



GREENWOOD HEIGHTS

A quarterly analysis of multifamily sales
in Greenwood Heights, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Greenwood Heights, Brooklyn

SUMMARY

SALES VOLUME

\$11.4M

-27% YoY

NO. OF TRANSACTIONS

9

0% YoY

AVERAGE PRICE/UNIT

\$316K

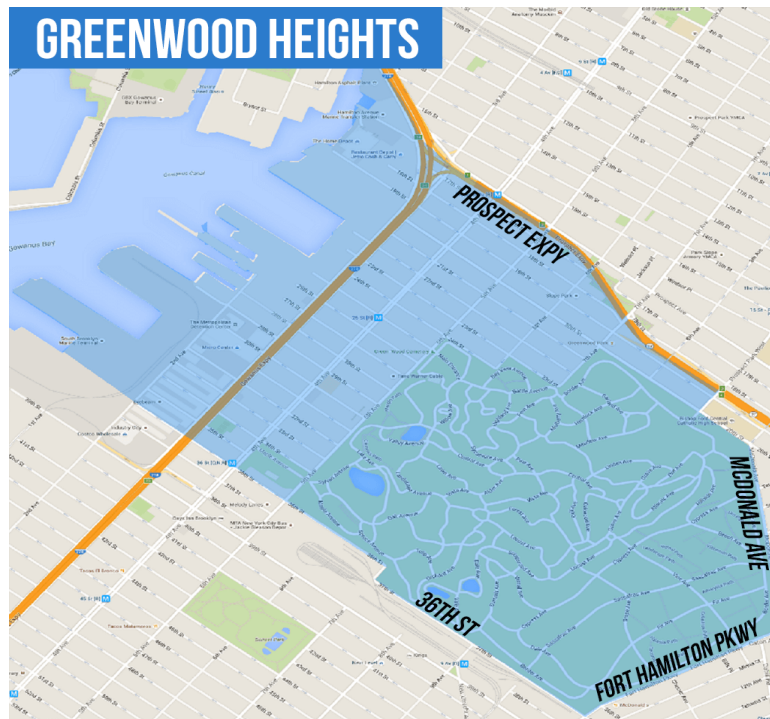
-4% YoY

AVERAGE PRICE/SQ.FT.

\$452

16% YoY

NEIGHBORHOOD BOUNDARIES



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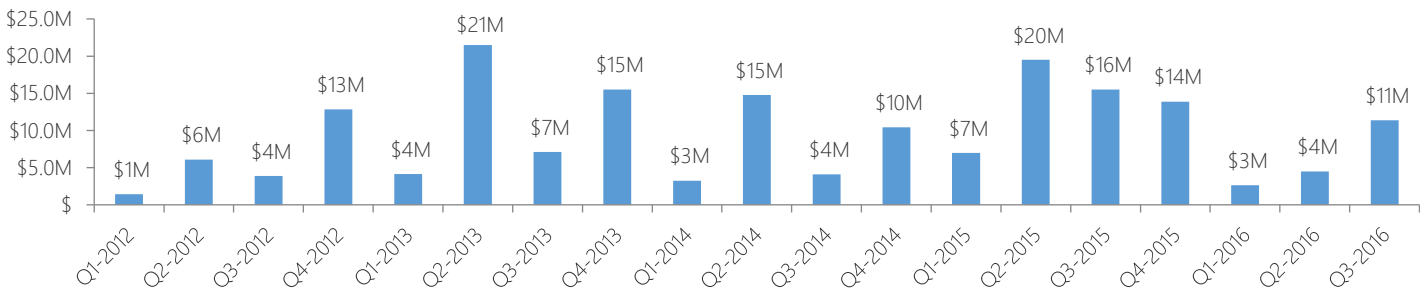
Warren Lewis Sotheby's International Realty



