

PROSPECT - LEFFERTS GARDENS

A quarterly analysis of multifamily sales
in Prospect - Lefferts Gardens, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Prospect - Lefferts Gardens, Brooklyn

SUMMARY

SALES VOLUME

\$19.M

77% YoY

NO. OF TRANSACTIONS

10

100% YoY

AVERAGE PRICE/UNIT

\$253K

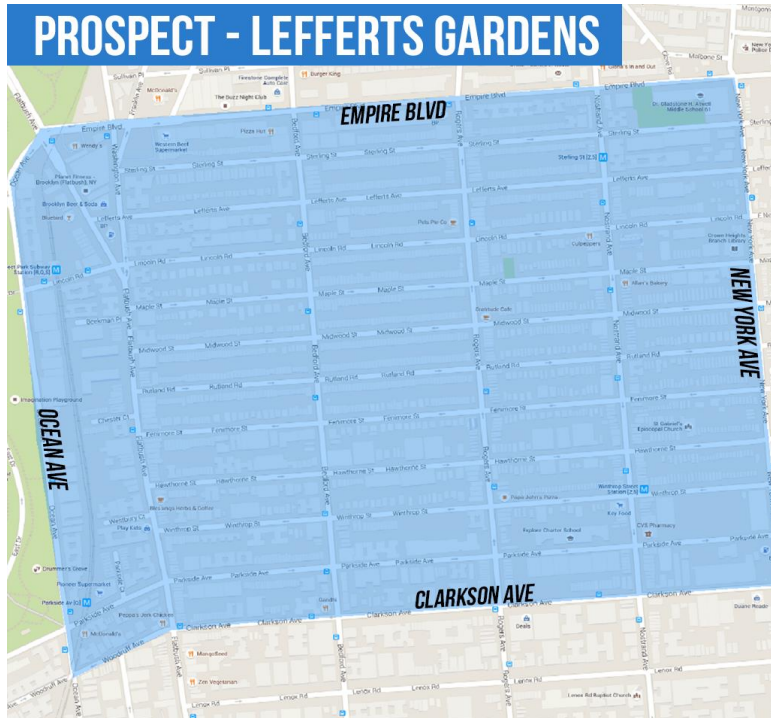
49% YoY

AVERAGE PRICE/SQ.FT.

\$306

68% YoY

NEIGHBORHOOD BOUNDARIES



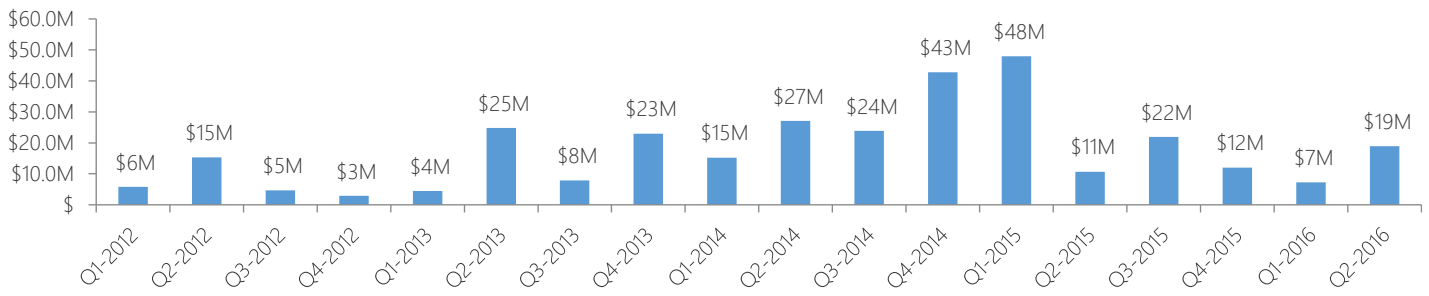
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

