



BOERUM HILL

A quarterly analysis of multifamily sales
in Boerum Hill, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Boerum Hill, Brooklyn

SUMMARY

SALES VOLUME

\$19.7M

NO. OF TRANSACTIONS

6

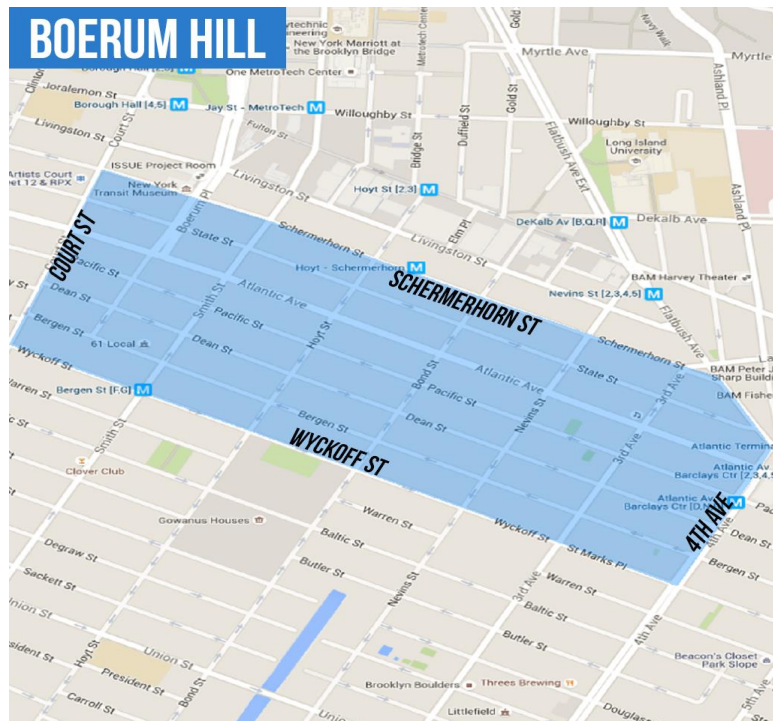
AVERAGE PRICE/UNIT

\$470K

AVERAGE PRICE/SQ.FT.

\$605

NEIGHBORHOOD BOUNDARIES



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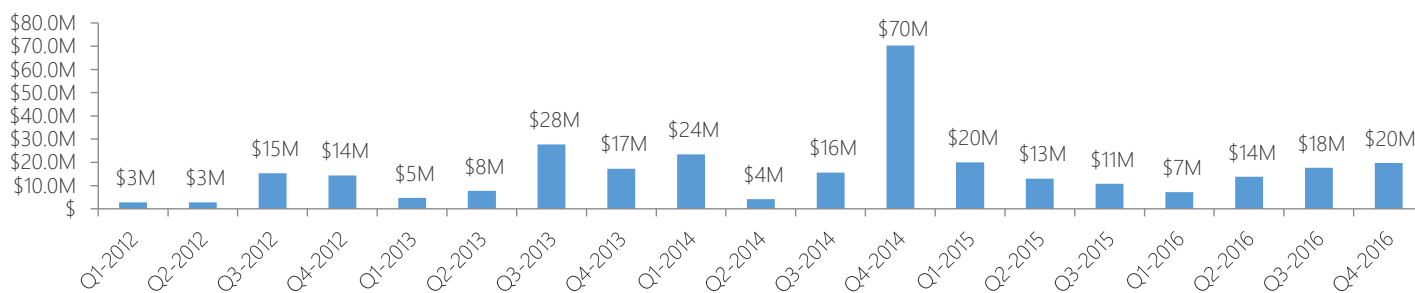
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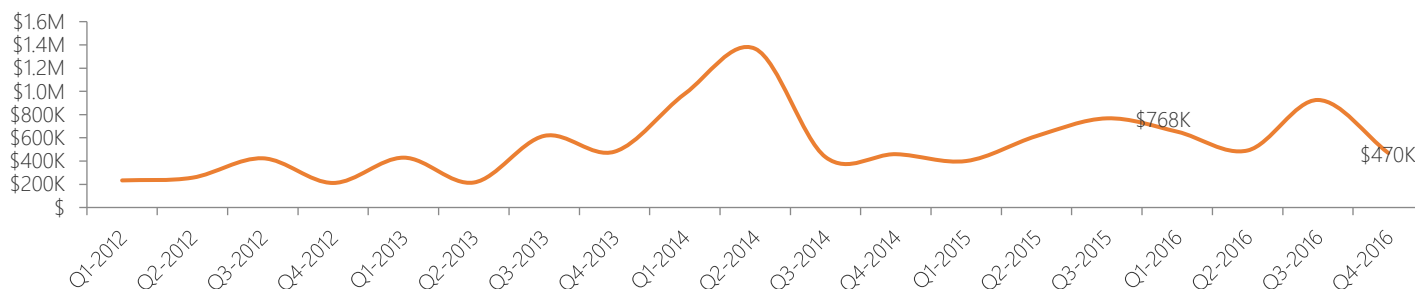
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MULTIFAMILY STATS

