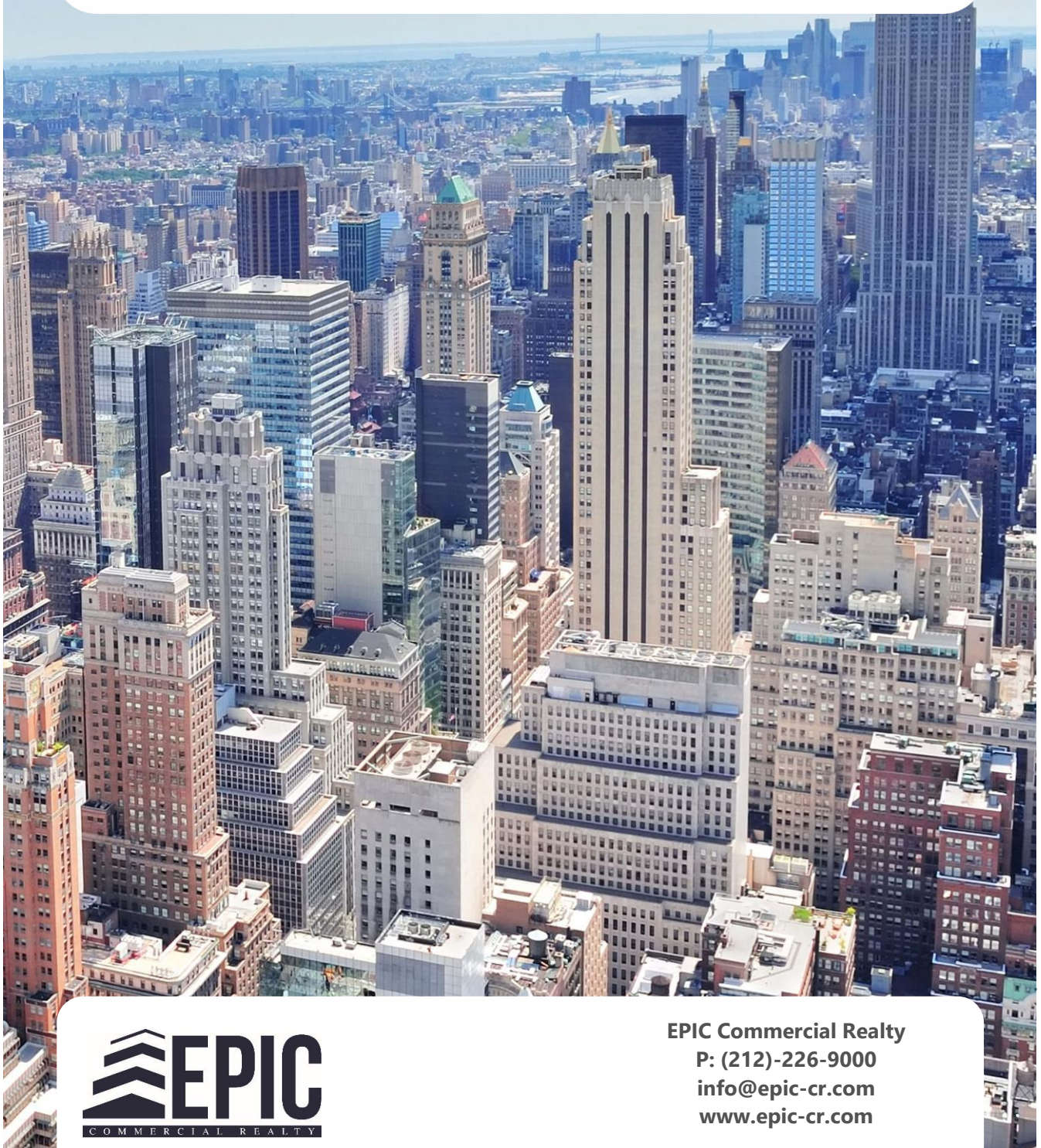


MIDTOWN MANHATTAN

A quarterly analysis of multifamily sales
in Midtown Manhattan

2nd Quarter 2018



EPIC Commercial Realty
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Multifamily Market Report, 2nd Quarter 2018

