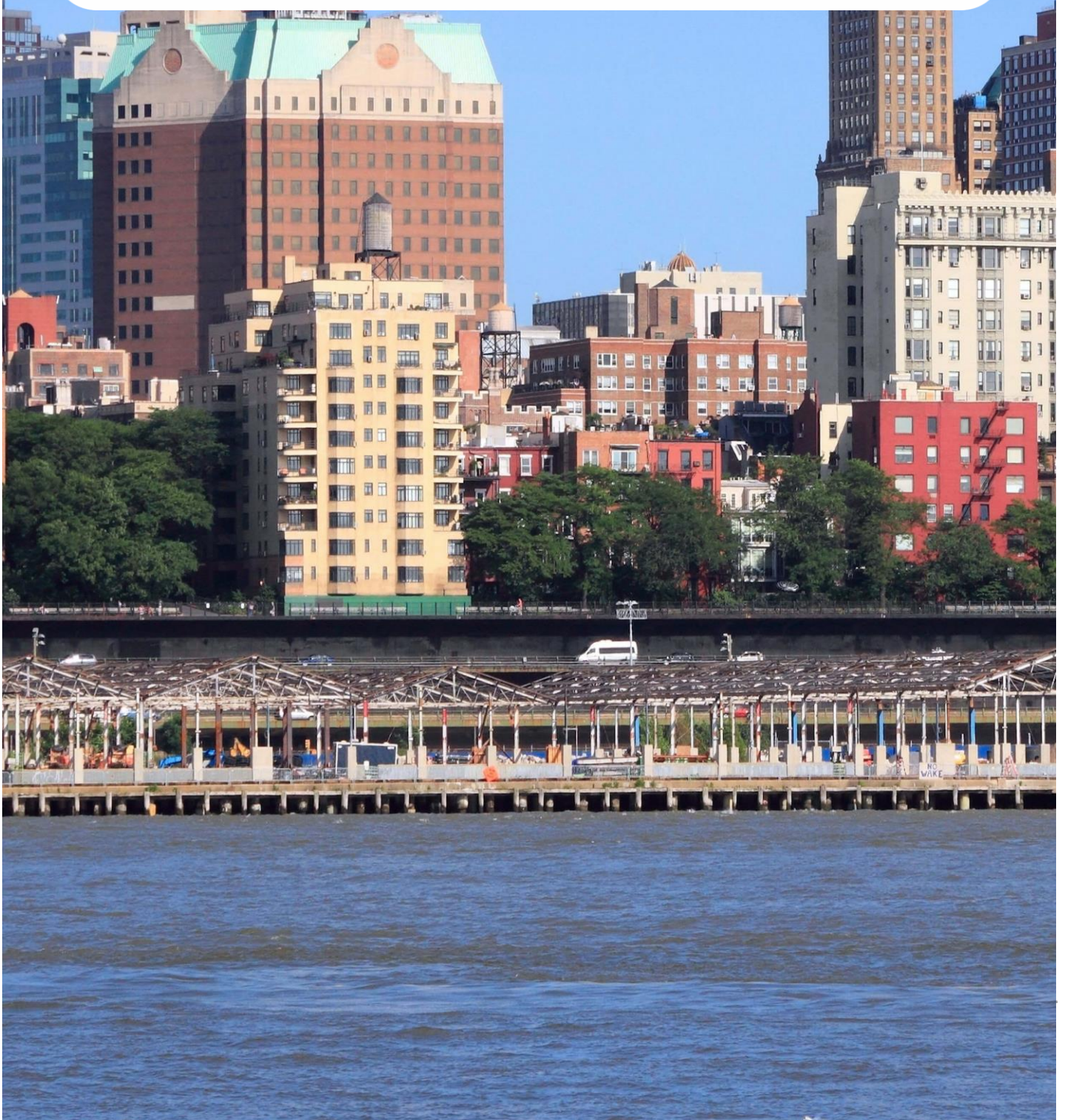


BROWNSVILLE

A quarterly analysis of multifamily sales
in Brownsville, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Brownsville, Brooklyn

