



NORTHERN BROOKLYN

A quarterly analysis of multifamily sales
in Northern Brooklyn, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Northern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$401.8M

54% YoY

NO. OF TRANSACTIONS

147

-7% YoY

AVERAGE PRICE/UNIT

\$467K

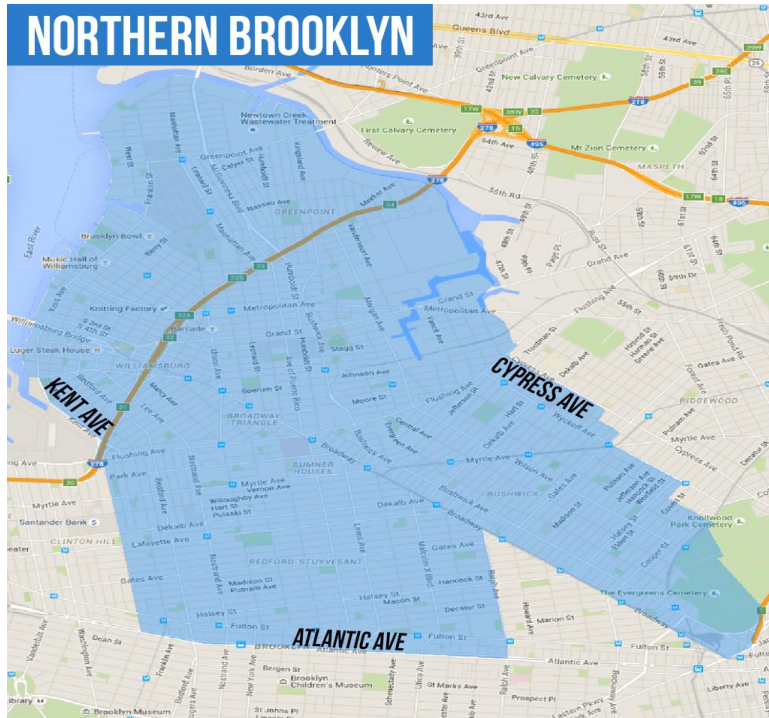
41% YoY

AVERAGE PRICE/SQ.FT.

\$501

41% YoY

NEIGHBORHOOD BOUNDARIES



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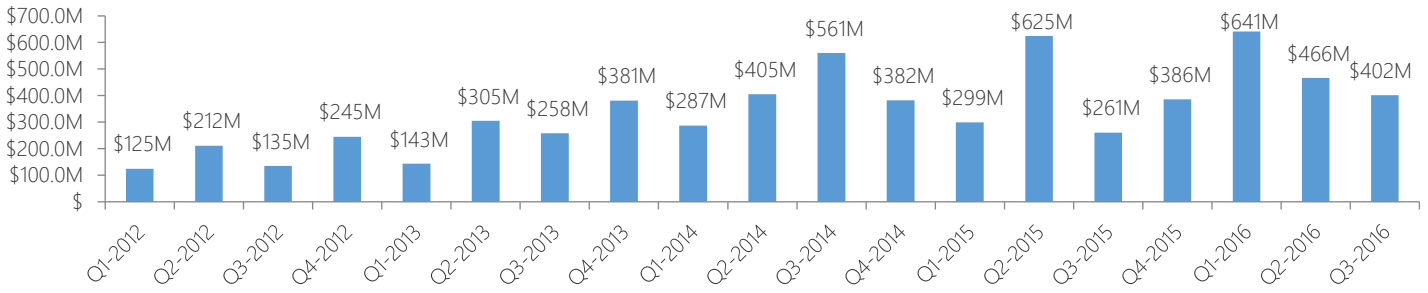
Warren Lewis Sotheby's International Realty



