



UWS

A quarterly analysis of multifamily sales
in UWS, Manhattan

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

UWS, Manhattan

SUMMARY

SALES VOLUME

\$278.5M

1785% YoY

NO. OF TRANSACTIONS

6

100% YoY

AVERAGE PRICE/UNIT

\$977K

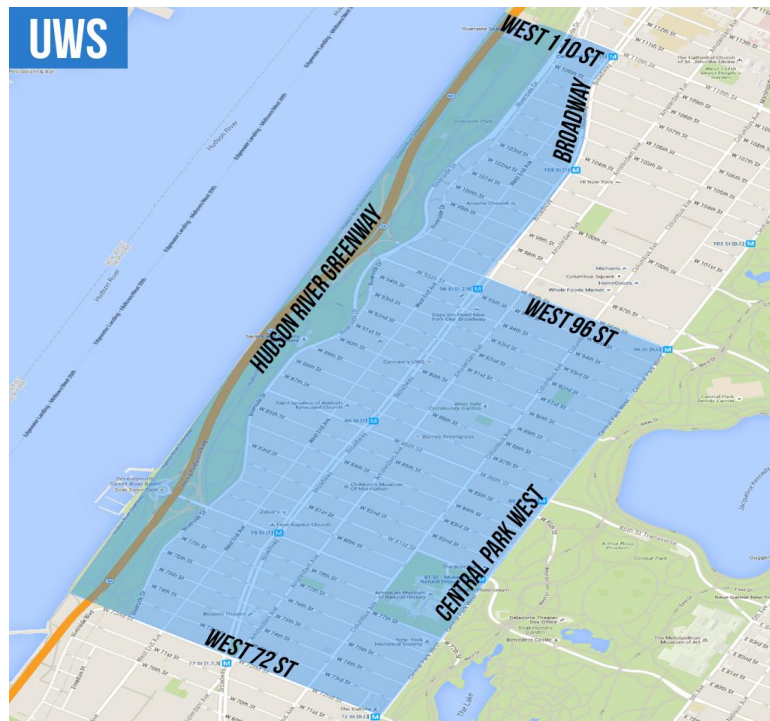
52% YoY

AVERAGE PRICE/SQ.FT.

\$981

8% YoY

NEIGHBORHOOD BOUNDARIES



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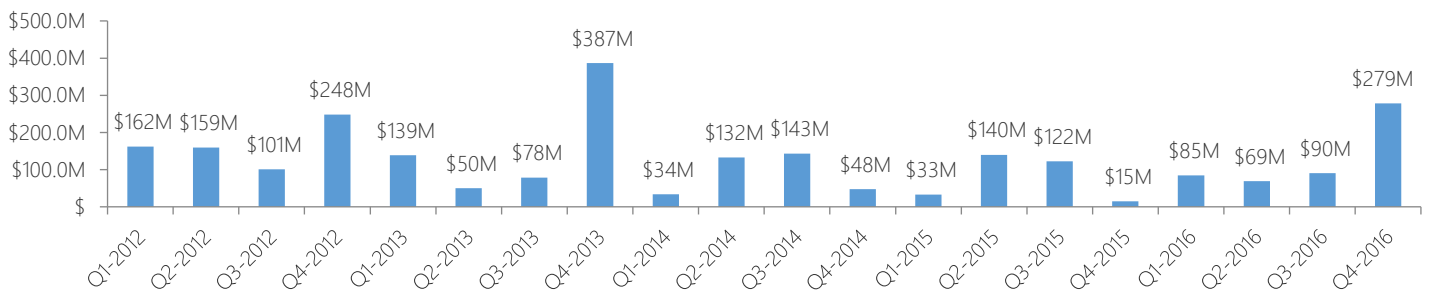
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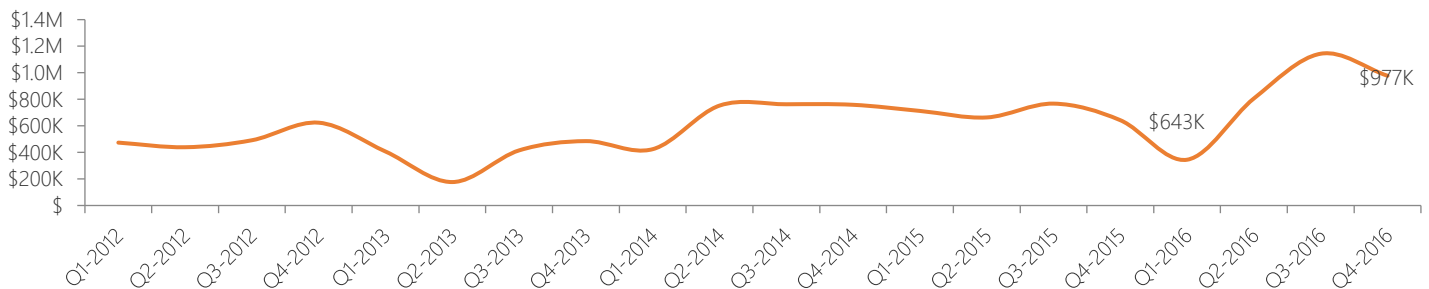
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MULTIFAMILY STATS

