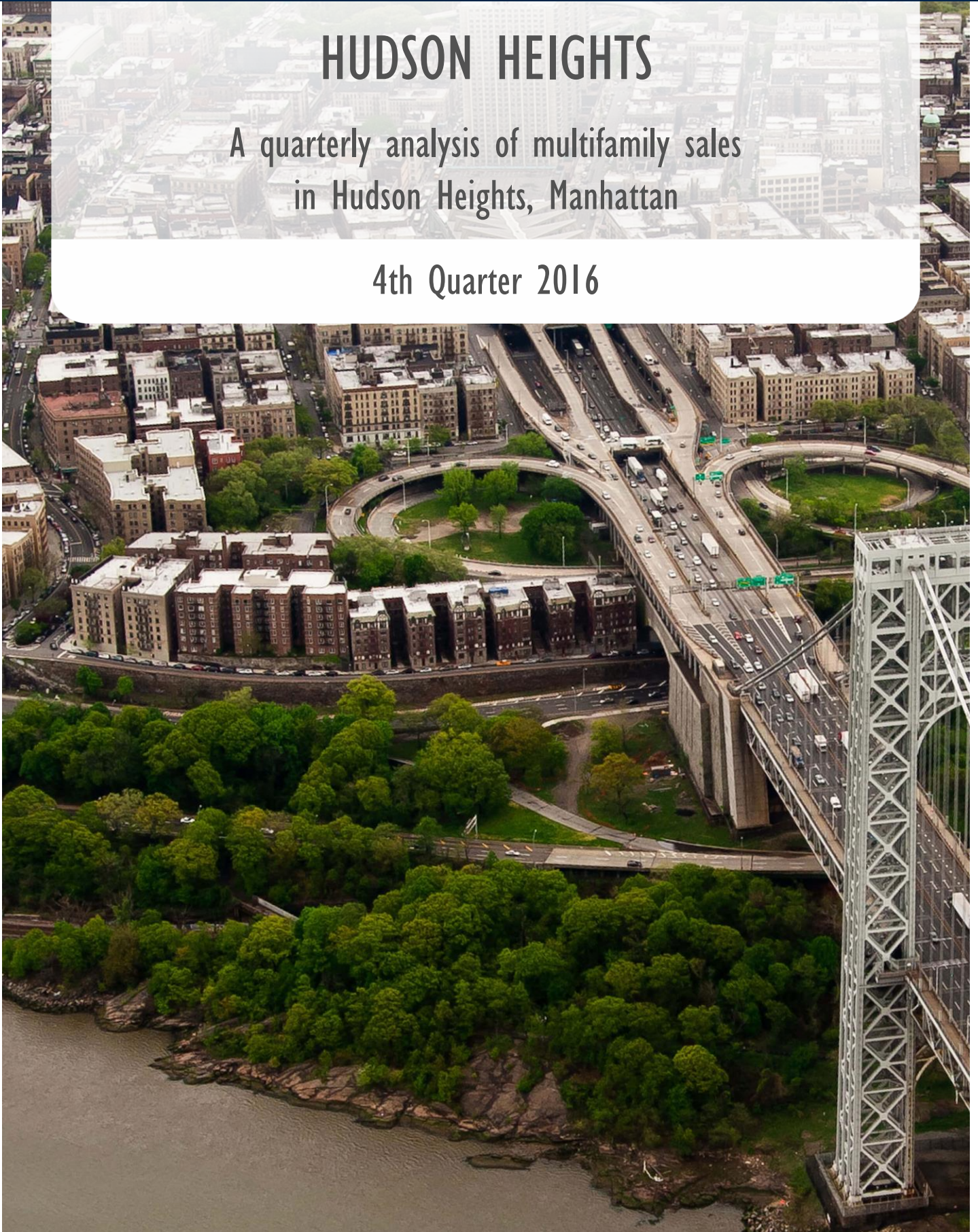




## HUDSON HEIGHTS

A quarterly analysis of multifamily sales  
in Hudson Heights, Manhattan

4th Quarter 2016







# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Hudson Heights, Manhattan

#### SUMMARY

SALES VOLUME

**\$41.5M**

98% YoY

NO. OF TRANSACTIONS

**5**

67% YoY

AVERAGE PRICE/UNIT

