



## CENTRAL BROOKLYN

A quarterly analysis of multifamily sales  
in Central Brooklyn, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Central Brooklyn, Brooklyn

#### SUMMARY

SALES VOLUME

**\$282.9M**

-18% YoY

NO. OF TRANSACTIONS

**125**

-17% YoY

AVERAGE PRICE/UNIT

**\$203K**

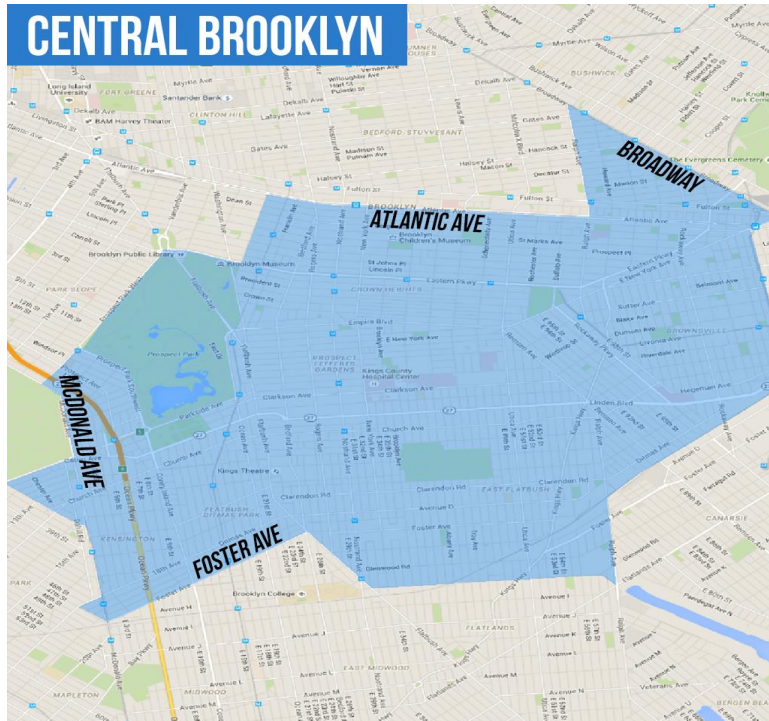
-17% YoY

AVERAGE PRICE/SQ.FT.

**\$223**

-15% YoY

#### NEIGHBORHOOD BOUNDARIES



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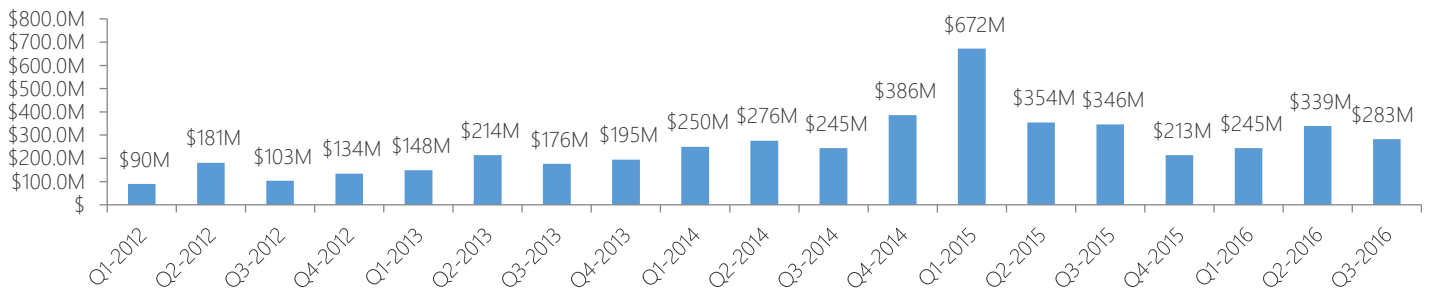
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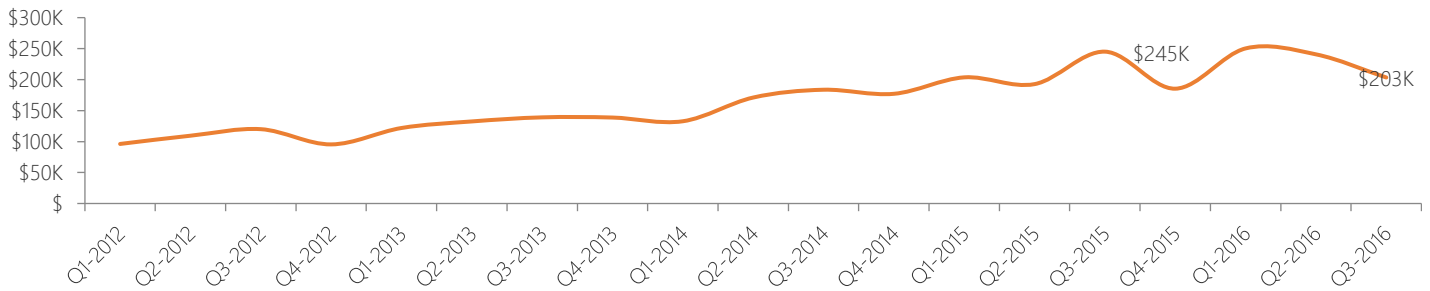
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## MULTIFAMILY STATS

