



## SOHO

A quarterly analysis of multifamily sales  
in SoHo, Manhattan

4th Quarter 2016







# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### SoHo, Manhattan

#### SUMMARY

SALES VOLUME

**\$45.4M**

138% YoY

NO. OF TRANSACTIONS

**3**

50% YoY

AVERAGE PRICE/UNIT

**\$873K**

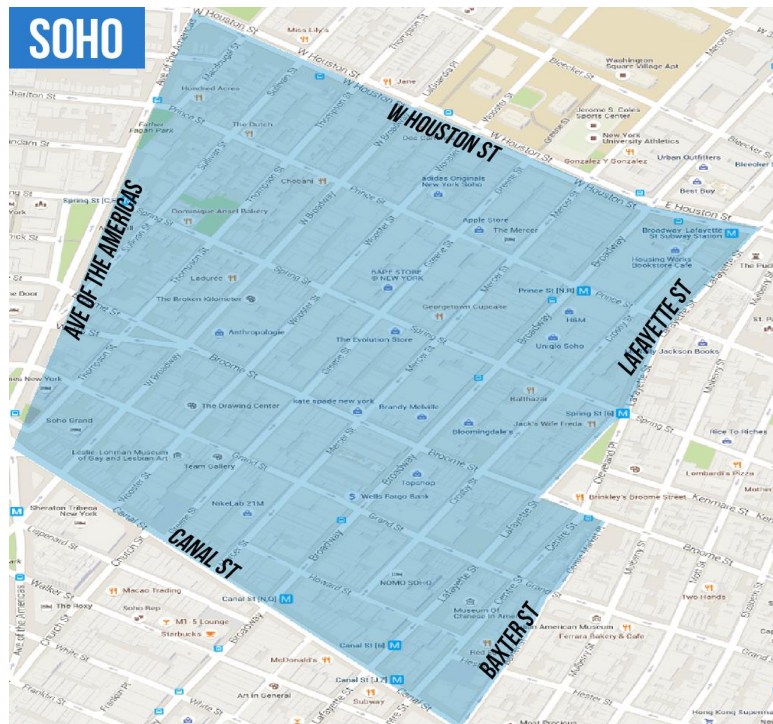
-59% YoY

AVERAGE PRICE/SQ.FT.

**\$1,574**

-3% YoY

#### NEIGHBORHOOD BOUNDARIES



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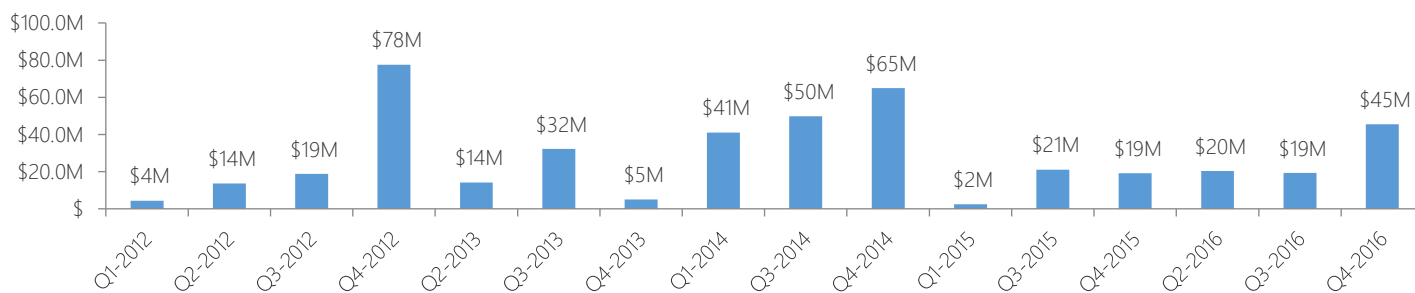
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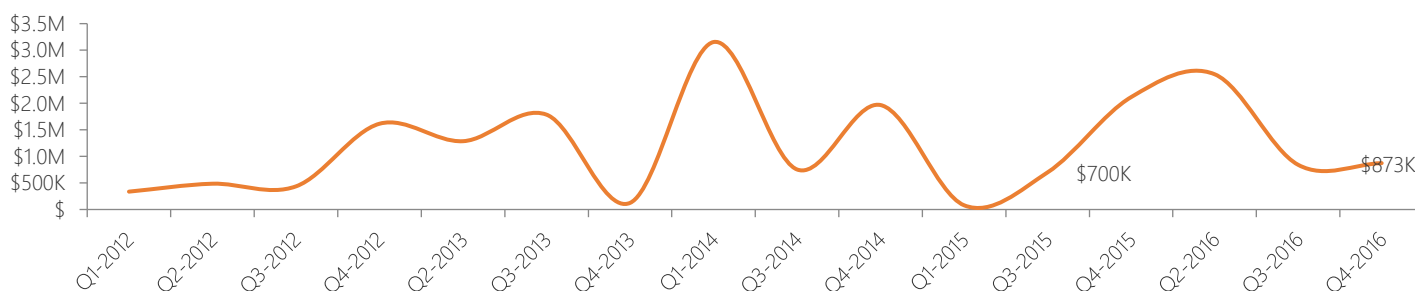
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## MULTIFAMILY STATS