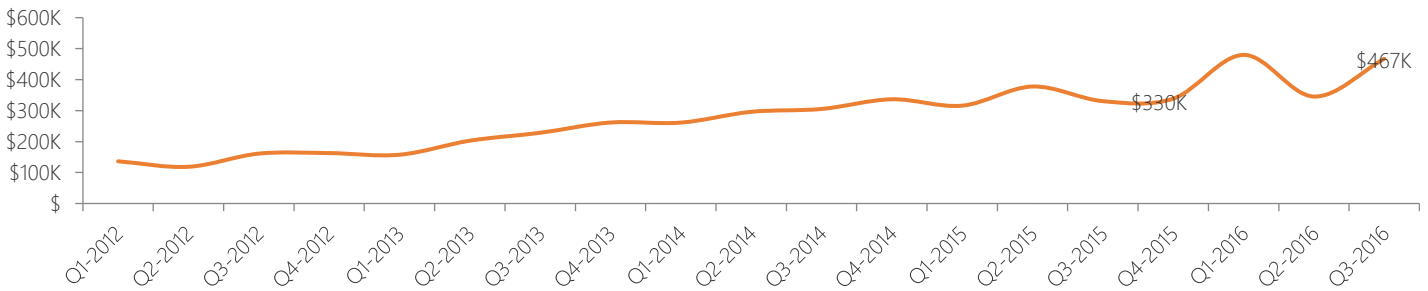
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MULTIFAMILY STATS

Sales Volume

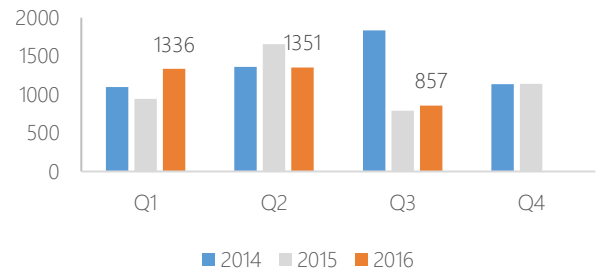


Average Sale Price per Unit



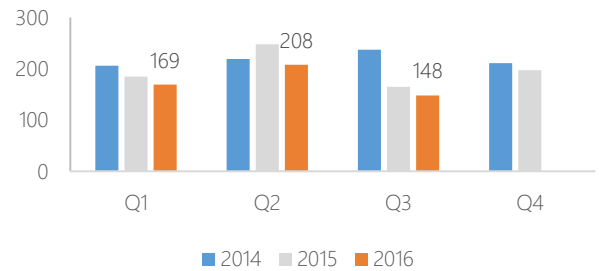
Number of Units Sold

Quarter	2014	2015	2016
Q1	1100	946	1336
Q2	1361	1654	1351
Q3	1837	789	857
Q4	1136	1139	



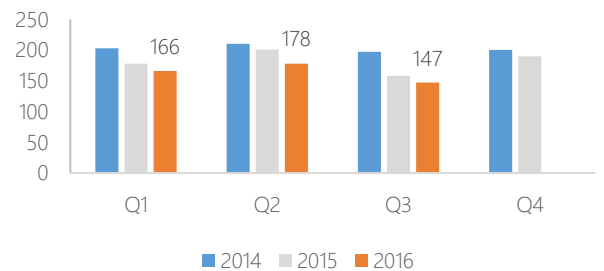
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	206	185	169
Q2	219	248	208
Q3	237	165	148
Q4	211	197	



Number of Transactions

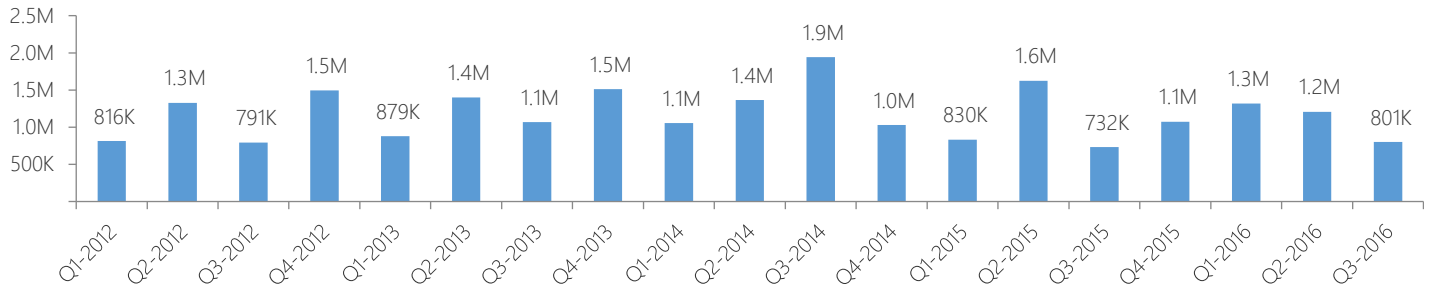
Quarter	2014	2015	2016
Q1	203	178	166
Q2	210	201	178
Q3	197	158	147
Q4	200	190	



