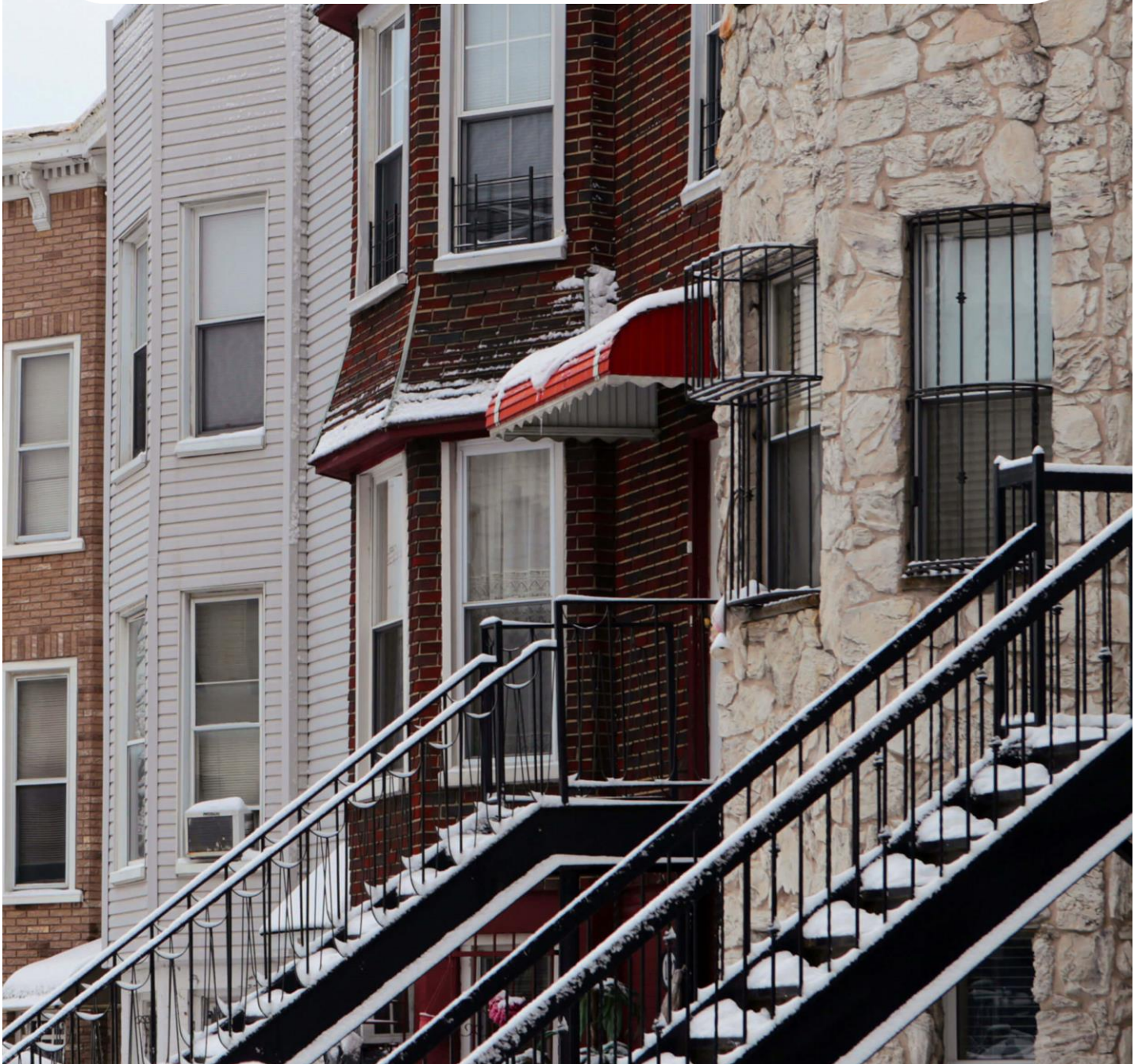




BOROUGH PARK

A quarterly analysis of multifamily sales
in Borough Park, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Borough Park, Brooklyn