### Sales Volume

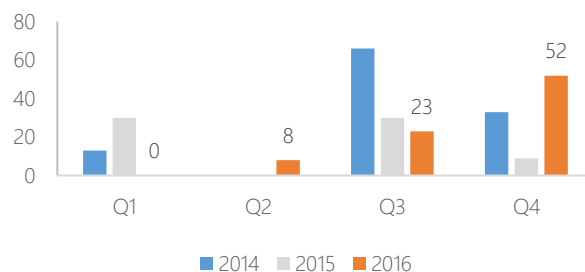


### Average Sale Price per Unit



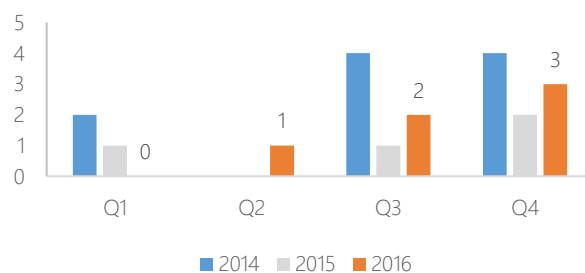
### Number of Units Sold

Quarter	2014	2015	2016
Q1	13	30	-
Q2	-	-	8
Q3	66	30	23
Q4	33	9	52



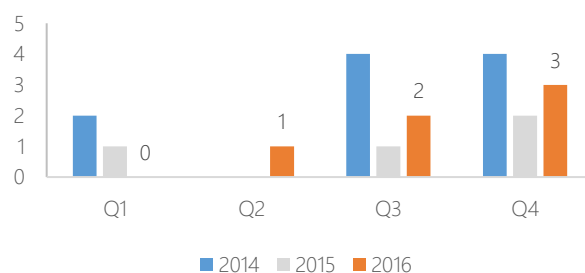
### Number of Buildings Sold

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



### Number of Transactions

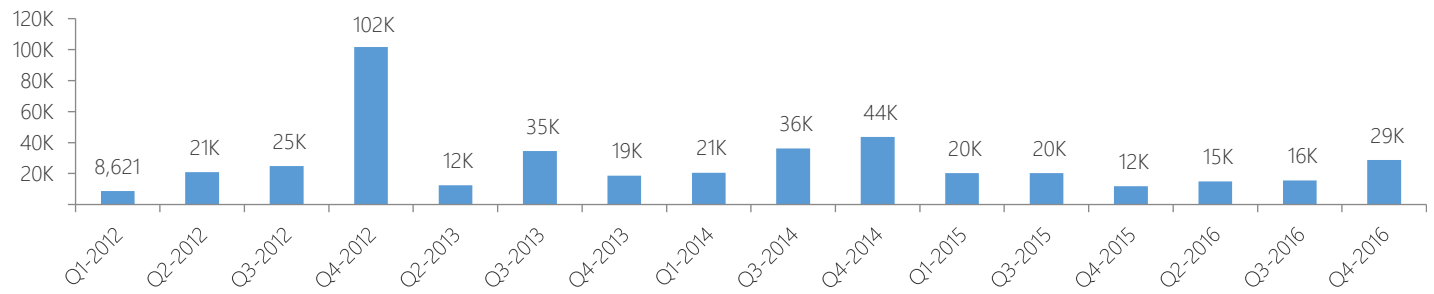
Quarter	2014	2015	2016
Q1	2	1	-
Q2	-	-	1
Q3	4	1	2
Q4	4	2	3



