



CLINTON HILL

A quarterly analysis of multifamily sales
in Clinton Hill, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Clinton Hill, Brooklyn

SUMMARY

SALES VOLUME

\$7.4M

-64% YoY

NO. OF TRANSACTIONS

3

-57% YoY

AVERAGE PRICE/UNIT

\$306K

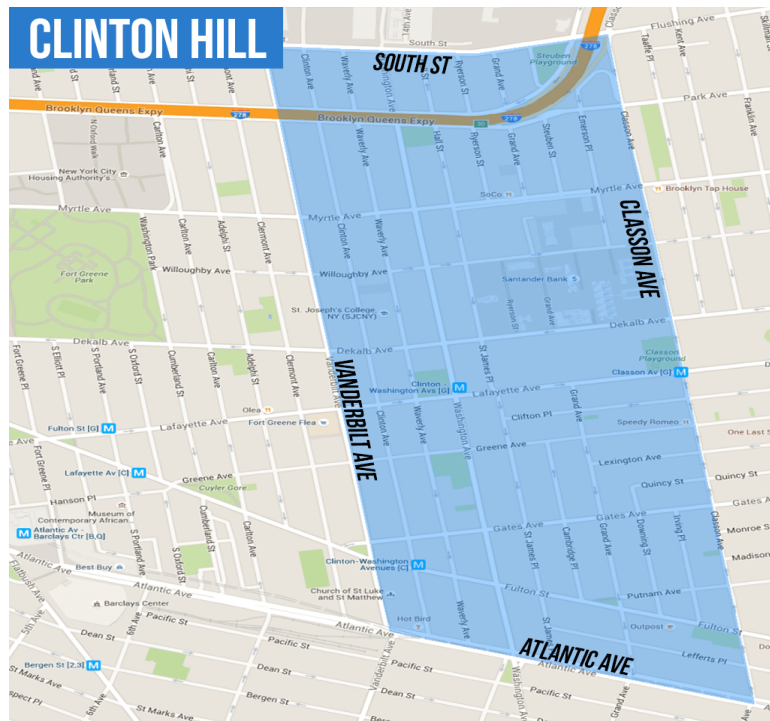
-45% YoY

AVERAGE PRICE/SQ.FT.

\$387

-30% YoY

NEIGHBORHOOD BOUNDARIES



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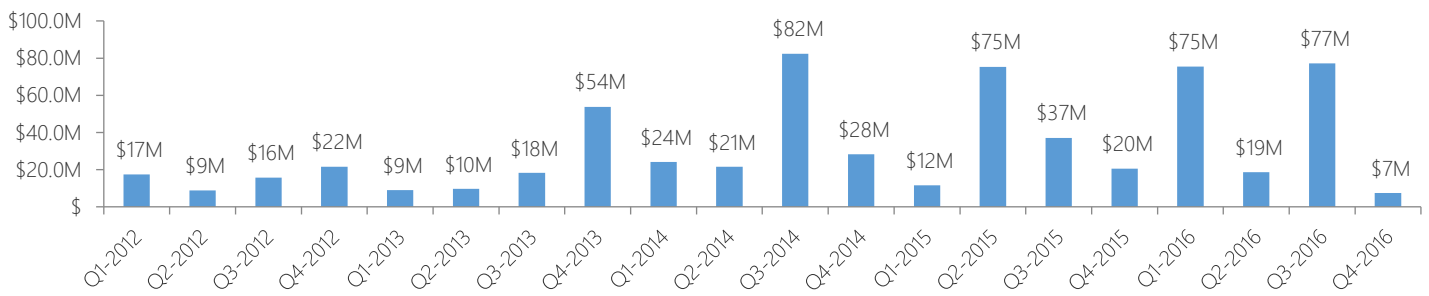
Warren Lewis Sotheby's International Realty



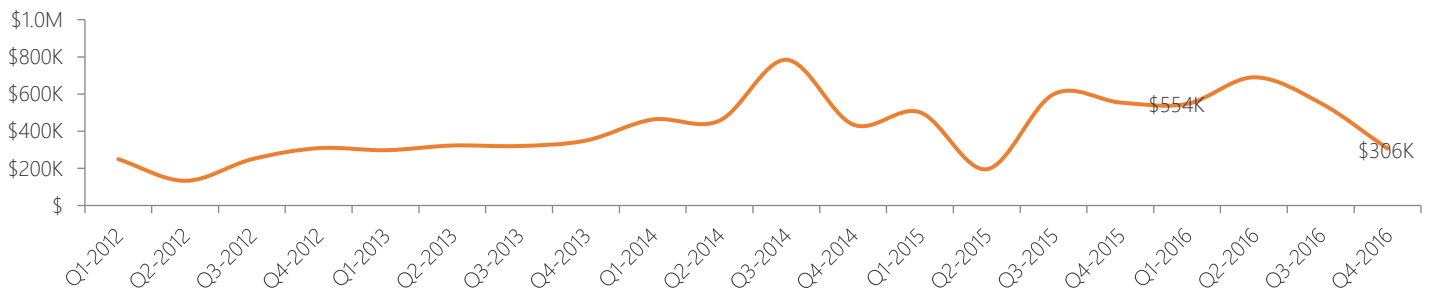
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MULTIFAMILY STATS

