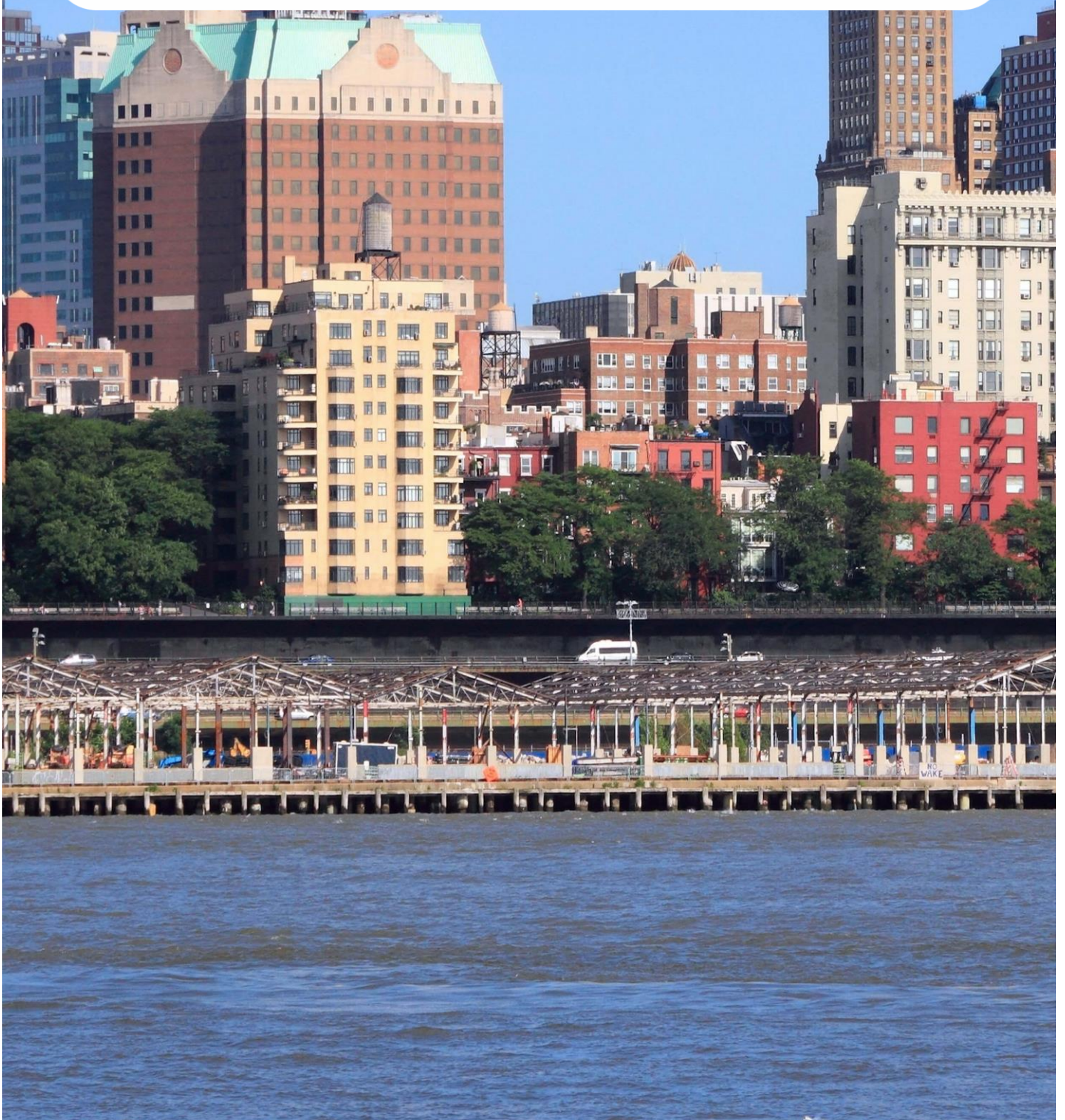


GOWANUS

A quarterly analysis of multifamily sales
in Gowanus, Brooklyn

2nd Quarter 2016



The RATNER Team Market Reports

Multifamily Market Report, 2nd Quarter 2016

Gowanus, Brooklyn

SUMMARY

SALES VOLUME

\$8.6M

257% YoY

