



## CLINTON HILL

A quarterly analysis of multifamily sales  
in Clinton Hill, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Clinton Hill, Brooklyn

#### SUMMARY

SALES VOLUME

**\$77.1M**

108% YoY

NO. OF TRANSACTIONS

**11**

57% YoY

AVERAGE PRICE/UNIT

**\$551K**

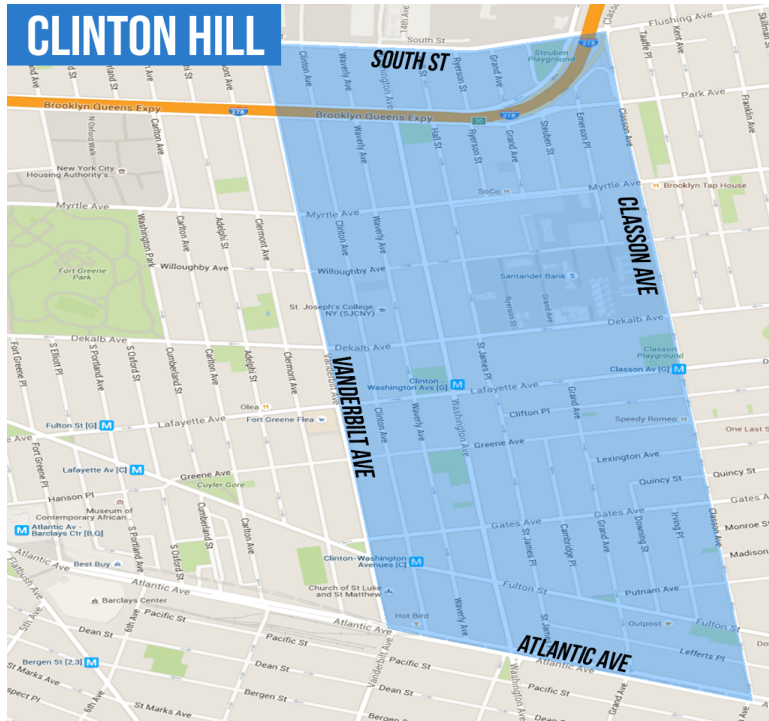
-8% YoY

AVERAGE PRICE/SQ.FT.

**\$672**

15% YoY

#### NEIGHBORHOOD BOUNDARIES



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

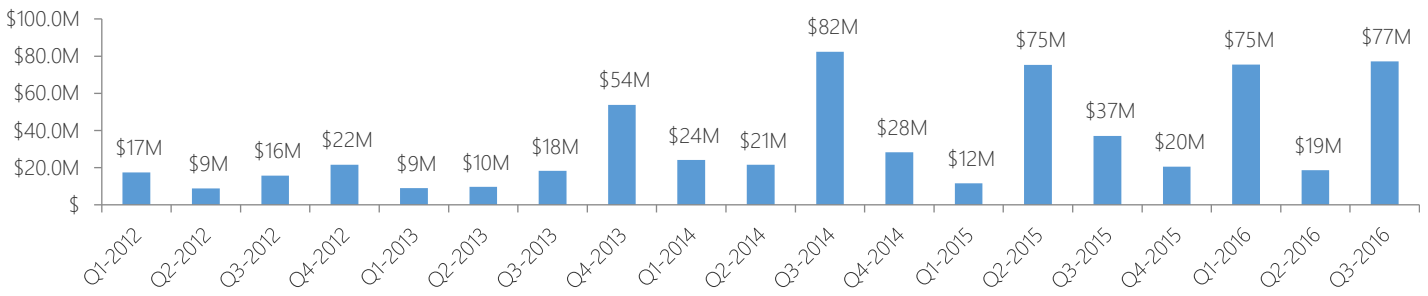
Warren Lewis Sotheby's International Realty



