



## BATH BEACH

A quarterly analysis of multifamily sales  
in Bath Beach, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Bath Beach, Brooklyn

#### SUMMARY

SALES VOLUME

\$9.2M

-64% YoY

NO. OF TRANSACTIONS

5

0% YoY

AVERAGE PRICE/UNIT

\$419K

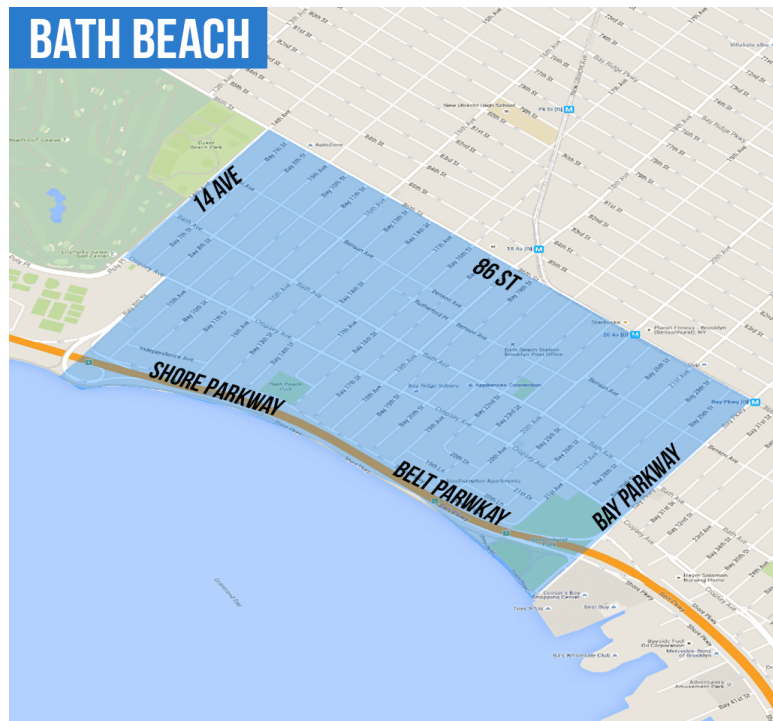
94% YoY

AVERAGE PRICE/SQ.FT.

\$340

31% YoY

#### NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

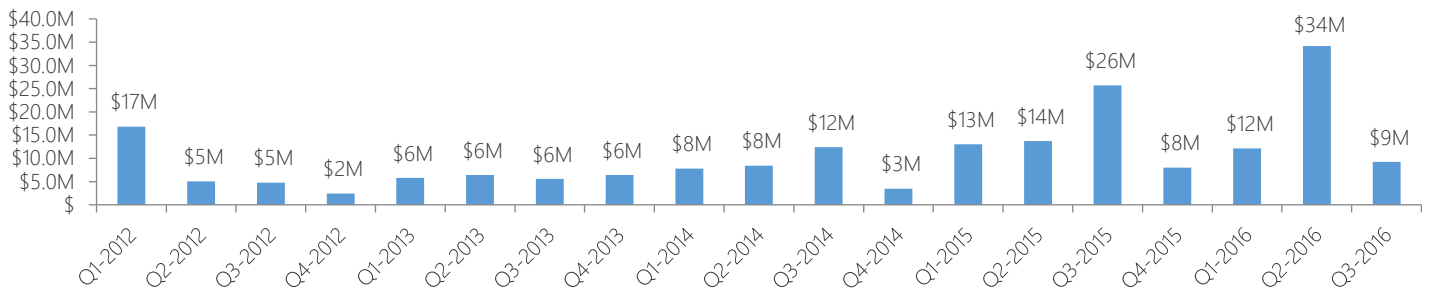
Warren Lewis Sotheby's International Realty



