

GEORGETOWN

A quarterly analysis of multifamily sales
in Georgetown, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Georgetown, Brooklyn

SUMMARY

SALES VOLUME

\$51.7M

7785% YoY

NO. OF TRANSACTIONS

5

400% YoY

AVERAGE PRICE/UNIT

\$338K

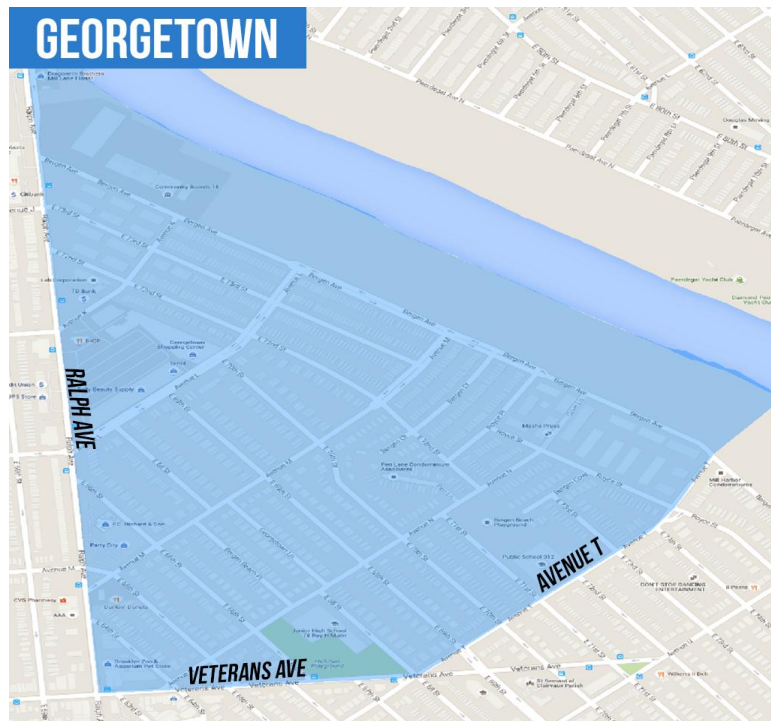
55% YoY

AVERAGE PRICE/SQ.FT.

\$291

1% YoY

NEIGHBORHOOD BOUNDARIES



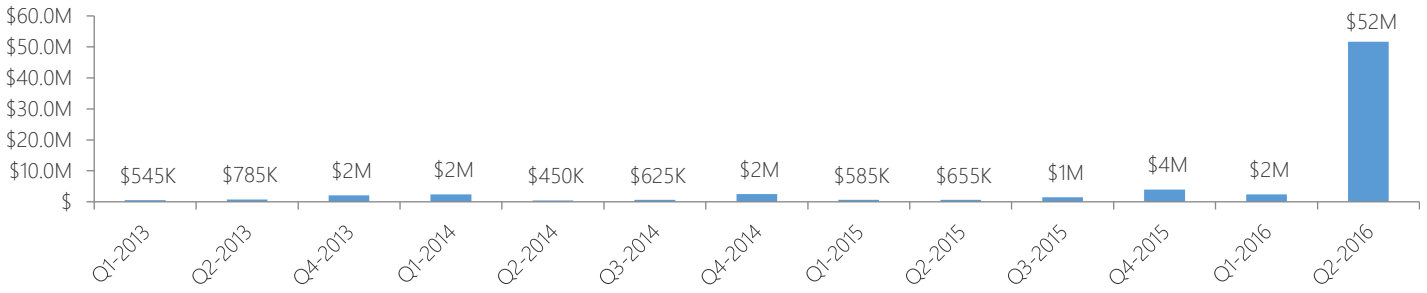
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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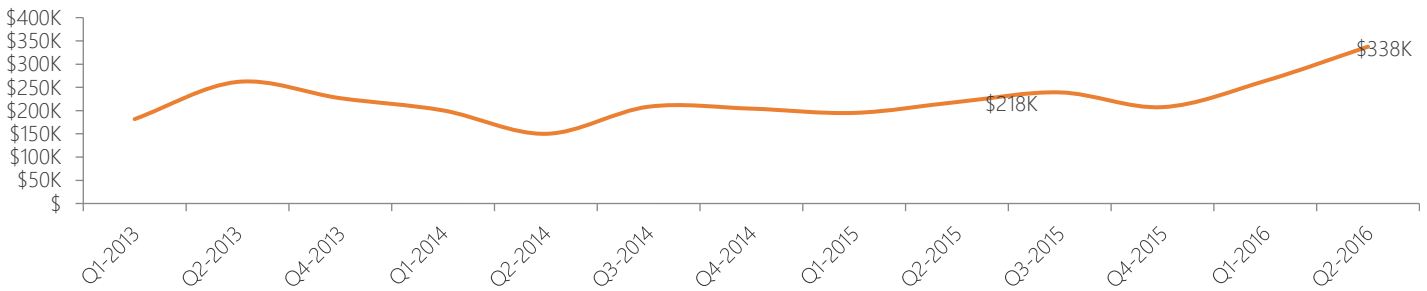
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MULTIFAMILY STATS

