

CYPRESS HILLS

A quarterly analysis of multifamily sales
in Cypress Hills, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Cypress Hills, Brooklyn

SUMMARY

SALES VOLUME

\$12.2M

45% YoY

NO. OF TRANSACTIONS

16

45% YoY

AVERAGE PRICE/UNIT

\$193K

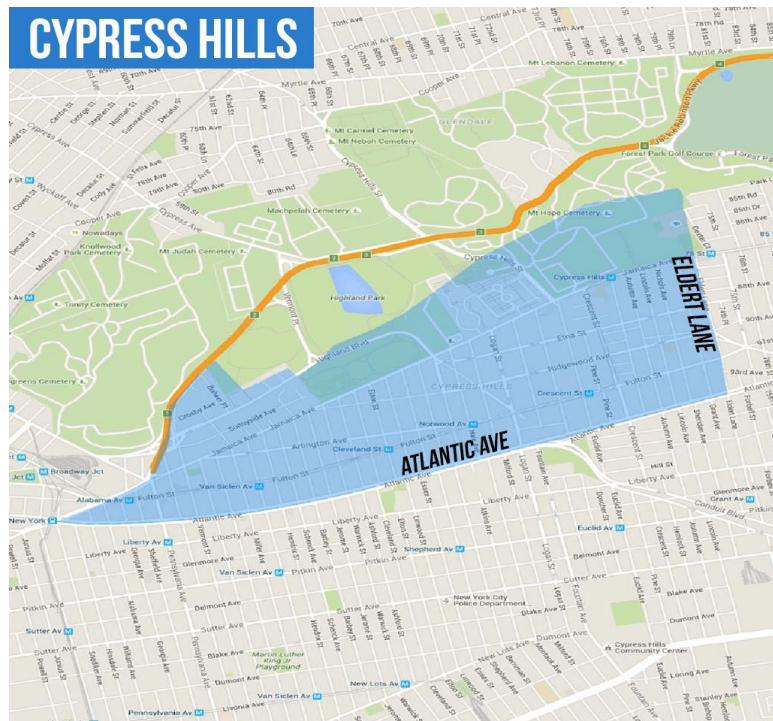
15% YoY

AVERAGE PRICE/SQ.FT.

\$232

22% YoY

NEIGHBORHOOD BOUNDARIES



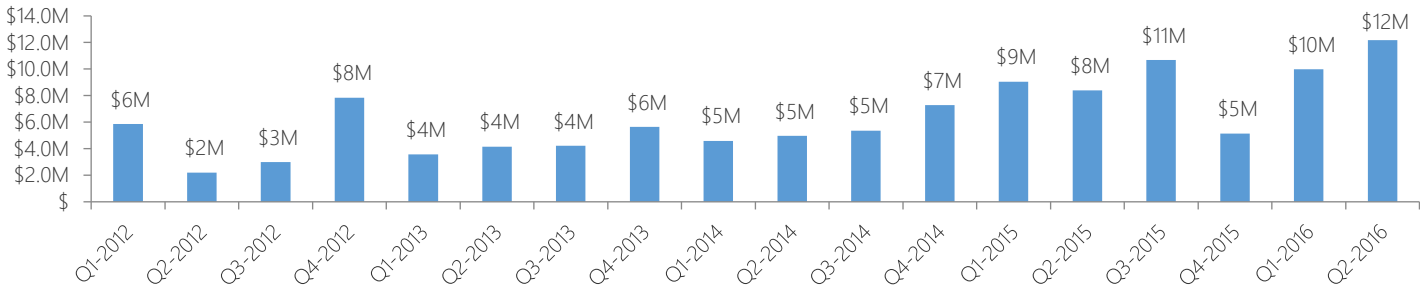
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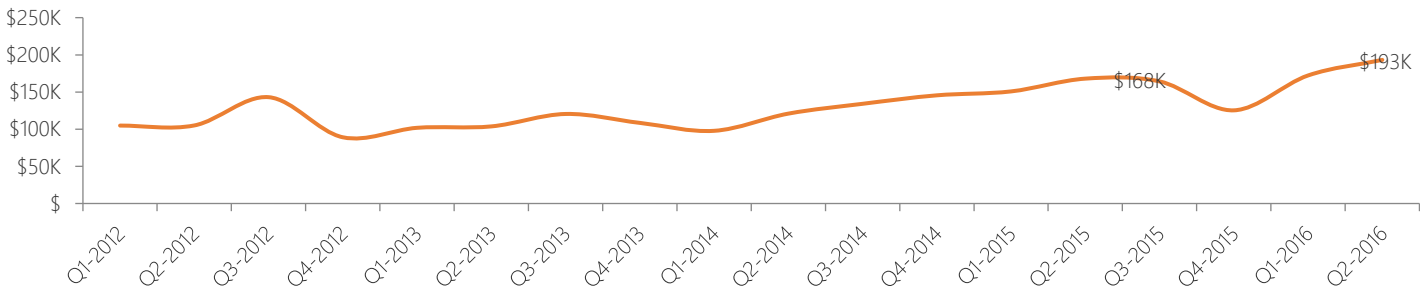
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MULTIFAMILY STATS

