

CHINATOWN

A quarterly analysis of multifamily sales
in Chinatown, Manhattan

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Chinatown, Manhattan

SUMMARY

SALES VOLUME

\$38.9M

123% YoY

NO. OF TRANSACTIONS

4

33% YoY

AVERAGE PRICE/UNIT

\$410K

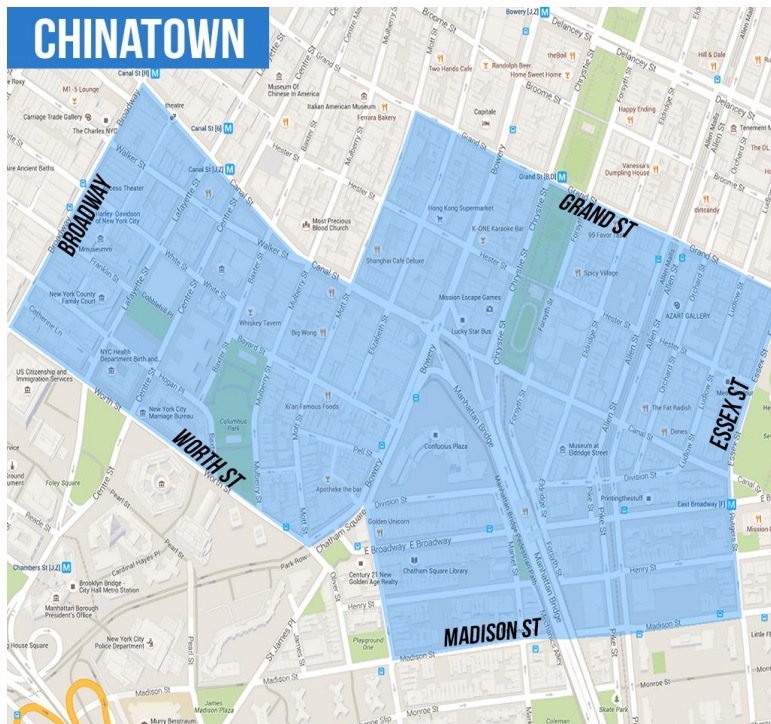
48% YoY

AVERAGE PRICE/SQ.FT.

\$707

8% YoY

NEIGHBORHOOD BOUNDARIES



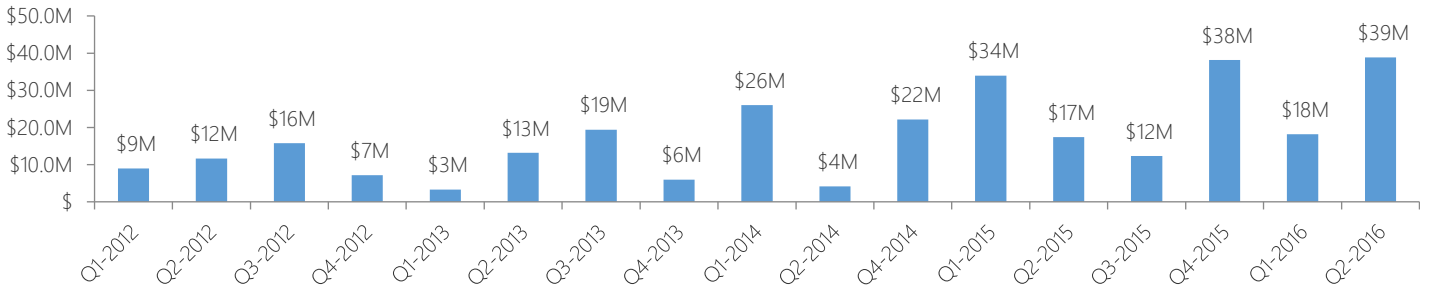
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