**\$222K**

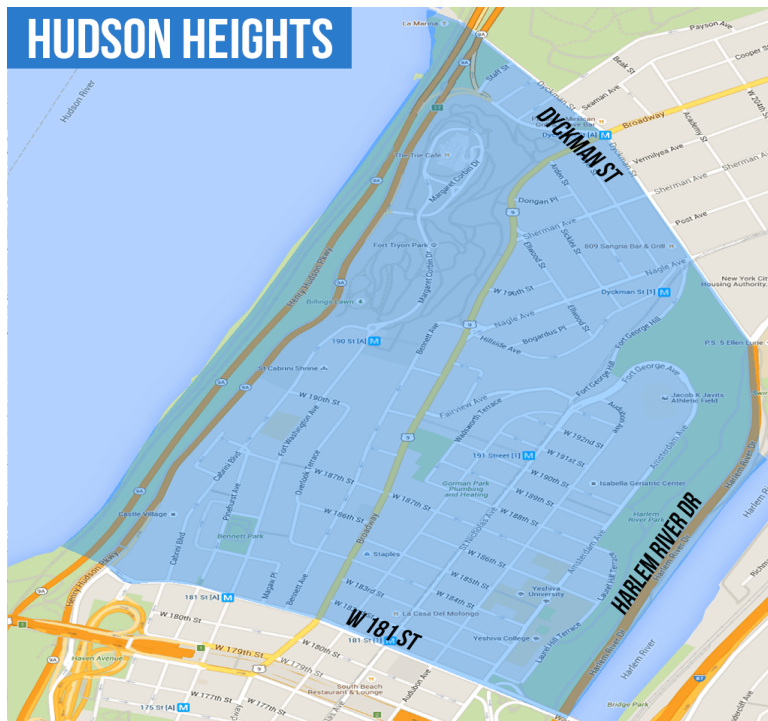
-1% YoY

AVERAGE PRICE/SQ.FT.

**\$244**

-7% YoY

#### NEIGHBORHOOD BOUNDARIES



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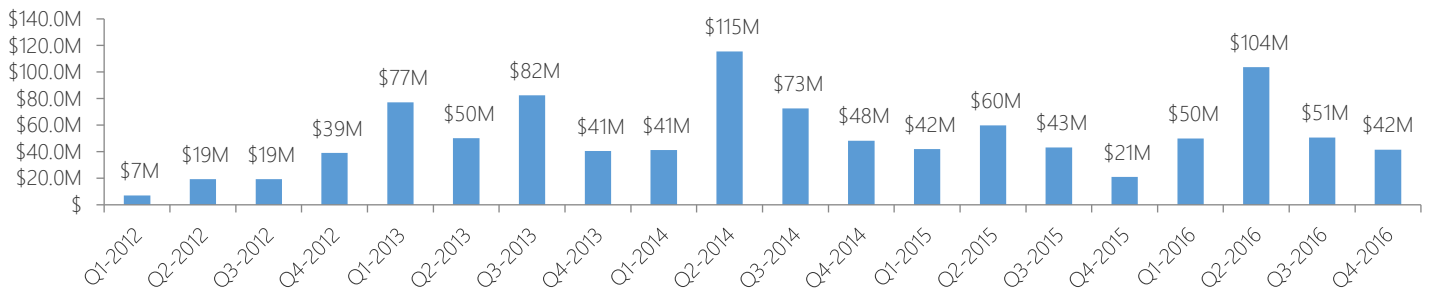
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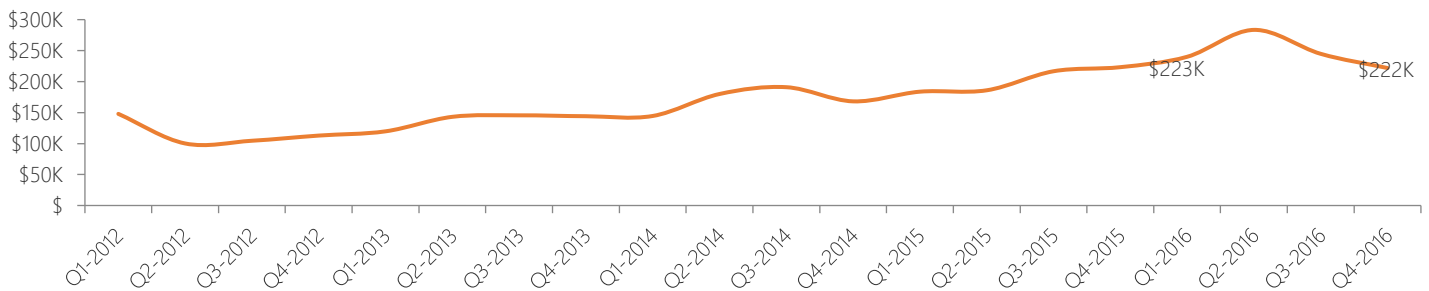
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## MULTIFAMILY STATS