SUMMARY

SALES VOLUME

\$37.5M

6% YoY

NO. OF TRANSACTIONS

25

0% YoY

AVERAGE PRICE/UNIT

\$441K

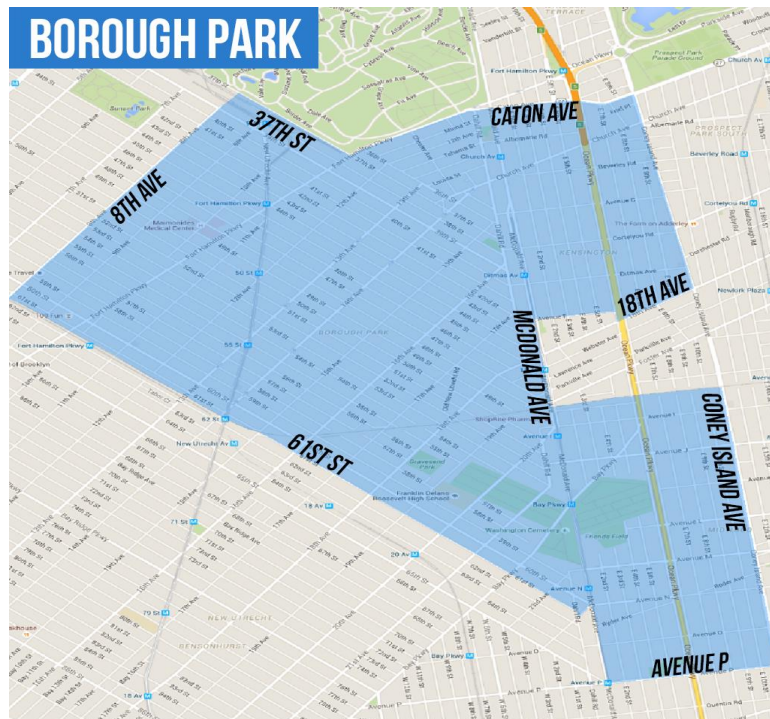
56% YoY

AVERAGE PRICE/SQ.FT.

\$469

49% YoY

NEIGHBORHOOD BOUNDARIES



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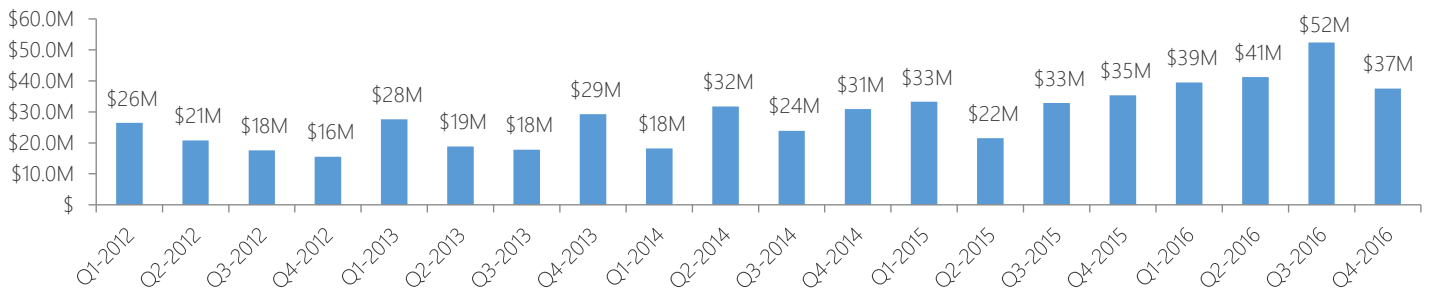
Warren Lewis Sotheby's International Realty



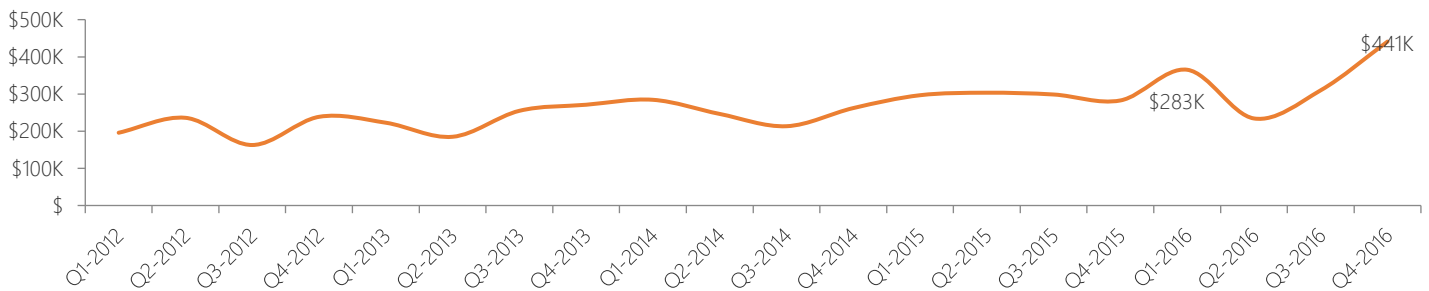
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MULTIFAMILY STATS