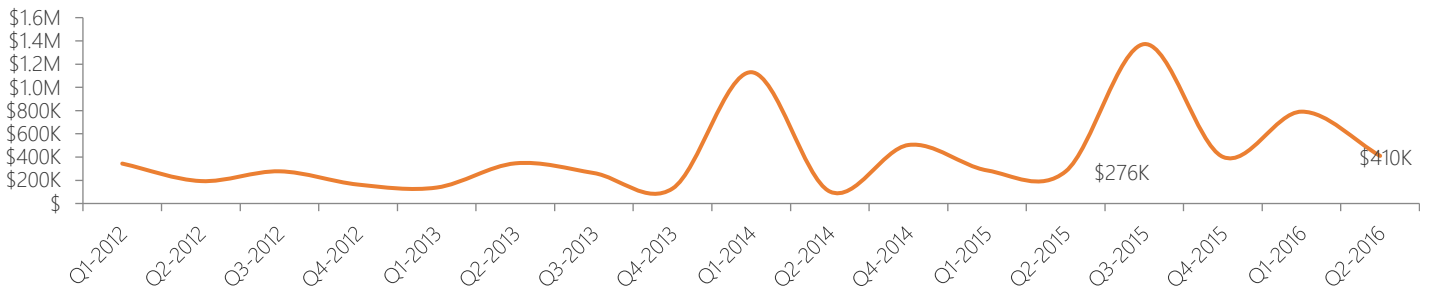
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MULTIFAMILY STATS

Sales Volume

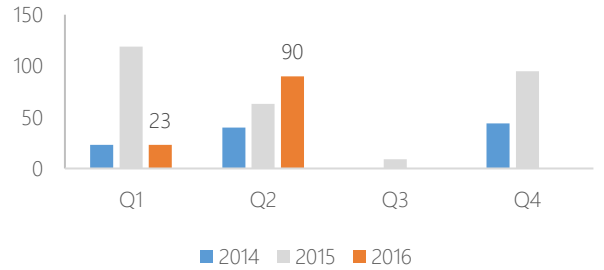


Average Sale Price per Unit



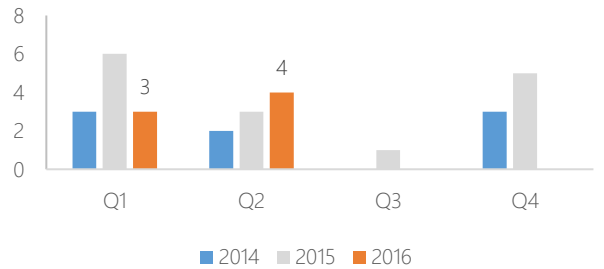
Number of Units Sold

Quarter	2014	2015	2016
Q1	23	119	23
Q2	40	63	90
Q3	-	9	-
Q4	44	95	-



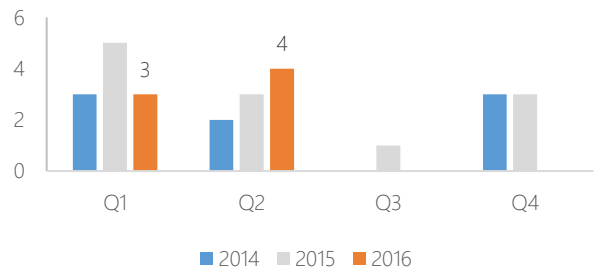
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	3	6	3
Q2	2	3	4
Q3	-	1	-
Q4	3	5	-



