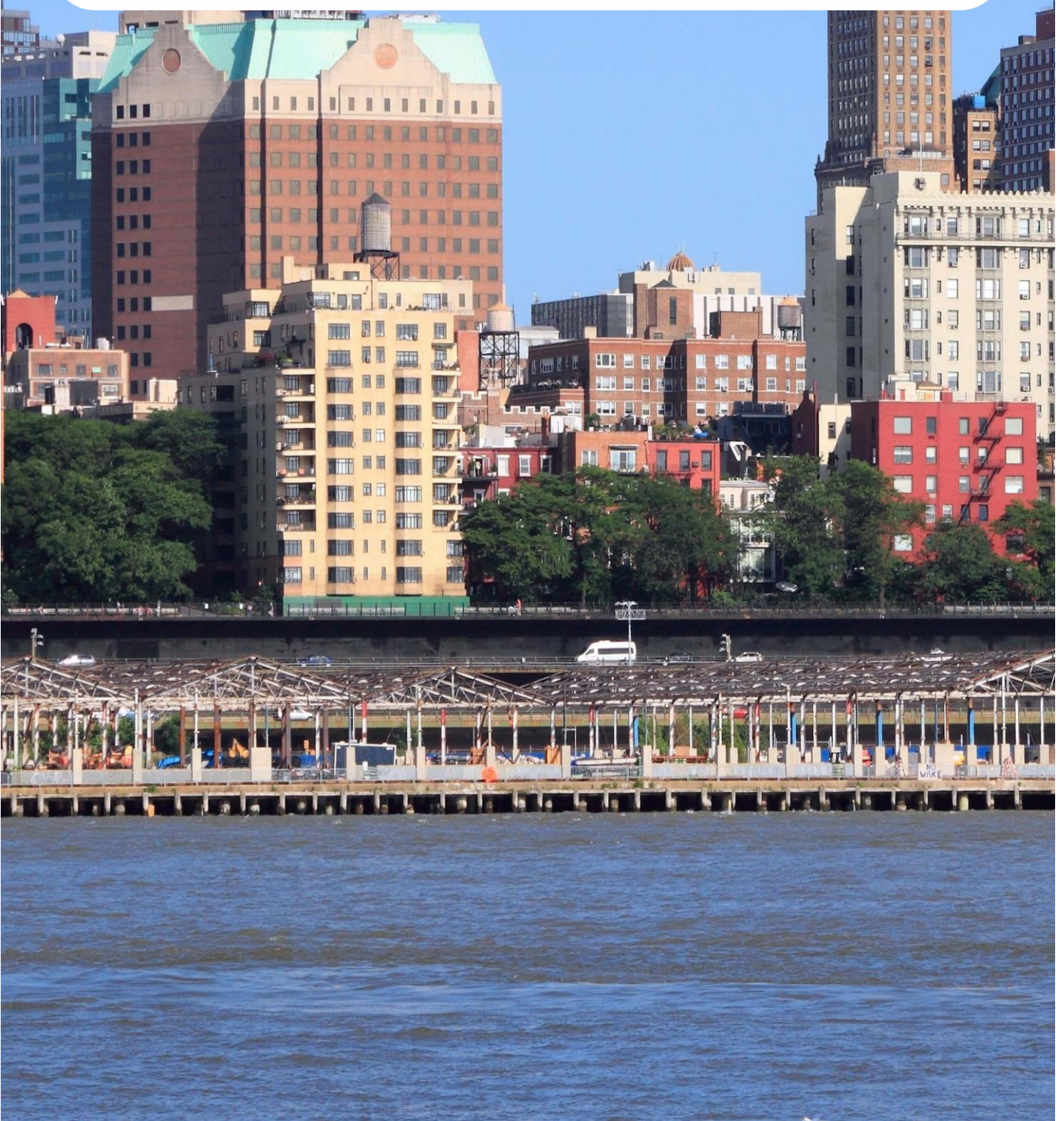


SOUTHEASTERN BROOKLYN

A quarterly analysis of multifamily sales
in Southeastern Brooklyn, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Southeastern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$56.3M

2345% YoY

NO. OF TRANSACTIONS

11

175% YoY

AVERAGE PRICE/UNIT

\$327K

71% YoY

AVERAGE PRICE/SQ.FT.

