



KENSINGTON

A quarterly analysis of multifamily sales
in Kensington, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Kensington, Brooklyn

SUMMARY

SALES VOLUME

\$20.4M

2% YoY

NO. OF TRANSACTIONS

8

14% YoY

AVERAGE PRICE/UNIT

\$237K

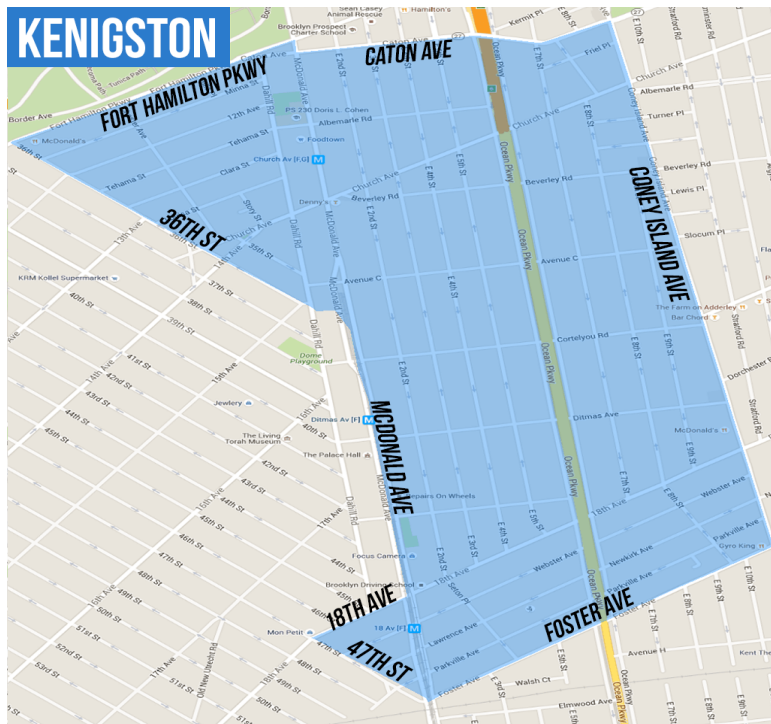
-22% YoY

AVERAGE PRICE/SQ.FT.

\$274

-12% YoY

NEIGHBORHOOD BOUNDARIES



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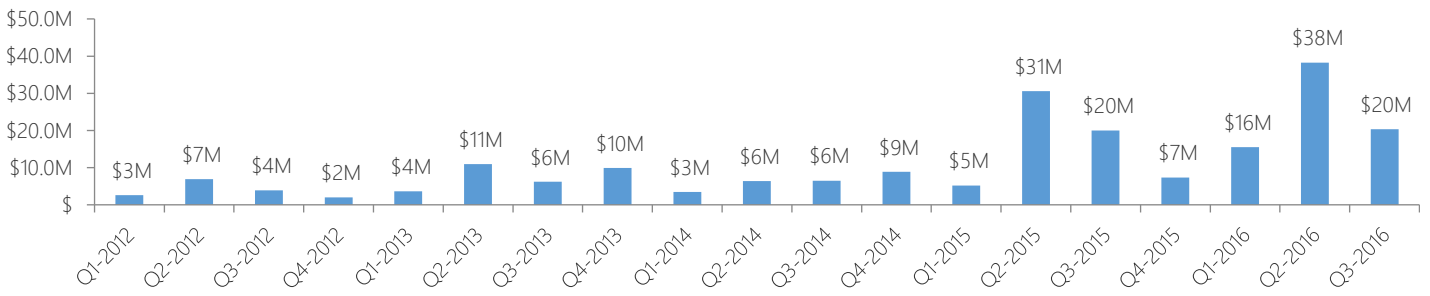
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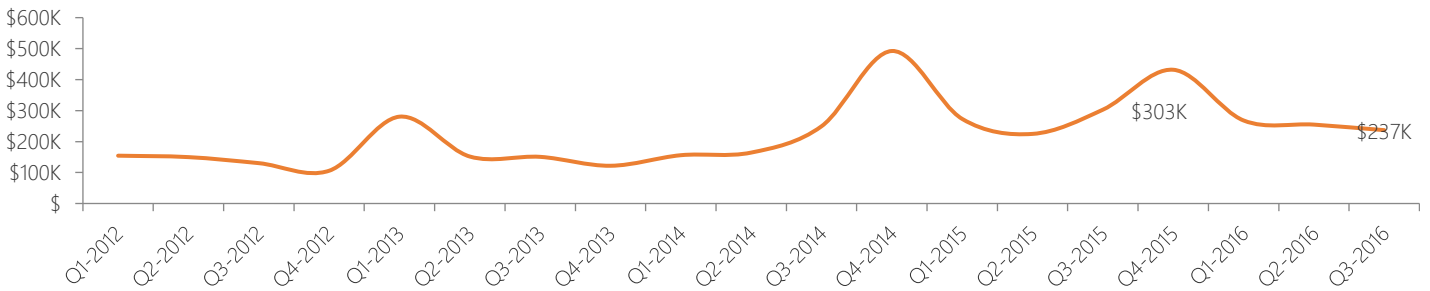
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MULTIFAMILY STATS

