



## BENSONHURST

A quarterly analysis of multifamily sales  
in Bensonhurst, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Bensonhurst, Brooklyn

#### SUMMARY

SALES VOLUME

**\$17.4M**

35% YoY

NO. OF TRANSACTIONS

**11**

0% YoY

AVERAGE PRICE/UNIT

**\$362K**

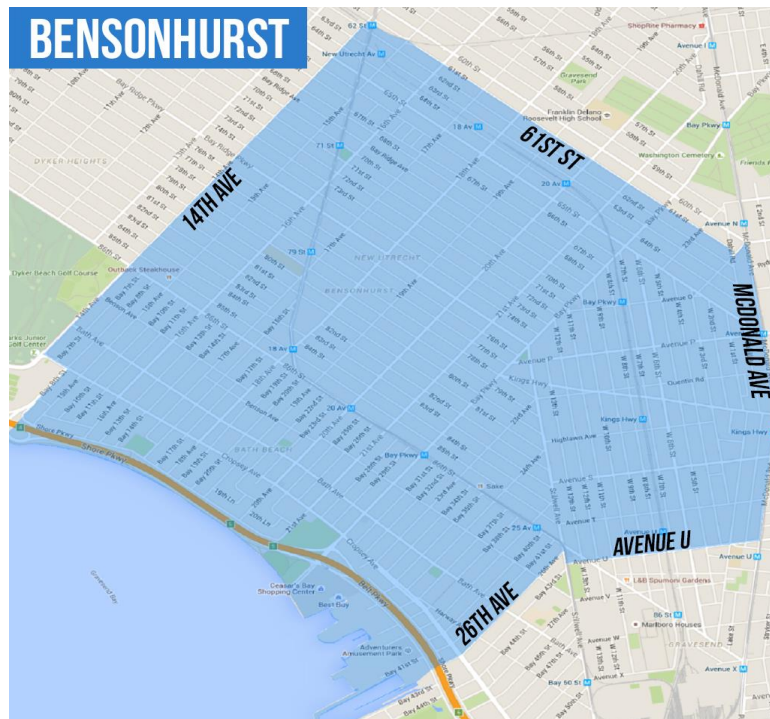
29% YoY

AVERAGE PRICE/SQ.FT.

**\$363**

36% YoY

#### NEIGHBORHOOD BOUNDARIES



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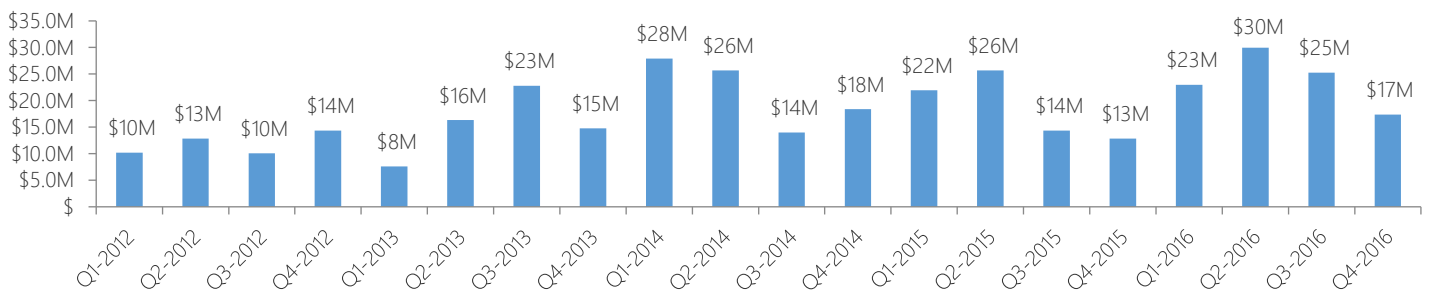
**Warren Lewis Sotheby's International Realty**



