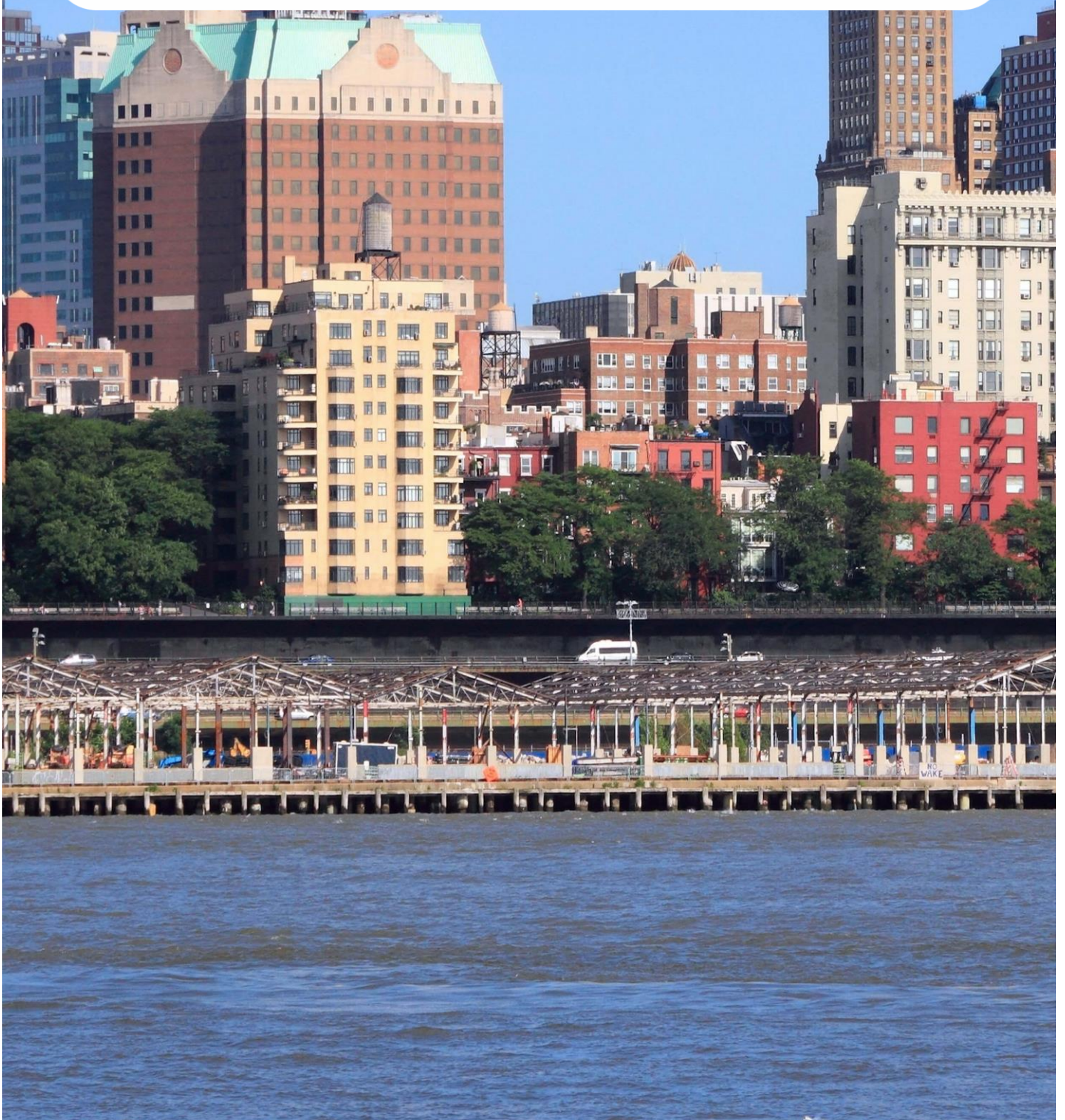


REMSEN VILLAGE

A quarterly analysis of multifamily sales
in Remsen Village, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Remsen Village, Brooklyn

