



CANARSIE

A quarterly analysis of multifamily sales
in Canarsie, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Canarsie, Brooklyn

SUMMARY

SALES VOLUME

\$3.3M

-13% YoY

NO. OF TRANSACTIONS

6

-25% YoY

AVERAGE PRICE/UNIT

\$183K

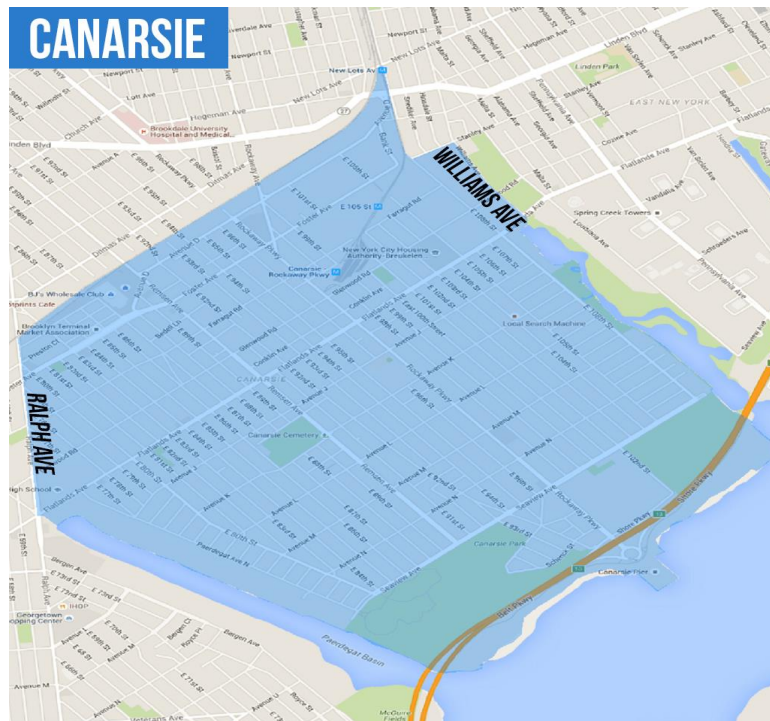
21% YoY

AVERAGE PRICE/SQ.FT.

\$191

4% YoY

NEIGHBORHOOD BOUNDARIES



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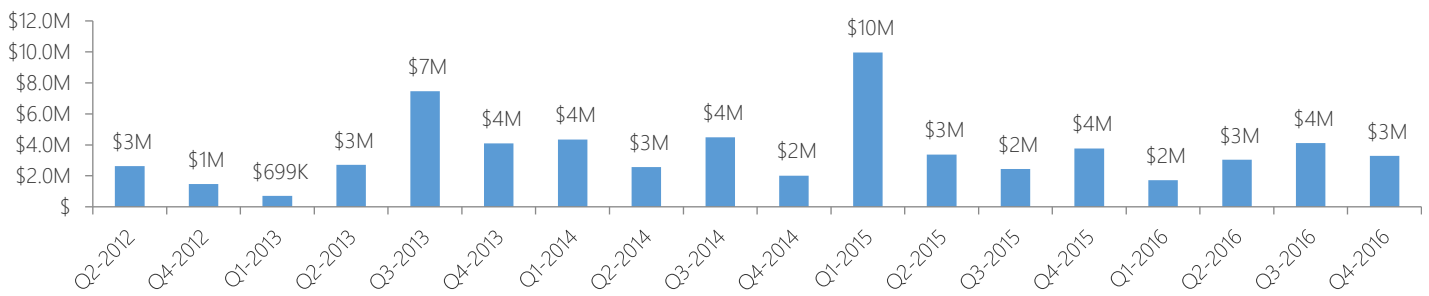
Warren Lewis Sotheby's International Realty



