

MULTIFAMILY

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Williamsburg/Greenpoint Report

A quarterly analysis of multifamily sales
in Williamsburg/Greenpoint, Brooklyn

1ST QUARTER 2016

Multifamily Market Report, Q1 2016

Williamsburg/Greenpoint, Brooklyn

SUMMARY

SALES VOLUME

\$448M

286% Y-o-Y

NO. OF TRANSACTIONS

41

32% Y-o-Y

AVERAGE PRICE/UNIT

\$591K

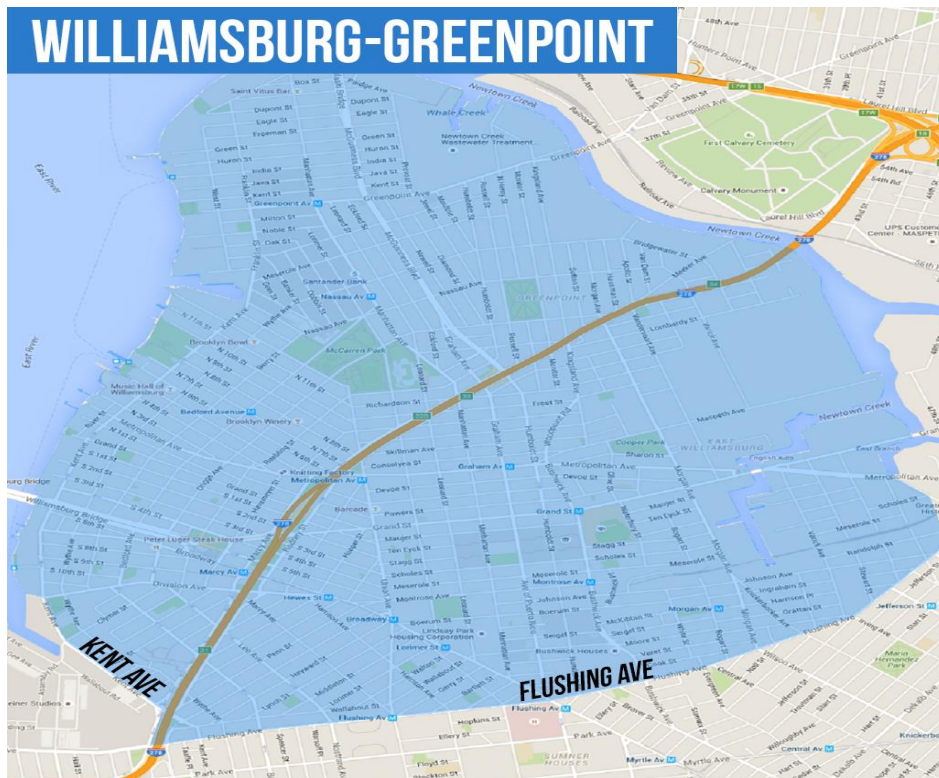
40% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$572

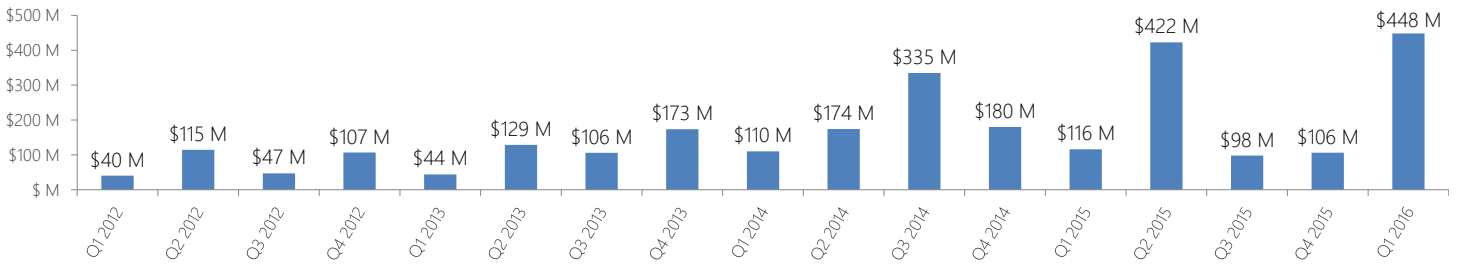
16% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

