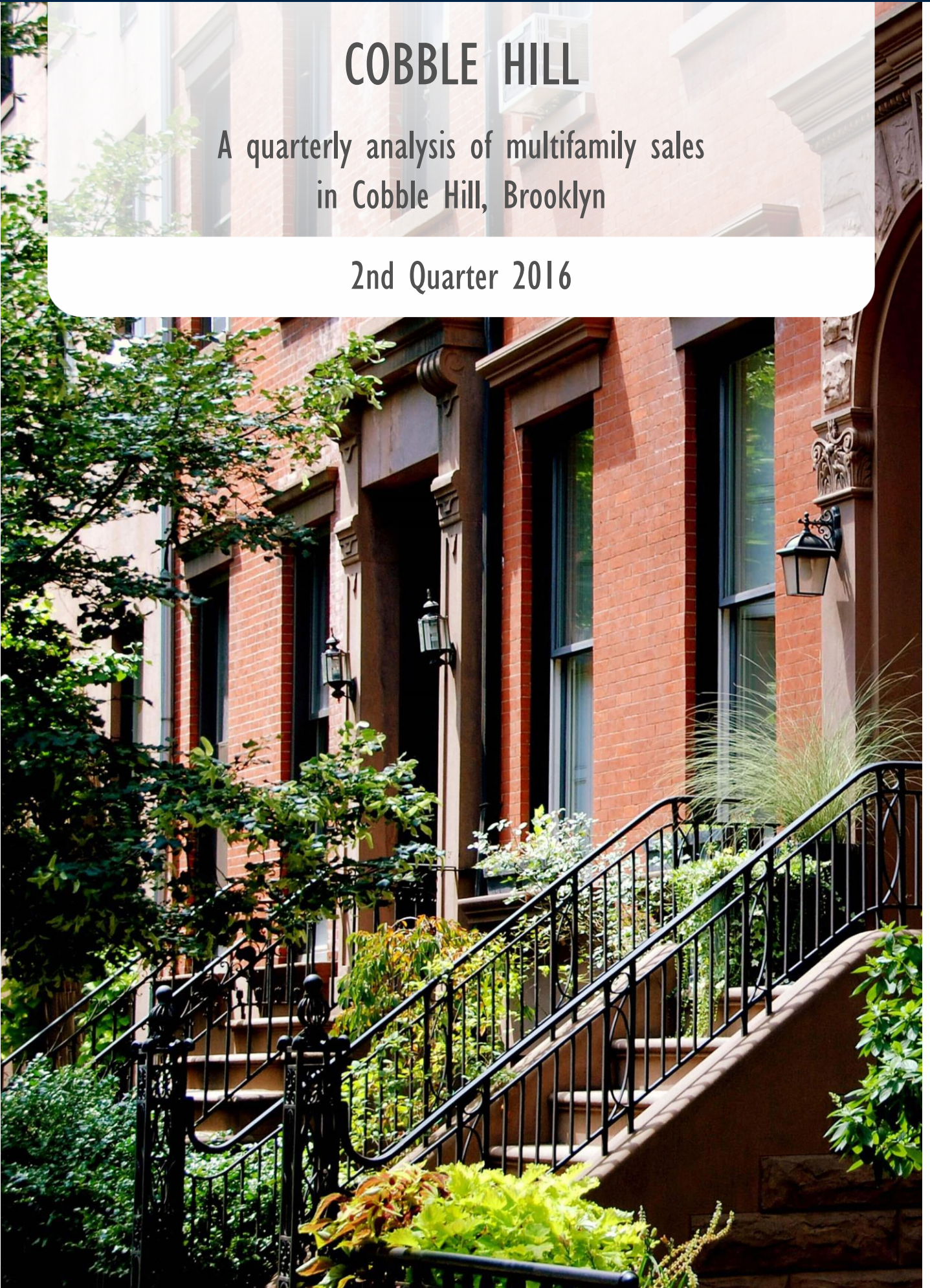


COBBLE HILL

A quarterly analysis of multifamily sales
in Cobble Hill, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Cobble Hill, Brooklyn

