



PROSPECT HEIGHTS

A quarterly analysis of multifamily sales
in Prospect Heights, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Prospect Heights, Brooklyn

SUMMARY

SALES VOLUME

\$5.6M

-43% YoY

NO. OF TRANSACTIONS

3

0% YoY

AVERAGE PRICE/UNIT

\$561K

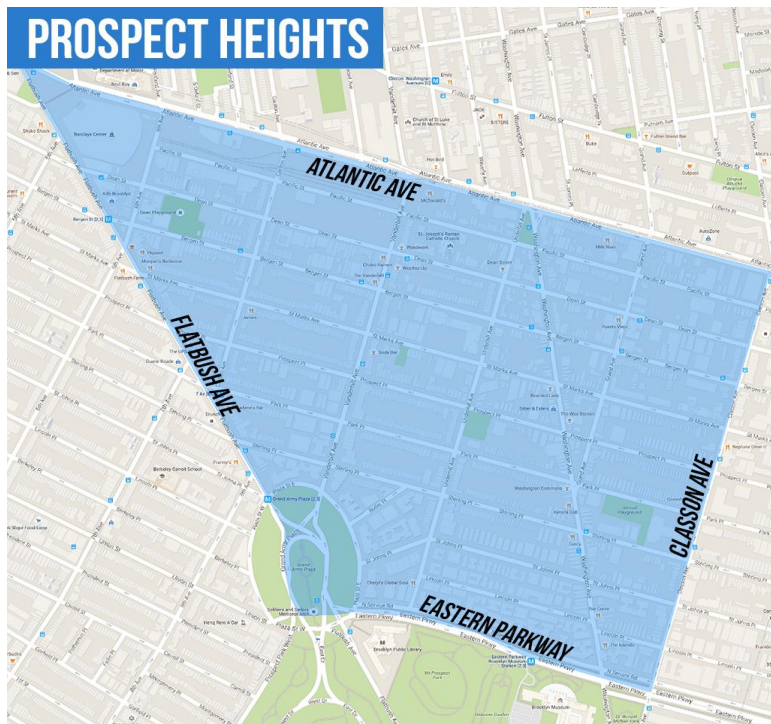
14% YoY

AVERAGE PRICE/SQ.FT.

\$516

-26% YoY

NEIGHBORHOOD BOUNDARIES



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

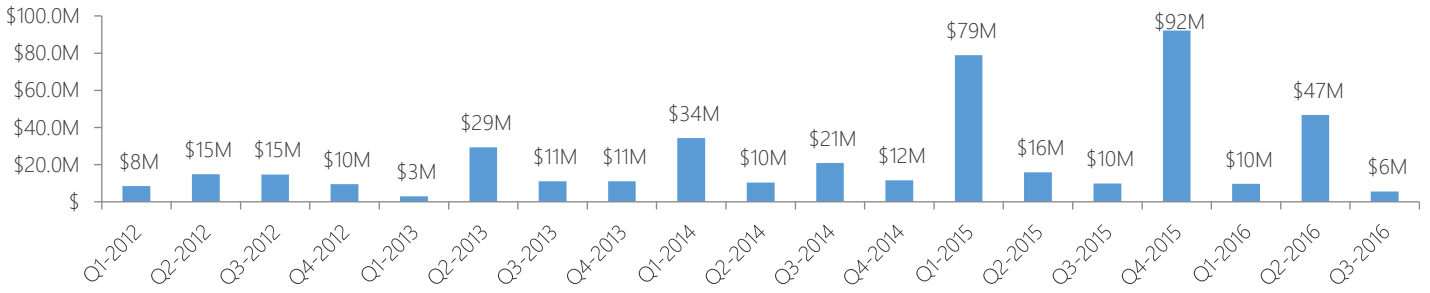
Warren Lewis Sotheby's International Realty



