



SUNSET PARK

A quarterly analysis of multifamily sales
in Sunset Park, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Sunset Park, Brooklyn

SUMMARY

SALES VOLUME

\$28.2M

0% YoY

NO. OF TRANSACTIONS

18

20% YoY

AVERAGE PRICE/UNIT

\$271K

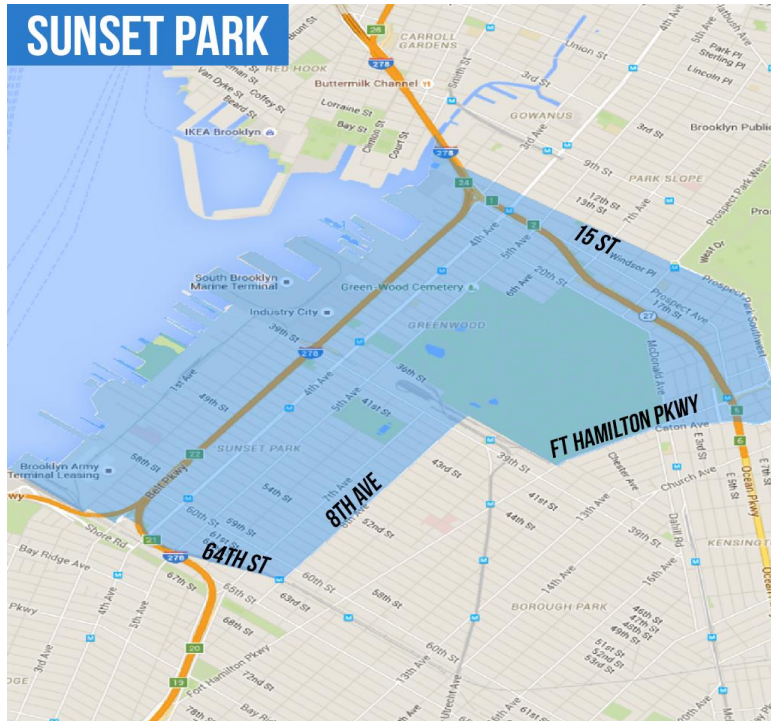
-10% YoY

AVERAGE PRICE/SQ.FT.

\$334

-11% YoY

NEIGHBORHOOD BOUNDARIES



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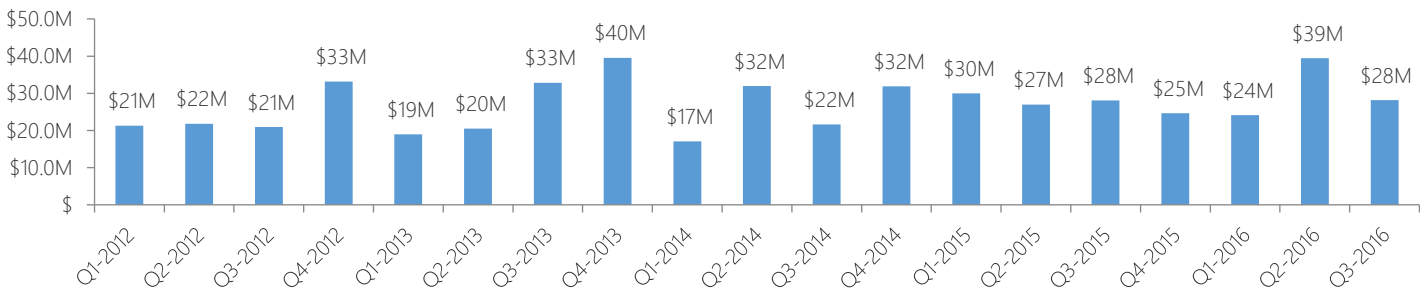
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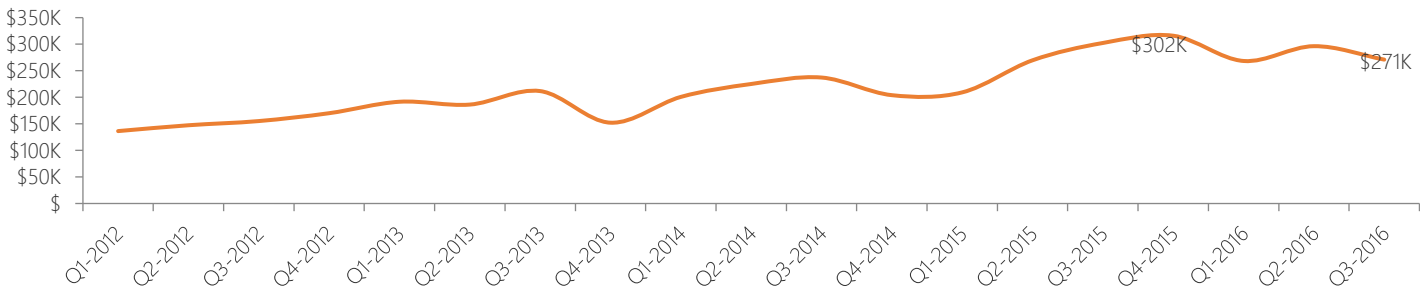
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MULTIFAMILY STATS