### Sales Volume

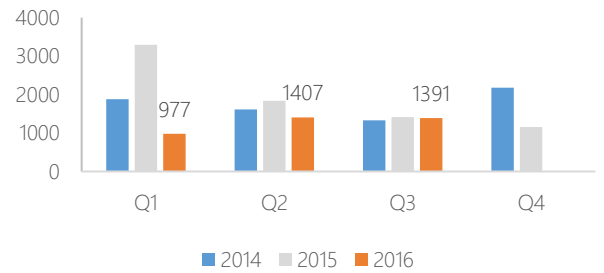


### Average Sale Price per Unit



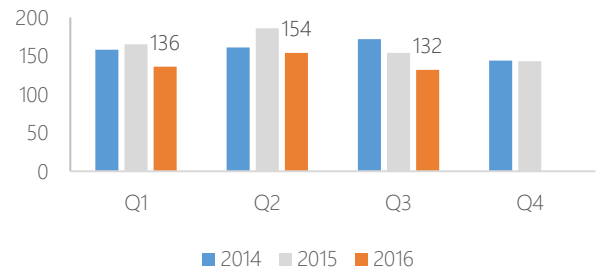
### Number of Units Sold

Quarter	2014	2015	2016
Q1	1883	3299	977
Q2	1612	1838	1407
Q3	1332	1411	1391
Q4	2176	1152	



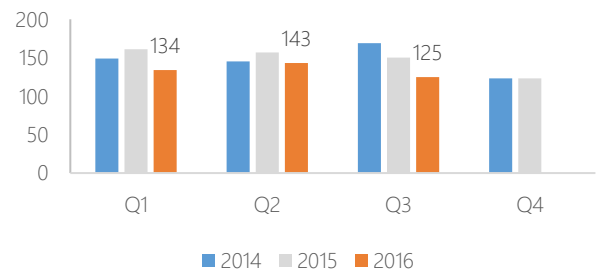
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	158	165	136
Q2	161	186	154
Q3	172	154	132
Q4	144	143	



### Number of Transactions

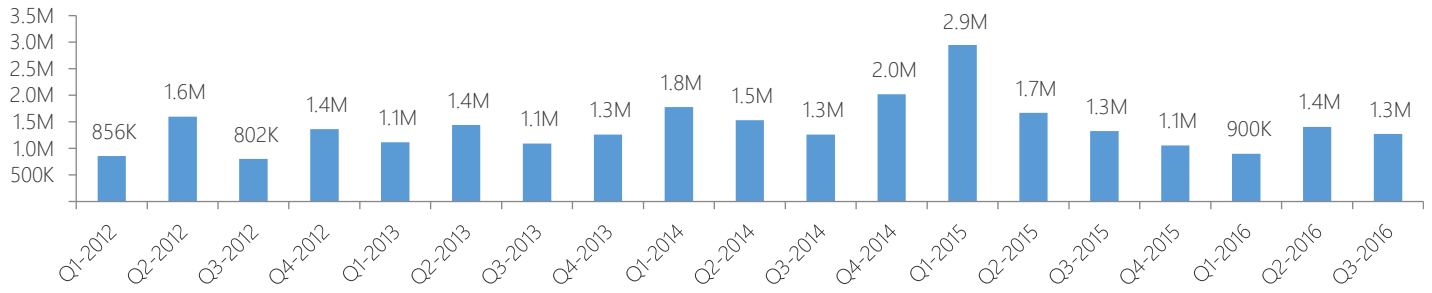
Quarter	2014	2015	2016
Q1	149	161	134
Q2	145	157	143
Q3	169	150	125
Q4	123	123	



