

MULTIFAMILY

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Carroll Gardens/Park Slope Report

A quarterly analysis of multifamily sales
in Carroll Gardens/Park Slope, Brooklyn

1ST QUARTER 2016

Multifamily Market Report, Q1 2016 Carroll Gardens/Park Slope, Brooklyn

SUMMARY

SALES VOLUME

\$83M

-26% Y-o-Y

NO. OF TRANSACTIONS

29

-26% Y-o-Y

AVERAGE PRICE/UNIT

\$582K

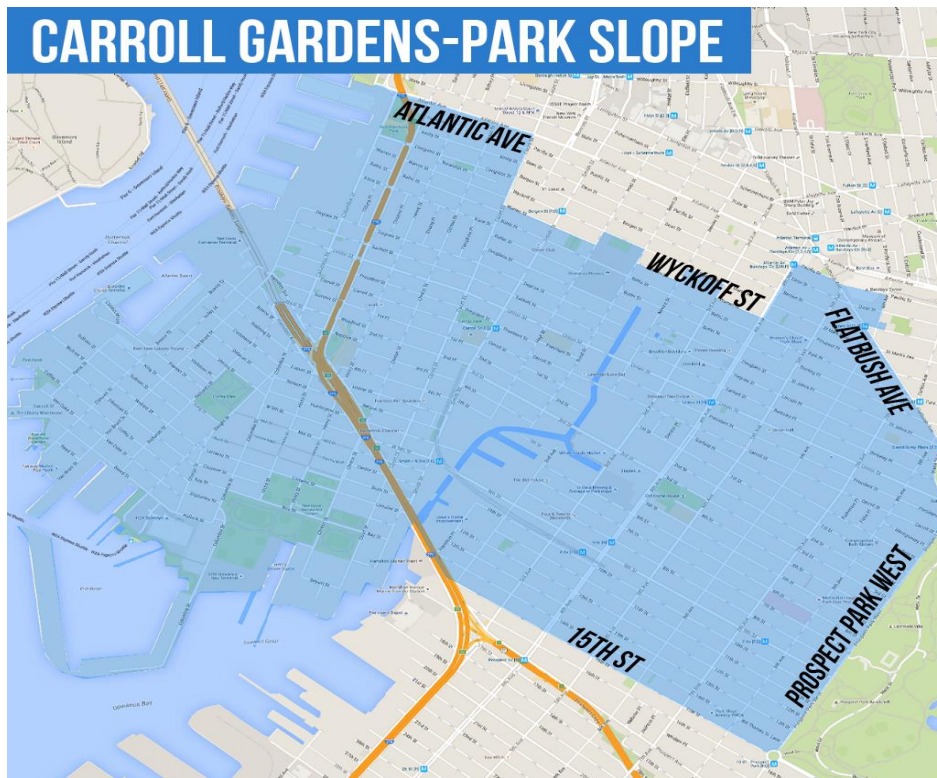
11% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$696

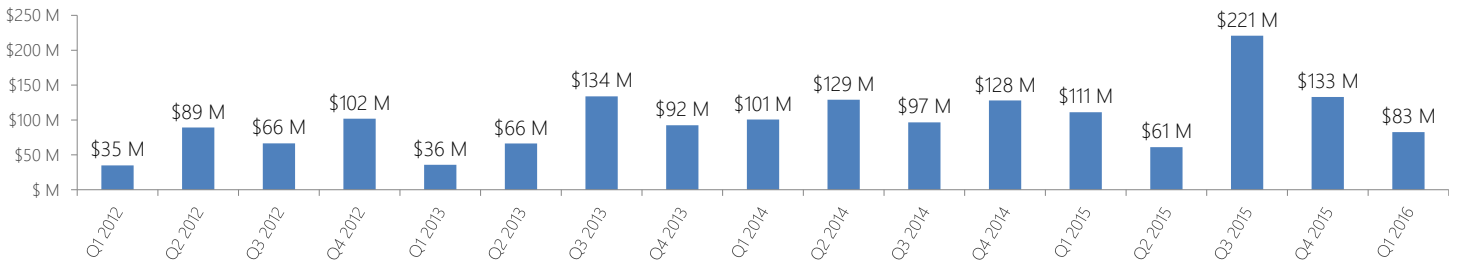
17% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

