



MIDWOOD

A quarterly analysis of multifamily sales
in Midwood, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Midwood, Brooklyn

SUMMARY

SALES VOLUME

\$6.M

-73% YoY

NO. OF TRANSACTIONS

5

-62% YoY

AVERAGE PRICE/UNIT

\$336K

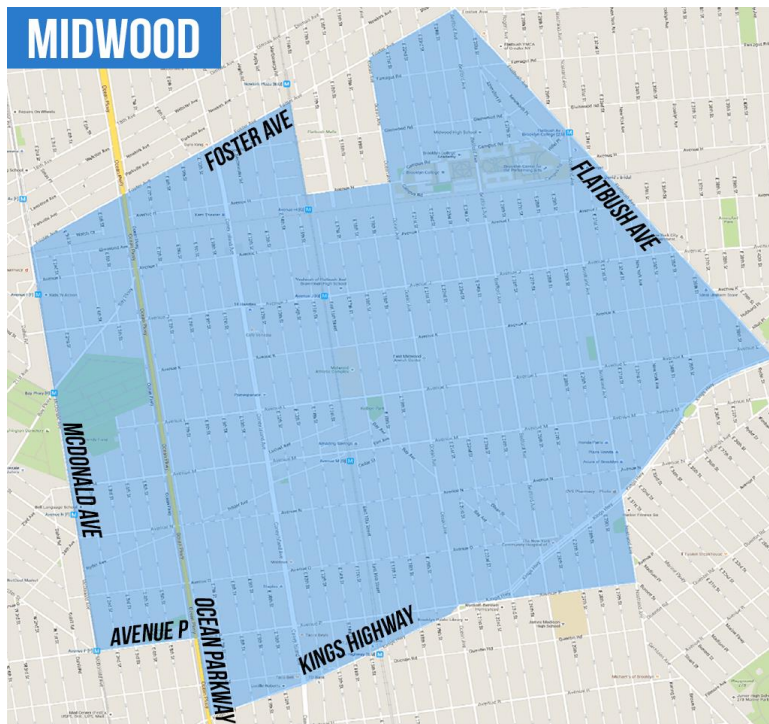
37% YoY

AVERAGE PRICE/SQ.FT.

\$296

17% YoY

NEIGHBORHOOD BOUNDARIES



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

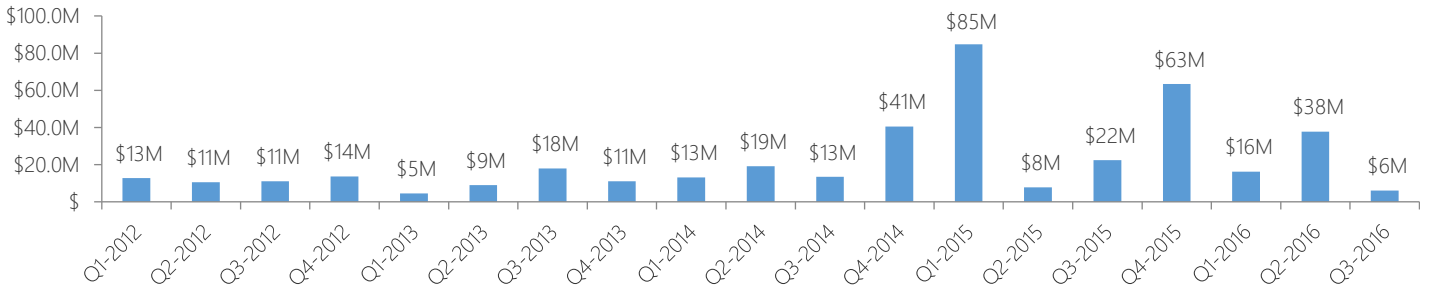
Warren Lewis Sotheby's International Realty



