



## SOUTHEASTERN BROOKLYN

A quarterly analysis of multifamily sales  
in Southeastern Brooklyn, Brooklyn

3rd Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 3rd Quarter 2016

### Southeastern Brooklyn, Brooklyn

#### SUMMARY

SALES VOLUME

\$4.6M

-88% YoY

NO. OF TRANSACTIONS

6

20% YoY

AVERAGE PRICE/UNIT

\$240K

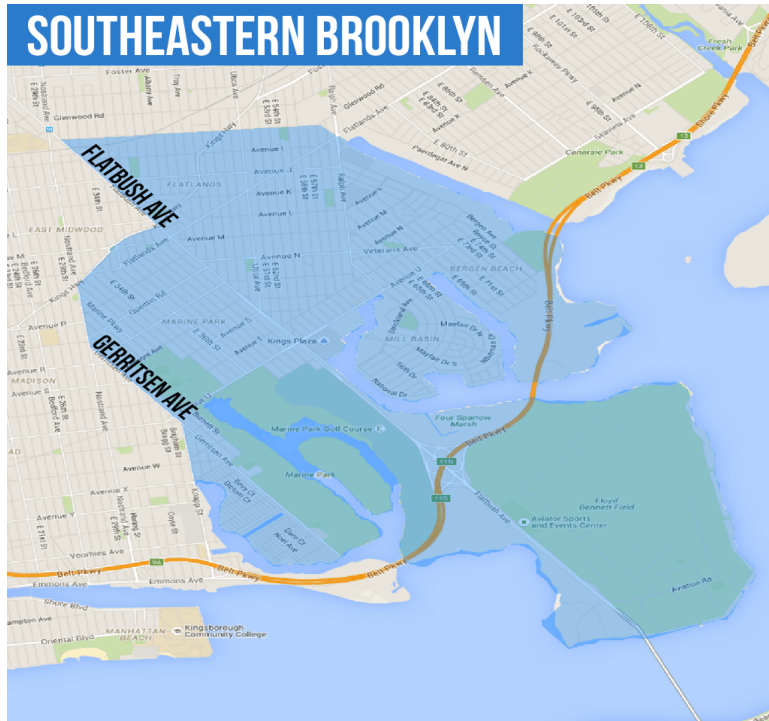
7% YoY

AVERAGE PRICE/SQ.FT.

\$262

-9% YoY

#### NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

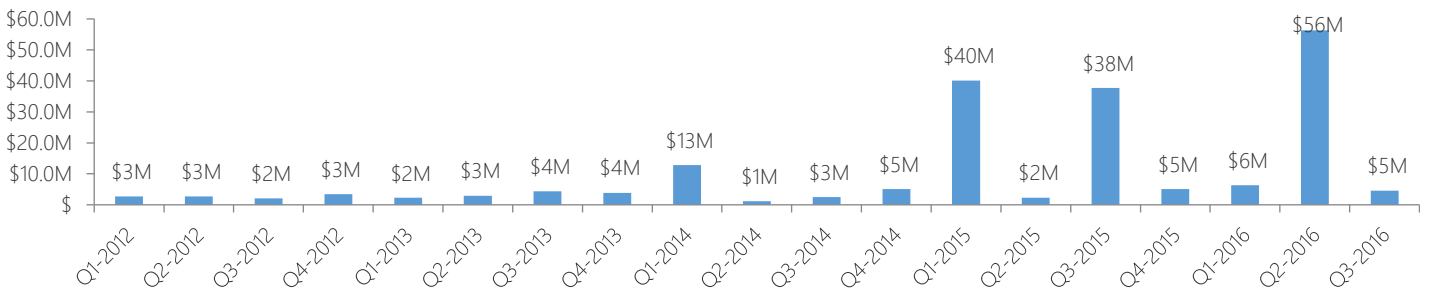
Warren Lewis Sotheby's International Realty