Sales Volume

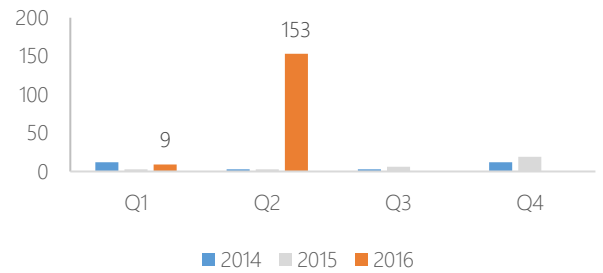


Average Sale Price per Unit



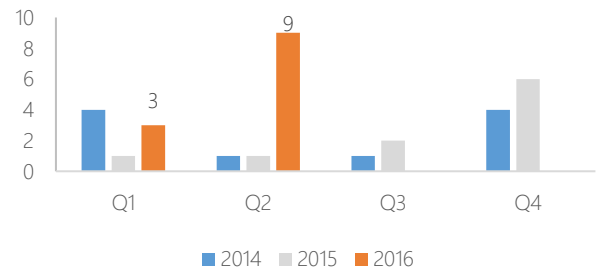
Number of Units Sold

Quarter	2014	2015	2016
Q1	12	3	9
Q2	3	3	153
Q3	3	6	
Q4	12	19	



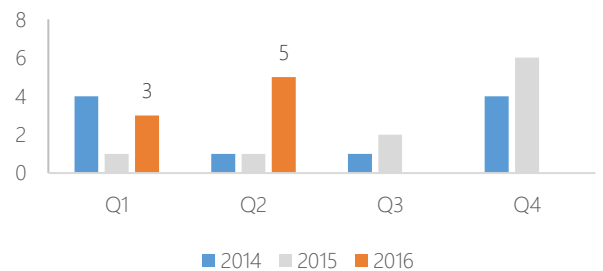
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	1	3
Q2	1	1	9
Q3	1	2	
Q4	4	6	



