



BOROUGH PARK

A quarterly analysis of multifamily sales
in Borough Park, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Borough Park, Brooklyn

SUMMARY

SALES VOLUME

\$52.4M

59% YoY

NO. OF TRANSACTIONS

26

-4% YoY

AVERAGE PRICE/UNIT

\$310K

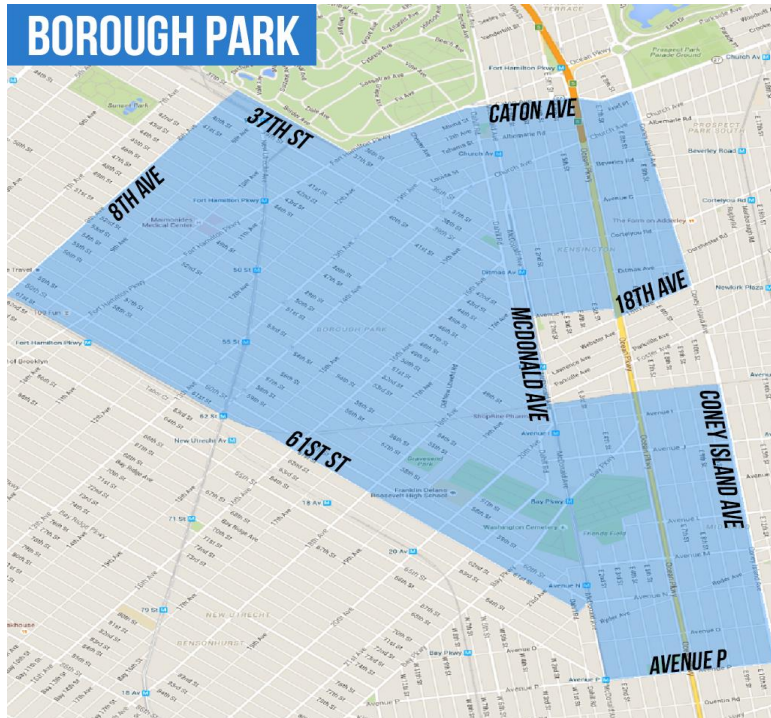
4% YoY

AVERAGE PRICE/SQ.FT.

\$351

13% YoY

NEIGHBORHOOD BOUNDARIES



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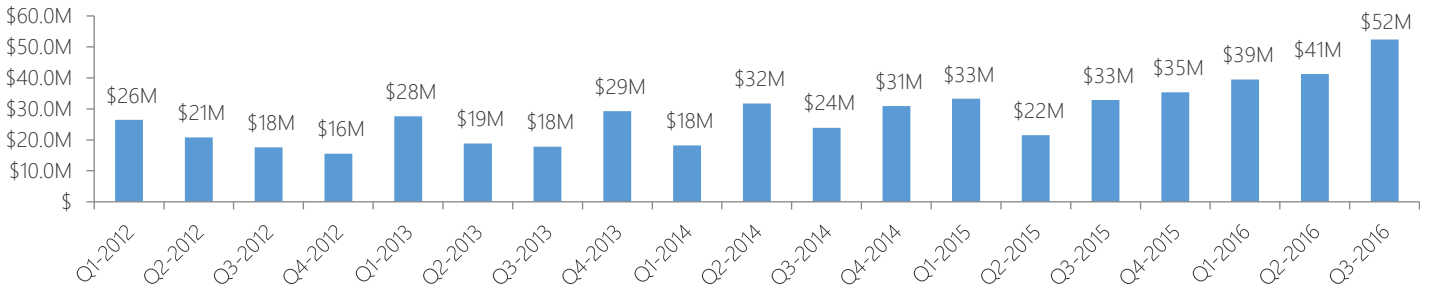
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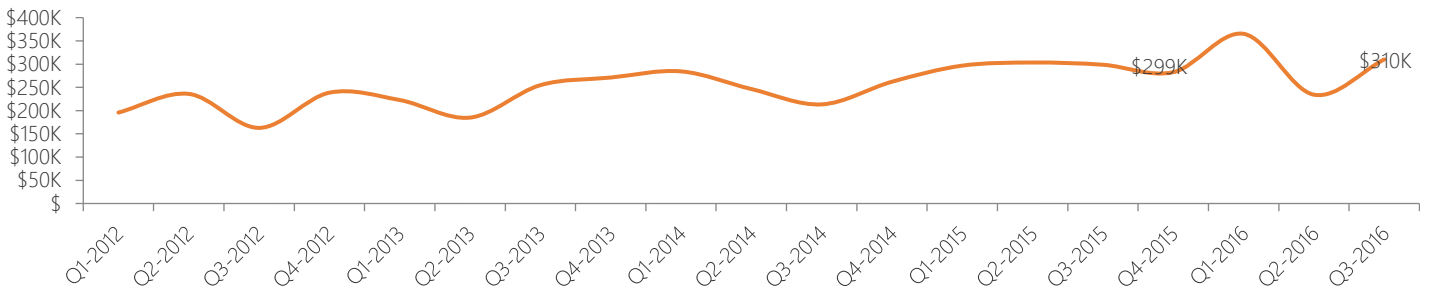
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MULTIFAMILY STATS

