



BUSHWICK

A quarterly analysis of multifamily sales
in Bushwick, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Bushwick, Brooklyn

SUMMARY

SALES VOLUME

\$66.4M

-7% YoY

NO. OF TRANSACTIONS

47

-15% YoY

AVERAGE PRICE/UNIT

\$282K

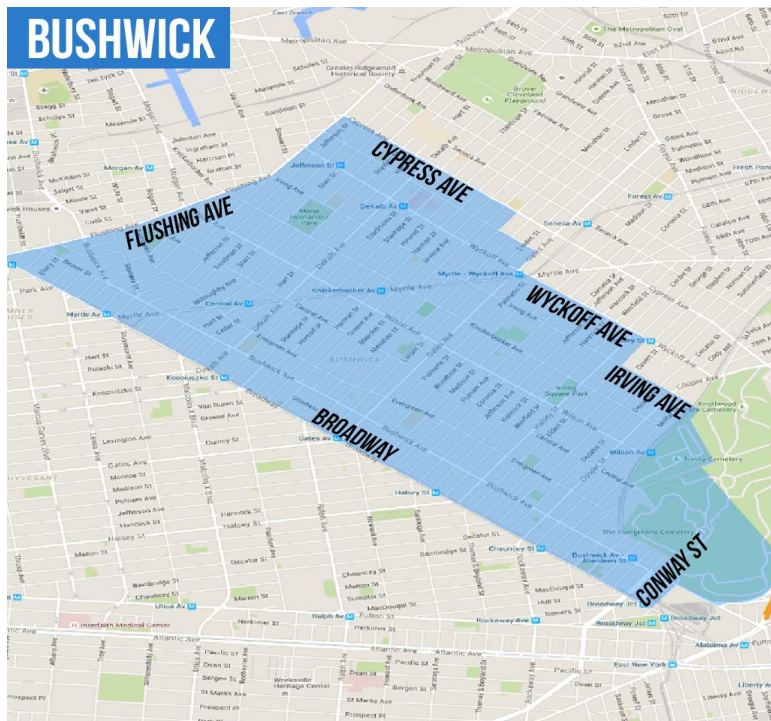
5% YoY

AVERAGE PRICE/SQ.FT.

\$324

14% YoY

NEIGHBORHOOD BOUNDARIES



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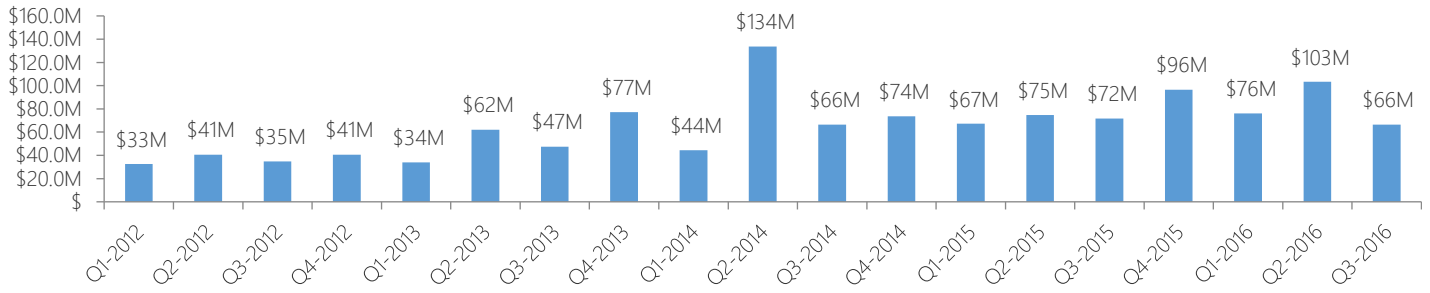
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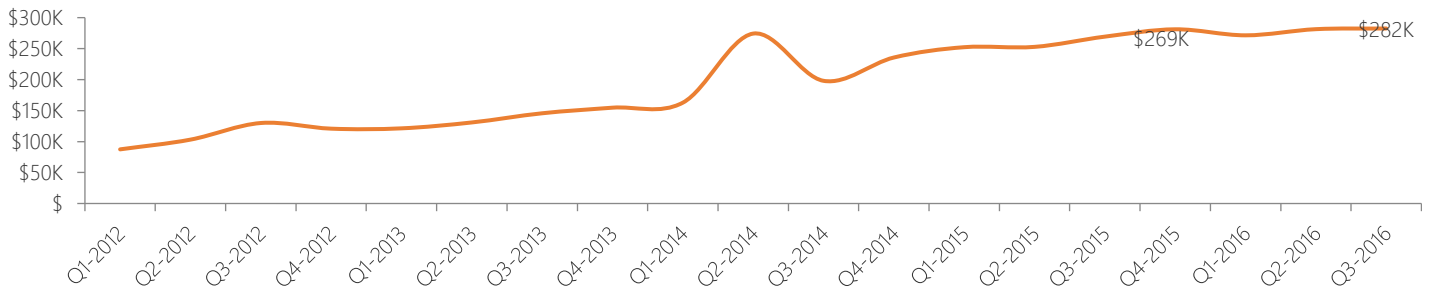
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MULTIFAMILY STATS