Sales Volume

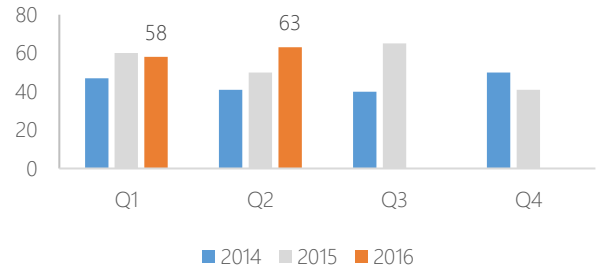


Average Sale Price per Unit



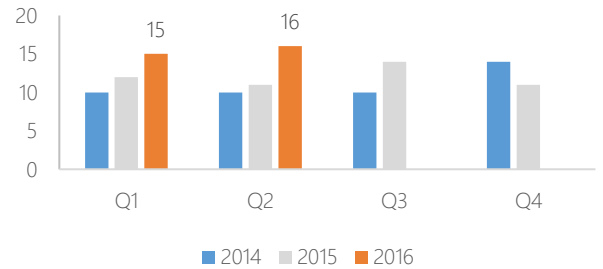
Number of Units Sold

Quarter	2014	2015	2016
Q1	47	60	58
Q2	41	50	63
Q3	40	65	
Q4	50	41	



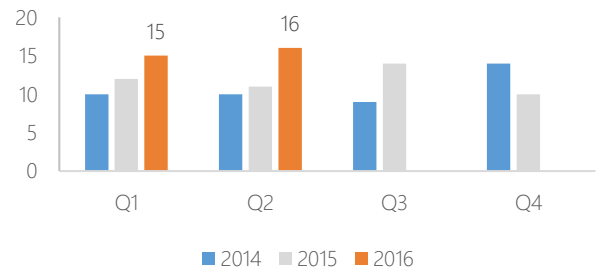
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	10	12	15
Q2	10	11	16
Q3	10	14	
Q4	14	11	