Sales Volume

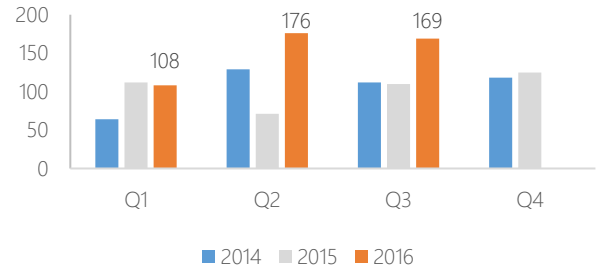


Average Sale Price per Unit



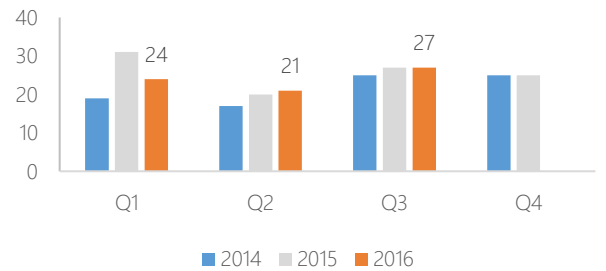
Number of Units Sold

Quarter	2014	2015	2016
Q1	64	112	108
Q2	129	71	176
Q3	112	110	169
Q4	118	125	



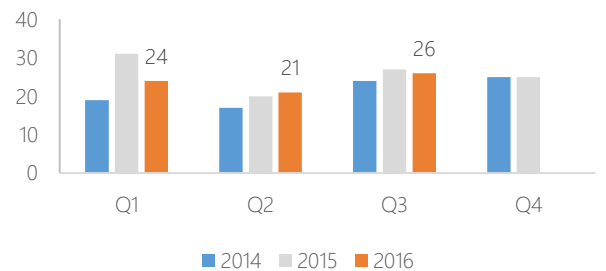
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	19	31	24
Q2	17	20	21
Q3	25	27	27
Q4	25	25	



Number of Transactions

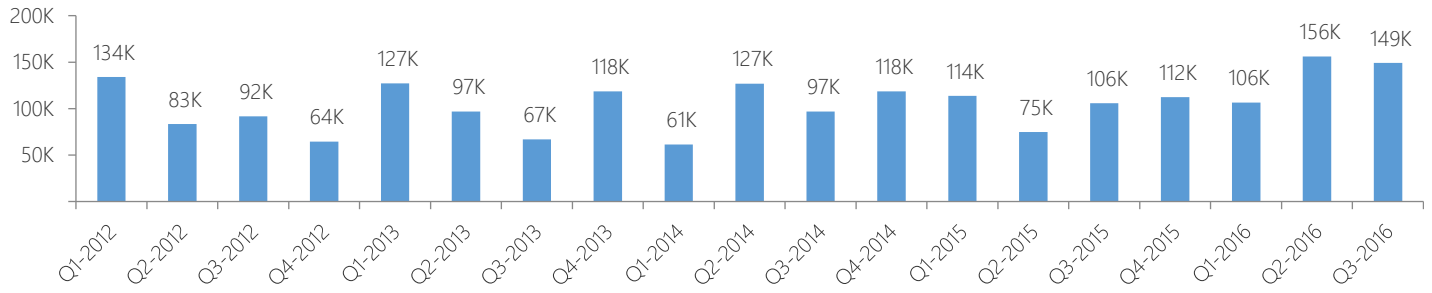
Quarter	2014	2015	2016
Q1	19	31	24
Q2	17	20	21
Q3	24	27	26
Q4	25	25	



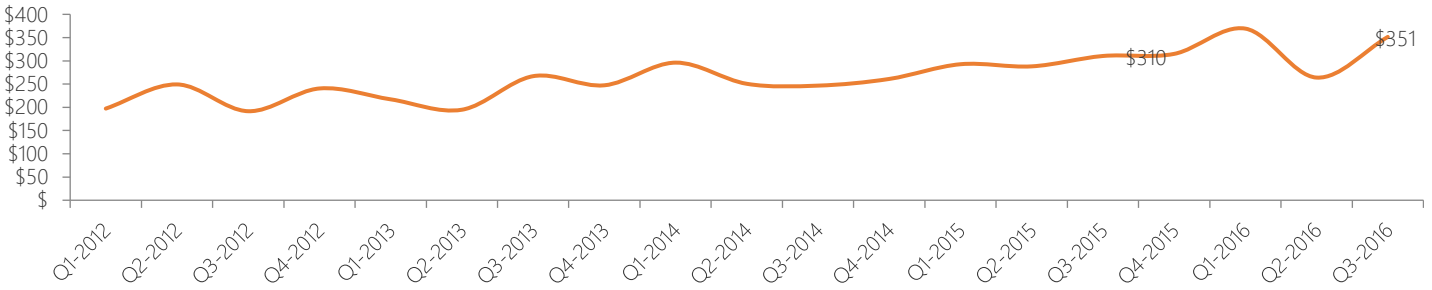


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Total Sq. Ft.



