



MULTIFAMILY REPORT

Manhattan's Solid H1

August 2024

Rent Gains Lead Nation

Investment Activity Improves

Development Slows Down

MANHATTAN MULTIFAMILY



Advertised Rents Solid, Investment Grows

Manhattan came out strong in the first half of the year, with most fundamentals above national levels. Average advertised asking rents were up 0.7% on a trailing three-month basis through June, to \$4,941. New York City recorded the strongest year-over-year rent growth, at 4.8%, with Manhattan matching the city, well above the 0.6% national rate. Meanwhile, occupancy in the borough remained positive, at 97.8%, as of May.

NYC unemployment was 4.4% as of May, preliminary data from the Bureau of Labor Statistics shows. Although this was up 20 basis points year-over-year, it highlighted the metro's continued post-pandemic recovery. The city added 107,300 net jobs in the 12 months ending in April, which marked a 1.1% expansion of the workforce and lagged the U.S. figure by 30 basis points. Education and health services, the city's largest sector, gained 106,200 jobs, while information (-16,000) and professional and business services (-11,600) saw significant losses.

Development has slowed down in Manhattan, as some companies are concentrating on completing large projects that began a few years ago. No properties of more than 50 units came online in the first half of the year, while construction starts amounted to 2,617 units—on par with last year. Meanwhile, investment improved, with \$621 million in multifamily sales, marking a year-over-year improvement and bucking the national trend of declining activity.

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Recent Manhattan Transactions

170 E. 83rd St.



City: New York City
Buyer: Douglaston Development
Purchase Price: \$125 MM
Price per Unit: \$1,398,876

Knickerbocker Village



City: New York City
Buyer: L+M Development Partners
Purchase Price: \$85 MM
Price per Unit: \$53,159

The Knox



City: New York City
Buyer: Four Winds Real Estate
Purchase Price: \$68 MM
Price per Unit: \$618,182

The Villager



City: New York City
Buyer: Benchmark Real Estate Group
Purchase Price: \$43 MM
Price per Unit: \$704,918