



WILLIAMSBURG

A quarterly analysis of multifamily sales
in Williamsburg, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Williamsburg, Brooklyn

SUMMARY

SALES VOLUME

\$195.1M

206% YoY

NO. OF TRANSACTIONS

25

4% YoY

AVERAGE PRICE/UNIT

\$677K

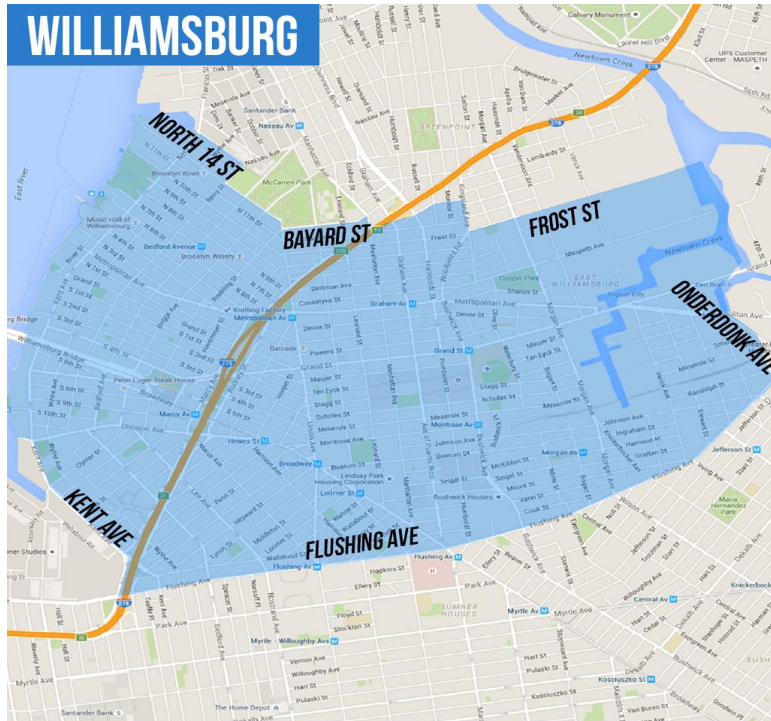
48% YoY

AVERAGE PRICE/SQ.FT.

\$698

49% YoY

NEIGHBORHOOD BOUNDARIES



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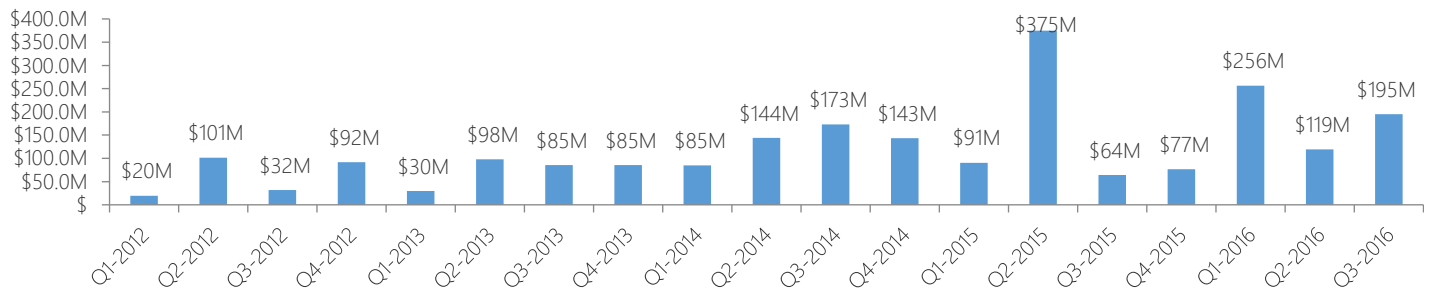
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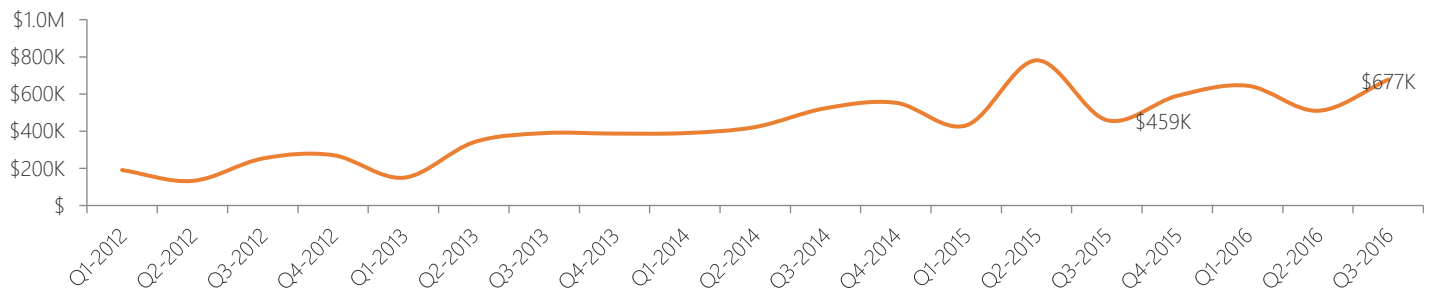
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MULTIFAMILY STATS