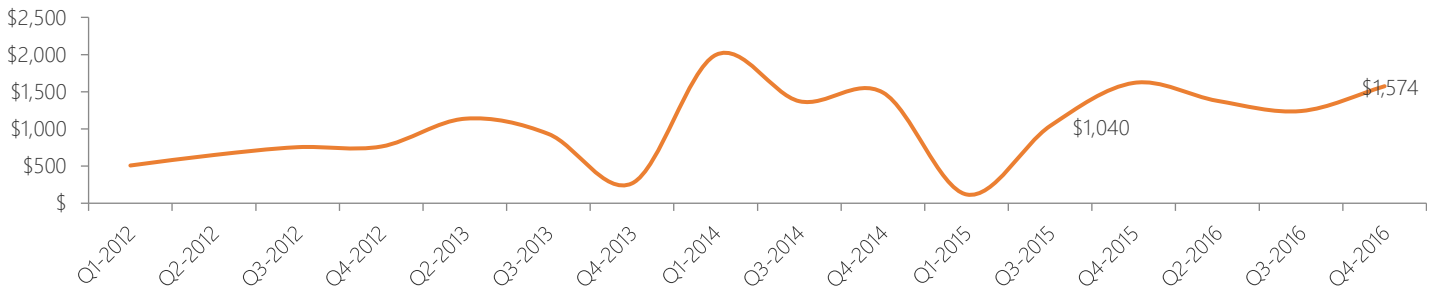


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

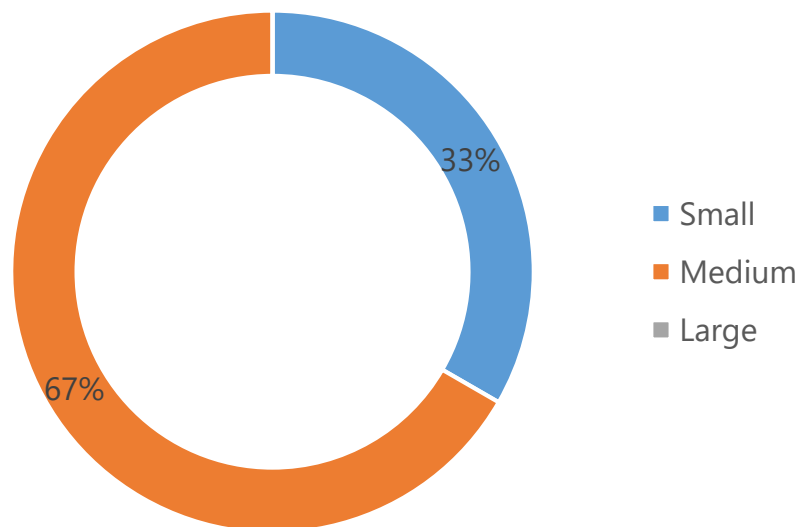


## MULTIFAMILY SIZE

### 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	\$1,641,667	-22%	\$1,880	16%	\$9,850,000	1	1	6
Medium	\$772,935	-	\$1,506	-	\$35,555,000	2	2	46
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
59-61 Thompson St	28-Oct-16	\$21,055,000	Medium multifamily	36	15,918	\$1,323	No
65 Spring St	1-Nov-16	\$14,500,000	Medium multifamily	10	7,690	\$1,886	No
51 Mac Dougal St	22-Dec-16	\$9,850,000	Small multifamily	6	5,240	\$1,880	No

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