Sales Volume

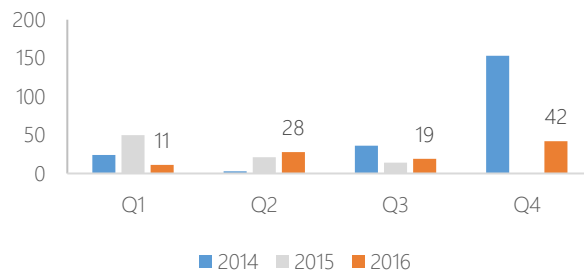


Average Sale Price per Unit



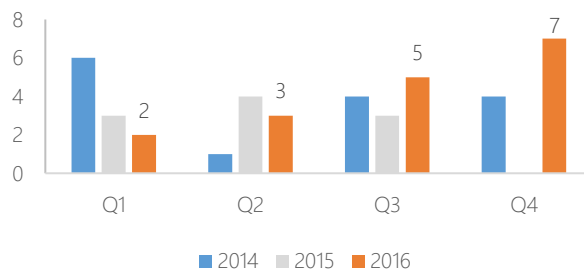
Number of Units Sold

Quarter	2014	2015	2016
Q1	24	50	11
Q2	3	21	28
Q3	36	14	19
Q4	153	-	42



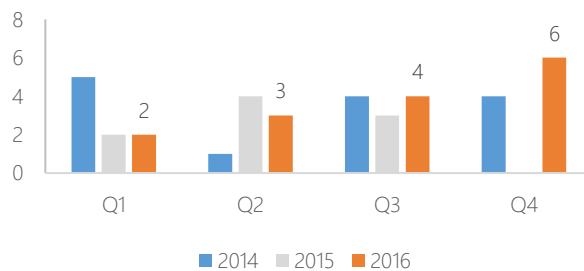
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	3	2
Q2	1	4	3
Q3	4	3	5
Q4	4	-	7



Number of Transactions

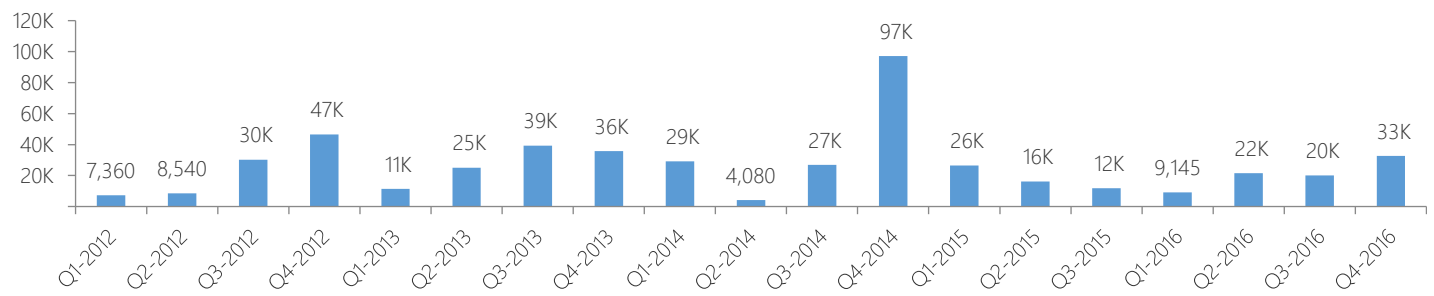
Quarter	2014	2015	2016
Q1	5	2	2
Q2	1	4	3
Q3	4	3	4
Q4	4	-	6