\$286

45% YoY

NEIGHBORHOOD BOUNDARIES



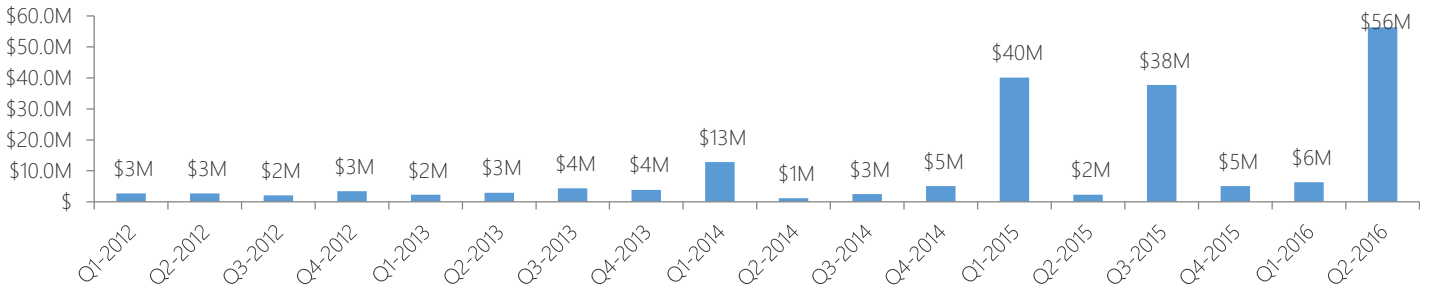
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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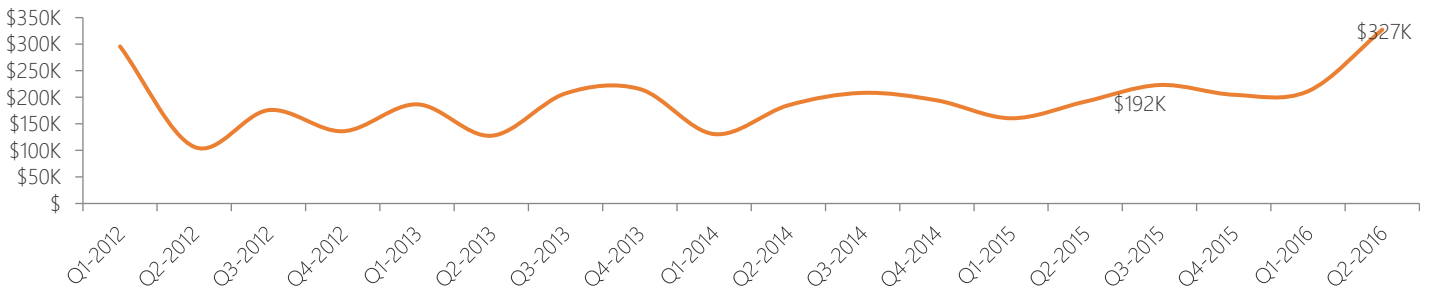
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MULTIFAMILY STATS

Sales Volume

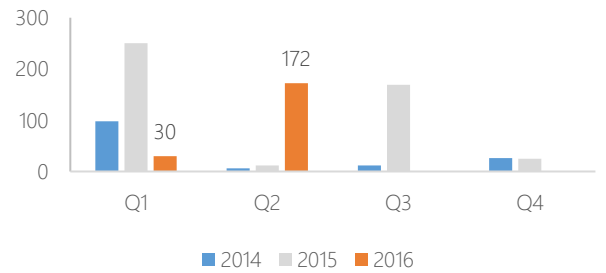


Average Sale Price per Unit



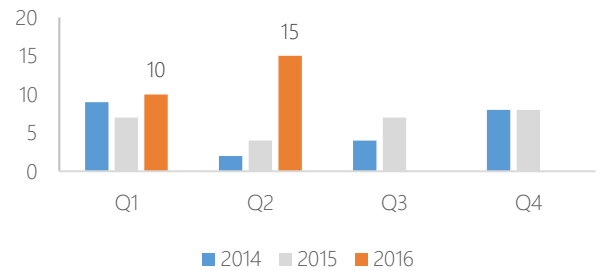
Number of Units Sold

Quarter	2014	2015	2016
Q1	98	250	30
Q2	6	12	172
Q3	12	169	
Q4	26	25	



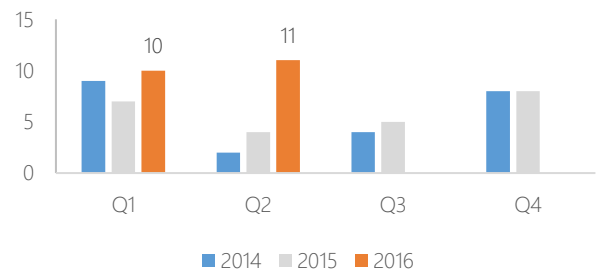
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	9	7	10
Q2	2	4	15
Q3	4	7	
Q4	8	8	



