

MULTIFAMILY

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Coney Island Report

A quarterly analysis of multifamily sales
in Coney Island, Brooklyn

1ST QUARTER 2016

Multifamily Market Report, Q1 2016

Coney Island, Brooklyn

SUMMARY

SALES VOLUME

\$11M

-83% Y-o-Y

NO. OF TRANSACTIONS

11

-39% Y-o-Y

AVERAGE PRICE/UNIT

\$168K

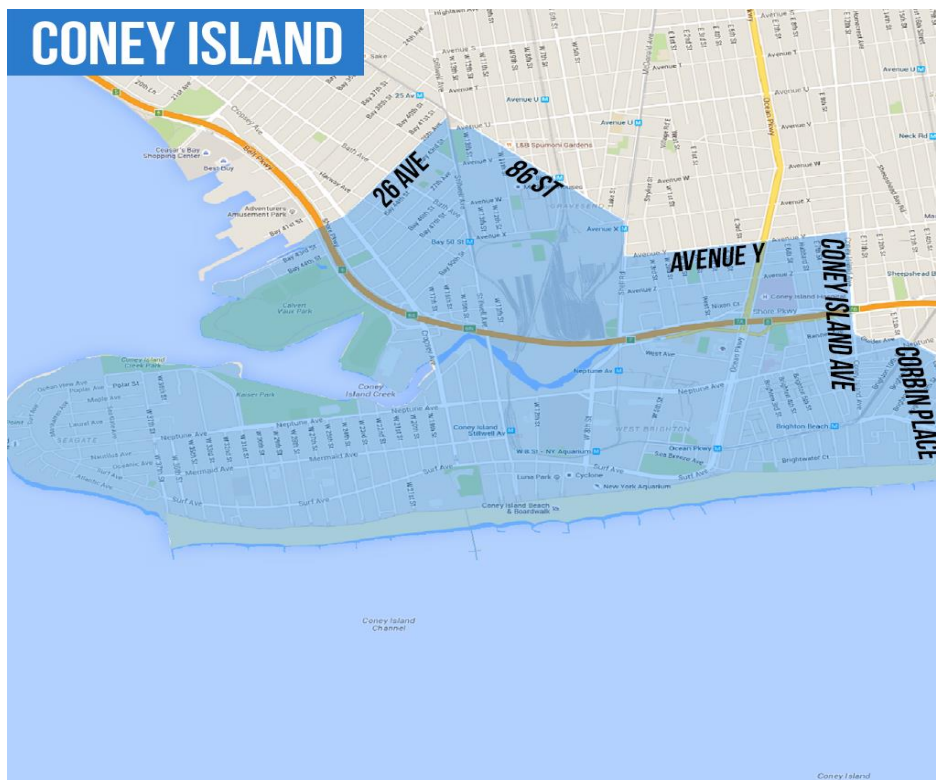
-31% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$223

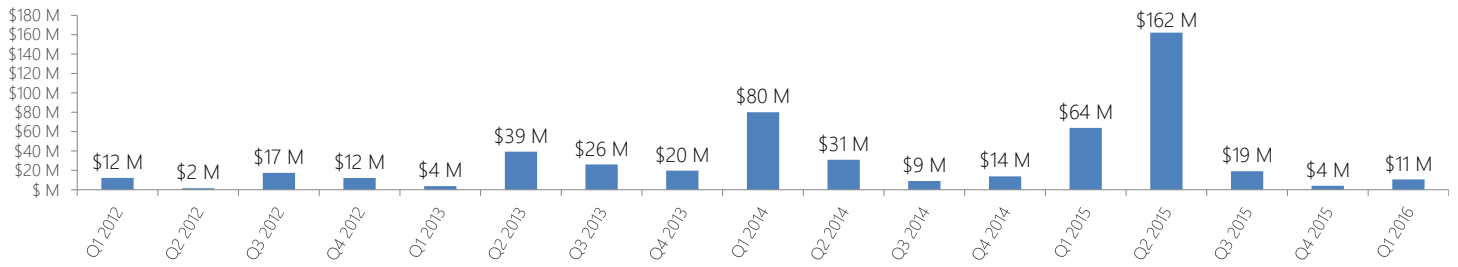
-14% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

