



BROWNSVILLE

A quarterly analysis of multifamily sales
in Brownsville, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Brownsville, Brooklyn

SUMMARY

SALES VOLUME

\$5.M

-81% YoY

NO. OF TRANSACTIONS

7

-22% YoY

AVERAGE PRICE/UNIT

\$184K

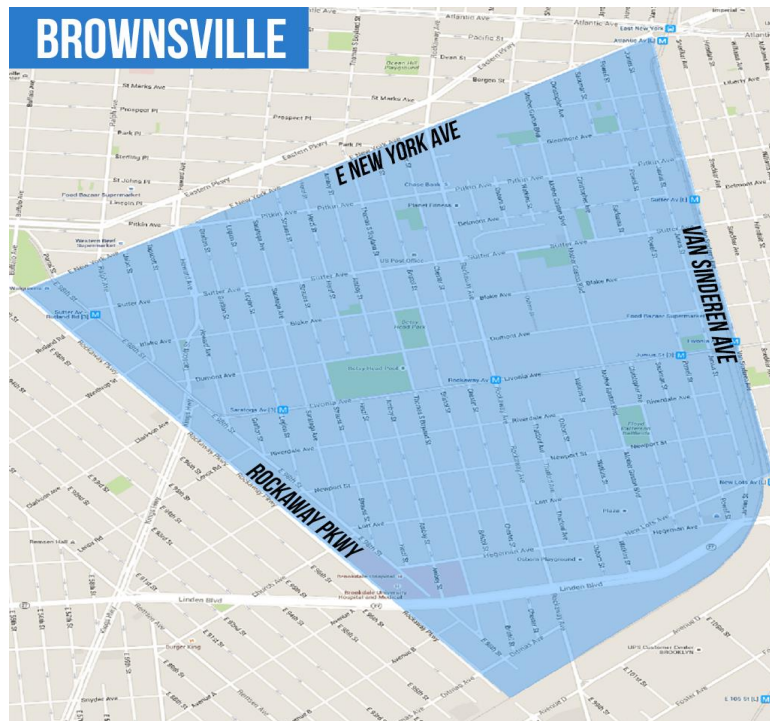
9% YoY

AVERAGE PRICE/SQ.FT.

\$217

24% YoY

NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

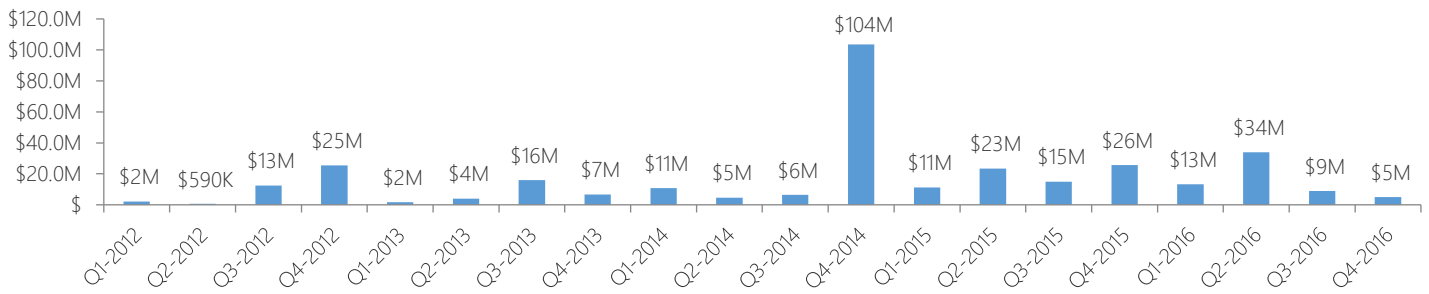
Warren Lewis Sotheby's International Realty