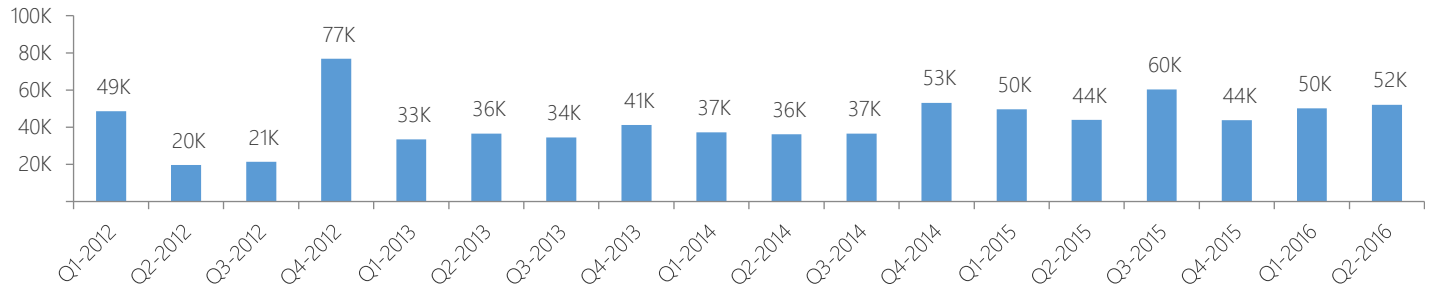
Number of Transactions

Quarter	2014	2015	2016
Q1	10	12	15
Q2	10	11	16
Q3	9	14	
Q4	14	10	

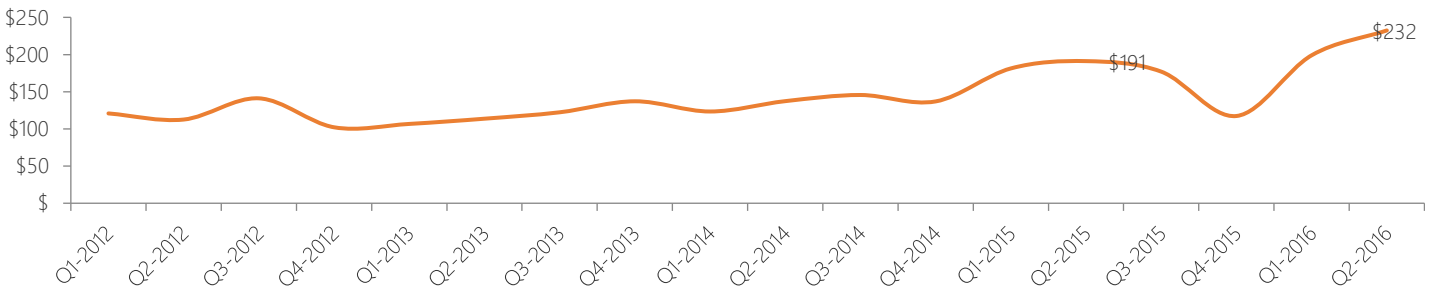


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Total Sq. Ft.



Average Sale Price per Square Foot

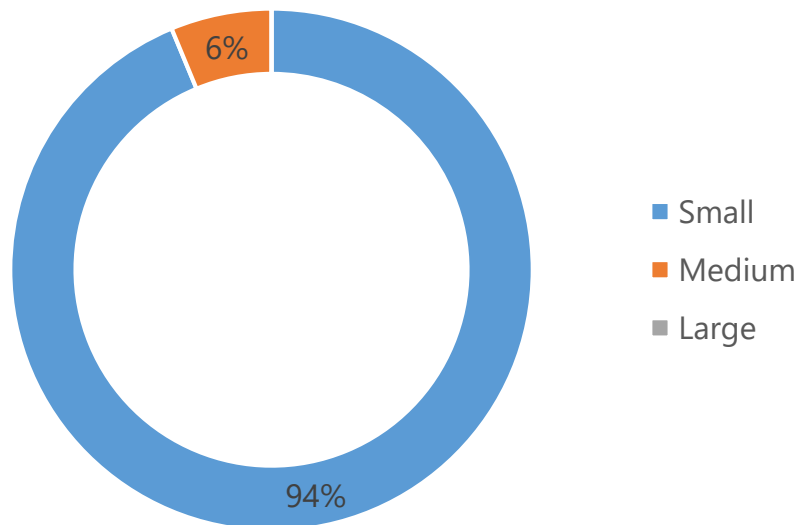


MULTIFAMILY SIZE

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	\$213,280	27%	\$228	19%	\$10,664,000	15	15	50
Medium	\$115,769	-	\$273	-	\$1,505,000	1	1	13
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
2873 Atlantic Ave	16-Jun-16	\$1,505,000	Medium multifamily	13	5,520	\$273	No
2587 Atlantic Ave	14-Apr-16	\$1,400,000	Small multifamily	4	5,241	\$267	No
2587 Atlantic Ave	3-Jun-16	\$1,400,000	Small multifamily	4	5,241	\$267	No
132 Vermont St	12-Apr-16	\$900,000	Small multifamily	4	3,280	\$274	No
40 Georgia Ave	3-Jun-16	\$876,000	Small multifamily	3	1,712	\$440	Yes
143 Vermont St	28-Apr-16	\$760,000	Small multifamily	3	2,898	\$262	No
166 Linwood St	6-Jun-16	\$730,000	Small multifamily	4	3,058	\$239	No
968 Jamaica Ave	18-May-16	\$640,000	Small multifamily	3	3,585	\$179	No
216 Linwood St	3-May-16	\$625,000	Small multifamily	3	3,702	\$169	No
185 Shepherd Ave	13-May-16	\$580,000	Small multifamily	3	2,274	\$255	No
65 O'Brien Pl	26-May-16	\$553,000	Small multifamily	3	3,091	\$179	No
248 Lincoln Ave	13-Apr-16	\$530,000	Small multifamily	3	2,080	\$255	No
204 Lincoln Ave	3-Jun-16	\$520,000	Small multifamily	4	3,300	\$158	No
274 Crescent St	11-May-16	\$500,000	Small multifamily	3	2,453	\$204	No
197 Nichols Ave	4-May-16	\$350,000	Small multifamily	3	2,052	\$171	No
2725 Fulton St	1-Jun-16	\$300,000	Small multifamily	3	2,600	\$115	No

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