



## NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales  
in Northwestern Brooklyn, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Northwestern Brooklyn, Brooklyn

#### SUMMARY

SALES VOLUME

**\$250.7M**

-41% YoY

NO. OF TRANSACTIONS

**61**

-14% YoY

AVERAGE PRICE/UNIT

**\$607K**

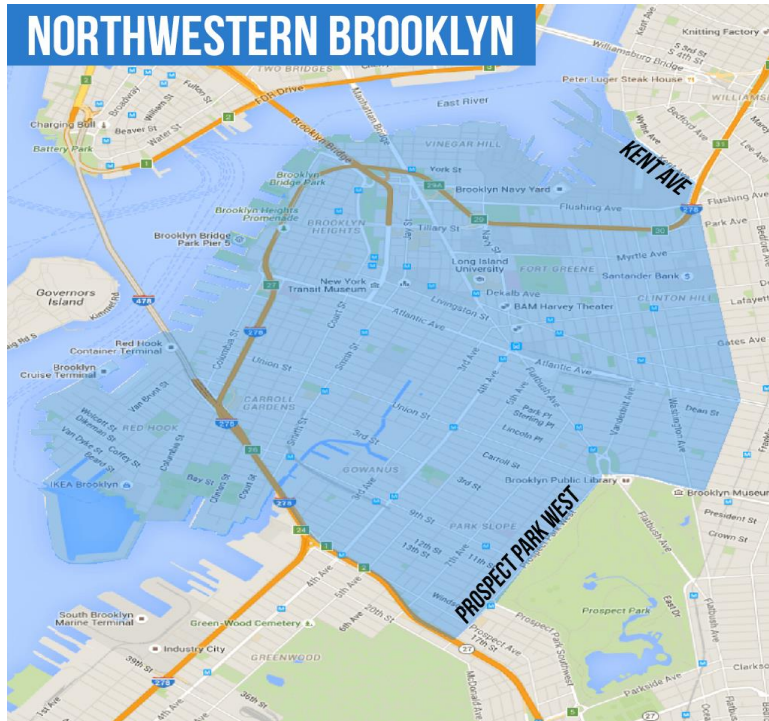
0% YoY

AVERAGE PRICE/SQ.FT.

**\$721**

4% YoY

#### NEIGHBORHOOD BOUNDARIES



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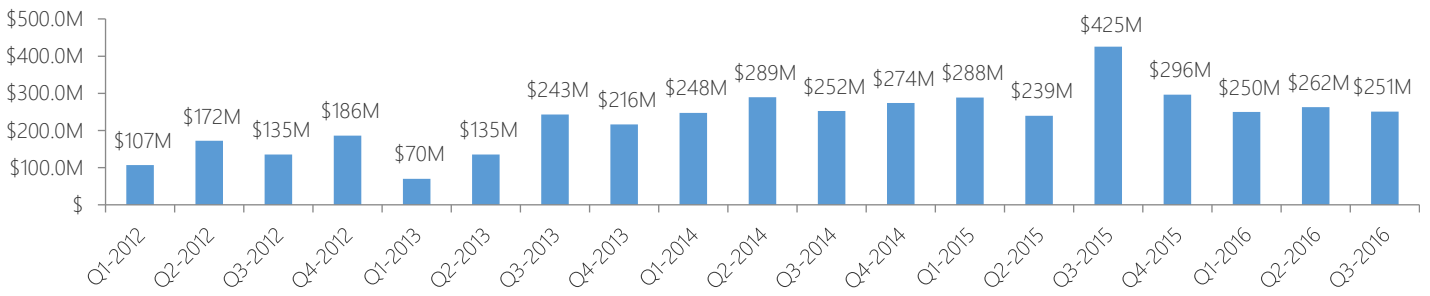
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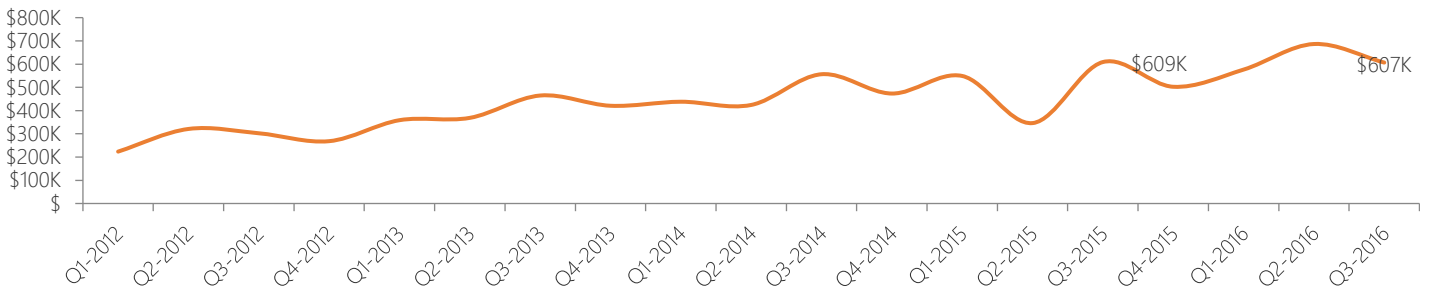
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## MULTIFAMILY STATS