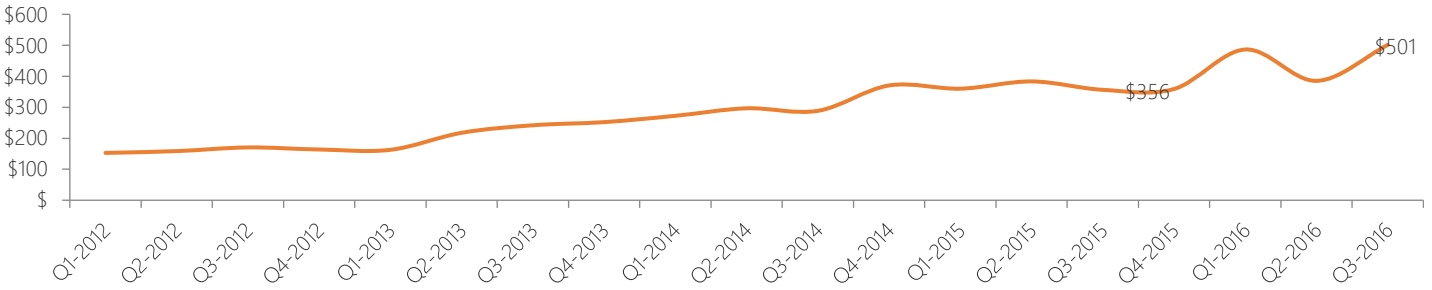


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Total Sq. Ft.



Average Sale Price per Square Foot

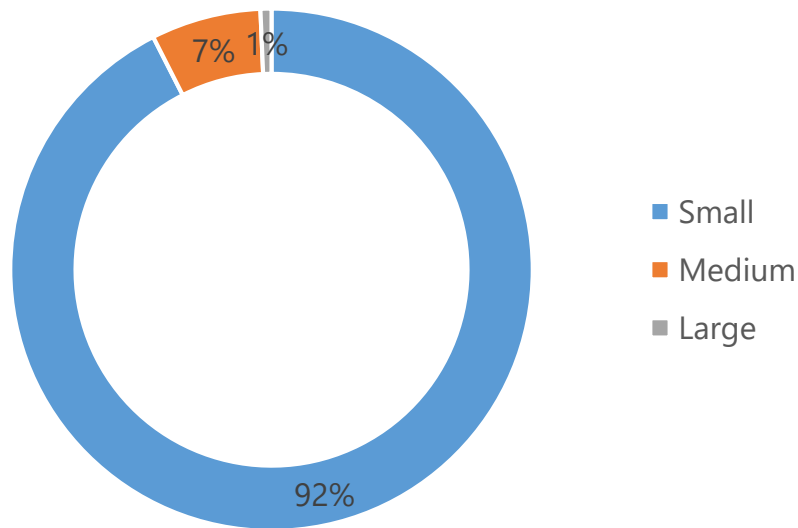


MULTIFAMILY SIZE

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	\$392,653	17%	\$436	17%	\$225,804,832	136	135	571
Medium	\$580,817	92%	\$592	107%	\$136,492,000	10	11	235
Large	\$774,510	-	\$742	-	\$39,500,000	1	1	51