SUMMARY

SALES VOLUME

\$7.8M

-60% YoY

NO. OF TRANSACTIONS

13

18% YoY

AVERAGE PRICE/UNIT

\$121K

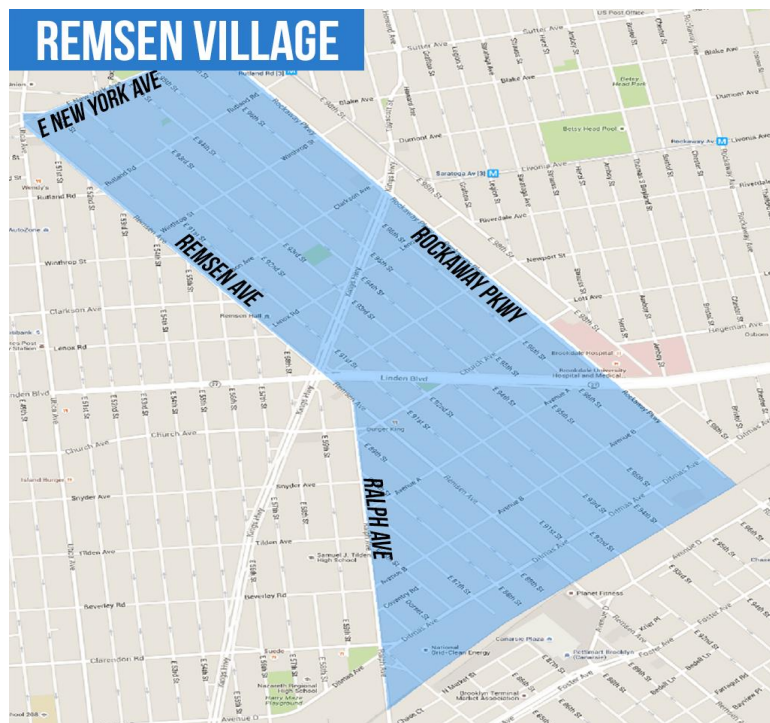
-14% YoY

AVERAGE PRICE/SQ.FT.

\$150

0% YoY

NEIGHBORHOOD BOUNDARIES



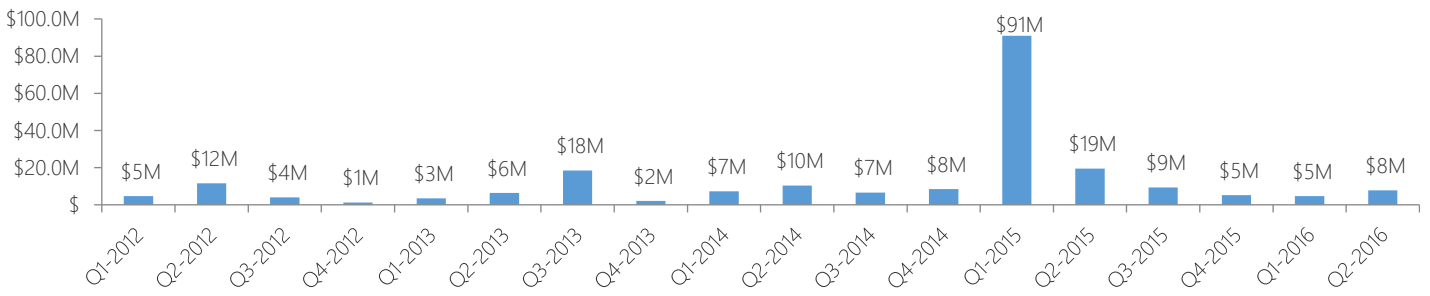
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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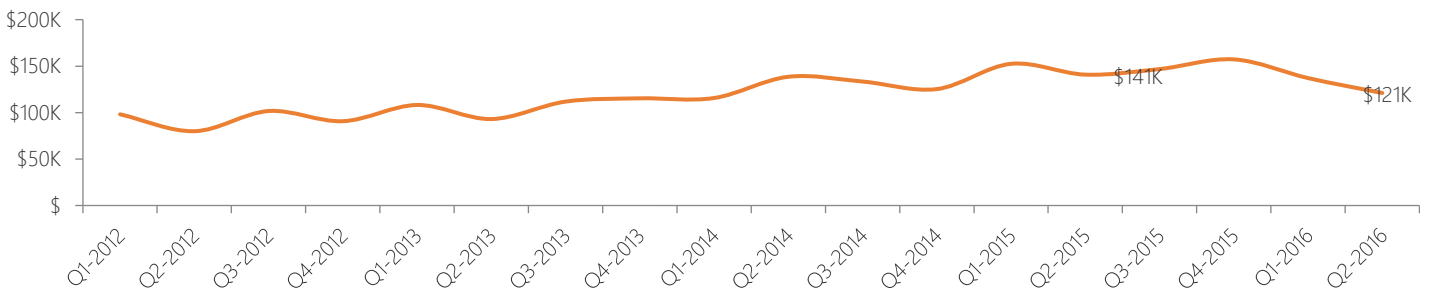
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MULTIFAMILY STATS