Sales Volume

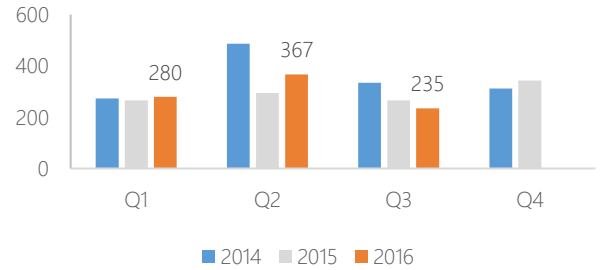


Average Sale Price per Unit



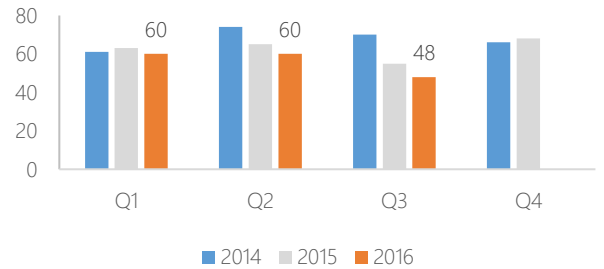
Number of Units Sold

Quarter	2014	2015	2016
Q1	273	266	280
Q2	487	295	367
Q3	335	266	235
Q4	312	343	



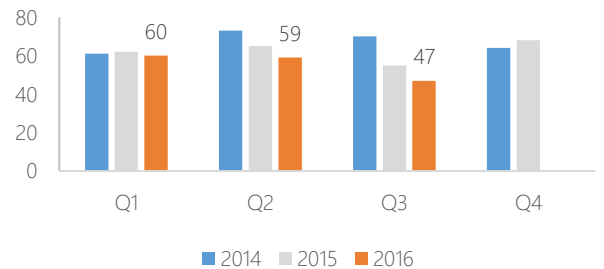
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	61	63	60
Q2	74	65	60
Q3	70	55	48
Q4	66	68	



Number of Transactions

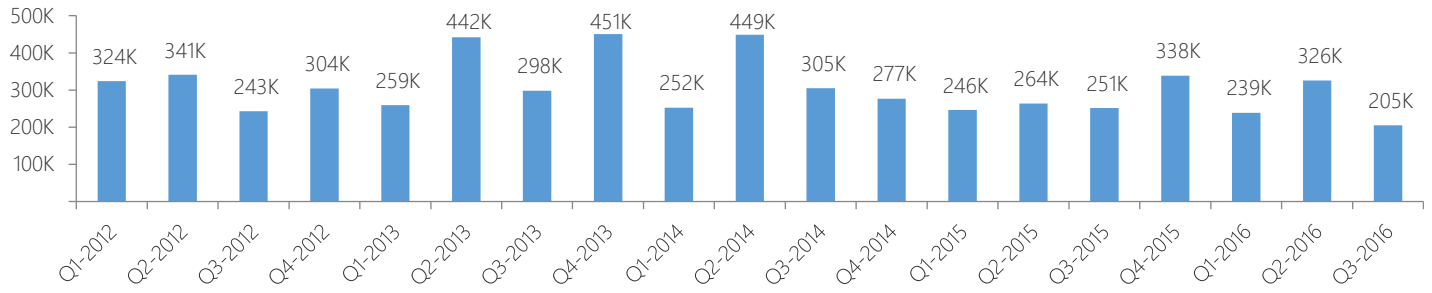
Quarter	2014	2015	2016
Q1	61	62	60
Q2	73	65	59
Q3	70	55	47
Q4	64	68	



