



## BAY RIDGE

A quarterly analysis of multifamily sales  
in Bay Ridge, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Bay Ridge, Brooklyn

#### SUMMARY

SALES VOLUME

**\$6.6M**

-69% YoY

NO. OF TRANSACTIONS

**4**

-50% YoY

AVERAGE PRICE/UNIT

**\$237K**

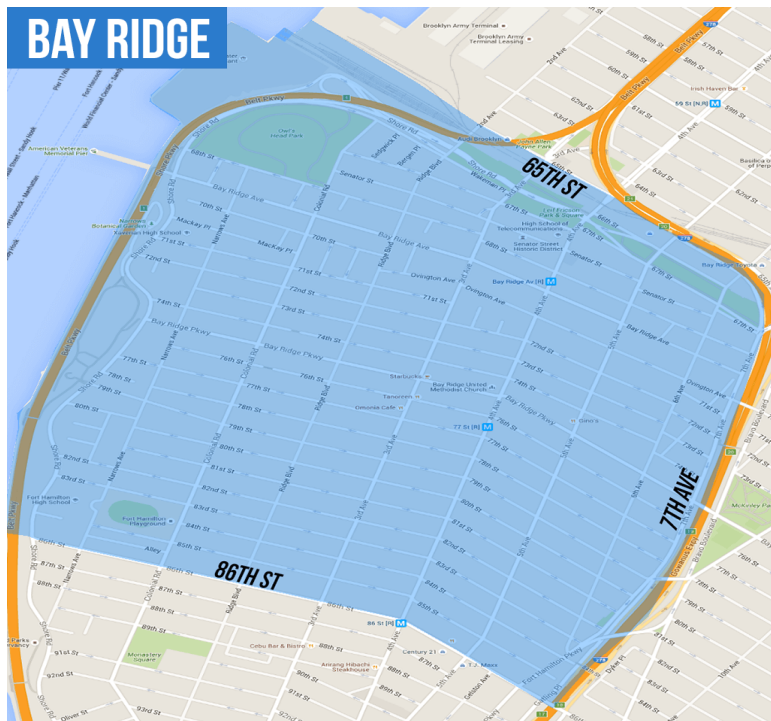
-26% YoY

AVERAGE PRICE/SQ.FT.

**\$300**

-9% YoY

#### NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

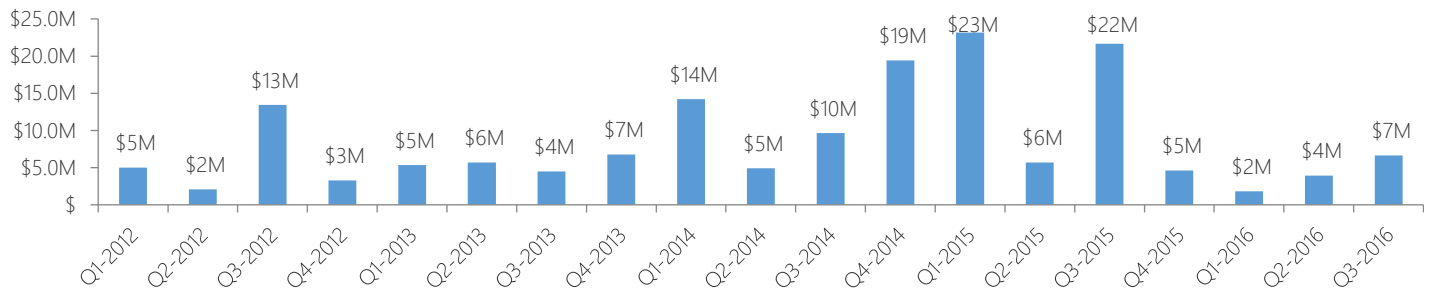
Warren Lewis Sotheby's International Realty