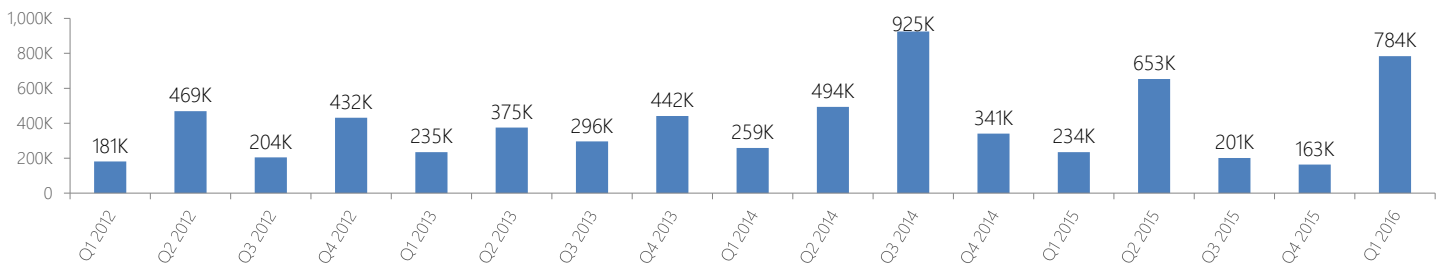


MULTIFAMILY STATS

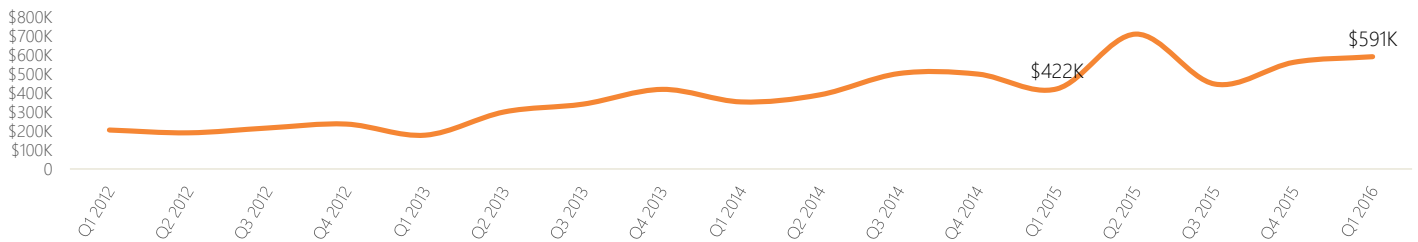
Sales Volume



Total Sq. Ft.

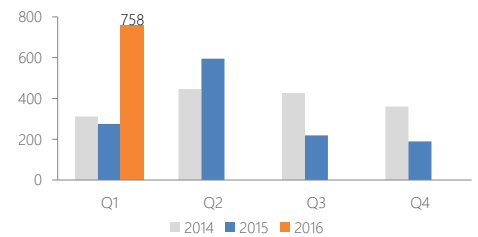


Average Sale Price per Unit



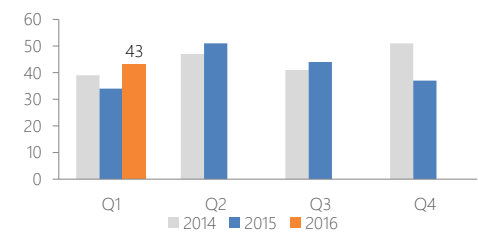
Number of Units Sold

Quarter	2014	2015	2016
Q1	312	275	758
Q2	446	595	
Q3	427	219	
Q4	360	189	



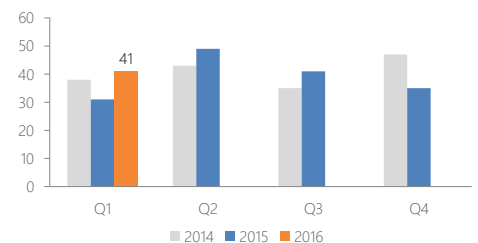
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	39	34	43
Q2	47	51	
Q3	41	44	
Q4	51	37	