### Sales Volume

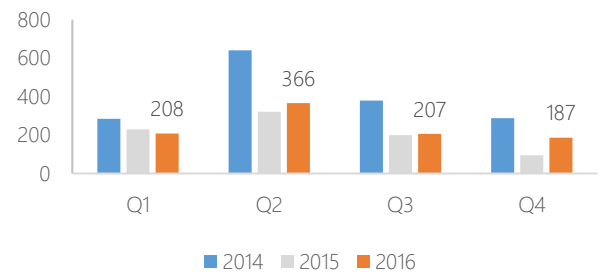


### Average Sale Price per Unit



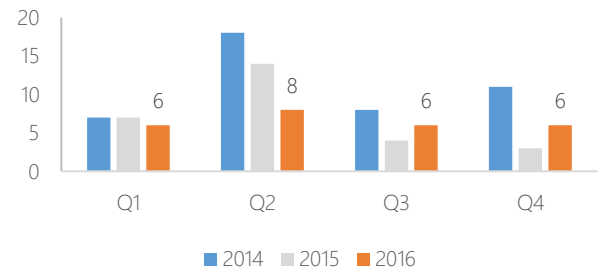
### Number of Units Sold

Quarter	2014	2015	2016
Q1	285	229	208
Q2	641	321	366
Q3	380	199	207
Q4	287	94	187



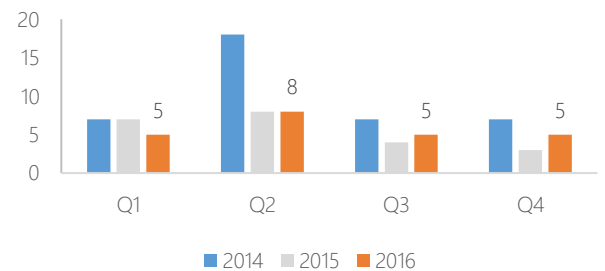
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	7	7	6
Q2	18	14	8
Q3	8	4	6
Q4	11	3	6



### Number of Transactions

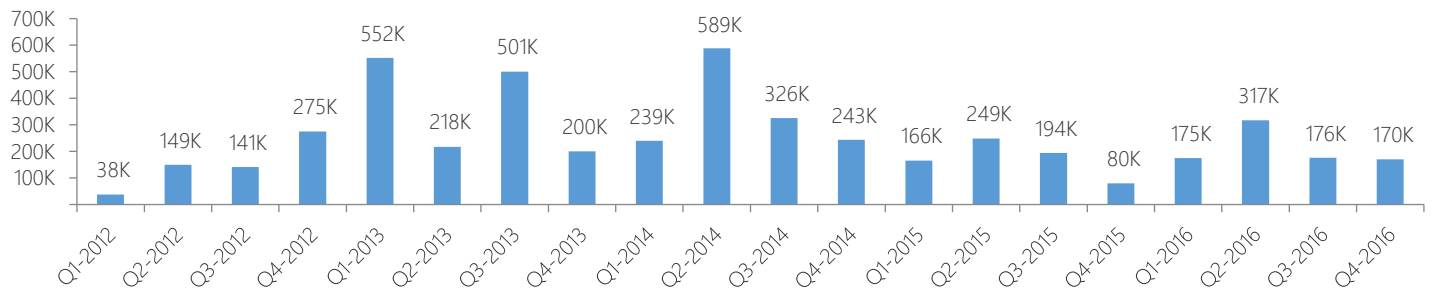
Quarter	2014	2015	2016
Q1	7	7	5
Q2	18	8	8
Q3	7	4	5
Q4	7	3	5