NO. OF TRANSACTIONS

4

300% YoY

AVERAGE PRICE/UNIT

\$408K

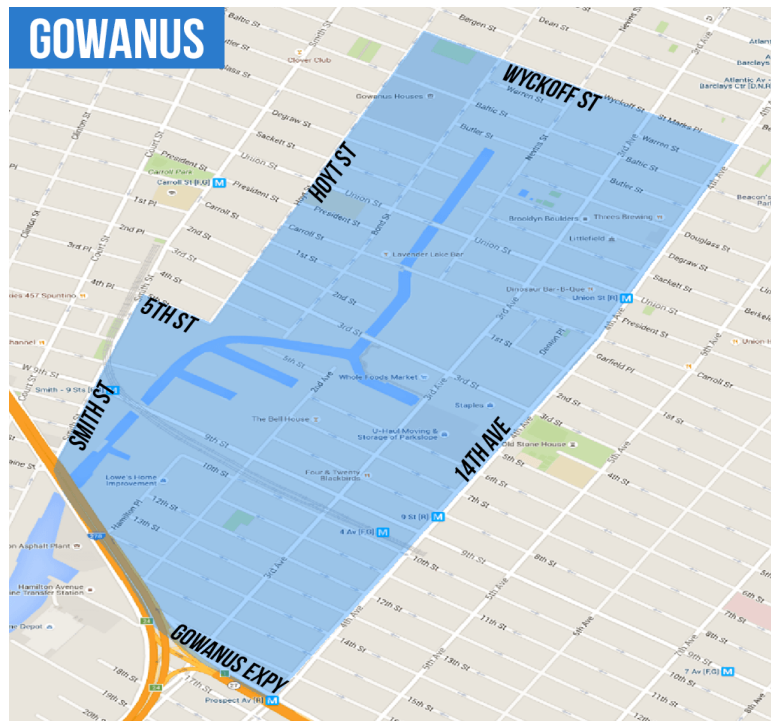
36% YoY

AVERAGE PRICE/SQ.FT.

\$616

41% YoY

NEIGHBORHOOD BOUNDARIES



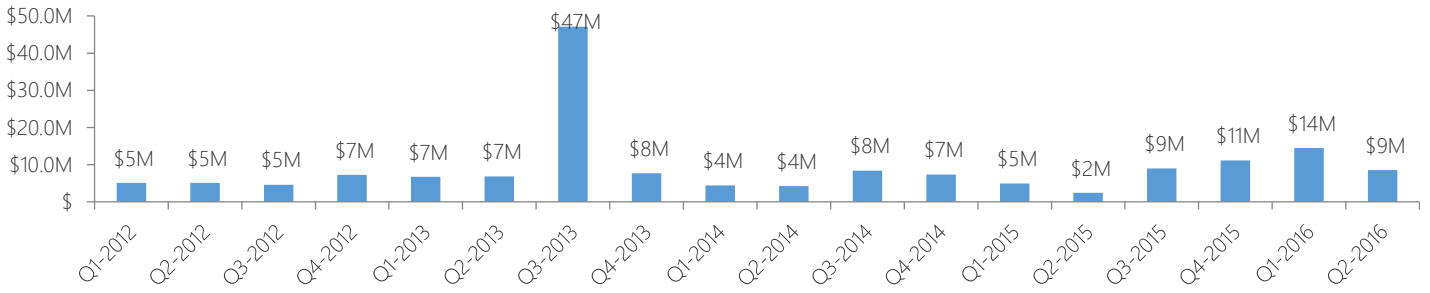
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