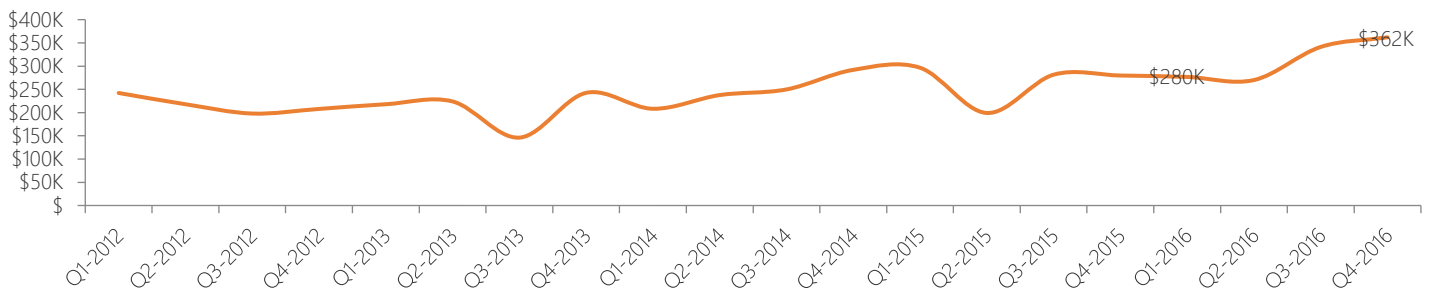
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## MULTIFAMILY STATS

### Sales Volume

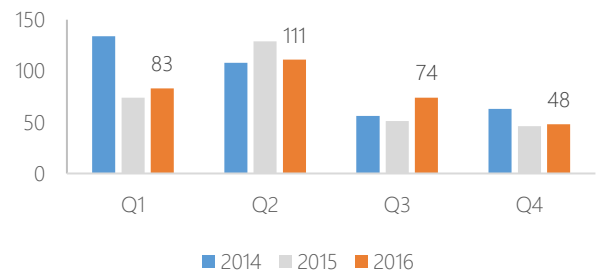


### Average Sale Price per Unit



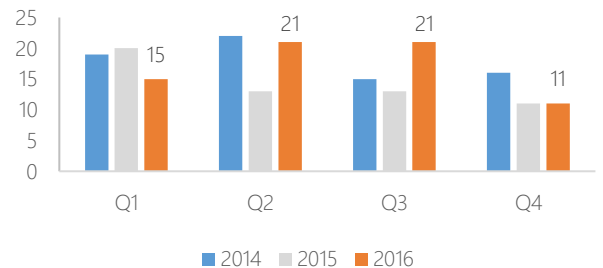
### Number of Units Sold

Quarter	2014	2015	2016
Q1	134	74	83
Q2	108	129	111
Q3	56	51	74
Q4	63	46	48



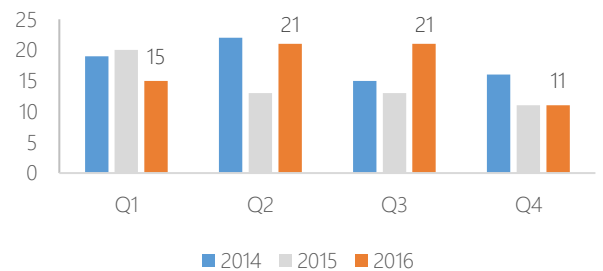
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	19	20	15
Q2	22	13	21
Q3	15	13	21
Q4	16	11	11



