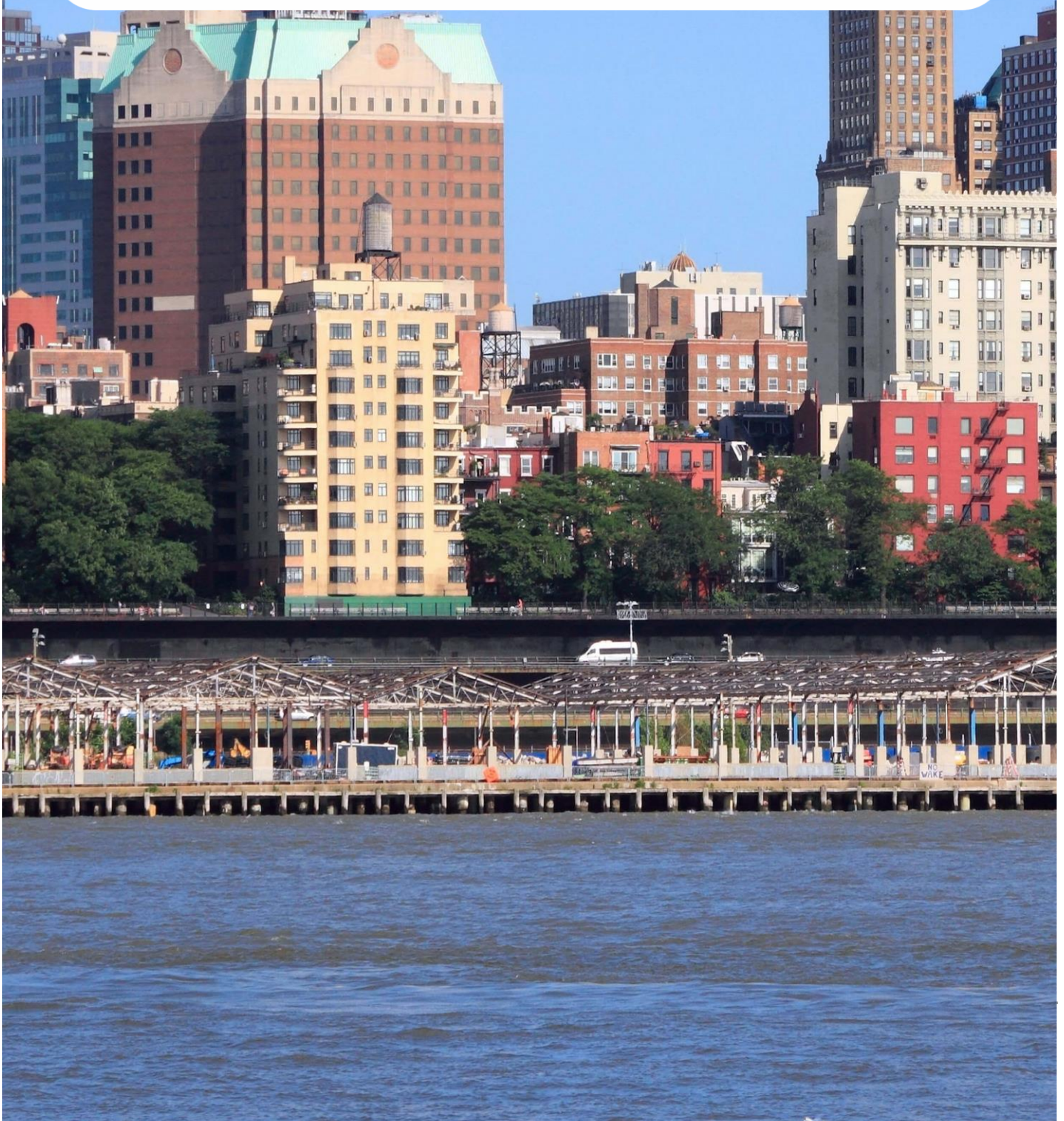


BUSHWICK

A quarterly analysis of multifamily sales
in Bushwick, Brooklyn

2nd Quarter 2016



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Multifamily Market Report, 2nd Quarter 2016