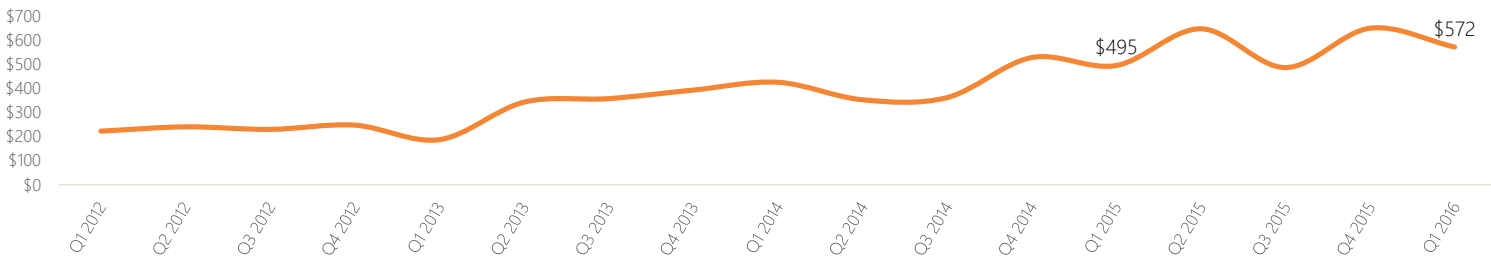


Number of Transactions

Quarter	2014	2015	2016
Q1	38	31	41
Q2	43	49	
Q3	35	41	
Q4	47	35	



Average Price per Square Foot



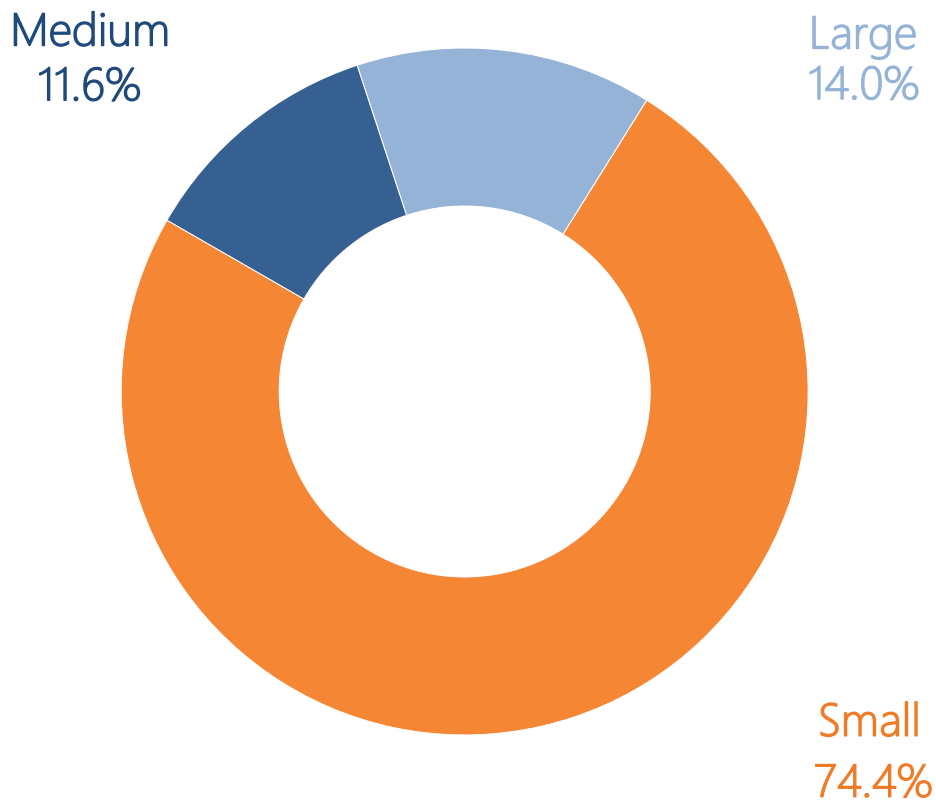
MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$470,597	12%	\$545	14%	\$70,118,970	128,699	32	32	149
Medium	\$486,052	6%	\$493	-15%	\$58,812,334	119,178	5	5	121
Large	\$653,935	66%	\$595	25%	\$319,120,468	536,042	4	6	488