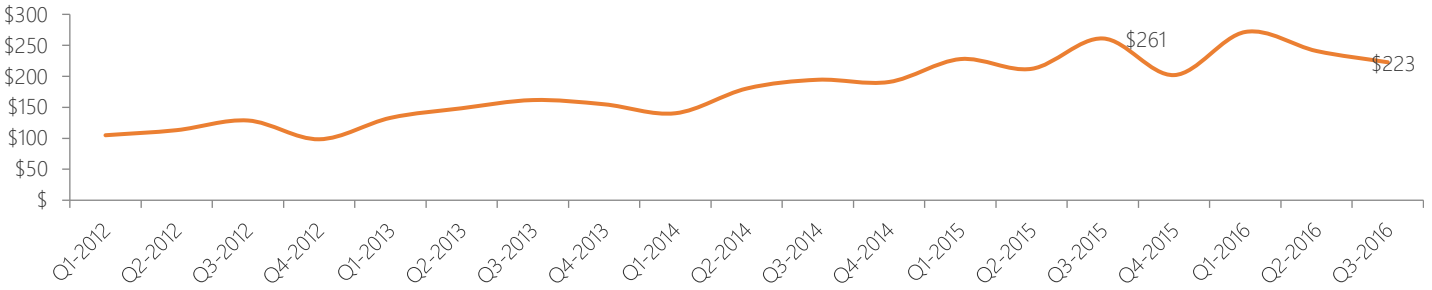


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## Total Sq. Ft.



## Average Sale Price per Square Foot

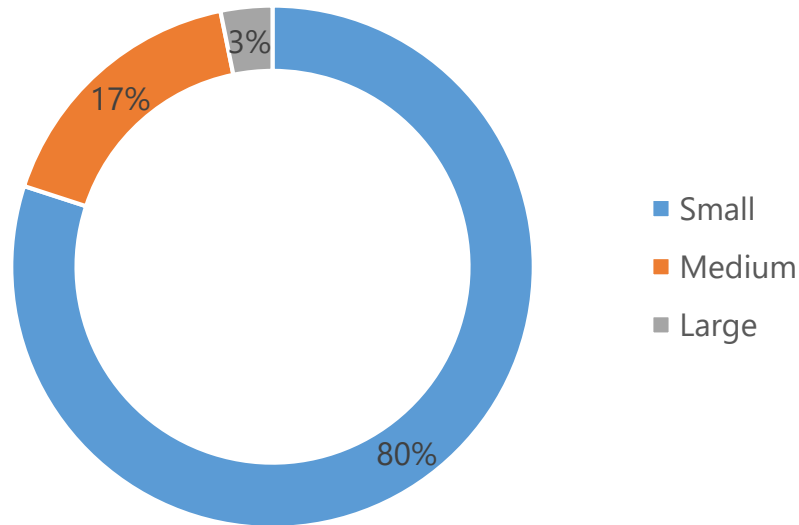


## MULTIFAMILY SIZE

### 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	\$251,104	4%	\$287	12%	\$101,195,094	100	100	403
Medium	\$165,231	-22%	\$183	-25%	\$115,331,039	21	26	698
Large	\$229,021	-32%	\$229	-25%	\$66,416,220	4	6	290

