

## MANHATTANVILLE

A quarterly analysis of multifamily sales  
in Manhattanville, Manhattan

2nd Quarter 2016



# The RATNER Team Market Reports

## Multifamily Market Report, 2nd Quarter 2016

### Manhattanville, Manhattan

#### SUMMARY

SALES VOLUME

**\$38.4M**

175% YoY

NO. OF TRANSACTIONS

**4**

100% YoY

AVERAGE PRICE/UNIT

**\$128K**

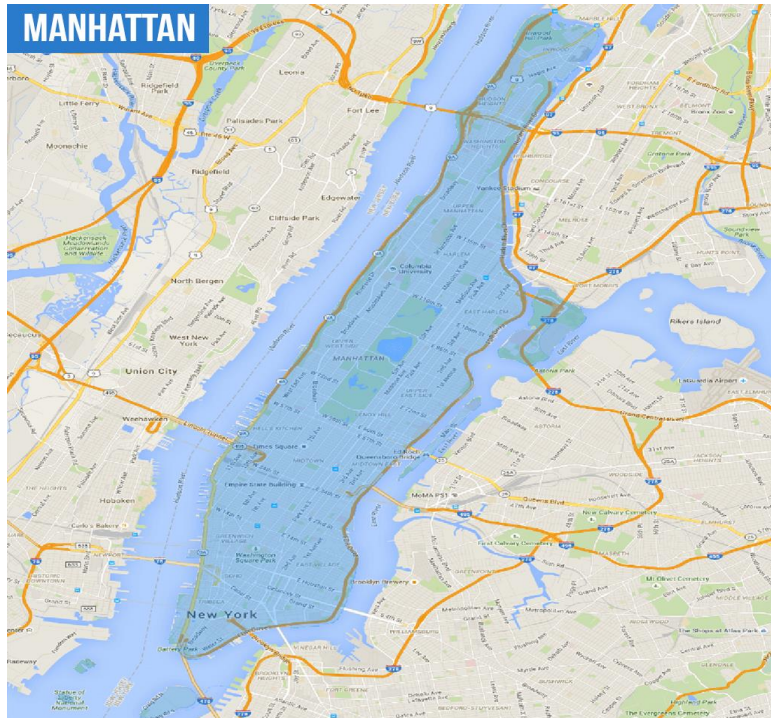
-42% YoY

AVERAGE PRICE/SQ.FT.

**\$200**

-37% YoY

#### NEIGHBORHOOD BOUNDARIES



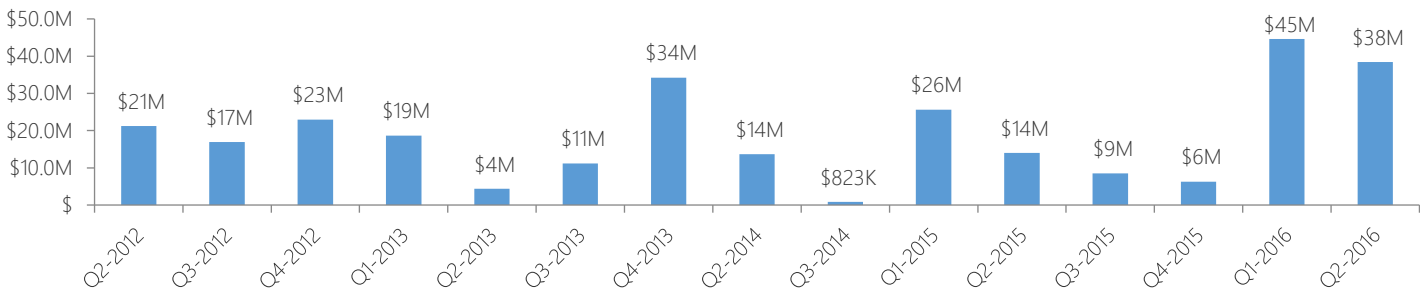
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty

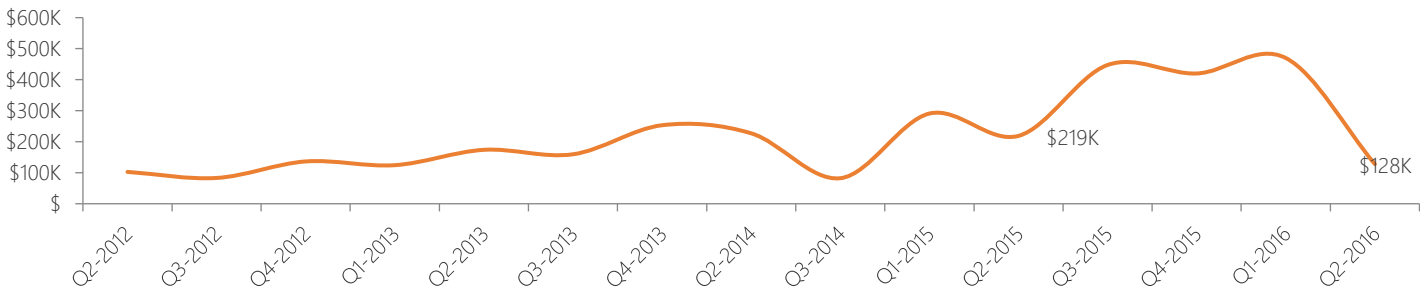
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## MULTIFAMILY STATS

### Sales Volume

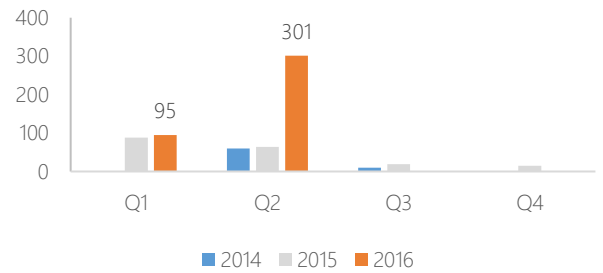


### Average Sale Price per Unit



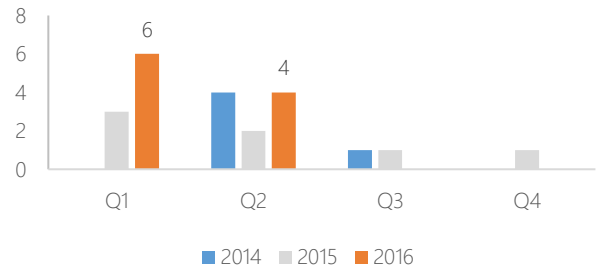
### Number of Units Sold

Quarter	2014	2015	2016
Q1	-	88	95
Q2	60	64	301
Q3	10	19	
Q4	-	15	



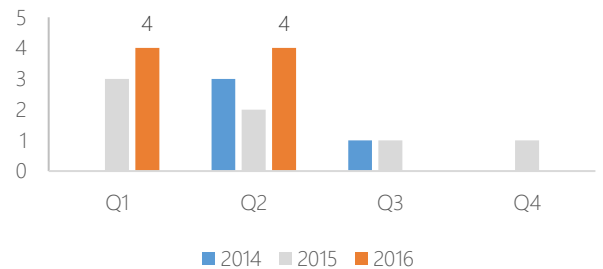
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	-	3	6
Q2	4	2	4
Q3	1	1	
Q4	-	1	



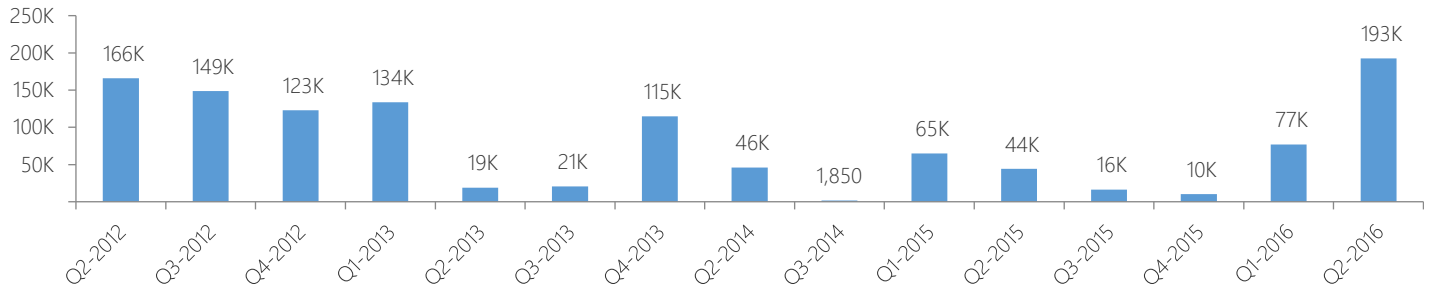
### Number of Transactions

Quarter	2014	2015	2016
Q1	-	3	4
Q2	3	2	4
Q3	1	1	
Q4	-	1	

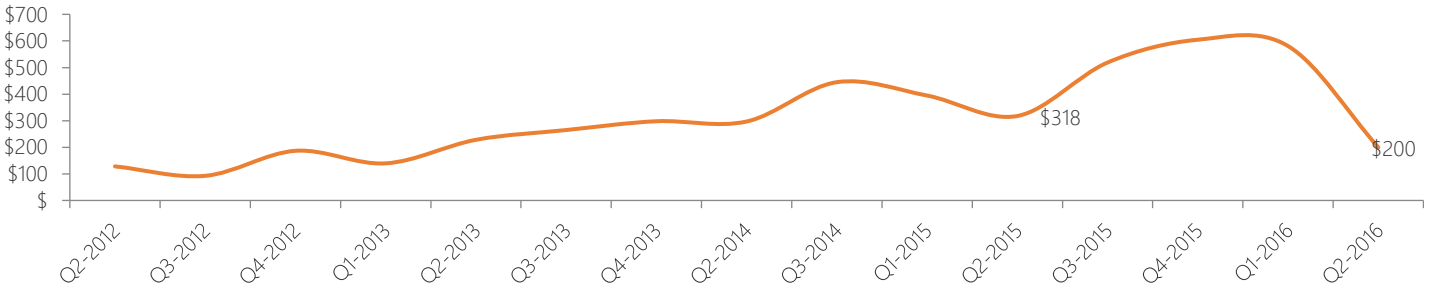


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## Total Sq. Ft.



## Average Sale Price per Square Foot

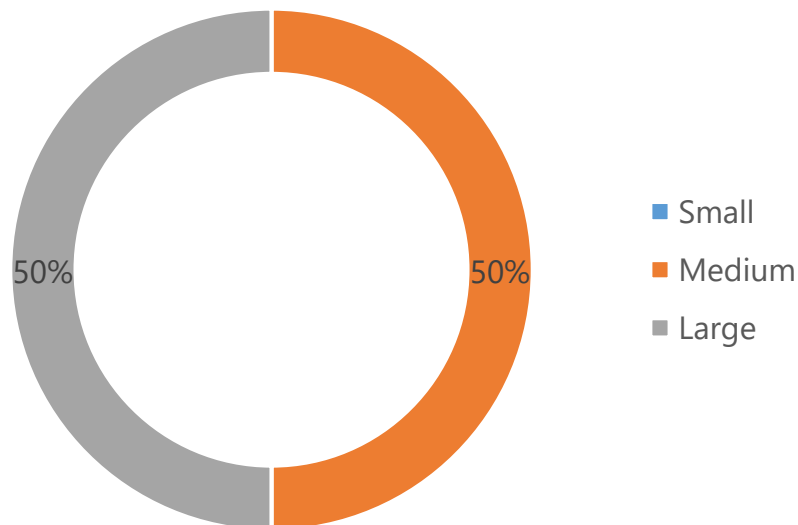


## MULTIFAMILY SIZE

### Size of Multifamily 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	\$315,926	44%	\$455	43%	\$17,060,000	2	2	54
Large	\$86,578	-	\$138	-	\$21,384,796	2	2	247

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



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## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
614-616 W 135 St	30-Jun-16	\$14,408,395	Large multifamily	187	106,456	\$135	No
102-104 Convent Ave	26-May-16	\$11,000,000	Medium multifamily	34	24,465	\$450	No
622 W 135 St	30-Jun-16	\$6,976,401	Large multifamily	60	48,620	\$143	No
507 W 134 St	16-Jun-16	\$6,060,000	Medium multifamily	20	13,040	\$465	No