Sales Volume

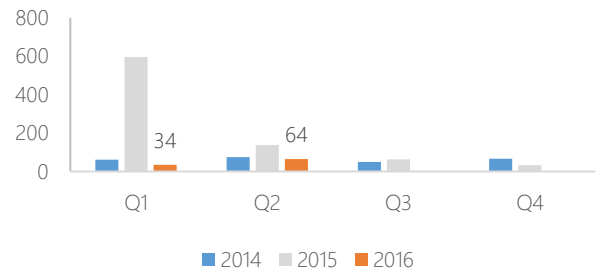


Average Sale Price per Unit



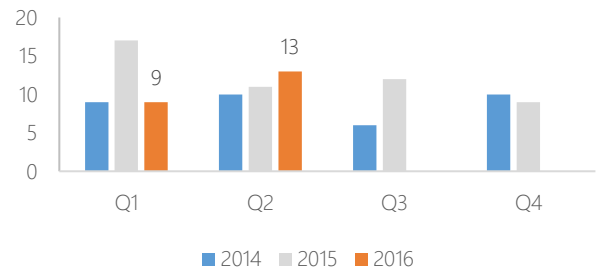
Number of Units Sold

Quarter	2014	2015	2016
Q1	62	596	34
Q2	75	138	64
Q3	49	63	
Q4	67	33	



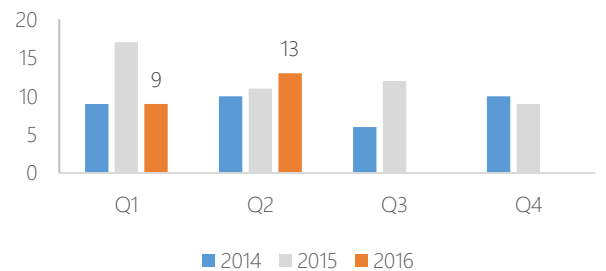
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	9	17	9
Q2	10	11	13
Q3	6	12	
Q4	10	9	



