



PARK SLOPE

A quarterly analysis of multifamily sales
in Park Slope, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Park Slope, Brooklyn

SUMMARY

SALES VOLUME

\$40.1M

-68% YoY

NO. OF TRANSACTIONS

13

-32% YoY

AVERAGE PRICE/UNIT

\$581K

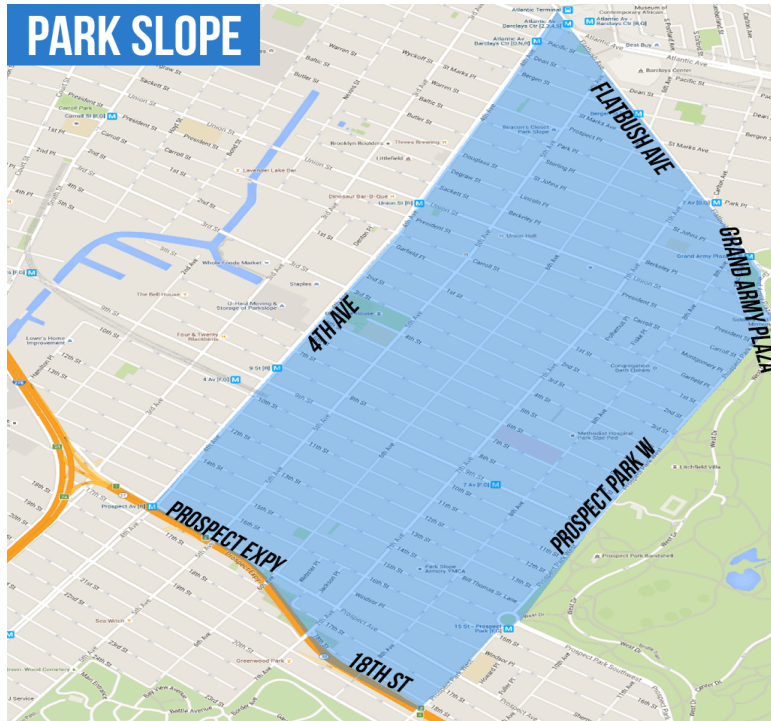
-4% YoY

AVERAGE PRICE/SQ.FT.

\$826

12% YoY

NEIGHBORHOOD BOUNDARIES



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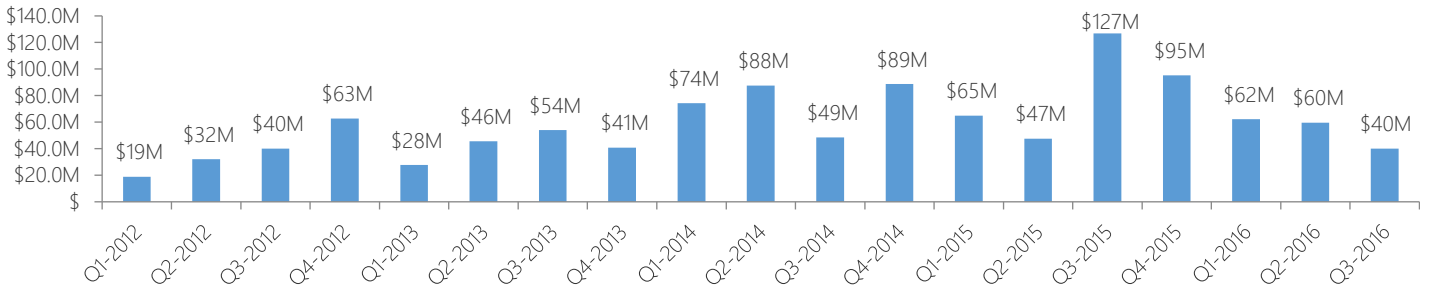
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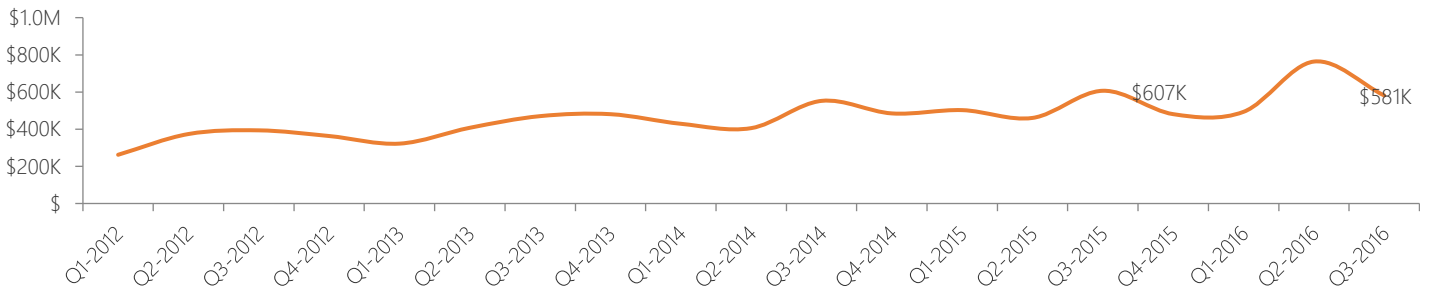
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MULTIFAMILY STATS