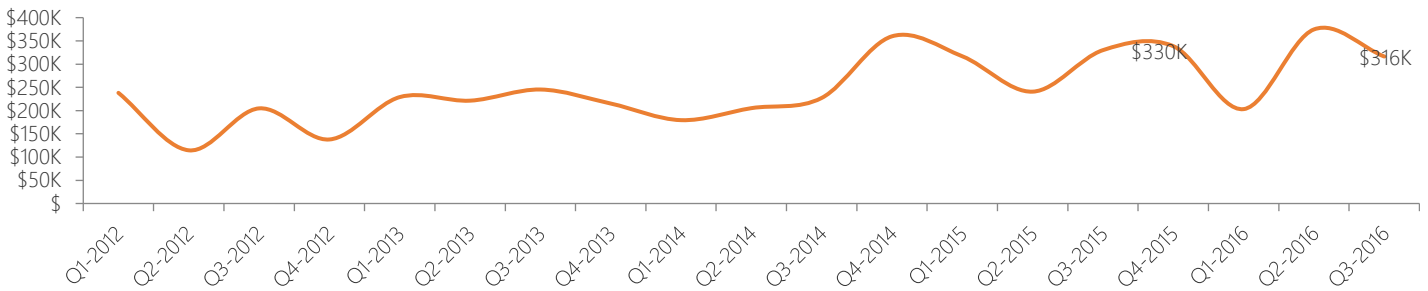
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MULTIFAMILY STATS

Sales Volume

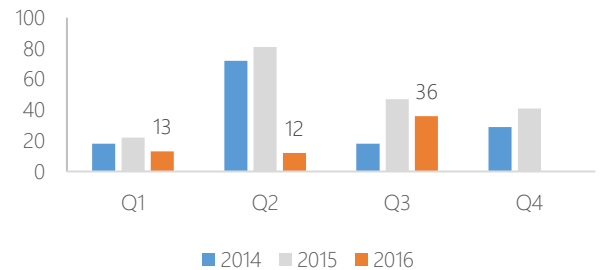


Average Sale Price per Unit



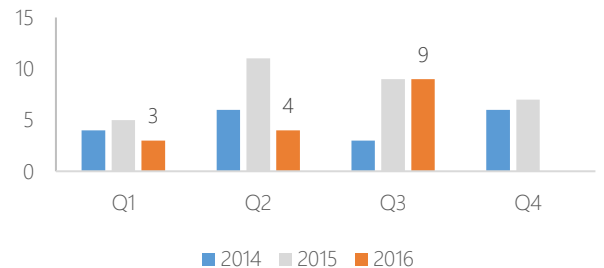
Number of Units Sold

Quarter	2014	2015	2016
Q1	18	22	13
Q2	72	81	12
Q3	18	47	36
Q4	29	41	



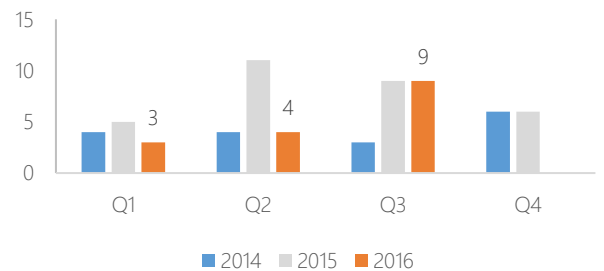
Number of Buildings Sold

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



Number of Transactions

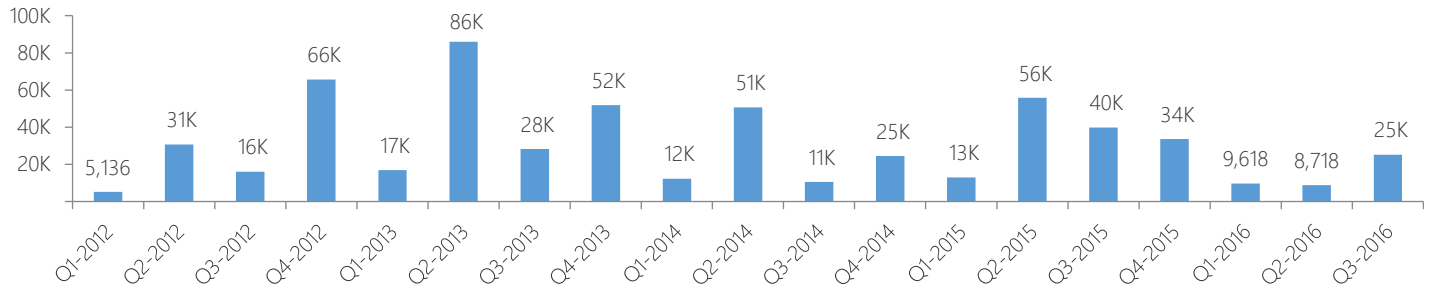
Quarter	2014	2015	2016
Q1	4	5	3
Q2	4	11	4
Q3	3	9	9
Q4	6	6	