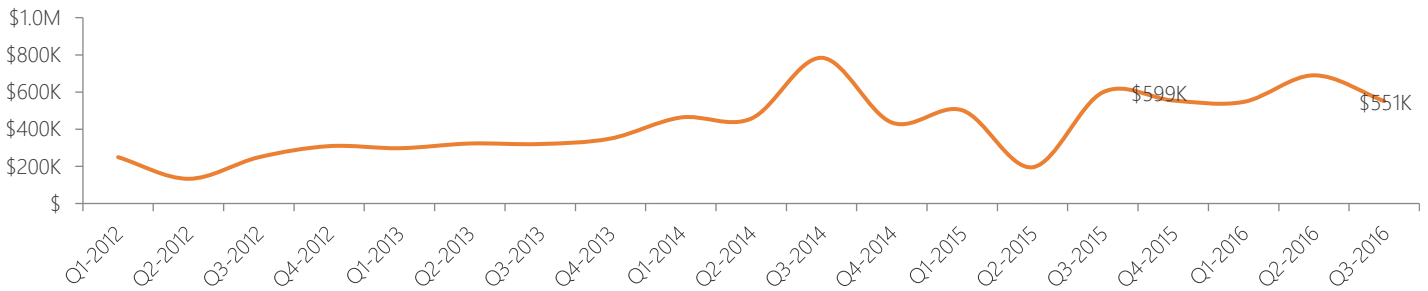
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

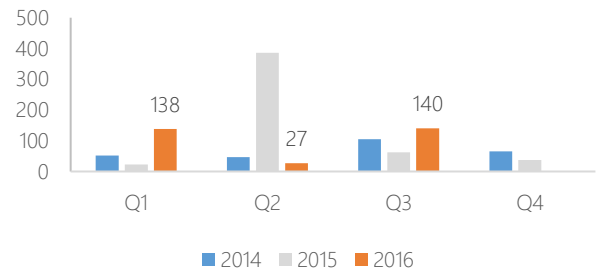


### Average Sale Price per Unit



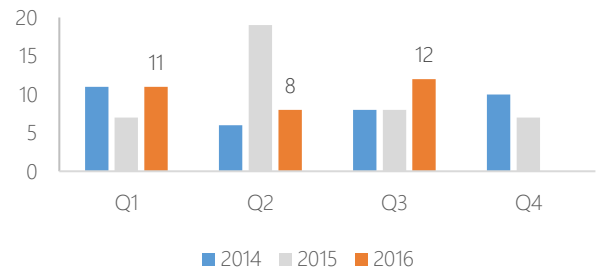
### Number of Units Sold

Quarter	2014	2015	2016
Q1	52	23	138
Q2	47	386	27
Q3	105	62	140
Q4	65	37	



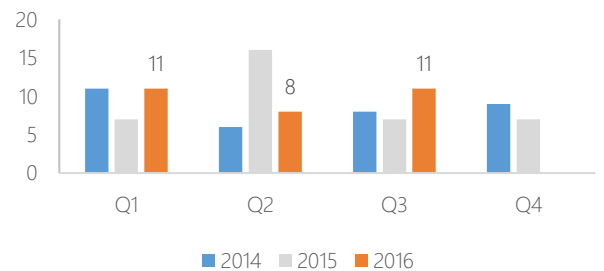
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	11	7	11
Q2	6	19	8
Q3	8	8	12
Q4	10	7	



### Number of Transactions

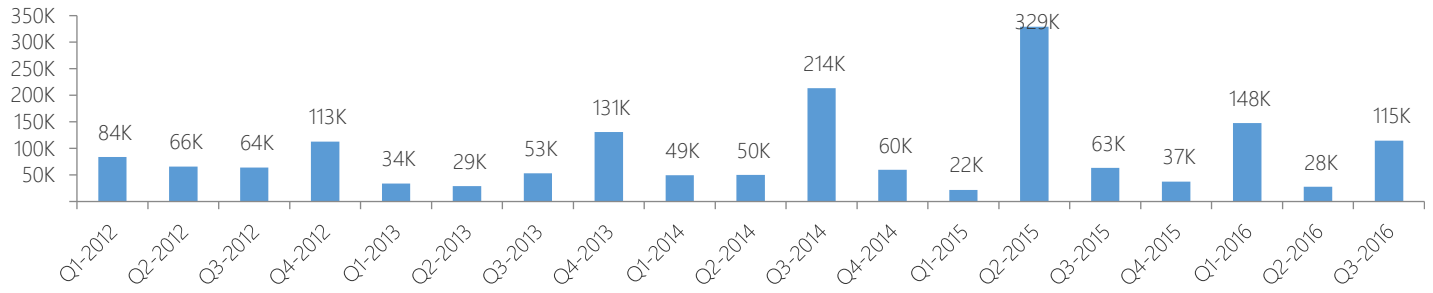
Quarter	2014	2015	2016
Q1	11	7	11
Q2	6	16	8
Q3	8	7	11
Q4	9	7	