SUMMARY

SALES VOLUME

\$11.M

634% YoY

NO. OF TRANSACTIONS

4

300% YoY

AVERAGE PRICE/UNIT

\$734K

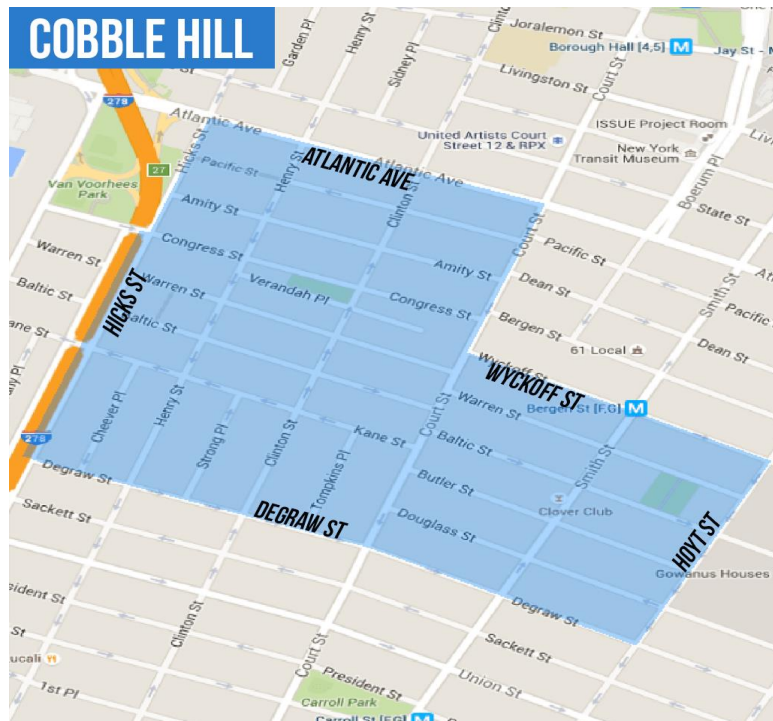
47% YoY

AVERAGE PRICE/SQ.FT.

\$764

22% YoY

NEIGHBORHOOD BOUNDARIES



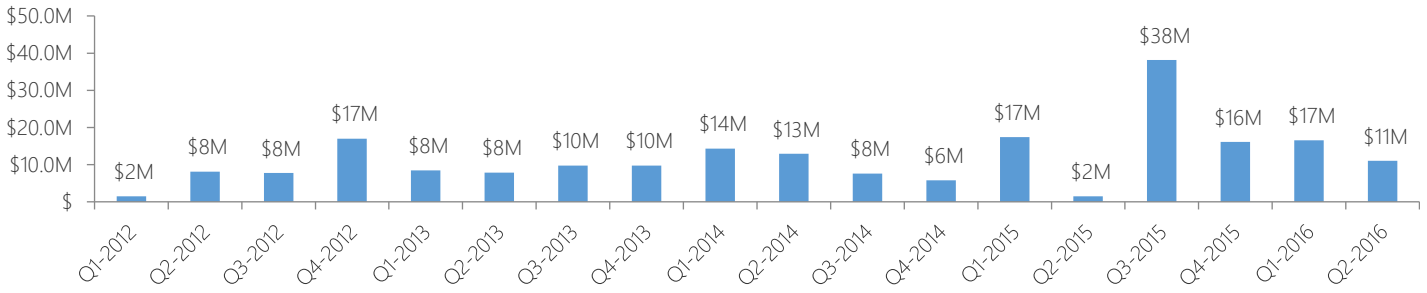
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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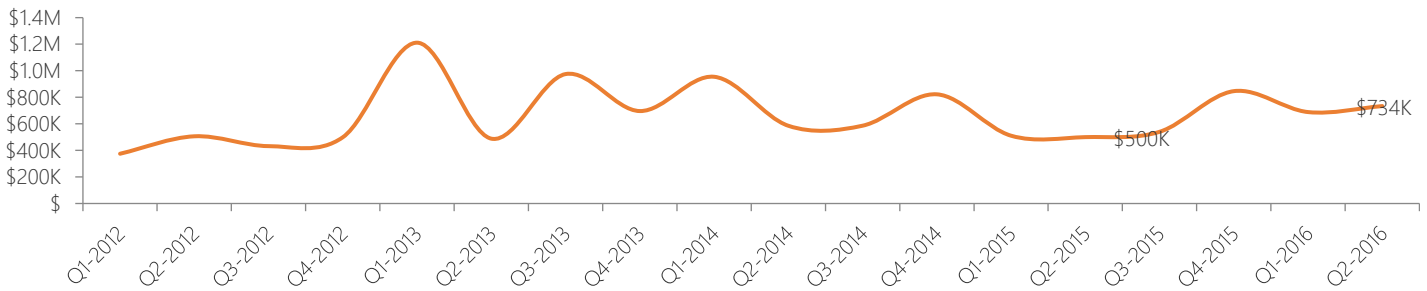
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MULTIFAMILY STATS