Sales Volume

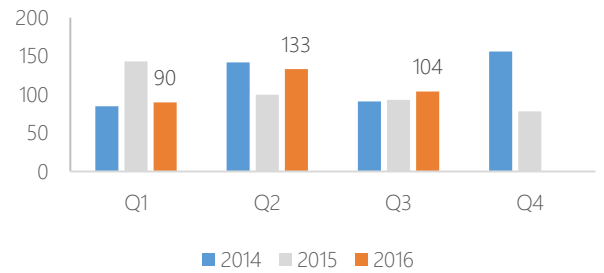


Average Sale Price per Unit



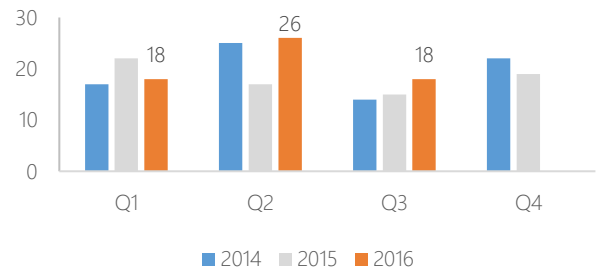
Number of Units Sold

Quarter	2014	2015	2016
Q1	85	143	90
Q2	142	100	133
Q3	91	93	104
Q4	156	78	



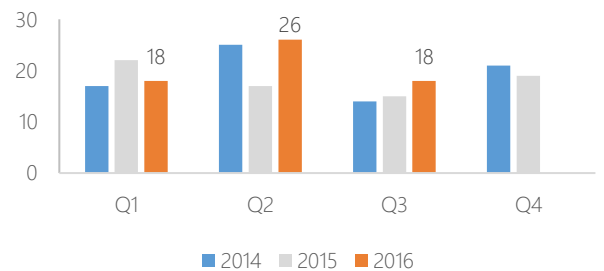
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	17	22	18
Q2	25	17	26
Q3	14	15	18
Q4	22	19	



Number of Transactions

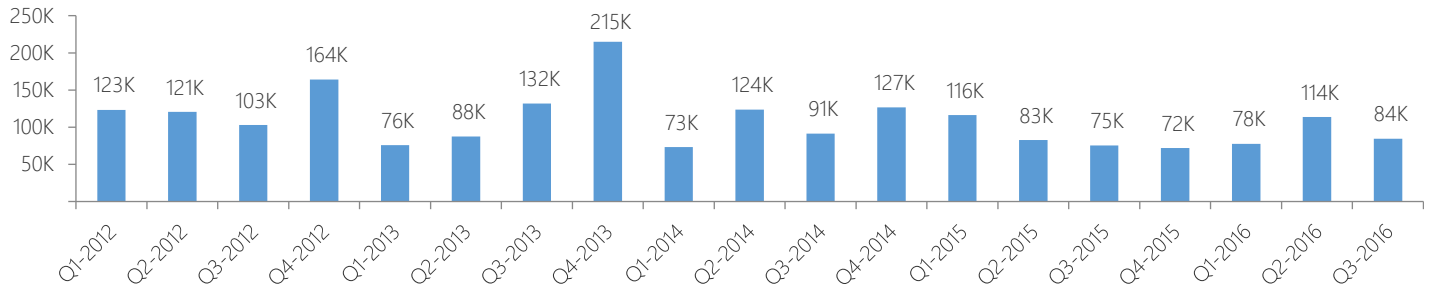
Quarter	2014	2015	2016
Q1	17	22	18
Q2	25	17	26
Q3	14	15	18
Q4	21	19	