Sales Volume

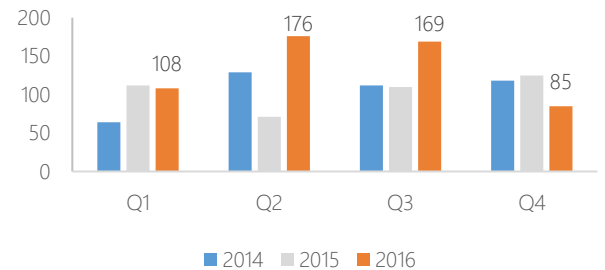


Average Sale Price per Unit



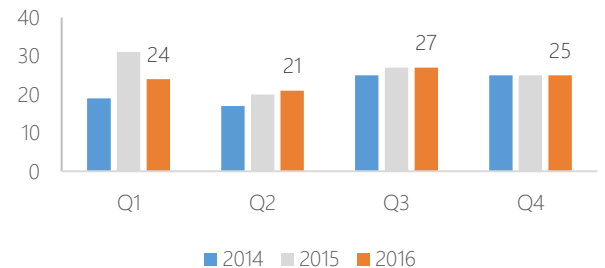
Number of Units Sold

Quarter	2014	2015	2016
Q1	64	112	108
Q2	129	71	176
Q3	112	110	169
Q4	118	125	85



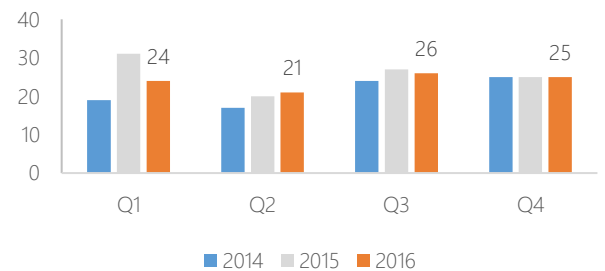
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	19	31	24
Q2	17	20	21
Q3	25	27	27
Q4	25	25	25



Number of Transactions

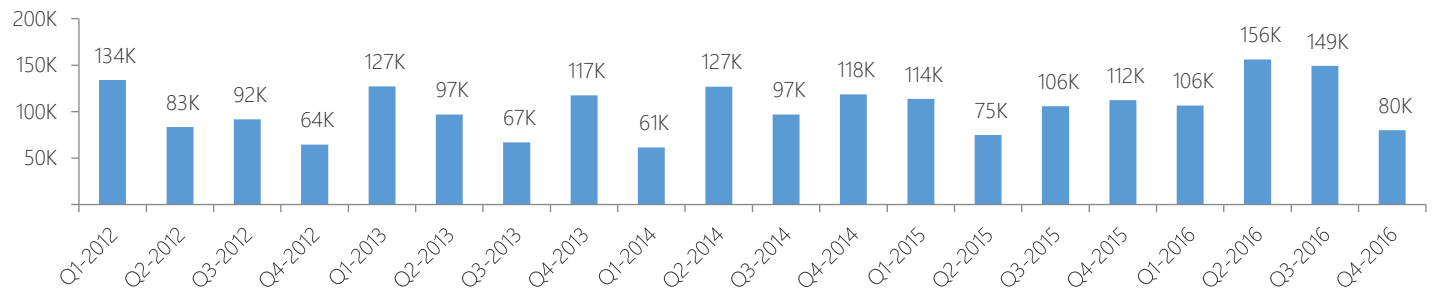
Quarter	2014	2015	2016
Q1	19	31	24
Q2	17	20	21
Q3	24	27	26
Q4	25	25	25



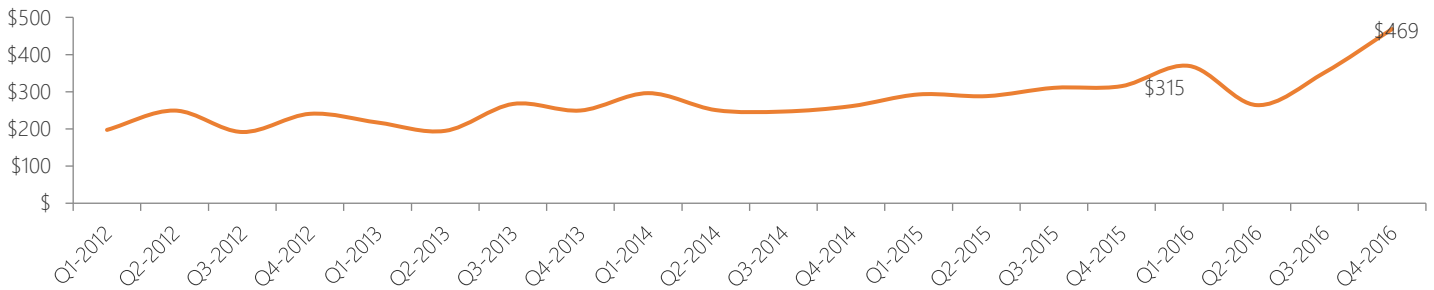


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Total Sq. Ft.



