



CONEY ISLAND

A quarterly analysis of multifamily sales
in Coney Island, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Coney Island, Brooklyn

SUMMARY

SALES VOLUME

\$1.2M

-38% YoY

NO. OF TRANSACTIONS

3

-25% YoY

AVERAGE PRICE/UNIT

\$112K

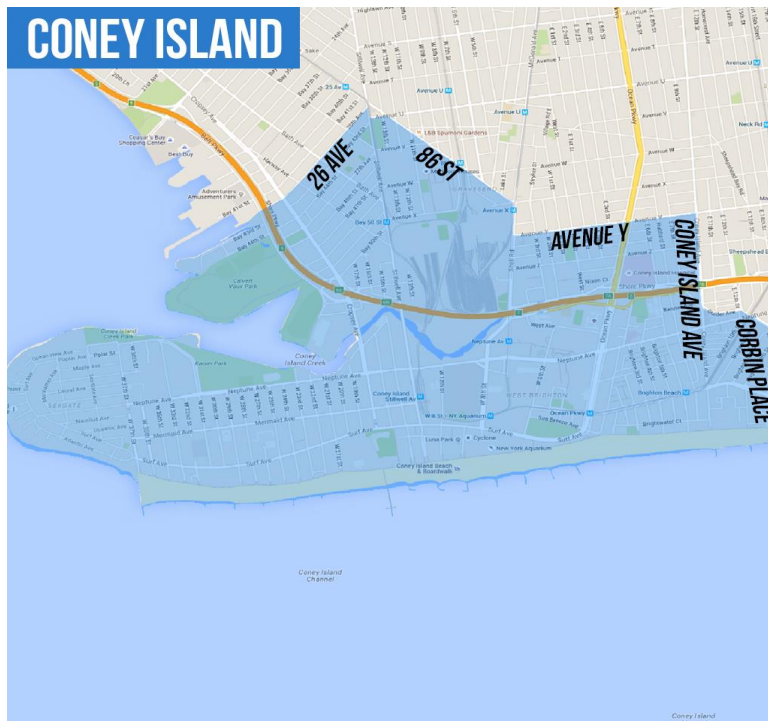
-21% YoY

AVERAGE PRICE/SQ.FT.

\$123

-46% YoY

NEIGHBORHOOD BOUNDARIES



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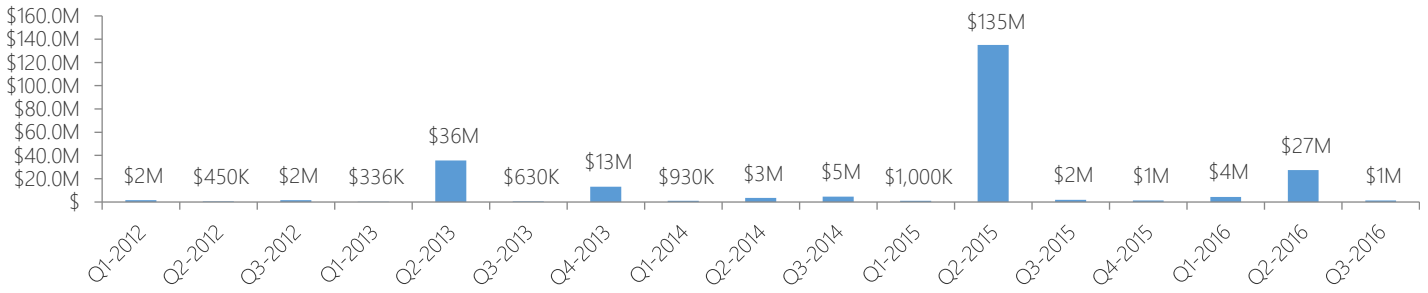
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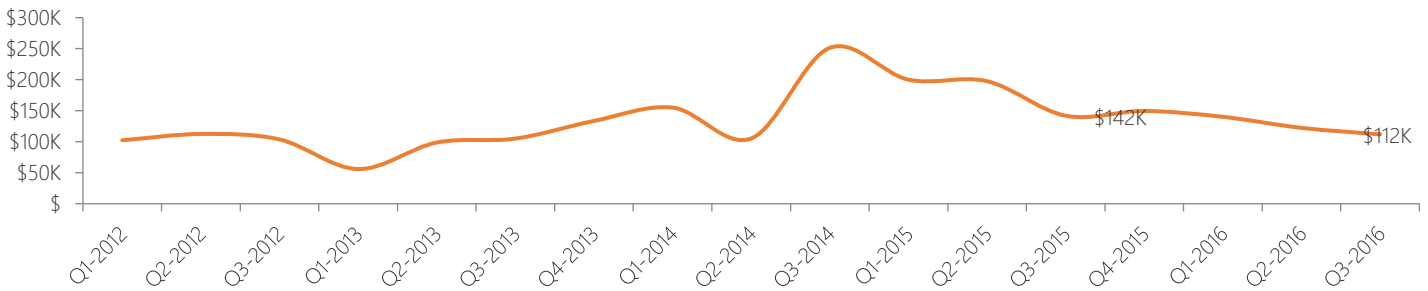
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MULTIFAMILY STATS