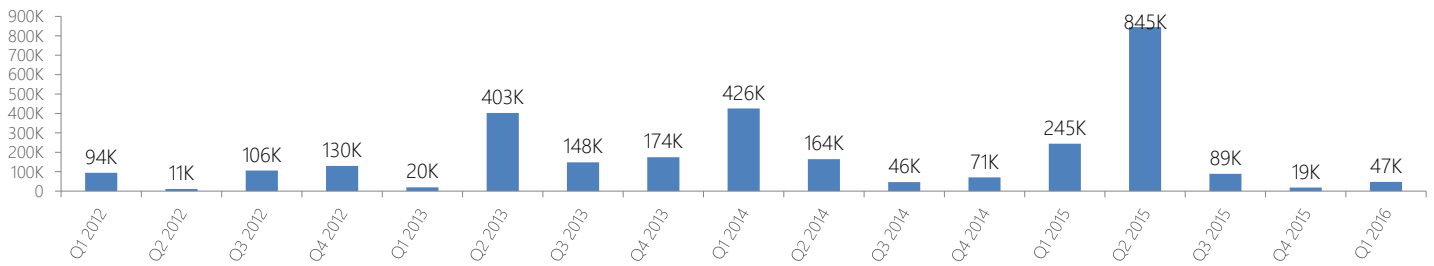


MULTIFAMILY STATS

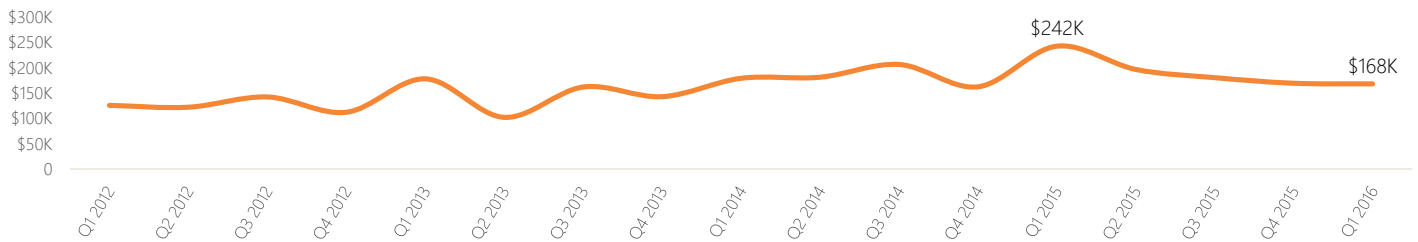
Sales Volume



Total Sq. Ft.

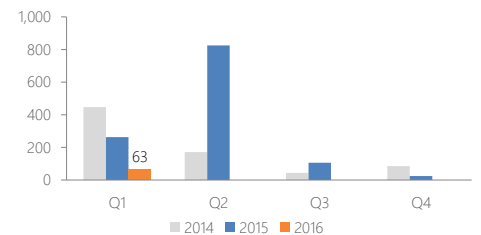


Average Sale Price per Unit



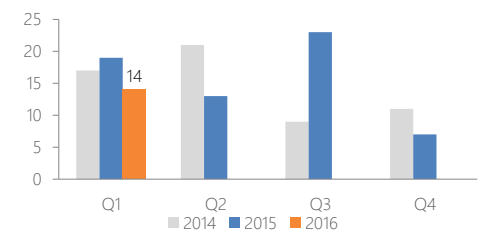
Number of Units Sold

Quarter	2014	2015	2016
Q1	447	263	63
Q2	171	825	
Q3	44	106	
Q4	85	24	



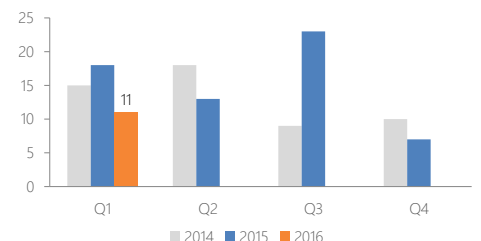
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	17	19	14
Q2	21	13	
Q3	9	23	
Q4	11	7	