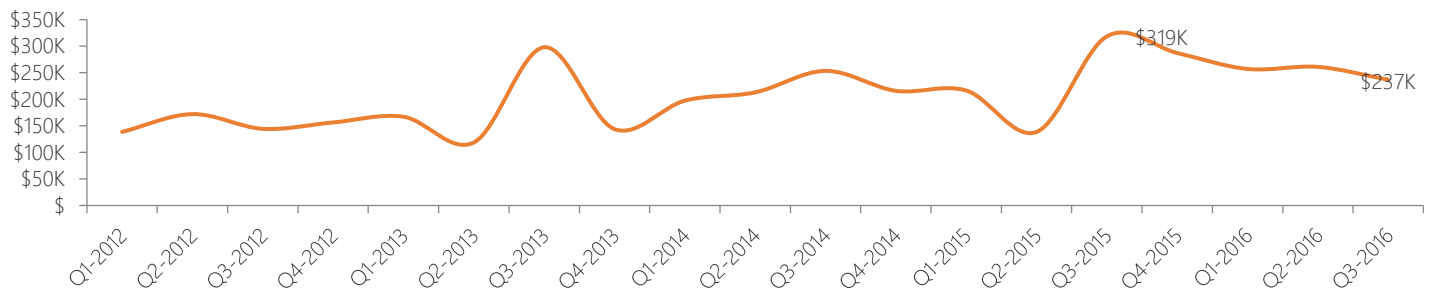
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

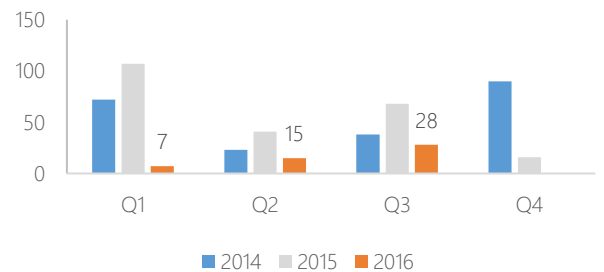


### Average Sale Price per Unit



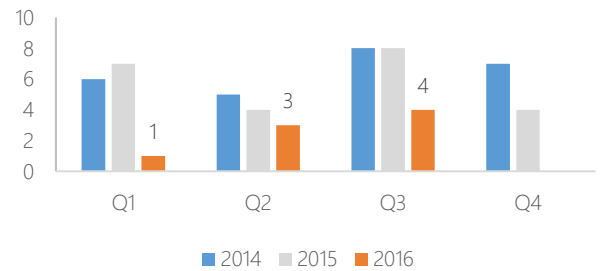
### Number of Units Sold

Quarter	2014	2015	2016
Q1	72	107	7
Q2	23	41	15
Q3	38	68	28
Q4	90	16	



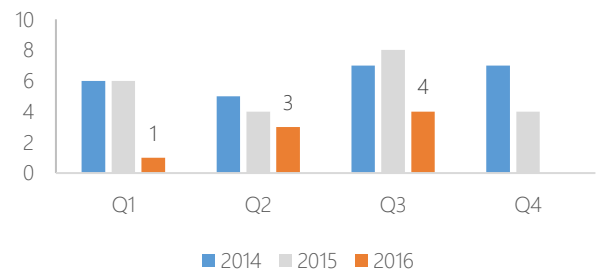
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	7	1
Q2	5	4	3
Q3	8	8	4
Q4	7	4	



### Number of Transactions

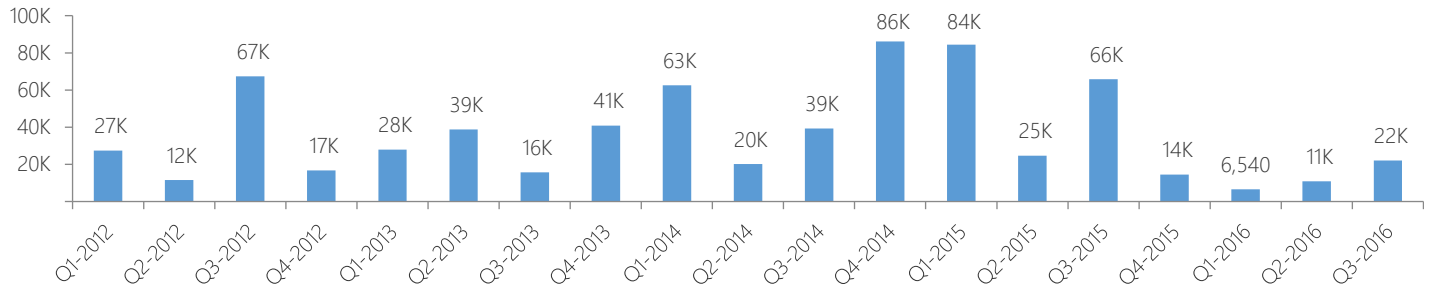
Quarter	2014	2015	2016
Q1	6	6	1
Q2	5	4	3
Q3	7	8	4
Q4	7	4	