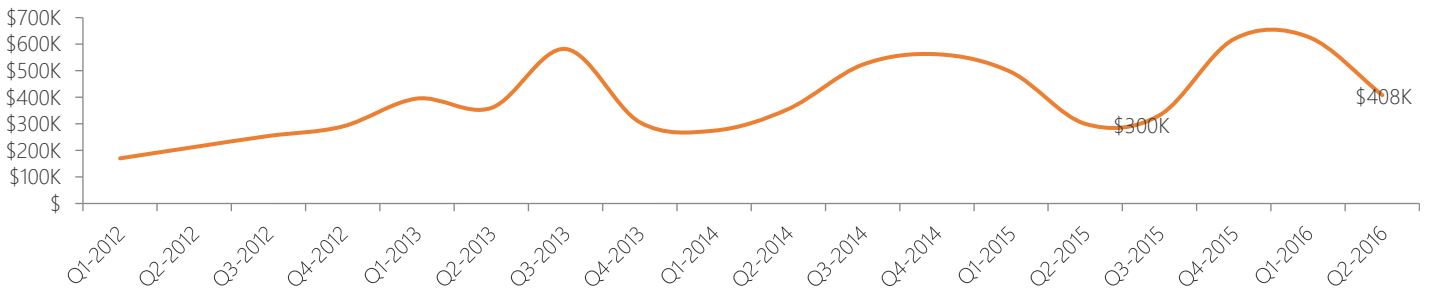
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MULTIFAMILY STATS