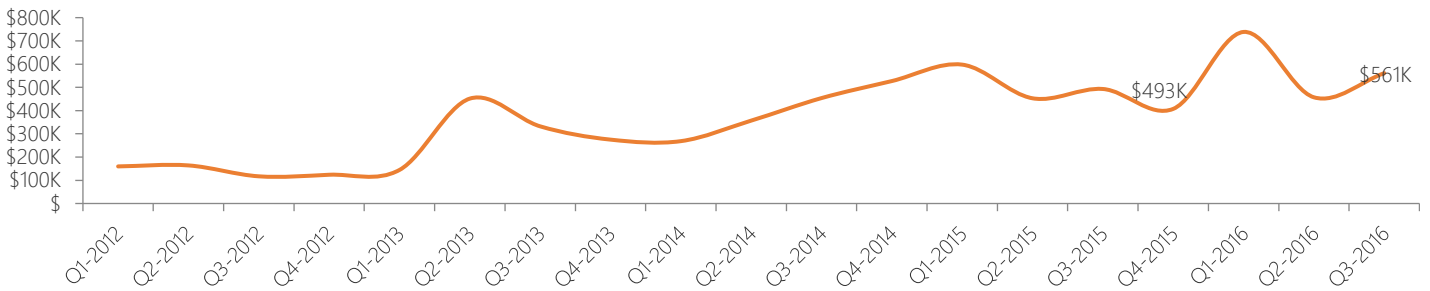
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MULTIFAMILY STATS

Sales Volume

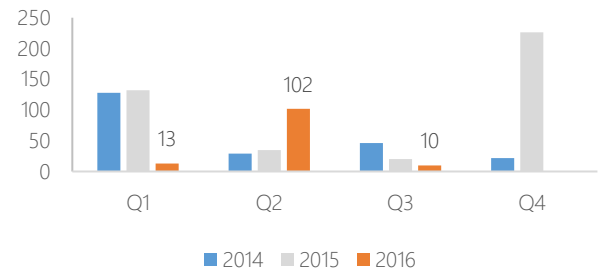


Average Sale Price per Unit



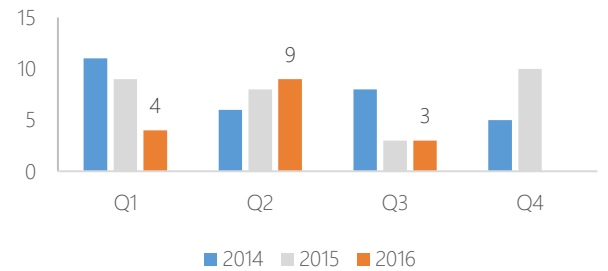
Number of Units Sold

Quarter	2014	2015	2016
Q1	128	132	13
Q2	29	35	102
Q3	46	20	10
Q4	22	226	



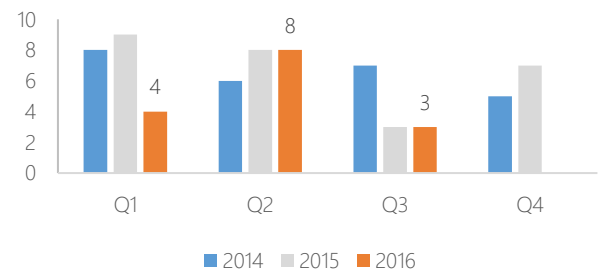
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	11	9	4
Q2	6	8	9
Q3	8	3	3
Q4	5	10	



Number of Transactions

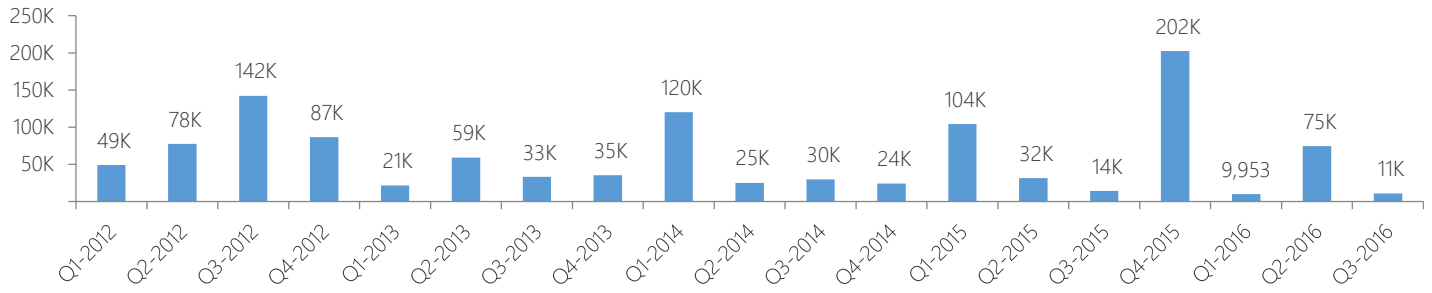
Quarter	2014	2015	2016
Q1	8	9	4
Q2	6	8	8
Q3	7	3	3
Q4	5	7	