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
385 Union Ave	20-Sep-16	\$45,352,000	Medium multifamily	47	53,023	\$855	No
315 Seigel St	23-Aug-16	\$39,500,000	Large multifamily	51	53,200	\$742	No
74 S 4 St	13-Sep-16	\$22,850,000	Medium multifamily	33	35,000	\$653	No
242 S 3 St	14-Jul-16	\$18,000,000	Medium multifamily	30	19,890	\$905	No
164-166 Havemeyer St	14-Jul-16	\$16,500,000	Medium multifamily	25	23,650	\$698	No
255-261 Linden St	19-Jul-16	\$9,250,000	Medium multifamily	16	19,800	\$353	Yes
263-265 Linden St	19-Jul-16	\$9,250,000	Medium multifamily	12	6,435	\$353	Yes
862-866 Dekalb Ave	19-Sep-16	\$7,500,000	Medium multifamily	14	14,295	\$525	No
203 Bedford Ave	4-Aug-16	\$7,200,000	Small multifamily	3	3,824	\$1,883	No
108 N 6 St	27-Sep-16	\$5,686,980	Small multifamily	4	6,150	\$925	No
96 Bedford Ave	28-Sep-16	\$5,650,000	Small multifamily	8	6,500	\$869	No
526-528 Lafayette Ave	13-Jul-16	\$5,600,000	Medium multifamily	20	17,800	\$315	No
699 Willoughby Ave	29-Sep-16	\$5,100,000	Medium multifamily	16	18,800	\$271	No
643 Madison St	6-Sep-16	\$4,900,000	Small multifamily	6	5,607	\$874	No
194 Herkimer St	6-Sep-16	\$4,740,000	Medium multifamily	10	8,910	\$532	No
347-351 Greene Ave	14-Jul-16	\$3,500,000	Small multifamily	4	8,125	\$431	No
673 Halsey St	22-Sep-16	\$3,385,000	Small multifamily	8	5,649	\$599	No
186 Herkimer St	6-Sep-16	\$3,160,000	Small multifamily	7	6,521	\$485	No
848 Madison St	15-Aug-16	\$3,100,000	Small multifamily	8	5,600	\$554	No
262 N 6 St	10-Aug-16	\$3,050,000	Small multifamily	8	6,000	\$508	No
164 Ainslie St	29-Jul-16	\$2,950,000	Small multifamily	3	4,200	\$702	No
718 Leonard St	22-Jul-16	\$2,900,000	Small multifamily	6	4,125	\$703	No
133 Hewes St	29-Aug-16	\$2,900,000	Small multifamily	4	6,160	\$471	No
370-372 Throop Ave	30-Aug-16	\$2,775,000	Small multifamily	4	7,440	\$373	No
69 Havemeyer St	7-Jul-16	\$2,715,000	Small multifamily	8	5,500	\$494	No
228 Kingsland Ave	11-Jul-16	\$2,650,000	Small multifamily	6	4,875	\$544	No
588 Madison St	24-Aug-16	\$2,610,000	Small multifamily	3	3,600	\$725	No
190 Huron St	28-Sep-16	\$2,600,000	Small multifamily	6	3,750	\$693	No
151 Tompkins Ave	30-Aug-16	\$2,500,000	Small multifamily	6	5,600	\$446	No
81 Mc Guinness Blvd	7-Sep-16	\$2,400,000	Small multifamily	3	3,150	\$762	No
294 Powers St	2-Aug-16	\$2,400,000	Small multifamily	4	3,150	\$762	No
294 Clifton Pl	15-Aug-16	\$2,400,000	Small multifamily	3	3,150	\$762	No
686 Lorimer St	12-Jul-16	\$2,362,500	Small multifamily	6	3,900	\$606	No
1549 Dekalb Ave	21-Jul-16	\$2,300,000	Small multifamily	4	6,834	\$337	No
1223 Broadway	5-Jul-16	\$2,266,550	Small multifamily	8	7,150	\$317	No
445 Graham Ave	21-Jul-16	\$2,200,000	Small multifamily	5	3,525	\$624	No
285 Mac Donough St	19-Jul-16	\$2,150,000	Small multifamily	8	6,160	\$349	No
52 Herbert St	10-Aug-16	\$2,125,000	Small multifamily	3	3,312	\$642	No
214 Knickerbocker Ave	13-Sep-16	\$2,100,000	Small multifamily	6	4,125	\$509	No
57 Russell St	14-Sep-16	\$2,050,000	Small multifamily	3	3,120	\$657	No
70 Lee Ave	18-Jul-16	\$2,050,000	Small multifamily	6	4,112	\$499	No
1287 Madison St	16-Aug-16	\$2,020,000	Small multifamily	5	4,275	\$473	No
491 Classon Ave	6-Sep-16	\$2,000,000	Small multifamily	3	3,540	\$565	No
337 S 5 St	19-Jul-16	\$2,000,000	Small multifamily	3	4,200	\$476	No
438 Franklin Ave	17-Aug-16	\$1,975,000	Small multifamily	3	3,231	\$611	No
532 Monroe St	14-Jul-16	\$1,960,000	Small multifamily	3	3,200	\$613	No
1034 Bedford Ave	7-Sep-16	\$1,950,000	Small multifamily	3	3,362	\$580	No
237 Frost St	17-Aug-16	\$1,950,000	Small multifamily	6	3,750	\$520	No
212 Freeman St	19-Sep-16	\$1,950,000	Small multifamily	6	3,375	\$578	No
483 Hancock St	19-Aug-16	\$1,920,000	Small multifamily	3	3,096	\$620	No

