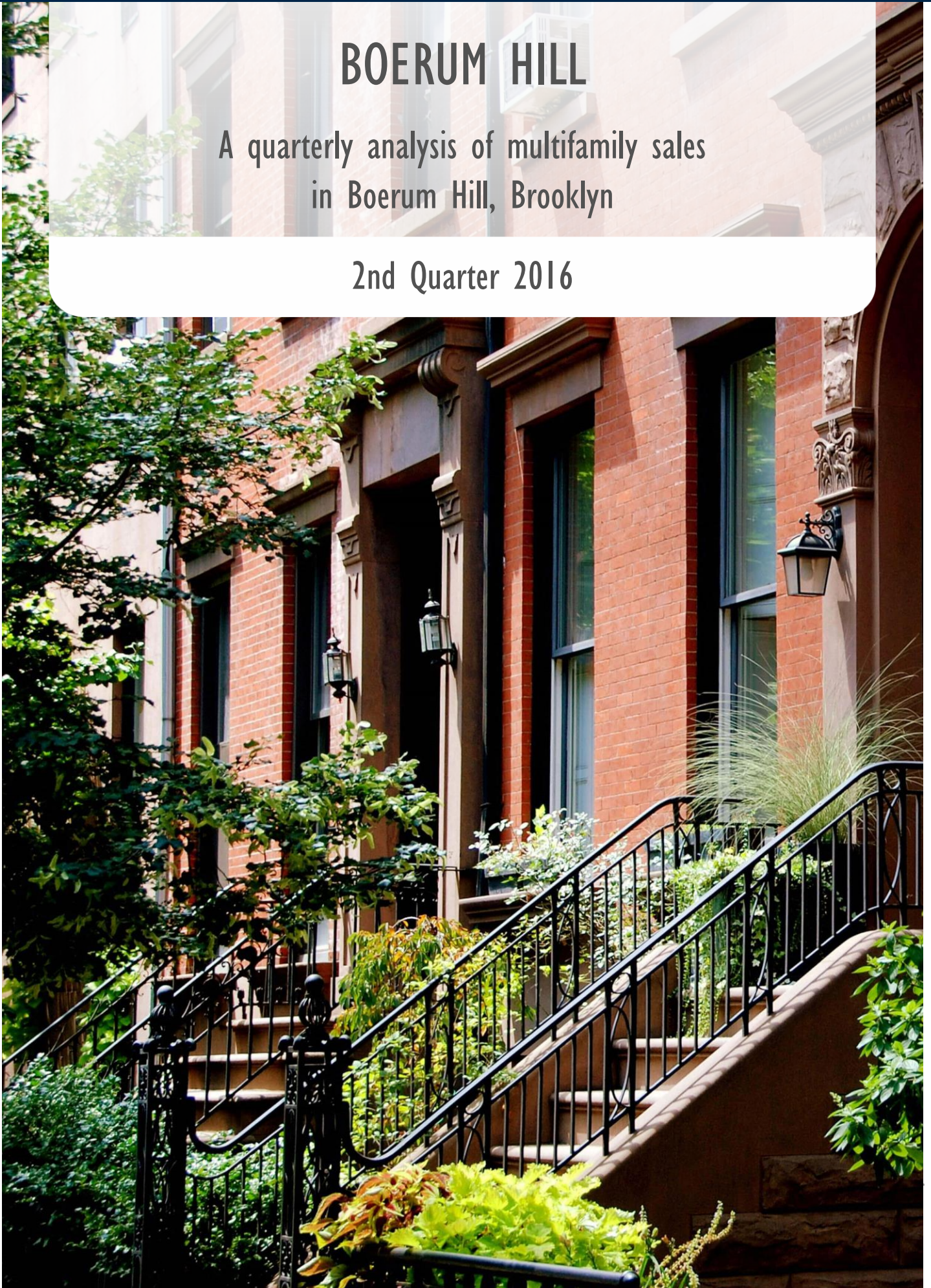


BOERUM HILL

A quarterly analysis of multifamily sales
in Boerum Hill, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Boerum Hill, Brooklyn