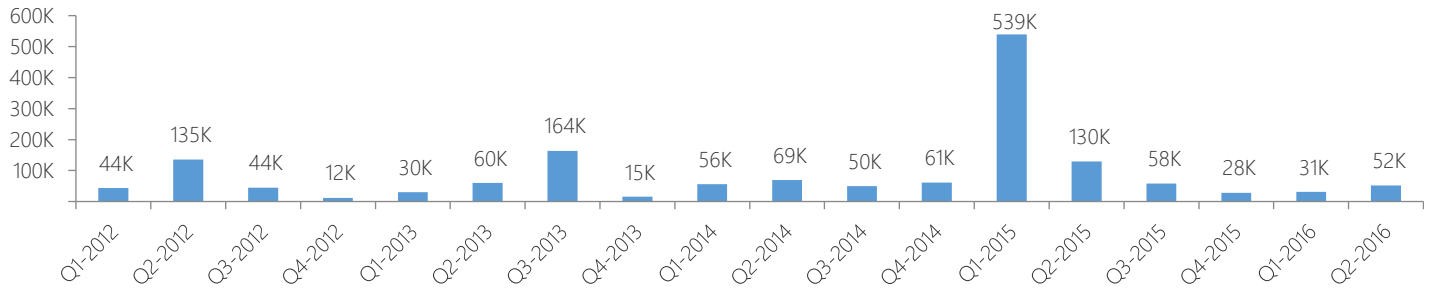
Number of Transactions

Quarter	2014	2015	2016
Q1	9	17	9
Q2	10	11	13
Q3	6	12	
Q4	10	9	

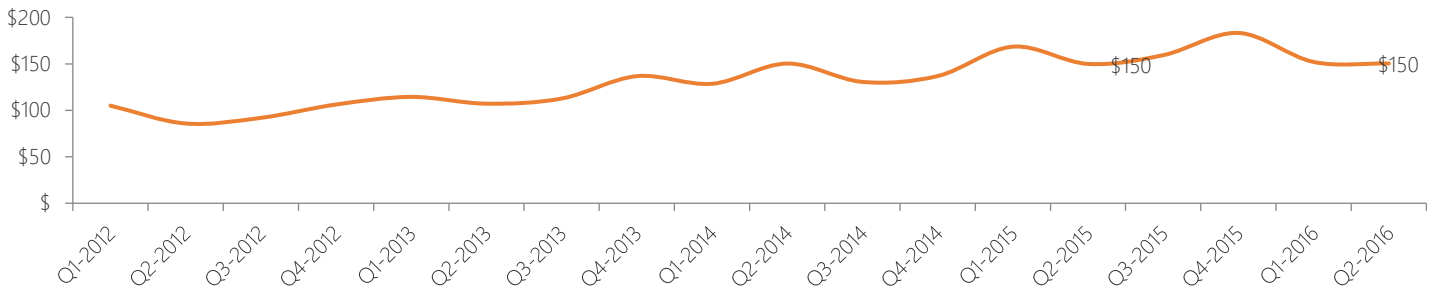


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Total Sq. Ft.



Average Sale Price per Square Foot

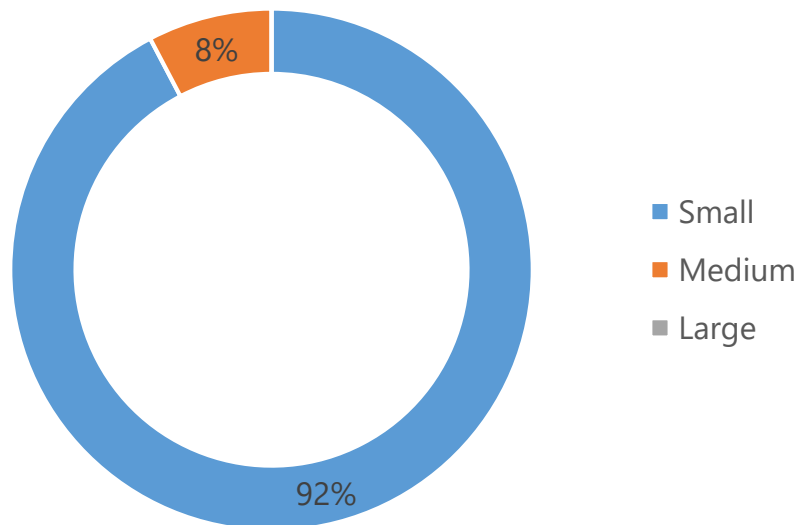


MULTIFAMILY SIZE

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	\$143,961	6%	\$165	23%	\$7,342,000	12	12	51
Medium	\$31,154	-76%	\$58	-57%	\$405,000	1	1	13
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
631 E 96 St	7-Jun-16	\$1,125,000	Small multifamily	6	5,250	\$214	No
1052 Winthrop St	1-Jun-16	\$760,000	Small multifamily	6	5,100	\$149	No
166 E 95 St	19-Apr-16	\$700,000	Small multifamily	4	3,198	\$219	No
1073 Willmohr St	5-Apr-16	\$675,000	Small multifamily	3	2,212	\$305	No
1044 Winthrop St	12-May-16	\$650,000	Small multifamily	6	5,900	\$110	No
126 E 93 St	25-May-16	\$650,000	Small multifamily	4	3,520	\$185	No
223 E 94 St	1-Jun-16	\$585,000	Small multifamily	4	3,280	\$178	No
309 E 96 St	6-Jun-16	\$552,000	Small multifamily	3	2,860	\$193	No
216 E 93 St	21-Jun-16	\$520,000	Small multifamily	3	3,288	\$158	No
375 E 95 St	3-Jun-16	\$500,000	Small multifamily	4	3,198	\$156	No
126 E 93 St	18-Apr-16	\$425,000	Small multifamily	4	3,520	\$121	No
449 E 94 St	30-Apr-16	\$405,000	Medium multifamily	13	7,000	\$58	No
168 E 96 St	24-May-16	\$200,000	Small multifamily	4	3,198	\$63	No

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