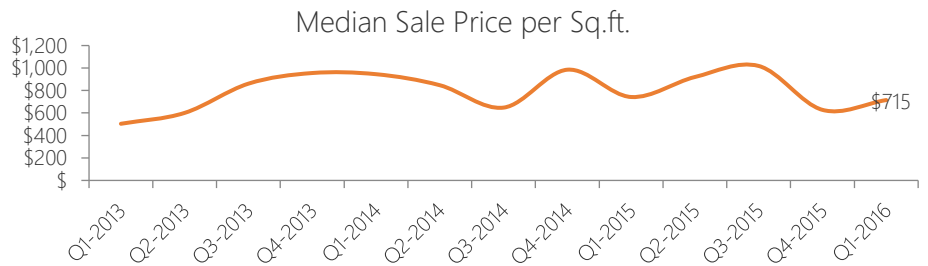
13% YoY



Median Sale Price per Sq.ft.



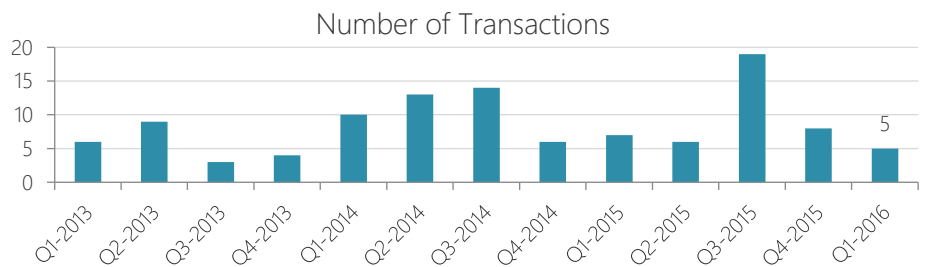
-4% YoY



Number of Transactions



-29% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$958,333	92%	\$1,170	70%	\$5,750,000	1	1	6
Medium	\$493,500	23%	\$934	25%	\$24,675,000	3	3	50
Large	\$380,282	-	\$551	-	\$27,000,000	1	1	71