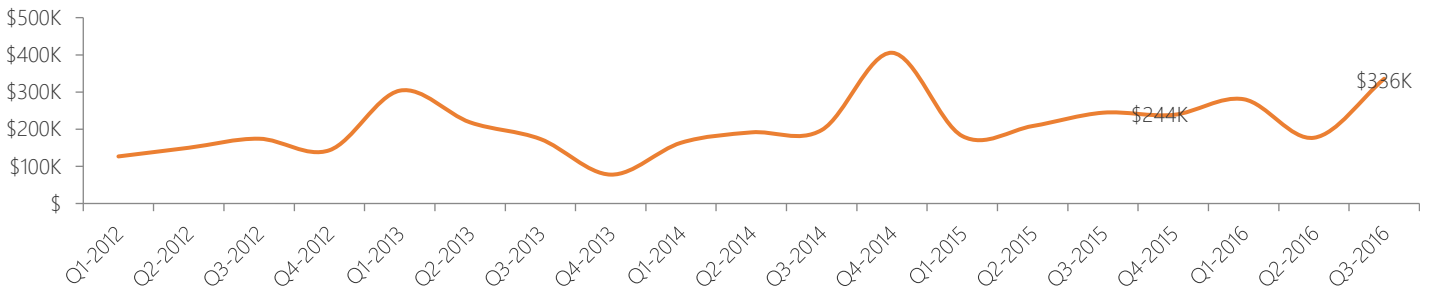
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MULTIFAMILY STATS

Sales Volume

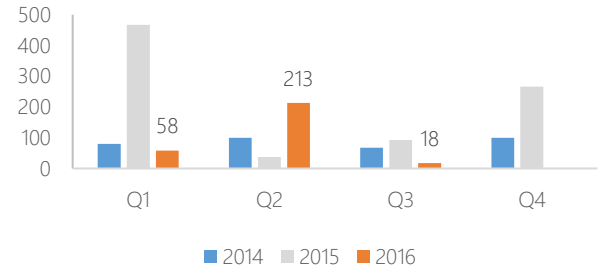


Average Sale Price per Unit



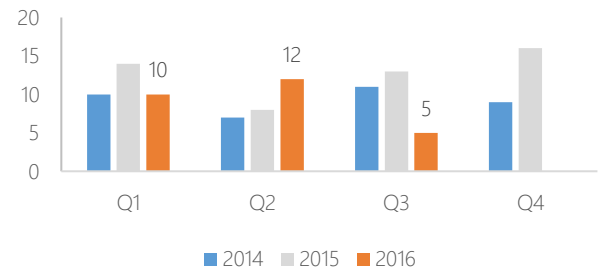
Number of Units Sold

Quarter	2014	2015	2016
Q1	80	467	58
Q2	100	37	213
Q3	68	92	18
Q4	100	266	



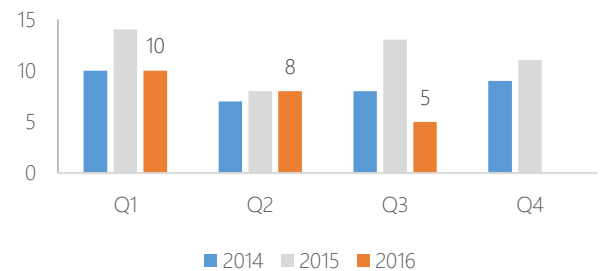
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	10	14	10
Q2	7	8	12
Q3	11	13	5
Q4	9	16	



Number of Transactions

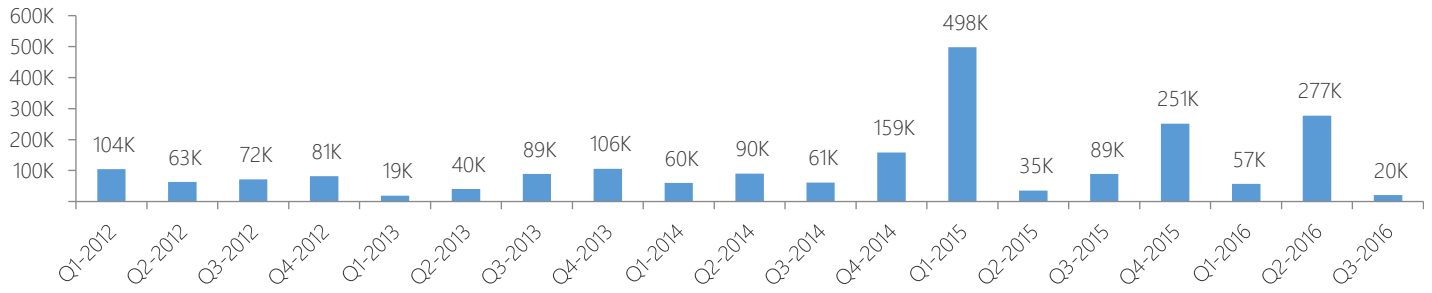
Quarter	2014	2015	2016
Q1	10	14	10
Q2	7	8	8
Q3	8	13	5
Q4	9	11	