Average Sale Price per Square Foot

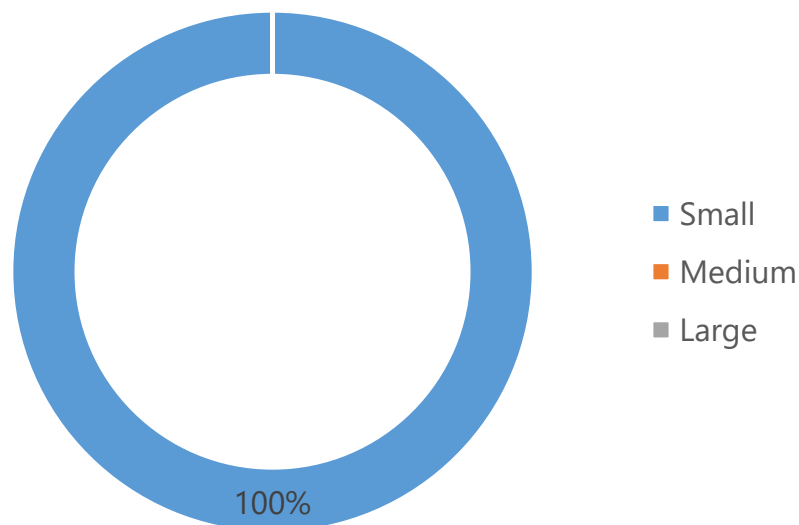


MULTIFAMILY SIZE

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	\$441,059	36%	\$469	36%	\$37,490,000	25	25	85
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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





The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
5904 11 Ave	10-Oct-16	\$2,705,000	Small multifamily	3	3,150	\$859	No
1259 46 St	6-Oct-16	\$2,100,000	Small multifamily	3	5,520	\$380	No
1665 42 St	8-Oct-16	\$1,900,000	Small multifamily	3	2,260	\$841	No
1456 47 St	20-Dec-16	\$1,800,000	Small multifamily	3	3,600	\$500	No
5201 12 Ave	28-Nov-16	\$1,750,000	Small multifamily	3	3,288	\$532	No
1015 64 St	21-Oct-16	\$1,725,000	Small multifamily	3	2,552	\$676	No
967 53 St	28-Nov-16	\$1,650,000	Small multifamily	4	2,706	\$610	No
1328 43 St	14-Oct-16	\$1,620,000	Small multifamily	4	3,600	\$450	No
1321 41 St	19-Dec-16	\$1,600,000	Small multifamily	3	4,200	\$381	No
1864 64 St	13-Dec-16	\$1,565,000	Small multifamily	4	3,116	\$502	No
1466 51 St	17-Nov-16	\$1,500,000	Small multifamily	3	3,720	\$403	No
2433 64 St	23-Dec-16	\$1,450,000	Small multifamily	4	3,230	\$449	No
2050 60 St	21-Dec-16	\$1,400,000	Small multifamily	3	2,440	\$574	No
1571 56 St	8-Dec-16	\$1,375,000	Small multifamily	3	2,048	\$671	No
1813 60 St	24-Oct-16	\$1,350,000	Small multifamily	4	2,800	\$482	No
1956 50 St	14-Dec-16	\$1,325,000	Small multifamily	3	3,280	\$404	No
1149 39 St	31-Oct-16	\$1,300,000	Small multifamily	6	5,472	\$238	No
925 45 St	30-Dec-16	\$1,300,000	Small multifamily	3	3,840	\$339	No
1140 58 St	28-Dec-16	\$1,300,000	Small multifamily	4	3,200	\$406	No
1153 40 St	5-Oct-16	\$1,250,000	Small multifamily	3	2,280	\$548	No
1455 47 St	20-Dec-16	\$1,200,000	Small multifamily	3	4,225	\$284	No
1004 60 St	29-Nov-16	\$1,180,000	Small multifamily	4	2,800	\$421	No
1130 57 St	30-Nov-16	\$1,150,000	Small multifamily	3	2,469	\$466	No
1605 41 St	14-Nov-16	\$1,000,000	Small multifamily	3	1,848	\$541	No
1118 40 St	29-Dec-16	\$995,000	Small multifamily	3	2,352	\$423	No

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