



INWOOD

A quarterly analysis of multifamily sales
in Inwood, Manhattan

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Inwood, Manhattan

SUMMARY

SALES VOLUME

\$123.2M

855% YoY

NO. OF TRANSACTIONS

6

100% YoY

AVERAGE PRICE/UNIT

\$215K

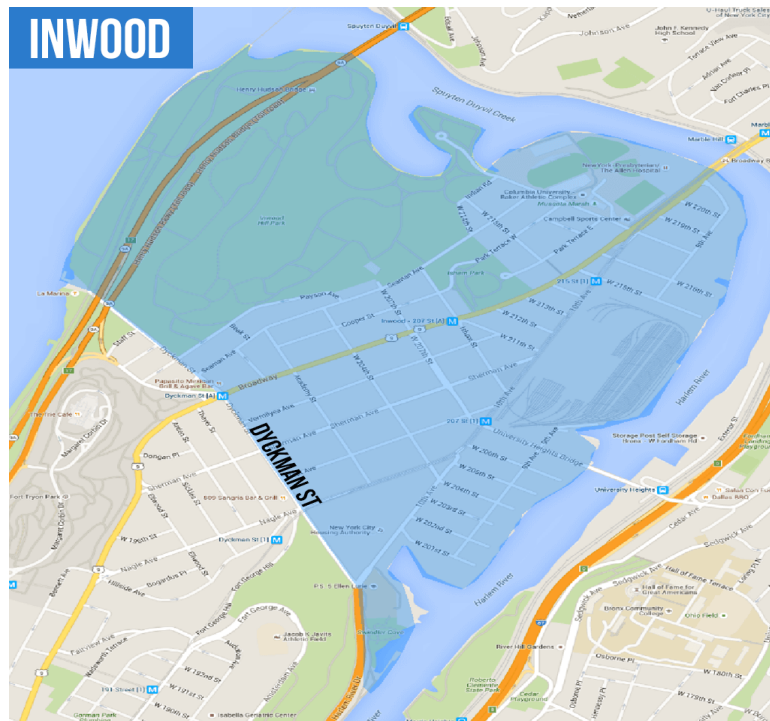
13% YoY

AVERAGE PRICE/SQ.FT.

\$250

14% YoY

NEIGHBORHOOD BOUNDARIES



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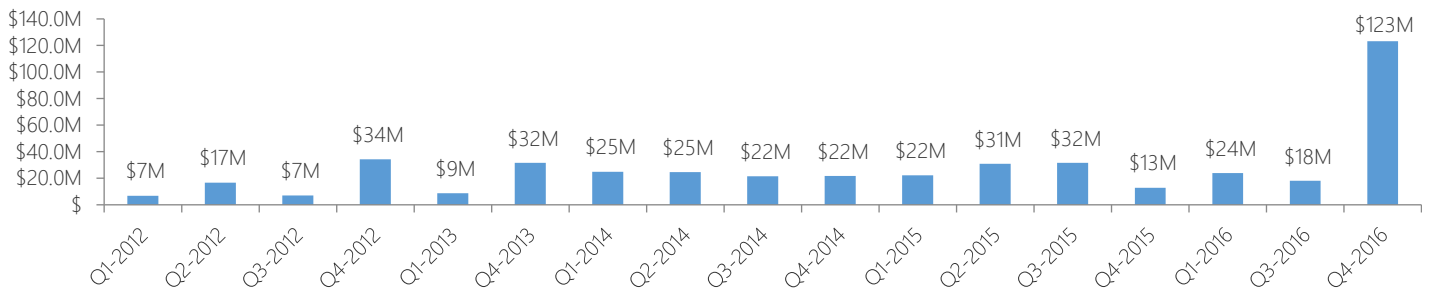
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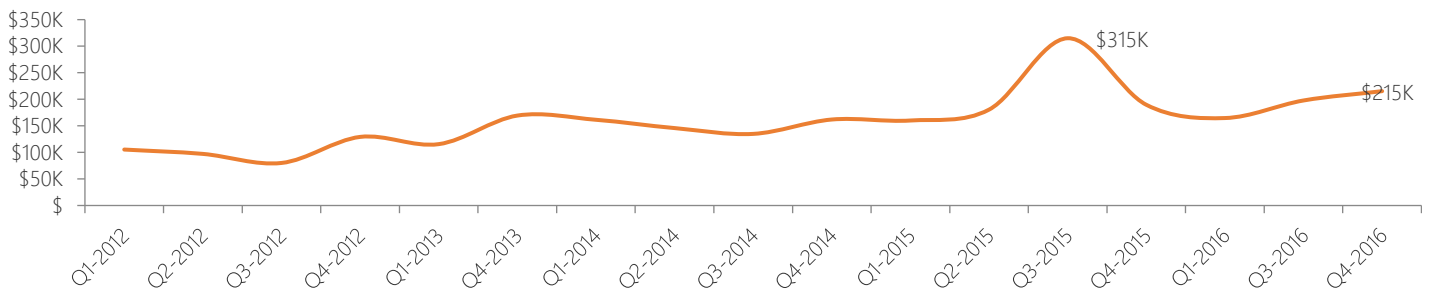
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MULTIFAMILY STATS

