

MULTIFAMILY

Warren  
Lewis  

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Sotheby's  
INTERNATIONAL REALTY

## Bay Ridge/Dyker Heights Report

A quarterly analysis of multifamily sales  
in Bay Ridge/Dyker Heights, Brooklyn

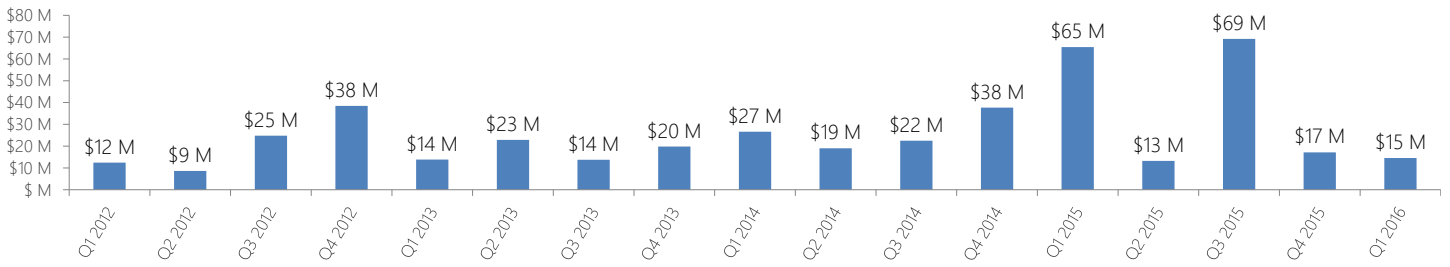
1ST QUARTER 2016



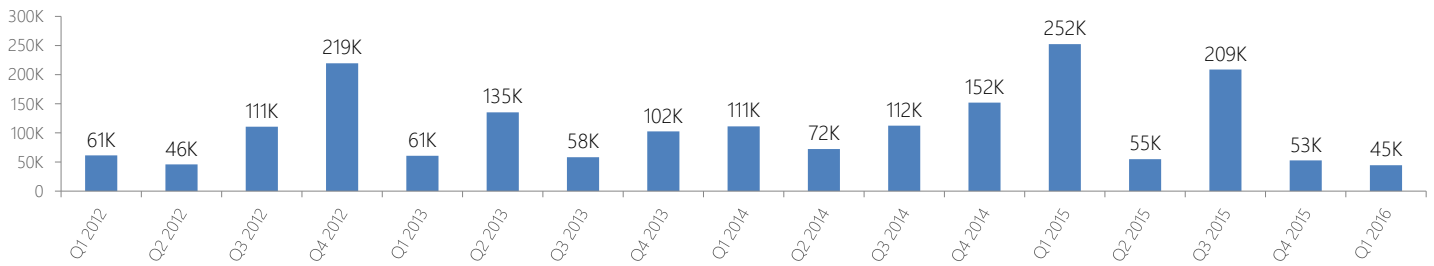


## MULTIFAMILY STATS

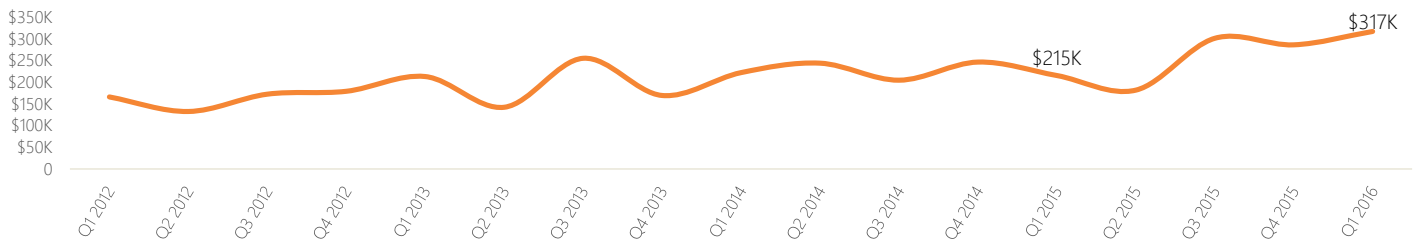
### Sales Volume



### Total Sq. Ft.

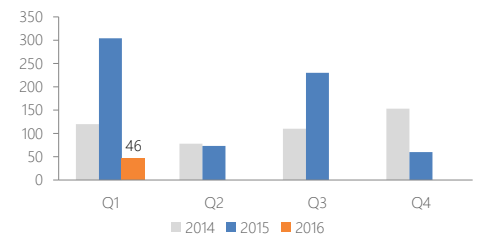


### Average Sale Price per Unit



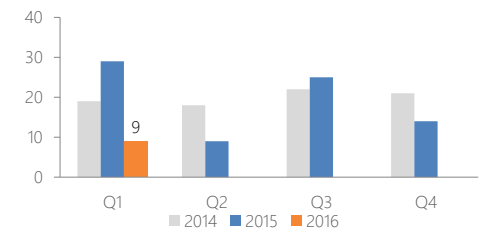
### Number of Units Sold

Quarter	2014	2015	2016
Q1	120	304	46
Q2	78	73	
Q3	110	230	
Q4	153	60	



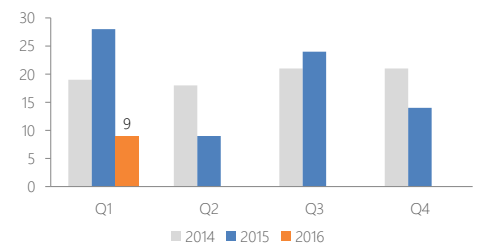
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	19	29	9
Q2	18	9	
Q3	22	25	
Q4	21	14	

