



EAST NEW YORK

A quarterly analysis of multifamily sales
in East New York, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

East New York, Brooklyn

SUMMARY

SALES VOLUME

\$31.5M

-30% YoY

NO. OF TRANSACTIONS

47

-23% YoY

AVERAGE PRICE/UNIT

\$166K

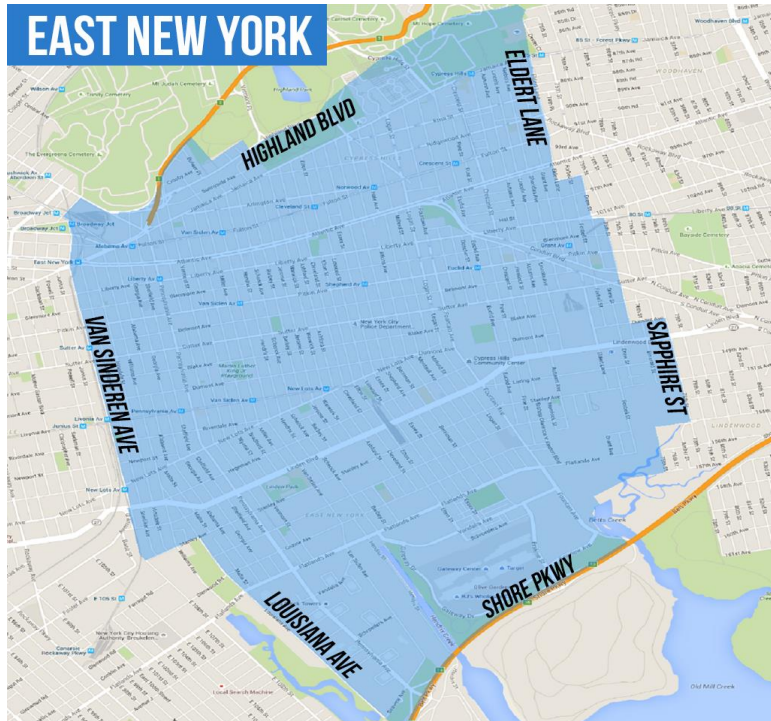
17% YoY

AVERAGE PRICE/SQ.FT.

\$200

21% YoY

NEIGHBORHOOD BOUNDARIES



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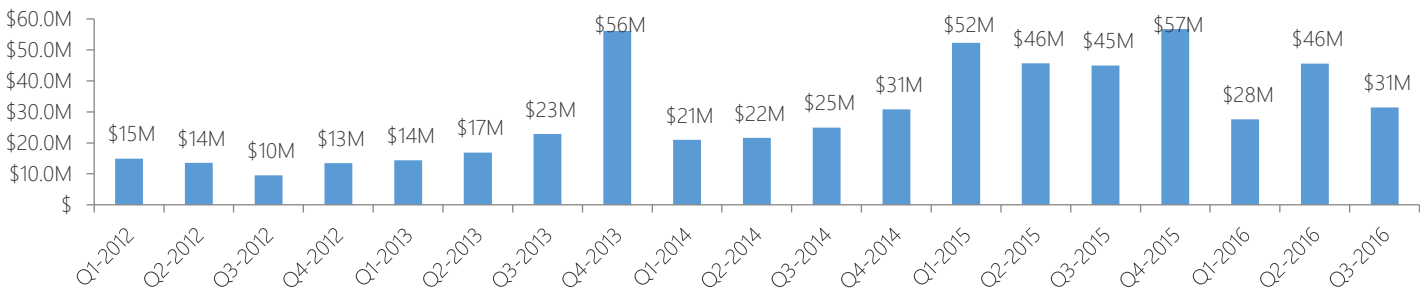
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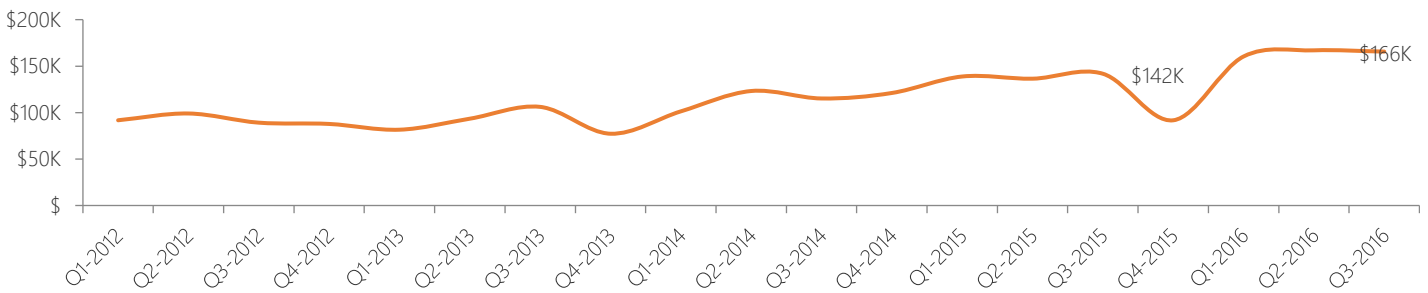
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MULTIFAMILY STATS

