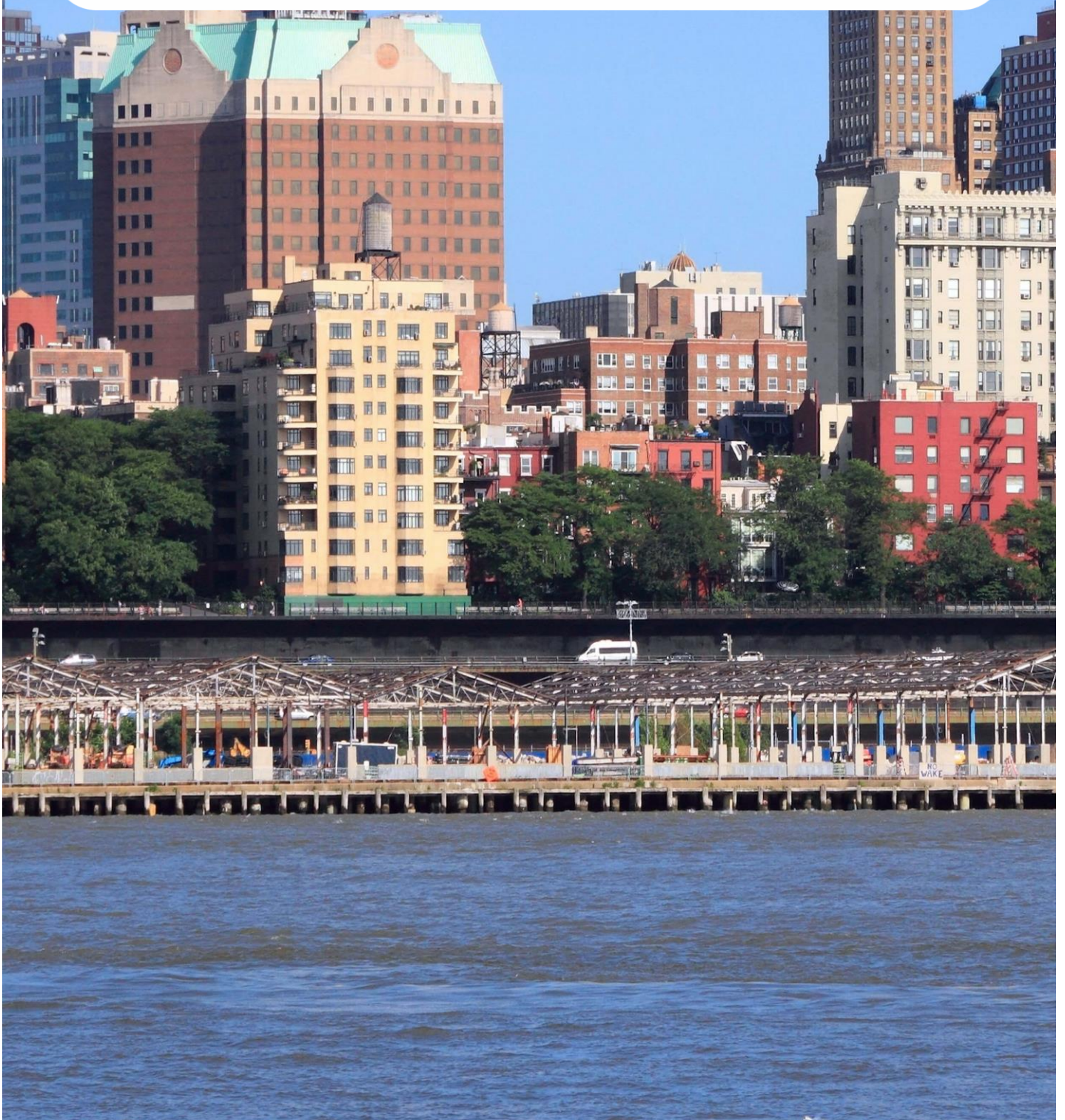


## OCEAN HILL

A quarterly analysis of multifamily sales  
in Ocean Hill, Brooklyn

2nd Quarter 2016



# The RATNER Team Market Reports

## Multifamily Market Report, 2nd Quarter 2016

### Ocean Hill, Brooklyn

#### SUMMARY

SALES VOLUME

**\$20.6M**

-24% YoY

NO. OF TRANSACTIONS

**25**

-24% YoY

AVERAGE PRICE/UNIT

