



CITY LINE

A quarterly analysis of multifamily sales
in City Line, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

City Line, Brooklyn

SUMMARY

SALES VOLUME

\$3.7M

-64% YoY

NO. OF TRANSACTIONS

7

-42% YoY

AVERAGE PRICE/UNIT

\$177K

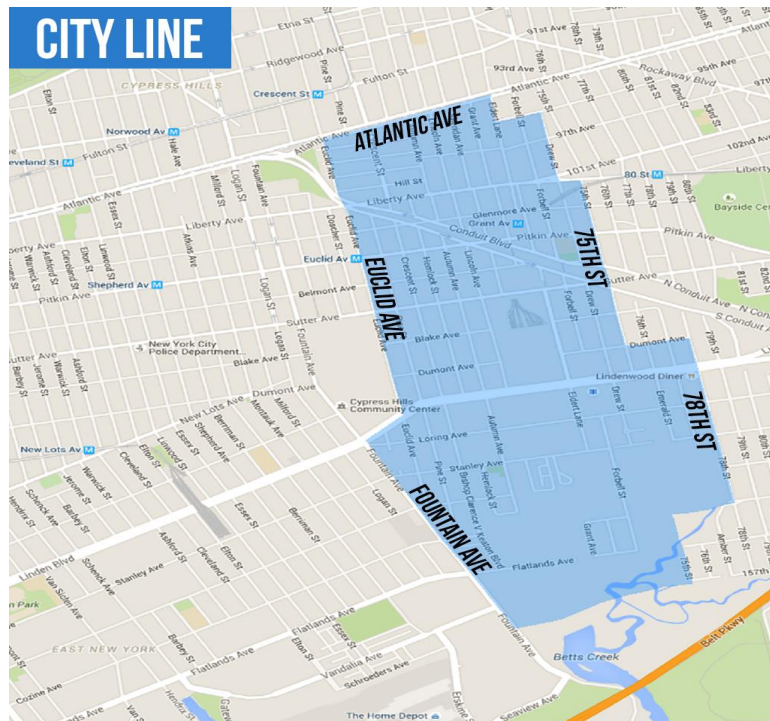
28% YoY

AVERAGE PRICE/SQ.FT.

\$205

16% YoY

NEIGHBORHOOD BOUNDARIES



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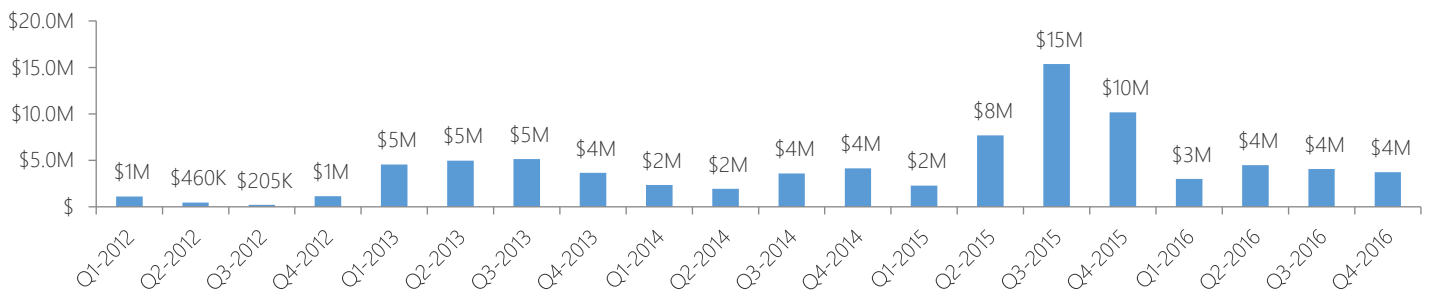
Warren Lewis Sotheby's International Realty