Sales Volume

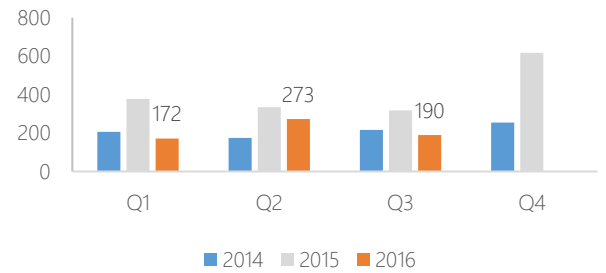


Average Sale Price per Unit



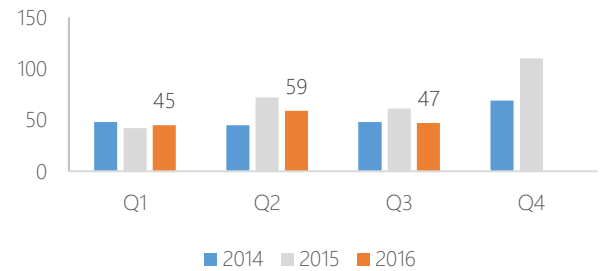
Number of Units Sold

Quarter	2014	2015	2016
Q1	207	377	172
Q2	175	335	273
Q3	216	317	190
Q4	254	618	



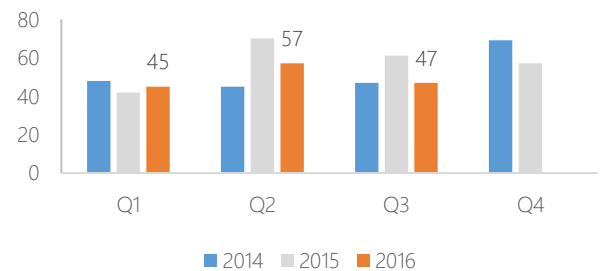
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	48	42	45
Q2	45	72	59
Q3	48	61	47
Q4	69	110	



Number of Transactions

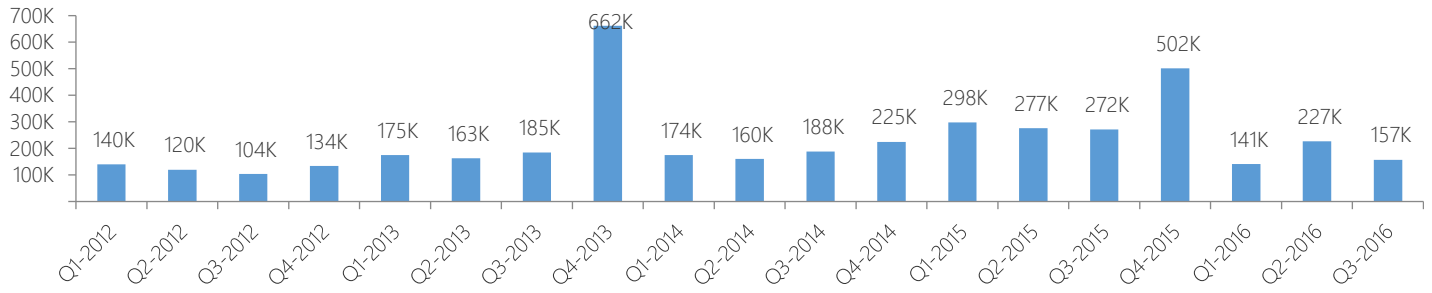
Quarter	2014	2015	2016
Q1	48	42	45
Q2	45	70	57
Q3	47	61	47
Q4	69	57	