SUMMARY

SALES VOLUME

\$13.8M

6% YoY

NO. OF TRANSACTIONS

3

-25% YoY

AVERAGE PRICE/UNIT

\$491K

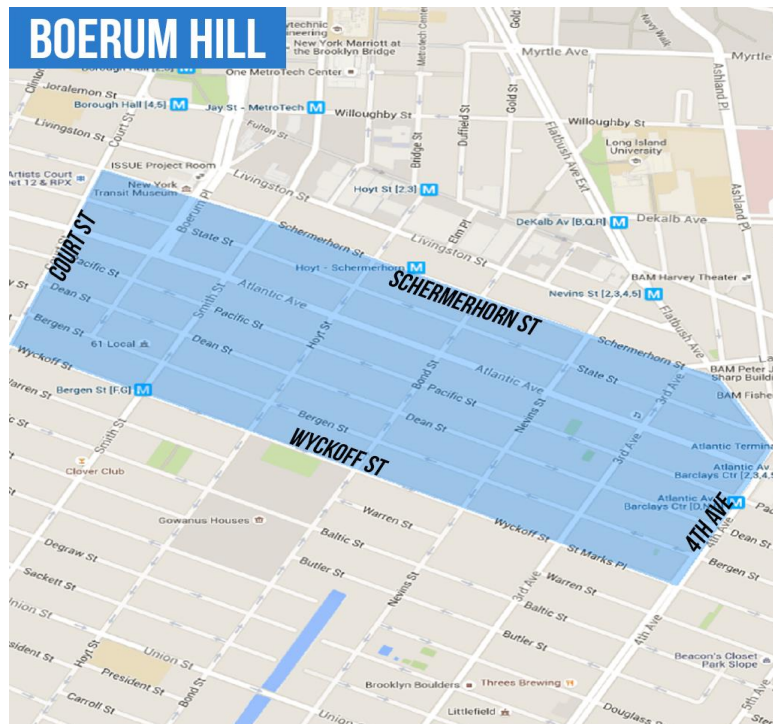
-20% YoY

AVERAGE PRICE/SQ.FT.

\$639

-25% YoY

NEIGHBORHOOD BOUNDARIES



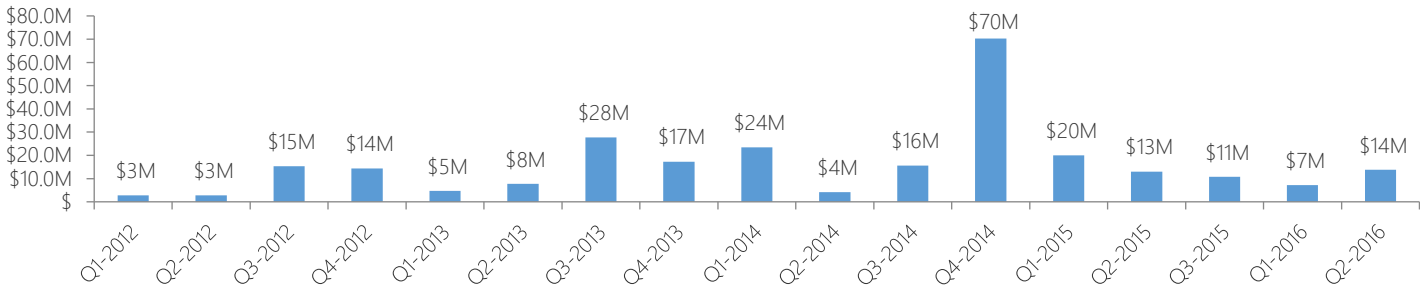
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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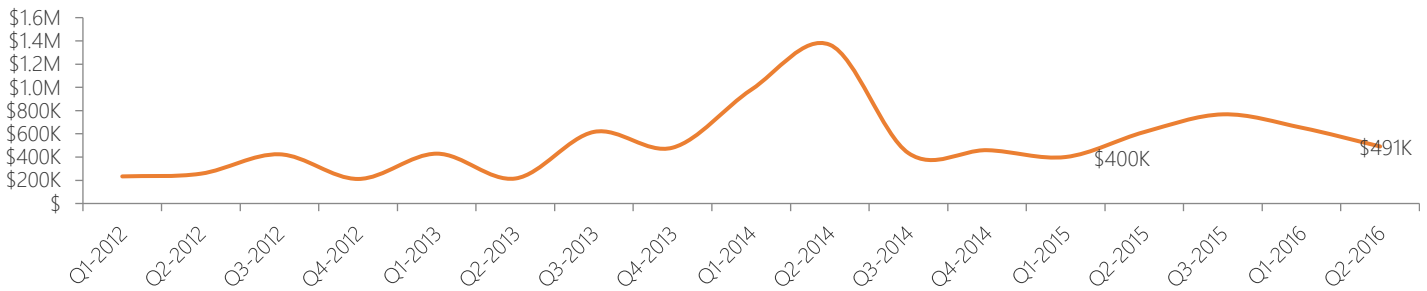
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MULTIFAMILY STATS