Sales Volume

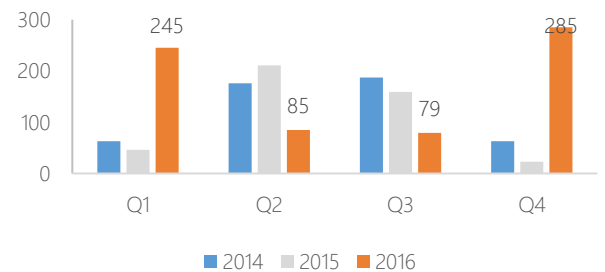


Average Sale Price per Unit



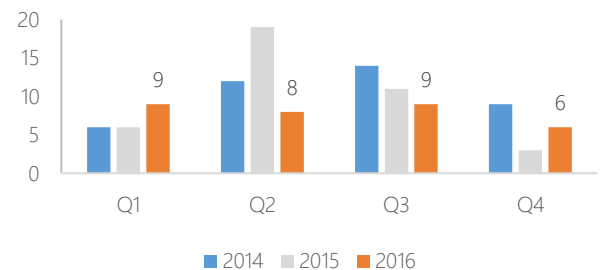
Number of Units Sold

Quarter	2014	2015	2016
Q1	63	46	245
Q2	176	211	85
Q3	187	159	79
Q4	63	23	285



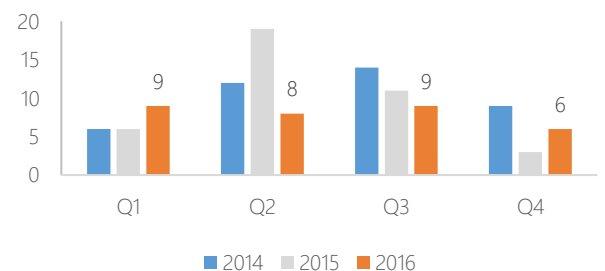
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	6	9
Q2	12	19	8
Q3	14	11	9
Q4	9	3	6



Number of Transactions

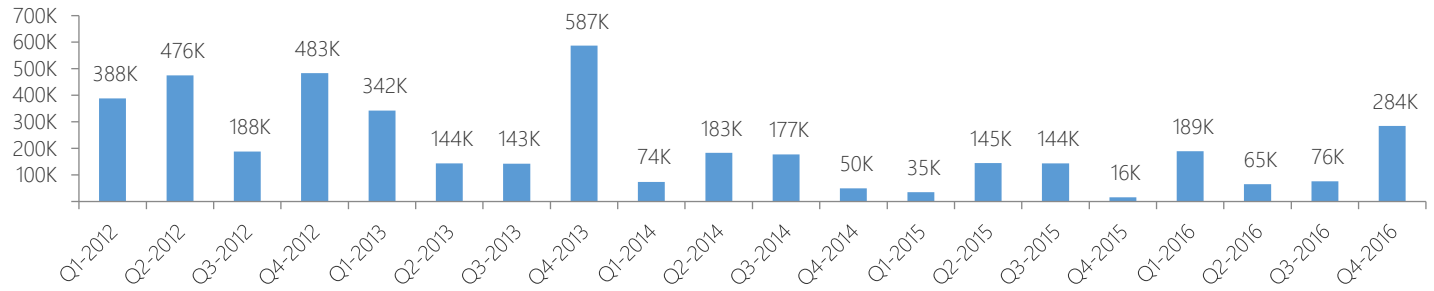
Quarter	2014	2015	2016
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Q3	14	11	9
Q4	9	3	6



