



MURRAY HILL

A quarterly analysis of multifamily sales
in Murray Hill, Manhattan

4th Quarter 2016





Murray Hill, Manhattan

AVERAGE PRICE/SQ.FT.

-4% YoY

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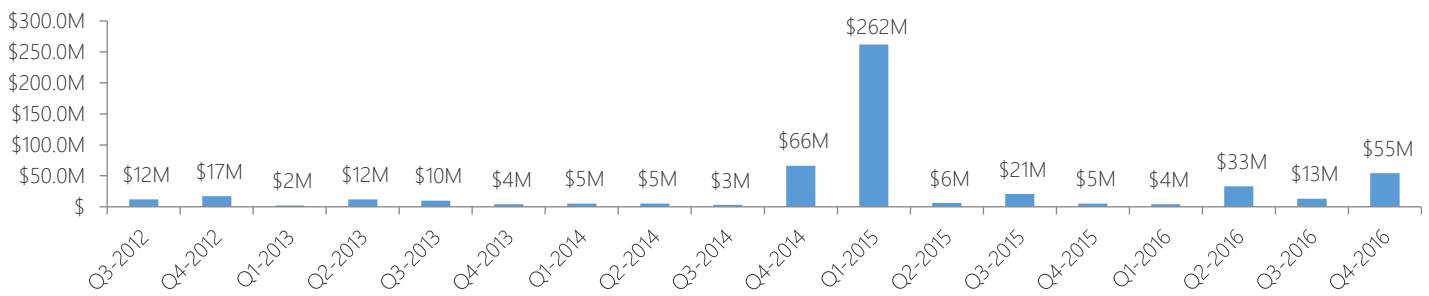
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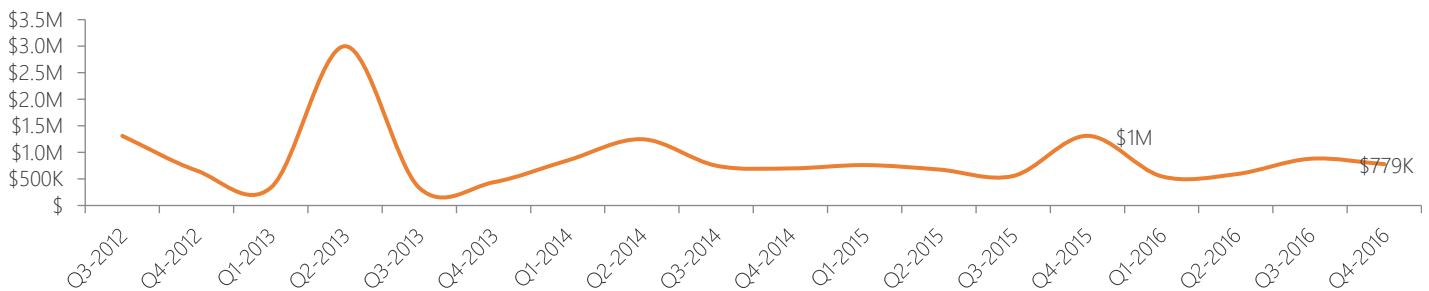
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MULTIFAMILY STATS

Sales Volume

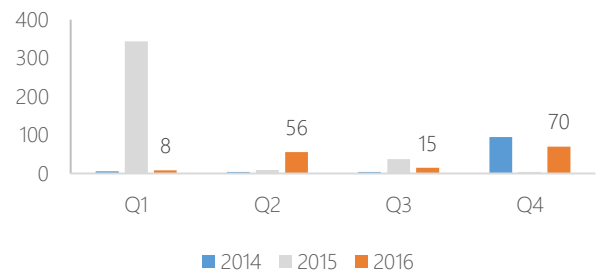


Average Sale Price per Unit



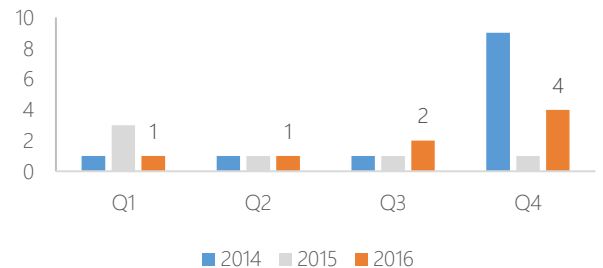
Number of Units Sold

Quarter	2014	2015	2016
Q1	6	344	8
Q2	4	9	56
Q3	4	37	15
Q4	95	4	70



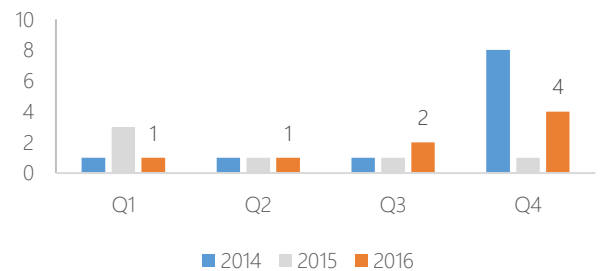
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	1	3	1
Q2	1	1	1
Q3	1	1	2
Q4	9	1	4



