



CANARSIE

A quarterly analysis of multifamily sales
in Canarsie, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Canarsie, Brooklyn

SUMMARY

SALES VOLUME

\$4.1M

69% YoY

NO. OF TRANSACTIONS

7

75% YoY

AVERAGE PRICE/UNIT

\$179K

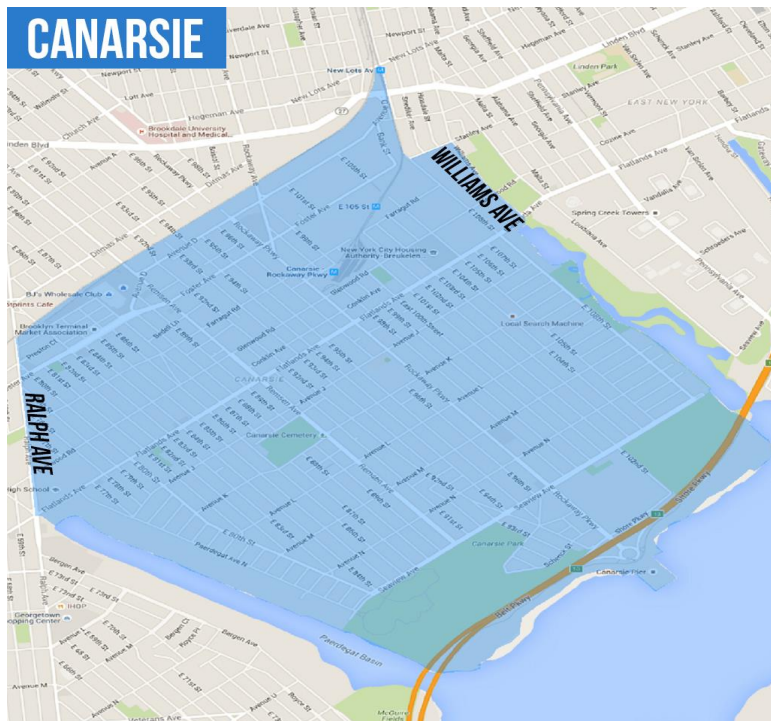
-12% YoY

AVERAGE PRICE/SQ.FT.

\$229

9% YoY

NEIGHBORHOOD BOUNDARIES



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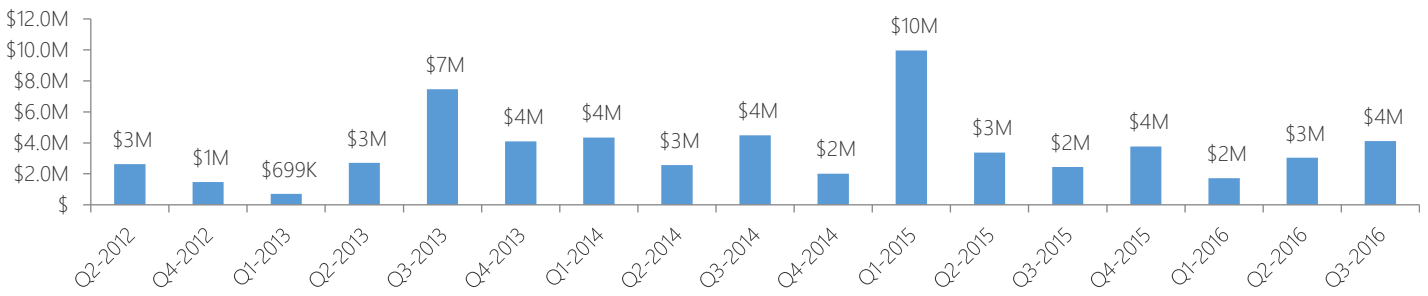
Warren Lewis Sotheby's International Realty