Sales Volume

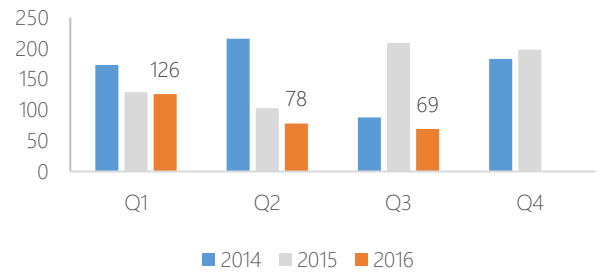


Average Sale Price per Unit



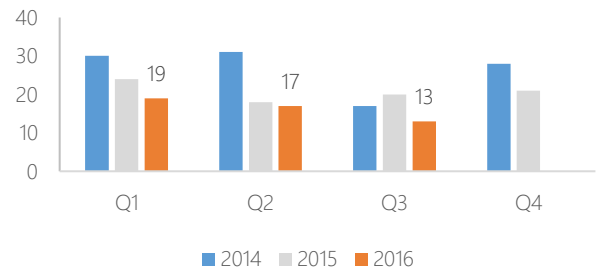
Number of Units Sold

Quarter	2014	2015	2016
Q1	173	129	126
Q2	216	103	78
Q3	88	209	69
Q4	183	198	



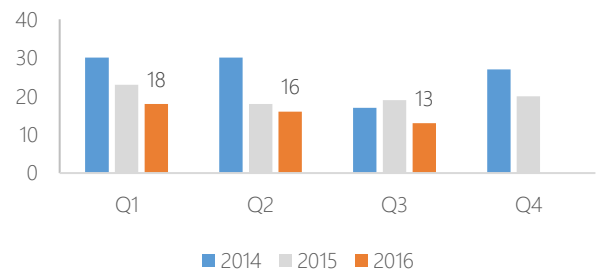
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	30	24	19
Q2	31	18	17
Q3	17	20	13
Q4	28	21	



Number of Transactions

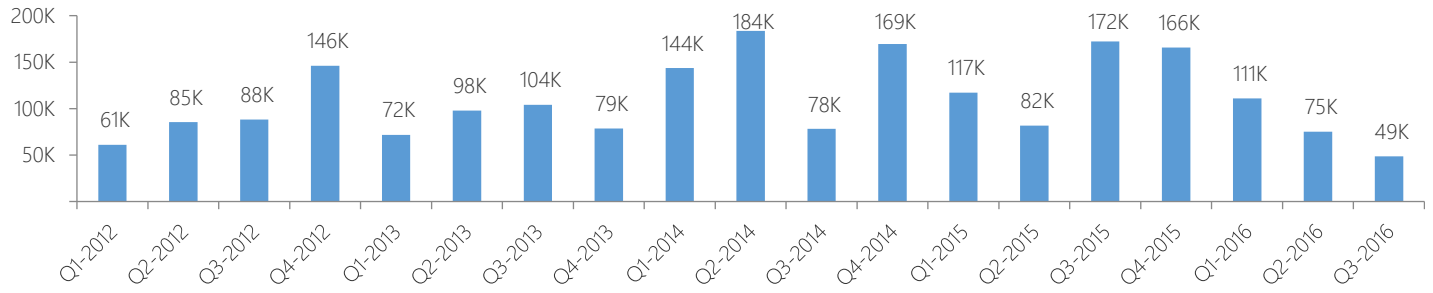
Quarter	2014	2015	2016
Q1	30	23	18
Q2	30	18	16
Q3	17	19	13
Q4	27	20	