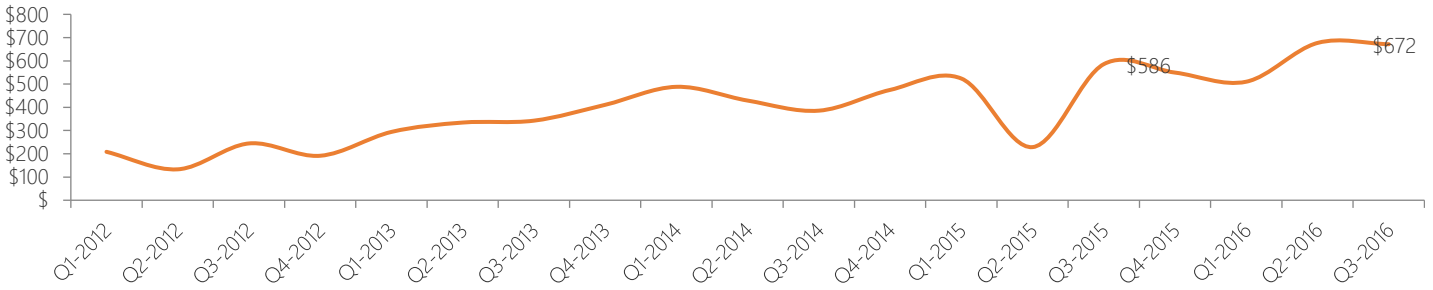


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

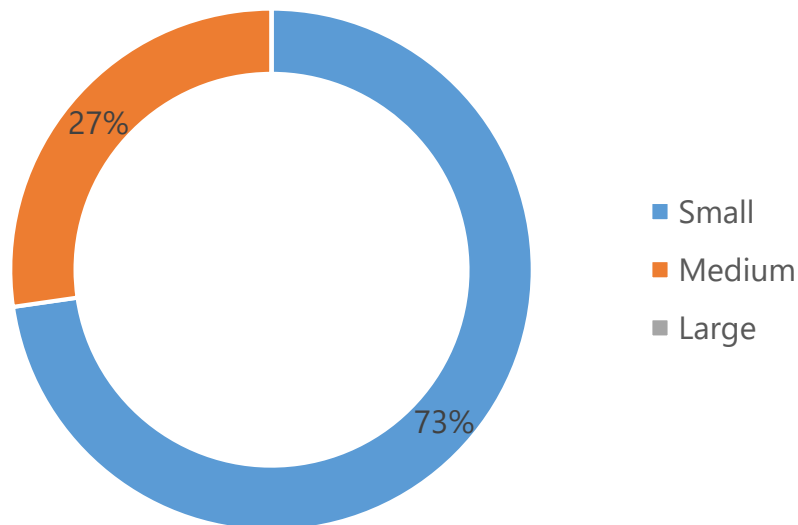


## MULTIFAMILY SIZE

### 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	\$669,538	6%	\$709	2%	\$17,408,000	8	8	26
Medium	\$523,684	-10%	\$661	23%	\$59,700,000	3	4	114
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
105 Grand Ave	29-Sep-16	\$24,200,000	Medium multifamily	36	30,000	\$807	No
250 Washington Ave	22-Sep-16	\$23,087,103	Medium multifamily	16	14,776	\$563	Yes
260 Washington Ave	22-Sep-16	\$23,087,103	Medium multifamily	27	26,204	\$563	Yes
309 Washington Ave	22-Sep-16	\$12,412,897	Medium multifamily	35	19,291	\$643	No
14 Cambridge Pl	7-Jul-16	\$3,650,000	Small multifamily	3	4,040	\$903	No
296 Dekalb Ave	1-Sep-16	\$3,108,000	Small multifamily	3	3,328	\$934	No
310 Lafayette Ave	6-Sep-16	\$2,950,000	Small multifamily	3	2,813	\$1,049	No
175 Waverly Ave	13-Jul-16	\$2,075,000	Small multifamily	3	3,200	\$648	No
193 Washington Ave	13-Sep-16	\$1,890,000	Small multifamily	3	3,200	\$591	No
85 Hall St	22-Sep-16	\$1,800,000	Small multifamily	3	2,100	\$857	No
56 Putnam Ave	16-Aug-16	\$1,575,000	Small multifamily	3	3,040	\$518	No
140 St James Pl	6-Jul-16	\$360,000	Small multifamily	5	2,835	\$127	No

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

Warren Lewis Sotheby's International Realty