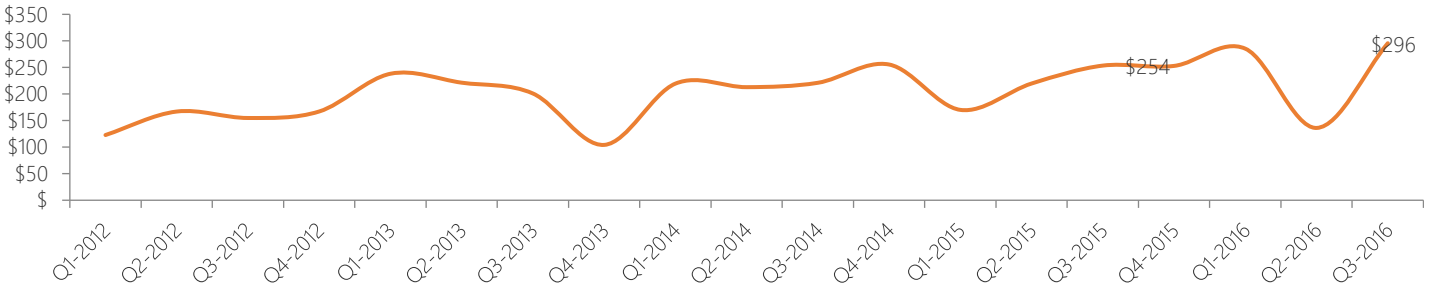


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Total Sq. Ft.



Average Sale Price per Square Foot

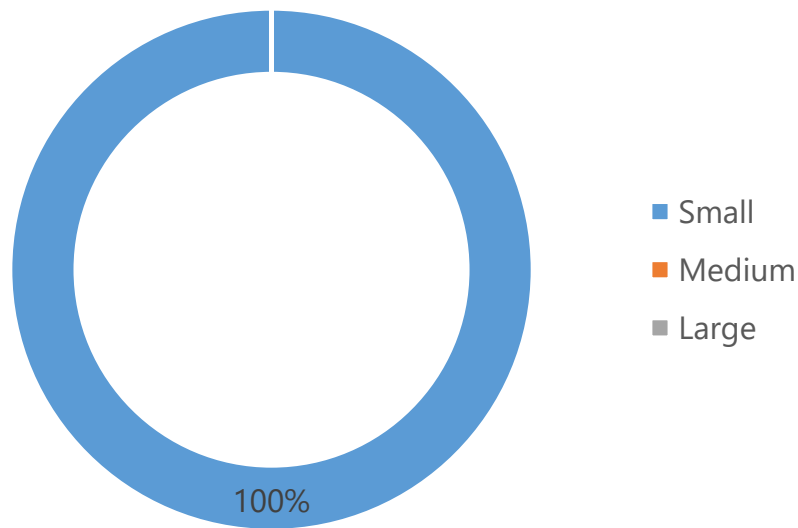


MULTIFAMILY SIZE

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	\$335,750	40%	\$296	12%	\$6,043,500	5	5	18
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
1424 Avenue J	14-Sep-16	\$3,575,000	Small multifamily	4	7,400	\$483	No
1807 Coney Island Ave	27-Jul-16	\$1,174,500	Small multifamily	5	3,120	\$376	No
1544 E 14 St	17-Aug-16	\$596,667	Small multifamily	3	3,720	\$160	No
1710 Avenue J	22-Sep-16	\$399,000	Small multifamily	3	2,479	\$161	No
1544 E 14 St	17-Aug-16	\$298,333	Small multifamily	3	3,720	\$80	No