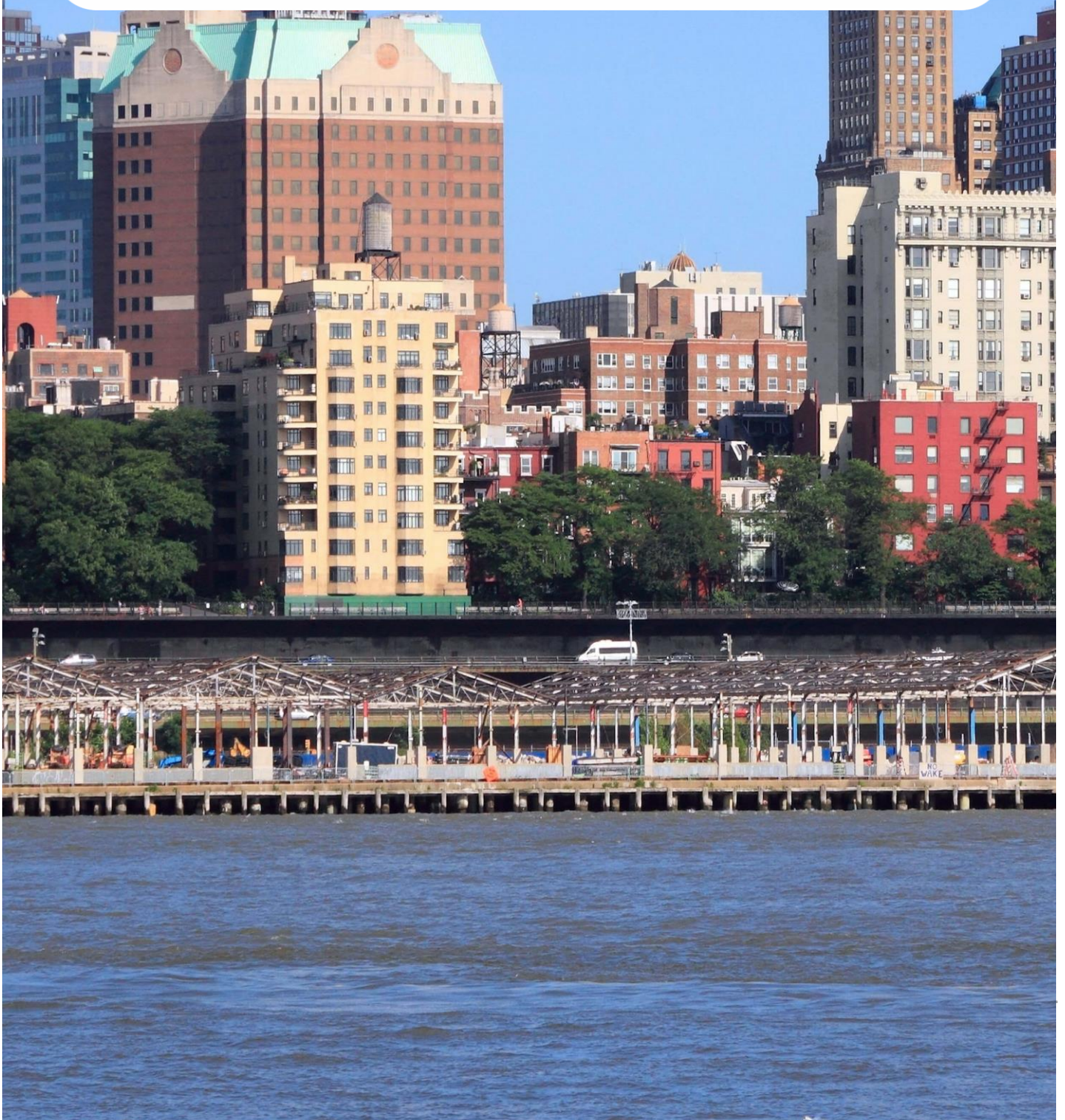


FLATBUSH

A quarterly analysis of multifamily sales
in Flatbush, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Flatbush, Brooklyn

