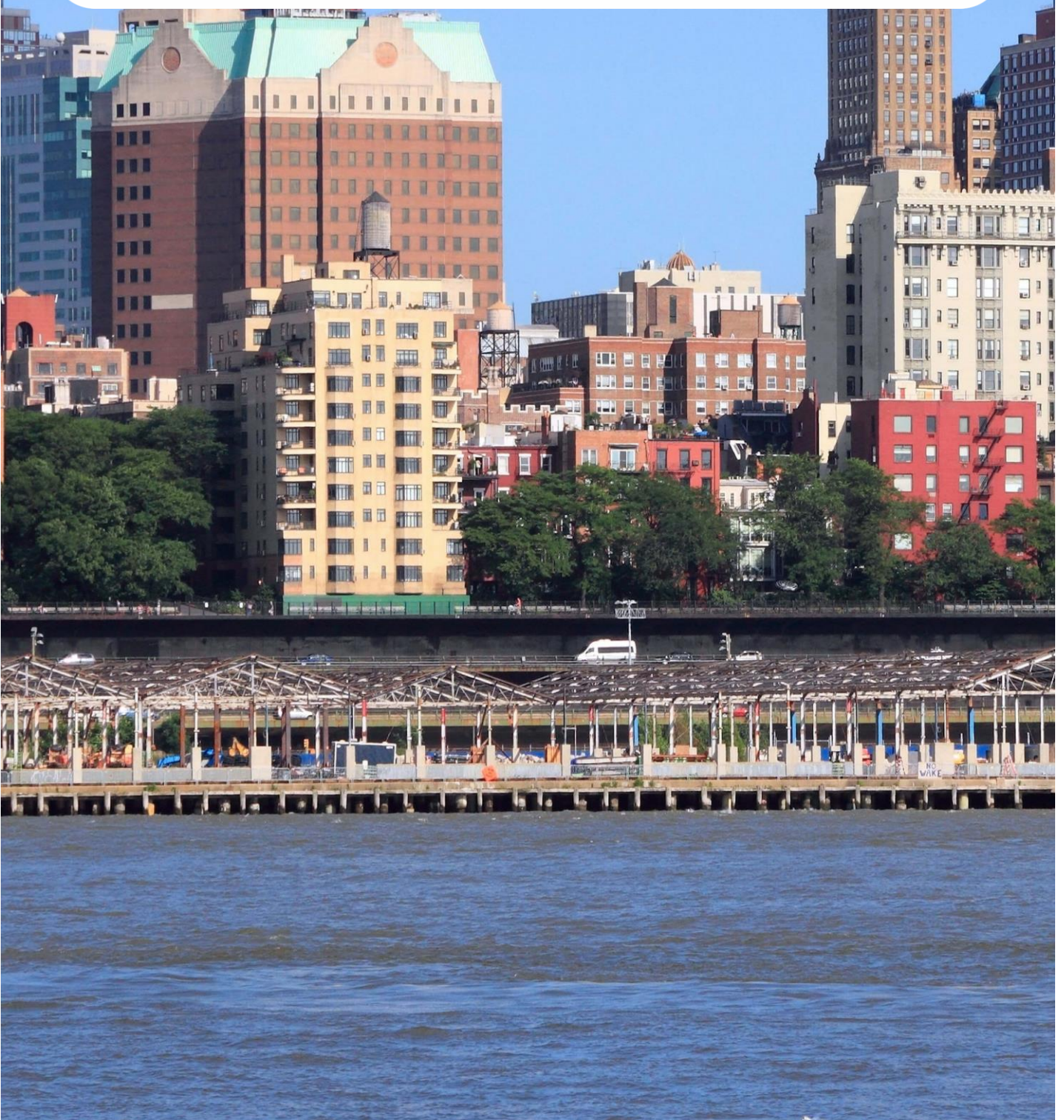


GREENWOOD HEIGHTS

A quarterly analysis of multifamily sales
in Greenwood Heights, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Greenwood Heights, Brooklyn