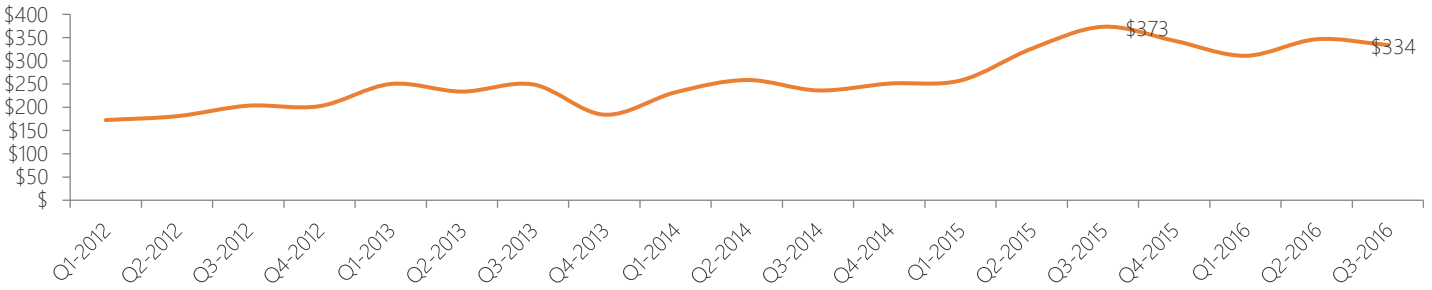


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Total Sq. Ft.



Average Sale Price per Square Foot

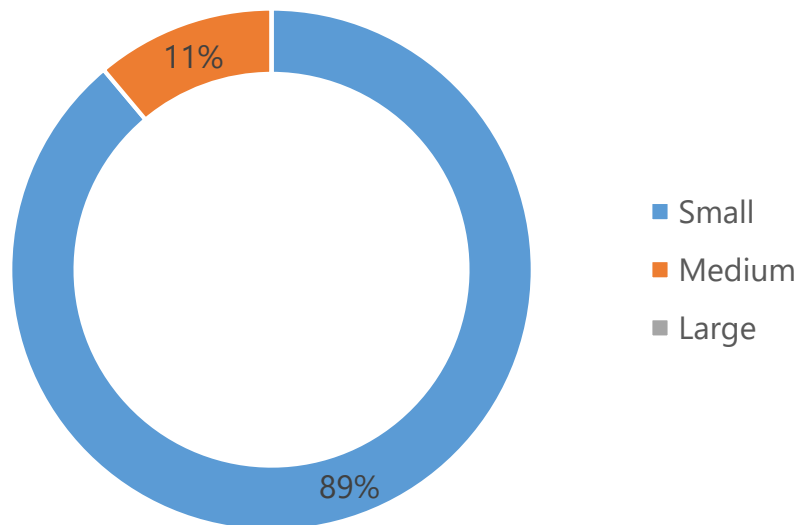


MULTIFAMILY SIZE

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	\$305,544	-2%	\$375	0%	\$22,610,238	16	16	74
Medium	\$185,667	-29%	\$232	-36%	\$5,570,000	2	2	30
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
332 42 St	27-Sep-16	\$3,400,000	Medium multifamily	20	12,500	\$272	No
5201 7 Ave	28-Sep-16	\$3,100,000	Small multifamily	3	3,240	\$957	No
5516 4 Ave	6-Jul-16	\$2,170,000	Medium multifamily	10	11,520	\$188	No
5617 5 Ave	5-Jul-16	\$2,150,000	Small multifamily	8	5,840	\$368	No
3918-3920 3 Ave	9-Aug-16	\$2,000,000	Small multifamily	4	6,752	\$296	No
5607 6 Ave	28-Jul-16	\$1,800,000	Small multifamily	6	4,860	\$370	No
460 52 St	18-Aug-16	\$1,760,000	Small multifamily	8	6,000	\$293	No
6006 4 Ave	14-Sep-16	\$1,650,000	Small multifamily	6	4,455	\$370	No
555 39 St	14-Sep-16	\$1,300,000	Small multifamily	6	3,600	\$361	No
232 54 St	27-Sep-16	\$1,300,000	Small multifamily	6	3,705	\$351	No
537 59 St	22-Sep-16	\$1,250,000	Small multifamily	3	2,820	\$443	No
450 60 St	29-Jul-16	\$1,250,000	Small multifamily	6	3,600	\$347	No
623 50 St	19-Aug-16	\$1,100,000	Small multifamily	3	2,080	\$529	No
338 48 St	30-Aug-16	\$950,000	Small multifamily	3	2,520	\$377	No
256 51 St	22-Sep-16	\$927,000	Small multifamily	3	2,400	\$386	No
362 44 St	28-Jul-16	\$900,000	Small multifamily	3	2,160	\$417	No
360 41 St	18-Aug-16	\$640,000	Small multifamily	3	3,600	\$178	No
361 49 St	15-Sep-16	\$533,238	Small multifamily	3	2,712	\$197	No

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