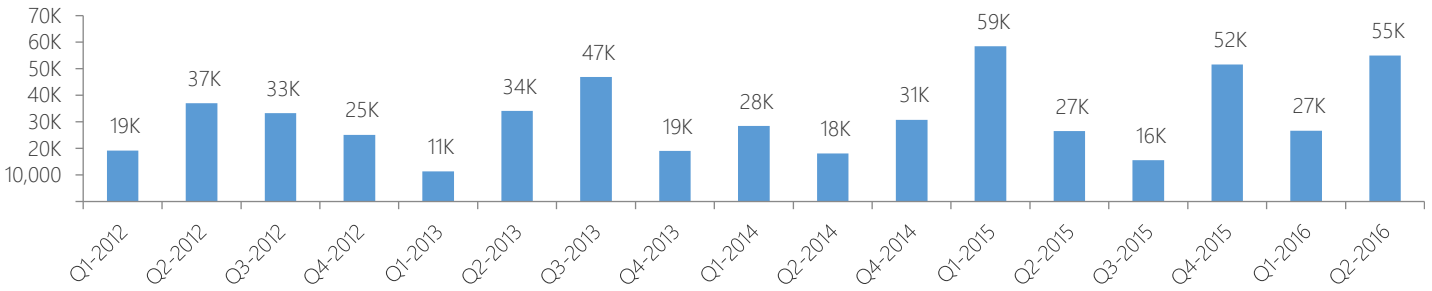
Number of Transactions

Quarter	2014	2015	2016
Q1	3	5	3
Q2	2	3	4
Q3	-	1	-
Q4	3	3	-

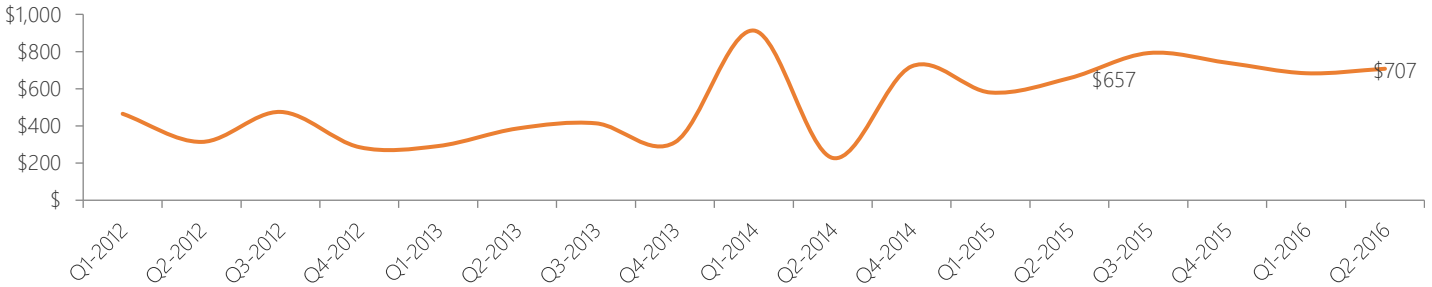


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Total Sq. Ft.



Average Sale Price per Square Foot

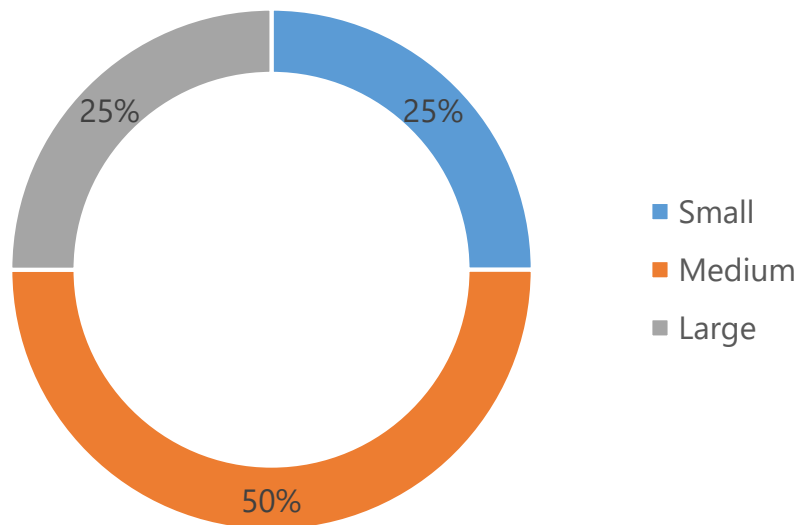


MULTIFAMILY SIZE

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	-	-	\$826	-	\$1,981,452	1	0	0
Medium	\$517,949	87%	\$883	34%	\$20,200,000	2	2	39
Large	\$327,451	-	\$563	-	\$16,700,000	1	1	51

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
58 Elizabeth St	13-May-16	\$16,700,000	Large multifamily	51	29,680	\$563	No
119 Hester St	5-Apr-16	\$16,500,000	Medium multifamily	29	17,025	\$969	No
19 Pell St	26-May-16	\$3,700,000	Medium multifamily	10	5,860	\$631	No
272 Canal St	18-May-16	\$1,981,452	Small multifamily	2	2,400	\$826	No