



GRAVESEND

A quarterly analysis of multifamily sales
in Gravesend, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Gravesend, Brooklyn

SUMMARY

SALES VOLUME

\$38.7M

202% YoY

NO. OF TRANSACTIONS

21

50% YoY

AVERAGE PRICE/UNIT

\$317K

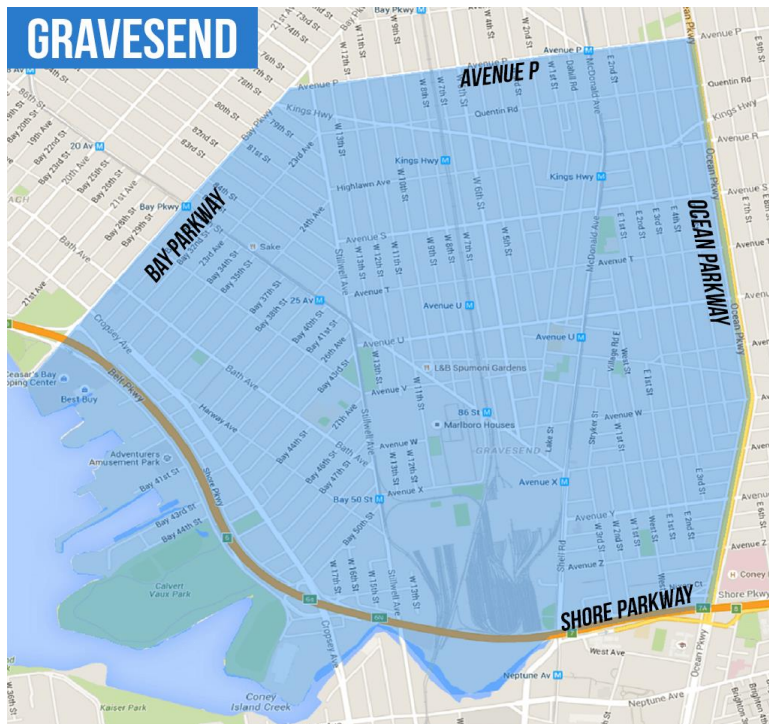
9% YoY

AVERAGE PRICE/SQ.FT.

\$317

19% YoY

NEIGHBORHOOD BOUNDARIES



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

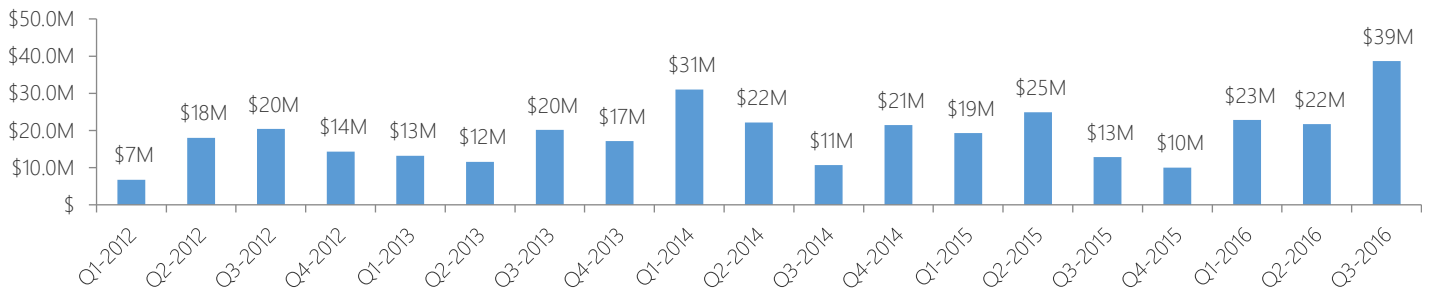
Warren Lewis Sotheby's International Realty



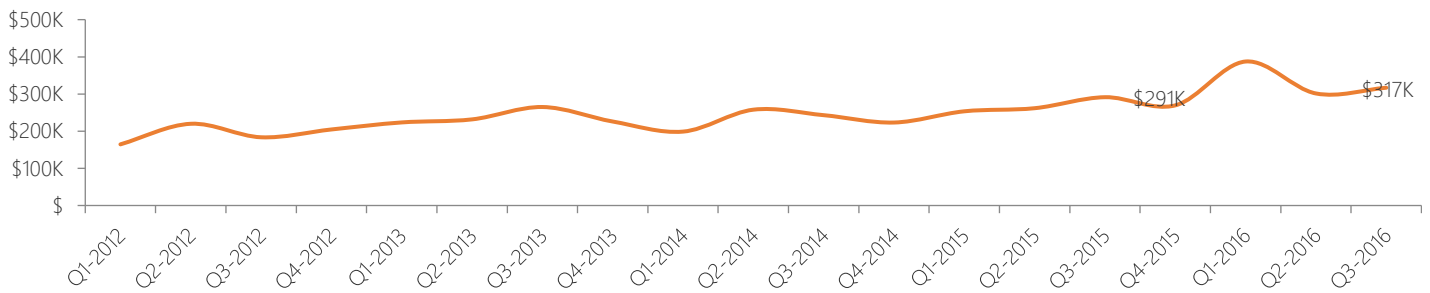
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