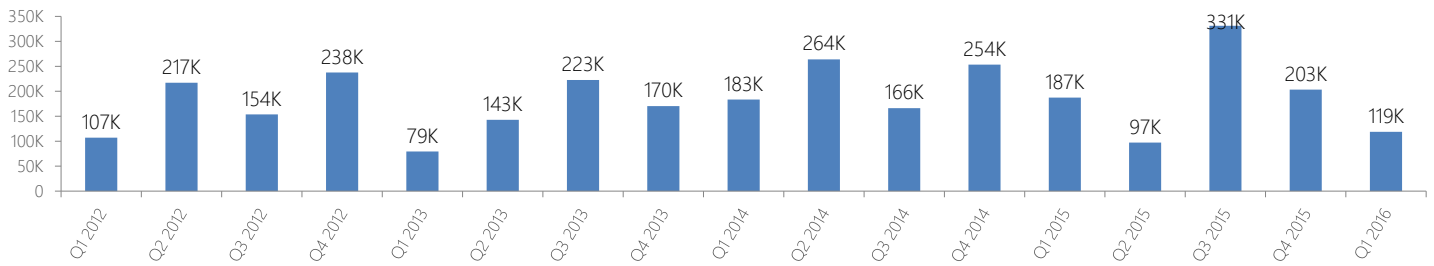


MULTIFAMILY STATS

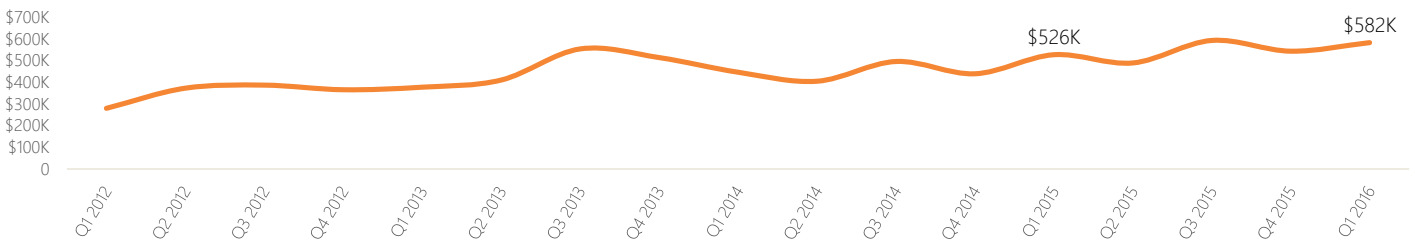
Sales Volume



Total Sq. Ft.

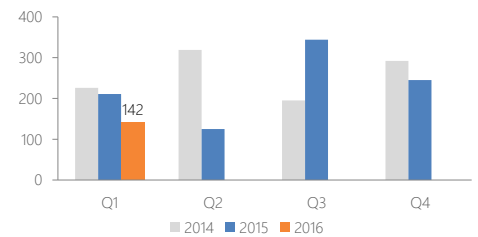


Average Sale Price per Unit



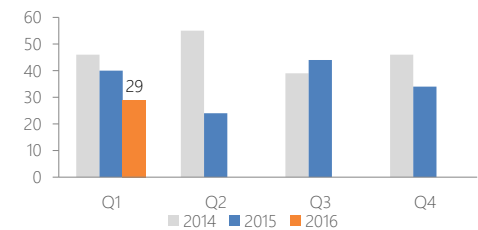
Number of Units Sold

Quarter	2014	2015	2016
Q1	226	211	142
Q2	319	125	
Q3	195	344	
Q4	292	245	



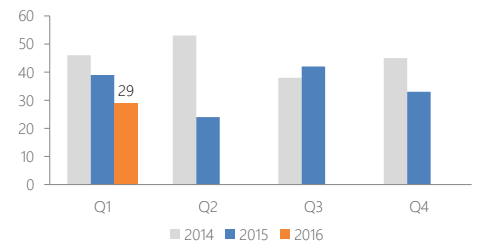
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	46	40	29
Q2	55	24	
Q3	39	44	
Q4	46	34	

