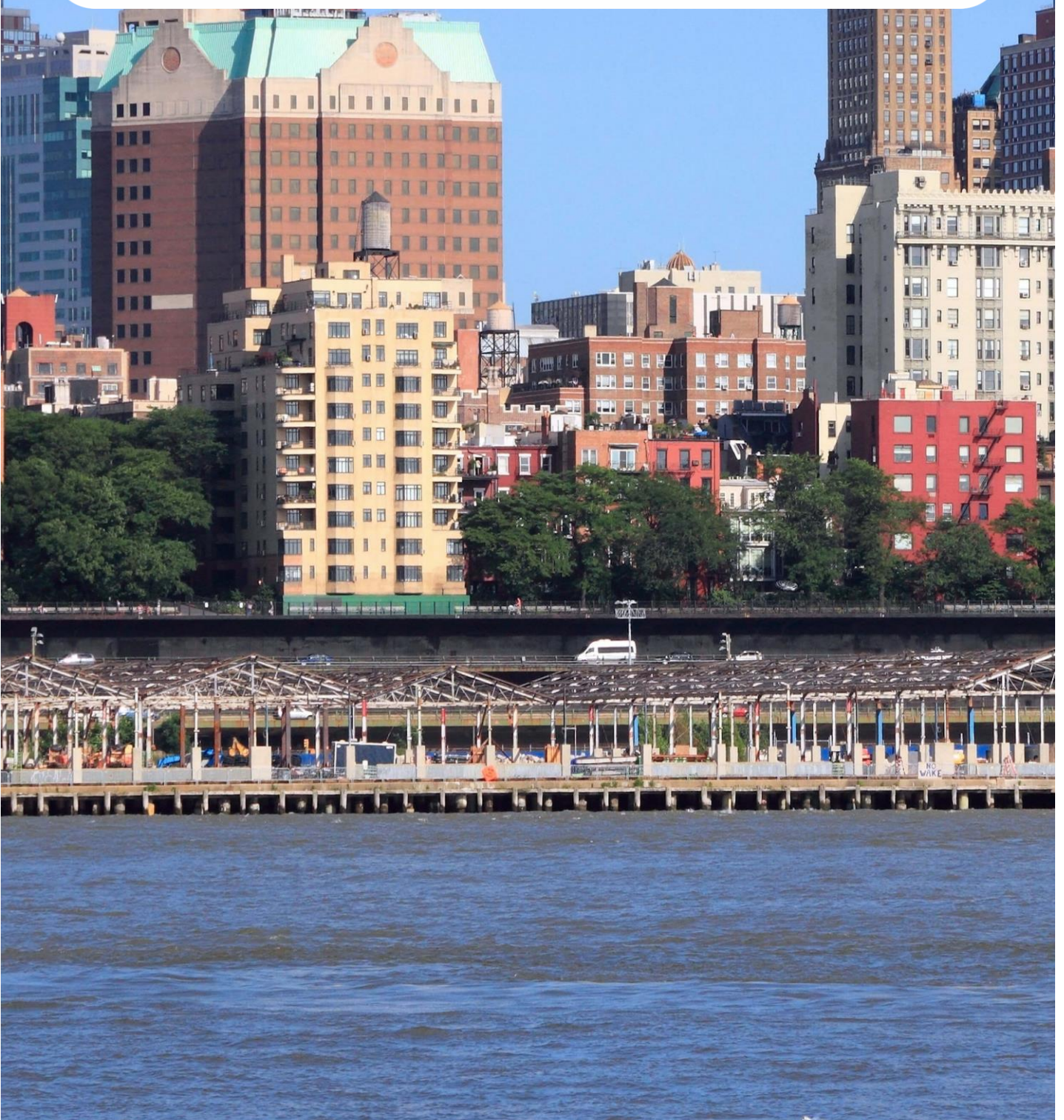


BATH BEACH

A quarterly analysis of multifamily sales
in Bath Beach, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Bath Beach, Brooklyn

