



SHEEPSHEAD BAY

A quarterly analysis of multifamily sales
in Sheepshead Bay, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Sheepshead Bay, Brooklyn

SUMMARY

SALES VOLUME

\$8.5M

96% YoY

NO. OF TRANSACTIONS

9

125% YoY

AVERAGE PRICE/UNIT

\$291K

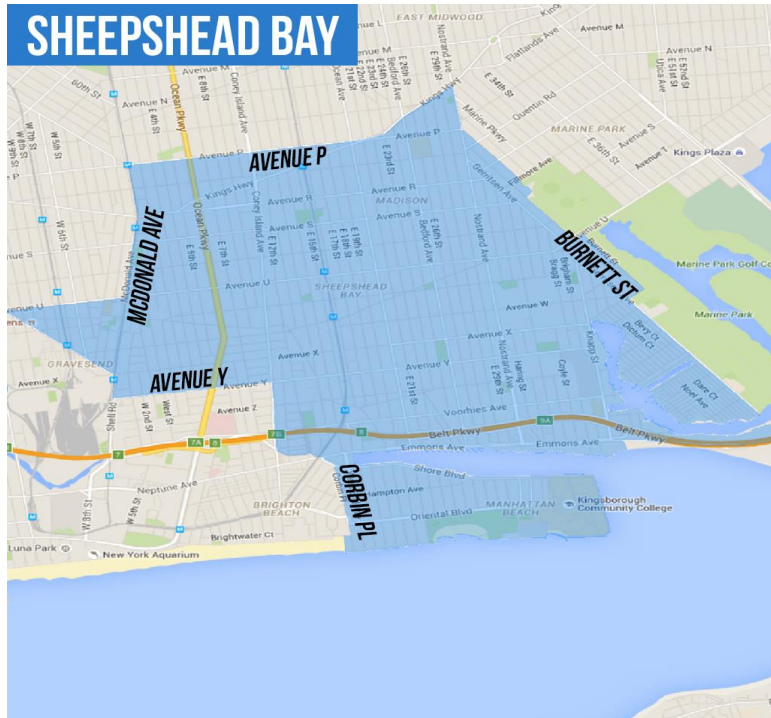
1% YoY

AVERAGE PRICE/SQ.FT.

\$307

-19% YoY

NEIGHBORHOOD BOUNDARIES



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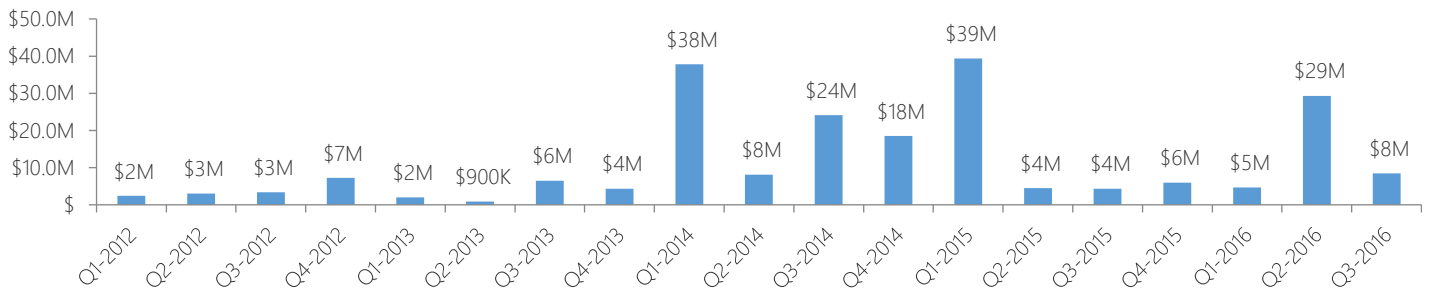
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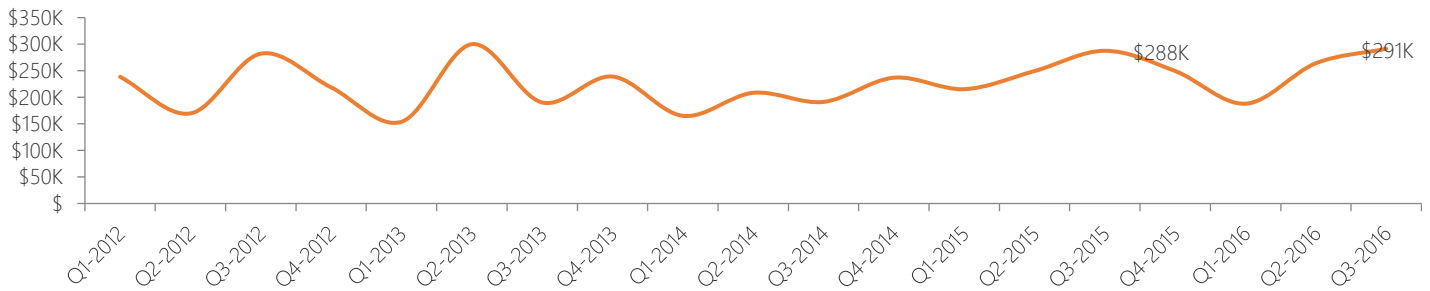
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MULTIFAMILY STATS