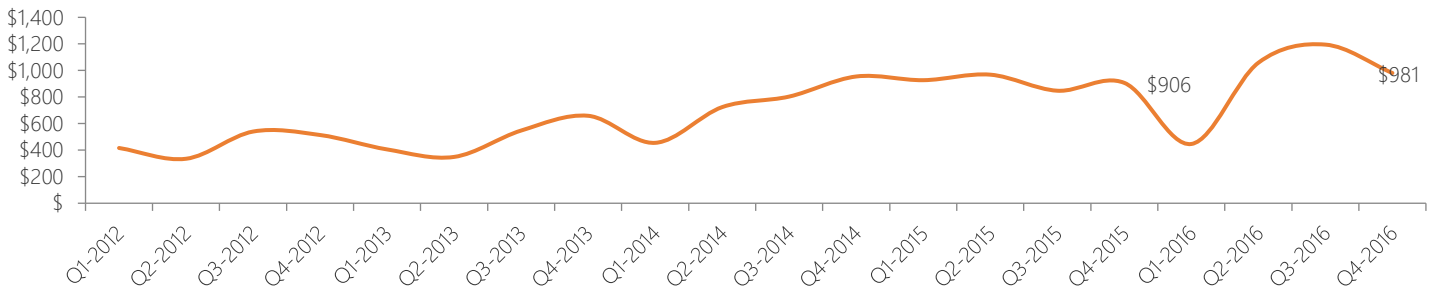


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Total Sq. Ft.



Average Sale Price per Square Foot

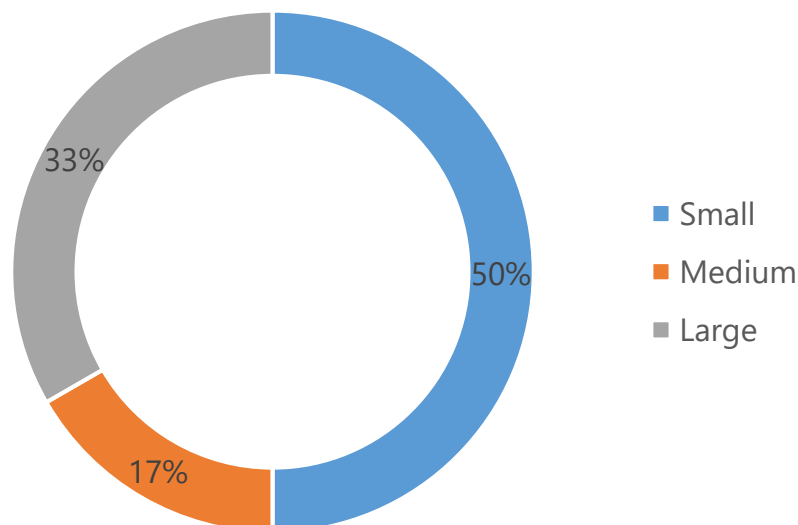


MULTIFAMILY SIZE

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	\$739,286	-56%	\$914	-18%	\$15,525,000	3	3	21
Medium	\$266,667	-45%	\$576	-30%	\$4,000,000	1	1	15
Large	\$1,040,161	-	\$996	-	\$259,000,000	2	2	249

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
21-25 W 86 St	1-Nov-16	\$172,500,000	Large multifamily	155	141,498	\$1,219	No
915-919 W End Ave	7-Oct-16	\$86,500,000	Large multifamily	94	118,591	\$729	No
327 W 101 St	18-Oct-16	\$7,250,000	Small multifamily	3	4,520	\$1,604	No
407 Amsterdam Ave	6-Oct-16	\$5,275,000	Small multifamily	9	8,125	\$649	No
325 W 100 St	18-Nov-16	\$4,000,000	Medium multifamily	15	6,942	\$576	No
322 W 77 St	31-Dec-16	\$3,000,000	Small multifamily	9	4,336	\$692	No

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