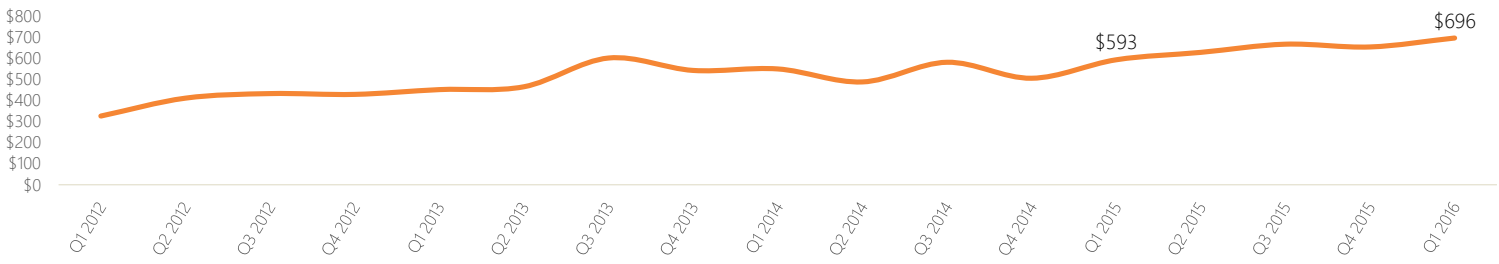


Number of Transactions

Quarter	2014	2015	2016
Q1	46	39	29
Q2	53	24	
Q3	38	42	
Q4	45	33	



▶ Average Price per Square Foot



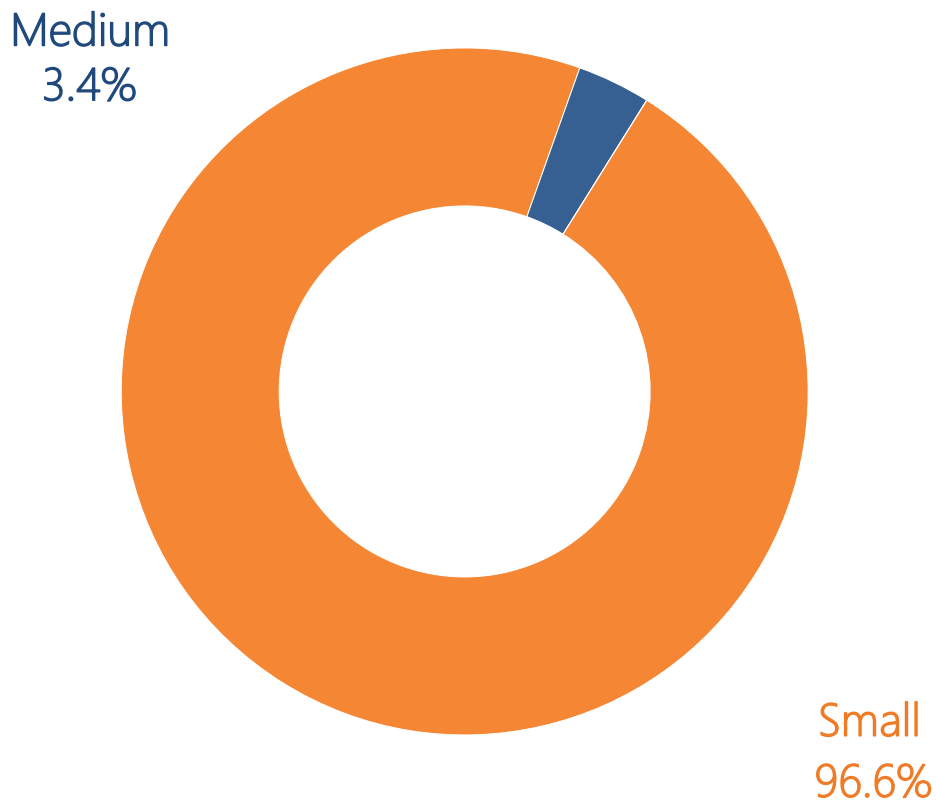
MULTIFAMILY SIZE

▶ Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$602,031	9%	\$705	15%	\$73,447,835	104,118	28	28	122
Medium	\$460,000	25%	\$628	34%	\$9,200,000	14,644	1	1	20
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