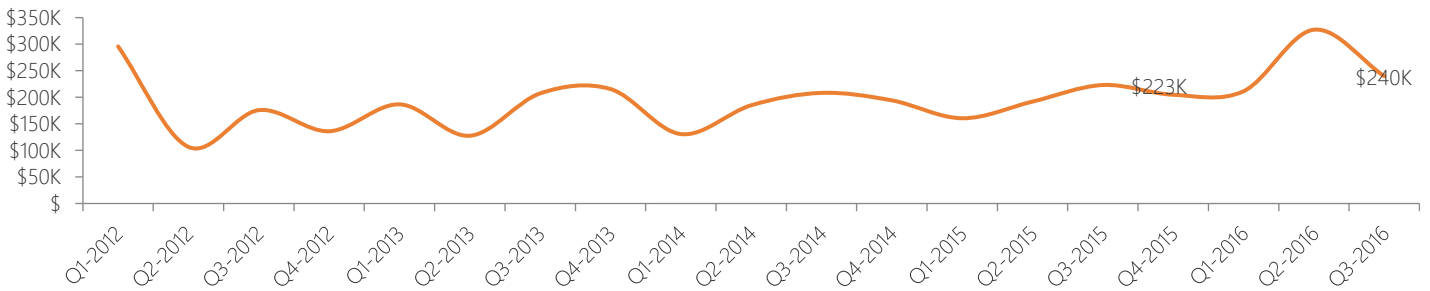
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

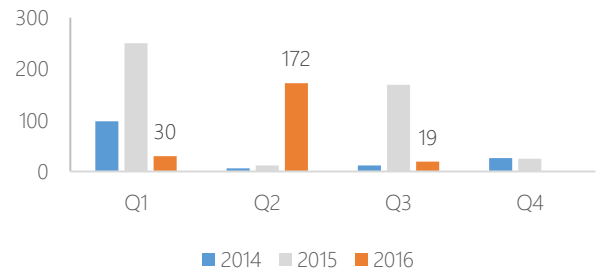


### Average Sale Price per Unit



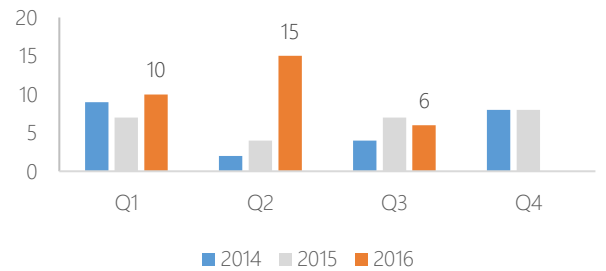
### Number of Units Sold

Quarter	2014	2015	2016
Q1	98	250	30
Q2	6	12	172
Q3	12	169	19
Q4	26	25	



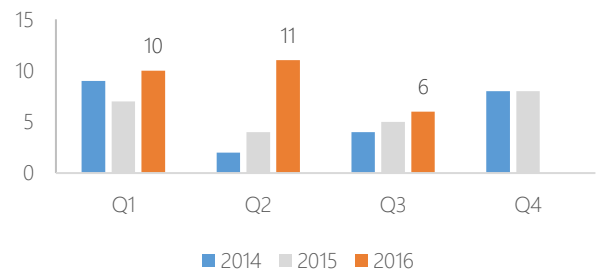
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	9	7	10
Q2	2	4	15
Q3	4	7	6
Q4	8	8	



### Number of Transactions

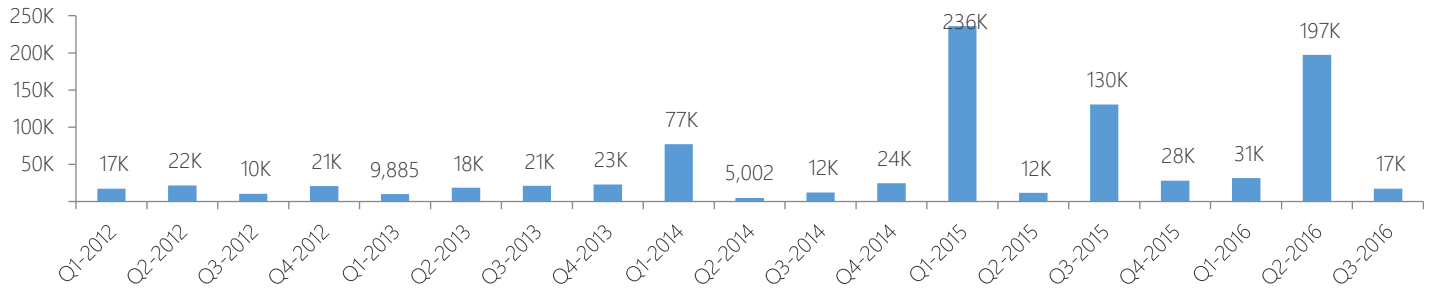
Quarter	2014	2015	2016
Q1	9	7	10
Q2	2	4	11
Q3	4	5	6
Q4	8	8	