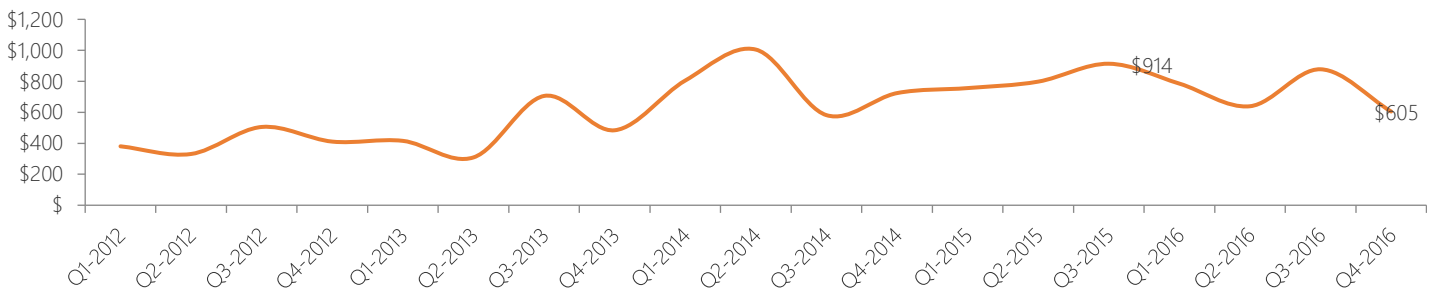


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Total Sq. Ft.



Average Sale Price per Square Foot

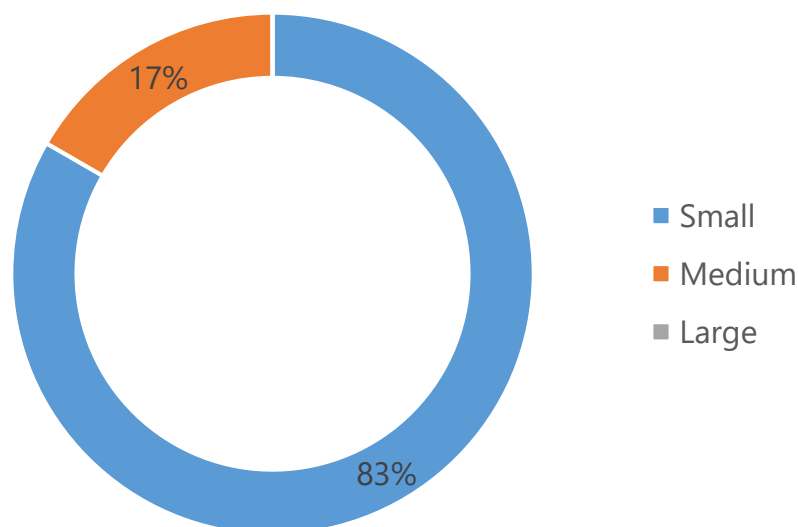


MULTIFAMILY SIZE

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	\$684,111	-	\$793	-	\$18,471,000	5	5	27
Medium	\$83,330	-	\$134	-	\$1,249,951	1	2	15
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
292-294 Atlantic Ave	12-Dec-16	\$10,300,000	Small multifamily	8	7,500	\$1,373	No
479 Atlantic Ave	6-Dec-16	\$2,825,000	Small multifamily	5	3,200	\$883	No
342 Bergen St	21-Nov-16	\$2,550,000	Small multifamily	4	5,300	\$481	No
55 St Marks Pl	20-Dec-16	\$2,000,000	Small multifamily	6	3,600	\$556	No
322 Bergen St	23-Nov-16	\$1,249,951	Medium multifamily	12	7,200	\$134	Yes
320 Bergen St	23-Nov-16	\$1,249,951	Small multifamily	3	2,100	\$134	Yes
173 Wyckoff St	7-Dec-16	\$796,000	Small multifamily	4	3,700	\$215	No

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