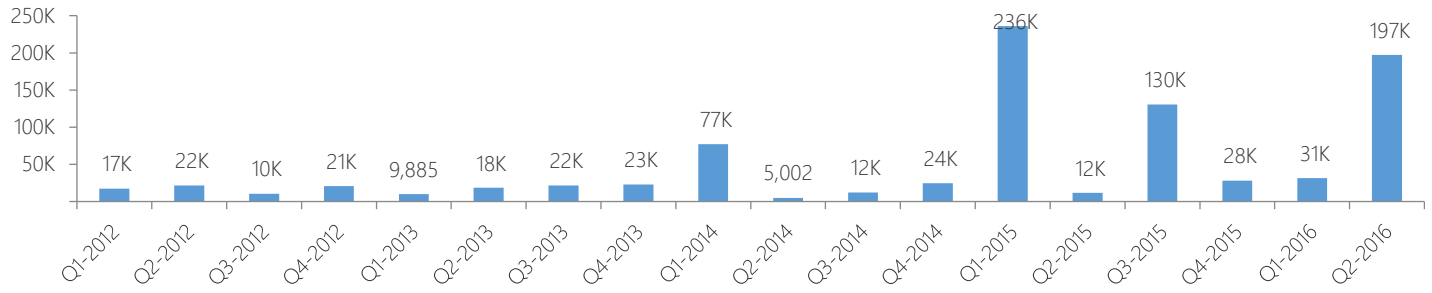
Number of Transactions

Quarter	2014	2015	2016
Q1	9	7	10
Q2	2	4	11
Q3	4	5	
Q4	8	8	

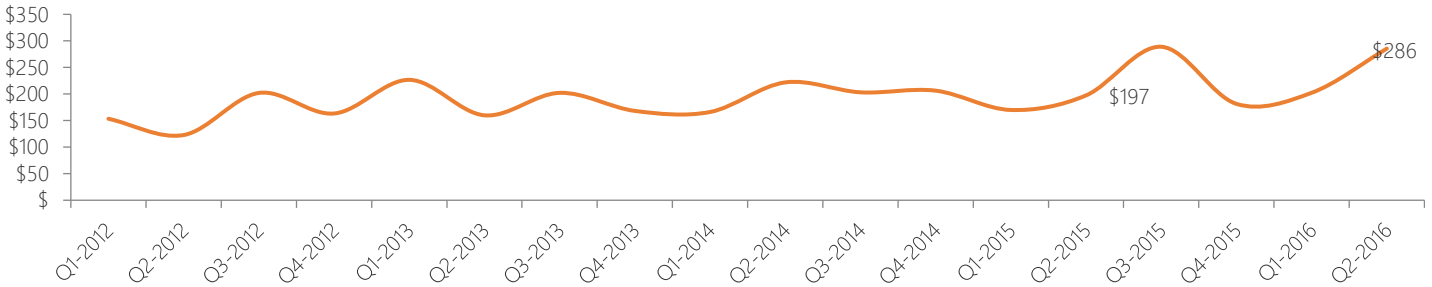


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Total Sq. Ft.



Average Sale Price per Square Foot

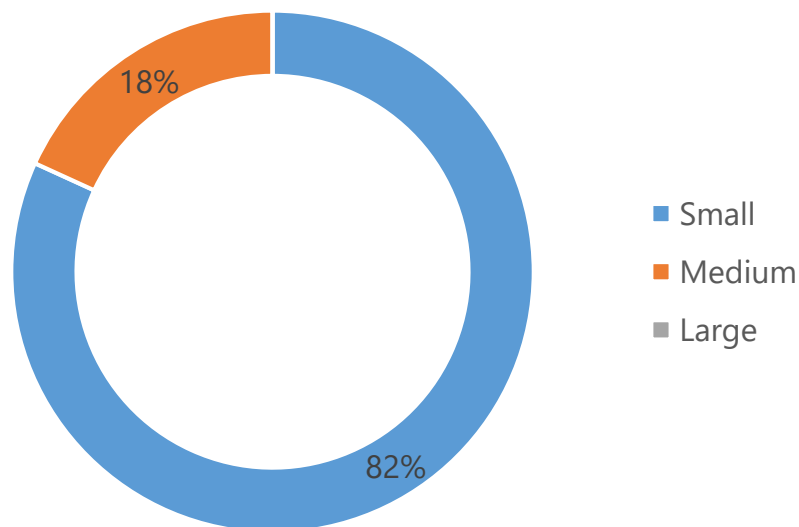


MULTIFAMILY SIZE

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	\$241,100	26%	\$230	17%	\$6,750,799	9	9	28
Medium	\$344,097	-	\$295	-	\$49,550,000	2	6	144
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
1070-1080 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1086-1096 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1054-1064 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1061-1071 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
1073-1083 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
1089-1099 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
3856 Flatlands Ave	2-Jun-16	\$1,125,000	Small multifamily	4	4,032	\$279	No
2359 Stuart St	20-May-16	\$949,999	Small multifamily	3	3,112	\$305	No
1227 E 68 St	11-Apr-16	\$742,000	Small multifamily	3	3,562	\$208	No
7255 Royce Pl	7-Apr-16	\$708,800	Small multifamily	3	3,013	\$235	No
1253 E 37 St	5-May-16	\$700,000	Small multifamily	3	3,540	\$198	No
1174 E 38 St	16-Jun-16	\$675,000	Small multifamily	3	3,720	\$181	No
1244 E 73 St	7-Apr-16	\$645,000	Small multifamily	3	3,013	\$214	No
1007 E 59 St	6-Jun-16	\$620,000	Small multifamily	3	2,698	\$230	No
2119 E 34 St	27-May-16	\$585,000	Small multifamily	3	2,645	\$221	No

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