SUMMARY

SALES VOLUME

\$43.M

25% YoY

NO. OF TRANSACTIONS

16

0% YoY

AVERAGE PRICE/UNIT

\$261K

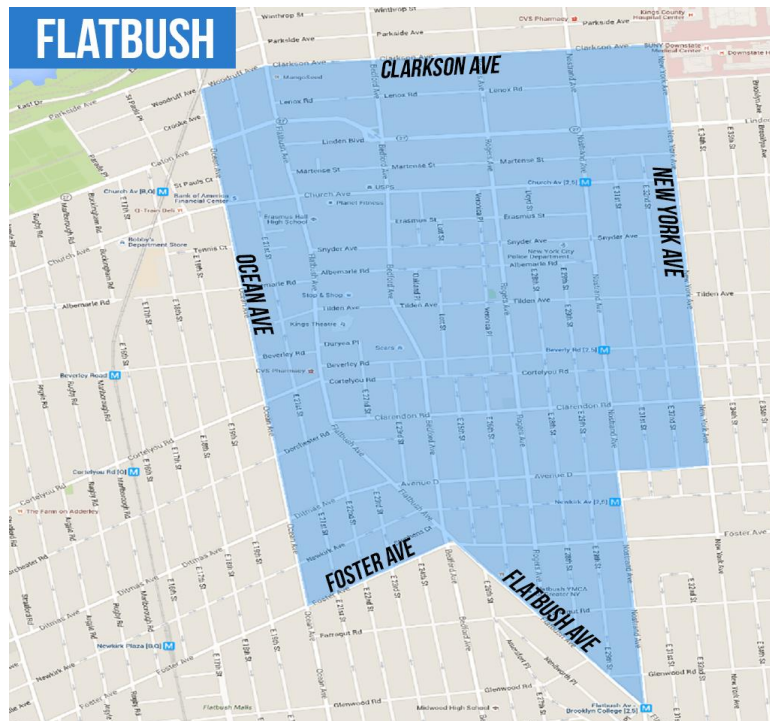
70% YoY

AVERAGE PRICE/SQ.FT.

\$261

50% YoY

NEIGHBORHOOD BOUNDARIES



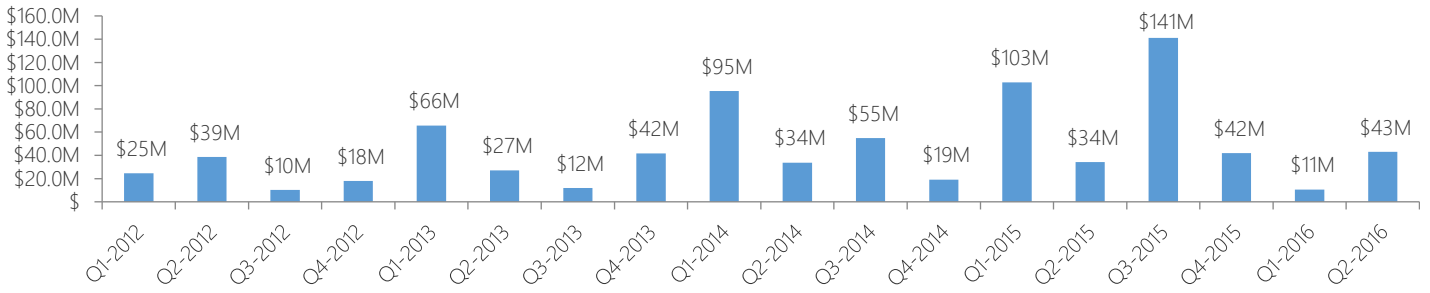
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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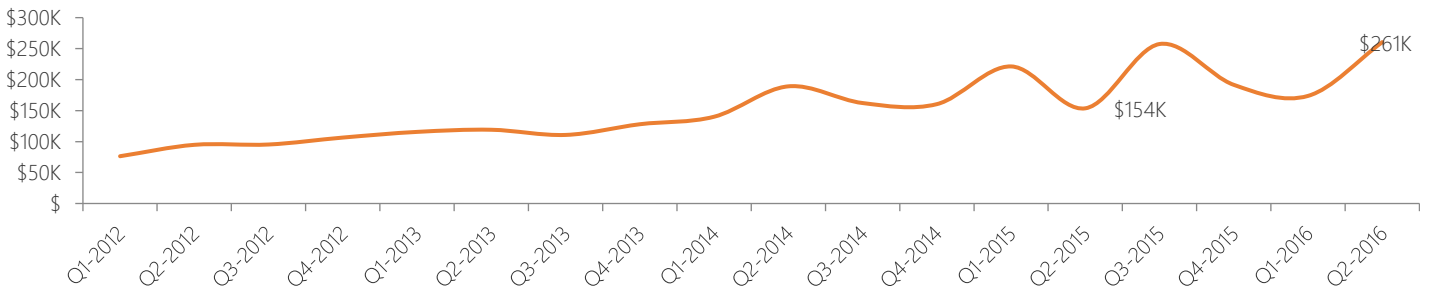
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MULTIFAMILY STATS