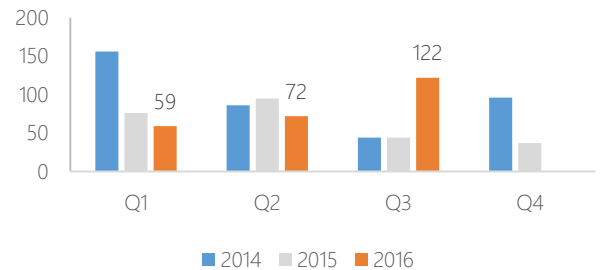


Average Sale Price per Unit



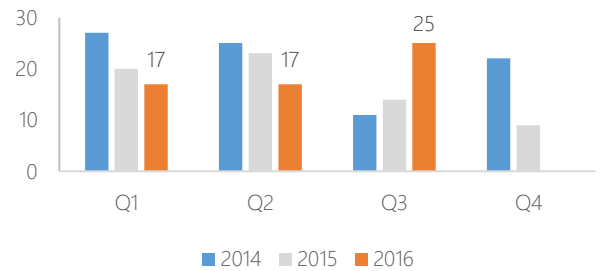
Number of Units Sold

Quarter	2014	2015	2016
Q1	156	76	59
Q2	86	95	72
Q3	44	44	122
Q4	96	37	



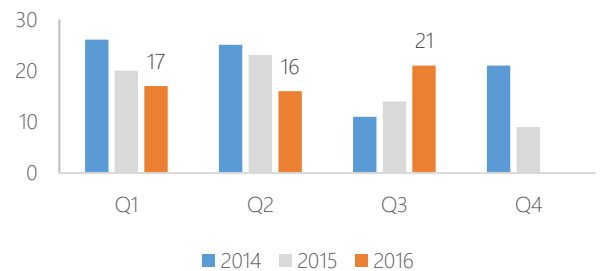
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	27	20	17
Q2	25	23	17
Q3	11	14	25
Q4	22	9	



Number of Transactions

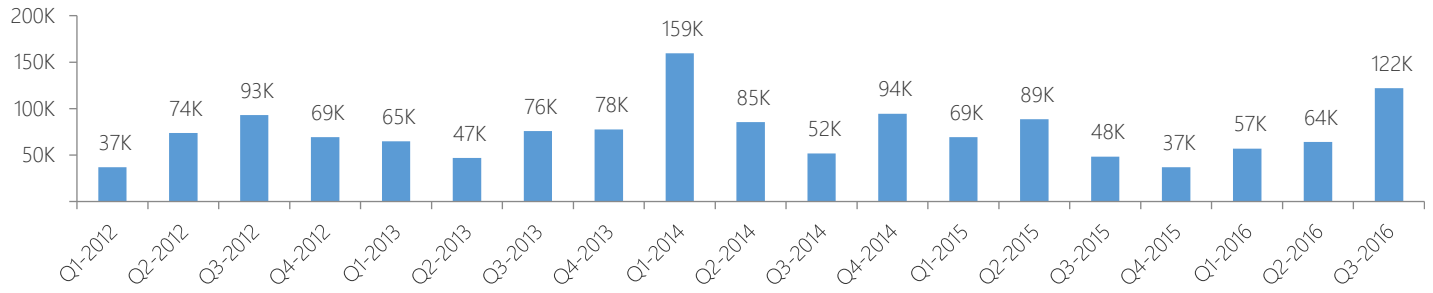
Quarter	2014	2015	2016
Q1	26	20	17
Q2	25	23	16
Q3	11	14	21
Q4	21	9	