SUMMARY

SALES VOLUME

\$33.9M

45% YoY

NO. OF TRANSACTIONS

11

-35% YoY

AVERAGE PRICE/UNIT

\$204K

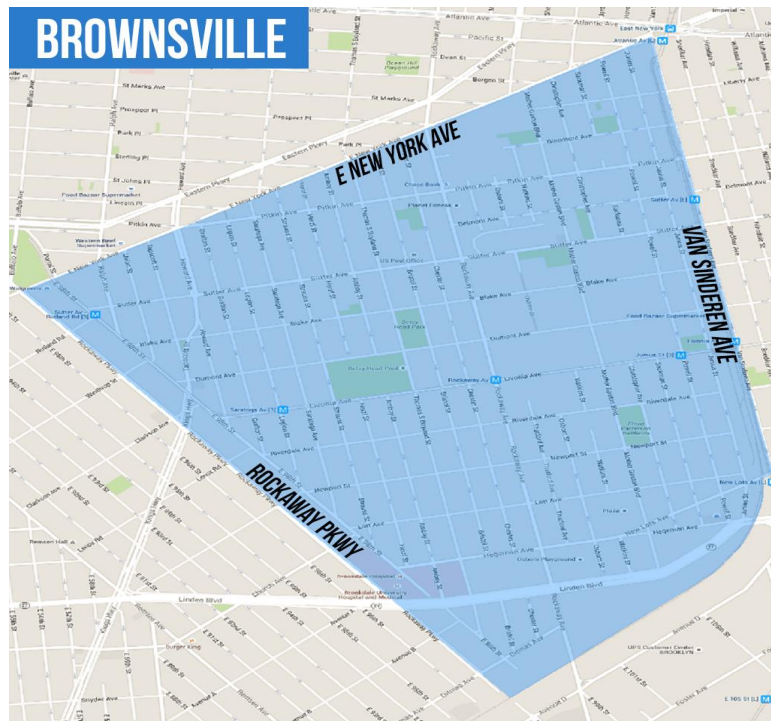
58% YoY

AVERAGE PRICE/SQ.FT.

\$114

-21% YoY

NEIGHBORHOOD BOUNDARIES



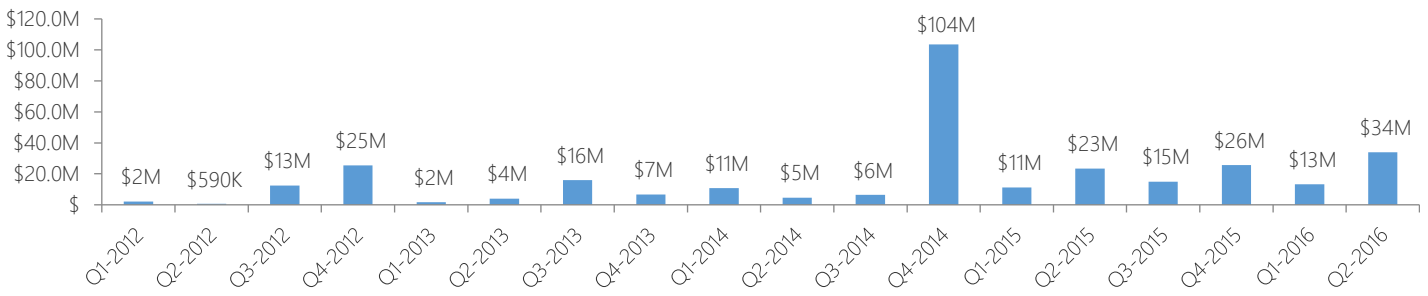
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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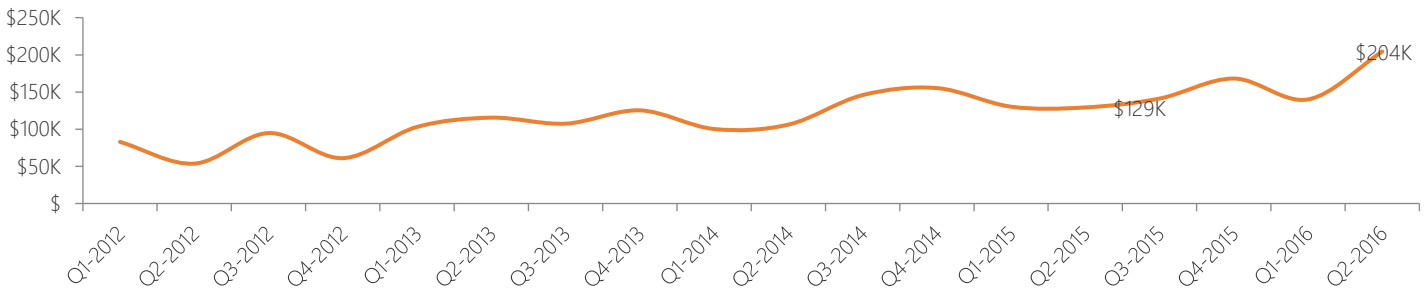
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MULTIFAMILY STATS