Sales Volume

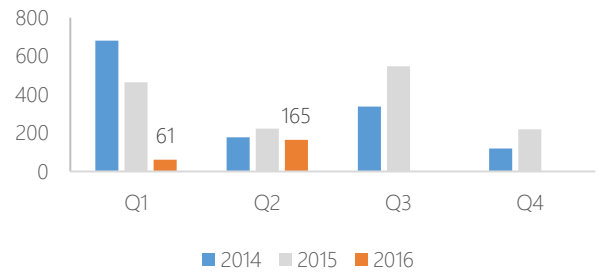


Average Sale Price per Unit



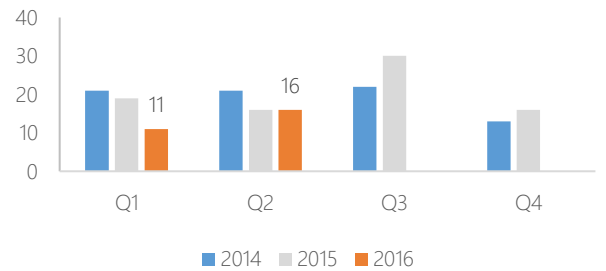
Number of Units Sold

Quarter	2014	2015	2016
Q1	680	464	61
Q2	178	223	165
Q3	338	548	
Q4	119	219	



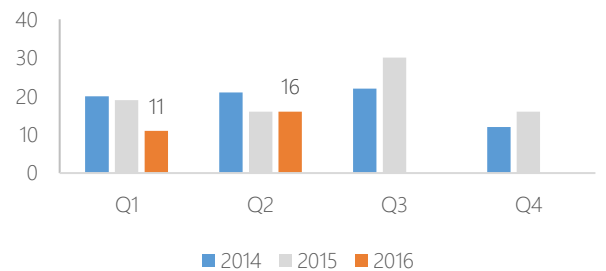
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	21	19	11
Q2	21	16	16
Q3	22	30	
Q4	13	16	