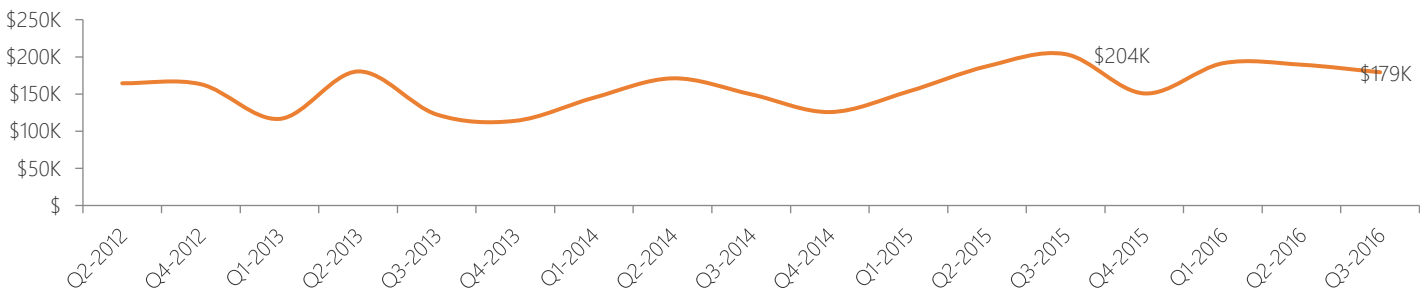
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MULTIFAMILY STATS

Sales Volume

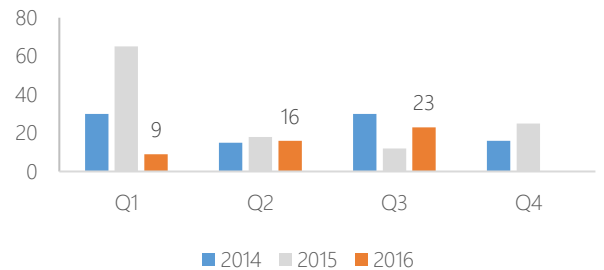


Average Sale Price per Unit



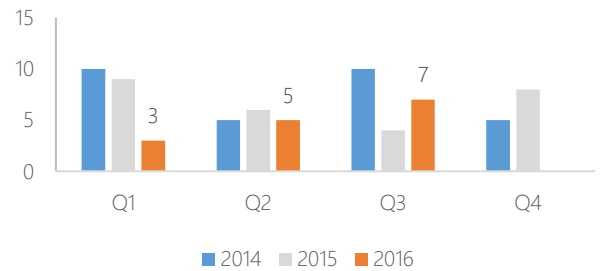
Number of Units Sold

Quarter	2014	2015	2016
Q1	30	65	9
Q2	15	18	16
Q3	30	12	23
Q4	16	25	



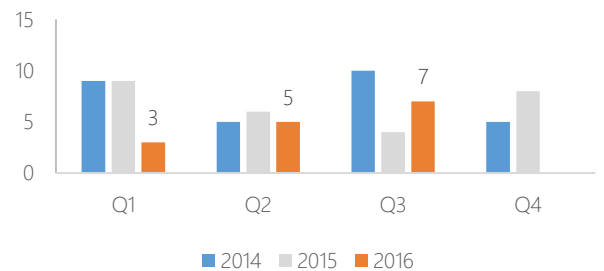
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	10	9	3
Q2	5	6	5
Q3	10	4	7
Q4	5	8	



Number of Transactions

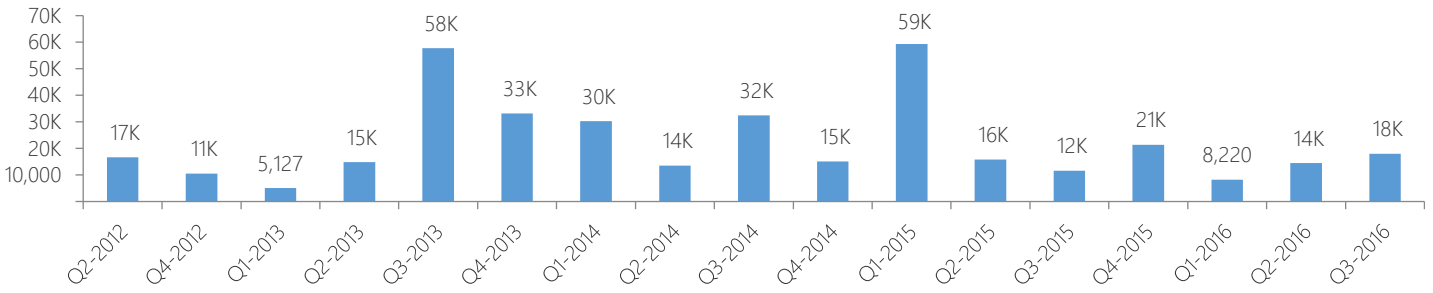
Quarter	2014	2015	2016
Q1	9	9	3
Q2	5	6	5
Q3	10	4	7
Q4	5	8	