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

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1215 Bedford Ave	12-Jul-16	\$1,900,000	Small multifamily	4	5,000	\$380	No
75 Bainbridge St	26-Sep-16	\$1,900,000	Small multifamily	4	3,300	\$576	No
151 Lee Ave	18-Aug-16	\$1,800,000	Small multifamily	4	3,200	\$563	No
119 Pulaski St	30-Aug-16	\$1,790,000	Small multifamily	3	4,800	\$373	No
6 Mac Donough St	21-Jul-16	\$1,750,000	Small multifamily	4	3,344	\$523	No
371 Menahan St	9-Sep-16	\$1,746,411	Small multifamily	6	3,960	\$441	No
411 Classon Ave	14-Jul-16	\$1,735,000	Small multifamily	3	3,596	\$482	No
1309 Decatur St	30-Sep-16	\$1,730,000	Small multifamily	3	3,300	\$524	No
135 Devoe St	13-Jul-16	\$1,725,000	Small multifamily	6	3,375	\$511	No
113 Calyer St	12-Aug-16	\$1,700,000	Small multifamily	3	1,944	\$874	No
855 Broadway	16-Aug-16	\$1,700,000	Small multifamily	5	4,126	\$412	No
11 A Spencer Pl	12-Sep-16	\$1,700,000	Small multifamily	8	4,426	\$384	No
546 A Monroe St	8-Sep-16	\$1,695,000	Small multifamily	3	2,229	\$760	No
174 Huron St	29-Sep-16	\$1,685,000	Small multifamily	3	2,214	\$761	No
1092 Bedford Ave	31-Aug-16	\$1,675,000	Small multifamily	5	3,760	\$445	No
150 Herkimer St	6-Sep-16	\$1,651,000	Small multifamily	3	3,360	\$491	No
37 Broome St	31-Aug-16	\$1,650,000	Small multifamily	3	3,040	\$543	No
865 Hart St	25-Jul-16	\$1,650,000	Small multifamily	6	5,250	\$314	No
52 Vernon Ave	20-Sep-16	\$1,650,000	Small multifamily	3	2,880	\$573	No
868 Lafayette Ave	12-Sep-16	\$1,600,000	Small multifamily	2	3,714	\$431	No
109 N 1 St	3-Aug-16	\$1,600,000	Medium multifamily	12	12,800	\$125	No
235 Jefferson St	6-Sep-16	\$1,600,000	Small multifamily	6	4,125	\$388	No
688 Humboldt St	22-Sep-16	\$1,580,000	Small multifamily	3	2,538	\$623	No
215 Lewis Ave	24-Aug-16	\$1,550,000	Small multifamily	3	3,000	\$517	No
656 Humboldt St	23-Aug-16	\$1,550,000	Small multifamily	3	2,538	\$611	No
900 Flushing Ave	26-Jul-16	\$1,530,000	Small multifamily	6	4,350	\$352	No
841 Dekalb Ave	11-Aug-16	\$1,500,000	Small multifamily	3	2,475	\$606	No
156 Decatur St	8-Jul-16	\$1,500,000	Small multifamily	3	3,288	\$456	No
232 Tompkins Ave	29-Aug-16	\$1,500,000	Small multifamily	3	4,125	\$364	No
773 Lexington Ave	27-Sep-16	\$1,485,000	Small multifamily	3	5,280	\$281	No
47 Patchen Ave	9-Aug-16	\$1,430,000	Small multifamily	3	3,600	\$397	No
39 Schaefer St	13-Sep-16	\$1,400,000	Small multifamily	5	3,875	\$361	No