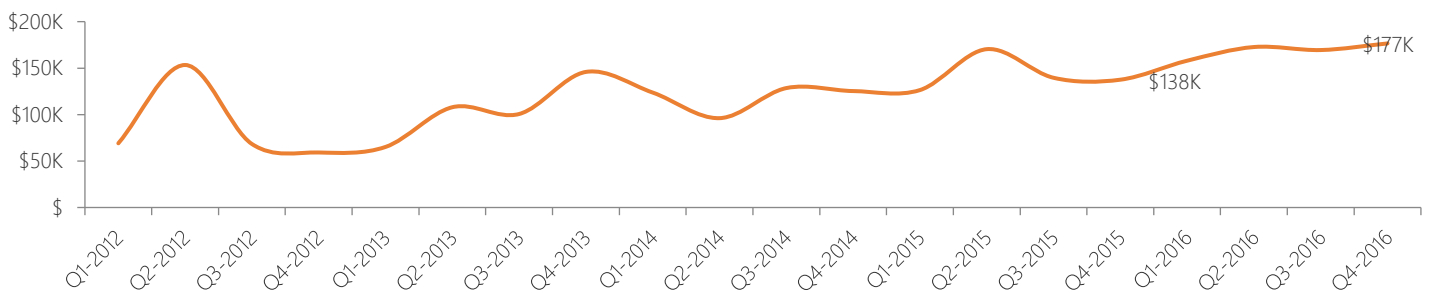
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MULTIFAMILY STATS

Sales Volume

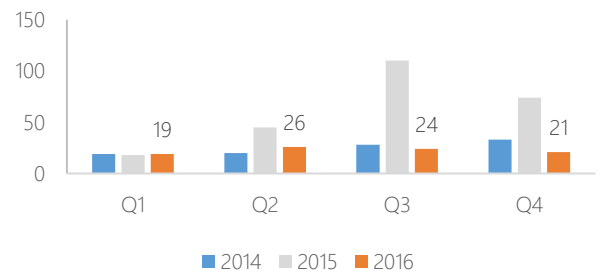


Average Sale Price per Unit



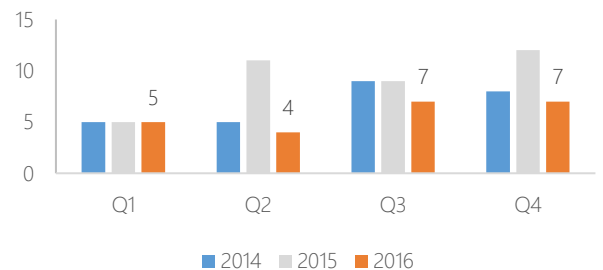
Number of Units Sold

Quarter	2014	2015	2016
Q1	19	18	19
Q2	20	45	26
Q3	28	110	24
Q4	33	74	21



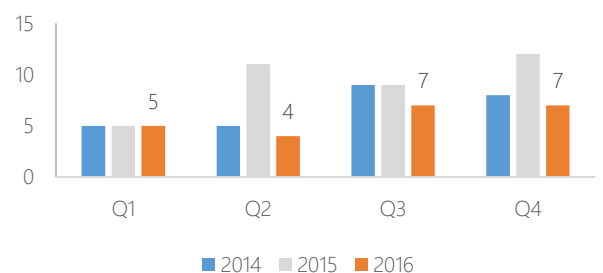
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	5	5
Q2	5	11	4
Q3	9	9	7
Q4	8	12	7