Midtown Manhattan, Manhattan

SUMMARY

SALES VOLUME

\$134.6M

-49% YoY

NO. OF TRANSACTIONS

8

-33% YoY

AVERAGE PRICE/UNIT

\$1.1M

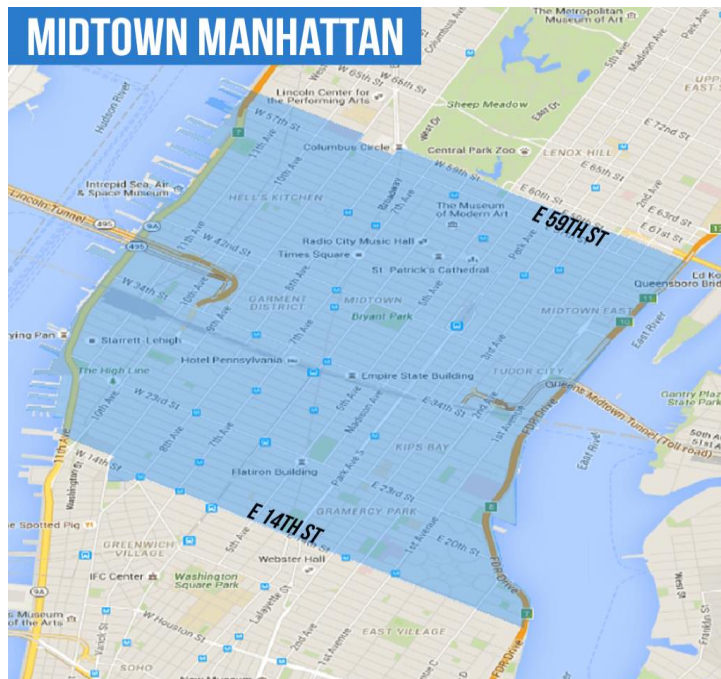
66% YoY

AVERAGE PRICE/SQ.FT.