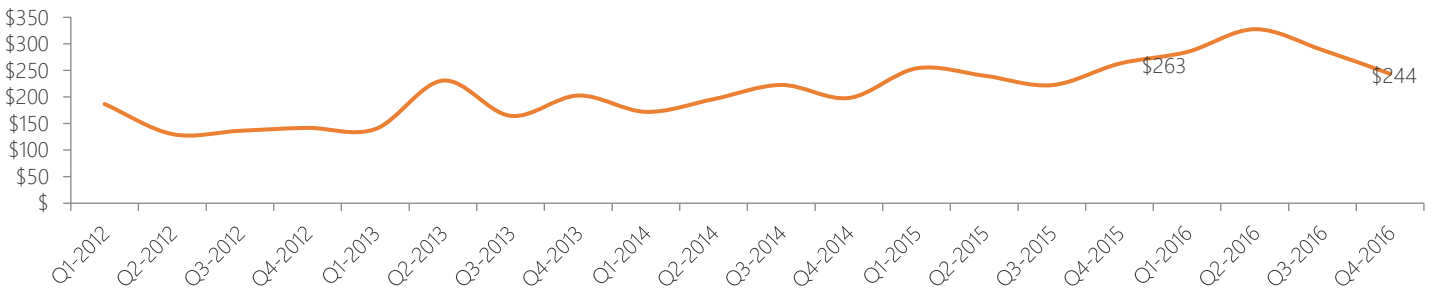


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

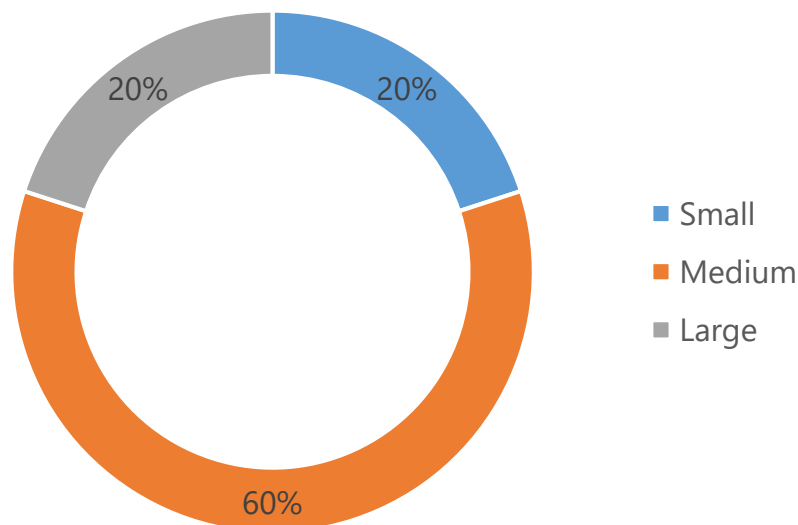


## MULTIFAMILY SIZE

### 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	\$333,333	-	\$396	-	\$2,000,000	1	1	6
Medium	\$170,000	-24%	\$189	-28%	\$18,700,000	3	4	110
Large	\$292,958	-	\$314	-	\$20,800,000	1	1	71

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



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# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
440-450 Audubon Ave	22-Dec-16	\$20,800,000	Large multifamily	71	66,240	\$314	No
558 W 193 St	14-Dec-16	\$7,750,000	Medium multifamily	31	21,924	\$353	No
1471-1475 St Nicholas Ave	28-Nov-16	\$6,550,000	Medium multifamily	20	24,870	\$263	No
569 W 192 St	22-Nov-16	\$4,400,000	Medium multifamily	29	26,175	\$84	Yes
560 W 192 St	22-Nov-16	\$4,400,000	Medium multifamily	30	25,980	\$84	Yes
603 W 185 St	17-Nov-16	\$2,000,000	Small multifamily	6	5,050	\$396	No

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