Number of Transactions

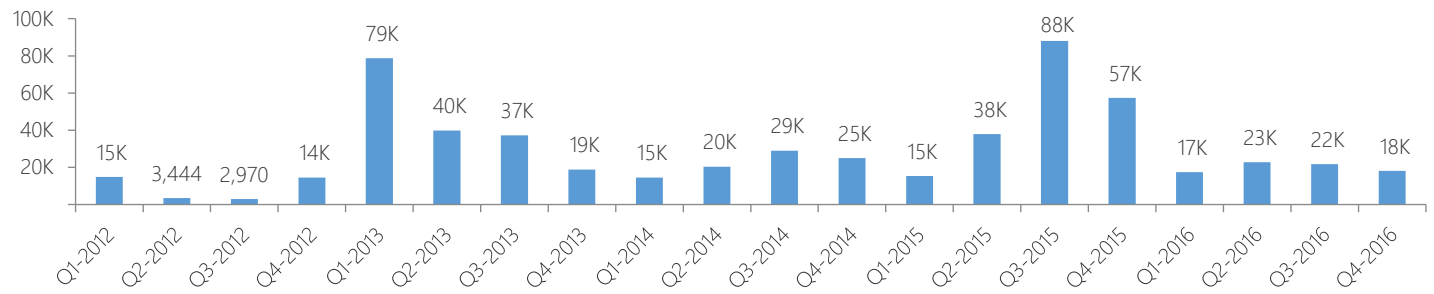
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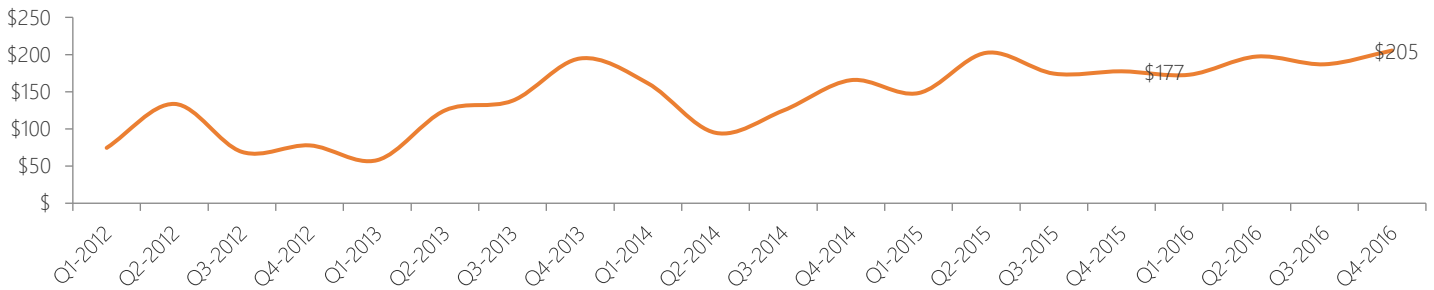


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Total Sq. Ft.



Average Sale Price per Square Foot

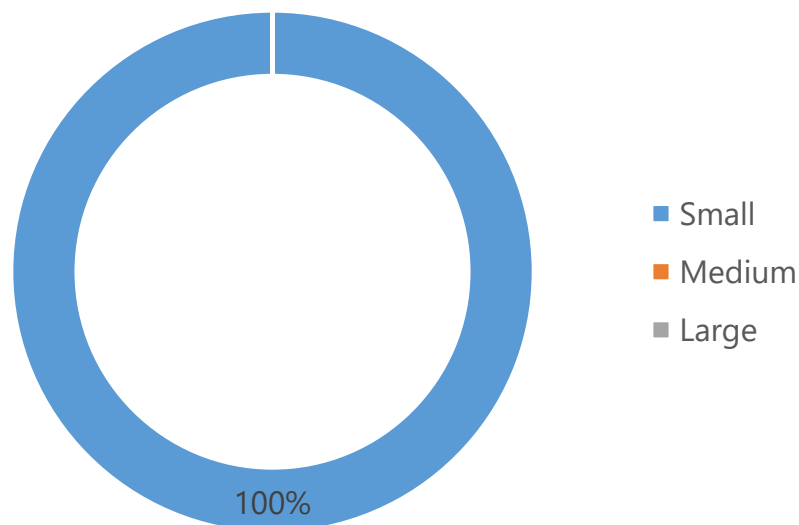


MULTIFAMILY SIZE

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	\$176,571	21%	\$205	17%	\$3,708,000	7	7	21
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
400 Crescent St	10-Nov-16	\$615,000	Small multifamily	3	2,346	\$262	No
1150 Belmont Ave	8-Nov-16	\$600,000	Small multifamily	3	1,968	\$305	No
566 Crescent St	27-Oct-16	\$600,000	Small multifamily	3	2,080	\$288	No
73 Hill St	14-Dec-16	\$553,000	Small multifamily	3	3,120	\$177	No
1387 Stanley Ave	8-Dec-16	\$550,000	Small multifamily	3	2,962	\$186	No
422 Lincoln Ave	20-Dec-16	\$450,000	Small multifamily	3	2,760	\$163	No
181 Sheridan Ave	21-Dec-16	\$340,000	Small multifamily	3	2,820	\$121	No

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