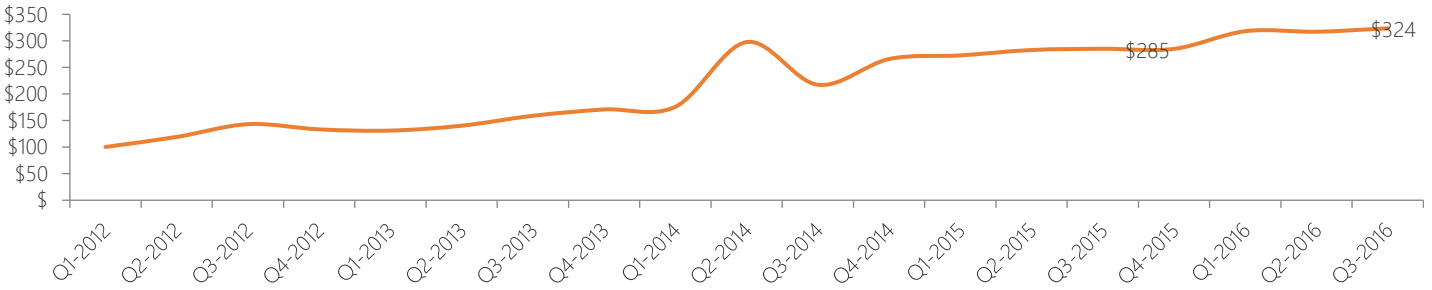


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Total Sq. Ft.