Sales Volume

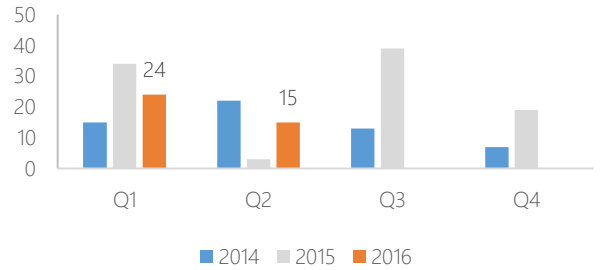


Average Sale Price per Unit



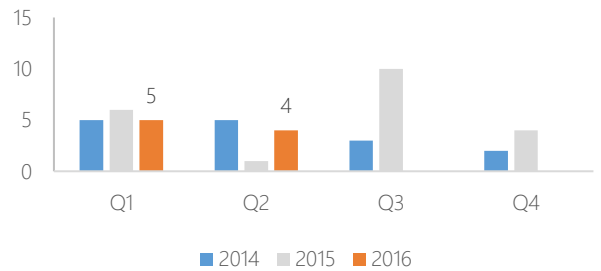
Number of Units Sold

Quarter	2014	2015	2016
Q1	15	34	24
Q2	22	3	15
Q3	13	39	
Q4	7	19	



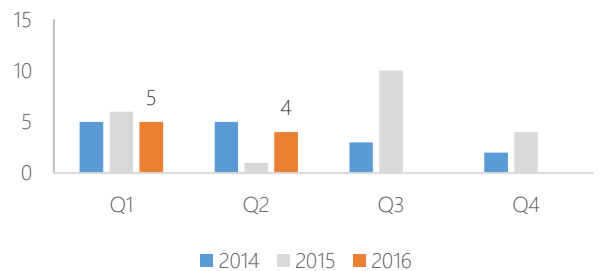
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	6	5
Q2	5	1	4
Q3	3	10	
Q4	2	4	