Sales Volume

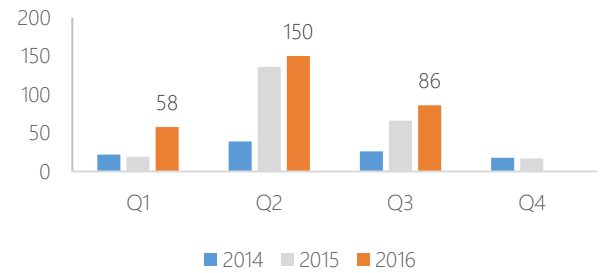


Average Sale Price per Unit



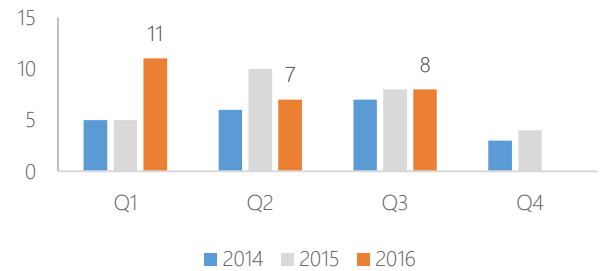
Number of Units Sold

Quarter	2014	2015	2016
Q1	22	19	58
Q2	39	136	150
Q3	26	66	86
Q4	18	17	



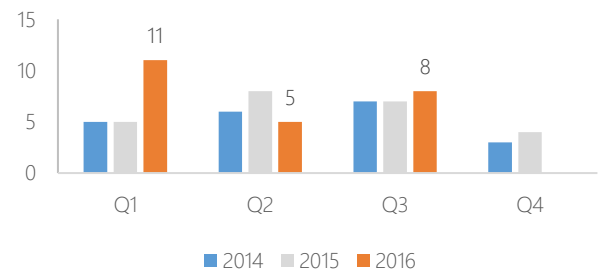
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	5	11
Q2	6	10	7
Q3	7	8	8
Q4	3	4	



Number of Transactions

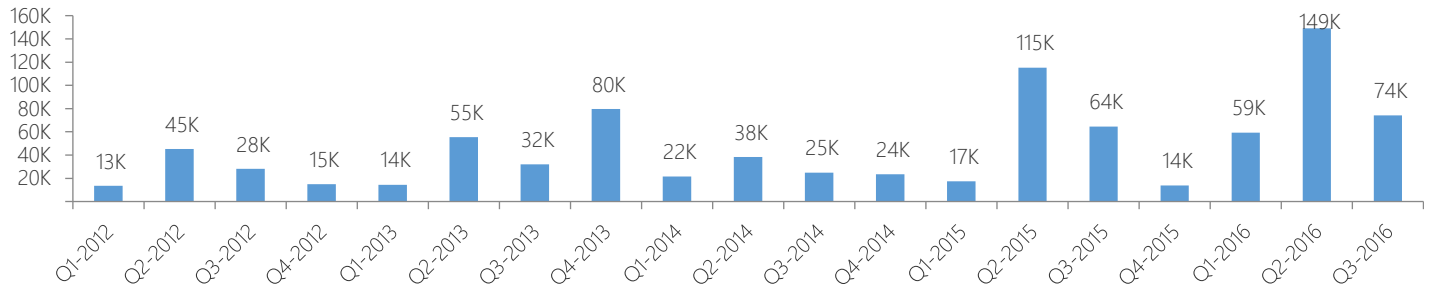
Quarter	2014	2015	2016
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Q3	7	7	8
Q4	3	4	