### Sales Volume

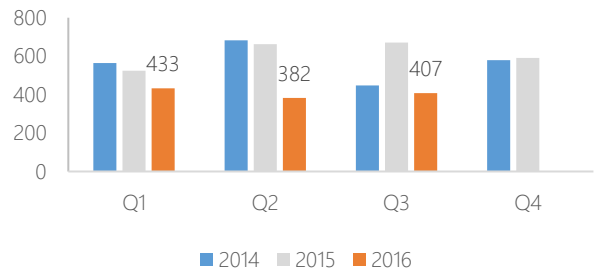


### Average Sale Price per Unit



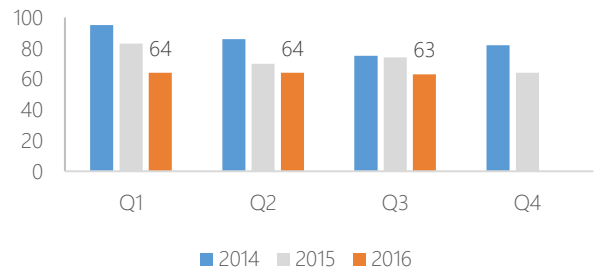
### Number of Units Sold

Quarter	2014	2015	2016
Q1	565	525	433
Q2	682	663	382
Q3	448	670	407
Q4	579	590	



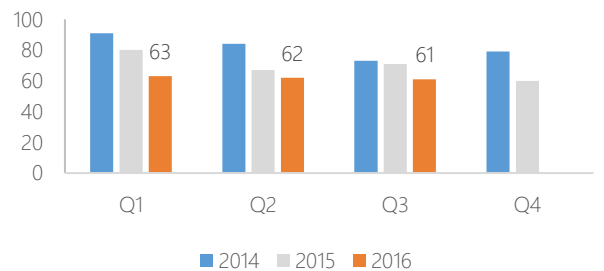
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	95	83	64
Q2	86	70	64
Q3	75	74	63
Q4	82	64	



### Number of Transactions

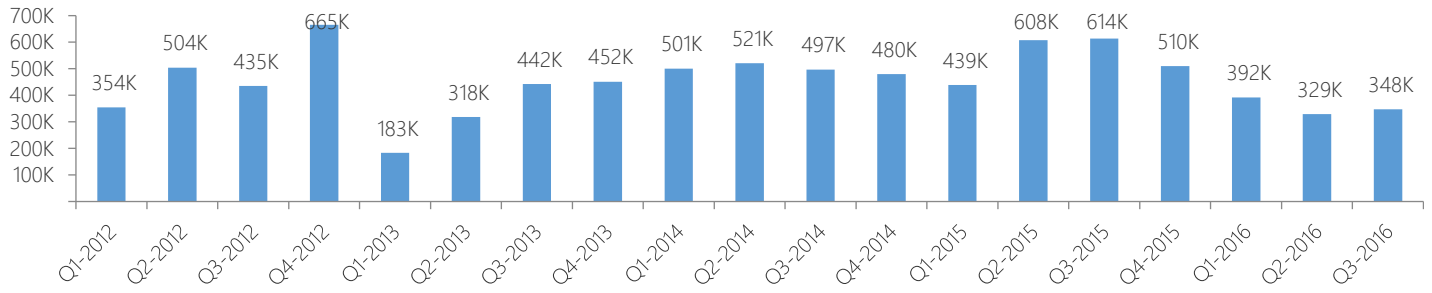
Quarter	2014	2015	2016
Q1	91	80	63
Q2	84	67	62
Q3	73	71	61
Q4	79	60	