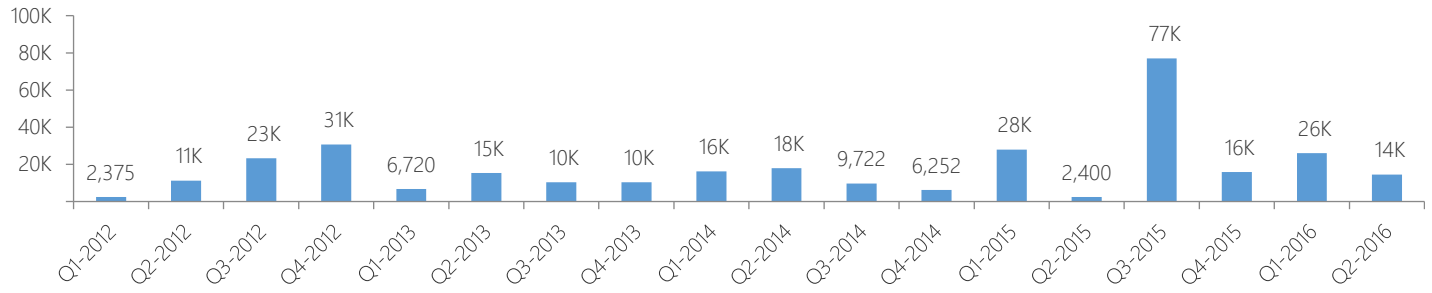
Number of Transactions

Quarter	2014	2015	2016
Q1	5	6	5
Q2	5	1	4
Q3	3	10	
Q4	2	4	

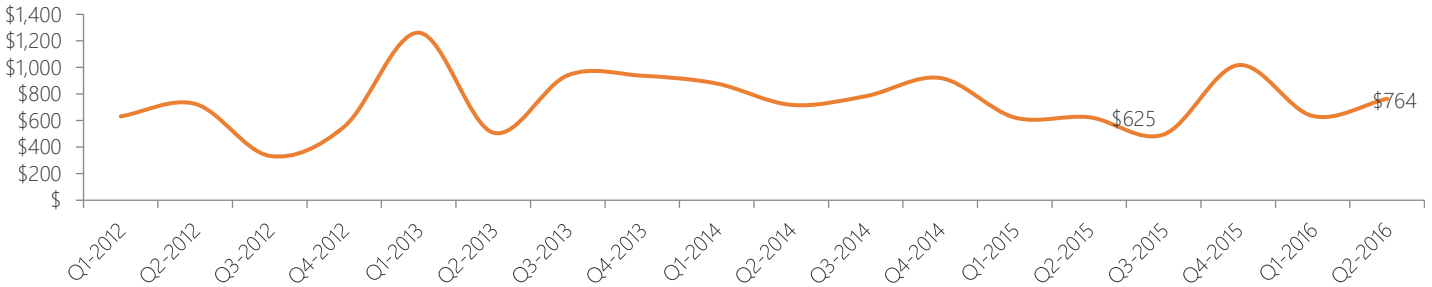


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Total Sq. Ft.



Average Sale Price per Square Foot

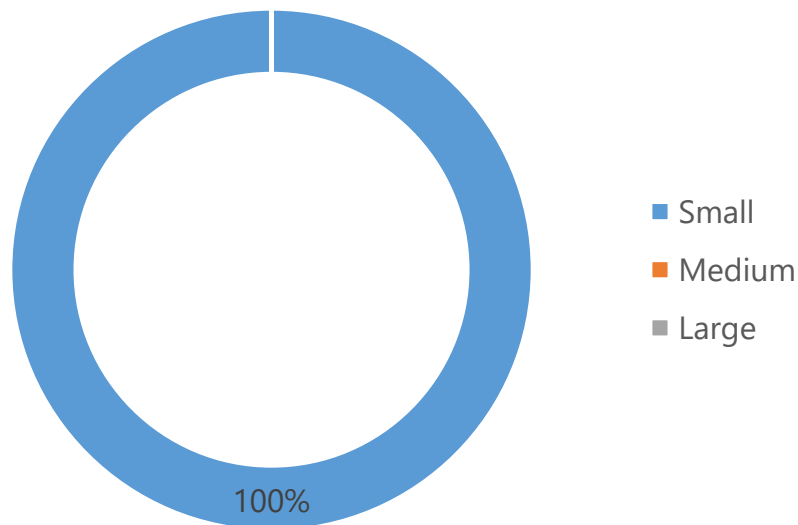


MULTIFAMILY SIZE

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	\$733,933	47%	\$764	22%	\$11,009,000	4	4	15
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
482 Henry St	17-Jun-16	\$3,550,000	Small multifamily	4	2,898	\$1,225	No
375 De Graw St	22-Apr-16	\$2,709,000	Small multifamily	3	3,360	\$806	No
359 Clinton St	31-May-16	\$2,500,000	Small multifamily	5	4,951	\$505	No
511 Hicks St	1-Jun-16	\$2,250,000	Small multifamily	3	3,192	\$705	No

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