Number of Transactions

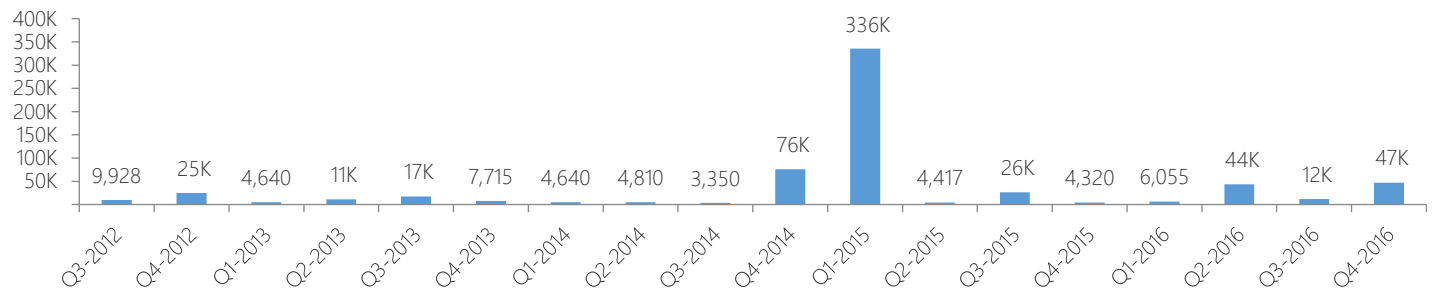
Quarter	2014	2015	2016
Q1	1	3	1
Q2	1	1	1
Q3	1	1	2
Q4	8	1	4



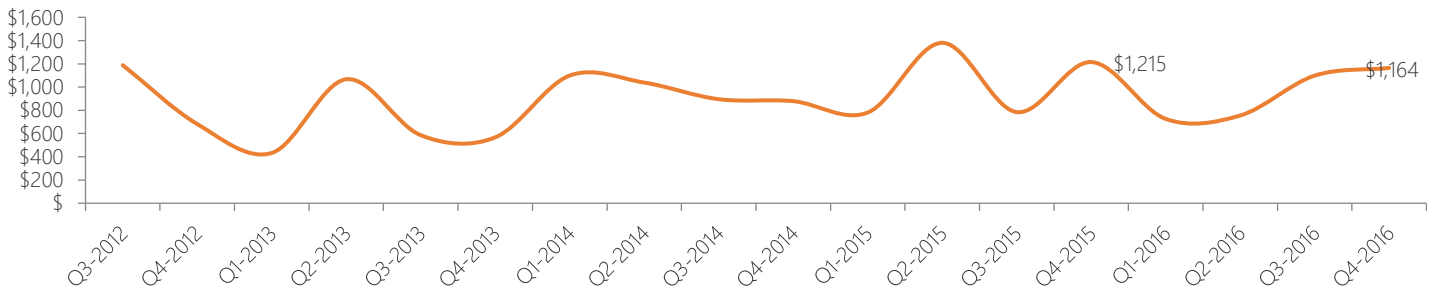


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Total Sq. Ft.



Average Sale Price per Square Foot

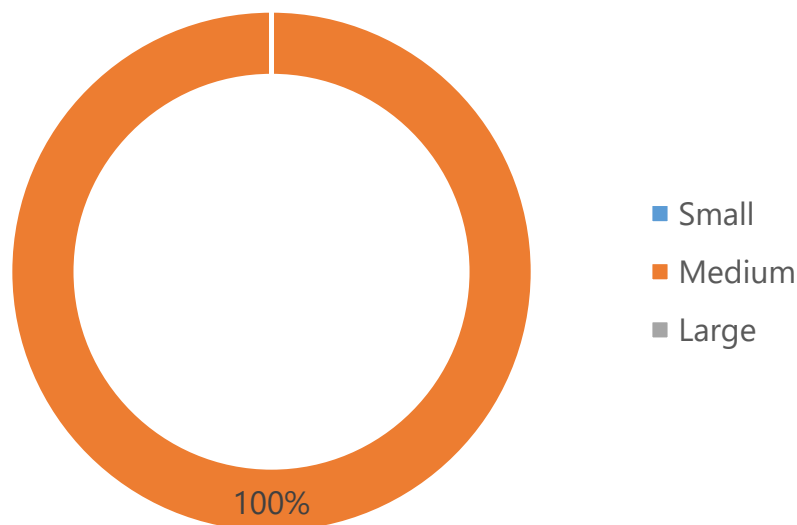


MULTIFAMILY SIZE

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	-	-	-	-	\$0	0	0	0
Medium	\$778,786	-	\$1,164	-	\$54,515,000	4	4	70
Large	-	-	-	-	\$0	0	0	0

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



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

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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
114-116 E 40 St	21-Nov-16	\$27,500,000	Medium multifamily	37	26,178	\$1,051	No
21 E 37 St	21-Dec-16	\$13,500,000	Medium multifamily	10	7,202	\$1,874	No
121 E 37 St	5-Dec-16	\$7,463,000	Medium multifamily	12	7,080	\$1,054	No
151 E 38 St	5-Dec-16	\$6,052,000	Medium multifamily	11	6,357	\$952	No

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