SUMMARY

SALES VOLUME

\$33.1M

141% YoY

NO. OF TRANSACTIONS

14

75% YoY

AVERAGE PRICE/UNIT

\$249K

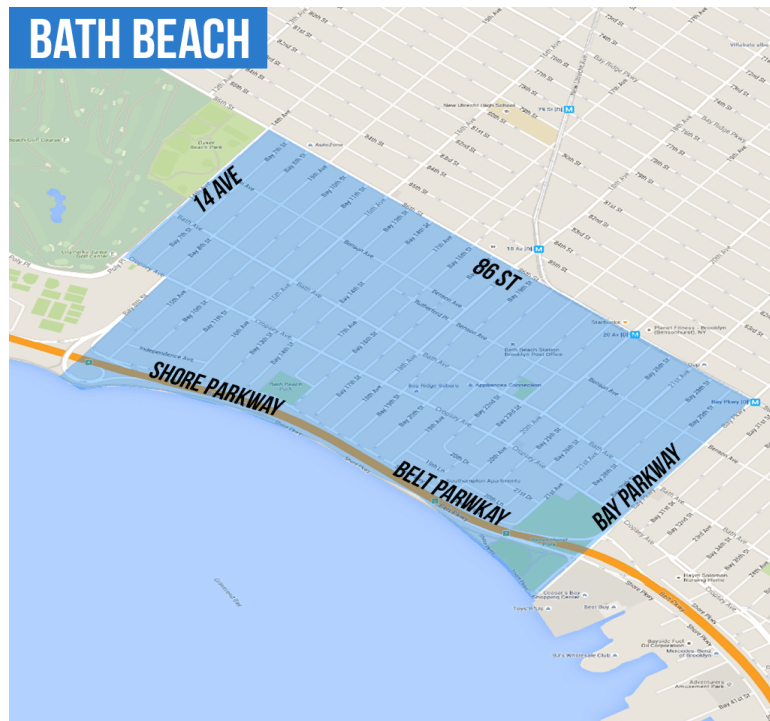
-35% YoY

AVERAGE PRICE/SQ.FT.

\$286

-20% YoY

NEIGHBORHOOD BOUNDARIES



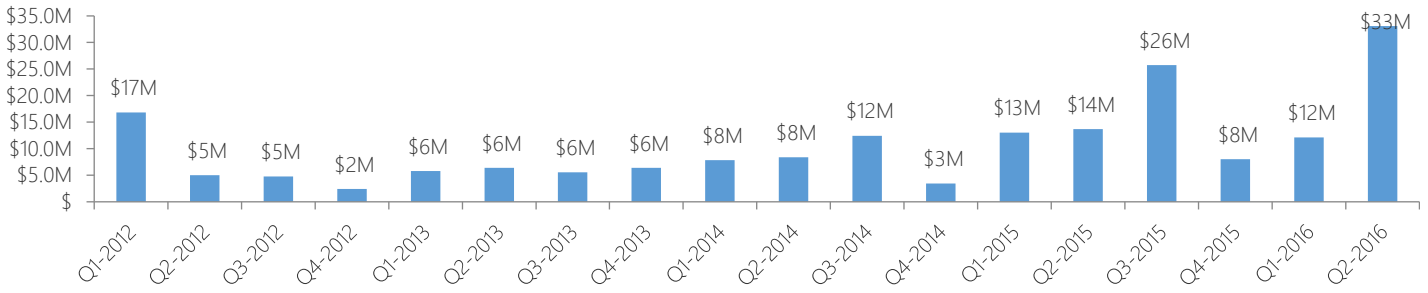
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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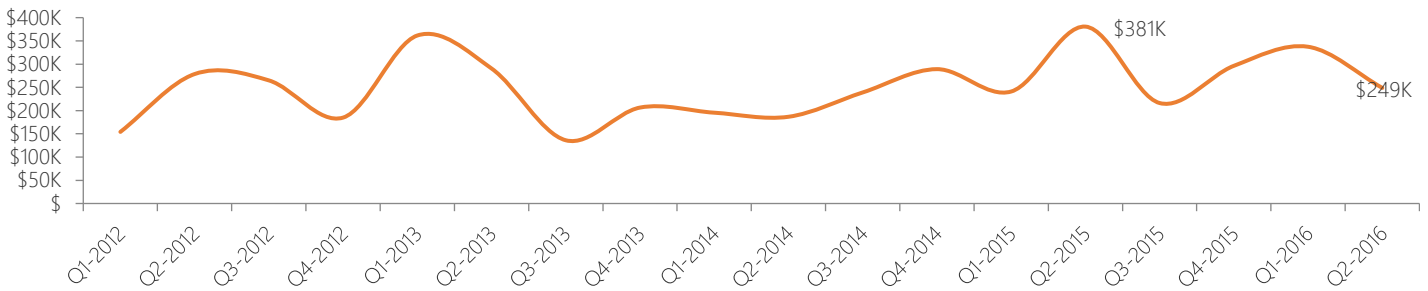
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MULTIFAMILY STATS