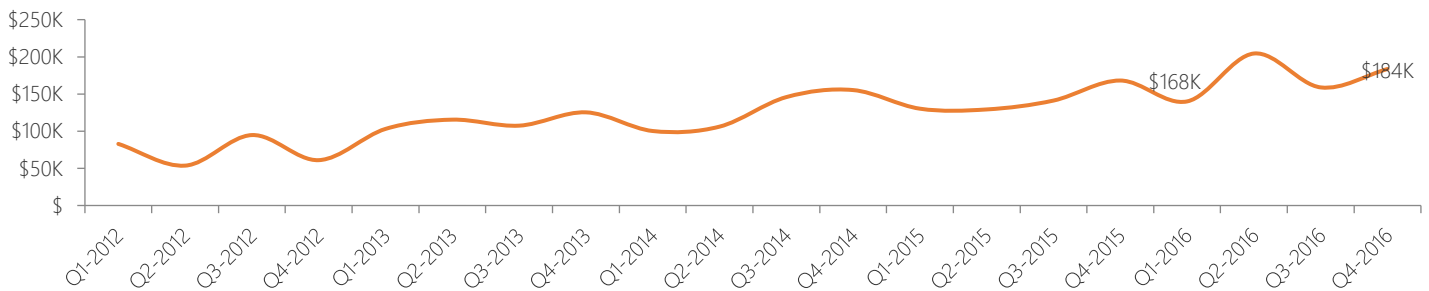
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

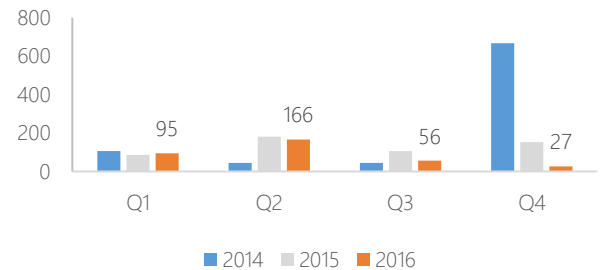


Average Sale Price per Unit



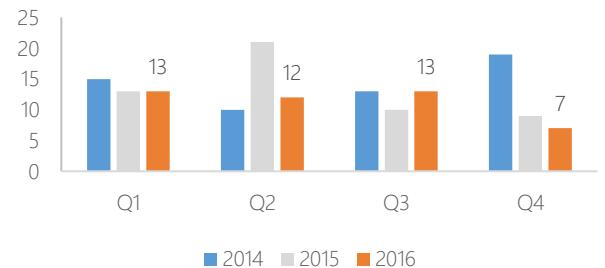
Number of Units Sold

Quarter	2014	2015	2016
Q1	107	86	95
Q2	44	181	166
Q3	44	106	56
Q4	667	153	27



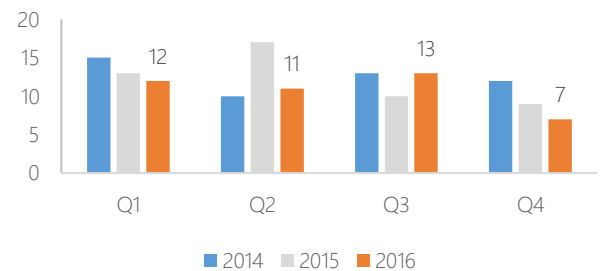
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	15	13	13
Q2	10	21	12
Q3	13	10	13
Q4	19	9	7



Number of Transactions

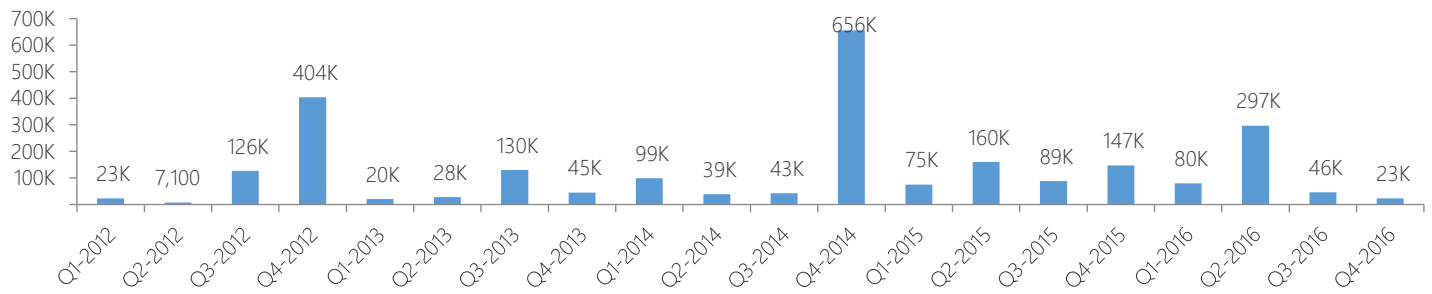
Quarter	2014	2015	2016
Q1	15	13	12
Q2	10	17	11
Q3	13	10	13
Q4	12	9	7