449 Putnam Ave	9-Aug-16	\$1,400,000	Small multifamily	4	3,760	\$372	No
644 Wilson Ave	27-Jul-16	\$1,400,000	Small multifamily	6	4,125	\$339	No
1131 Broadway	14-Jul-16	\$1,400,000	Small multifamily	5	4,800	\$292	No
552 Central Ave	3-Aug-16	\$1,400,000	Small multifamily	5	3,600	\$389	No
1348 Hancock St	24-Aug-16	\$1,400,000	Small multifamily	6	4,875	\$287	No
395 Jefferson Ave	16-Aug-16	\$1,350,000	Small multifamily	4	3,360	\$402	No
457 Lafayette Ave	15-Sep-16	\$1,335,000	Small multifamily	4	2,430	\$549	No
1114 Bushwick Ave	4-Aug-16	\$1,335,000	Small multifamily	4	2,400	\$556	No
316 Suydam St	26-Jul-16	\$1,335,000	Small multifamily	6	5,250	\$254	No
29 St Nicholas Ave	8-Sep-16	\$1,300,000	Small multifamily	4	3,250	\$400	No
514 Hart St	29-Jul-16	\$1,300,000	Small multifamily	3	3,100	\$419	No
1531 Greene Ave	11-Aug-16	\$1,300,000	Small multifamily	3	3,012	\$432	No
1654 Dekalb Ave	6-Jul-16	\$1,300,000	Small multifamily	6	5,175	\$251	No
1484 Dekalb Ave	27-Sep-16	\$1,300,000	Small multifamily	6	4,500	\$289	No
749 Quincy St	7-Sep-16	\$1,300,000	Small multifamily	4	2,880	\$451	No
382 A Monroe St	16-Aug-16	\$1,275,000	Small multifamily	3	3,236	\$394	No
221 Quincy St	19-Sep-16	\$1,265,000	Small multifamily	3	3,114	\$406	No
288 Quincy St	1-Sep-16	\$1,260,000	Small multifamily	3	2,100	\$600	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
326 Harman St	15-Sep-16	\$1,250,000	Small multifamily	6	4,130	\$303	No
705 Madison St	23-Aug-16	\$1,250,000	Small multifamily	3	3,600	\$347	No
1390 Madison St	16-Sep-16	\$1,250,000	Small multifamily	3	3,300	\$379	No
1536 Dekalb Ave	7-Jul-16	\$1,250,000	Small multifamily	6	5,100	\$245	No
184 Mac Donough St	26-Sep-16	\$1,210,000	Small multifamily	3	3,444	\$351	No
675 Knickerbocker Ave	21-Jul-16	\$1,200,000	Small multifamily	3	3,600	\$333	No
40 Starr St	15-Sep-16	\$1,200,000	Small multifamily	6	4,125	\$291	No
1449 Bushwick Ave	21-Jul-16	\$1,168,000	Small multifamily	6	4,725	\$247	No
228 Hewes St	18-Jul-16	\$1,150,000	Small multifamily	3	3,360	\$342	No
460 Harman St	29-Sep-16	\$1,150,000	Small multifamily	3	3,072	\$374	No
114 Monroe St	8-Sep-16	\$1,150,000	Small multifamily	3	2,490	\$462	No
185 Mac Donough St	20-Jul-16	\$1,122,000	Small multifamily	4	3,600	\$312	No
54 Pilling St	28-Sep-16	\$1,100,000	Small multifamily	3	3,000	\$367	No
277 Starr St	26-Jul-16	\$1,100,000	Small multifamily	3	2,310	\$476	No
86 Suydam St	4-Aug-16	\$1,100,000	Small multifamily	4	2,750	\$400	No
