



## BRIGHTON BEACH

A quarterly analysis of multifamily sales  
in Brighton Beach, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Brighton Beach, Brooklyn

#### SUMMARY

SALES VOLUME

**\$3.6M**

87% YoY

NO. OF TRANSACTIONS

**6**

100% YoY

AVERAGE PRICE/UNIT

**\$165K**

-23% YoY

AVERAGE PRICE/SQ.FT.

**\$264**

1% YoY

#### NEIGHBORHOOD BOUNDARIES



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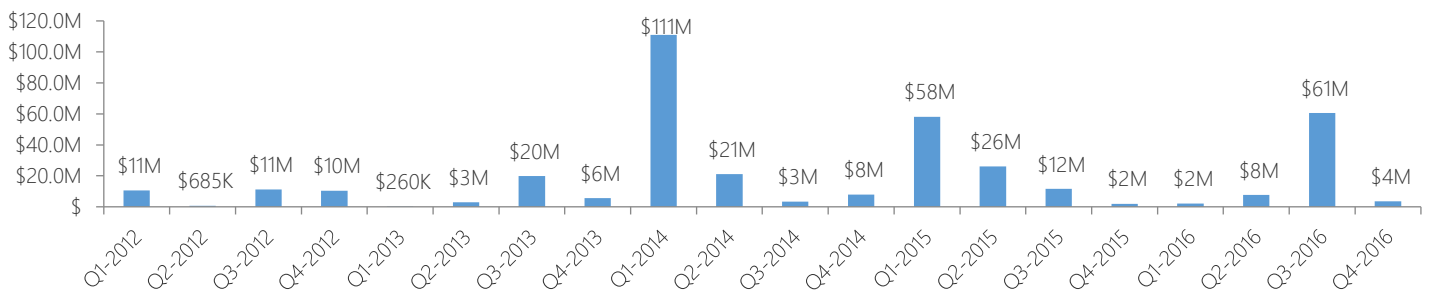
**Warren Lewis Sotheby's International Realty**



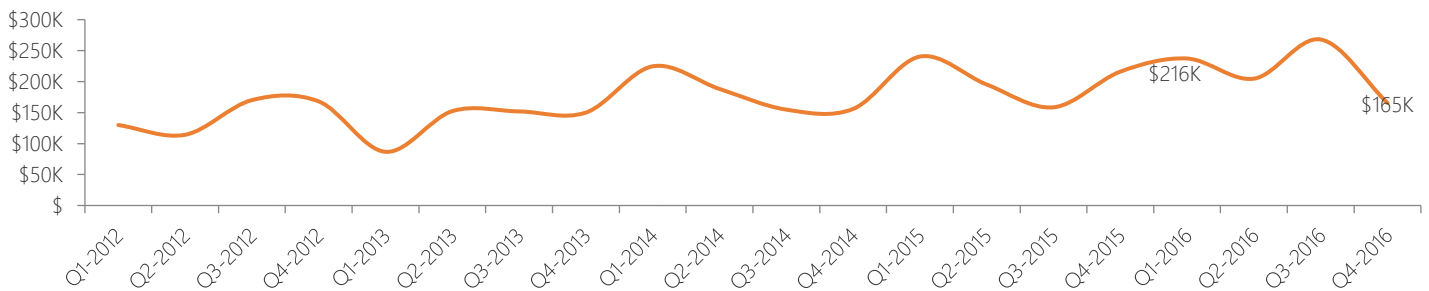
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## MULTIFAMILY STATS

### Sales Volume

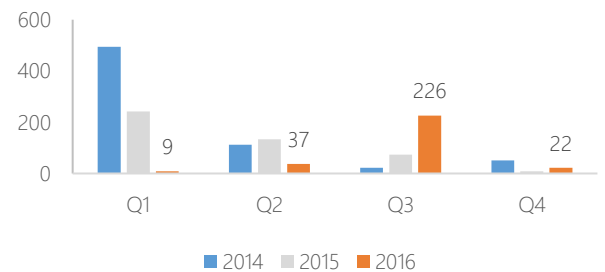


### Average Sale Price per Unit



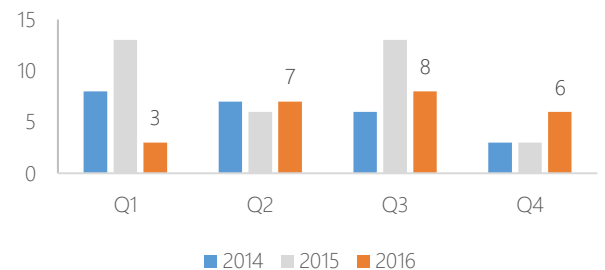
### Number of Units Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1      | 494  | 242  | 9    |
| Q2      | 112  | 133  | 37   |
| Q3      | 22   | 73   | 226  |
| Q4      | 51   | 9    | 22   |



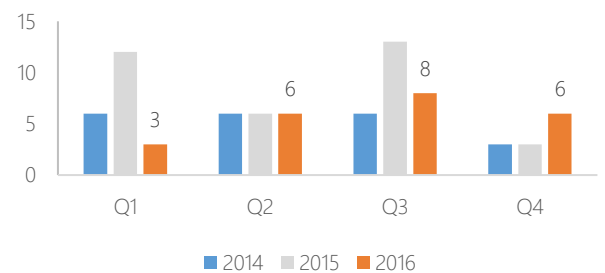
### Number of Buildings Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1      | 8    | 13   | 3    |
| Q2      | 7    | 6    | 7    |
| Q3      | 6    | 13   | 8    |
| Q4      | 3    | 3    | 6    |