**\$257K**

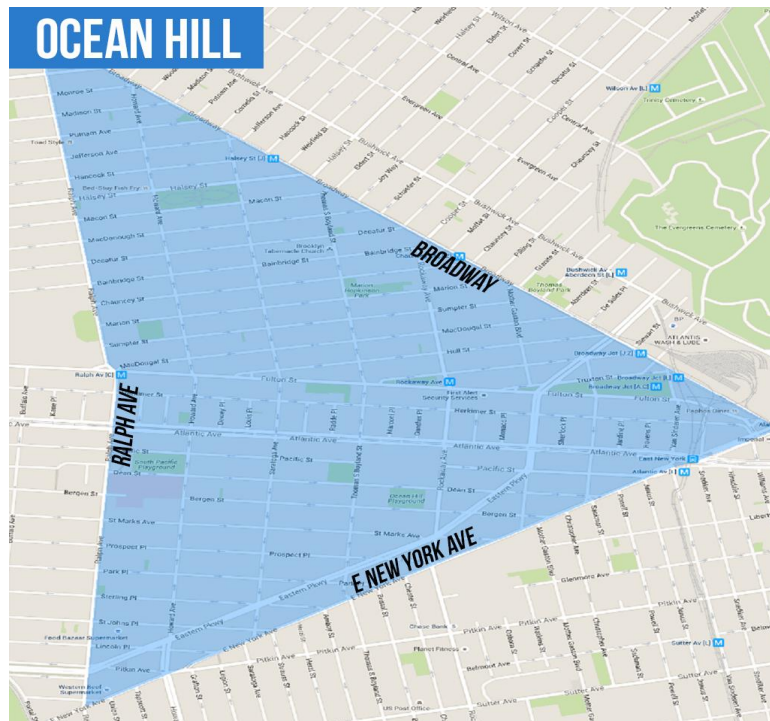
123% YoY

AVERAGE PRICE/SQ.FT.

**\$276**

137% YoY

#### NEIGHBORHOOD BOUNDARIES



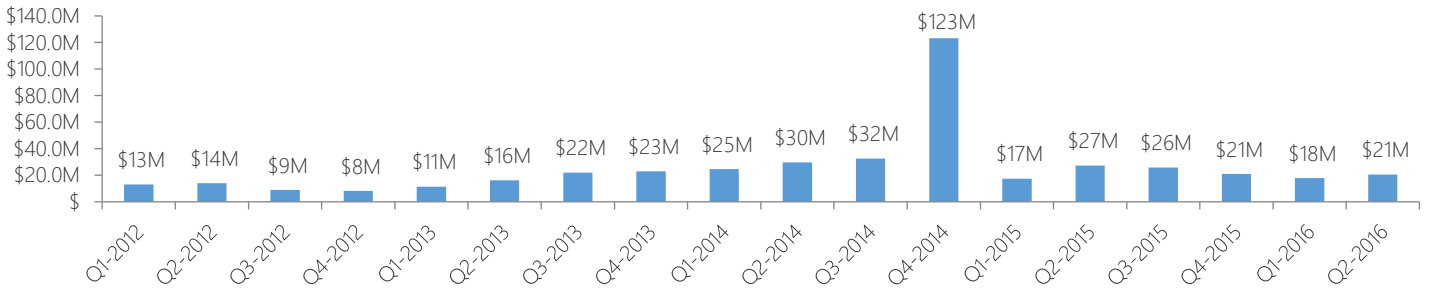
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

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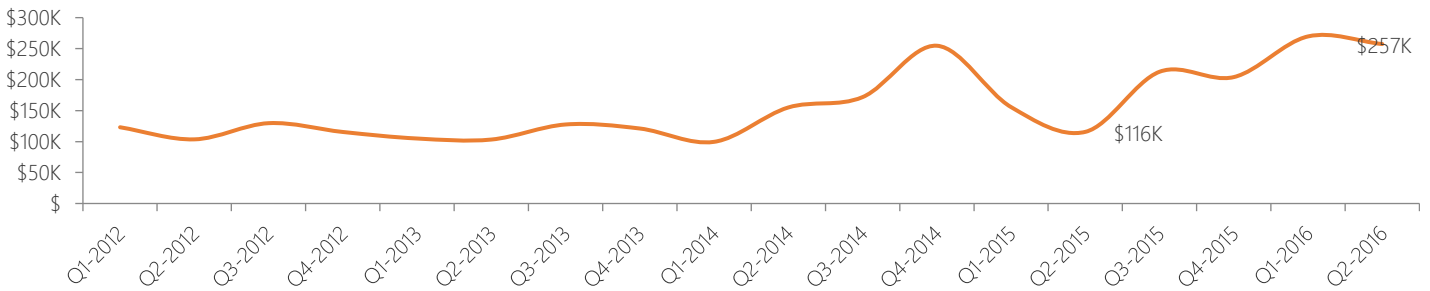
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