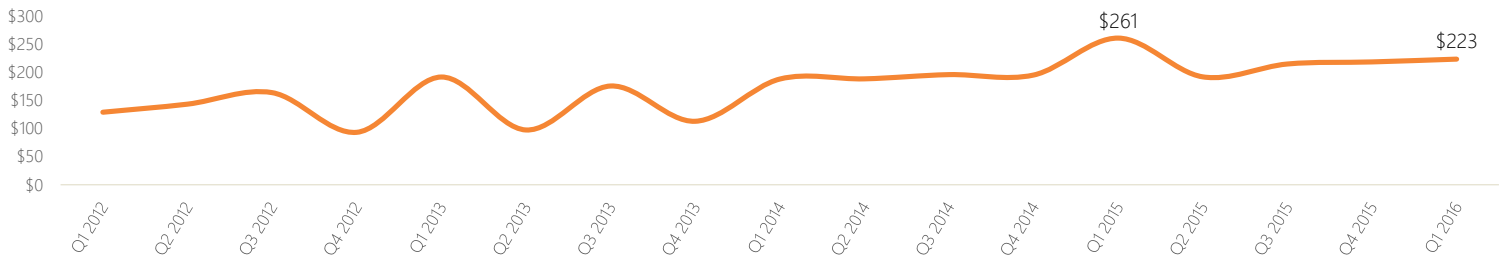


Number of Transactions

Quarter	2014	2015	2016
Q1	15	18	11
Q2	18	13	
Q3	9	23	
Q4	10	7	



Average Price per Square Foot



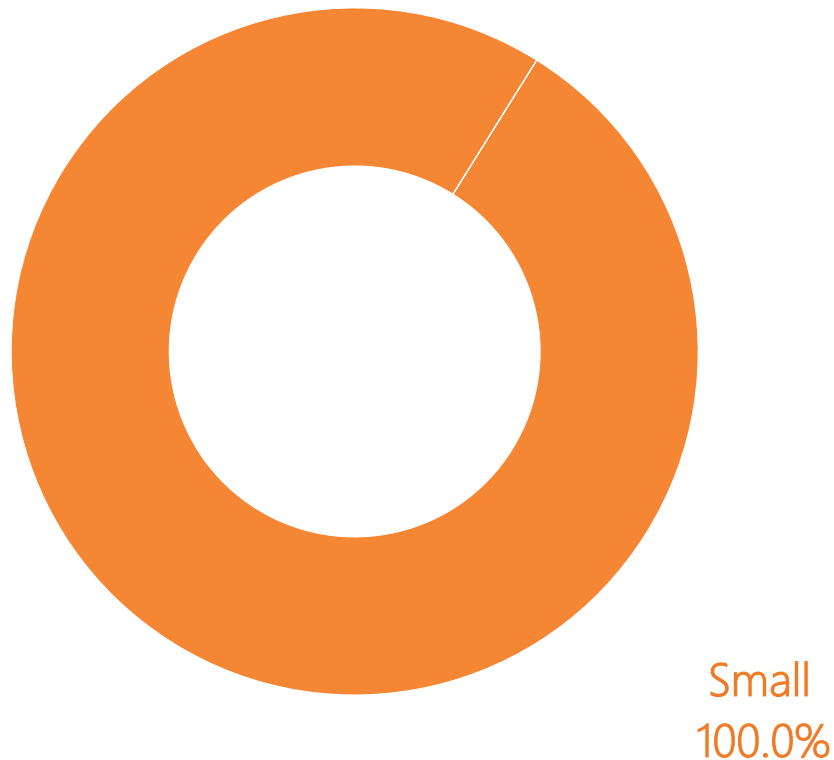
MULTIFAMILY SIZE

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	\$167,996	-14%	\$223	-2%	\$10,583,757	47,373	11	14	63
Medium	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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
2836 W 36 St	09-Mar-16	\$3,525,000	Small multifamily	6	\$146,875	4,740	\$186	Yes
2832 W 36 St	09-Mar-16	\$3,525,000	Small multifamily	6	\$146,875	4,740	\$186	Yes
2844 W 36 St	09-Mar-16	\$3,525,000	Small multifamily	6	\$146,875	4,740	\$186	Yes
2850 W 36 St	09-Mar-16	\$3,525,000	Small multifamily	6	\$146,875	4,740	\$186	Yes
30 Bay 47 St	31-Mar-16	\$999,000	Small multifamily	3	\$333,000	3,080	\$324	No
4401 Atlantic Ave	02-Mar-16	\$875,000	Small multifamily	9	\$97,222	5,036	\$174	No
853 Avenue Z	20-Jan-16	\$820,000	Small multifamily	3	\$273,333	2,354	\$348	No
1 Brighton 10 Ter	22-Mar-16	\$810,000	Small multifamily	3	\$270,000	2,280	\$355	No
3847 Neptune Ave	22-Mar-16	\$760,000	Small multifamily	3	\$253,333	2,556	\$297	No
3018 Brighton 5 St	09-Mar-16	\$680,400	Small multifamily	3	\$226,800	2,880	\$236	No
3819 Cypress Ave	01-Mar-16	\$635,520	Small multifamily	3	\$211,840	2,293	\$277	No
3812 Cypress Ave	22-Jan-16	\$520,000	Small multifamily	4	\$130,000	1,974	\$263	No
2832 W 19 St	09-Mar-16	\$480,000	Small multifamily	4	\$120,000	2,800	\$171	No
2826 W 35 St	22-Mar-16	\$478,837	Small multifamily	4	\$119,709	3,160	\$152	No