Sales Volume

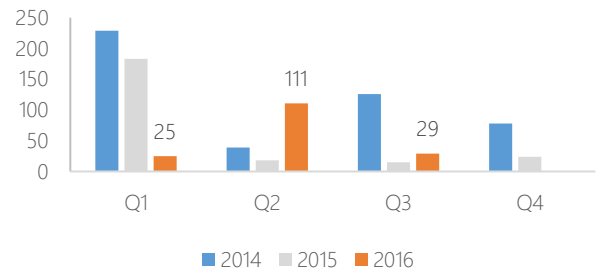


Average Sale Price per Unit



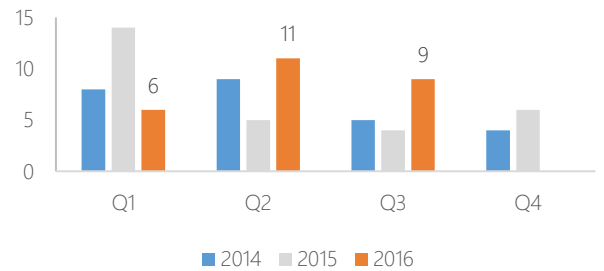
Number of Units Sold

Quarter	2014	2015	2016
Q1	229	183	25
Q2	39	18	111
Q3	126	15	29
Q4	78	24	



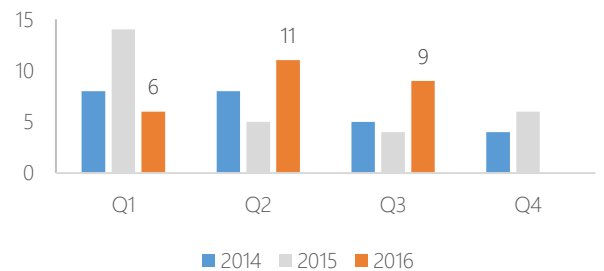
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	8	14	6
Q2	9	5	11
Q3	5	4	9
Q4	4	6	