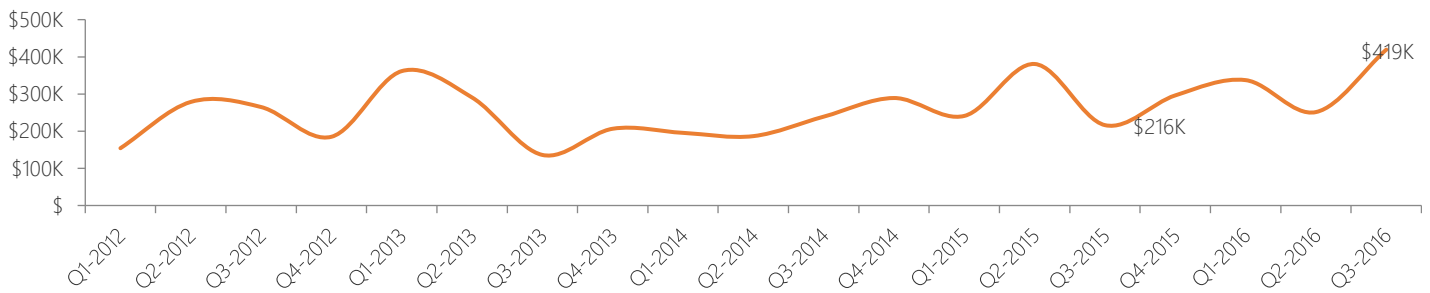
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## MULTIFAMILY STATS

### Sales Volume

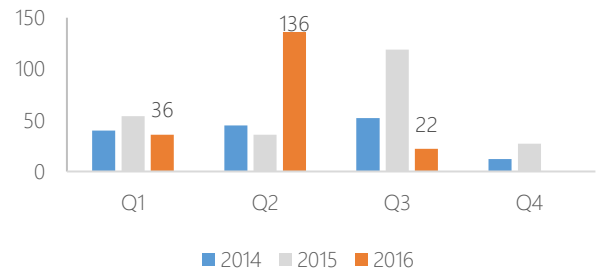


### Average Sale Price per Unit



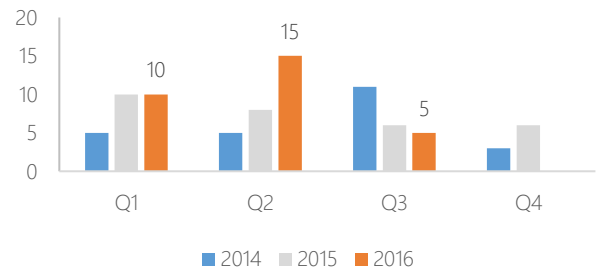
### Number of Units Sold

Quarter	2014	2015	2016
Q1	40	54	36
Q2	45	36	136
Q3	52	119	22
Q4	12	27	



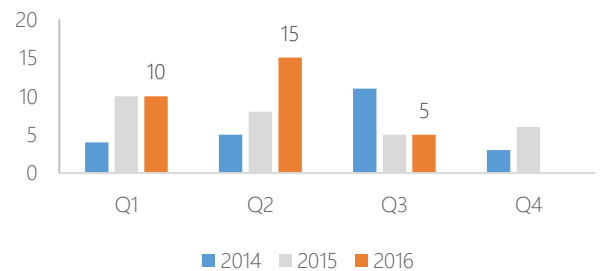
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	10	10
Q2	5	8	15
Q3	11	6	5
Q4	3	6	



### Number of Transactions

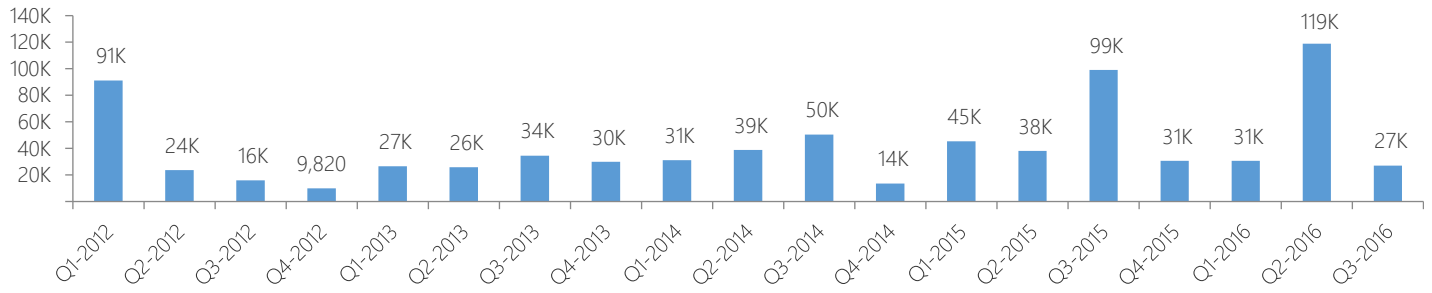
Quarter	2014	2015	2016
Q1	4	10	10
Q2	5	8	15
Q3	11	5	5
Q4	3	6	