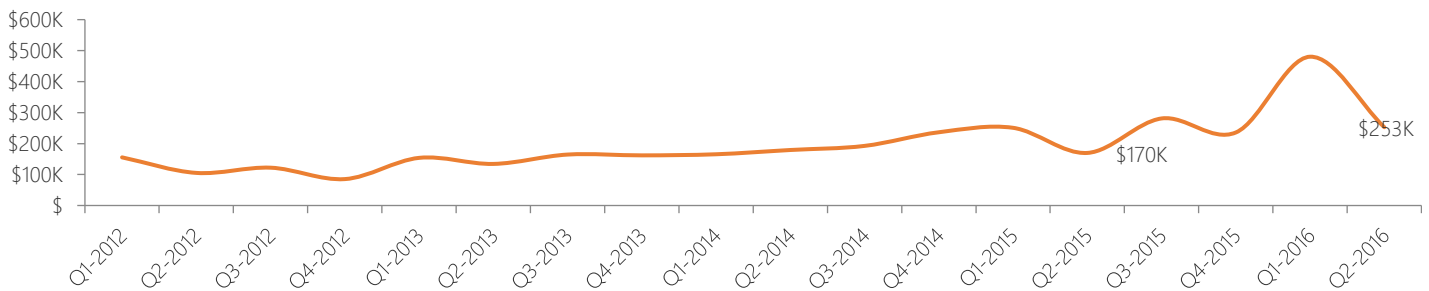
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

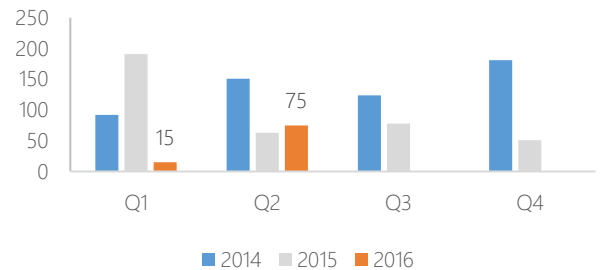


Average Sale Price per Unit



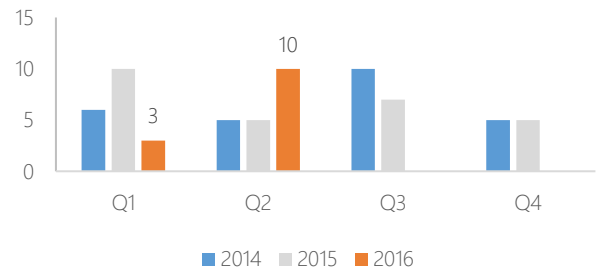
Number of Units Sold

Quarter	2014	2015	2016
Q1	92	191	15
Q2	151	63	75
Q3	124	78	
Q4	181	51	



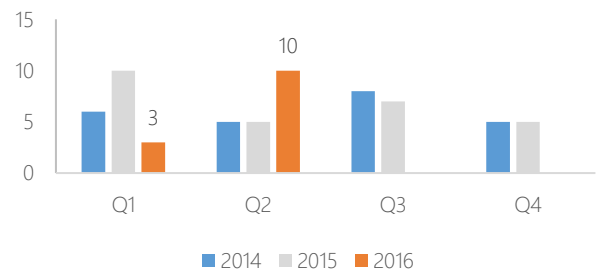
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	10	3
Q2	5	5	10
Q3	10	7	
Q4	5	5	