Sales Volume

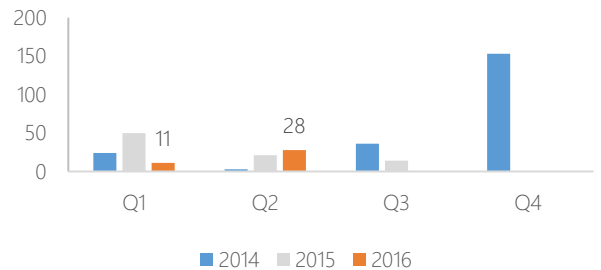


Average Sale Price per Unit



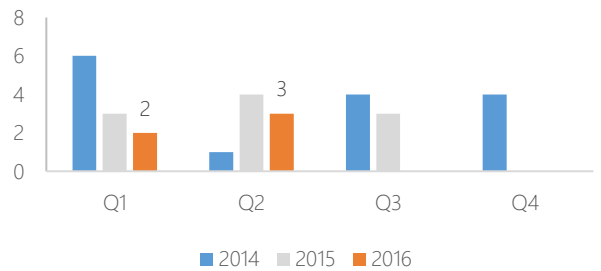
Number of Units Sold

Quarter	2014	2015	2016
Q1	24	50	11
Q2	3	21	28
Q3	36	14	-
Q4	153	-	-



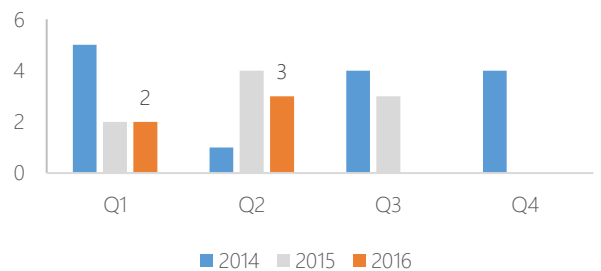
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	3	2
Q2	1	4	3
Q3	4	3	-
Q4	4	-	-