Sales Volume

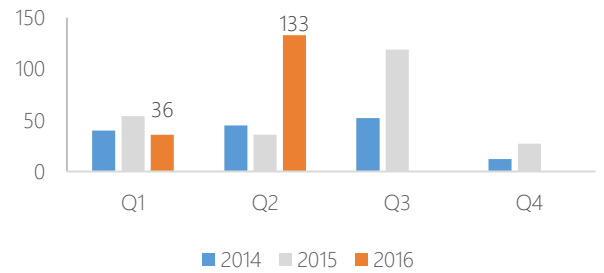


Average Sale Price per Unit



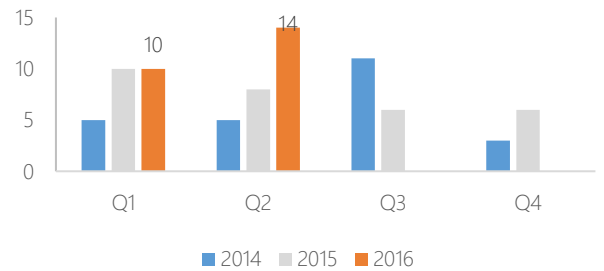
Number of Units Sold

Quarter	2014	2015	2016
Q1	40	54	36
Q2	45	36	133
Q3	52	119	
Q4	12	27	



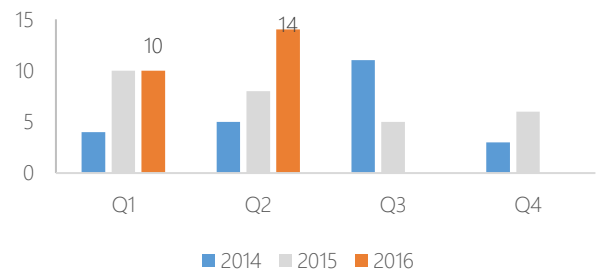
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	10	10
Q2	5	8	14
Q3	11	6	
Q4	3	6	