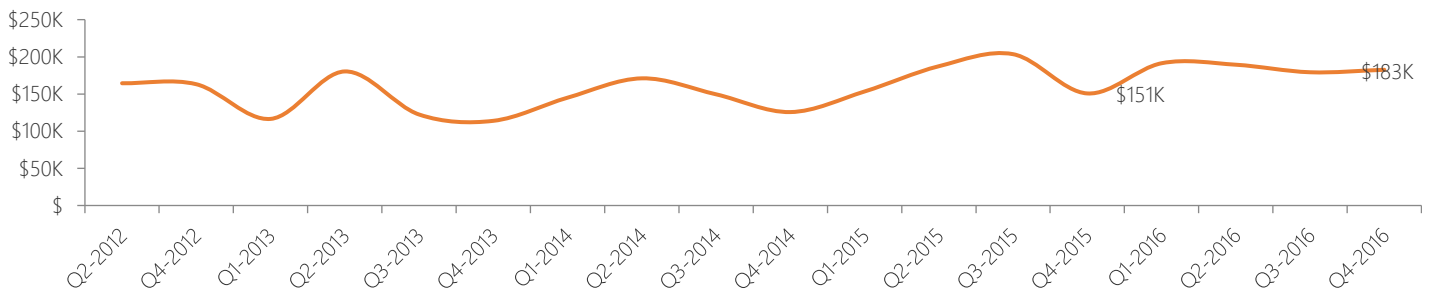
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MULTIFAMILY STATS

Sales Volume

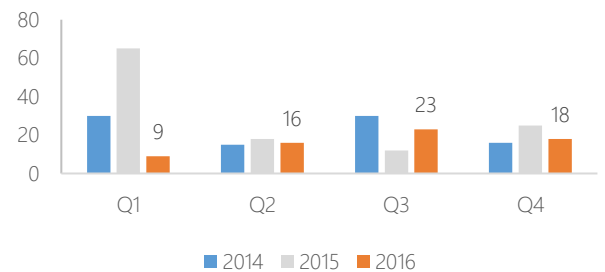


Average Sale Price per Unit



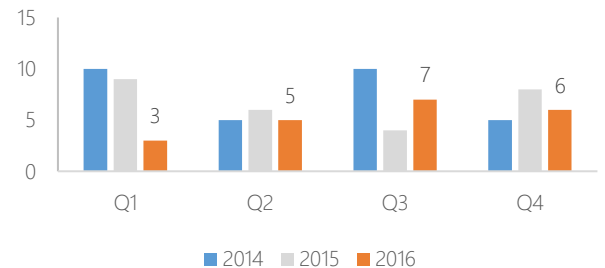
Number of Units Sold

Quarter	2014	2015	2016
Q1	30	65	9
Q2	15	18	16
Q3	30	12	23
Q4	16	25	18



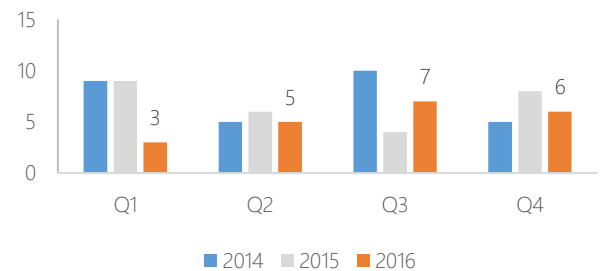
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	10	9	3
Q2	5	6	5
Q3	10	4	7
Q4	5	8	6



Number of Transactions

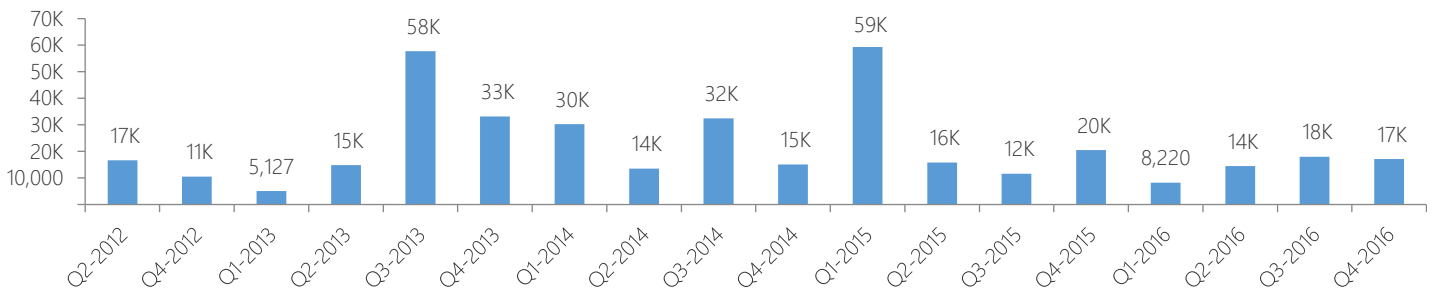
Quarter	2014	2015	2016
Q1	9	9	3
Q2	5	6	5
Q3	10	4	7
Q4	5	8	6