\$1,299

49% YoY

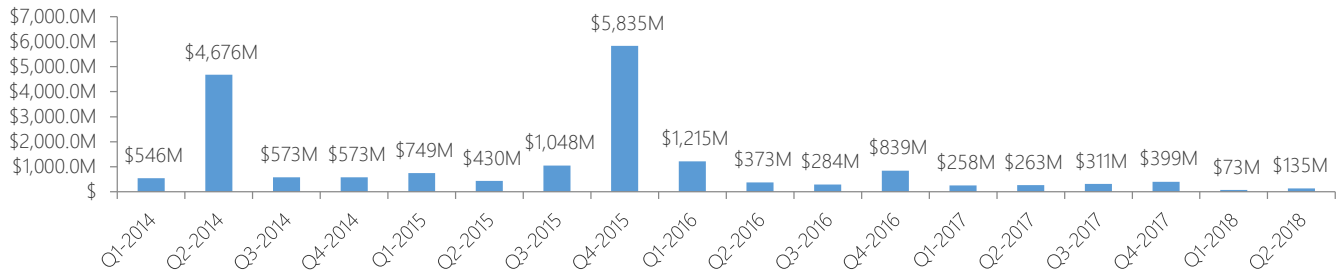
NEIGHBORHOOD BOUNDARIES



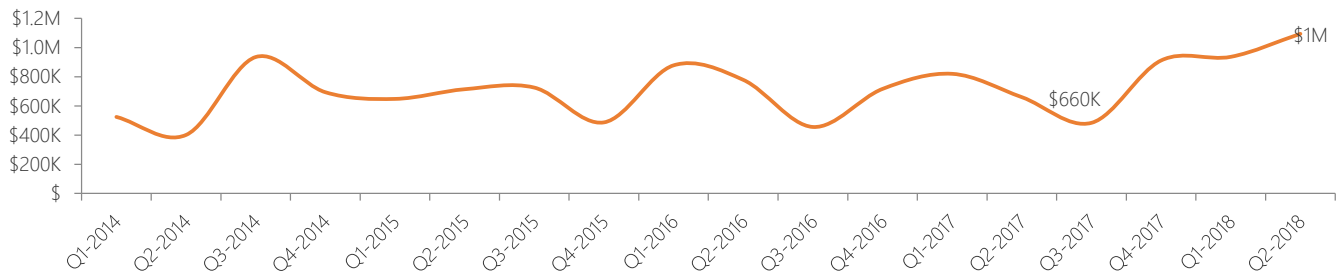
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MULTIFAMILY STATS

Sales Volume

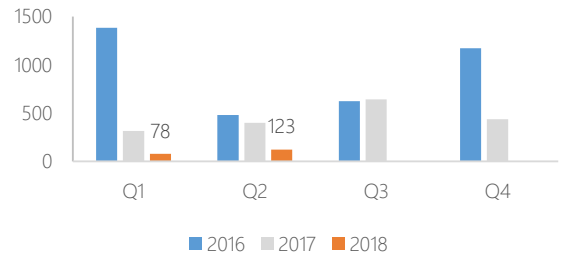


Average Sale Price per Unit



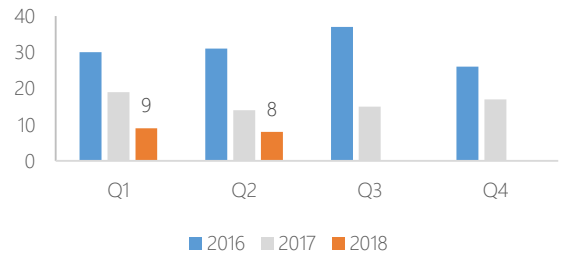
Number of Units Sold

Quarter	2016	2017	2018
Q1	1384	315	78
Q2	479	398	123
Q3	623	642	
Q4	1172	438	



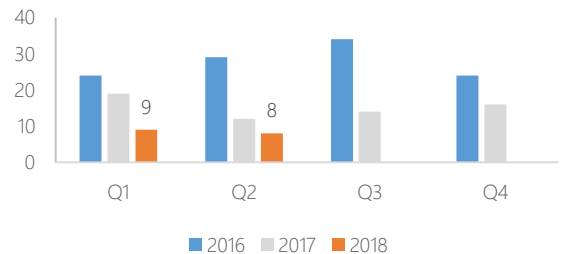
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	30	19	9
Q2	31	14	8
Q3	37	15	
Q4	26	17	