SUMMARY

SALES VOLUME

\$4.5M

-77% YoY

NO. OF TRANSACTIONS

4

-64% YoY

AVERAGE PRICE/UNIT

\$375K

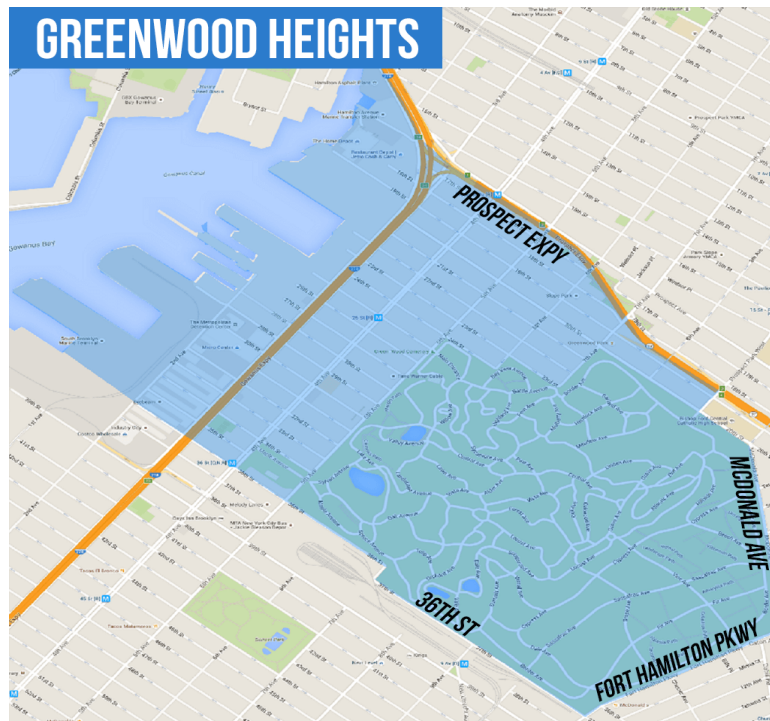
56% YoY

AVERAGE PRICE/SQ.FT.

\$516

47% YoY

NEIGHBORHOOD BOUNDARIES



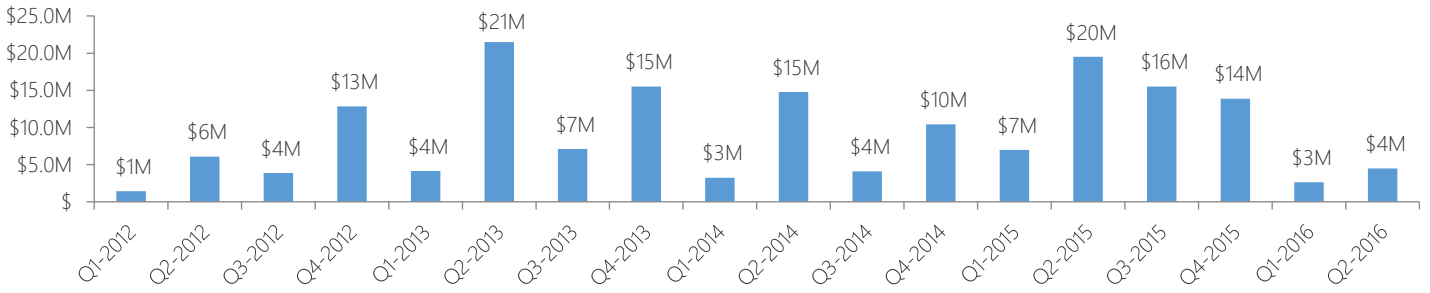
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