Sales Volume

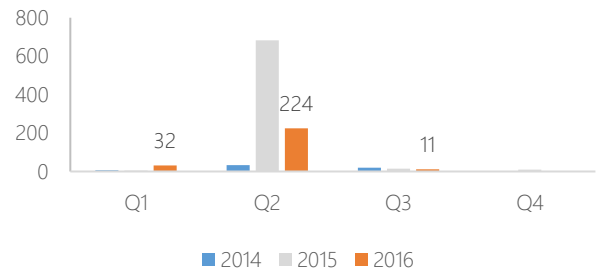


Average Sale Price per Unit



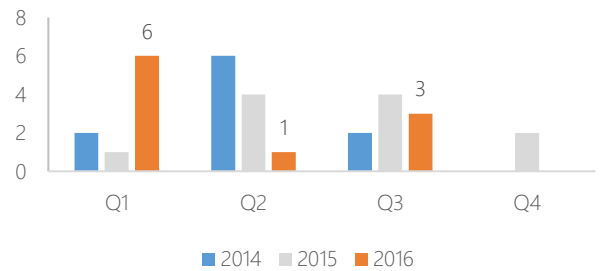
Number of Units Sold

Quarter	2014	2015	2016
Q1	6	5	32
Q2	33	683	224
Q3	19	14	11
Q4	-	9	-



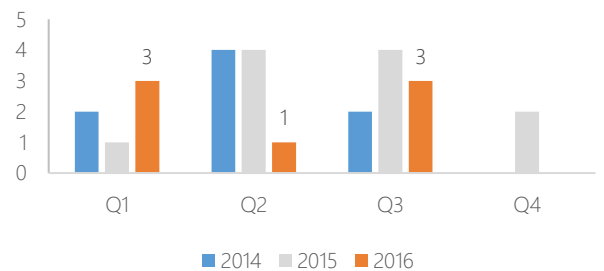
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	2	1	6
Q2	6	4	1
Q3	2	4	3
Q4	-	2	-



Number of Transactions

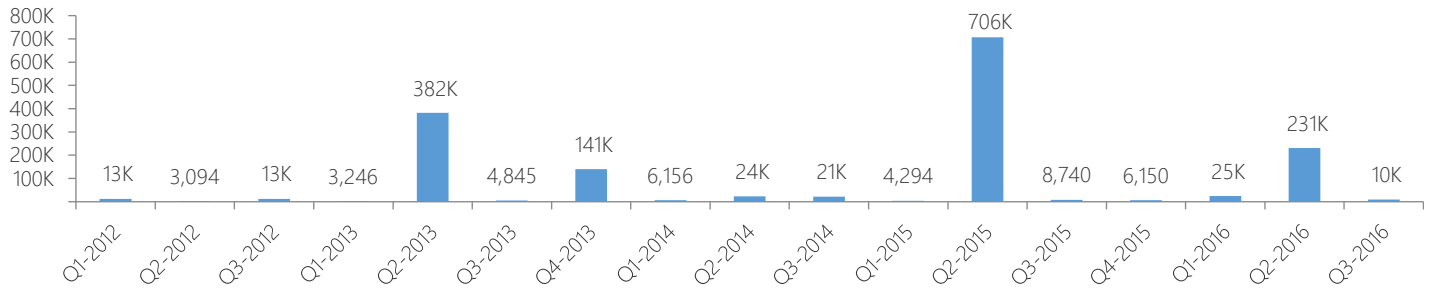
Quarter	2014	2015	2016
Q1	2	1	3
Q2	4	4	1
Q3	2	4	3
Q4	-	2	-