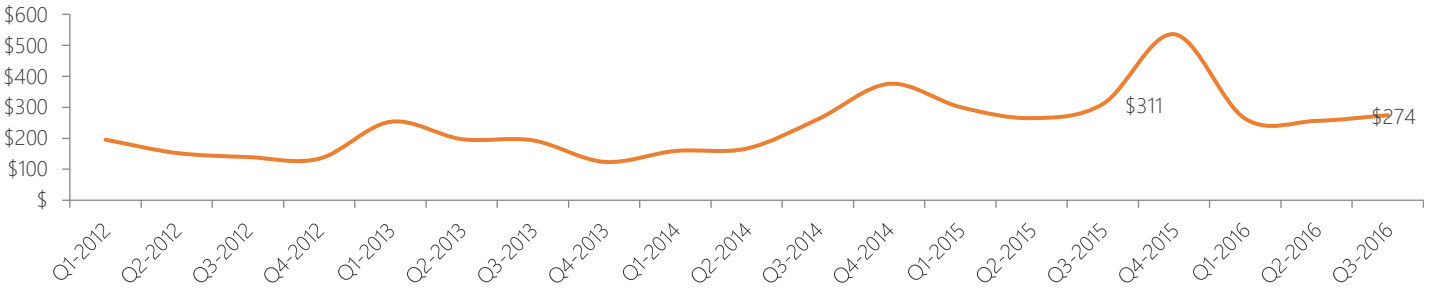


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Total Sq. Ft.



Average Sale Price per Square Foot

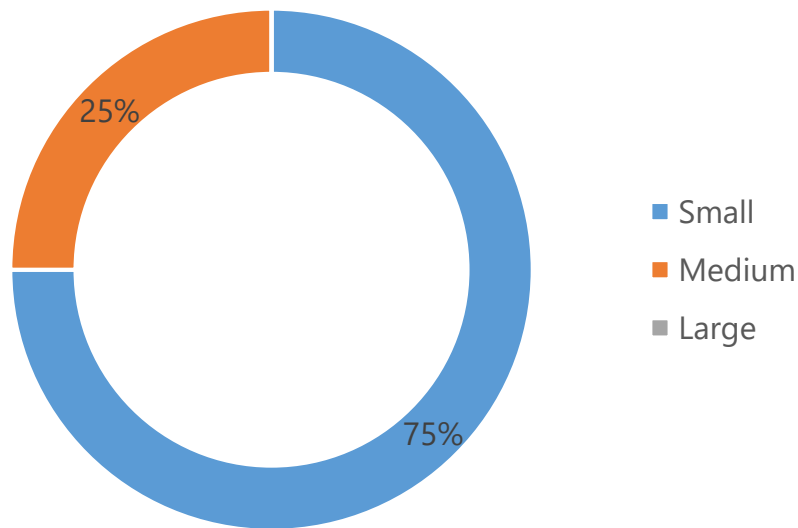


MULTIFAMILY SIZE

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	\$296,304	-11%	\$334	-5%	\$6,815,000	6	6	23
Medium	\$215,079	-24%	\$252	-11%	\$13,550,000	2	2	63
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
762 E 3 St	16-Sep-16	\$8,500,000	Medium multifamily	42	32,000	\$266	No
723 E 5 St	23-Aug-16	\$5,050,000	Medium multifamily	21	21,840	\$231	No
549 Mc Donald Ave	20-Sep-16	\$1,515,000	Small multifamily	6	4,929	\$307	No
588 E 2 St	1-Aug-16	\$1,400,000	Small multifamily	4	3,120	\$449	No
223 E 8 St	8-Jul-16	\$1,250,000	Small multifamily	3	2,760	\$453	No
385 E 2 St	12-Sep-16	\$1,100,000	Small multifamily	3	2,351	\$468	No
626 Coney Island Ave	22-Sep-16	\$900,000	Small multifamily	4	4,400	\$205	No
522 E 8 St	31-Aug-16	\$650,000	Small multifamily	3	2,818	\$231	No

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