

SUGAR HILL

A quarterly analysis of multifamily sales
in Sugar Hill, Manhattan

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Sugar Hill, Manhattan

SUMMARY

SALES VOLUME

\$17.3M

37% YoY

NO. OF TRANSACTIONS

3

50% YoY

AVERAGE PRICE/UNIT

\$326K

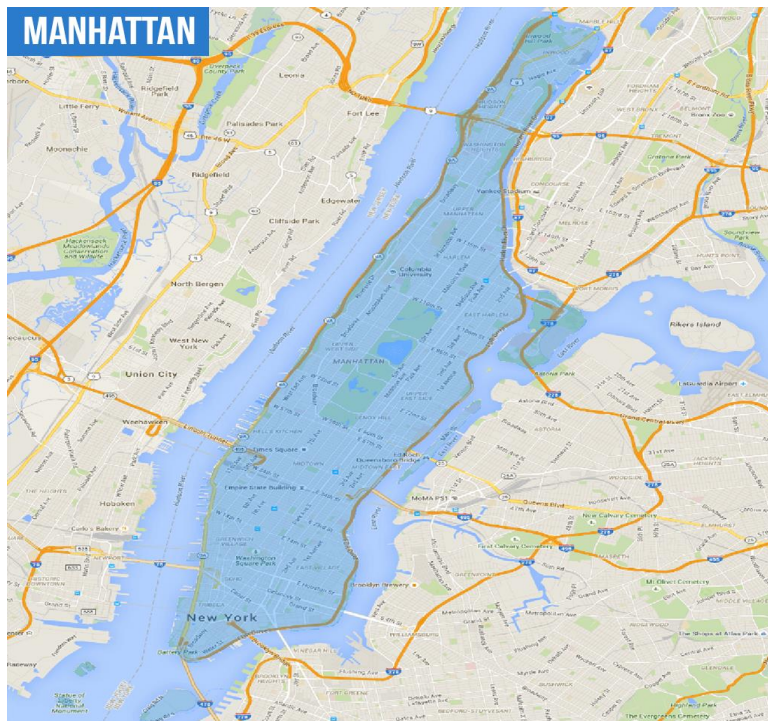
94% YoY

AVERAGE PRICE/SQ.FT.

\$295

-6% YoY

NEIGHBORHOOD BOUNDARIES



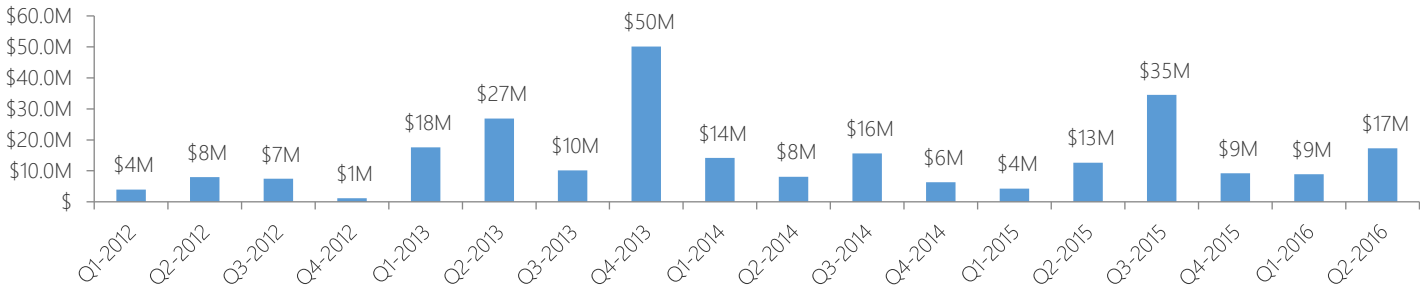
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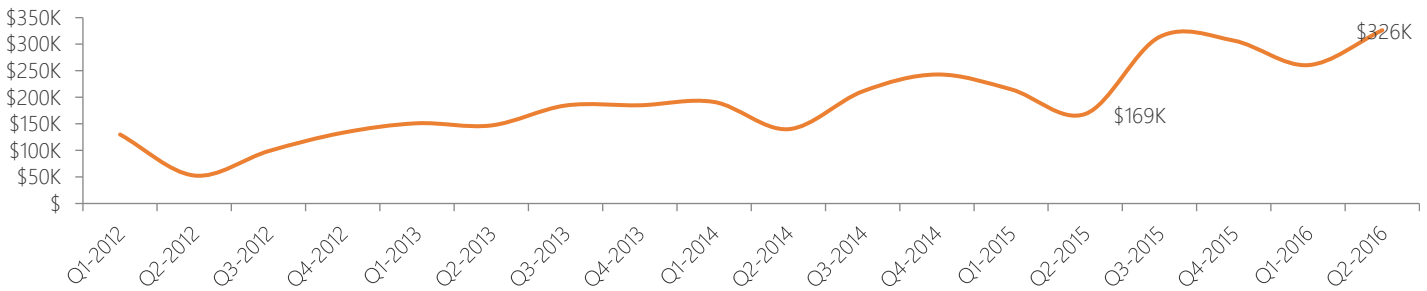
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MULTIFAMILY STATS