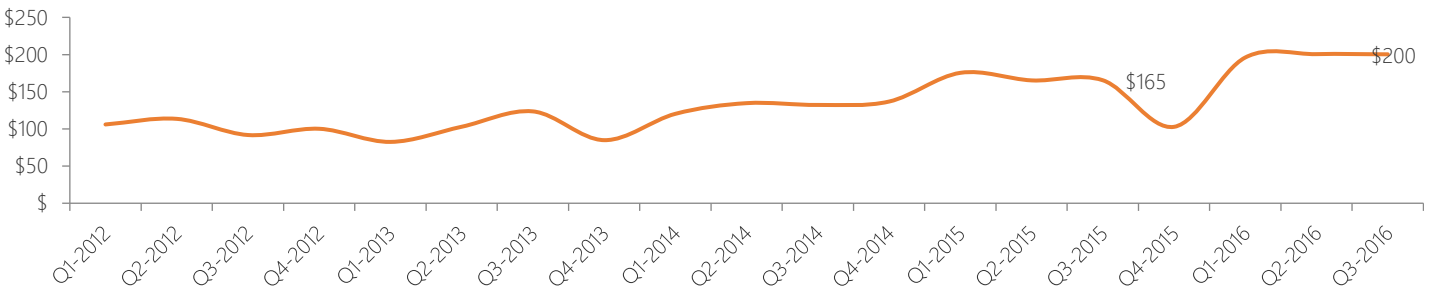


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Total Sq. Ft.