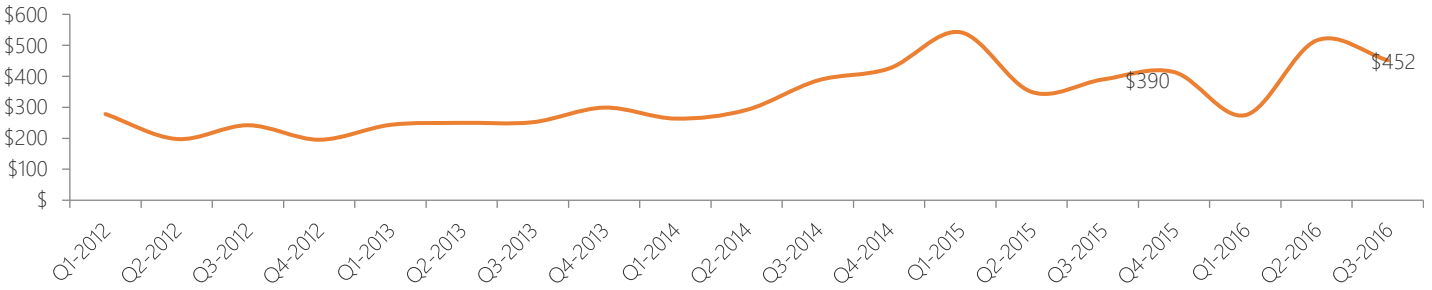


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Total Sq. Ft.



Average Sale Price per Square Foot

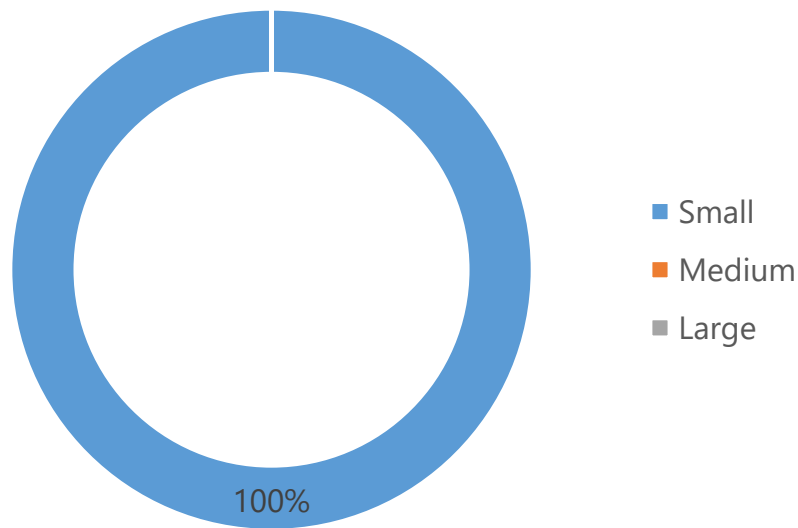


MULTIFAMILY SIZE

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	\$316,361	-4%	\$452	16%	\$11,389,000	9	9	36
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
335 18 St	13-Jul-16	\$2,175,000	Small multifamily	6	3,700	\$588	No
205-207 24 St	4-Aug-16	\$1,925,000	Small multifamily	6	3,750	\$513	No
155 17 St	23-Aug-16	\$1,550,000	Small multifamily	3	2,626	\$590	No
149 17 St	16-Aug-16	\$1,150,000	Small multifamily	3	3,000	\$383	No
148 29 St	9-Sep-16	\$1,100,000	Small multifamily	3	2,100	\$524	No
146 A 31 St	5-Jul-16	\$995,000	Small multifamily	3	2,064	\$482	No
133 23 St	27-Jul-16	\$975,000	Small multifamily	6	3,600	\$271	No
218 20 St	24-Aug-16	\$769,000	Small multifamily	3	2,208	\$348	No
211 A 34 St	13-Jul-16	\$750,000	Small multifamily	3	2,160	\$347	No

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