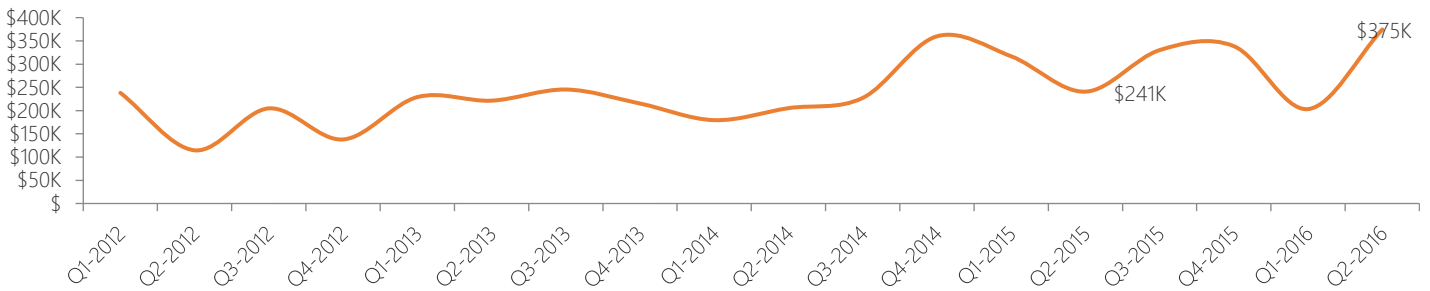
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MULTIFAMILY STATS

Sales Volume

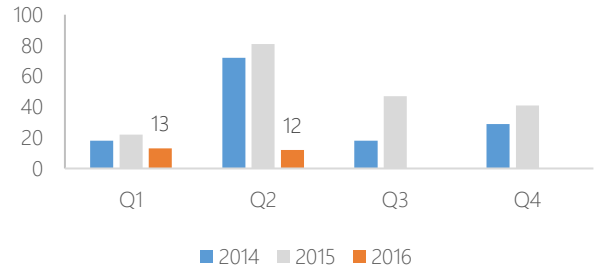


Average Sale Price per Unit



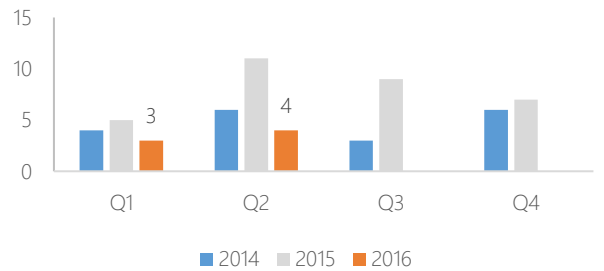
Number of Units Sold

Quarter	2014	2015	2016
Q1	18	22	13
Q2	72	81	12
Q3	18	47	
Q4	29	41	



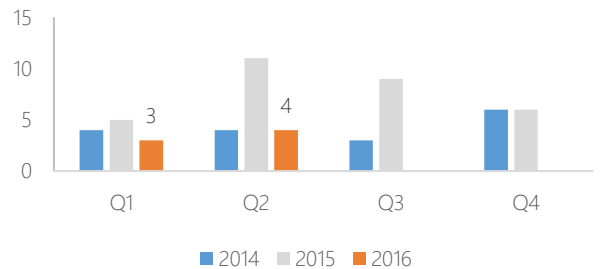
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	5	3
Q2	6	11	4
Q3	3	9	
Q4	6	7	