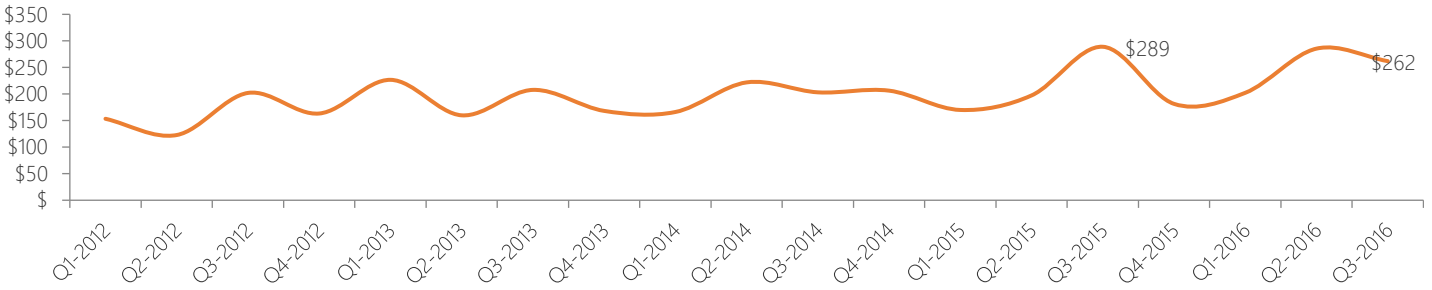


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

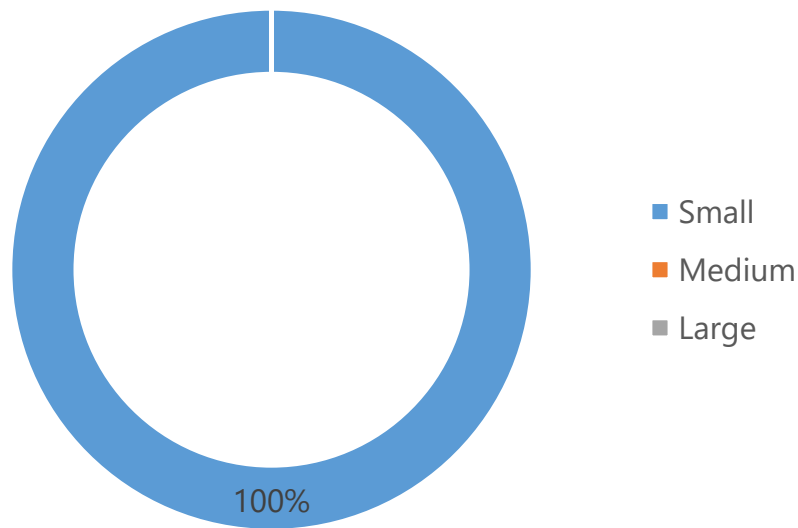


## MULTIFAMILY SIZE

### 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	\$239,737	2%	\$262	34%	\$4,555,000	6	6	19
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)





# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1161 E 39 St	25-Jul-16	\$1,100,000	Small multifamily	4	2,700	\$407	No
1543 E 38 St	6-Sep-16	\$860,000	Small multifamily	3	2,080	\$413	No
1225 E 68 St	21-Jul-16	\$760,000	Small multifamily	3	3,762	\$202	No
1222 Bergen Ave	28-Sep-16	\$725,000	Small multifamily	3	2,950	\$246	No
1226 E 69 St	7-Jul-16	\$640,000	Small multifamily	3	3,562	\$180	No
5122 Avenue S	12-Aug-16	\$470,000	Small multifamily	3	2,340	\$201	No