Sales Volume

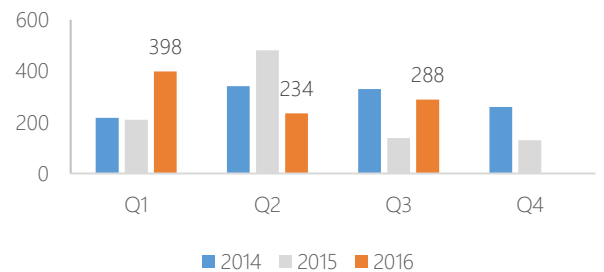


Average Sale Price per Unit



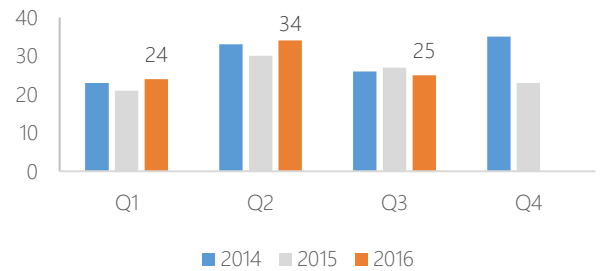
Number of Units Sold

Quarter	2014	2015	2016
Q1	217	210	398
Q2	341	480	234
Q3	330	139	288
Q4	259	130	



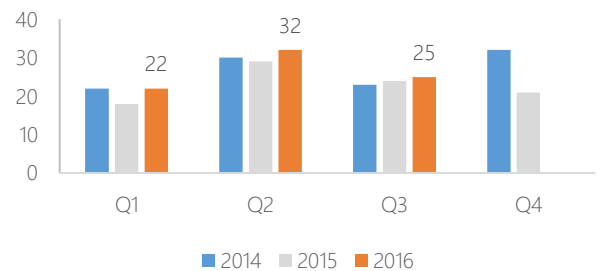
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	23	21	24
Q2	33	30	34
Q3	26	27	25
Q4	35	23	



Number of Transactions

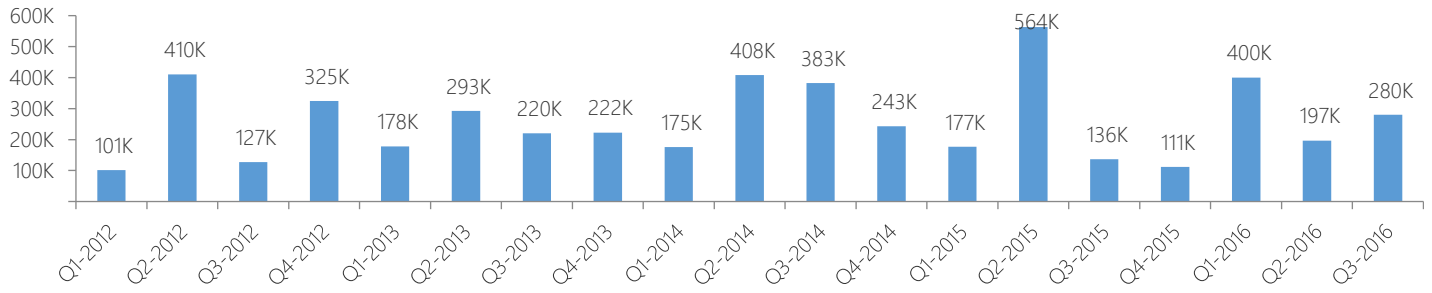
Quarter	2014	2015	2016
Q1	22	18	22
Q2	30	29	32
Q3	23	24	25
Q4	32	21	



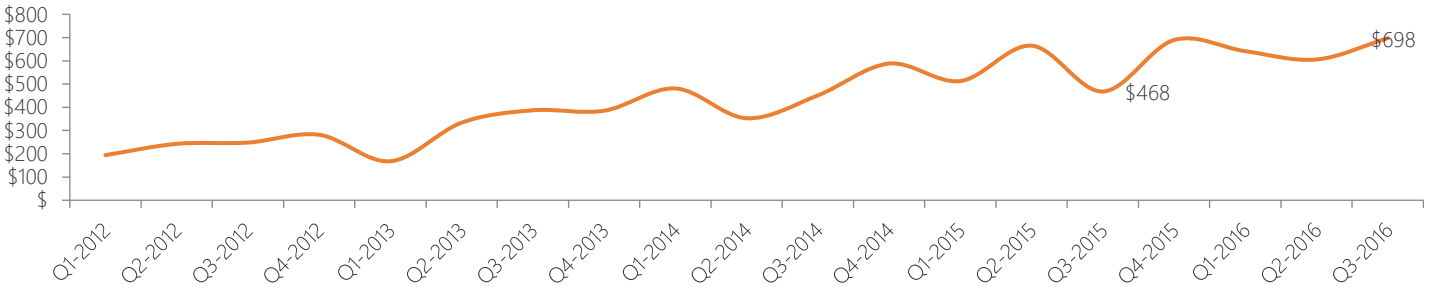


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Total Sq. Ft.