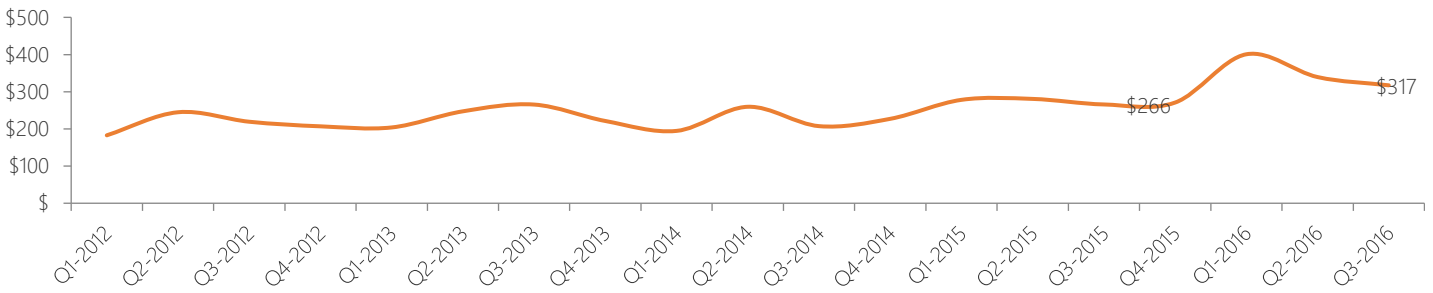


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

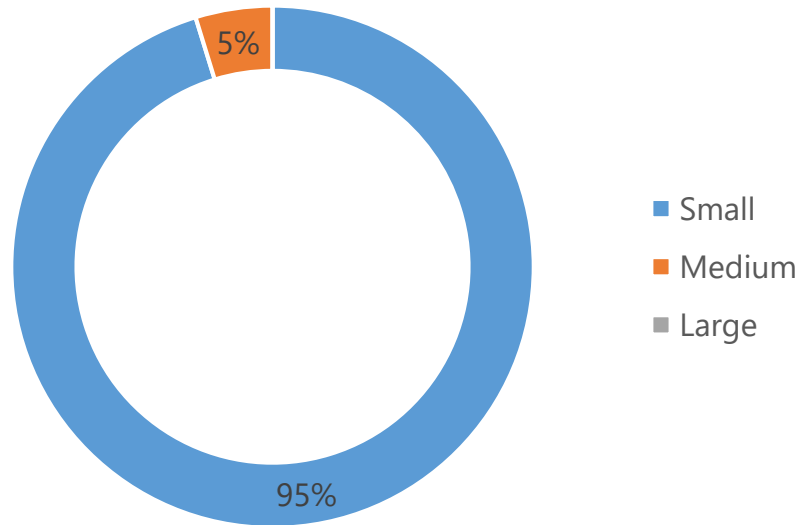


MULTIFAMILY SIZE

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	\$326,193	12%	\$359	35%	\$23,159,688	20	20	71
Medium	\$303,922	-	\$270	-	\$15,500,000	1	5	51
Large	-	-	-	-	\$0	0	0	0

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
2314-2324 W 12 St	25-Aug-16	\$15,500,000	Medium multifamily	12	13,824	\$270	Yes
2315-2321 W 13 St	25-Aug-16	\$15,500,000	Small multifamily	9	10,080	\$270	Yes
2322-2326 W 11 St	25-Aug-16	\$15,500,000	Small multifamily	9	9,996	\$270	Yes
2328-2336 W 11 St	25-Aug-16	\$15,500,000	Small multifamily	9	9,996	\$270	Yes
2302-2312 W 12 St	25-Aug-16	\$15,500,000	Medium multifamily	12	13,536	\$270	Yes
427 Kings Hwy	28-Jul-16	\$2,000,000	Small multifamily	6	6,210	\$322	No
1765 W 1 St	13-Sep-16	\$1,800,000	Small multifamily	6	5,727	\$314	No
101 Bay 40 St	7-Sep-16	\$1,600,000	Small multifamily	4	2,480	\$645	Yes
2272 82 St	5-Aug-16	\$1,500,000	Small multifamily	3	3,663	\$410	No
2227 E 1 St	7-Jul-16	\$1,500,000	Small multifamily	3	2,972	\$505	No
78 Avenue T	6-Jul-16	\$1,378,000	Small multifamily	3	2,400	\$574	No
1821 W 7 St	30-Sep-16	\$1,300,000	Small multifamily	4	3,198	\$407	No
181 Avenue T	18-Jul-16	\$1,260,000	Small multifamily	3	3,042	\$414	No
33 Avenue U	8-Sep-16	\$1,250,000	Small multifamily	5	2,600	\$481	No
35 Avenue U	20-Jul-16	\$1,250,000	Small multifamily	4	4,053	\$308	No
2006 W 6 St	30-Sep-16	\$1,223,000	Small multifamily	3	2,820	\$434	No
158 Bay 47 St	15-Aug-16	\$1,150,000	Small multifamily	3	3,496	\$329	No
1944 W 10 St	15-Sep-16	\$1,145,000	Small multifamily	3	2,340	\$489	No
2265 78 St	1-Sep-16	\$990,000	Small multifamily	3	2,538	\$390	No
64 Bay 46 St	15-Sep-16	\$900,000	Small multifamily	3	2,890	\$311	No
2346 W 11 St	12-Jul-16	\$763,688	Small multifamily	3	3,120	\$245	No
125 Bay 49 St	20-Jul-16	\$750,000	Small multifamily	3	2,500	\$300	No
2121 W 10 St	23-Sep-16	\$600,000	Small multifamily	3	2,340	\$256	No
2395 Boynton Pl	13-Jul-16	\$450,000	Small multifamily	3	3,750	\$120	No
2373 E 4 St	19-Aug-16	\$350,000	Small multifamily	3	2,340	\$150	No

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

Warren Lewis Sotheby's International Realty