



## BRIGHTON BEACH

A quarterly analysis of multifamily sales  
in Brighton Beach, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Brighton Beach, Brooklyn

#### SUMMARY

SALES VOLUME

**\$60.6M**

423% YoY

NO. OF TRANSACTIONS

**8**

-38% YoY

AVERAGE PRICE/UNIT

**\$268K**

69% YoY

AVERAGE PRICE/SQ.FT.

**\$299**

60% YoY

#### NEIGHBORHOOD BOUNDARIES



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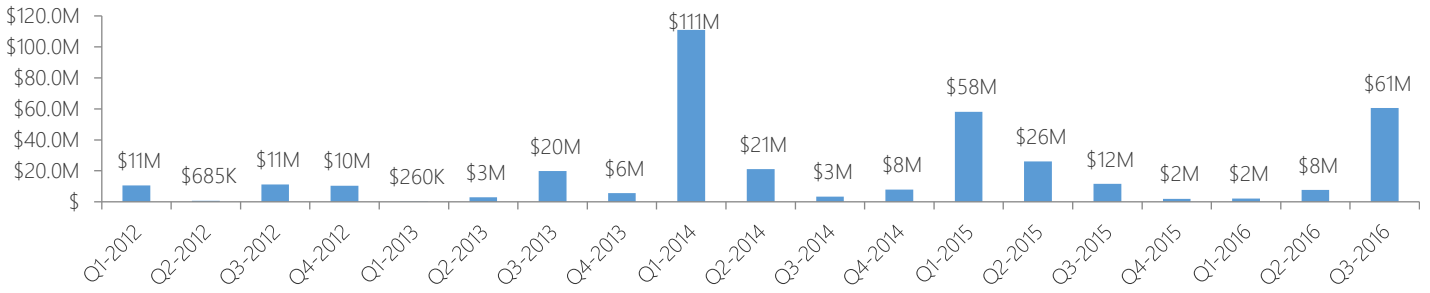
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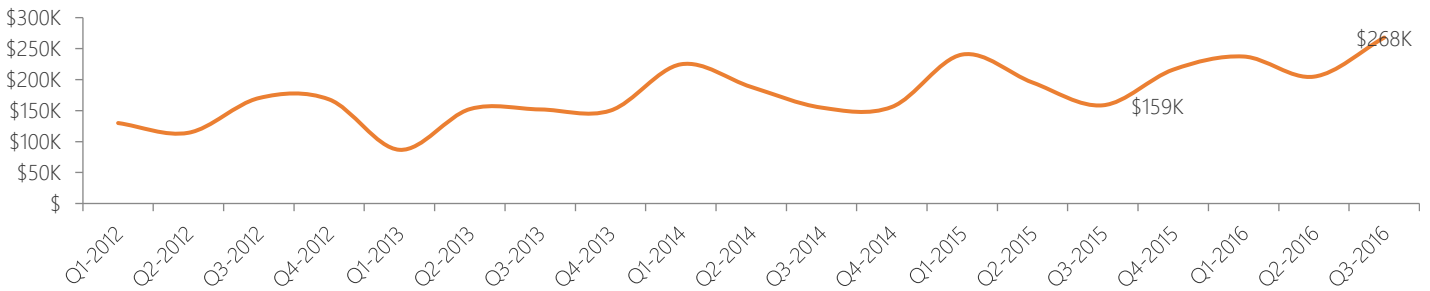
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## MULTIFAMILY STATS

### Sales Volume

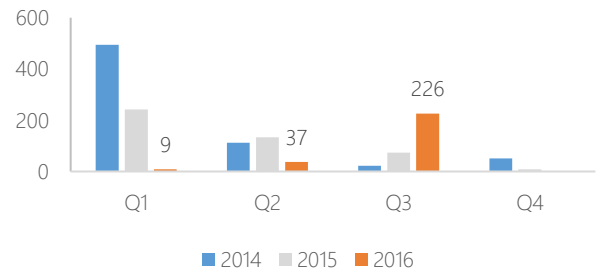


### Average Sale Price per Unit



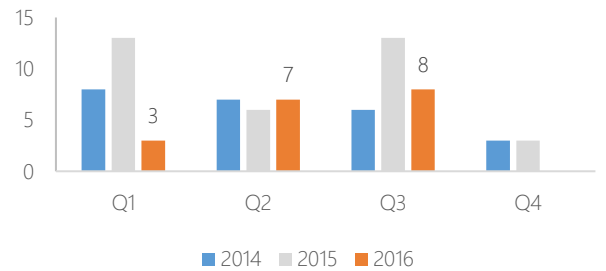
### Number of Units Sold

Quarter	2014	2015	2016
Q1	494	242	9
Q2	112	133	37
Q3	22	73	226
Q4	51	9	



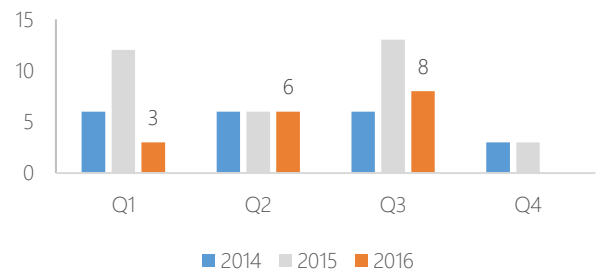
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	8	13	3
Q2	7	6	7
Q3	6	13	8
Q4	3	3	