Bushwick, Brooklyn

SUMMARY

SALES VOLUME

\$71.7M

-4% YoY

NO. OF TRANSACTIONS

52

-20% YoY

AVERAGE PRICE/UNIT

\$295K

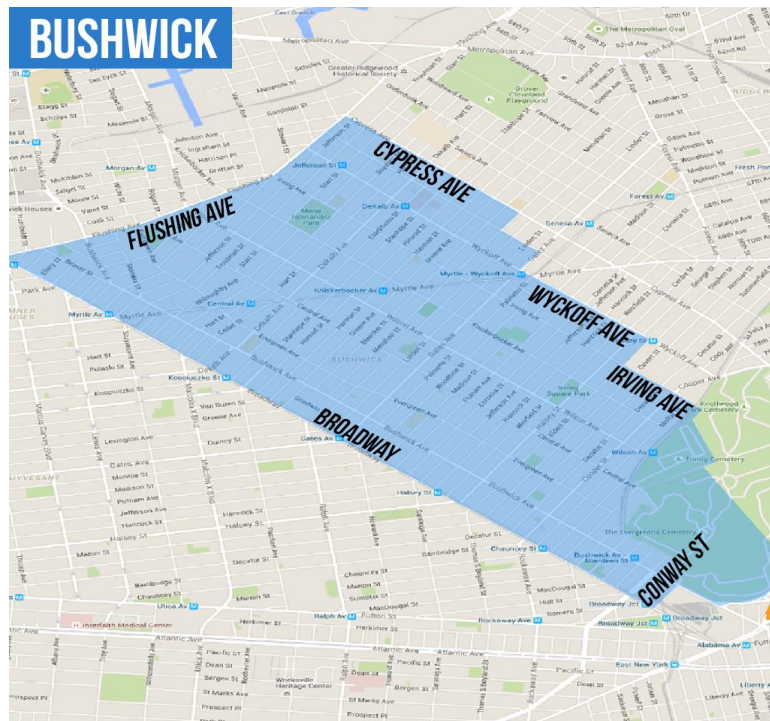
17% YoY

AVERAGE PRICE/SQ.FT.

\$336

19% YoY

NEIGHBORHOOD BOUNDARIES



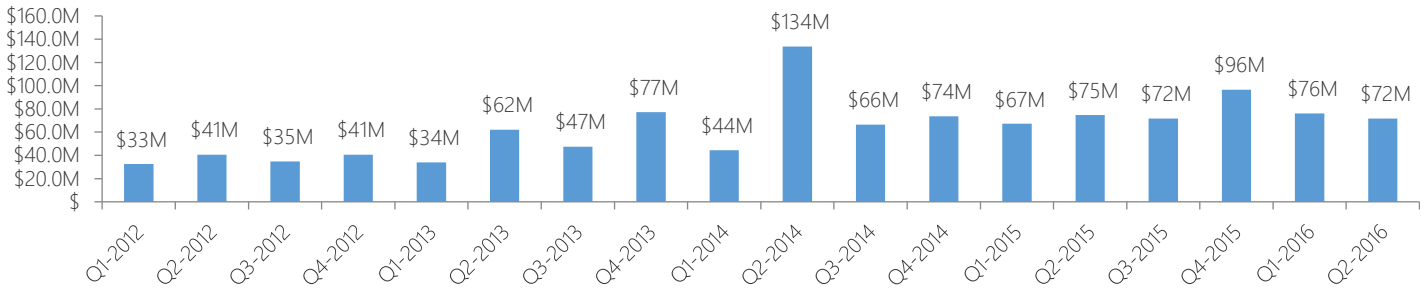
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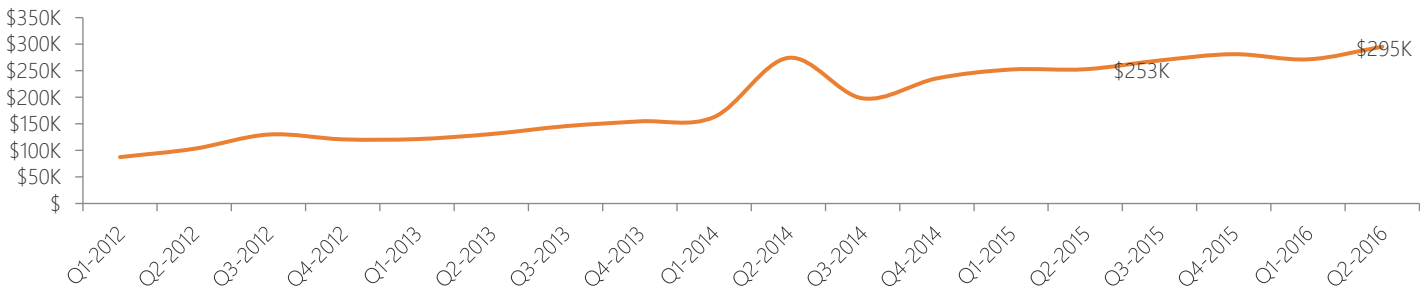
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MULTIFAMILY STATS