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
90-94 Sullivan Pl	24-Aug-16	\$21,500,000	Medium multifamily	29	46,900	\$458	No
260-266 Buffalo Ave	28-Jul-16	\$21,000,000	Medium multifamily	20	24,832	\$251	Yes
1539 St Johns Pl	28-Jul-16	\$21,000,000	Large multifamily	63	58,960	\$251	Yes
65 Lenox Rd	26-Jul-16	\$16,000,000	Large multifamily	60	84,000	\$190	No
1692 Union St	28-Jul-16	\$15,000,000	Large multifamily	61	41,055	\$248	Yes
1706 Union St	28-Jul-16	\$15,000,000	Medium multifamily	16	19,400	\$248	Yes
180 E 93 St	28-Jul-16	\$14,416,220	Large multifamily	70	61,600	\$234	No
24 Rogers Ave	7-Jul-16	\$14,200,000	Medium multifamily	18	8,532	\$407	Yes
30 Rogers Ave	7-Jul-16	\$14,200,000	Medium multifamily	18	9,278	\$407	Yes
641 St Marks Ave	7-Jul-16	\$14,200,000	Medium multifamily	30	17,103	\$407	Yes
175 Lott St	29-Jul-16	\$12,050,000	Medium multifamily	24	18,250	\$217	Yes
4202-4210 Church Ave	29-Jul-16	\$12,050,000	Medium multifamily	32	27,520	\$217	Yes
2810 Foster Ave	29-Jul-16	\$12,050,000	Medium multifamily	16	9,700	\$217	Yes
762 E 3 St	16-Sep-16	\$8,500,000	Medium multifamily	42	32,000	\$266	No
2105 Foster Ave	27-Jul-16	\$6,550,000	Medium multifamily	36	26,640	\$246	No
605 E 16 St	27-Sep-16	\$6,000,000	Medium multifamily	34	29,580	\$203	No
1002 Clarkson Ave	28-Jul-16	\$5,732,929	Medium multifamily	31	30,556	\$188	No
2337 Pacific St	26-Jul-16	\$5,626,000	Medium multifamily	22	25,933	\$120	Yes
2334 Pacific St	26-Jul-16	\$5,626,000	Small multifamily	8	20,913	\$120	Yes
723 E 5 St	23-Aug-16	\$5,050,000	Medium multifamily	21	21,840	\$231	No
330 E 22 St	25-Jul-16	\$4,750,000	Medium multifamily	27	19,200	\$247	No
1819 Beverley Rd	15-Aug-16	\$3,812,500	Medium multifamily	18	16,000	\$238	No
243 Troy Ave	6-Jul-16	\$3,775,000	Medium multifamily	17	10,108	\$373	No
46 Linden Blvd	13-Jul-16	\$3,650,000	Medium multifamily	18	14,000	\$261	No
1477 Pacific St	25-Aug-16	\$2,840,000	Small multifamily	8	9,880	\$287	No
669 E 21 St	30-Sep-16	\$2,700,000	Small multifamily	8	8,240	\$328	No
1217-1219 Flatbush Ave	28-Jul-16	\$2,575,000	Small multifamily	6	6,020	\$428	No
1311-1313 Dean St	15-Aug-16	\$2,350,000	Small multifamily	9	4,049	\$580	No
1515 11 Ave	28-Jul-16	\$2,325,000	Small multifamily	3	3,350	\$694	No
518 Chauncey St	15-Aug-16	\$2,300,000	Small multifamily	6	5,460	\$421	No
295 Maple St	29-Aug-16	\$2,294,342	Medium multifamily	39	43,662	\$53	No
295 Maple St	29-Aug-16	\$2,294,342	Medium multifamily	39	43,662	\$53	No
295 Maple St	29-Aug-16	\$2,294,342	Medium multifamily	39	43,662	\$53	No
221 Ralph Ave	7-Jul-16	\$2,200,000	Medium multifamily	10	5,720	\$385	No
747 Linden Blvd	8-Sep-16	\$2,125,000	Small multifamily	8	5,160	\$412	No
521 Eastern Pkwy	1-Jul-16	\$1,950,000	Small multifamily	3	3,372	\$578	No
362-364 Parkside Ave	13-Sep-16	\$1,910,000	Small multifamily	5	4,000	\$478	No
814 Lincoln Pl	11-Aug-16	\$1,765,000	Small multifamily	3	2,952	\$598	No
121 Albany Ave	13-Sep-16	\$1,745,000	Small multifamily	3	3,140	\$556	No
1512 Pitkin Ave	14-Sep-16	\$1,600,000	Small multifamily	9	7,500	\$213	No
562 Park Pl	11-Jul-16	\$1,600,000	Small multifamily	3	2,952	\$542	No
1011 Beverley Rd	6-Jul-16	\$1,595,000	Small multifamily	3	3,209	\$497	No
129 Vanderbilt St	12-Jul-16	\$1,570,000	Small multifamily	3	2,640	\$595	No