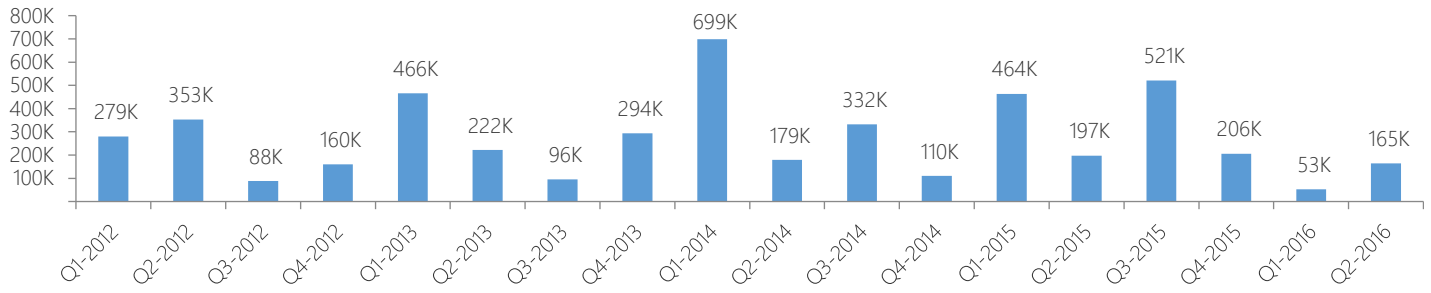
Number of Transactions

Quarter	2014	2015	2016
Q1	20	19	11
Q2	21	16	16
Q3	22	30	
Q4	12	16	

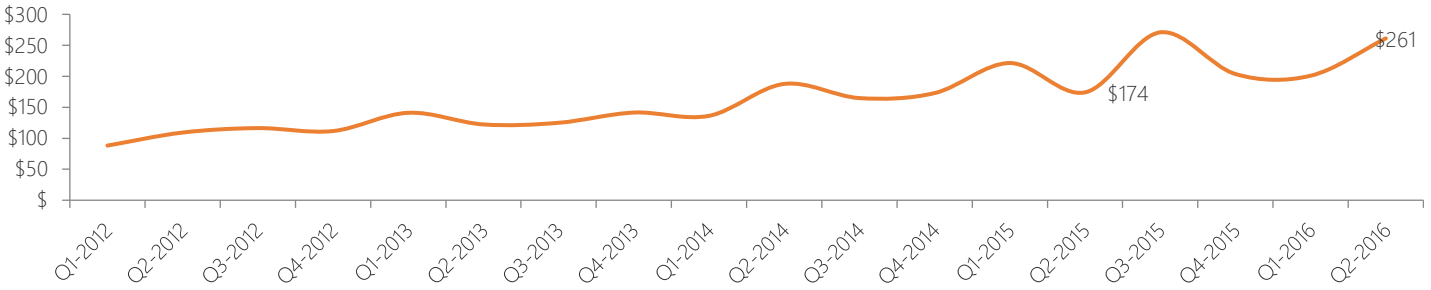


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Total Sq. Ft.



Average Sale Price per Square Foot

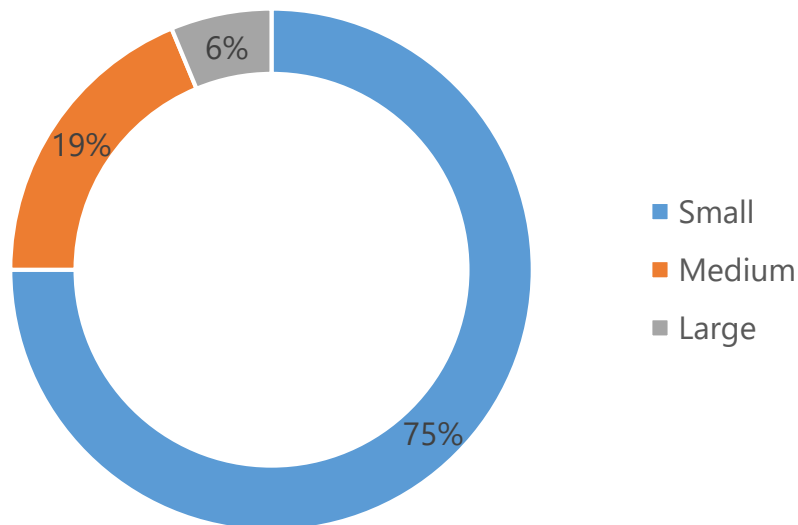


MULTIFAMILY SIZE

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	\$266,107	41%	\$317	80%	\$16,232,500	12	12	61
Medium	\$221,591	54%	\$231	33%	\$9,750,000	3	3	44
Large	\$283,333	-	\$239	-	\$17,000,000	1	1	60

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
61 Martense St	16-May-16	\$17,000,000	Large multifamily	60	70,998	\$239	No
805 Ocean Ave	29-Apr-16	\$4,650,000	Medium multifamily	16	19,040	\$244	No
310 E 25 St	17-May-16	\$3,000,000	Medium multifamily	16	14,400	\$208	No
1148 Flatbush Ave	19-Apr-16	\$3,000,000	Small multifamily	9	4,710	\$637	No
171 Linden Blvd	9-May-16	\$2,830,000	Small multifamily	6	6,528	\$434	No
2030 Nostrand Ave	26-May-16	\$2,100,000	Medium multifamily	12	8,800	\$239	No
703 Rogers Ave	25-May-16	\$2,000,000	Small multifamily	6	5,839	\$343	No
301 E 26 St	12-May-16	\$1,235,000	Small multifamily	7	5,628	\$219	No
2022 Nostrand Ave	8-Apr-16	\$1,200,000	Small multifamily	4	4,631	\$259	No
2533 Church Ave	15-Jun-16	\$1,150,000	Small multifamily	8	6,100	\$189	No
1049 Rogers Ave	4-Apr-16	\$1,000,000	Small multifamily	6	4,320	\$231	No
365 E 28 St	23-Jun-16	\$999,500	Small multifamily	3	3,180	\$314	No
367 E 28 St	23-Jun-16	\$999,500	Small multifamily	3	3,180	\$314	No
369 E 28 St	23-Jun-16	\$999,500	Small multifamily	3	3,180	\$314	No
185 E 31 St	10-Jun-16	\$499,000	Small multifamily	3	1,976	\$253	No
109 E 32 St	11-May-16	\$320,000	Small multifamily	3	2,000	\$160	No

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