Sales Volume

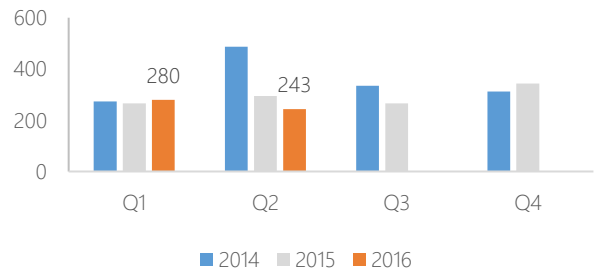


Average Sale Price per Unit



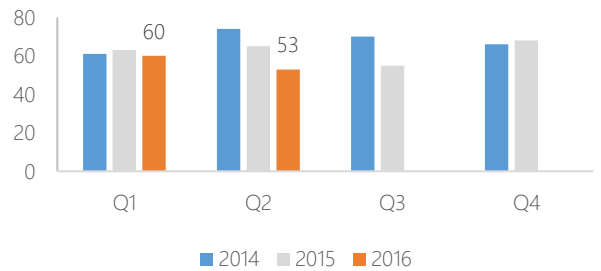
Number of Units Sold

Quarter	2014	2015	2016
Q1	273	266	280
Q2	487	295	243
Q3	335	266	
Q4	312	343	



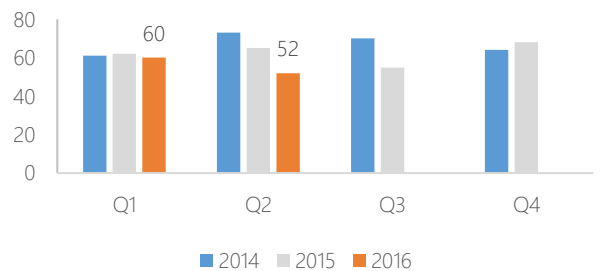
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	61	63	60
Q2	74	65	53
Q3	70	55	
Q4	66	68	