Average Sale Price per Square Foot

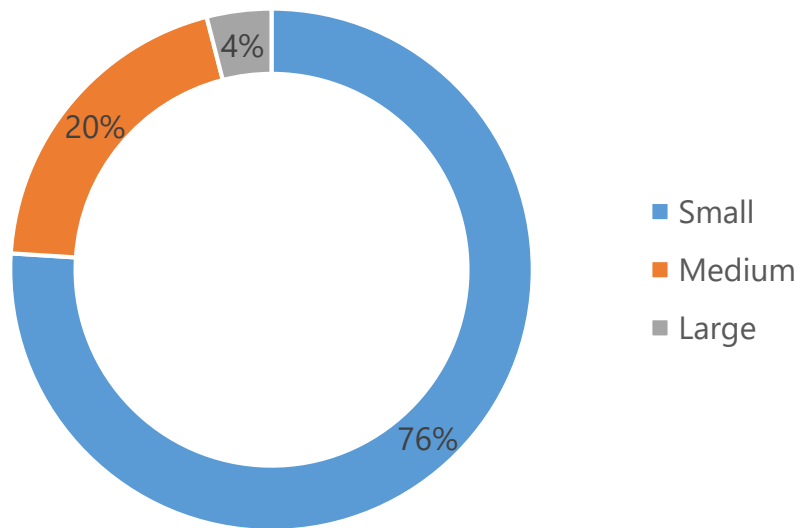


MULTIFAMILY SIZE

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	\$569,994	27%	\$625	23%	\$51,299,480	19	19	90
Medium	\$709,537	38%	\$722	116%	\$104,302,000	5	5	147
Large	\$774,510	-	\$742	-	\$39,500,000	1	1	51

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
385 Union Ave	20-Sep-16	\$45,352,000	Medium multifamily	47	53,023	\$855	No
315 Seigel St	23-Aug-16	\$39,500,000	Large multifamily	51	53,200	\$742	No
74 S 4 St	13-Sep-16	\$22,850,000	Medium multifamily	33	35,000	\$653	No
242 S 3 St	14-Jul-16	\$18,000,000	Medium multifamily	30	19,890	\$905	No
164-166 Havemeyer St	14-Jul-16	\$16,500,000	Medium multifamily	25	23,650	\$698	No
203 Bedford Ave	4-Aug-16	\$7,200,000	Small multifamily	3	3,824	\$1,883	No
108 N 6 St	27-Sep-16	\$5,686,980	Small multifamily	4	6,150	\$925	No
96 Bedford Ave	28-Sep-16	\$5,650,000	Small multifamily	8	6,500	\$869	No
262 N 6 St	10-Aug-16	\$3,050,000	Small multifamily	8	6,000	\$508	No
164 Ainslie St	29-Jul-16	\$2,950,000	Small multifamily	3	4,200	\$702	No
133 Hewes St	29-Aug-16	\$2,900,000	Small multifamily	4	6,160	\$471	No
69 Havemeyer St	7-Jul-16	\$2,715,000	Small multifamily	8	5,500	\$494	No
294 Powers St	2-Aug-16	\$2,400,000	Small multifamily	4	3,150	\$762	No
686 Lorimer St	12-Jul-16	\$2,362,500	Small multifamily	6	3,900	\$606	No
445 Graham Ave	21-Jul-16	\$2,200,000	Small multifamily	5	3,525	\$624	No
52 Herbert St	10-Aug-16	\$2,125,000	Small multifamily	3	3,312	\$642	No
70 Lee Ave	18-Jul-16	\$2,050,000	Small multifamily	6	4,112	\$499	No
337 S 5 St	19-Jul-16	\$2,000,000	Small multifamily	3	4,200	\$476	No
237 Frost St	17-Aug-16	\$1,950,000	Small multifamily	6	3,750	\$520	No
151 Lee Ave	18-Aug-16	\$1,800,000	Small multifamily	4	3,200	\$563	No
135 Devoe St	13-Jul-16	\$1,725,000	Small multifamily	6	3,375	\$511	No
109 N 1 St	3-Aug-16	\$1,600,000	Medium multifamily	12	12,800	\$125	No
228 Hewes St	18-Jul-16	\$1,150,000	Small multifamily	3	3,360	\$342	No
25 Keap St	7-Jul-16	\$905,000	Small multifamily	3	4,875	\$186	No
155 Taylor St	6-Jul-16	\$480,000	Small multifamily	3	2,976	\$161	No

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