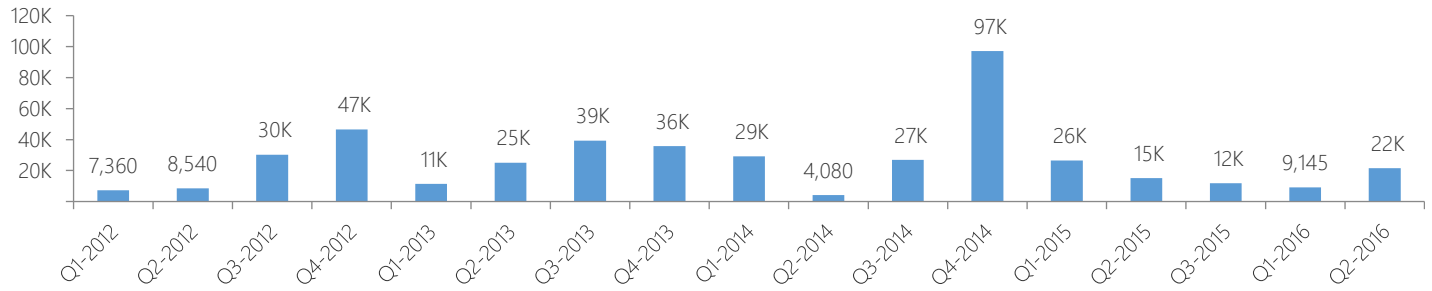
Number of Transactions

Quarter	2014	2015	2016
Q1	5	2	2
Q2	1	4	3
Q3	4	3	-
Q4	4	-	-

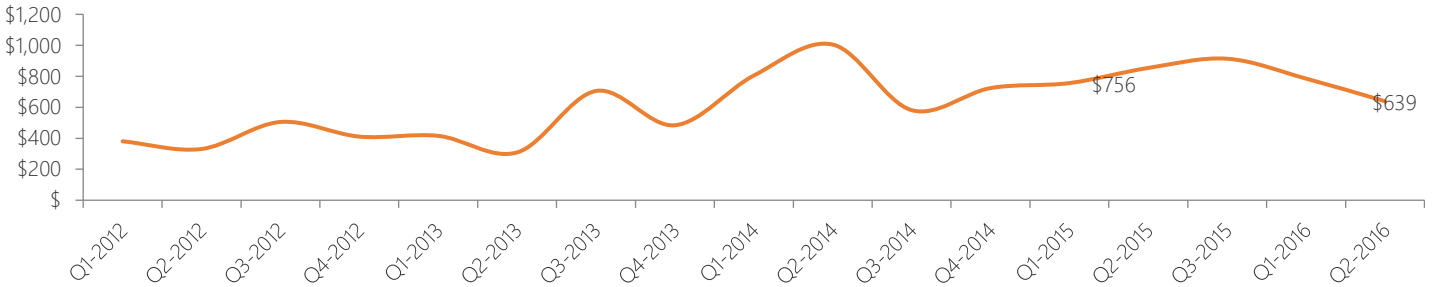


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Total Sq. Ft.



Average Sale Price per Square Foot

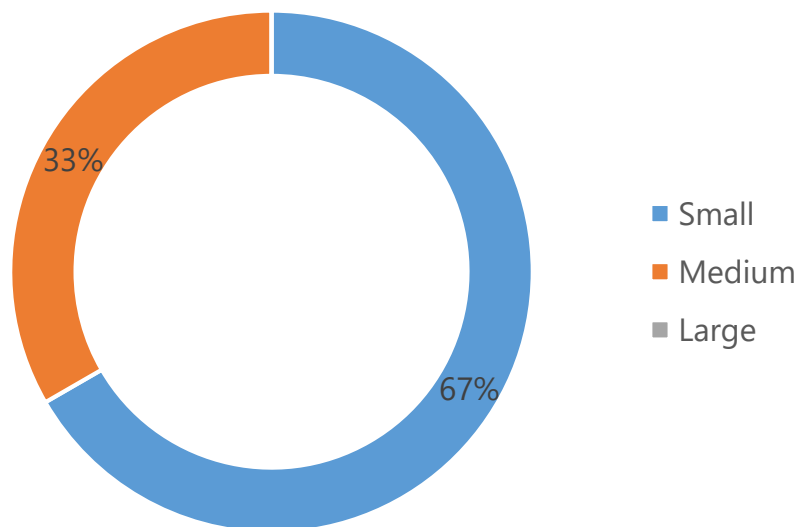


MULTIFAMILY SIZE

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	\$681,250	11%	\$863	1%	\$5,450,000	2	2	8
Medium	\$415,000	-	\$546	-	\$8,300,000	1	1	20
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
375-377 State St	13-Jun-16	\$8,300,000	Medium multifamily	20	15,200	\$546	No
100 Bergen St	15-Jun-16	\$3,750,000	Small multifamily	4	3,360	\$1,116	No
398 State St	19-Apr-16	\$1,700,000	Small multifamily	4	2,954	\$575	No

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