Sales Volume

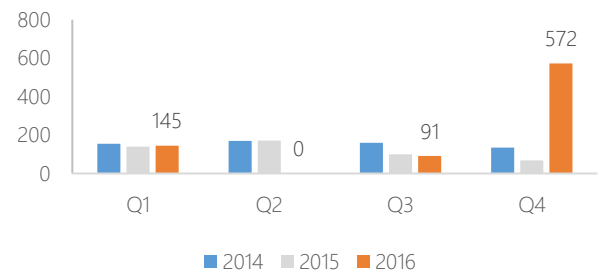


Average Sale Price per Unit



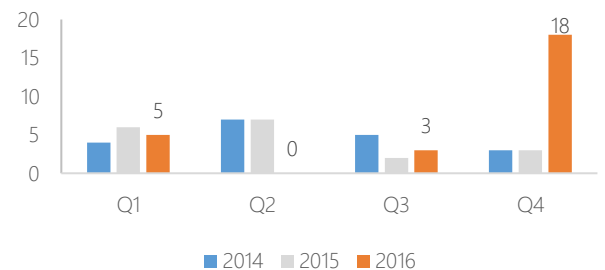
Number of Units Sold

Quarter	2014	2015	2016
Q1	154	139	145
Q2	169	171	-
Q3	160	100	91
Q4	134	68	572



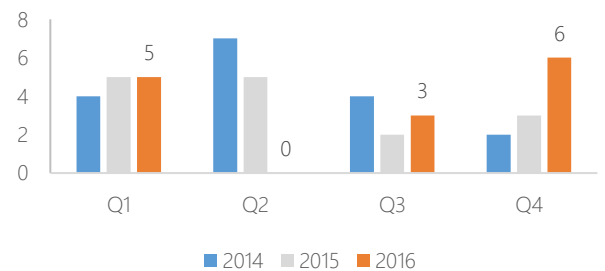
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	6	5
Q2	7	7	-
Q3	5	2	3
Q4	3	3	18



Number of Transactions

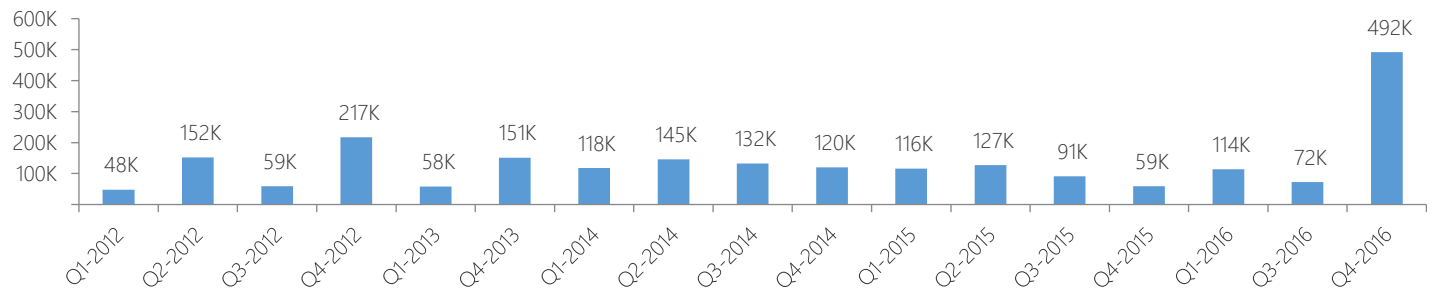
Quarter	2014	2015	2016
Q1	4	5	5
Q2	7	5	-
Q3	4	2	3
Q4	2	3	6