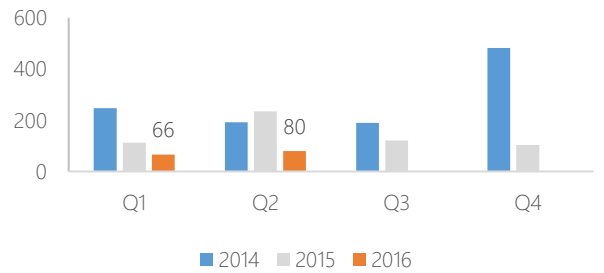


### Average Sale Price per Unit



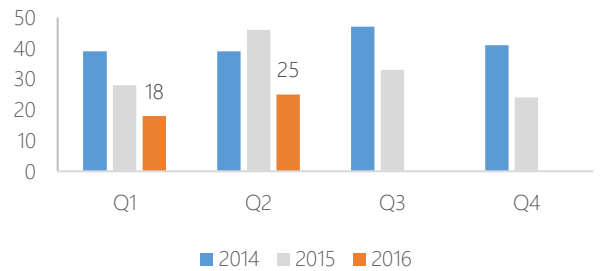
### Number of Units Sold

Quarter	2014	2015	2016
Q1	247	112	66
Q2	192	235	80
Q3	189	121	
Q4	482	103	



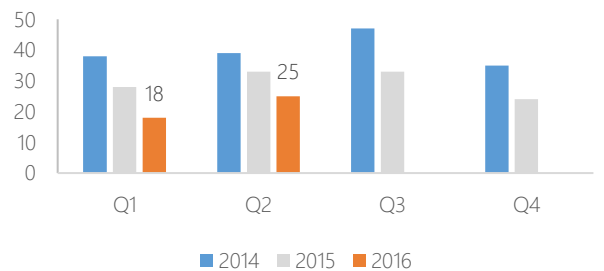
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	39	28	18
Q2	39	46	25
Q3	47	33	
Q4	41	24	