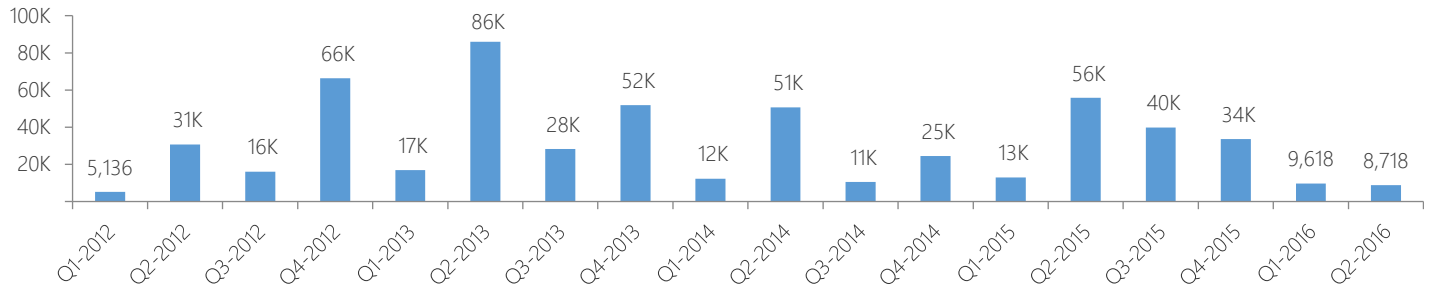
Number of Transactions

Quarter	2014	2015	2016
Q1	4	5	3
Q2	4	11	4
Q3	3	9	
Q4	6	6	

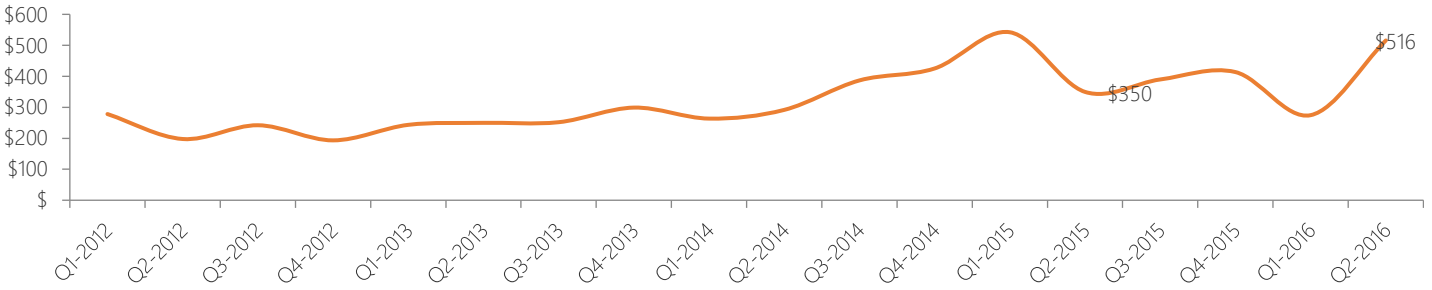


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Total Sq. Ft.



Average Sale Price per Square Foot

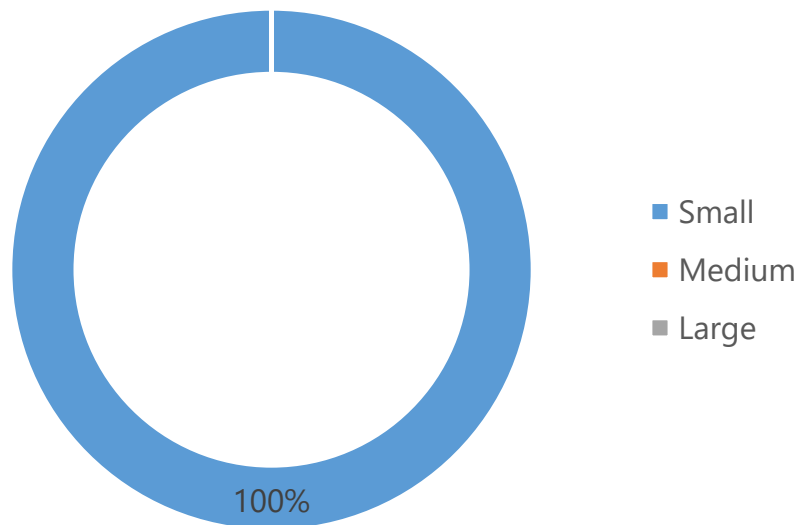


MULTIFAMILY SIZE

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	\$374,667	11%	\$516	23%	\$4,496,000	4	4	12
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
277 22 St	13-May-16	\$1,800,000	Small multifamily	3	1,911	\$942	No
674 6 Ave	16-May-16	\$1,155,000	Small multifamily	3	2,109	\$548	No
132 33 St	17-May-16	\$806,000	Small multifamily	3	2,700	\$299	No
186 22 St	25-May-16	\$735,000	Small multifamily	3	1,998	\$368	No