▶ Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
312 12 St	15-Mar-16	\$9,200,000	Medium multifamily	20	\$460,000	14,644	\$628	No
398 8 St	27-Jan-16	\$7,000,000	Small multifamily	8	\$875,000	7,992	\$876	No
488 4 Ave	12-Feb-16	\$5,000,000	Small multifamily	6	\$833,333	3,999	\$1,250	No
149 Amity St	11-Jan-16	\$4,200,000	Small multifamily	3	\$1,400,000	3,704	\$1,134	No
532 6 Ave	15-Mar-16	\$3,950,000	Small multifamily	6	\$658,333	3,744	\$1,055	No
125 Butler St	15-Jan-16	\$3,930,000	Small multifamily	3	\$1,310,000	5,100	\$771	No
404 11 St	01-Feb-16	\$3,250,000	Small multifamily	6	\$541,667	3,915	\$830	No
84 Sterling Pl	22-Mar-16	\$3,000,000	Small multifamily	4	\$750,000	4,800	\$625	No
370 Baltic St	08-Mar-16	\$2,900,000	Small multifamily	8	\$362,500	6,960	\$417	No
132 Summit St	22-Jan-16	\$2,900,000	Small multifamily	4	\$725,000	2,700	\$1,074	No
184 Lincoln Pl	21-Mar-16	\$2,850,000	Small multifamily	4	\$712,500	3,572	\$798	No
564 9 St	03-Feb-16	\$2,785,000	Small multifamily	3	\$928,333	3,120	\$893	No
427 Union St	09-Mar-16	\$2,760,000	Small multifamily	3	\$920,000	3,165	\$872	No
536 9 St	05-Feb-16	\$2,600,000	Small multifamily	8	\$325,000	3,600	\$722	No
29 St Marks Ave	23-Mar-16	\$2,500,000	Small multifamily	3	\$833,333	2,982	\$838	No
647 Warren St	10-Mar-16	\$2,450,000	Small multifamily	3	\$816,667	2,520	\$972	No
150 De Graw St	18-Feb-16	\$2,450,000	Small multifamily	5	\$490,000	4,560	\$537	No
29 St Johns Pl	16-Feb-16	\$2,400,000	Small multifamily	4	\$600,000	4,896	\$490	No
459 14 St	04-Mar-16	\$2,200,000	Small multifamily	3	\$733,333	2,750	\$800	No
632 Baltic St	14-Mar-16	\$2,158,750	Small multifamily	3	\$719,583	3,256	\$663	No
198 13 St	24-Feb-16	\$2,145,000	Small multifamily	3	\$715,000	2,193	\$978	No
185 President St	02-Feb-16	\$2,100,000	Small multifamily	3	\$700,000	3,006	\$699	No
609 President St	05-Jan-16	\$2,050,000	Small multifamily	3	\$683,333	1,884	\$1,088	No
337 2 St	28-Jan-16	\$1,850,000	Small multifamily	6	\$308,333	4,455	\$415	No
44 Woodhull St	15-Jan-16	\$1,550,000	Small multifamily	3	\$516,667	2,516	\$616	No
164 Dikeman St	21-Jan-16	\$910,000	Small multifamily	8	\$113,750	5,548	\$164	No
86 4 Pl	17-Mar-16	\$894,085	Small multifamily	3	\$298,028	3,600	\$248	No
10 Huntington St	14-Jan-16	\$540,000	Small multifamily	3	\$180,000	800	\$675	No
342 14 St	10-Feb-16	\$148,592	Small multifamily	8	\$2,008	6,856	\$2	Yes
461 4 Ave	04-Jan-16	\$125,000	Small multifamily	3	\$41,667	2,781	\$45	No