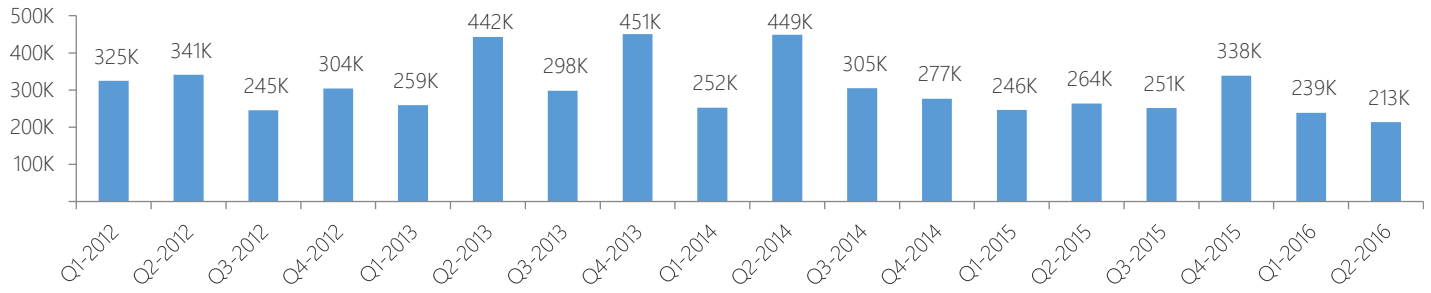
Number of Transactions

Quarter	2014	2015	2016
Q1	61	62	60
Q2	73	65	52
Q3	70	55	
Q4	64	68	

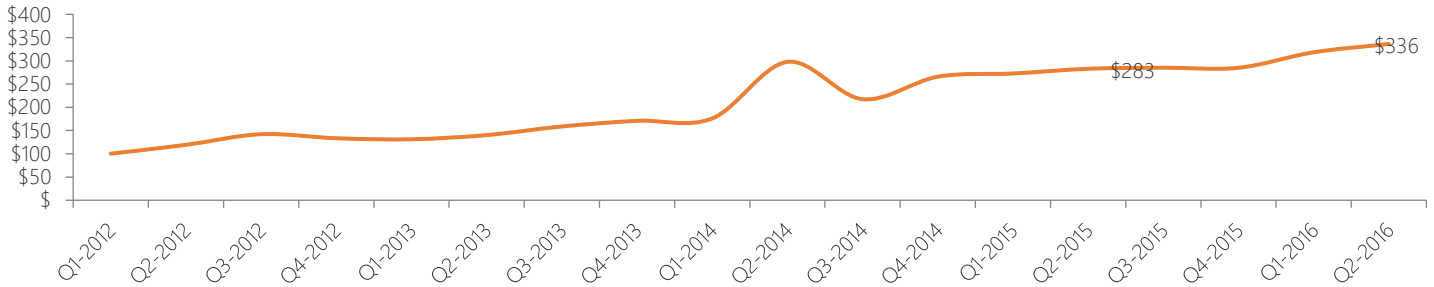


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Total Sq. Ft.