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

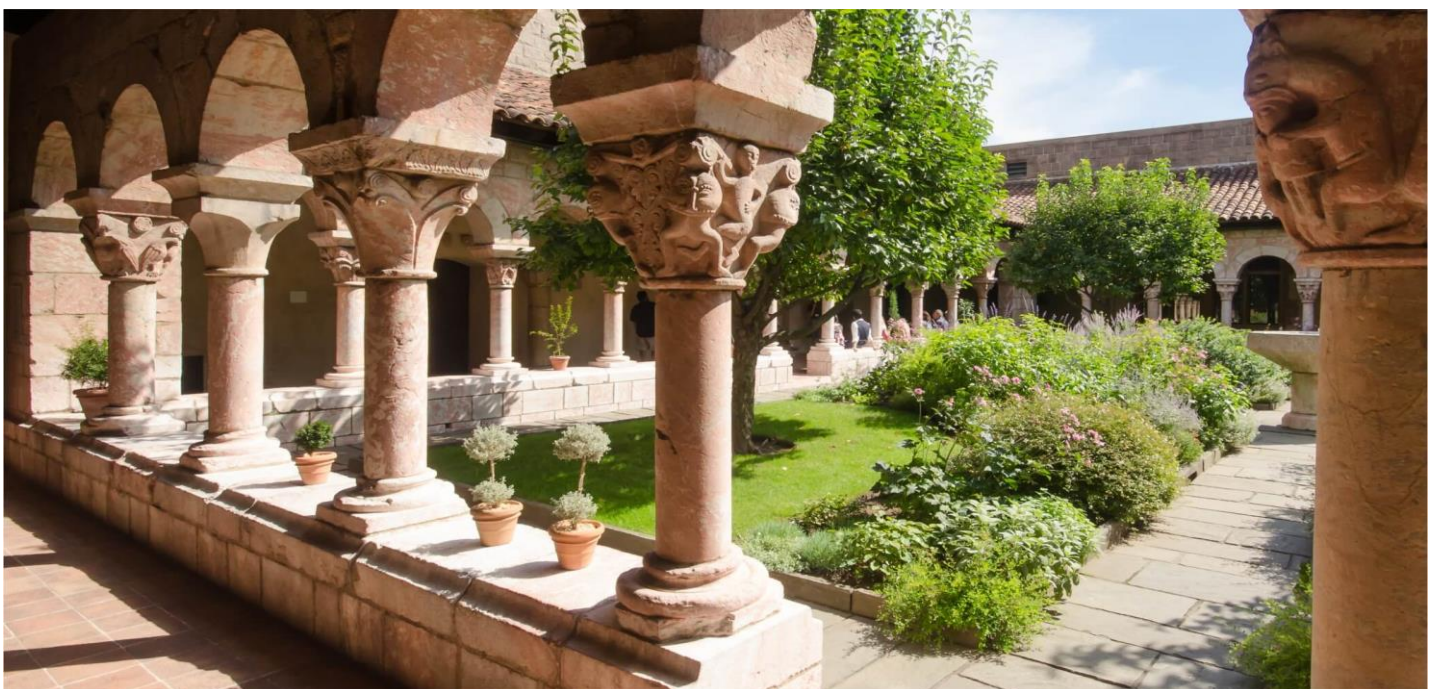
Attractions

Manhattan, 1st Quarter 2016

Central Park



Garden of the Cloisters Museum



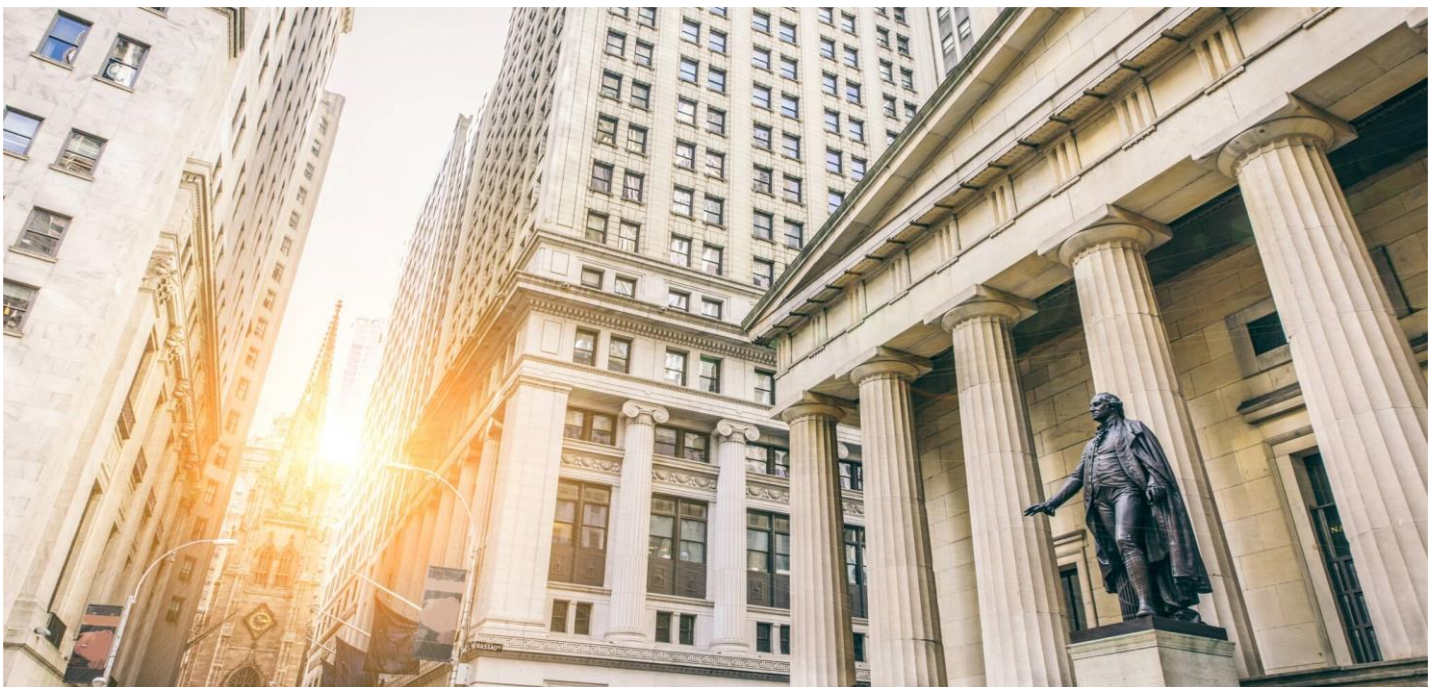
Attractions

Manhattan, 1st Quarter 2016

Statue of Liberty



Washington Statue Federal Hall



Attractions

Manhattan, 1st Quarter 2016

View through telescope



Lincoln Center