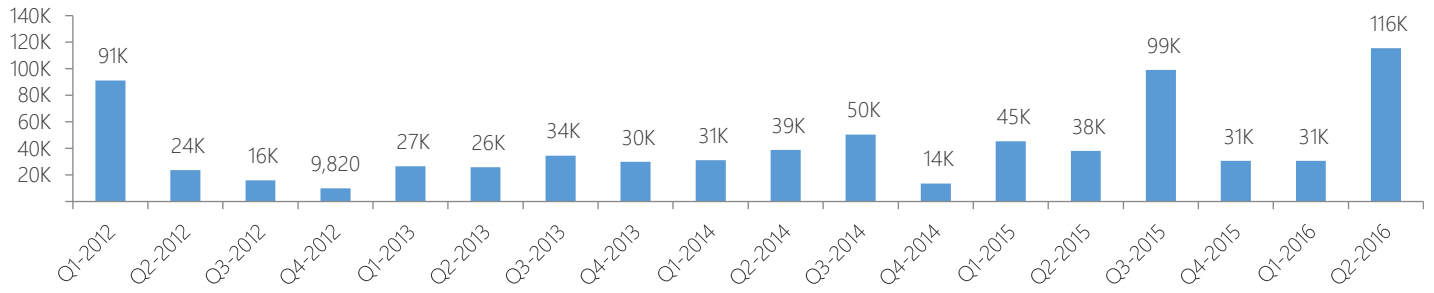
Number of Transactions

Quarter	2014	2015	2016
Q1	4	10	10
Q2	5	8	14
Q3	11	5	
Q4	3	6	

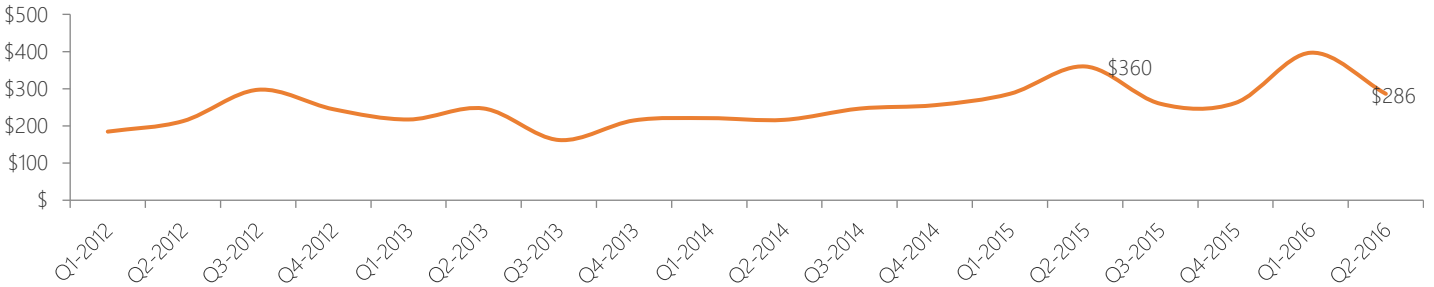


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Total Sq. Ft.



Average Sale Price per Square Foot

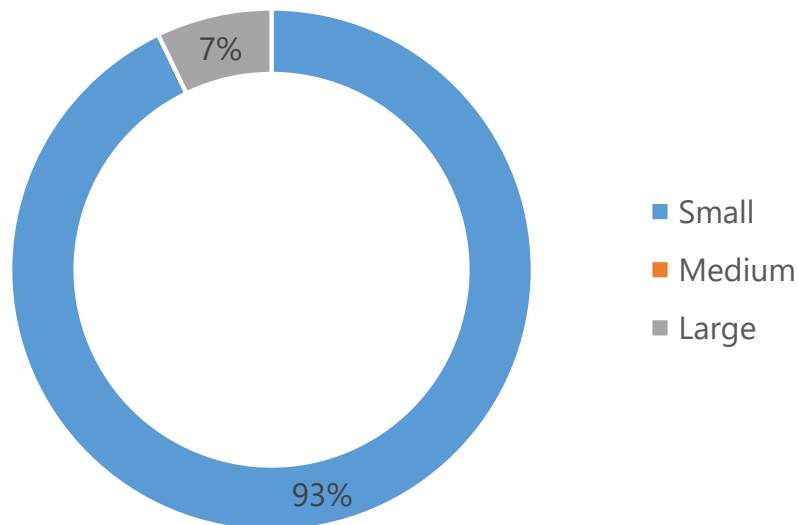


MULTIFAMILY SIZE

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	\$301,623	-25%	\$325	-22%	\$15,986,000	13	13	53
Medium	-	-	-	-	\$0	0	0	0
Large	\$213,750	-	\$258	-	\$17,100,000	1	1	80

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
65 Bay 19 St	23-Jun-16	\$17,100,000	Large multifamily	80	66,400	\$258	No
2150 Bath Ave	22-Apr-16	\$2,350,000	Small multifamily	6	6,237	\$377	No
8794 17 Ave	3-Jun-16	\$2,050,000	Small multifamily	3	3,527	\$581	No
11 Bay 20 St	29-Apr-16	\$1,900,000	Small multifamily	3	4,096	\$464	No
8665 19 Ave	7-Apr-16	\$1,830,000	Small multifamily	3	3,120	\$587	No
1871 Cropsey Ave	13-May-16	\$1,500,000	Small multifamily	8	8,370	\$179	No
198 Bay 28 St	24-May-16	\$1,490,000	Small multifamily	3	3,085	\$483	No
8634 20 Ave	28-Jun-16	\$1,235,000	Small multifamily	3	3,692	\$335	No
8693 17 Ave	21-Apr-16	\$1,200,000	Small multifamily	3	2,592	\$463	No
98 Bay 8 St	29-Apr-16	\$915,000	Small multifamily	3	2,970	\$308	No
8704 15 Ave	24-May-16	\$473,000	Small multifamily	3	2,160	\$219	No
8710 15 Ave	24-May-16	\$473,000	Small multifamily	3	2,160	\$219	No
8659 16 Ave	15-Jun-16	\$320,000	Small multifamily	6	3,600	\$89	No
8659 16 Ave	7-Jun-16	\$250,000	Small multifamily	6	3,600	\$69	No

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