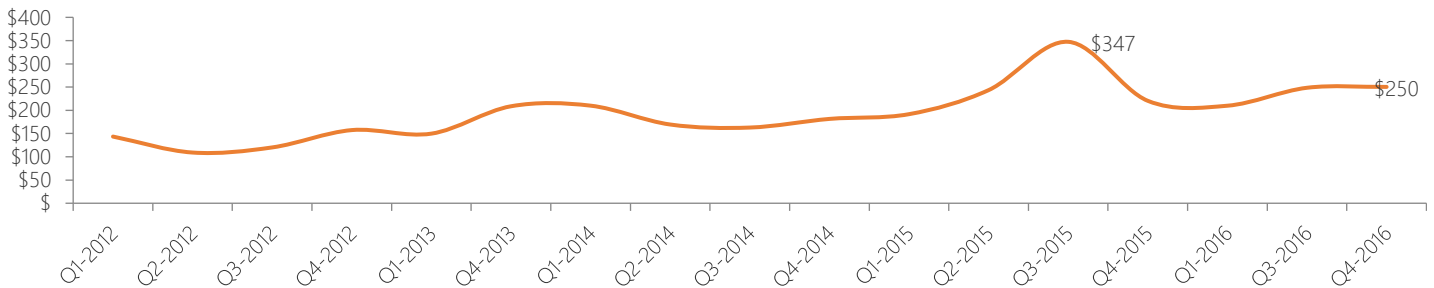


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Total Sq. Ft.



Average Sale Price per Square Foot

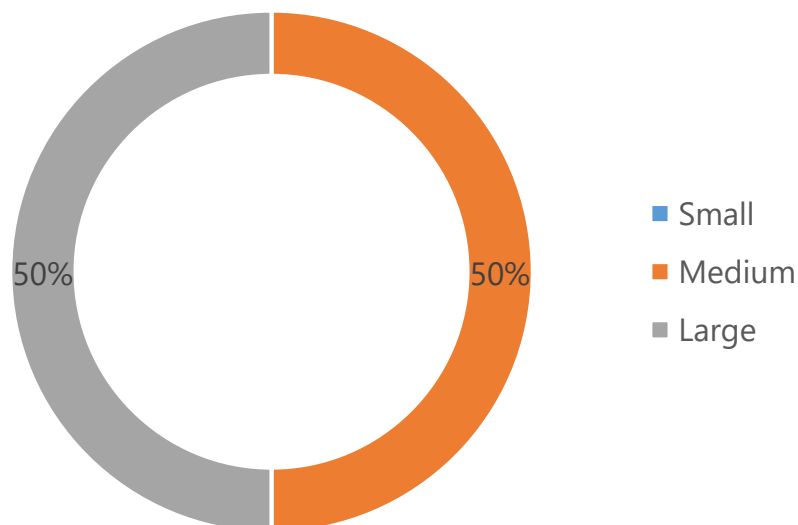


MULTIFAMILY SIZE

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	\$266,471	40%	\$364	65%	\$22,650,000	3	3	85
Large	\$206,366	-	\$234	-	\$100,500,000	3	15	487

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
121 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
66-70 Vermilyea Ave	14-Dec-16	\$63,600,000	Large multifamily	50	32,345	\$203	Yes
22 Post Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,615	\$203	Yes
26 Post Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,615	\$203	Yes
30 Post Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,615	\$203	Yes
109 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
113 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
117 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
125 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
129 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,805	\$203	Yes
133 Sherman Ave	14-Dec-16	\$63,600,000	Medium multifamily	39	31,688	\$203	Yes
38 Post Ave	14-Dec-16	\$63,600,000	Medium multifamily	26	22,615	\$203	Yes
34 Post Ave	14-Dec-16	\$63,600,000	Medium multifamily	25	22,615	\$203	Yes
139-149 Payson Ave	14-Dec-16	\$19,200,000	Large multifamily	61	61,584	\$312	No
254 Seaman Ave	20-Oct-16	\$17,700,000	Large multifamily	61	54,261	\$326	No
100 Cooper St	14-Dec-16	\$12,900,000	Medium multifamily	48	30,896	\$418	No
256 Seaman Ave	14-Dec-16	\$6,900,000	Medium multifamily	20	19,020	\$363	No
125 Vermilyea Ave	31-Oct-16	\$2,850,000	Medium multifamily	17	12,224	\$233	No

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