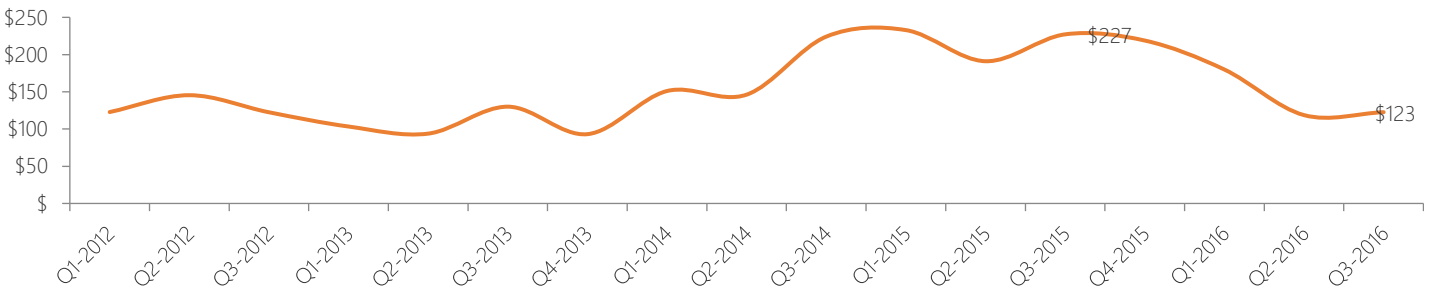


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Total Sq. Ft.



Average Sale Price per Square Foot

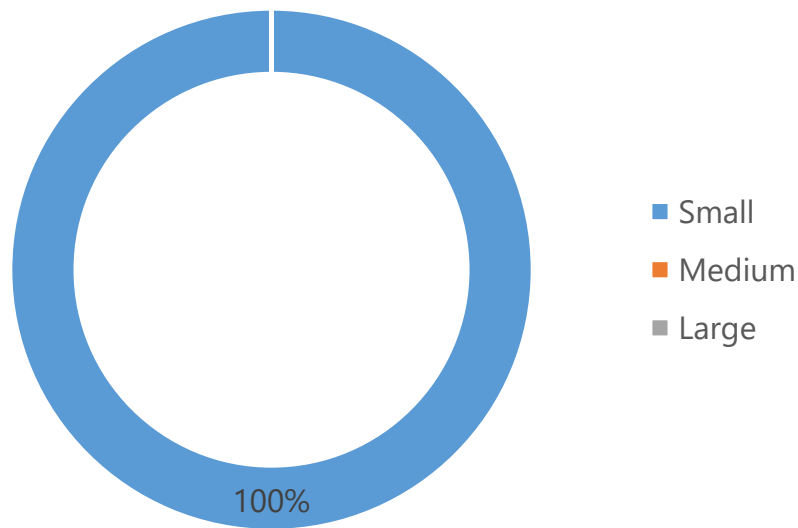


MULTIFAMILY SIZE

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	\$111,818	-21%	\$123	-46%	\$1,230,000	3	3	11
Medium	-	-	-	-	\$0	0	0	0
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
2822 W 19 St	24-Aug-16	\$600,000	Small multifamily	4	3,000	\$200	No
2834-2836 W 15 St	1-Aug-16	\$375,000	Small multifamily	4	3,636	\$103	No
2850 W 17 St	13-Jul-16	\$255,000	Small multifamily	3	3,396	\$75	No

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