### Number of Transactions

Quarter	2014	2015	2016
Q1	19	20	15
Q2	22	13	21
Q3	15	13	21
Q4	16	11	11

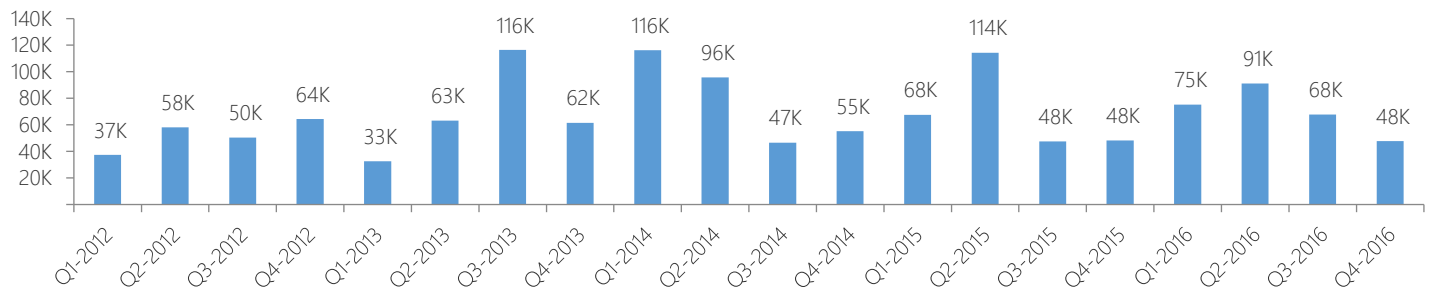




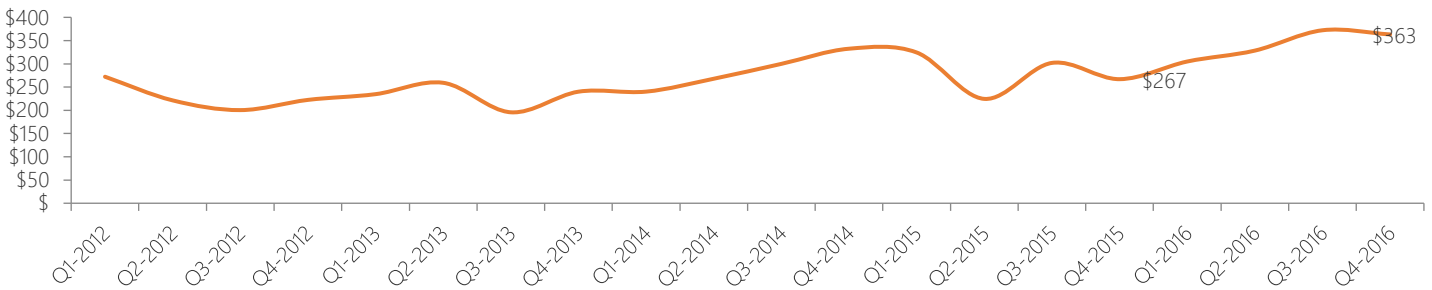


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

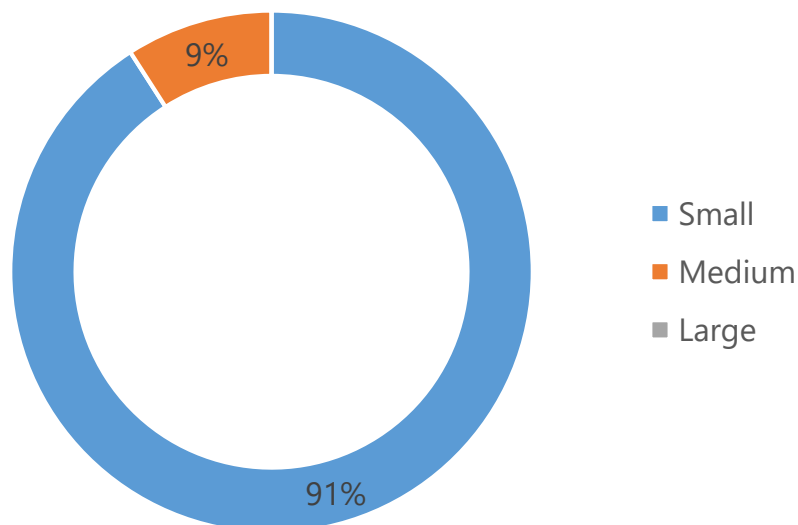


## MULTIFAMILY SIZE

### 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	\$375,605	12%	\$397	26%	\$14,273,000	10	10	38
Medium	\$310,000	148%	\$261	111%	\$3,100,000	1	1	10
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
1743 81 St	14-Oct-16	\$3,100,000	Medium multifamily	10	11,893	\$261	No
1957 84 St	3-Oct-16	\$1,750,000	Small multifamily	3	3,327	\$526	No
6801 New Utrecht Ave	16-Nov-16	\$1,700,000	Small multifamily	6	5,480	\$310	No
1854 77 St	29-Nov-16	\$1,640,000	Small multifamily	3	2,600	\$631	No
2108 77 St	19-Oct-16	\$1,635,000	Small multifamily	4	3,680	\$444	No
2160 74 St	1-Nov-16	\$1,530,000	Small multifamily	3	2,800	\$546	No
8409 14 Ave	23-Dec-16	\$1,530,000	Small multifamily	4	3,120	\$490	No
1514 76 St	22-Dec-16	\$1,250,000	Small multifamily	3	3,085	\$405	No
2168 83 St	14-Oct-16	\$1,150,000	Small multifamily	3	4,398	\$261	No
6907 14 Ave	25-Nov-16	\$1,100,000	Small multifamily	6	6,000	\$183	No
7518 17 Ave	4-Nov-16	\$988,000	Small multifamily	3	1,448	\$682	No

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