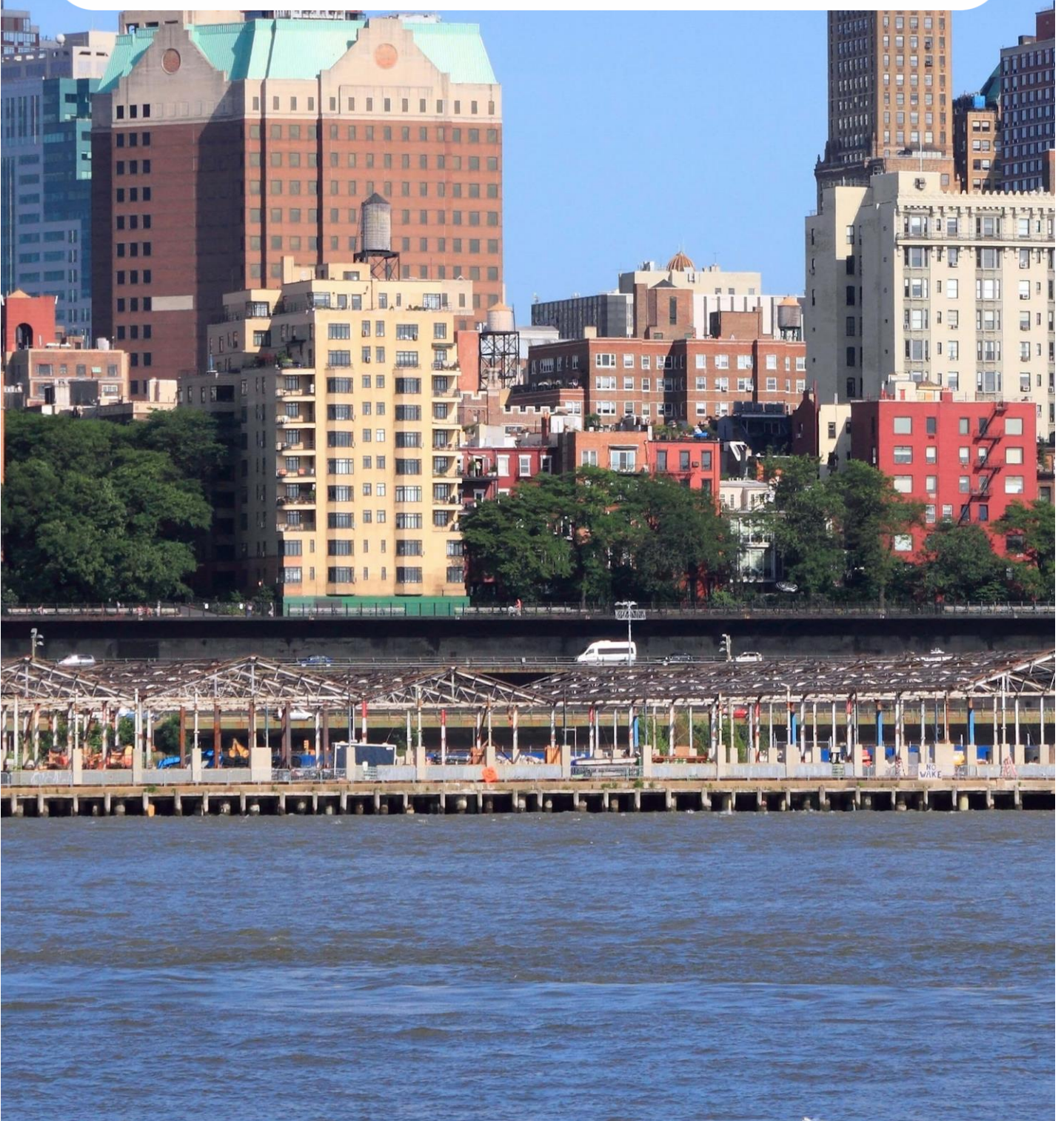


NEW LOTS

A quarterly analysis of multifamily sales
in New Lots, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