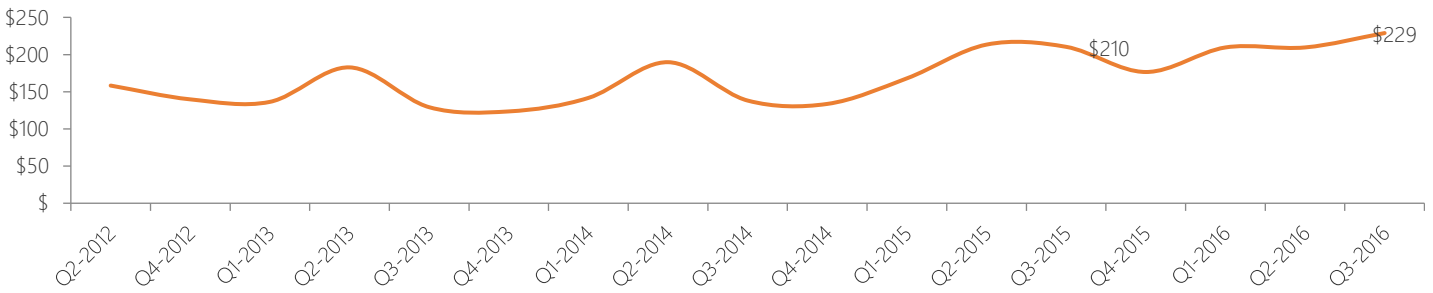


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Total Sq. Ft.



Average Sale Price per Square Foot

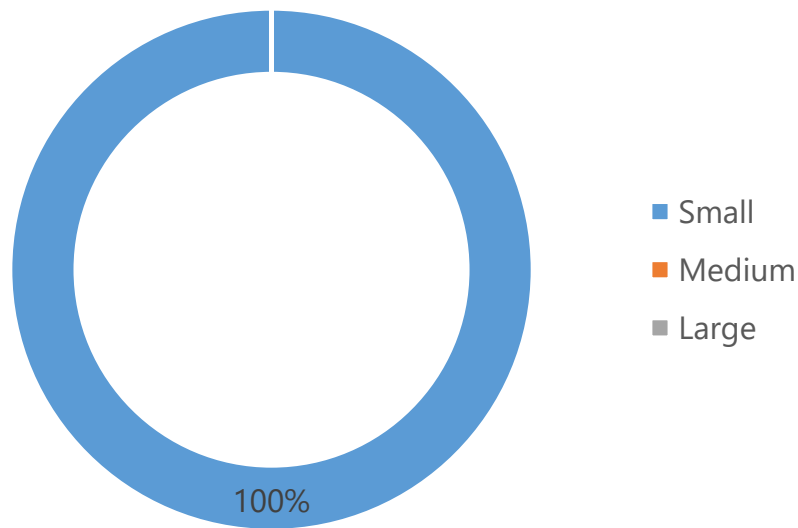


MULTIFAMILY SIZE

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	\$179,243	-12%	\$229	9%	\$4,122,600	7	7	23
Medium	-	-	-	-	\$0	0	0	0
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
644 E 89 St	14-Sep-16	\$700,000	Small multifamily	4	2,600	\$269	No
1103 E 95 St	24-Aug-16	\$670,000	Small multifamily	3	2,348	\$285	No
2184 Canarsie Rd	12-Jul-16	\$655,000	Small multifamily	3	3,600	\$182	No
9723 Farragut Rd	22-Sep-16	\$591,600	Small multifamily	3	2,320	\$255	No
31 Paerdegat 6 St	15-Aug-16	\$587,000	Small multifamily	3	2,410	\$244	No
934 E 92 St	15-Jul-16	\$569,000	Small multifamily	4	2,340	\$243	No
4 Paerdegat 6 St	27-Jul-16	\$350,000	Small multifamily	3	2,394	\$146	No

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