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
246 N 8 St	01-Mar-16	\$125,000,000	Large multifamily	104	\$739,645	88,797	\$824	Yes
255 N 7 St	01-Mar-16	\$125,000,000	Large multifamily	65	\$739,645	62,969	\$824	Yes
110-112 Green St	21-Jan-16	\$103,500,000	Large multifamily	130	\$796,154	173,476	\$597	No
261 N 9 St	31-Mar-16	\$79,672,500	Medium multifamily	42	\$663,938	49,100	\$539	Yes
239 N 9 St	31-Mar-16	\$79,672,500	Large multifamily	78	\$663,938	98,600	\$539	Yes
305-319 Mc Guinness Blvd	20-Jan-16	\$31,000,000	Medium multifamily	38	\$815,789	40,000	\$775	No
106-108 Meserole Ave	23-Feb-16	\$11,000,000	Medium multifamily	16	\$687,500	14,634	\$752	No
239-257 Banker St	21-Mar-16	\$10,947,968	Large multifamily	69	\$158,666	63,100	\$174	No
811 Grand St	28-Jan-16	\$9,000,000	Medium multifamily	16	\$562,500	20,203	\$445	No
109 Franklin St	12-Jan-16	\$6,950,000	Medium multifamily	10	\$695,000	8,228	\$845	No
145 N 7 St	12-Jan-16	\$5,000,000	Small multifamily	8	\$625,000	6,500	\$769	No
194 Freeman St	19-Jan-16	\$4,000,000	Small multifamily	4	\$1,000,000	7,000	\$571	No
99 N 7 St	29-Mar-16	\$3,650,000	Small multifamily	7	\$521,429	4,455	\$819	No
99 S 2 St	28-Mar-16	\$3,550,000	Small multifamily	4	\$887,500	3,344	\$1,062	No
302 Bedford Ave	29-Mar-16	\$3,500,000	Small multifamily	4	\$875,000	3,920	\$893	No
231 N Henry St	25-Jan-16	\$3,050,000	Small multifamily	6	\$508,333	7,110	\$429	No
235 S 4 St	21-Jan-16	\$3,000,000	Small multifamily	4	\$750,000	5,200	\$577	No
107 Skillman Ave	17-Feb-16	\$2,850,000	Small multifamily	6	\$475,000	3,900	\$731	No
170 Rodney St	28-Jan-16	\$2,800,000	Small multifamily	4	\$700,000	4,725	\$593	No
98 Greenpoint Ave	05-Feb-16	\$2,720,000	Small multifamily	6	\$453,333	5,000	\$544	No
131 Noble St	08-Jan-16	\$2,600,000	Small multifamily	3	\$866,667	3,080	\$844	No
101 Norman Ave	29-Jan-16	\$2,525,000	Small multifamily	3	\$841,667	3,464	\$729	No
20 Havemeyer St	03-Mar-16	\$2,500,000	Small multifamily	3	\$833,333	3,080	\$812	No
562 Morgan Ave	06-Jan-16	\$2,485,000	Small multifamily	4	\$621,250	4,088	\$608	No
119 Jewel St	19-Jan-16	\$2,325,000	Small multifamily	4	\$581,250	3,000	\$775	No
526 Leonard St	08-Jan-16	\$2,240,000	Small multifamily	3	\$746,667	3,200	\$700	No
277 Humboldt St	10-Mar-16	\$2,200,000	Small multifamily	8	\$275,000	5,500	\$400	No
120 Eckford St	28-Jan-16	\$2,175,000	Small multifamily	6	\$362,500	4,050	\$537	No
209 Montrose Ave	28-Mar-16	\$2,005,000	Small multifamily	4	\$501,250	3,150	\$637	No
50 Monitor St	14-Mar-16	\$1,800,000	Small multifamily	3	\$600,000	2,768	\$650	No
204 Withers St	04-Feb-16	\$1,800,000	Small multifamily	3	\$600,000	1,921	\$937	No
77 Newel St	23-Feb-16	\$1,600,000	Small multifamily	3	\$533,333	3,200	\$500	No
548 Leonard St	16-Feb-16	\$1,550,000	Small multifamily	3	\$516,667	2,475	\$626	No
141 Frost St	05-Jan-16	\$1,500,000	Small multifamily	6	\$250,000	4,125	\$364	No
280 Powers St	14-Jan-16	\$1,450,000	Small multifamily	4	\$362,500	3,750	\$387	No
113 Hewes St	18-Jan-16	\$1,430,000	Small multifamily	3	\$476,667	2,644	\$541	No
52 Lee Ave	31-Mar-16	\$1,290,000	Small multifamily	4	\$322,500	2,400	\$538	No
57 Stagg St	11-Feb-16	\$980,000	Small multifamily	6	\$163,333	2,100	\$467	No
209 Montrose Ave	28-Mar-16	\$875,000	Small multifamily	4	\$218,750	3,150	\$278	No
202 S 2 St	28-Jan-16	\$862,334	Medium multifamily	41	\$21,033	36,113	\$24	No
18 Rutledge St	16-Feb-16	\$300,000	Small multifamily	3	\$100,000	5,400	\$56	No
376 S 4 St	29-Feb-16	\$188,160	Small multifamily	9	\$20,907	6,000	\$31	No
268 Union Ave	29-Feb-16	\$180,810	Small multifamily	7	\$25,830	5,000	\$36	No