Sales Volume

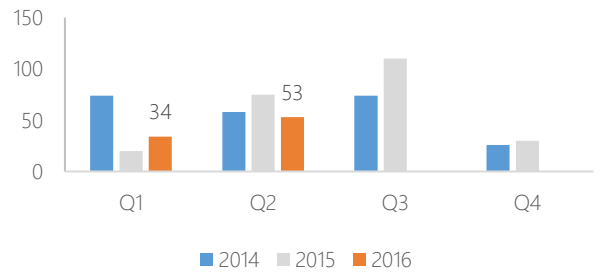


Average Sale Price per Unit



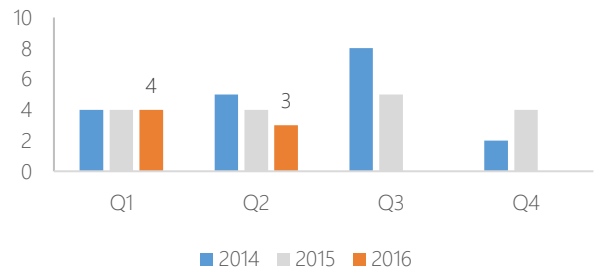
Number of Units Sold

Quarter	2014	2015	2016
Q1	74	20	34
Q2	58	75	53
Q3	74	110	
Q4	26	30	



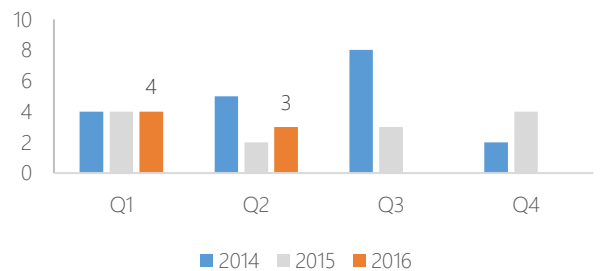
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	4	4
Q2	5	4	3
Q3	8	5	
Q4	2	4	



