

MULTIFAMILY

Warren  
Lewis  

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Sotheby's  
INTERNATIONAL REALTY

## Bensonhurst Report

A quarterly analysis of multifamily sales  
in Bensonhurst, Brooklyn

1ST QUARTER 2016

# Multifamily Market Report, Q1 2016

## Bensonhurst, Brooklyn

### SUMMARY

SALES VOLUME

**\$47M**

-1% Y-o-Y

NO. OF TRANSACTIONS

**36**

-18% Y-o-Y

AVERAGE PRICE/UNIT

**\$295K**

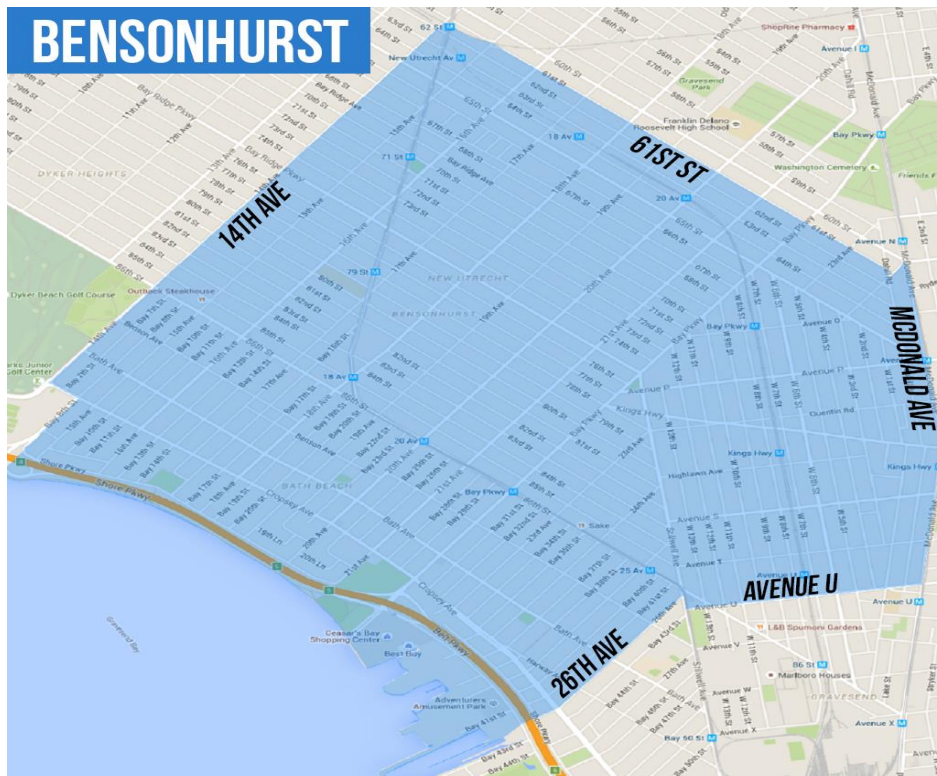
15% Y-o-Y

AVERAGE PRICE/SQ. FT.