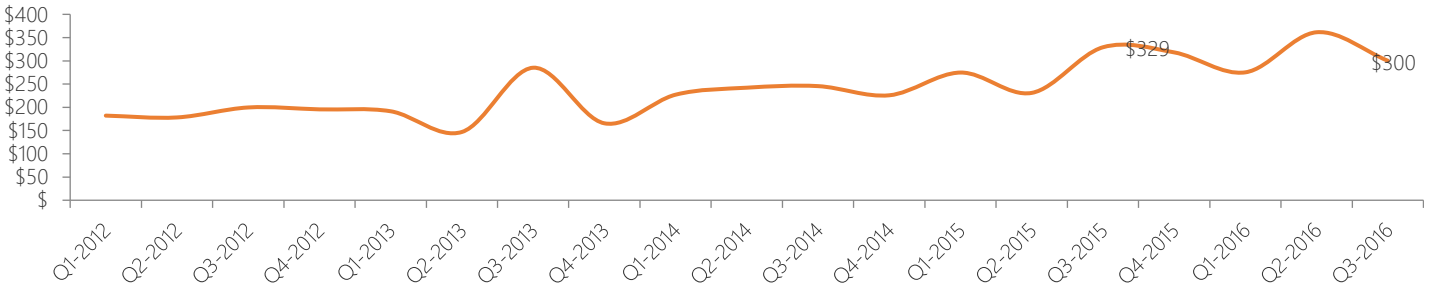


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

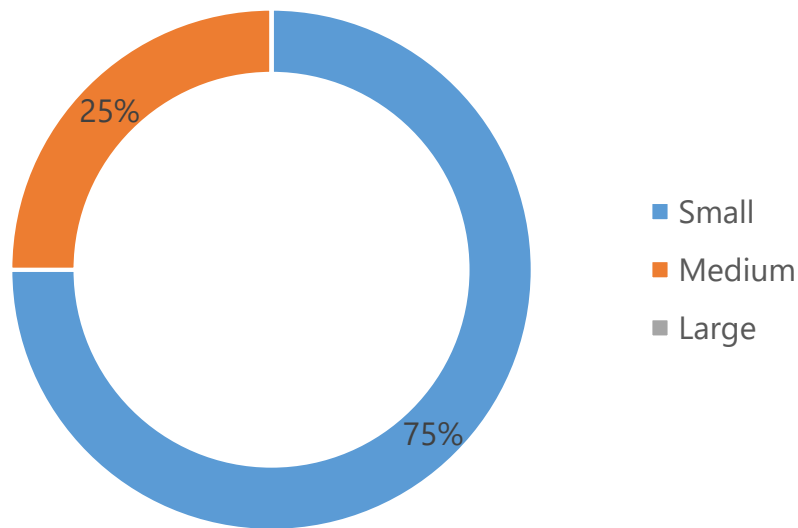


## MULTIFAMILY SIZE

### 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	\$266,111	-15%	\$334	-13%	\$4,790,000	3	3	18
Medium	\$184,500	-42%	\$238	-24%	\$1,845,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

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





# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
7201 3 Ave	15-Sep-16	\$2,600,000	Small multifamily	8	7,200	\$361	No
575 80 St	15-Sep-16	\$1,845,000	Medium multifamily	10	7,740	\$238	No
249 Senator St	28-Sep-16	\$1,200,000	Small multifamily	6	4,440	\$270	No
6719 6 Ave	13-Sep-16	\$990,000	Small multifamily	4	2,720	\$364	No