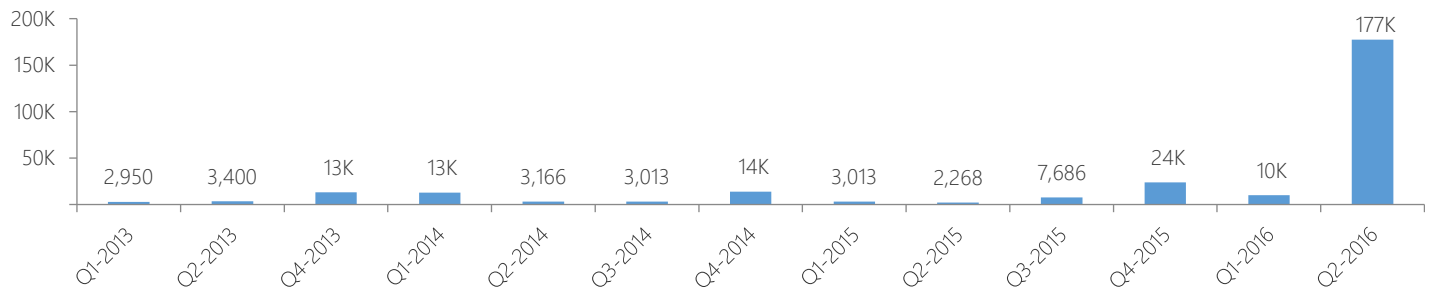
Number of Transactions

Quarter	2014	2015	2016
Q1	4	1	3
Q2	1	1	5
Q3	1	2	
Q4	4	6	

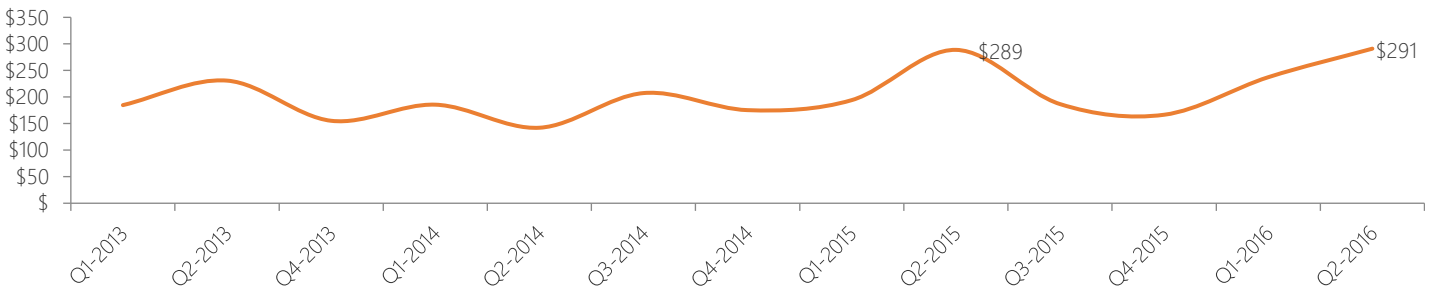


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Total Sq. Ft.



Average Sale Price per Square Foot

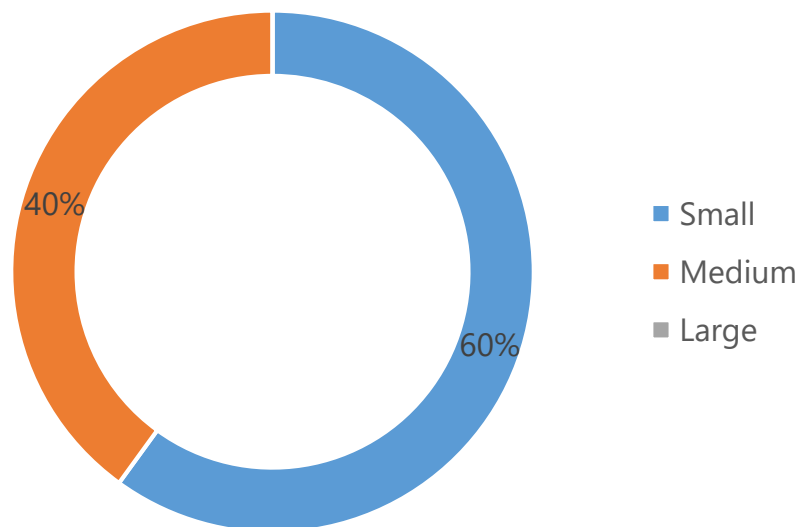


MULTIFAMILY SIZE

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	\$232,867	7%	\$219	-24%	\$2,095,800	3	3	9
Medium	\$344,097	-	\$295	-	\$49,550,000	2	6	144
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
1054-1064 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1070-1080 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1086-1096 Bergen Ave	6-Jun-16	\$25,766,000	Medium multifamily	24	27,975	\$307	Yes
1073-1083 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
1061-1071 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
1089-1099 E 73 St	6-Jun-16	\$23,784,000	Medium multifamily	24	27,975	\$283	Yes
1227 E 68 St	11-Apr-16	\$742,000	Small multifamily	3	3,562	\$208	No
7255 Royce Pl	7-Apr-16	\$708,800	Small multifamily	3	3,013	\$235	No
1244 E 73 St	7-Apr-16	\$645,000	Small multifamily	3	3,013	\$214	No

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