Average Sale Price per Square Foot

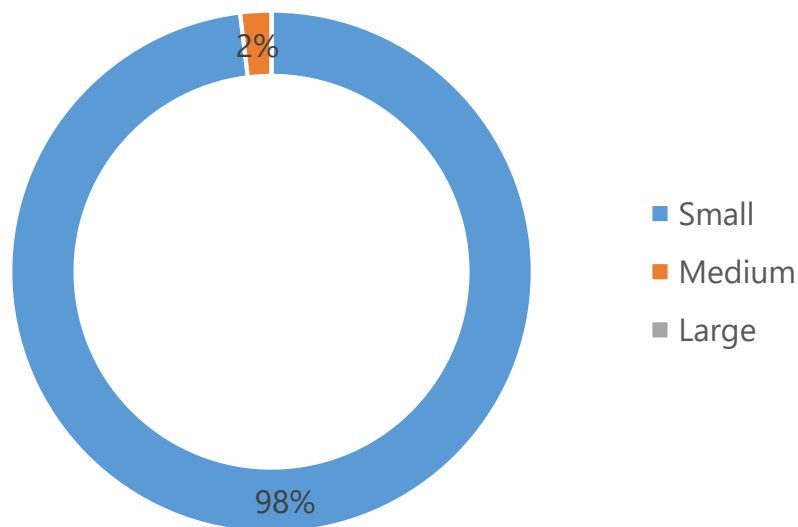


MULTIFAMILY SIZE

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	\$292,179	15%	\$333	19%	\$67,493,245	51	52	231
Medium	\$354,167	53%	\$388	13%	\$4,250,000	1	1	12
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
132 Jefferson St	18-Apr-16	\$6,050,000	Small multifamily	6	4,125	\$663	Yes
134 Jefferson St	18-Apr-16	\$6,050,000	Small multifamily	7	5,000	\$663	Yes
1500 Bushwick Ave	15-Jun-16	\$4,250,000	Medium multifamily	12	10,950	\$388	No
175 Knickerbocker Ave	19-May-16	\$2,125,000	Small multifamily	6	4,500	\$472	No
221 Wilson Ave	11-May-16	\$2,100,000	Small multifamily	6	4,737	\$443	No
12 Wilson Ave	23-May-16	\$2,025,000	Small multifamily	6	4,125	\$491	No
200 Knickerbocker Ave	23-Jun-16	\$2,000,000	Small multifamily	6	6,300	\$317	No
17 Granite St	1-Apr-16	\$1,975,000	Small multifamily	6	4,500	\$439	No
202 Knickerbocker Ave	23-Jun-16	\$1,900,000	Small multifamily	5	4,125	\$461	No
303 Woodbine St	28-Jun-16	\$1,900,000	Small multifamily	4	3,200	\$594	No
484 Harman St	28-Jun-16	\$1,900,000	Small multifamily	6	4,875	\$390	No
431 Wilson Ave	27-Apr-16	\$1,800,000	Small multifamily	6	4,500	\$400	No
14 Locust St	18-Apr-16	\$1,750,000	Small multifamily	5	4,125	\$424	No
158 Irving Ave	25-May-16	\$1,750,000	Small multifamily	7	4,875	\$359	No
174 Knickerbocker Ave	24-May-16	\$1,700,000	Small multifamily	3	3,750	\$453	No
296 Schaefer St	5-Apr-16	\$1,660,000	Small multifamily	6	6,100	\$272	No
1184 Bushwick Ave	4-May-16	\$1,550,000	Small multifamily	4	5,243	\$296	No
829 Bushwick Ave	23-Jun-16	\$1,550,000	Small multifamily	4	4,000	\$388	No
1319 Jefferson Ave	5-Apr-16	\$1,449,000	Small multifamily	3	2,565	\$565	No
69 Eldert St	3-May-16	\$1,410,000	Small multifamily	3	4,200	\$336	No
132 Cornelia St	7-Apr-16	\$1,360,000	Small multifamily	3	2,565	\$530	No
247 Himrod St	8-Jun-16	\$1,350,000	Small multifamily	6	4,500	\$300	No
166 Wilson Ave	27-Apr-16	\$1,300,000	Small multifamily	6	4,125	\$315	No
302 Stanhope St	29-Jun-16	\$1,300,000	Small multifamily	6	4,500	\$289	No
498-506 Central Ave	3-Jun-16	\$1,280,000	Small multifamily	3	2,925	\$438	No
38 A Woodbine St	28-Apr-16	\$1,250,000	Small multifamily	3	1,800	\$694	No
1236 Hancock St	17-May-16	\$1,250,000	Small multifamily	3	3,000	\$417	No
1009 Hancock St	10-May-16	\$1,250,000	Small multifamily	3	2,770	\$451	No
1245 Halsey St	18-Apr-16	\$1,200,000	Small multifamily	4	6,868	\$175	No
381 Palmetto St	4-May-16	\$1,200,000	Small multifamily	8	6,925	\$173	No
1385 Madison St	28-Apr-16	\$1,200,000	Small multifamily	6	4,875	\$246	No
78 St Nicholas Ave	18-May-16	\$1,180,000	Small multifamily	6	4,725	\$250	No
1108 Madison St	2-May-16	\$1,180,000	Small multifamily	3	3,000	\$393	No
1239 A Putnam Ave	30-Jun-16	\$1,155,000	Small multifamily	3	2,364	\$489	No
26 Cooper St	9-Jun-16	\$1,050,000	Small multifamily	3	2,622	\$400	No
1342 Jefferson Ave	28-Jun-16	\$1,027,000	Small multifamily	3	3,000	\$342	No
1378 Decatur St	28-Jun-16	\$1,005,000	Small multifamily	6	5,540	\$181	No
1082 Hancock St	16-Jun-16	\$999,000	Small multifamily	3	2,700	\$370	No
744 Bushwick Ave	16-Jun-16	\$990,000	Small multifamily	3	2,880	\$344	No
95 Wilson Ave	21-Jun-16	\$950,000	Small multifamily	6	4,200	\$226	No
237 Starr St	18-Apr-16	\$925,000	Small multifamily	3	2,200	\$420	No
223 Wilson Ave	4-May-16	\$900,000	Small multifamily	6	5,360	\$168	No
21 Goodwin Pl	12-Apr-16	\$880,000	Small multifamily	3	2,763	\$318	No
1226 Decatur St	18-Apr-16	\$865,000	Small multifamily	3	2,775	\$312	No
1296 Putnam Ave	17-Jun-16	\$650,000	Small multifamily	3	2,700	\$241	No
481 Harman St	14-Apr-16	\$600,000	Small multifamily	6	4,875	\$123	No
352 Menahan St	26-May-16	\$519,000	Small multifamily	3	2,250	\$231	No
244 Schaefer St	30-Jun-16	\$500,000	Small multifamily	3	4,800	\$104	No
104 Palmetto St	4-May-16	\$500,000	Small multifamily	3	3,152	\$159	No
264 Woodbine St	18-Apr-16	\$375,000	Small multifamily	3	2,700	\$139	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1281 Madison St	2-May-16	\$300,000	Small multifamily	3	1,763	\$170	No
675 Knickerbocker Ave	5-May-16	\$292,245	Small multifamily	3	3,600	\$81	No
409 Stockholm St	27-May-16	\$117,000	Small multifamily	3	2,720	\$43	No

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