Average Sale Price per Square Foot

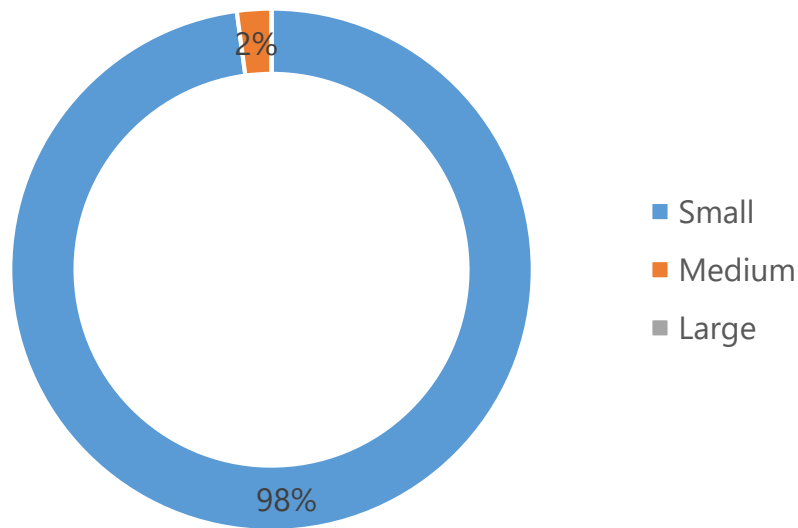


MULTIFAMILY SIZE

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	\$276,004	3%	\$320	12%	\$57,132,911	46	46	207
Medium	\$330,357	20%	\$353	25%	\$9,250,000	1	2	28
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
255-261 Linden St	19-Jul-16	\$9,250,000	Medium multifamily	16	19,800	\$353	Yes
263-265 Linden St	19-Jul-16	\$9,250,000	Medium multifamily	12	6,435	\$353	Yes
1549 Dekalb Ave	21-Jul-16	\$2,300,000	Small multifamily	4	6,834	\$337	No
1223 Broadway	5-Jul-16	\$2,266,550	Small multifamily	8	7,150	\$317	No
214 Knickerbocker Ave	13-Sep-16	\$2,100,000	Small multifamily	6	4,125	\$509	No
1287 Madison St	16-Aug-16	\$2,020,000	Small multifamily	5	4,275	\$473	No
371 Menahan St	9-Sep-16	\$1,746,411	Small multifamily	6	3,960	\$441	No
1309 Decatur St	30-Sep-16	\$1,730,000	Small multifamily	3	3,300	\$524	No
855 Broadway	16-Aug-16	\$1,700,000	Small multifamily	5	4,126	\$412	No
865 Hart St	25-Jul-16	\$1,650,000	Small multifamily	6	5,250	\$314	No
235 Jefferson St	6-Sep-16	\$1,600,000	Small multifamily	6	4,125	\$388	No
900 Flushing Ave	26-Jul-16	\$1,530,000	Small multifamily	6	4,350	\$352	No
552 Central Ave	3-Aug-16	\$1,400,000	Small multifamily	5	3,600	\$389	No
1348 Hancock St	24-Aug-16	\$1,400,000	Small multifamily	6	4,875	\$287	No
1131 Broadway	14-Jul-16	\$1,400,000	Small multifamily	5	4,800	\$292	No
644 Wilson Ave	27-Jul-16	\$1,400,000	Small multifamily	6	4,125	\$339	No
39 Schaefer St	13-Sep-16	\$1,400,000	Small multifamily	5	3,875	\$361	No
316 Suydam St	26-Jul-16	\$1,335,000	Small multifamily	6	5,250	\$254	No
1114 Bushwick Ave	4-Aug-16	\$1,335,000	Small multifamily	4	2,400	\$556	No
514 Hart St	29-Jul-16	\$1,300,000	Small multifamily	3	3,100	\$419	No
1654 Dekalb Ave	6-Jul-16	\$1,300,000	Small multifamily	6	5,175	\$251	No
29 St Nicholas Ave	8-Sep-16	\$1,300,000	Small multifamily	4	3,250	\$400	No
1531 Greene Ave	11-Aug-16	\$1,300,000	Small multifamily	3	3,012	\$432	No
1484 Dekalb Ave	27-Sep-16	\$1,300,000	Small multifamily	6	4,500	\$289	No
1390 Madison St	16-Sep-16	\$1,250,000	Small multifamily	3	3,300	\$379	No
1536 Dekalb Ave	7-Jul-16	\$1,250,000	Small multifamily	6	5,100	\$245	No
326 Harman St	15-Sep-16	\$1,250,000	Small multifamily	6	4,130	\$303	No
40 Starr St	15-Sep-16	\$1,200,000	Small multifamily	6	4,125	\$291	No
675 Knickerbocker Ave	21-Jul-16	\$1,200,000	Small multifamily	3	3,600	\$333	No
1449 Bushwick Ave	21-Jul-16	\$1,168,000	Small multifamily	6	4,725	\$247	No
460 Harman St	29-Sep-16	\$1,150,000	Small multifamily	3	3,072	\$374	No
86 Suydam St	4-Aug-16	\$1,100,000	Small multifamily	4	2,750	\$400	No
277 Starr St	26-Jul-16	\$1,100,000	Small multifamily	3	2,310	\$476	No
54 Pilling St	28-Sep-16	\$1,100,000	Small multifamily	3	3,000	\$367	No
35 Lawton St	15-Jul-16	\$999,950	Small multifamily	3	2,958	\$338	No
133 Woodbine St	16-Aug-16	\$999,000	Small multifamily	3	2,820	\$354	No
372 Palmetto St	25-Aug-16	\$995,000	Small multifamily	3	3,120	\$319	No
1311 Decatur St	11-Jul-16	\$990,000	Small multifamily	3	3,300	\$300	No
133 Menahan St	3-Aug-16	\$925,000	Small multifamily	6	4,875	\$190	No
440 Wilson Ave	5-Jul-16	\$875,000	Small multifamily	3	3,250	\$269	No
244 Schaefer St	30-Sep-16	\$850,000	Small multifamily	3	4,800	\$177	No
1398 Bushwick Ave	29-Sep-16	\$830,000	Small multifamily	3	2,925	\$284	No
1066 Halsey St	12-Jul-16	\$719,250	Small multifamily	3	3,276	\$220	No
330 Evergreen Ave	29-Sep-16	\$700,000	Small multifamily	6	3,600	\$194	No
1316 Jefferson Ave	9-Sep-16	\$641,250	Small multifamily	3	2,565	\$250	No
1324 Jefferson Ave	11-Aug-16	\$522,500	Small multifamily	3	2,565	\$204	No
31 Aberdeen St	1-Aug-16	\$300,000	Small multifamily	5	4,300	\$70	No
1063 Jefferson Ave	12-Sep-16	\$205,000	Small multifamily	3	2,880	\$71	No

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