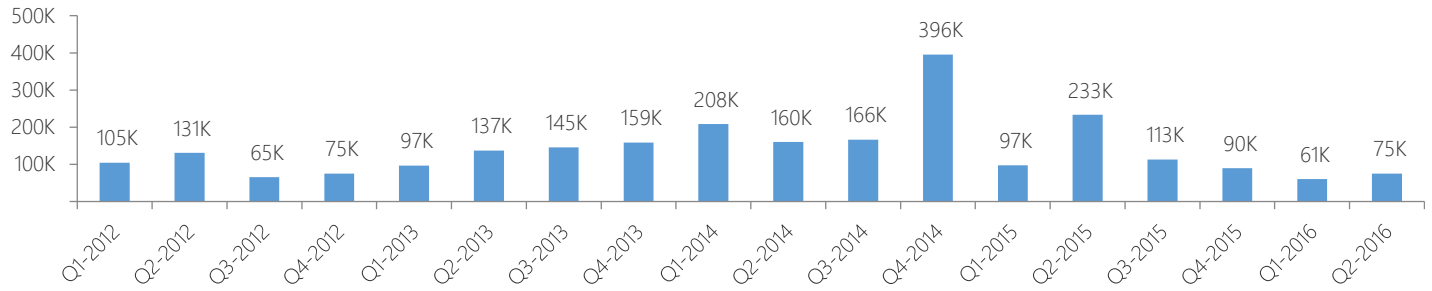
### Number of Transactions

Quarter	2014	2015	2016
Q1	38	28	18
Q2	39	33	25
Q3	47	33	
Q4	35	24	

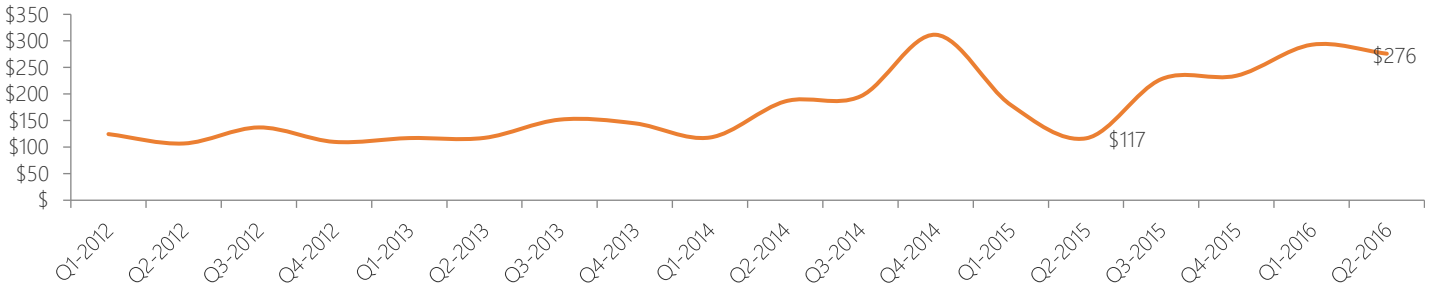


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

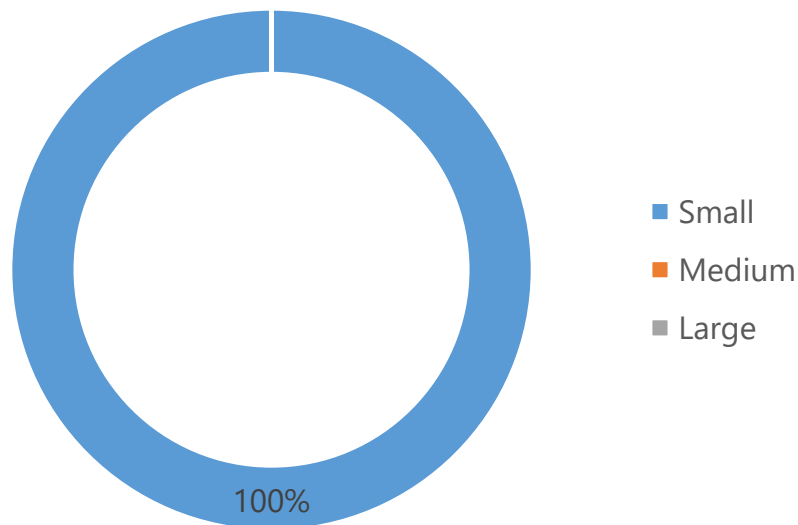


## MULTIFAMILY SIZE

### 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	\$257,344	43%	\$276	47%	\$20,587,559	25	25	80
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)



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
861 Halsey St	20-Jun-16	\$1,850,000	Small multifamily	6	4,875	\$379	No
849 Hancock St	5-May-16	\$1,595,000	Small multifamily	3	2,199	\$725	No
840 Halsey St	16-May-16	\$1,589,372	Small multifamily	3	3,703	\$429	No
928 Hancock St	30-Jun-16	\$1,490,000	Small multifamily	3	3,300	\$452	No
690 Mac Donough St	26-Apr-16	\$1,190,000	Small multifamily	3	3,219	\$370	No
1882 Bergen St	16-Jun-16	\$1,015,000	Small multifamily	3	2,700	\$376	No
62 Howard Ave	30-Jun-16	\$1,014,872	Small multifamily	3	2,700	\$376	No
2295 Pacific St	28-Jun-16	\$899,000	Small multifamily	3	1,920	\$468	No
488 Chauncey St	26-May-16	\$825,000	Small multifamily	3	2,700	\$306	No
194 Rockaway Ave	14-Jun-16	\$818,500	Small multifamily	4	4,233	\$193	No
406 Chauncey St	24-Jun-16	\$800,000	Small multifamily	3	2,565	\$312	No
346 Chauncey St	6-Jun-16	\$740,013	Small multifamily	3	2,532	\$292	No
184 Rockaway Ave	8-Apr-16	\$656,771	Small multifamily	3	2,550	\$258	No
1261 Herkimer St	5-Apr-16	\$650,000	Small multifamily	3	2,700	\$241	No
1888 Bergen St	18-May-16	\$635,000	Small multifamily	3	2,700	\$235	No
1871 Park Pl	14-Apr-16	\$625,000	Small multifamily	3	3,255	\$192	No
1858 Prospect Pl	31-May-16	\$600,000	Small multifamily	3	3,300	\$182	No
467 Ralph Ave	10-May-16	\$581,950	Small multifamily	3	3,300	\$176	No
2060 Pacific St	14-Jun-16	\$510,000	Small multifamily	3	1,824	\$280	No
67 Mother Gaston Blvd	31-May-16	\$500,000	Small multifamily	3	2,994	\$167	No
1932 Bergen St	3-May-16	\$490,080	Small multifamily	3	2,700	\$182	No
412 Thomas S Boyland St	12-May-16	\$432,000	Small multifamily	3	2,748	\$157	No
769 Mac Donough St	25-May-16	\$400,000	Small multifamily	4	4,200	\$95	No
2371 Atlantic Ave	18-Apr-16	\$365,000	Small multifamily	3	2,994	\$122	No
537 Chauncey St	21-Apr-16	\$315,000	Small multifamily	3	2,700	\$117	No

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