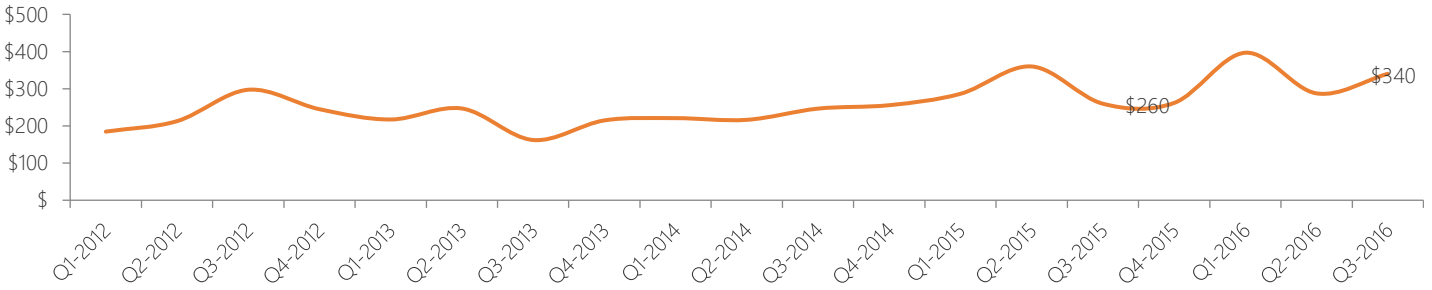


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## Total Sq. Ft.



## Average Sale Price per Square Foot

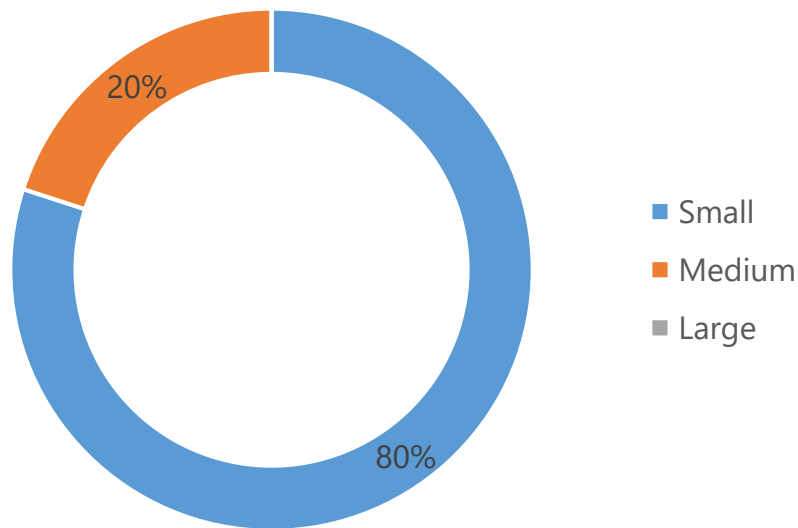


## MULTIFAMILY SIZE

### 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	\$447,917	10%	\$439	25%	\$5,375,000	4	4	12
Medium	\$385,000	87%	\$259	2%	\$3,850,000	1	1	10
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
8754 Bay 16 St	20-Sep-16	\$3,850,000	Medium multifamily	10	14,884	\$259	No
8619 19 Ave	2-Aug-16	\$1,610,000	Small multifamily	3	3,180	\$506	No
28 Bay 23 St	8-Sep-16	\$1,400,000	Small multifamily	3	3,643	\$384	No
1407 Shore Pkwy	8-Sep-16	\$1,380,000	Small multifamily	3	3,261	\$423	No
91 Bay 8 St	20-Sep-16	\$985,000	Small multifamily	3	2,160	\$456	No