Sales Volume

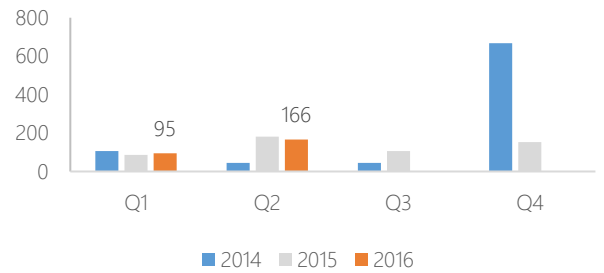


Average Sale Price per Unit



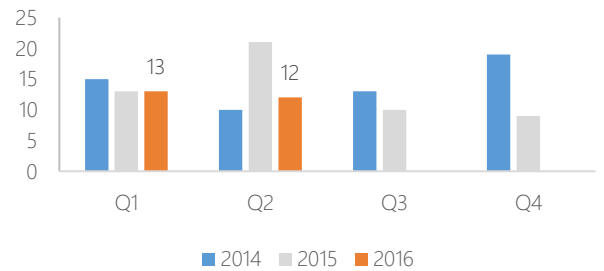
Number of Units Sold

Quarter	2014	2015	2016
Q1	107	86	95
Q2	44	181	166
Q3	44	106	
Q4	667	153	



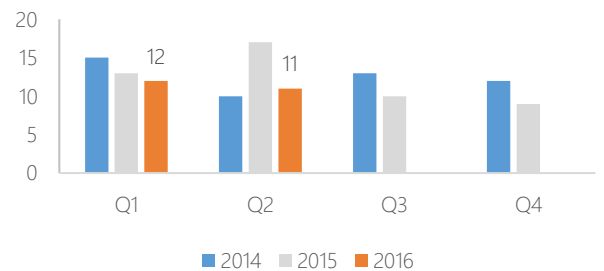
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	15	13	13
Q2	10	21	12
Q3	13	10	
Q4	19	9	