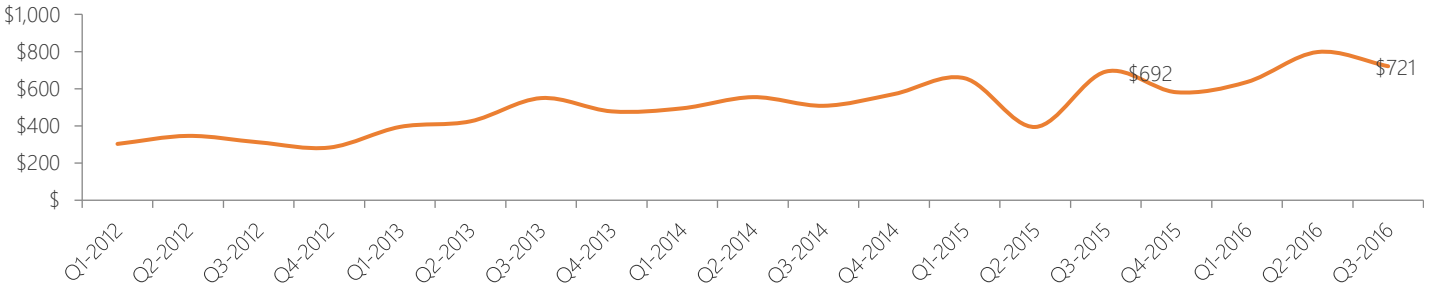


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## Total Sq. Ft.