276 E 23 St	10-Aug-16	\$1,560,000	Small multifamily	6	3,840	\$406	No
5 Parkside Ct	31-Aug-16	\$1,550,000	Small multifamily	3	3,672	\$422	No
549 Mc Donald Ave	20-Sep-16	\$1,515,000	Small multifamily	6	4,929	\$307	No
610 17 St	24-Aug-16	\$1,500,000	Small multifamily	3	2,400	\$625	No
1391 St Johns Pl	4-Aug-16	\$1,500,000	Small multifamily	8	6,880	\$218	No
288 Maple St	29-Aug-16	\$1,433,862	Medium multifamily	36	30,960	\$46	No
288 Maple St	29-Aug-16	\$1,433,861	Medium multifamily	36	30,960	\$46	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
288 Maple St	29-Aug-16	\$1,433,861	Medium multifamily	36	30,960	\$46	No
218 Hawthorne St	20-Sep-16	\$1,400,000	Small multifamily	3	3,264	\$429	No
588 E 2 St	1-Aug-16	\$1,400,000	Small multifamily	4	3,120	\$449	No
594 Franklin Ave	17-Aug-16	\$1,300,000	Small multifamily	3	3,040	\$428	No
363 E 21 St	29-Sep-16	\$1,300,000	Small multifamily	8	5,920	\$220	No
1484 Prospect Pl	13-Sep-16	\$1,300,000	Small multifamily	3	3,375	\$385	No
968 Lincoln Pl	21-Jul-16	\$1,250,000	Small multifamily	3	2,016	\$620	No
223 E 8 St	8-Jul-16	\$1,250,000	Small multifamily	3	2,760	\$453	No
1770 Dean St	14-Jul-16	\$1,250,000	Small multifamily	3	2,876	\$435	No
203 Hull St	20-Jul-16	\$1,230,000	Small multifamily	6	5,850	\$210	No
411 E 94 St	19-Jul-16	\$1,200,000	Small multifamily	8	6,960	\$172	No
1321 St Johns Pl	4-Aug-16	\$1,200,000	Small multifamily	6	6,006	\$200	No
1756 Bergen St	21-Jul-16	\$1,115,000	Small multifamily	3	3,240	\$344	No
638 Hawthorne St	15-Aug-16	\$1,107,000	Small multifamily	3	2,520	\$439	No
627 E 96 St	16-Aug-16	\$1,100,000	Small multifamily	6	5,250	\$210	No
901 Sterling Pl	12-Jul-16	\$1,100,000	Small multifamily	4	2,250	\$489	No
815 Monroe St	22-Aug-16	\$1,100,000	Small multifamily	4	5,750	\$191	No
385 E 2 St	12-Sep-16	\$1,100,000	Small multifamily	3	2,351	\$468	No
129 Somers St	22-Jul-16	\$1,087,000	Small multifamily	3	2,250	\$483	No
62 Howard Ave	21-Sep-16	\$1,070,000	Small multifamily	3	2,700	\$396	No
1660 Broadway	20-Sep-16	\$993,000	Small multifamily	3	2,700	\$368	No
426 Chauncey St	30-Aug-16	\$975,000	Small multifamily	3	3,135	\$311	No
4623 Church Ave	7-Jul-16	\$950,000	Small multifamily	5	3,540	\$268	No
439 E 48 St	29-Jul-16	\$949,999	Small multifamily	3	3,494	\$272	No
1187 Dean St	24-Aug-16	\$925,000	Small multifamily	7	3,390	\$273	No
1639 St Johns Pl	19-Aug-16	\$920,000	Small multifamily	4	4,104	\$224	No
631 E 29 St	26-Jul-16	\$915,000	Small multifamily	3	2,789	\$328	No
662 Hawthorne St	6-Sep-16	\$915,000	Small multifamily	3	2,480	\$369	No
1665 Sterling Pl	13-Sep-16	\$900,000	Small multifamily	4	3,200	\$281	No
2341 Foster Ave	15-Sep-16	\$900,000	Small multifamily	3	3,564	\$253	No
626 Coney Island Ave	22-Sep-16	\$900,000	Small multifamily	4	4,400	\$205	No
1062 Rogers Ave	11-Jul-16	\$825,000	Small multifamily	6	4,800	\$172	No
1473 Dean St	25-Aug-16	\$820,000	Small multifamily	3	1,568	\$523	No
3222 Cortelyou Rd	18-Jul-16	\$800,000	Small multifamily	4	3,400	\$235	No
492 Marion St	18-Aug-16	\$800,000	Small multifamily	3	2,700	\$296	No
76 Hull St	15-Sep-16	\$798,737	Small multifamily	3	2,430	\$329	No
2360 Pacific St	17-Aug-16	\$775,000	Small multifamily	3	3,500	\$221	No