### Number of Transactions

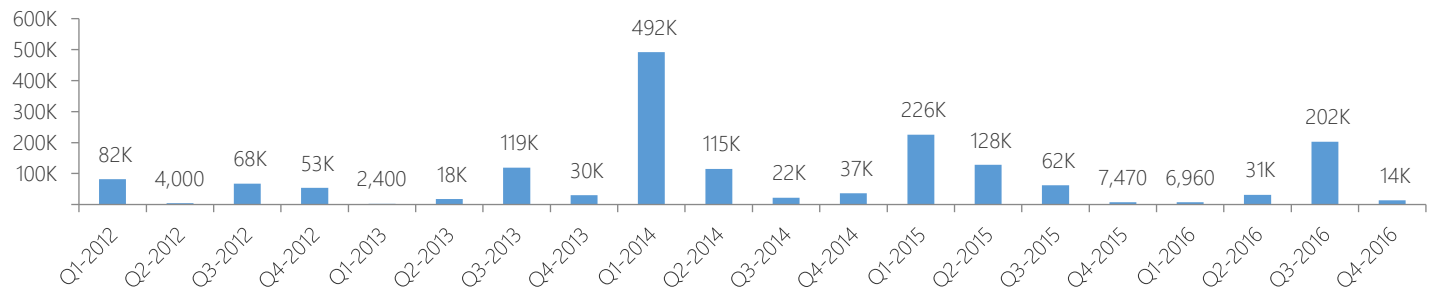
| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1      | 6    | 12   | 3    |
| Q2      | 6    | 6    | 6    |
| Q3      | 6    | 13   | 8    |
| Q4      | 3    | 3    | 6    |



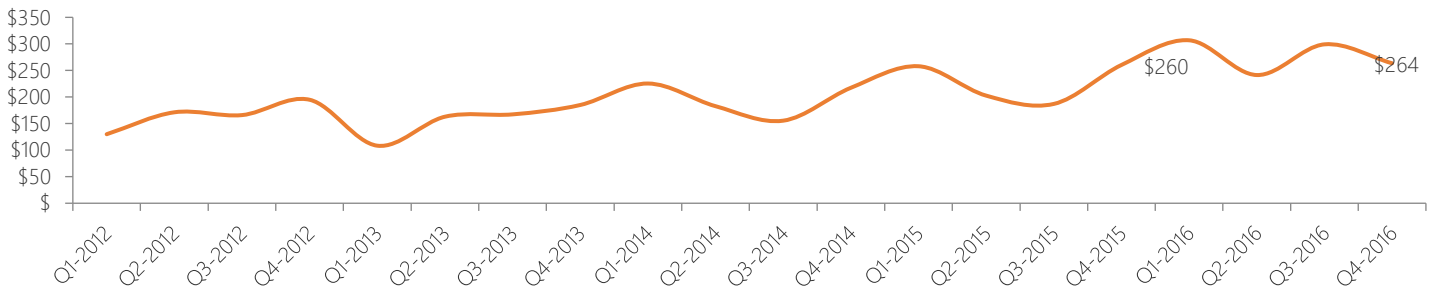


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

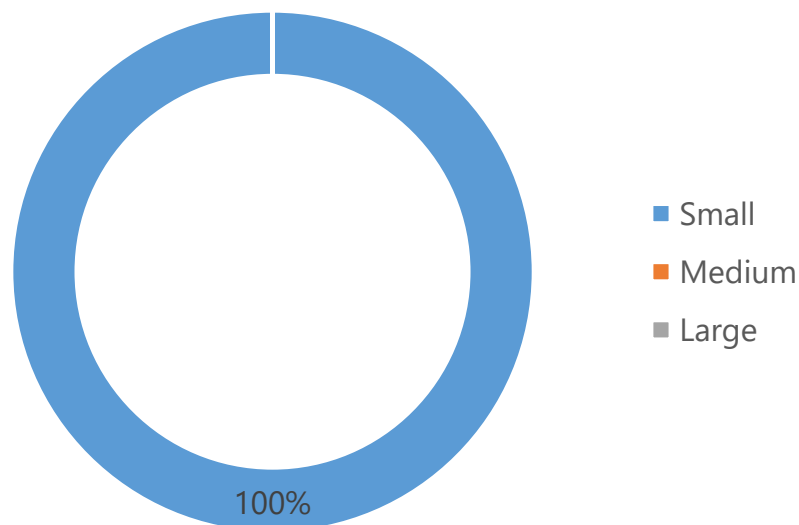


## MULTIFAMILY SIZE

### 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            | \$165,456       | -23%  | \$264           | 1%    | \$3,640,023  | 6     | 6         | 22    |
| 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)





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## LIST OF TRANSACTIONS

| Address            | Sale date | Sale price  | Property type     | Units | Sqft  | Price/sqft | Pkg. deal |
|--------------------|-----------|-------------|-------------------|-------|-------|------------|-----------|
| 224 Neptune Ave    | 28-Nov-16 | \$1,000,000 | Small multifamily | 4     | 1,728 | \$579      | No        |
| 72 Brighton 11 St  | 21-Nov-16 | \$960,000   | Small multifamily | 4     | 2,888 | \$332      | No        |
| 608 Banner Ave     | 19-Oct-16 | \$615,000   | Small multifamily | 3     | 2,916 | \$211      | No        |
| 3061 Brighton 2 St | 7-Oct-16  | \$465,000   | Small multifamily | 4     | 1,680 | \$277      | No        |
| 41 Brighton 1 Path | 7-Dec-16  | \$350,000   | Small multifamily | 3     | 2,100 | \$167      | No        |
| 2853 Brighton 6 St | 30-Nov-16 | \$250,023   | Small multifamily | 4     | 2,500 | \$100      | No        |

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