Average Sale Price per Square Foot

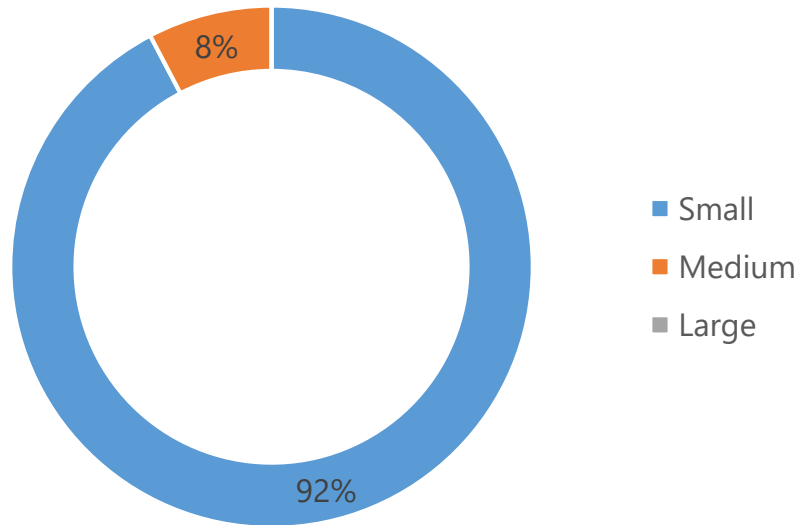


MULTIFAMILY SIZE

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	\$394,385	21%	\$436	30%	\$35,494,610	24	24	90
Medium	\$213,924	52%	\$250	58%	\$16,900,000	2	3	79
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
1129 43 St	28-Sep-16	\$9,000,000	Medium multifamily	20	17,800	\$253	Yes
1135 43 St	28-Sep-16	\$9,000,000	Medium multifamily	20	17,800	\$253	Yes
1636-1644 43 St	19-Sep-16	\$7,900,000	Medium multifamily	39	32,000	\$247	No
1555 55 St	21-Jul-16	\$2,100,000	Small multifamily	3	4,836	\$434	No
1760 58 St	27-Sep-16	\$1,975,000	Small multifamily	4	3,520	\$561	No
1346 46 St	29-Sep-16	\$1,900,000	Small multifamily	3	3,872	\$491	No
1532 38 St	29-Sep-16	\$1,800,000	Small multifamily	4	3,844	\$468	No
1630 46 St	20-Jul-16	\$1,700,000	Small multifamily	3	4,352	\$391	No
1122 52 St	26-Jul-16	\$1,700,000	Small multifamily	3	2,520	\$675	No
1453 44 St	31-Aug-16	\$1,650,000	Small multifamily	6	5,040	\$327	No
1366 40 St	4-Aug-16	\$1,650,000	Small multifamily	6	3,600	\$458	No
1022 64 St	30-Sep-16	\$1,650,000	Small multifamily	4	3,234	\$510	No
1162 40 St	12-Jul-16	\$1,610,000	Small multifamily	3	2,286	\$704	No
1681 44 St	20-Sep-16	\$1,600,000	Small multifamily	3	2,580	\$620	No
1374 42 St	19-Jul-16	\$1,600,000	Small multifamily	4	3,075	\$520	No
6312 24 Ave	20-Sep-16	\$1,540,300	Small multifamily	3	4,347	\$354	No
964 54 St	28-Sep-16	\$1,530,000	Small multifamily	6	5,400	\$283	No
1146 53 St	1-Jul-16	\$1,450,000	Small multifamily	3	2,400	\$604	No
1319 41 St	14-Sep-16	\$1,450,000	Small multifamily	6	4,200	\$345	No
1064 39 St	11-Jul-16	\$1,400,000	Small multifamily	4	3,630	\$386	No
932 56 St	8-Aug-16	\$1,280,000	Small multifamily	3	2,150	\$595	No
1034 64 St	30-Sep-16	\$1,230,000	Small multifamily	3	2,520	\$488	No
1431 42 St	29-Aug-16	\$1,070,000	Small multifamily	4	3,400	\$315	No
1164 40 St	12-Jul-16	\$990,000	Small multifamily	3	2,238	\$442	No
1021 40 St	26-Sep-16	\$980,000	Small multifamily	3	2,190	\$447	No
1047 42 St	21-Jul-16	\$950,000	Small multifamily	3	2,560	\$371	No
1031 56 St	26-Sep-16	\$689,310	Small multifamily	3	3,680	\$187	No

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