New Lots, Brooklyn

SUMMARY

SALES VOLUME

\$6.3M

-31% YoY

NO. OF TRANSACTIONS

9

-31% YoY

AVERAGE PRICE/UNIT

\$165K

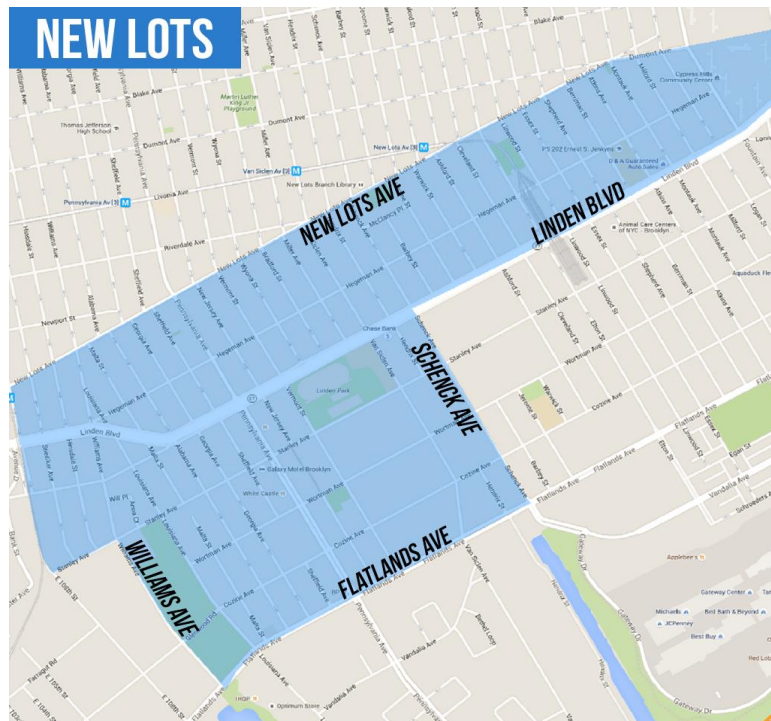
26% YoY

AVERAGE PRICE/SQ.FT.

\$216

58% YoY

NEIGHBORHOOD BOUNDARIES



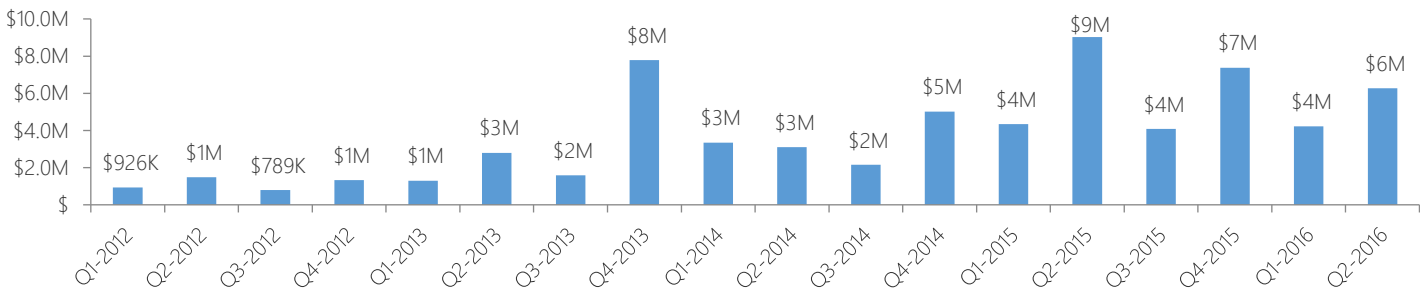
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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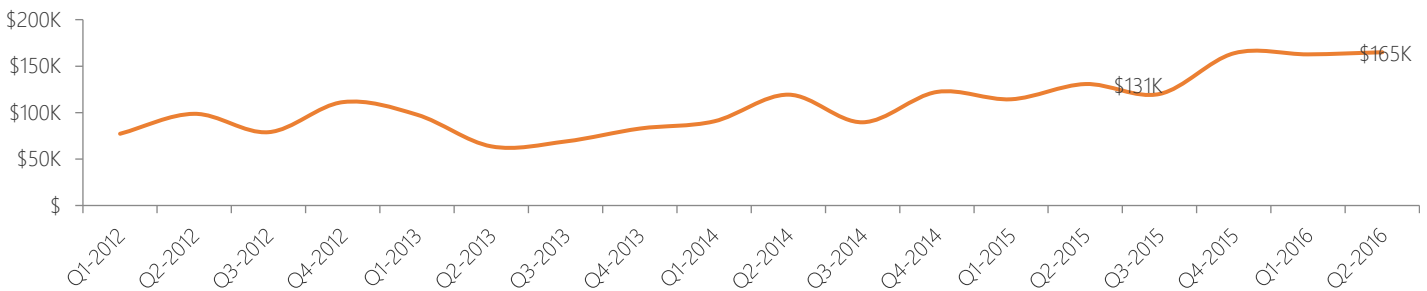
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MULTIFAMILY STATS