14 St Andrews Pl	19-Aug-16	\$1,099,000	Small multifamily	3	2,430	\$452	No
239 Tompkins Ave	29-Aug-16	\$1,060,000	Small multifamily	3	2,745	\$386	No
157 Driggs Ave	29-Jul-16	\$1,000,000	Small multifamily	6	3,750	\$267	No
35 Lawton St	15-Jul-16	\$999,950	Small multifamily	3	2,958	\$338	No
133 Woodbine St	16-Aug-16	\$999,000	Small multifamily	3	2,820	\$354	No
372 Palmetto St	25-Aug-16	\$995,000	Small multifamily	3	3,120	\$319	No
1311 Decatur St	11-Jul-16	\$990,000	Small multifamily	3	3,300	\$300	No
302 Herkimer St	31-Aug-16	\$960,000	Small multifamily	3	2,268	\$423	No
133 Menahan St	3-Aug-16	\$925,000	Small multifamily	6	4,875	\$190	No
25 Keap St	7-Jul-16	\$905,000	Small multifamily	3	4,875	\$186	No
234 A Vernon Ave	13-Jul-16	\$900,000	Small multifamily	3	3,440	\$262	No
555 A Putnam Ave	26-Sep-16	\$895,000	Small multifamily	4	2,295	\$390	No
440 Wilson Ave	5-Jul-16	\$875,000	Small multifamily	3	3,250	\$269	No
633 Halsey St	13-Jul-16	\$870,000	Small multifamily	3	2,826	\$308	No
244 Schaefer St	30-Sep-16	\$850,000	Small multifamily	3	4,800	\$177	No
67 Russell St	19-Jul-16	\$850,000	Small multifamily	3	3,180	\$267	No
1398 Bushwick Ave	29-Sep-16	\$830,000	Small multifamily	3	2,925	\$284	No
17 Jefferson Ave	22-Sep-16	\$815,848	Small multifamily	3	3,424	\$238	No
395 Monroe St	10-Aug-16	\$725,000	Small multifamily	3	2,520	\$288	No
1066 Halsey St	12-Jul-16	\$719,250	Small multifamily	3	3,276	\$220	No
330 Evergreen Ave	29-Sep-16	\$700,000	Small multifamily	6	3,600	\$194	No
319 Nostrand Ave	18-Aug-16	\$700,000	Small multifamily	4	4,320	\$162	No
53 Russell St	23-Sep-16	\$689,000	Small multifamily	3	2,880	\$239	No
18 Kane Pl	21-Jul-16	\$645,000	Small multifamily	3	6,017	\$107	No
1316 Jefferson Ave	9-Sep-16	\$641,250	Small multifamily	3	2,565	\$250	No
1016 Greene Ave	21-Jul-16	\$550,000	Small multifamily	6	1,920	\$286	No
1324 Jefferson Ave	11-Aug-16	\$522,500	Small multifamily	3	2,565	\$204	No
155 Taylor St	6-Jul-16	\$480,000	Small multifamily	3	2,976	\$161	No
365 Macon St	23-Aug-16	\$345,593	Small multifamily	4	2,400	\$144	No
31 Aberdeen St	1-Aug-16	\$300,000	Small multifamily	5	4,300	\$70	No
1063 Jefferson Ave	12-Sep-16	\$205,000	Small multifamily	3	2,880	\$71	No
410 Hancock St	28-Aug-16	\$200,000	Small multifamily	3	3,500	\$57	No
850 Greene Ave	1-Sep-16	\$140,000	Small multifamily	4	2,100	\$67	No

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