### Number of Transactions

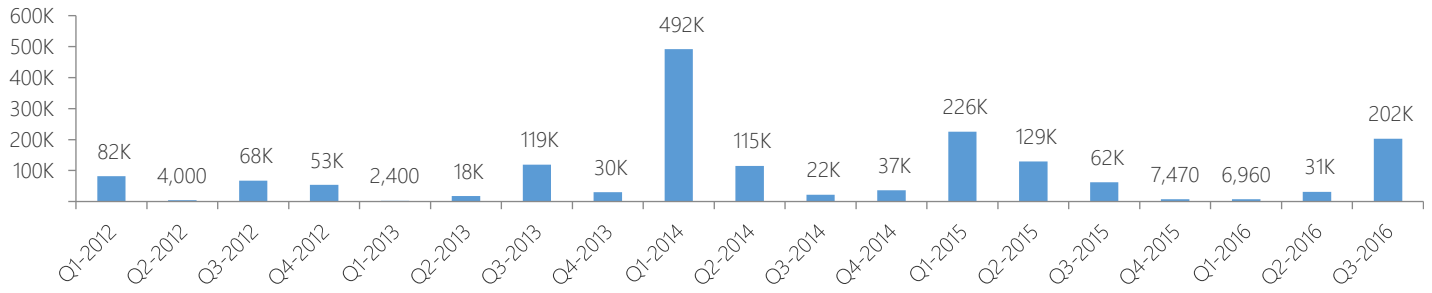
Quarter	2014	2015	2016
Q1	6	12	3
Q2	6	6	6
Q3	6	13	8
Q4	3	3	



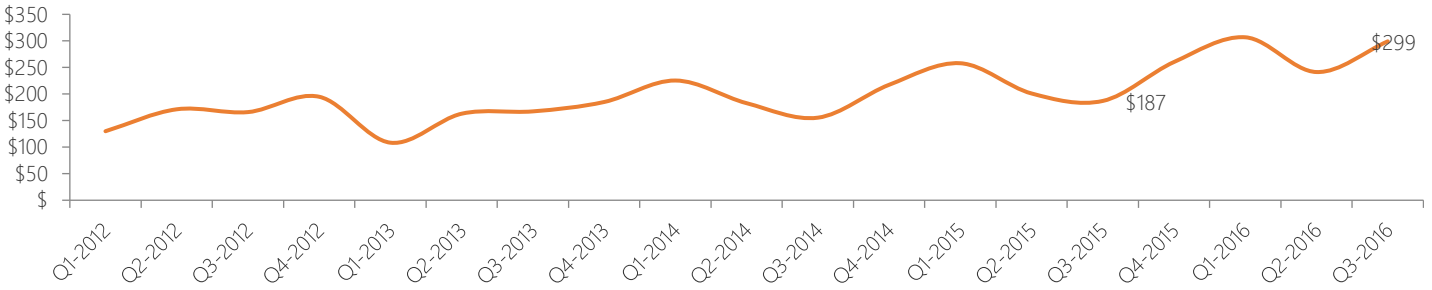


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

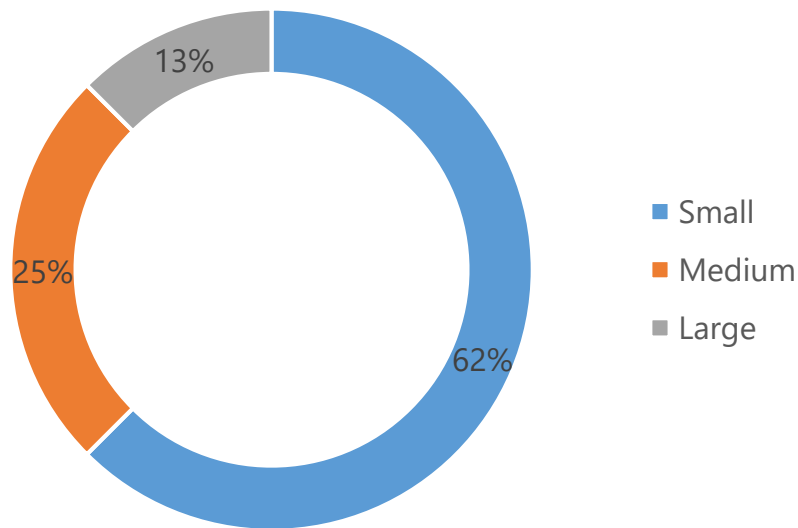


## MULTIFAMILY SIZE

### 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	\$136,615	-22%	\$303	34%	\$3,552,000	5	5	26
Medium	\$296,875	246%	\$318	328%	\$28,500,000	2	2	96
Large	\$274,038	-	\$282	-	\$28,500,000	1	1	104

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
3100 Brighton 2 St	30-Aug-16	\$28,500,000	Large multifamily	104	101,100	\$282	No
219 Brightwater Ct	30-Aug-16	\$14,250,000	Medium multifamily	47	44,400	\$321	No
231 Brightwater Ct	30-Aug-16	\$14,250,000	Medium multifamily	49	45,189	\$315	No
3011 Brighton 12 St	2-Aug-16	\$820,000	Small multifamily	4	2,964	\$277	No
3017 Brighton 5 St	16-Sep-16	\$725,000	Small multifamily	9	2,074	\$350	No
3031 Brighton 2 St	5-Aug-16	\$680,000	Small multifamily	3	2,472	\$275	No
3042 Brighton 4 St	5-Jul-16	\$675,000	Small multifamily	7	1,440	\$469	No
119 Neptune Ave	28-Jul-16	\$652,000	Small multifamily	3	2,754	\$237	No

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