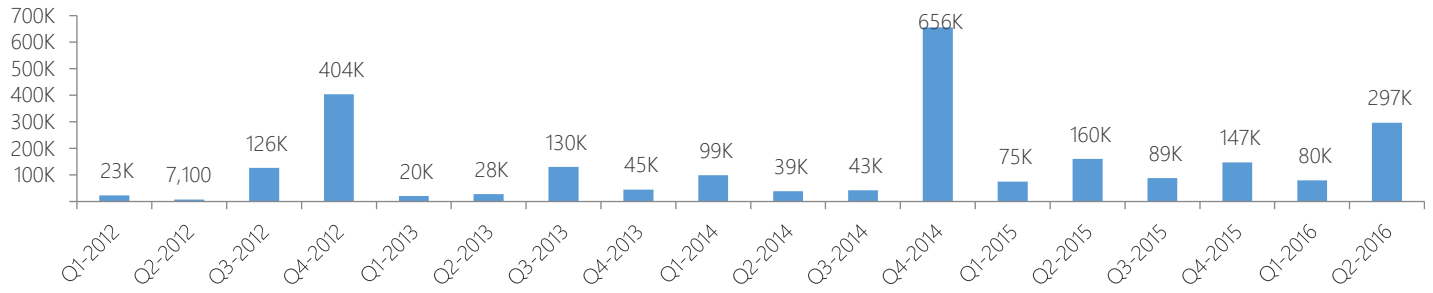
Number of Transactions

Quarter	2014	2015	2016
Q1	15	13	12
Q2	10	17	11
Q3	13	10	
Q4	12	9	

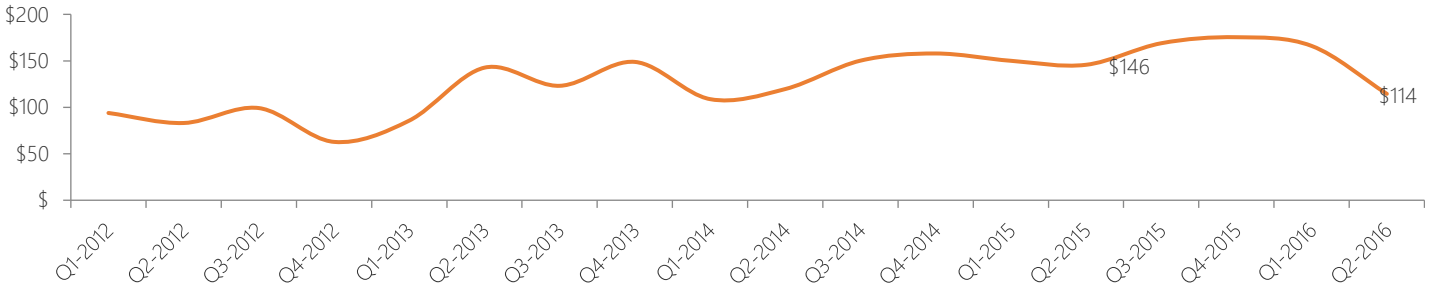


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Total Sq. Ft.



Average Sale Price per Square Foot

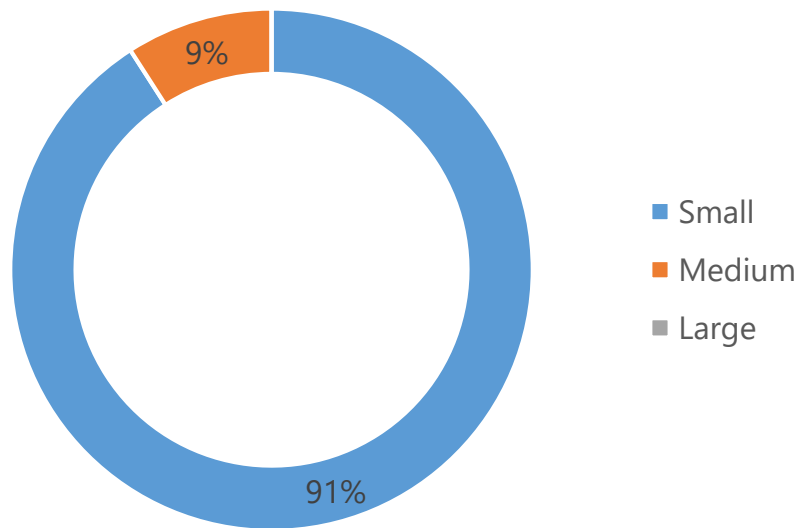


MULTIFAMILY SIZE

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	\$168,592	26%	\$170	3%	\$6,406,500	10	10	38
Medium	\$215,090	68%	\$106	-24%	\$27,531,563	1	2	128
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
465-481 Thatford Ave	30-Jun-16	\$27,531,563	Medium multifamily	24	157,708	\$106	Yes
165-167 Lott Ave	30-Jun-16	\$27,531,563	Large multifamily	104	101,127	\$106	Yes
448 Herzl St	29-Apr-16	\$1,400,000	Small multifamily	6	6,000	\$233	No
2284 Strauss St	13-May-16	\$799,000	Small multifamily	4	2,920	\$274	No
195 Legion St	7-Jun-16	\$775,000	Small multifamily	3	3,900	\$199	No
130 Bristol St	28-Jun-16	\$690,000	Small multifamily	4	3,280	\$210	No
537 Chester St	28-Apr-16	\$675,000	Small multifamily	4	2,952	\$229	No
2061 Union St	21-Apr-16	\$650,000	Small multifamily	3	4,000	\$163	No
57 Chester St	19-Apr-16	\$540,000	Small multifamily	3	2,718	\$199	No
460 Herzl St	24-Jun-16	\$406,000	Small multifamily	4	3,900	\$104	No
77 Legion St	20-Jun-16	\$243,000	Small multifamily	4	3,198	\$76	No
916 Thomas S Boyland St	14-Apr-16	\$228,500	Small multifamily	3	4,800	\$48	No

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