**\$326**

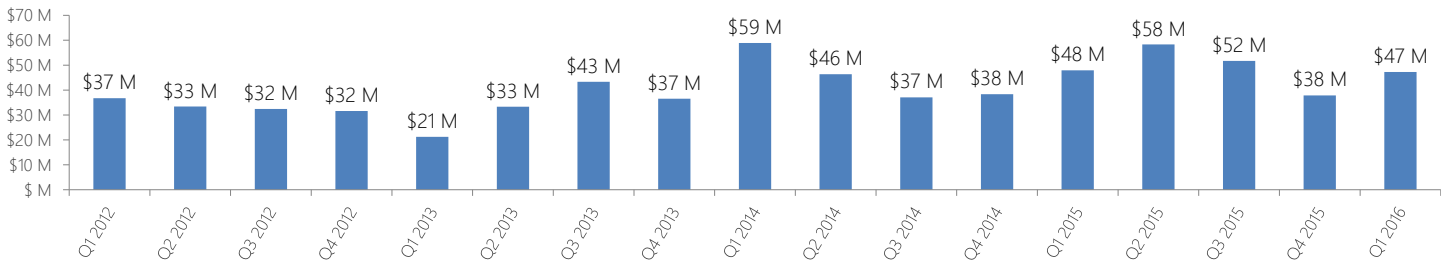
13% Y-o-Y

### COMMUNITY DISTRICT BOUNDARIES

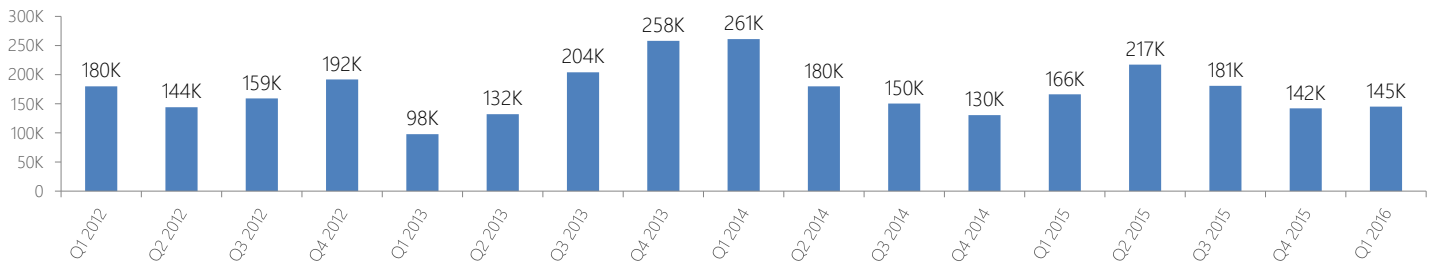


## MULTIFAMILY STATS

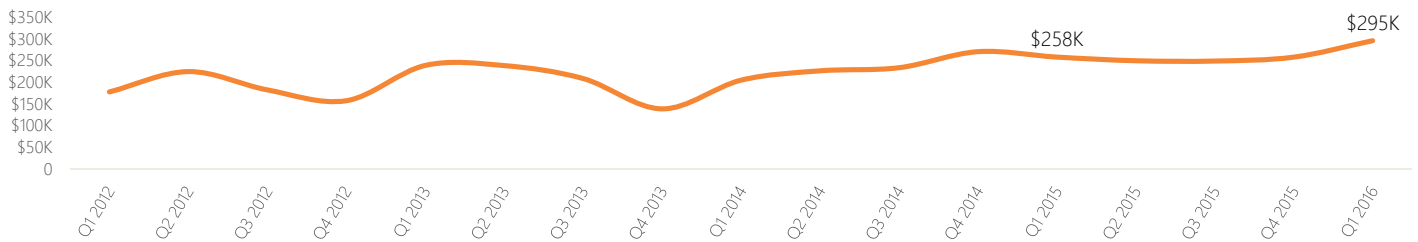
### Sales Volume



### Total Sq. Ft.

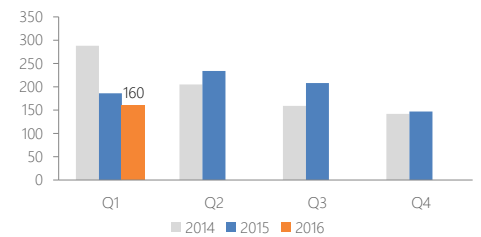


### Average Sale Price per Unit



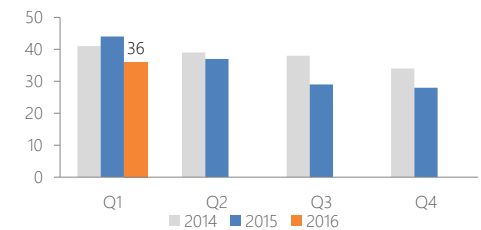
### Number of Units Sold

Quarter	2014	2015	2016
Q1	288	186	160
Q2	205	234	
Q3	159	208	
Q4	142	147	



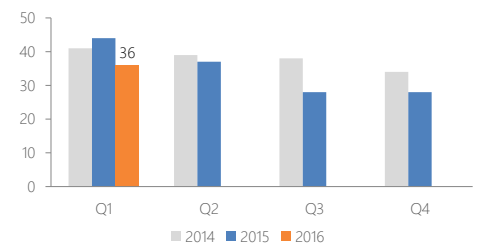
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	41	44	36
Q2	39	37	
Q3	38	29	
Q4	34	28	