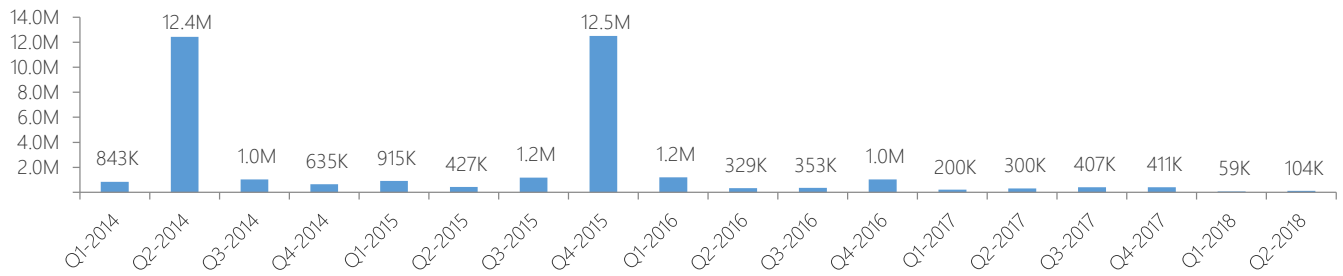
Number of Transactions

Quarter	2016	2017	2018
Q1	24	19	9
Q2	29	12	8
Q3	34	14	
Q4	24	16	

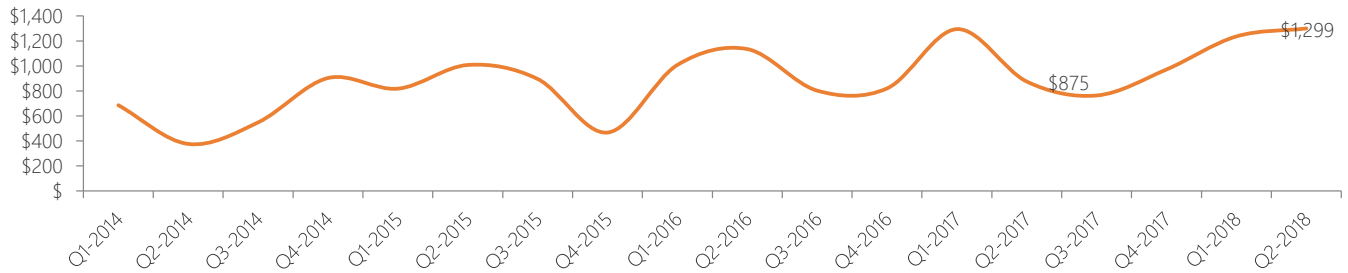


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Total Sq. Ft.



Average Sale Price per Square Foot

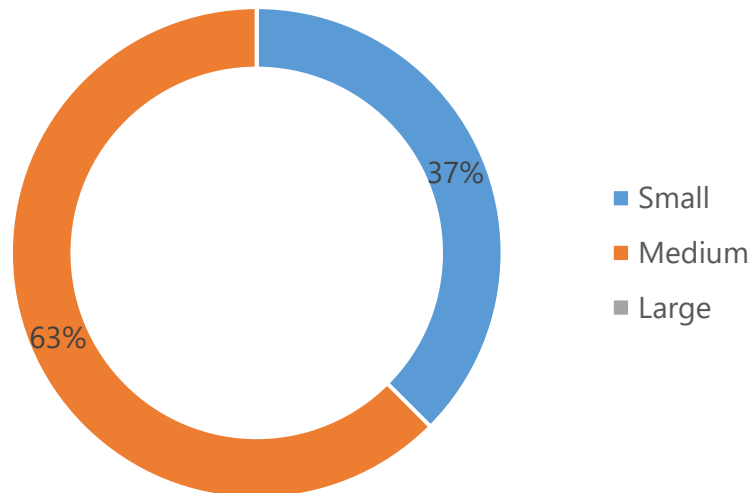


MULTIFAMILY SIZE

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	\$2,050,000	-9%	\$1,737	-5%	\$32,800,000	3	3	16
Medium	\$951,027	34%	\$1,202	32%	\$101,759,880	5	5	107
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
125-129 W 16th St	5-Apr-18	\$41,409,880	Medium multifamily	44	39,504	\$1,048	No
245-247 E 55th St	19-Apr-18	\$19,500,000	Medium multifamily	13	8,556	\$2,279	No
41 W 24th St	14-May-18	\$16,950,000	Medium multifamily	13	15,686	\$1,081	No
224 E 59th St	20-Jun-18	\$14,000,000	Medium multifamily	17	11,827	\$1,184	No
40 W 28th St	17-May-18	\$13,800,000	Small multifamily	5	10,435	\$1,322	No
407 Eighth Ave	15-May-18	\$11,500,000	Small multifamily	5	4,494	\$2,559	No
448 W 55th St	25-Jun-18	\$9,900,000	Medium multifamily	20	9,105	\$1,087	No
342 W 15th St	6-Apr-18	\$7,500,000	Small multifamily	6	3,950	\$1,899	No



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