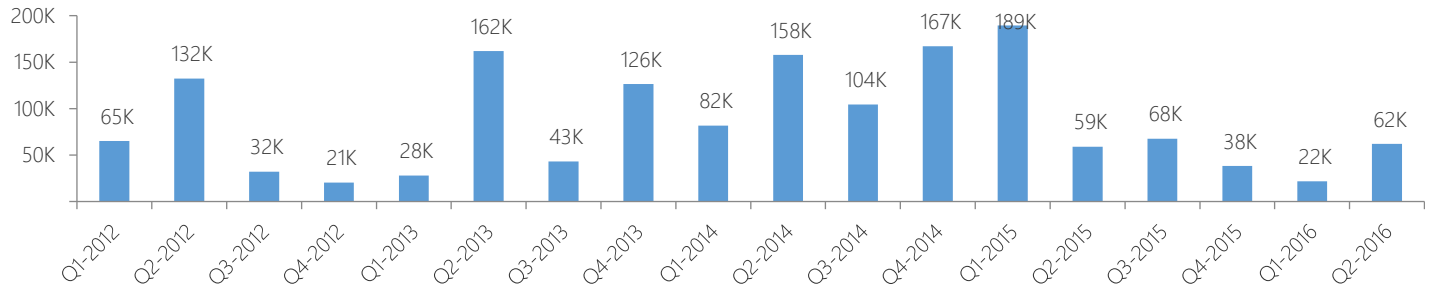
Number of Transactions

Quarter	2014	2015	2016
Q1	6	10	3
Q2	5	5	10
Q3	8	7	
Q4	5	5	

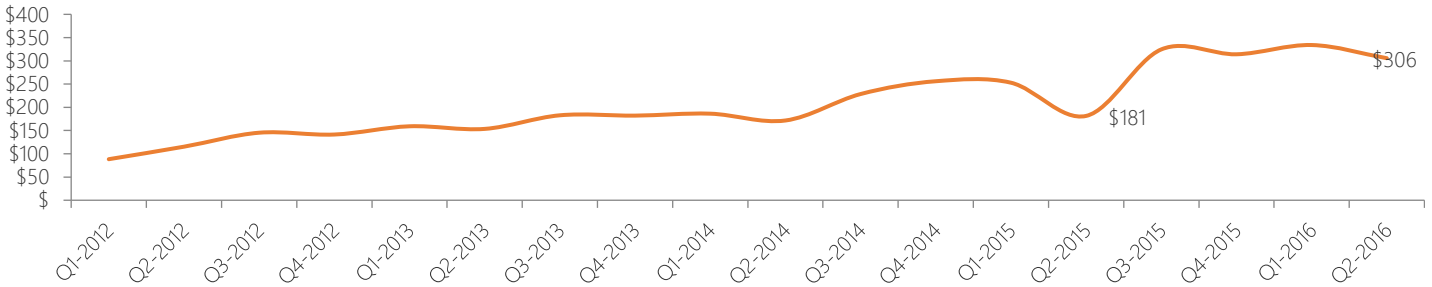


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

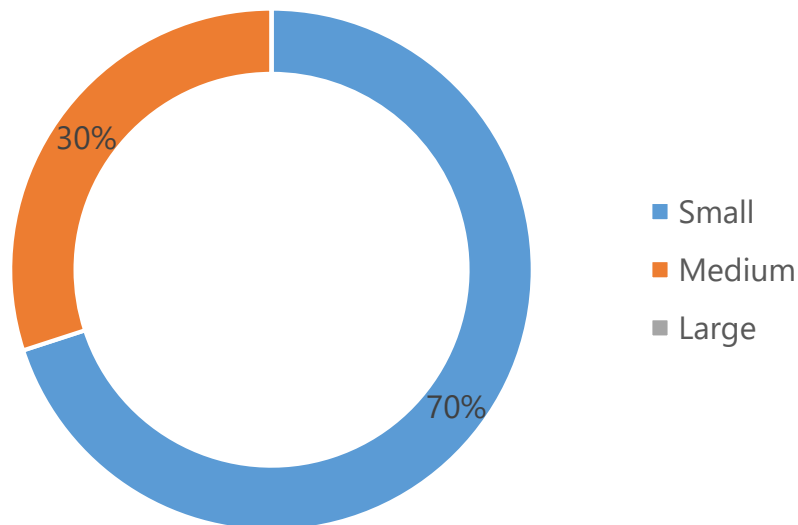


MULTIFAMILY SIZE

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	\$387,963	147%	\$383	138%	\$10,475,000	7	7	27
Medium	\$176,563	1%	\$245	29%	\$8,475,000	3	3	48
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
213 Clarkson Ave	15-Apr-16	\$3,850,000	Medium multifamily	16	13,600	\$283	No
75 Clarkson Ave	20-May-16	\$3,000,000	Small multifamily	5	5,444	\$551	No
341 Lincoln Rd	6-Apr-16	\$2,925,000	Medium multifamily	16	9,600	\$305	No
207 Ocean Ave	28-Jun-16	\$2,645,000	Small multifamily	3	2,994	\$883	No
249 Midwood St	4-May-16	\$1,700,000	Medium multifamily	16	11,440	\$149	No
280 Rutland Rd	18-Apr-16	\$1,100,000	Small multifamily	3	3,072	\$358	No
342 Parkside Ave	2-May-16	\$1,030,000	Small multifamily	3	2,868	\$359	No
658 Rogers Ave	21-Jun-16	\$950,000	Small multifamily	6	4,428	\$215	No
426 Fenimore St	24-May-16	\$900,000	Small multifamily	3	3,060	\$294	No
126 Winthrop St	15-Jun-16	\$850,000	Small multifamily	4	5,500	\$155	No

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

Warren Lewis Sotheby's International Realty