Average Sale Price per Square Foot

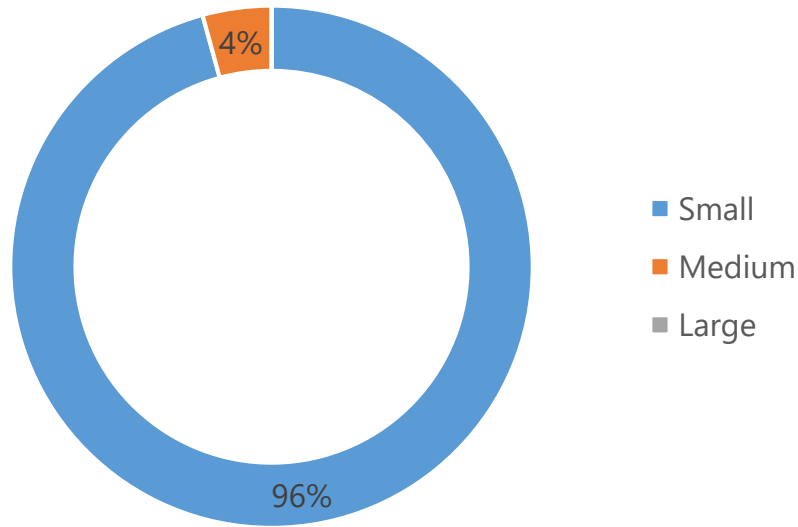


MULTIFAMILY SIZE

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	\$161,656	8%	\$197	21%	\$25,865,000	45	45	160
Medium	\$186,667	43%	\$217	27%	\$5,600,000	2	2	30
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
361 Miller Ave	6-Sep-16	\$3,100,000	Medium multifamily	20	16,733	\$185	No
2578 Pitkin Ave	26-Sep-16	\$2,500,000	Medium multifamily	10	9,015	\$277	No
53 Arlington Ave	18-Aug-16	\$1,250,000	Small multifamily	6	5,658	\$221	No
339 Etna St	7-Jul-16	\$1,200,000	Small multifamily	7	4,950	\$242	No
299 Atkins Ave	26-Jul-16	\$999,000	Small multifamily	4	3,403	\$294	No
625 Blake Ave	16-Sep-16	\$850,000	Small multifamily	6	4,212	\$202	No
85 Arlington Ave	8-Sep-16	\$780,000	Small multifamily	3	2,268	\$344	No
715 Van Siclen Ave	27-Jul-16	\$765,000	Small multifamily	4	2,318	\$330	No
196 Chestnut St	12-Jul-16	\$760,000	Small multifamily	3	3,000	\$253	No
670 Miller Ave	15-Sep-16	\$750,000	Small multifamily	4	3,280	\$229	No
11 Bradford St	30-Sep-16	\$750,000	Small multifamily	3	3,140	\$239	No
653 Hemlock St	18-Aug-16	\$700,000	Small multifamily	3	2,520	\$278	No
132 Sheridan Ave	6-Sep-16	\$700,000	Small multifamily	6	5,070	\$138	No
534 New Jersey Ave	30-Sep-16	\$689,000	Small multifamily	3	2,000	\$345	No
669 Wyona St	4-Aug-16	\$650,000	Small multifamily	4	3,520	\$185	No
773 Liberty Ave	22-Sep-16	\$650,000	Small multifamily	3	2,805	\$232	No
178 Atkins Ave	8-Jul-16	\$649,000	Small multifamily	3	1,672	\$388	No
1317 Dumont Ave	20-Jul-16	\$640,000	Small multifamily	3	3,280	\$195	No
718 Pennsylvania Ave	29-Sep-16	\$626,000	Small multifamily	5	5,664	\$111	No
125 Vermont St	5-Jul-16	\$625,000	Small multifamily	4	2,500	\$250	No
42 Pine St	23-Aug-16	\$618,000	Small multifamily	3	2,048	\$302	No
182 Atkins Ave	9-Aug-16	\$600,000	Small multifamily	3	1,672	\$359	No
1425 Stanley Ave	29-Jul-16	\$580,000	Small multifamily	3	2,964	\$196	No
9 Grant Ave	22-Jul-16	\$579,000	Small multifamily	4	3,000	\$193	No
1427 Stanley Ave	12-Sep-16	\$575,000	Small multifamily	3	2,964	\$194	No
756 Barbey St	18-Jul-16	\$570,000	Small multifamily	3	2,880	\$198	No
466 Atkins Ave	28-Jul-16	\$570,000	Small multifamily	4	2,750	\$207	No
458 Wyona St	9-Sep-16	\$560,000	Small multifamily	3	3,000	\$187	No
527 Hinsdale St	1-Aug-16	\$555,000	Small multifamily	4	3,900	\$142	No
626 Crescent St	26-Aug-16	\$530,000	Small multifamily	3	2,024	\$262	No
312 Hemlock St	10-Aug-16	\$520,000	Small multifamily	3	2,544	\$204	No
756 Schenck Ave	20-Sep-16	\$460,000	Small multifamily	3	3,210	\$143	No
609 Warwick St	21-Jul-16	\$435,000	Small multifamily	3	2,080	\$209	No
504 New Jersey Ave	25-Jul-16	\$425,000	Small multifamily	3	3,000	\$142	No
727 Wyona St	12-Aug-16	\$418,000	Small multifamily	3	2,560	\$163	No
266 Van Siclen Ave	10-Aug-16	\$400,000	Small multifamily	3	2,040	\$196	No
425 Pennsylvania Ave	22-Sep-16	\$375,000	Small multifamily	3	3,000	\$125	No
563 Williams Ave	26-Jul-16	\$375,000	Small multifamily	4	3,250	\$115	No
101 Shepherd Ave	29-Jul-16	\$350,000	Small multifamily	3	1,400	\$250	No
438 Amber St	29-Sep-16	\$342,000	Small multifamily	3	2,940	\$116	No
637 Livonia Ave	13-Jul-16	\$330,000	Small multifamily	3	2,640	\$125	No
496 Liberty Ave	3-Aug-16	\$310,000	Small multifamily	3	1,600	\$194	No
611 Hegeman Ave	14-Jul-16	\$300,000	Small multifamily	3	2,400	\$125	No
1 Cypress Ct	9-Aug-16	\$270,000	Small multifamily	3	2,400	\$113	No
143 Highland Pl	5-Jul-16	\$270,000	Small multifamily	3	2,460	\$110	No
431 Essex St	4-Aug-16	\$265,000	Small multifamily	4	2,800	\$95	No
746 Hendrix St	28-Jul-16	\$250,000	Small multifamily	3	2,560	\$98	No

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