

MULTIFAMILY

Warren  
Lewis  

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Sotheby's  
INTERNATIONAL REALTY

## Marine Park/Canarsie Report

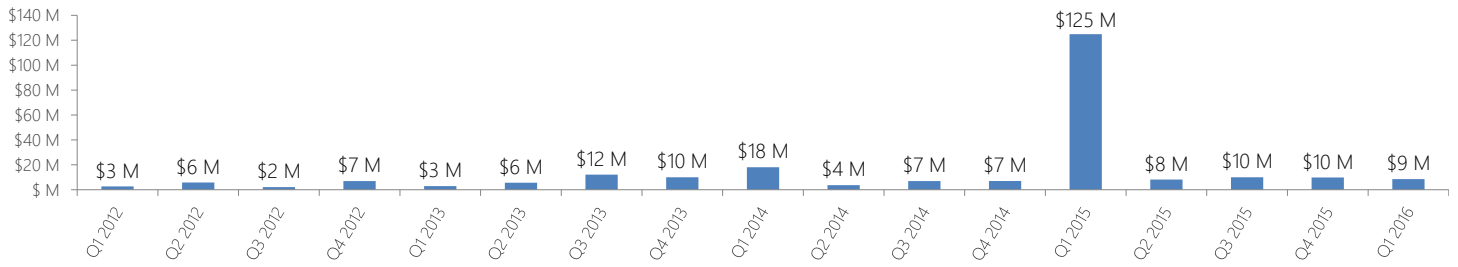
A quarterly analysis of multifamily sales  
in Marine Park/Canarsie, Brooklyn

1ST QUARTER 2016

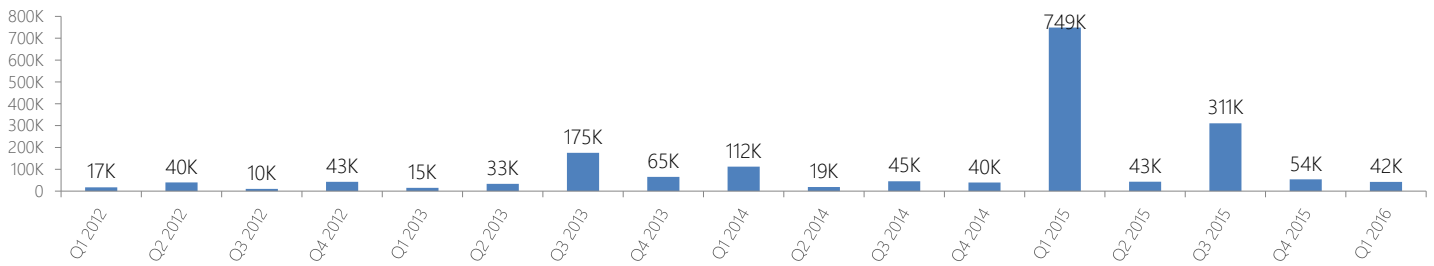


MULTIFAMILY STATS

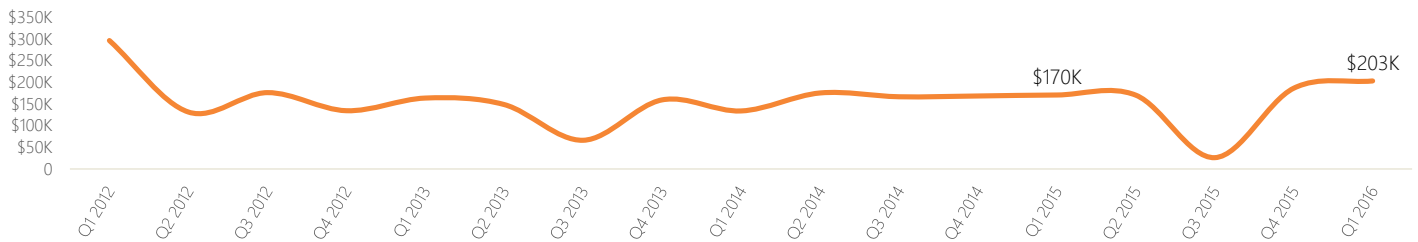
Sales Volume



Total Sq. Ft.

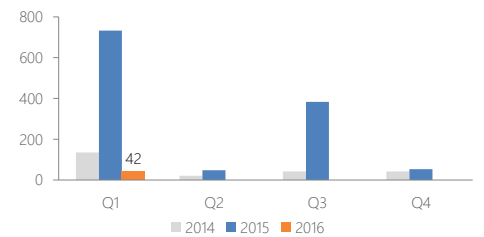


Average Sale Price per Unit



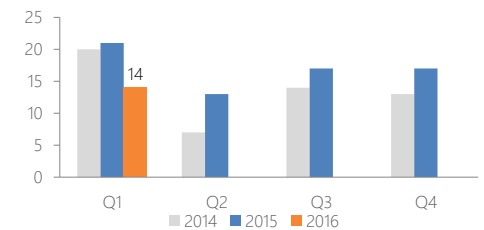
Number of Units Sold

Quarter	2014	2015	2016
Q1	135	733	42
Q2	21	48	
Q3	42	383	
Q4	42	53	



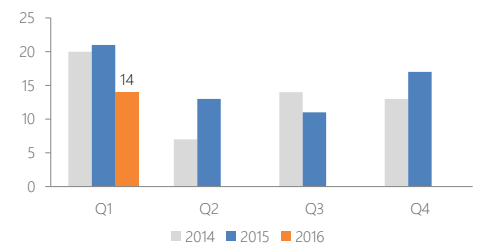
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	20	21	14
Q2	7	13	
Q3	14	17	
Q4	13	17	