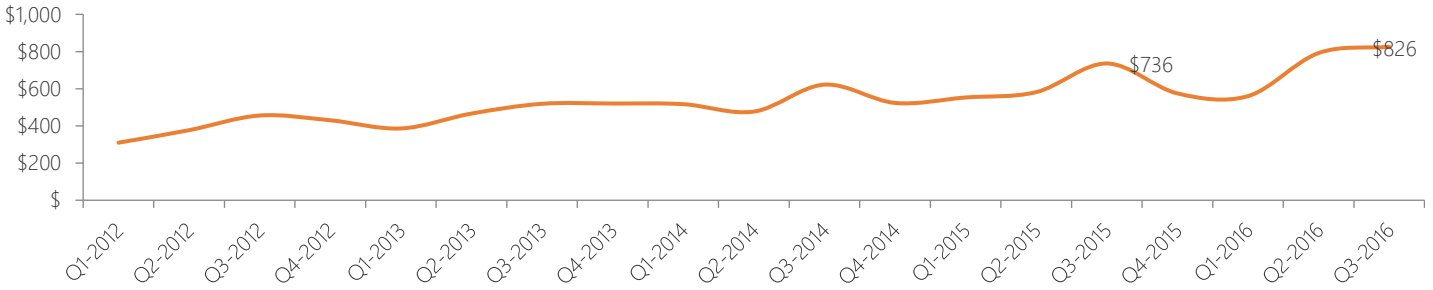


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Total Sq. Ft.



Average Sale Price per Square Foot

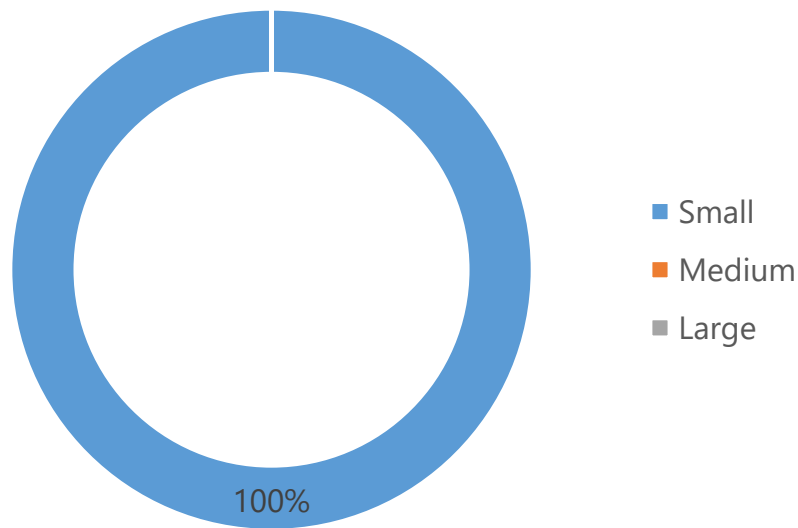


MULTIFAMILY SIZE

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	\$581,000	-2%	\$826	34%	\$40,089,000	13	13	69
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
26 Montgomery Pl	17-Aug-16	\$5,700,000	Small multifamily	4	5,240	\$1,088	No
805 8 Ave	1-Aug-16	\$4,500,000	Small multifamily	8	5,576	\$807	No
739 President St	30-Aug-16	\$3,950,000	Small multifamily	8	5,220	\$757	No
477 4 St	27-Jul-16	\$3,950,000	Small multifamily	4	2,804	\$1,409	No
22 Fiske Pl	3-Aug-16	\$3,690,000	Small multifamily	8	4,960	\$744	No
160 6 Ave	26-Sep-16	\$3,499,000	Small multifamily	4	4,200	\$833	No
572 10 St	30-Aug-16	\$2,800,000	Small multifamily	3	2,295	\$1,220	No
102 Berkeley Pl	22-Sep-16	\$2,650,000	Small multifamily	8	3,360	\$789	No
59 Garfield Pl	22-Sep-16	\$2,400,000	Small multifamily	3	1,920	\$1,250	No
1306 8 Ave	26-Jul-16	\$1,900,000	Small multifamily	3	2,160	\$880	No
35 Park Pl	15-Jul-16	\$1,700,000	Small multifamily	4	3,025	\$562	No
328 Prospect Ave	15-Sep-16	\$1,675,000	Small multifamily	6	3,900	\$429	No
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