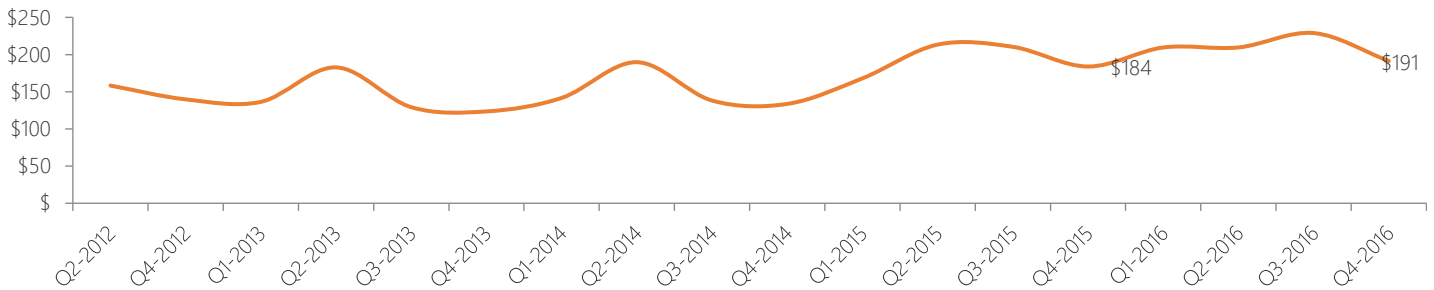


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Total Sq. Ft.



Average Sale Price per Square Foot

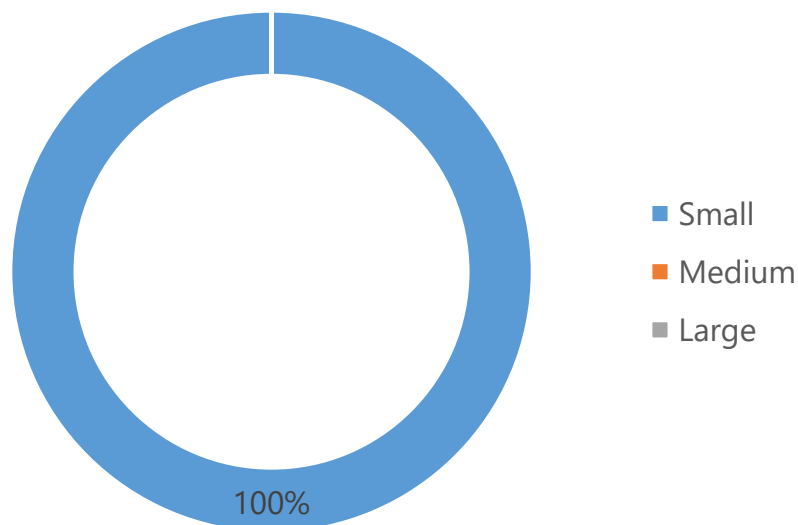


MULTIFAMILY SIZE

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	\$182,583	21%	\$191	4%	\$3,286,500	6	6	18
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
1513 E 96 St	22-Dec-16	\$699,000	Small multifamily	3	2,128	\$328	No
1596 Remsen Ave	30-Nov-16	\$650,000	Small multifamily	3	3,517	\$185	No
1208 E 95 St	24-Oct-16	\$550,000	Small multifamily	3	2,645	\$208	No
1204 E 95 St	24-Oct-16	\$550,000	Small multifamily	3	2,645	\$208	No
8423 Avenue J	18-Oct-16	\$487,500	Small multifamily	3	3,300	\$148	No
27 Paerdegat 15 St	1-Dec-16	\$350,000	Small multifamily	3	2,945	\$119	No

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