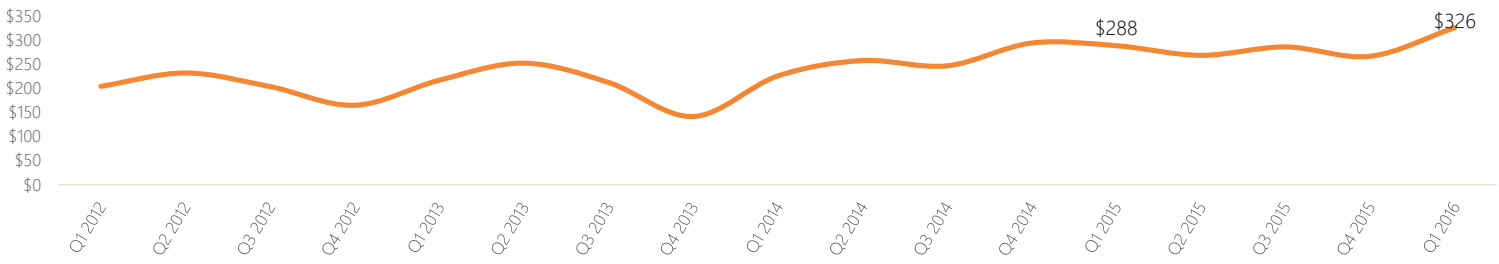
### Number of Transactions

Quarter	2014	2015	2016
Q1	41	44	36
Q2	39	37	
Q3	38	28	
Q4	34	28	





▶ Average Price per Square Foot



**MULTIFAMILY SIZE**

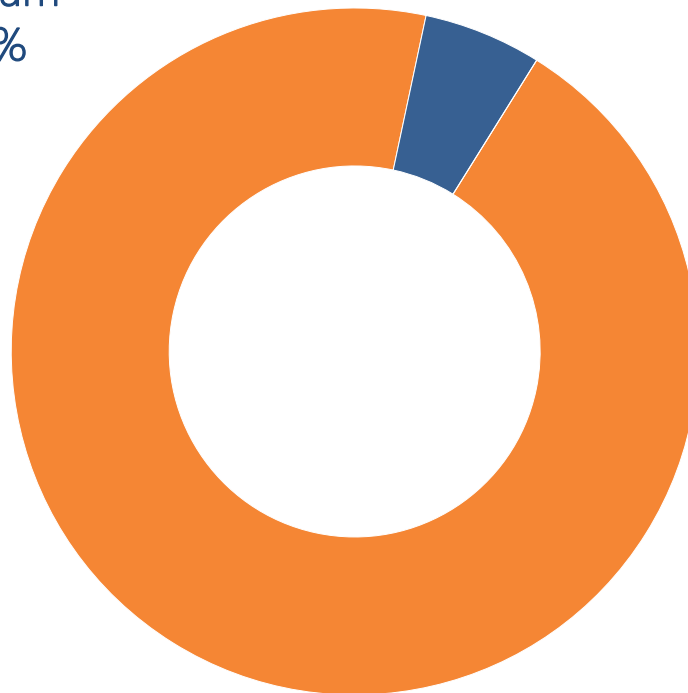
▶ Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$318,809	18%	\$353	21%	\$41,126,400	116,400	34	34	129
Medium	\$198,387	25%	\$214	-12%	\$6,150,000	28,720	2	2	31
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

*Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)*

▶ Number of Sold Buildings by Size

Medium  
5.6%



Small  
94.4%

**LIST OF TRANSACTIONS**

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
1814-1818 78 St	22-Jan-16	\$3,400,000	Medium multifamily	19	\$178,947	18,720	\$182	No
6524 20 Ave	22-Mar-16	\$2,750,000	Medium multifamily	12	\$229,167	10,000	\$275	No
6810 New Utrecht Ave	03-Mar-16	\$2,550,000	Small multifamily	5	\$510,000	4,082	\$625	No
55 Bay 14 St	25-Feb-16	\$1,760,000	Small multifamily	6	\$293,333	3,708	\$475	No
1781 74 St	12-Feb-16	\$1,720,000	Small multifamily	4	\$430,000	3,280	\$524	No
8010 18 Ave	08-Jan-16	\$1,600,000	Small multifamily	6	\$266,667	4,860	\$329	No
2464 84 St	20-Jan-16	\$1,600,000	Small multifamily	3	\$533,333	3,075	\$520	No
1756 Dahill Rd	02-Feb-16	\$1,550,000	Small multifamily	3	\$516,667	2,940	\$527	No
1736 62 St	11-Mar-16	\$1,500,000	Small multifamily	4	\$375,000	3,213	\$467	No
141 Bay 13 St	25-Feb-16	\$1,400,000	Small multifamily	5	\$280,000	3,600	\$389	No
1961 78 St	04-Feb-16	\$1,392,000	Small multifamily	4	\$348,000	3,750	\$371	No
2351 62 St	15-Mar-16	\$1,390,000	Small multifamily	3	\$463,333	2,842	\$489	No
113 Bay 25 St	26-Feb-16	\$1,380,000	Small multifamily	4	\$345,000	2,408	\$573	No
2025 W 6 St	09-Mar-16	\$1,380,000	Small multifamily	3	\$460,000	3,987	\$346	No
1563 80 St	27-Jan-16	\$1,310,000	Small multifamily	3	\$436,667	2,016	\$650	No
1438 68 St	04-Feb-16	\$1,300,000	Small multifamily	3	\$433,333	2,320	\$560	No
84 Bay 22 St	17-Feb-16	\$1,250,000	Small multifamily	3	\$416,667	3,722	\$336	No
6615 20 Ave	23-Mar-16	\$1,220,000	Small multifamily	5	\$244,000	3,560	\$343	No
122 Bay 28 St	18-Mar-16	\$1,210,950	Small multifamily	3	\$403,650	3,900	\$311	No
2024 W 13 St	29-Feb-16	\$1,200,000	Small multifamily	3	\$400,000	2,088	\$575	No
1729 Bay Ridge Pkwy	01-Feb-16	\$1,200,000	Small multifamily	4	\$300,000	3,312	\$362	No
184 Bay 26 St	12-Jan-16	\$1,190,000	Small multifamily	3	\$396,667	2,624	\$454	No
8794 19 Ave	29-Jan-16	\$1,168,000	Small multifamily	3	\$389,333	3,105	\$376	No
193 Bay 34 St	29-Mar-16	\$1,165,000	Small multifamily	3	\$388,333	2,320	\$502	No
183 Avenue T	18-Mar-16	\$1,150,000	Small multifamily	4	\$287,500	2,966	\$388	No
1979 W 10 St	15-Jan-16	\$1,100,000	Small multifamily	4	\$275,000	3,120	\$353	No
1707 Shore Pkwy	26-Feb-16	\$1,085,000	Small multifamily	3	\$361,667	3,100	\$350	No
8660 17 Ave	19-Jan-16	\$985,000	Small multifamily	3	\$328,333	2,352	\$419	No
1717 W 6 St	29-Mar-16	\$975,000	Small multifamily	6	\$162,500	5,200	\$188	No
1718 Bay Ridge Ave	14-Jan-16	\$970,000	Small multifamily	3	\$323,333	3,420	\$284	No
1554 68 St	06-Jan-16	\$950,000	Small multifamily	3	\$316,667	1,800	\$528	No
82 Avenue O	31-Mar-16	\$800,000	Small multifamily	4	\$200,000	5,800	\$138	No
221 Bay 35 St	19-Jan-16	\$618,150	Small multifamily	6	\$103,025	7,400	\$84	No
2063 74 St	18-Mar-16	\$407,300	Small multifamily	4	\$101,825	4,800	\$85	No
8716 19 Ave	29-Jan-16	\$400,000	Small multifamily	3	\$133,333	2,160	\$185	No
2323 84 St	11-Jan-16	\$250,000	Small multifamily	3	\$83,333	3,570	\$70	No