Sales Volume

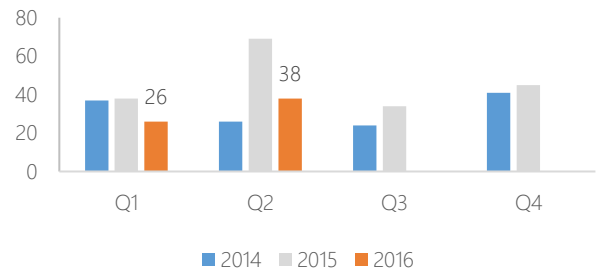


Average Sale Price per Unit



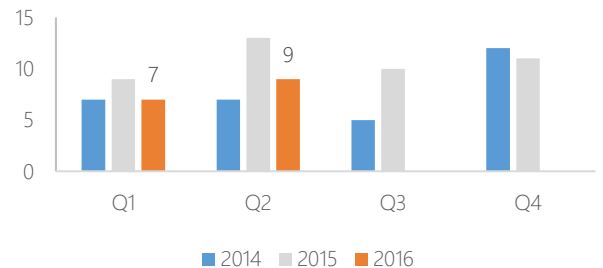
Number of Units Sold

Quarter	2014	2015	2016
Q1	37	38	26
Q2	26	69	38
Q3	24	34	
Q4	41	45	



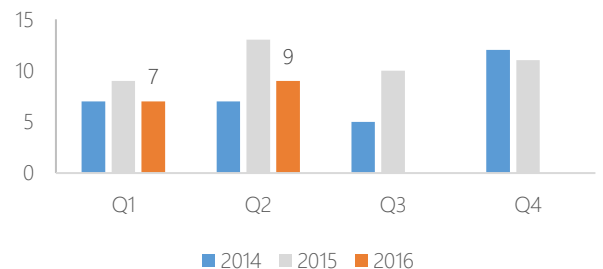
Number of Buildings Sold

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



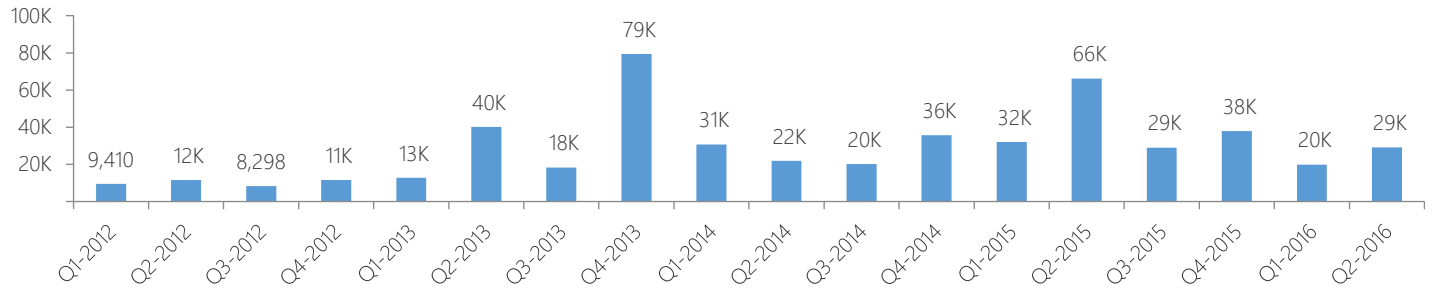
Number of Transactions

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

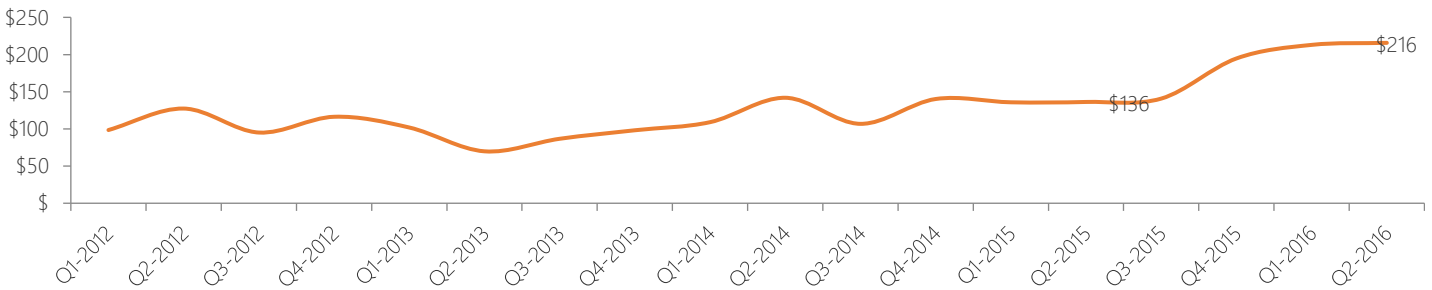


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Total Sq. Ft.



Average Sale Price per Square Foot

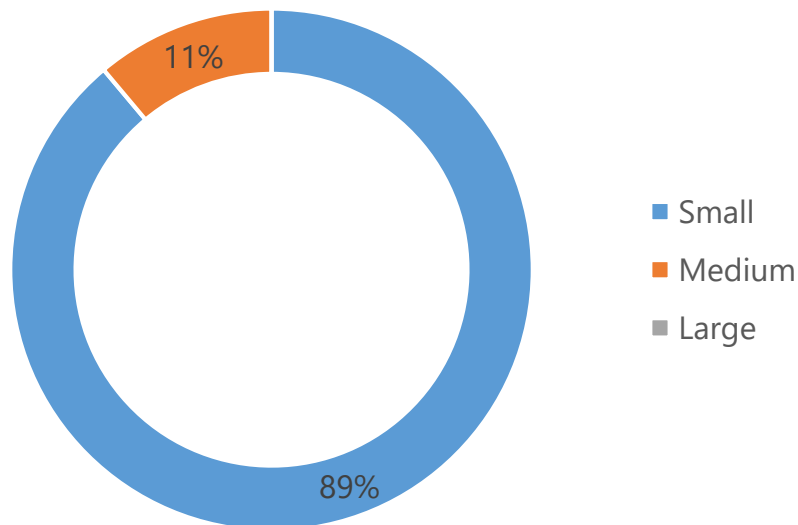


MULTIFAMILY SIZE

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	\$148,340	13%	\$181	18%	\$4,005,170	8	8	27
Medium	\$205,568	59%	\$329	212%	\$2,261,250	1	1	11
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
439 Montauk Ave	24-May-16	\$2,261,250	Medium multifamily	11	6,882	\$329	No
844 New Lots Ave	23-Jun-16	\$750,000	Small multifamily	4	3,280	\$229	No
772 Cleveland St	21-Jun-16	\$610,000	Small multifamily	3	2,600	\$235	No
654 Ashford St	13-May-16	\$520,770	Small multifamily	3	3,066	\$170	No
440 Berriman St	18-Apr-16	\$520,000	Small multifamily	3	2,400	\$217	No
779 Logan St	22-Jun-16	\$515,400	Small multifamily	3	2,400	\$215	No
719 Hinsdale St	30-Jun-16	\$485,000	Small multifamily	4	2,542	\$191	No
431 Berriman St	17-May-16	\$366,000	Small multifamily	3	2,600	\$141	No
420 Montauk Ave	26-May-16	\$238,000	Small multifamily	4	3,280	\$73	No

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