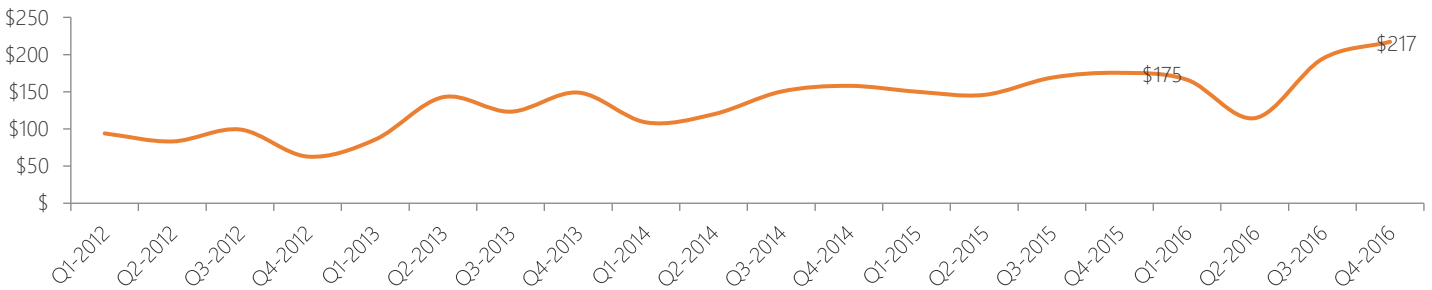


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

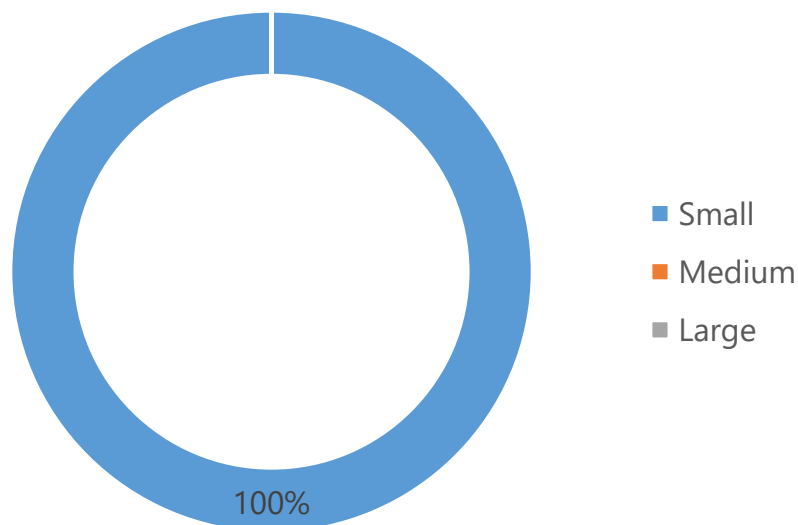


MULTIFAMILY SIZE

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	\$183,626	28%	\$217	67%	\$4,957,900	7	7	27
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)



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
92 Newport St	15-Nov-16	\$875,000	Small multifamily	4	3,200	\$273	No
557 Amboy St	30-Dec-16	\$795,000	Small multifamily	4	4,250	\$187	No
153 Newport St	30-Nov-16	\$764,000	Small multifamily	4	3,198	\$239	No
389 Legion St	27-Dec-16	\$675,000	Small multifamily	4	3,900	\$173	No
522 Bristol St	6-Oct-16	\$650,000	Small multifamily	4	3,000	\$217	No
484 E 98 St	19-Oct-16	\$618,900	Small multifamily	4	3,198	\$194	No
848 Thomas S Boyland St	30-Nov-16	\$580,000	Small multifamily	3	2,090	\$278	No

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty