

MULTIFAMILY

Warren  
Lewis  

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Sotheby's  
INTERNATIONAL REALTY

## Central Harlem Report

A quarterly analysis of multifamily sales  
in Central Harlem, Manhattan

1ST QUARTER 2016

# Multifamily Market Report, Q1 2016

## Central Harlem, Manhattan

### SUMMARY

SALES VOLUME

**\$86M**

-39% Y-o-Y

NO. OF TRANSACTIONS

**16**

-27% Y-o-Y

AVERAGE PRICE/UNIT

**\$320K**

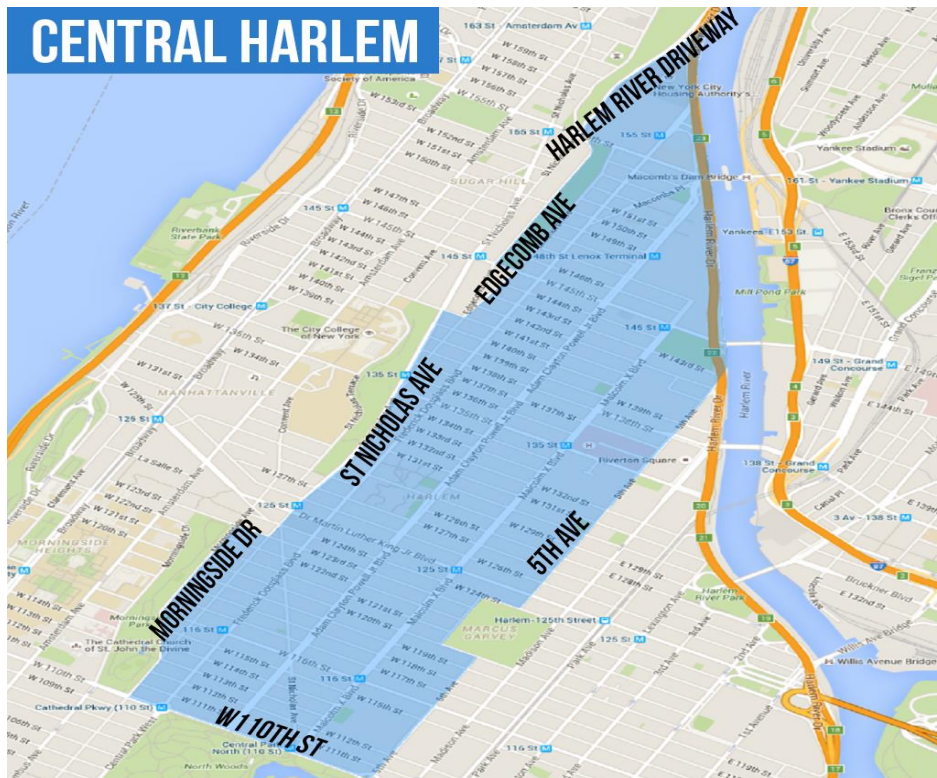
21% Y-o-Y

AVERAGE PRICE/SQ. FT.

**\$339**

4% Y-o-Y

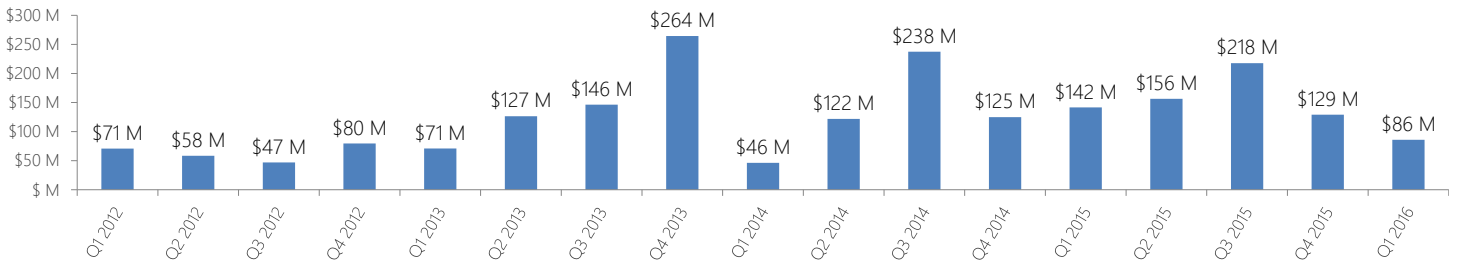
### COMMUNITY DISTRICT BOUNDARIES



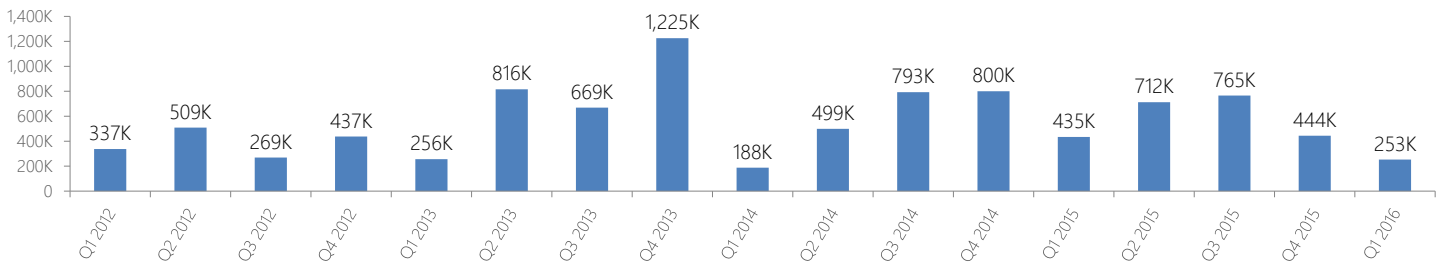


## MULTIFAMILY STATS

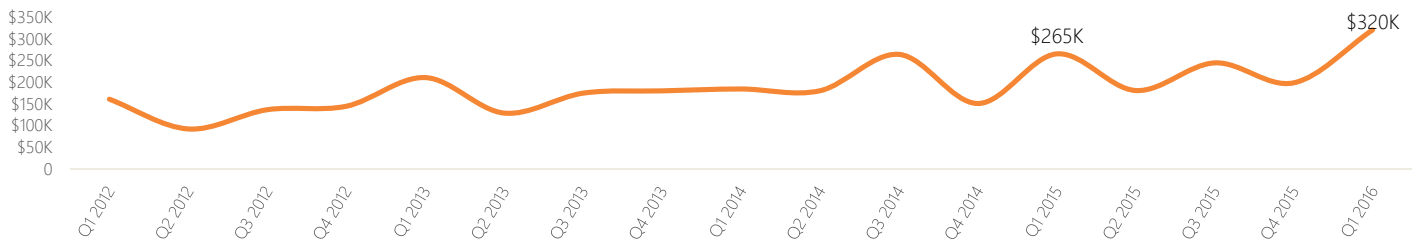
### Sales Volume



### Total Sq. Ft.

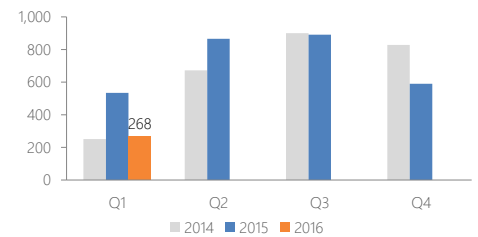


### Average Sale Price per Unit



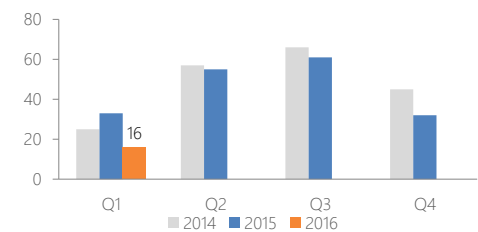
### Number of Units Sold

Quarter	2014	2015	2016
Q1	251	534	268
Q2	672	866	
Q3	900	891	
Q4	828	590	



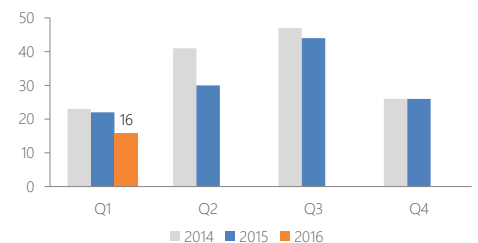
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	25	33	16
Q2	57	55	
Q3	66	61	
Q4	45	32	

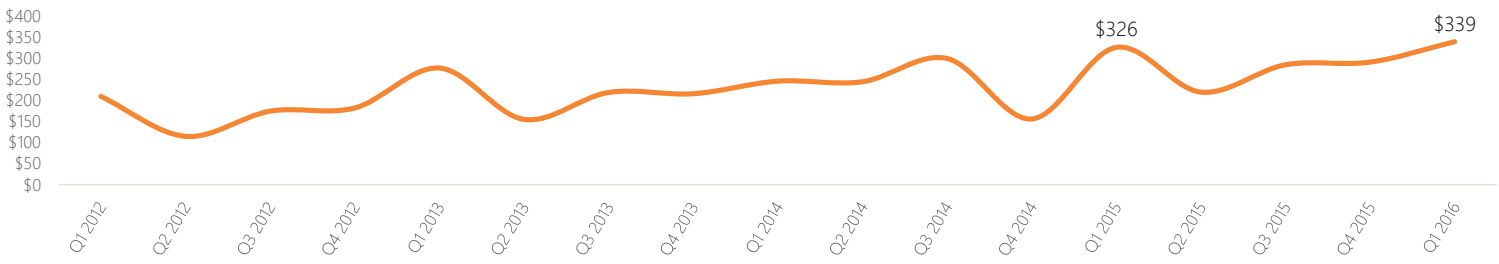


### Number of Transactions

Quarter	2014	2015	2016
Q1	23	22	16
Q2	41	30	
Q3	47	44	
Q4	26	26	



## Average Price per Square Foot



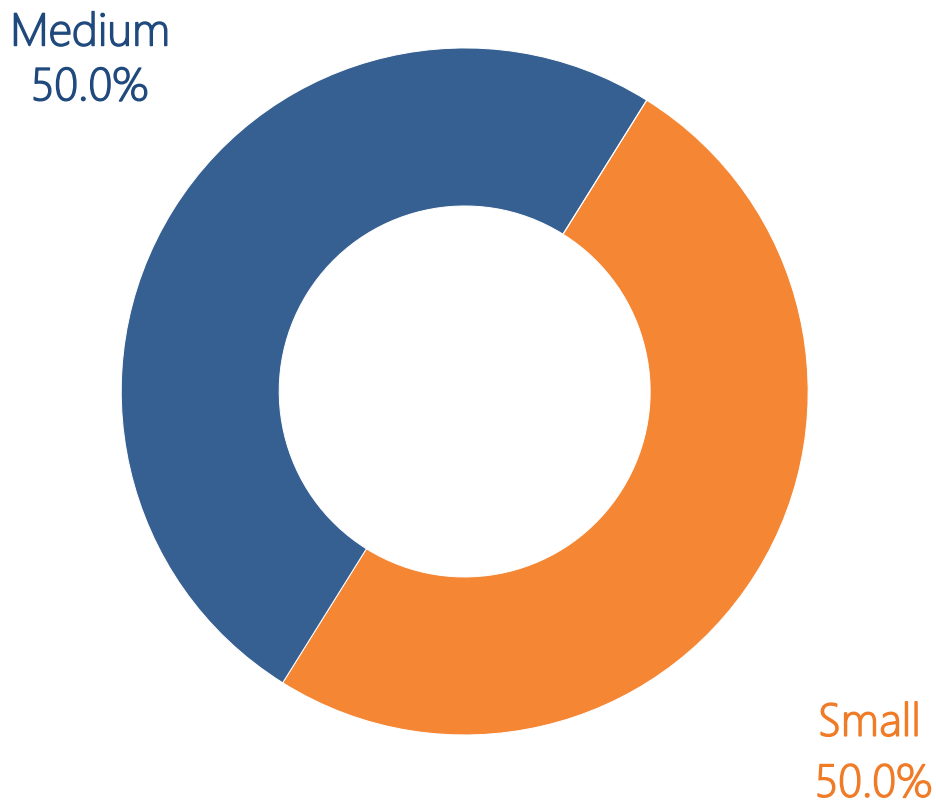
## MULTIFAMILY SIZE

## 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	\$520,333	37%	\$631	24%	\$23,415,000	37,090	8	8	45
Medium	\$280,045	34%	\$289	12%	\$62,450,000	216,053	8	8	223
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

*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
137-145 W 141 St	08-Mar-16	\$14,034,000	Medium multifamily	48	\$292,375	52,290	\$268	No
117-125 W 141 St	08-Mar-16	\$14,033,000	Medium multifamily	48	\$292,354	52,290	\$268	No
127-135 W 141 St	08-Mar-16	\$14,033,000	Medium multifamily	48	\$292,354	52,290	\$268	No
2067-2069 7 Ave	28-Jan-16	\$5,700,000	Medium multifamily	18	\$316,667	17,243	\$331	No
267 W 139 St	27-Jan-16	\$5,100,000	Small multifamily	9	\$566,667	14,715	\$347	No
2733 Fredrick Douglass Blvd	22-Jan-16	\$4,600,000	Medium multifamily	24	\$191,667	15,615	\$295	No
310 W 133 St	07-Jan-16	\$4,500,000	Small multifamily	4	\$1,125,000	3,812	\$1,180	No
164 W 128 St	26-Jan-16	\$4,125,000	Medium multifamily	16	\$257,813	10,348	\$399	No
202 Lenox Ave	25-Feb-16	\$3,780,000	Small multifamily	3	\$1,260,000	3,548	\$1,065	No
133 W 119 St	12-Jan-16	\$3,300,000	Small multifamily	9	\$366,667	3,646	\$905	No
2918 Fredrick Douglass Blvd	21-Jan-16	\$3,229,125	Medium multifamily	10	\$322,913	7,700	\$419	No
2847 8 Ave	21-Jan-16	\$2,695,875	Medium multifamily	11	\$245,080	8,277	\$326	No
75 W 119 St	08-Feb-16	\$2,675,000	Small multifamily	3	\$891,667	3,288	\$814	No
159 W 129 St	20-Jan-16	\$1,610,000	Small multifamily	4	\$402,500	2,793	\$576	No
261 W 131 St	11-Feb-16	\$1,350,000	Small multifamily	8	\$168,750	2,499	\$540	No
111 W 136 St	25-Mar-16	\$1,100,000	Small multifamily	5	\$220,000	2,789	\$394	No