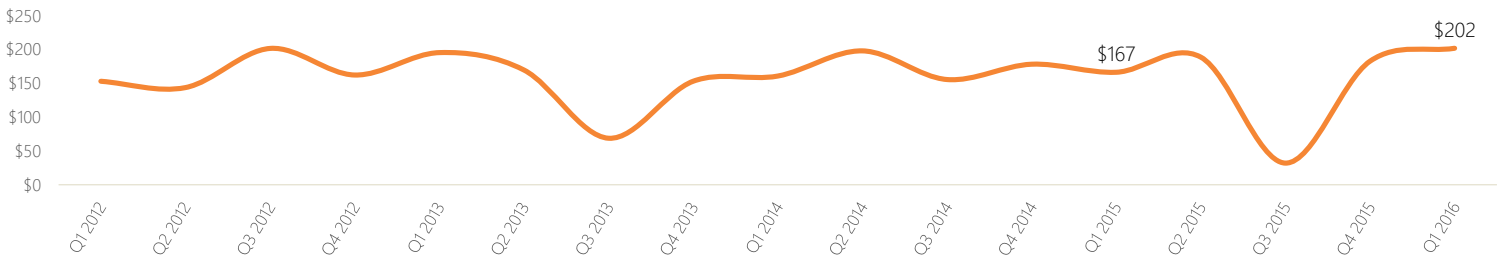


Number of Transactions

Quarter	2014	2015	2016
Q1	20	21	14
Q2	7	13	
Q3	14	11	
Q4	13	17	



▶ Average Price per Square Foot



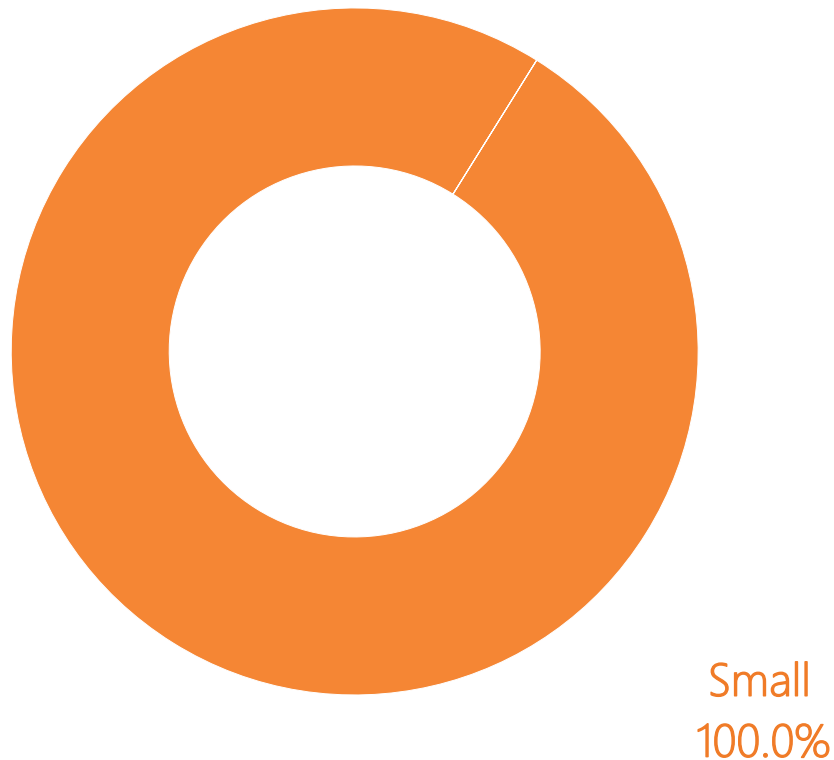
**MULTIFAMILY SIZE**

▶ Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$202,770	21%	\$202	8%	\$8,516,319	42,101	14	14	42
Medium	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

*Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)*

▶ Number of Sold Buildings by Size



**LIST OF TRANSACTIONS**

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
1294 Bergen Ave	05-Jan-16	\$875,000	Small multifamily	3	\$291,667	3,496	\$250	No
1264 E 69 St	26-Feb-16	\$860,000	Small multifamily	3	\$286,667	3,562	\$241	No
2181 E 38 St	30-Mar-16	\$825,000	Small multifamily	3	\$275,000	2,996	\$275	No
2005 E 55 St	03-Mar-16	\$750,000	Small multifamily	3	\$250,000	2,672	\$281	No
1218 E 54 St	22-Mar-16	\$729,000	Small multifamily	3	\$243,000	3,465	\$210	No
2042 Bergen Ave	11-Feb-16	\$715,000	Small multifamily	3	\$238,333	3,265	\$219	No
9505 Seaview Ave	23-Feb-16	\$675,000	Small multifamily	3	\$225,000	2,856	\$236	No
1104 E 81 St	28-Jan-16	\$675,000	Small multifamily	3	\$225,000	2,760	\$245	No
1208 Bergen Ave	26-Feb-16	\$640,000	Small multifamily	3	\$213,333	2,950	\$217	No
3816 Avenue L	20-Jan-16	\$450,000	Small multifamily	3	\$150,000	2,527	\$178	No
987 E 92 St	29-Feb-16	\$372,319	Small multifamily	3	\$124,106	2,604	\$143	No
1253 E 37 St	04-Jan-16	\$330,000	Small multifamily	3	\$110,000	3,540	\$93	No
2012 E 56 St	14-Jan-16	\$320,000	Small multifamily	3	\$106,667	3,164	\$101	No
1959 Schenectady Ave	30-Mar-16	\$300,000	Small multifamily	3	\$100,000	2,244	\$134	No