## Average Sale Price per Square Foot

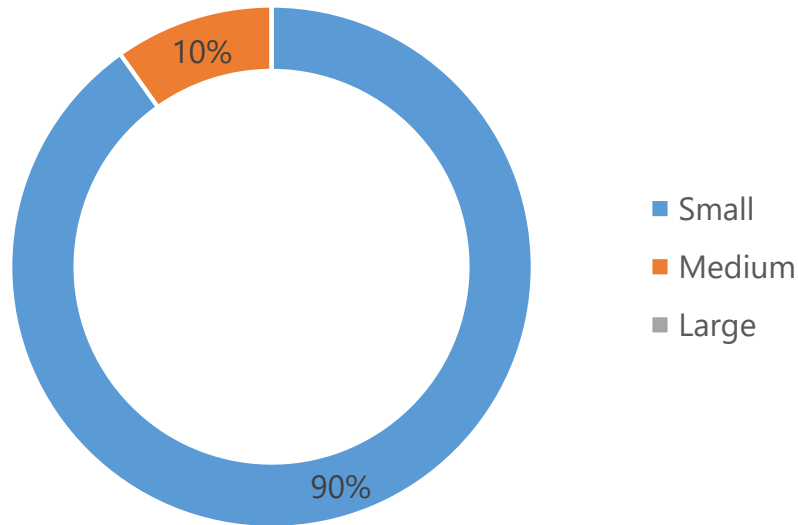


## MULTIFAMILY SIZE

### 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	\$624,453	14%	\$730	20%	\$153,668,800	55	55	240
Medium	\$580,838	-8%	\$707	-5%	\$97,000,000	6	7	167
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
335 Carroll St	18-Aug-16	\$27,200,000	Medium multifamily	30	30,000	\$907	No
105 Grand Ave	29-Sep-16	\$24,200,000	Medium multifamily	36	30,000	\$807	No
260 Washington Ave	22-Sep-16	\$23,087,103	Medium multifamily	27	26,204	\$563	Yes
250 Washington Ave	22-Sep-16	\$23,087,103	Medium multifamily	16	14,776	\$563	Yes
309 Washington Ave	22-Sep-16	\$12,412,897	Medium multifamily	35	19,291	\$643	No
574 Atlantic Ave	9-Sep-16	\$8,750,000	Small multifamily	4	5,200	\$841	Yes
576 Atlantic Ave	9-Sep-16	\$8,750,000	Small multifamily	4	5,200	\$841	Yes
130 Montague St	1-Aug-16	\$7,600,000	Medium multifamily	11	7,569	\$1,004	No
1 2 Pl	5-Jul-16	\$6,250,000	Small multifamily	5	6,044	\$1,034	No
26 Montgomery Pl	17-Aug-16	\$5,700,000	Small multifamily	4	5,240	\$1,088	No
65 3 Pl	3-Aug-16	\$4,700,000	Small multifamily	8	7,272	\$646	No
805 8 Ave	1-Aug-16	\$4,500,000	Small multifamily	8	5,576	\$807	No
44 Hicks St	8-Jul-16	\$4,100,000	Small multifamily	8	4,080	\$1,005	No
739 President St	30-Aug-16	\$3,950,000	Small multifamily	8	5,220	\$757	No
477 4 St	27-Jul-16	\$3,950,000	Small multifamily	4	2,804	\$1,409	No
100 Wyckoff St	13-Sep-16	\$3,850,000	Small multifamily	8	6,600	\$583	No
113 Congress St	15-Jul-16	\$3,800,000	Small multifamily	1	5,800	\$655	No
295 Prospect Pl	23-Aug-16	\$3,710,000	Small multifamily	3	3,336	\$1,112	No
22 Fiske Pl	3-Aug-16	\$3,690,000	Small multifamily	8	4,960	\$744	No
14 Cambridge Pl	7-Jul-16	\$3,650,000	Small multifamily	3	4,040	\$903	No
136 Union St	1-Sep-16	\$3,600,000	Small multifamily	4	6,294	\$572	No
274 De Graw St	4-Aug-16	\$3,500,000	Small multifamily	3	3,400	\$1,029	No
575 Union St	5-Aug-16	\$3,500,000	Small multifamily	3	4,500	\$778	No
160 6 Ave	26-Sep-16	\$3,499,000	Small multifamily	4	4,200	\$833	No
173 Bergen St	12-Sep-16	\$3,300,000	Small multifamily	3	3,100	\$1,065	No
15 3 Pl	24-Aug-16	\$3,200,000	Small multifamily	4	2,163	\$1,479	No
98 Dean St	6-Sep-16	\$3,140,000	Small multifamily	3	3,240	\$969	No
296 Dekalb Ave	1-Sep-16	\$3,108,000	Small multifamily	3	3,328	\$934	No
76 Douglass St	14-Jul-16	\$2,950,000	Small multifamily	7	3,600	\$819	No
310 Lafayette Ave	6-Sep-16	\$2,950,000	Small multifamily	3	2,813	\$1,049	No
572 10 St	30-Aug-16	\$2,800,000	Small multifamily	3	2,295	\$1,220	No
119 A 2 Pl	2-Aug-16	\$2,700,000	Small multifamily	3	2,331	\$1,158	No
102 Berkeley Pl	22-Sep-16	\$2,650,000	Small multifamily	8	3,360	\$789	No
308 Clermont Ave	12-Sep-16	\$2,650,000	Small multifamily	3	3,720	\$712	No
377 De Graw St	16-Sep-16	\$2,631,800	Small multifamily	3	3,360	\$783	No
95 Kane St	15-Aug-16	\$2,600,000	Small multifamily	4	2,508	\$1,037	No
406 De Graw St	18-Jul-16	\$2,600,000	Small multifamily	3	3,100	\$839	No
193 Carlton Ave	12-Jul-16	\$2,535,000	Small multifamily	4	3,780	\$671	No
230 President St	15-Jul-16	\$2,500,000	Medium multifamily	12	9,320	\$268	No
213 Ashland Pl	28-Sep-16	\$2,500,000	Small multifamily	4	3,040	\$822	No
59 Garfield Pl	22-Sep-16	\$2,400,000	Small multifamily	3	1,920	\$1,250	No
69 Bond St	22-Sep-16	\$2,400,000	Small multifamily	5	3,300	\$727	No
306 Clermont Ave	1-Sep-16	\$2,250,000	Small multifamily	3	3,888	\$579	No
488 3 Ave	30-Aug-16	\$2,145,000	Small multifamily	3	1,950	\$1,100	No
104 Ft Greene Pl	22-Jul-16	\$2,100,000	Small multifamily	8	3,440	\$610	No
175 Waverly Ave	13-Jul-16	\$2,075,000	Small multifamily	3	3,200	\$648	No
1306 8 Ave	26-Jul-16	\$1,900,000	Small multifamily	3	2,160	\$880	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
35 Park Pl	15-Jul-16	\$1,700,000	Small multifamily	4	3,025	\$562	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
326 Prospect Ave	15-Sep-16	\$1,675,000	Small multifamily	6	3,900	\$429	No
328 Prospect Ave	15-Sep-16	\$1,675,000	Small multifamily	6	3,900	\$429	No
56 Putnam Ave	16-Aug-16	\$1,575,000	Small multifamily	3	3,040	\$518	No
174 Union St	26-Jul-16	\$1,500,000	Small multifamily	8	7,200	\$208	No
501 President St	25-Aug-16	\$1,500,000	Small multifamily	3	2,480	\$605	No
153 W 9 St	11-Aug-16	\$1,460,000	Small multifamily	3	2,079	\$702	No
112 15 St	27-Sep-16	\$1,450,000	Small multifamily	3	2,340	\$620	No
524 Henry St	15-Jul-16	\$1,300,000	Small multifamily	5	6,500	\$200	No
808 A Bergen St	15-Sep-16	\$1,100,000	Small multifamily	4	4,800	\$229	No
94 De Graw St	15-Aug-16	\$1,050,000	Small multifamily	3	2,397	\$438	No
944 Pacific St	1-Jul-16	\$800,000	Small multifamily	3	2,736	\$292	No
106 Butler St	5-Aug-16	\$550,000	Small multifamily	3	2,700	\$204	No
140 St James Pl	6-Jul-16	\$360,000	Small multifamily	5	2,835	\$127	No

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