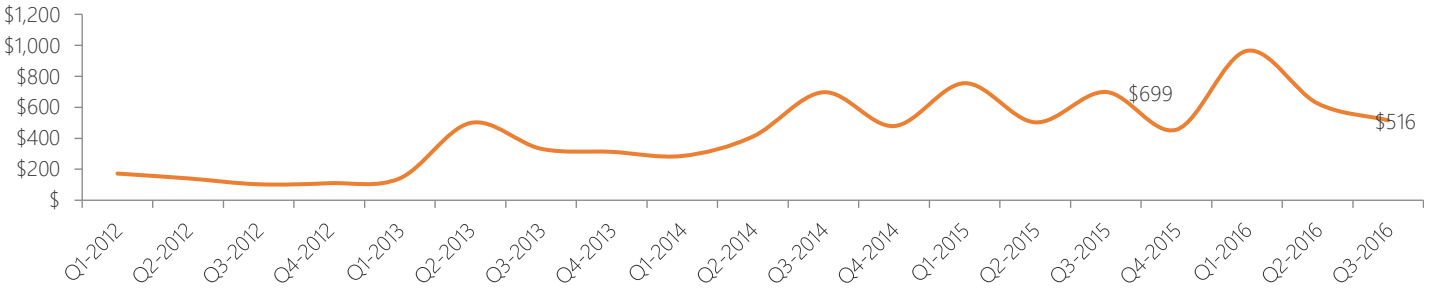


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Total Sq. Ft.



Average Sale Price per Square Foot

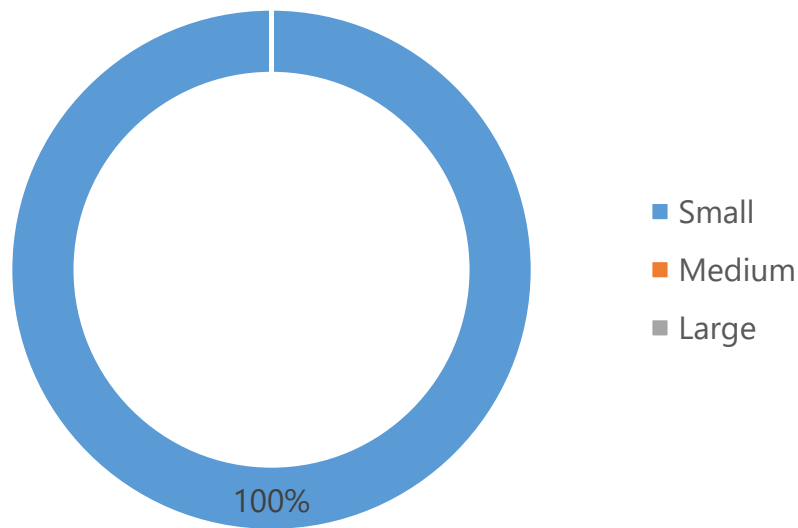


MULTIFAMILY SIZE

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	\$561,000	14%	\$516	-26%	\$5,610,000	3	3	10
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
295 Prospect Pl	23-Aug-16	\$3,710,000	Small multifamily	3	3,336	\$1,112	No
808 A Bergen St	15-Sep-16	\$1,100,000	Small multifamily	4	4,800	\$229	No
944 Pacific St	1-Jul-16	\$800,000	Small multifamily	3	2,736	\$292	No