Sales Volume

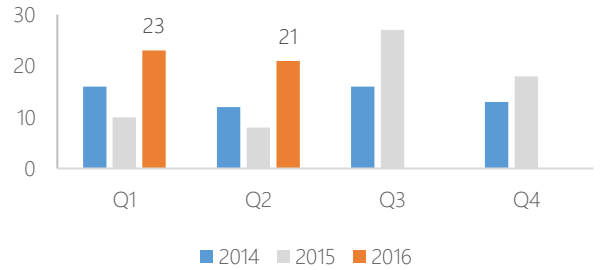


Average Sale Price per Unit



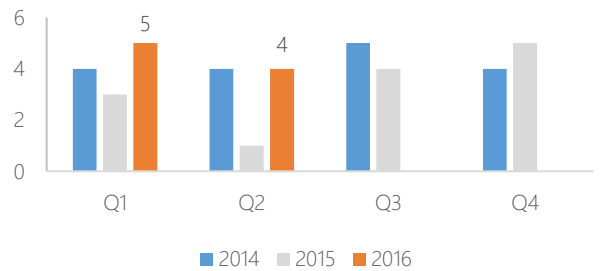
Number of Units Sold

Quarter	2014	2015	2016
Q1	16	10	23
Q2	12	8	21
Q3	16	27	
Q4	13	18	



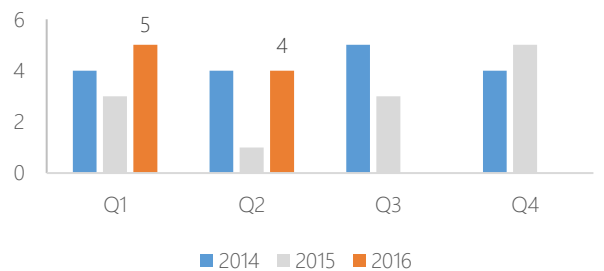
Number of Buildings Sold

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



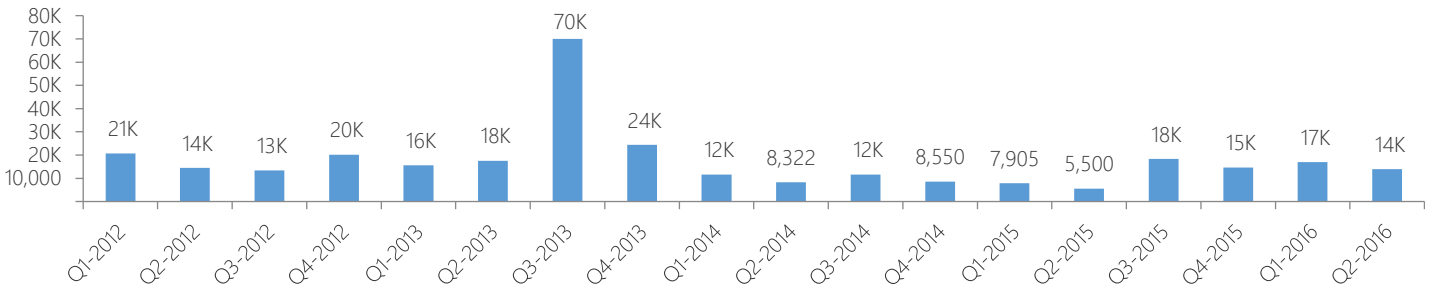
Number of Transactions

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

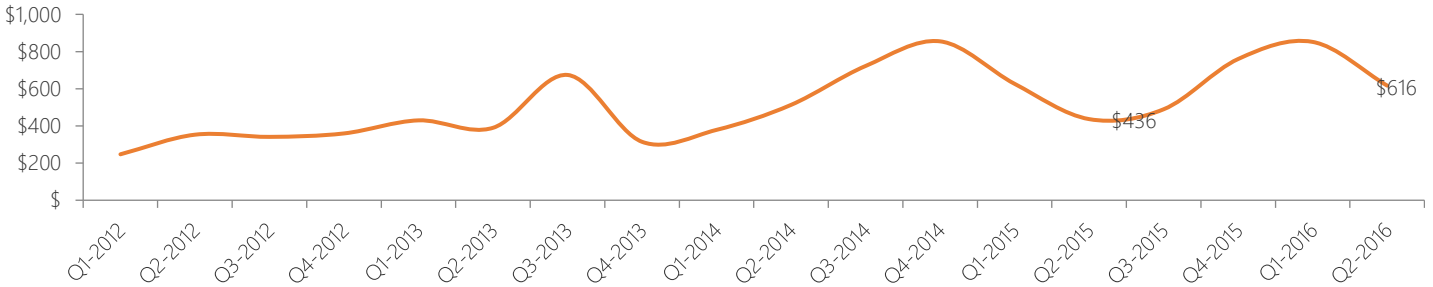


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Total Sq. Ft.



Average Sale Price per Square Foot

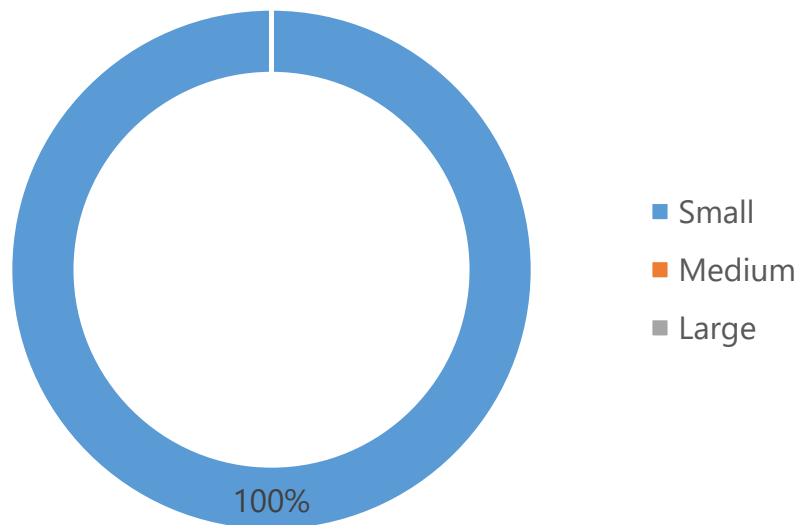


MULTIFAMILY SIZE

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	\$408,333	36%	\$616	41%	\$8,575,000	4	4	21
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
365 Hoyt St	13-Jun-16	\$2,975,000	Small multifamily	4	2,310	\$1,288	No
248 4 Ave	8-Apr-16	\$2,450,000	Small multifamily	6	4,000	\$613	No
179 8 St	27-May-16	\$1,900,000	Small multifamily	8	5,200	\$365	No
501 3 Ave	12-May-16	\$1,250,000	Small multifamily	3	2,400	\$521	No