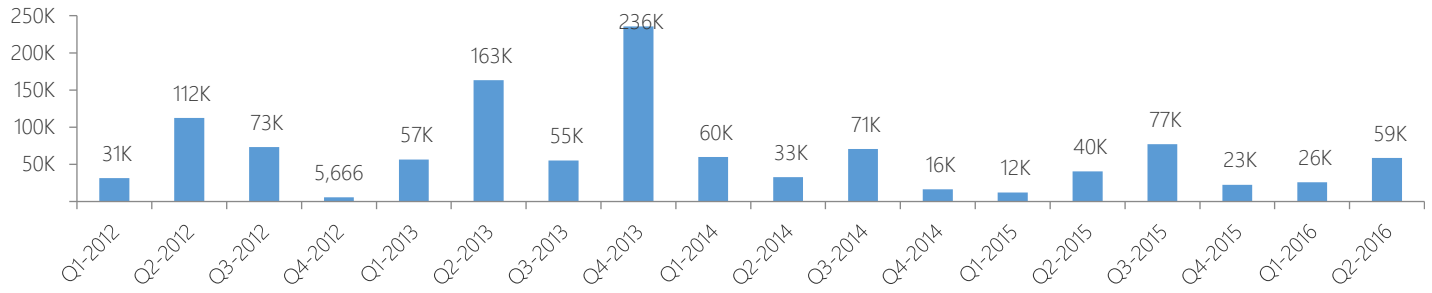
Number of Transactions

Quarter	2014	2015	2016
Q1	4	4	4
Q2	5	2	3
Q3	8	3	
Q4	2	4	

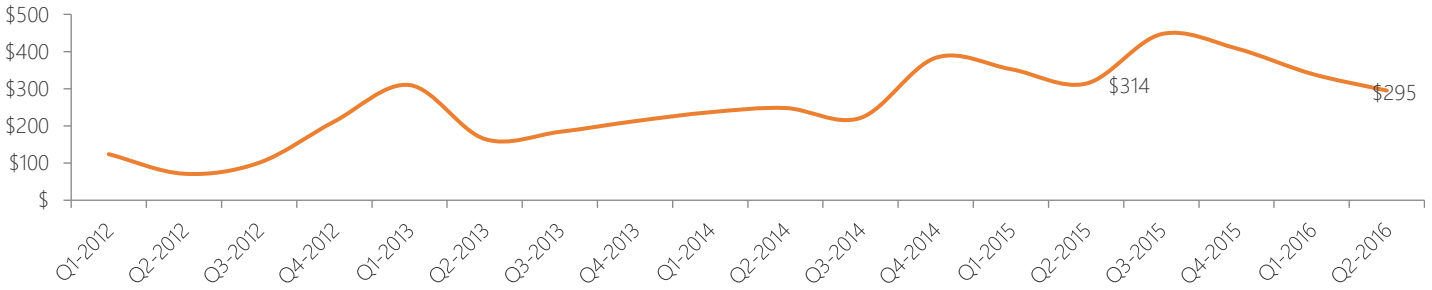


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Total Sq. Ft.



Average Sale Price per Square Foot

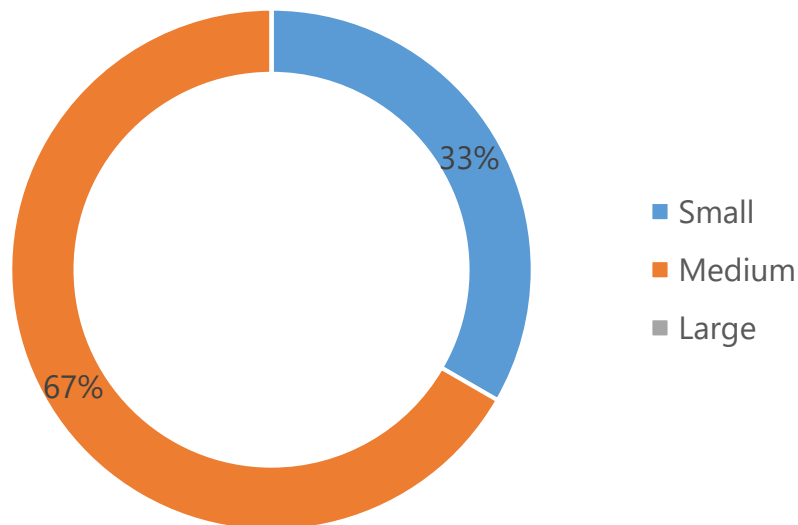


MULTIFAMILY SIZE

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	\$716,667	-	\$486	-	\$2,150,000	1	1	3
Medium	\$303,000	80%	\$279	-11%	\$15,150,000	2	2	50
Large	-	-	-	-	\$0	0	0	0

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
880 St Nicholas Ave	28-Jun-16	\$11,100,000	Medium multifamily	36	43,160	\$257	No
1761 Amsterdam Ave	11-Apr-16	\$4,050,000	Medium multifamily	14	11,080	\$366	No
404 W 147 St	3-May-16	\$2,150,000	Small multifamily	3	4,424	\$486	No

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