Number of Transactions

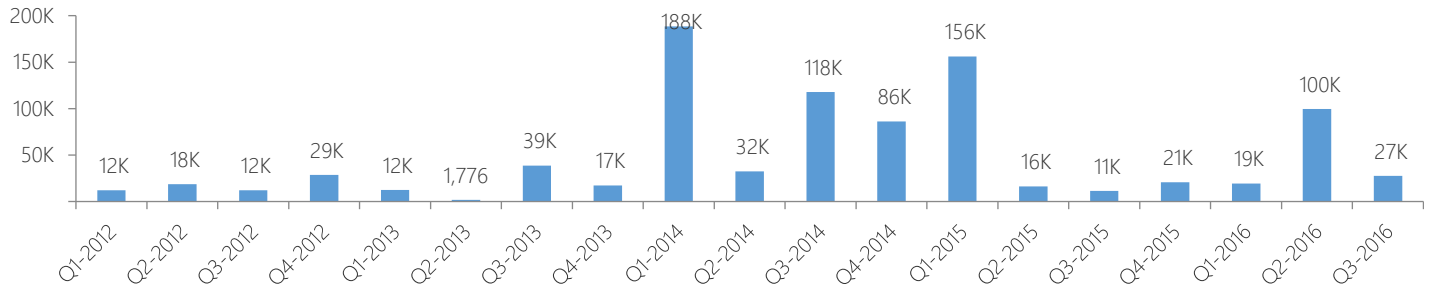
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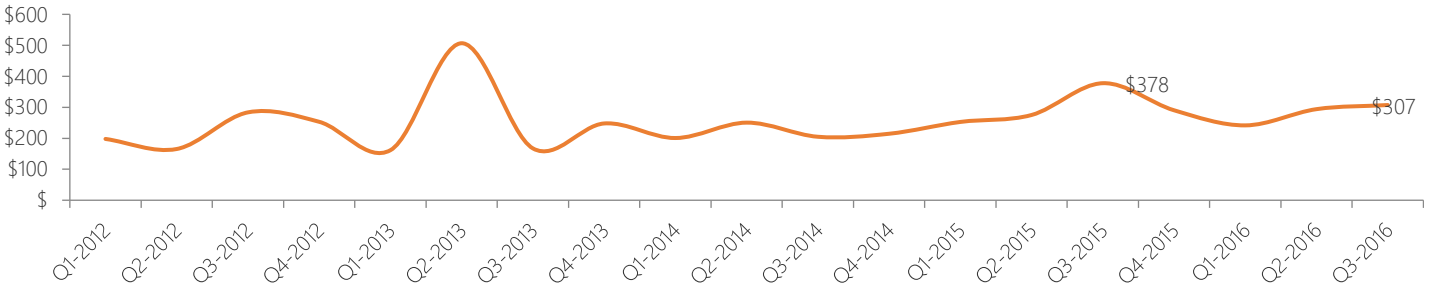


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Total Sq. Ft.



Average Sale Price per Square Foot

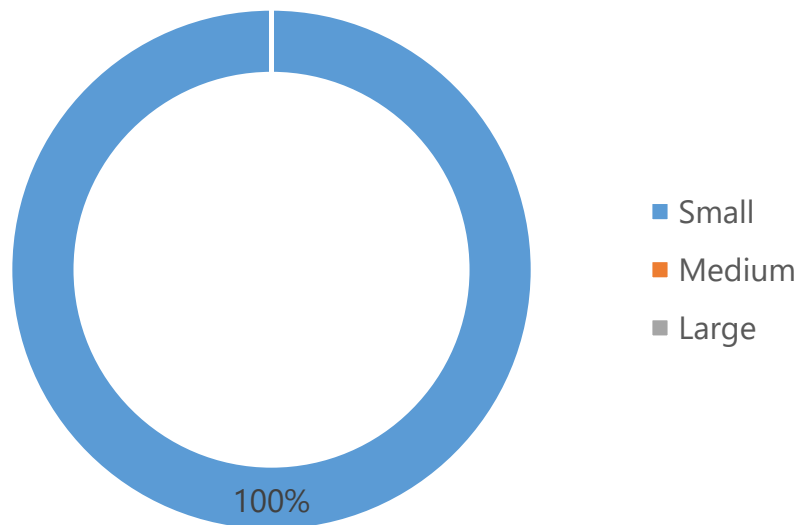


MULTIFAMILY SIZE

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	\$291,431	1%	\$307	-19%	\$8,451,500	9	9	29
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
1224 Demond Ct	28-Sep-16	\$1,200,000	Small multifamily	3	2,340	\$513	No
2328 E 24 St	28-Sep-16	\$1,200,000	Small multifamily	3	3,492	\$344	No
2127 Haring St	8-Jul-16	\$1,170,000	Small multifamily	4	4,050	\$289	No
2128 E 8 St	18-Jul-16	\$1,125,000	Small multifamily	4	3,120	\$361	No
1302 Avenue V	25-Aug-16	\$975,000	Small multifamily	3	2,600	\$375	No
2708 Avenue Z	25-Jul-16	\$949,000	Small multifamily	3	2,740	\$346	No
2831 Bragg St	30-Aug-16	\$875,000	Small multifamily	3	3,496	\$250	No
2671 E 11 St	29-Aug-16	\$550,000	Small multifamily	3	2,296	\$240	No
2836 Bragg St	12-Sep-16	\$407,500	Small multifamily	3	3,364	\$121	No

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