1172 Rogers Ave	10-Aug-16	\$765,000	Small multifamily	3	3,120	\$245	No
291 Rockaway Pkwy	25-Aug-16	\$765,000	Small multifamily	4	3,198	\$239	No
952 Utica Ave	29-Jul-16	\$760,000	Small multifamily	6	5,160	\$147	No
478 E 29 St	20-Sep-16	\$750,545	Small multifamily	3	3,900	\$192	No
385 Sumpter St	25-Jul-16	\$750,000	Small multifamily	3	3,975	\$189	No
1549 Sterling Pl	9-Aug-16	\$750,000	Small multifamily	3	3,360	\$223	No
205 Parkside Ave	26-Sep-16	\$750,000	Medium multifamily	22	15,300	\$49	No
264 Saratoga Ave	14-Sep-16	\$740,500	Small multifamily	3	3,600	\$206	No
182 E 32 St	7-Sep-16	\$740,000	Small multifamily	3	2,052	\$361	No
2308 Dean St	9-Aug-16	\$720,000	Small multifamily	3	2,280	\$316	No
907 Jefferson Ave	21-Sep-16	\$715,000	Small multifamily	3	3,219	\$222	No
751 E 46 St	5-Aug-16	\$700,000	Small multifamily	3	2,080	\$337	No
2532 Bedford Ave	4-Aug-16	\$700,000	Small multifamily	5	4,380	\$160	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
945 Saratoga Ave	25-Aug-16	\$700,000	Small multifamily	4	3,120	\$224	No
665 Watkins St	7-Sep-16	\$675,000	Small multifamily	4	3,280	\$206	No
55 Chester St	12-Jul-16	\$674,347	Small multifamily	3	2,718	\$248	No
287 Rockaway Pkwy	22-Jul-16	\$670,000	Small multifamily	4	3,198	\$210	No
522 E 8 St	31-Aug-16	\$650,000	Small multifamily	3	2,818	\$231	No
299 Rockaway Pkwy	16-Sep-16	\$650,000	Small multifamily	4	3,198	\$203	No
438 Herzl St	25-Jul-16	\$650,000	Small multifamily	4	3,198	\$203	No
1313 Troy Ave	22-Jul-16	\$642,000	Small multifamily	3	2,688	\$239	No
932 Thomas S Boyland St	8-Sep-16	\$641,903	Small multifamily	6	3,645	\$176	No
1557 Eastern Pkwy	30-Sep-16	\$625,000	Small multifamily	3	2,610	\$239	No
328 E 53 St	7-Sep-16	\$611,000	Small multifamily	4	3,440	\$178	No
2411 Tilden Ave	25-Jul-16	\$610,000	Small multifamily	3	3,024	\$202	No
375 E 95 St	15-Aug-16	\$600,000	Small multifamily	4	3,198	\$188	No
109 E 51 St	26-Sep-16	\$575,000	Small multifamily	4	3,608	\$159	No
14 E 29 St	24-Aug-16	\$575,000	Small multifamily	3	2,838	\$203	No
693 Bristol St	9-Sep-16	\$550,000	Small multifamily	4	3,520	\$156	No
180 E 56 St	19-Sep-16	\$550,000	Small multifamily	3	2,384	\$231	No
1662 Albany Ave	21-Sep-16	\$535,000	Small multifamily	3	3,432	\$156	No
2106 Strauss St	10-Aug-16	\$510,000	Small multifamily	3	3,000	\$170	No
1833 Park Pl	28-Sep-16	\$480,000	Small multifamily	3	2,955	\$162	No
524 E 45 St	26-Jul-16	\$444,063	Small multifamily	3	1,274	\$349	No
383 Christopher Ave	28-Jul-16	\$420,000	Small multifamily	3	3,120	\$135	No
2311 Cortelyou Rd	2-Sep-16	\$415,000	Small multifamily	3	1,600	\$259	No
151 E 95 St	29-Aug-16	\$400,000	Small multifamily	4	3,198	\$125	No
2032 Union St	8-Sep-16	\$390,000	Small multifamily	4	3,116	\$125	No
366 E 28 St	10-Aug-16	\$300,000	Small multifamily	3	2,080	\$144	No
361 E 51 St	10-Aug-16	\$300,000	Small multifamily	3	1,425	\$211	No
213 E 92 St	27-Jul-16	\$250,000	Small multifamily	4	3,280	\$76	No
190 E 32 St	14-Sep-16	\$250,000	Small multifamily	3	2,052	\$122	No
291 Mac Dougal St	22-Aug-16	\$245,000	Small multifamily	3	2,700	\$91	No
190 Howard Ave	12-Jul-16	\$155,000	Small multifamily	4	2,964	\$52	No
600 17 St	13-Jul-16	\$100,000	Small multifamily	3	2,700	\$37	No

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