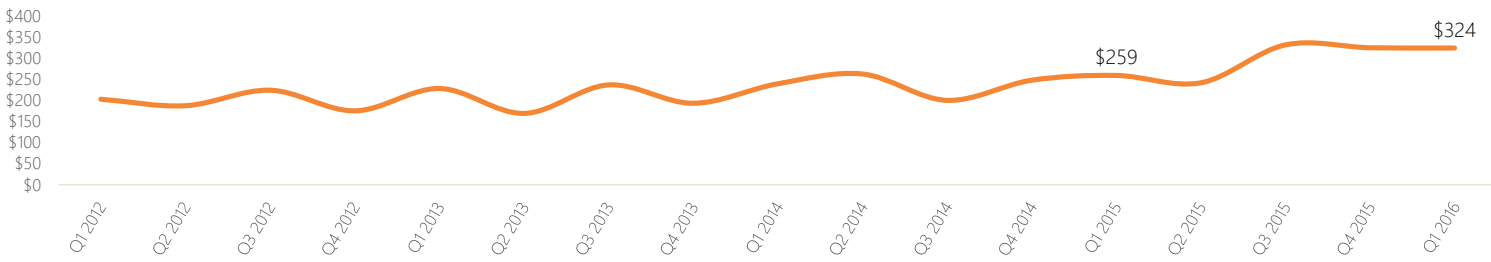


### Number of Transactions

Quarter	2014	2015	2016
Q1	19	28	9
Q2	18	9	
Q3	21	24	
Q4	21	14	



## Average Price per Square Foot



## MULTIFAMILY SIZE

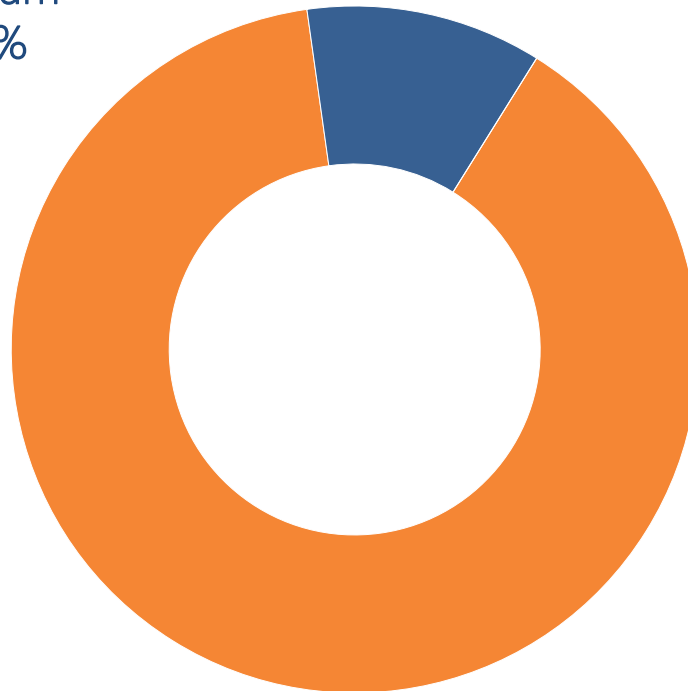
### Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$359,000	21%	\$351	8%	\$10,770,000	30,294	8	8	30
Medium	\$237,500	28%	\$267	17%	\$3,800,000	14,240	1	1	16
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

### Number of Sold Buildings by Size

Medium  
11.1%



Small  
88.9%

**LIST OF TRANSACTIONS**

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
923 64 St	01-Mar-16	\$3,800,000	Medium multifamily	16	\$237,500	14,240	\$267	No
8126 5 Ave	20-Jan-16	\$1,800,000	Small multifamily	7	\$257,143	6,540	\$275	No
927-929 64 St	15-Jan-16	\$1,800,000	Small multifamily	3	\$600,000	3,200	\$563	No
7414 12 Ave	14-Mar-16	\$1,735,000	Small multifamily	3	\$578,333	4,192	\$414	No
1319 84 St	22-Mar-16	\$1,330,000	Small multifamily	3	\$443,333	3,960	\$336	No
1137 71 St	12-Feb-16	\$1,200,000	Small multifamily	3	\$400,000	3,660	\$328	No
1031 64 St	25-Jan-16	\$1,025,000	Small multifamily	3	\$341,667	2,552	\$402	No
7201 10 Ave	26-Jan-16	\$980,000	Small multifamily	3	\$326,667	2,870	\$341	No
1366 63 St	31-Mar-16	\$900,000	Small multifamily	4	\$180,000	3,320	\$242	Yes