Sales Volume

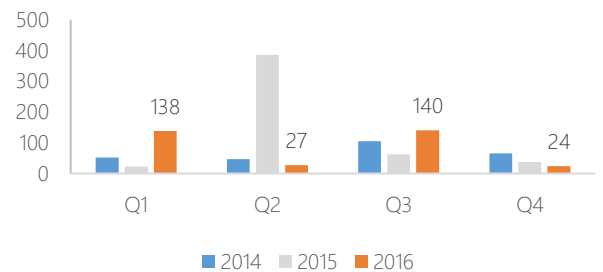


Average Sale Price per Unit



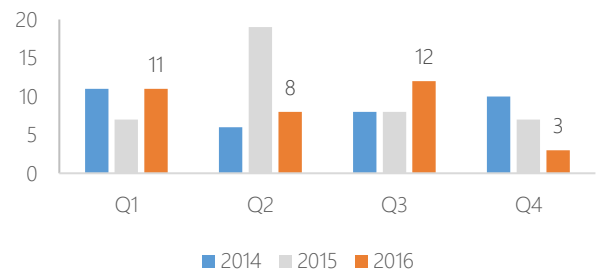
Number of Units Sold

Quarter	2014	2015	2016
Q1	52	23	138
Q2	47	386	27
Q3	105	62	140
Q4	65	37	24



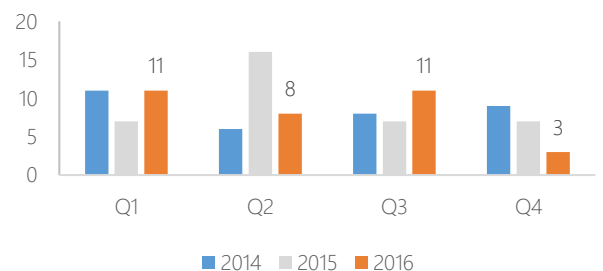
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	11	7	11
Q2	6	19	8
Q3	8	8	12
Q4	10	7	3



Number of Transactions

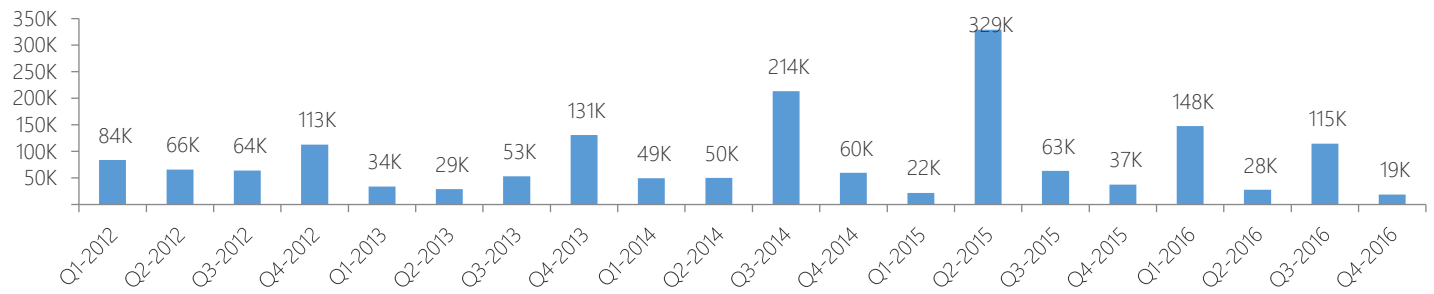
Quarter	2014	2015	2016
Q1	11	7	11
Q2	6	16	8
Q3	8	7	11
Q4	9	7	3



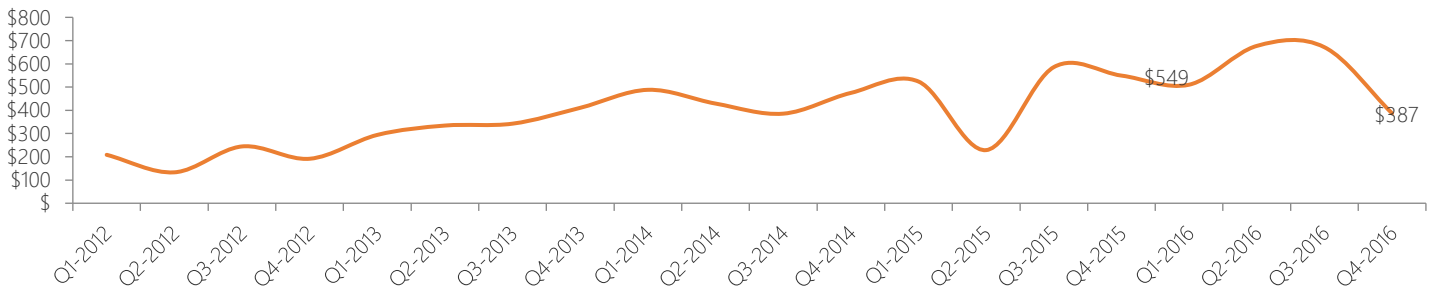


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Total Sq. Ft.



Average Sale Price per Square Foot

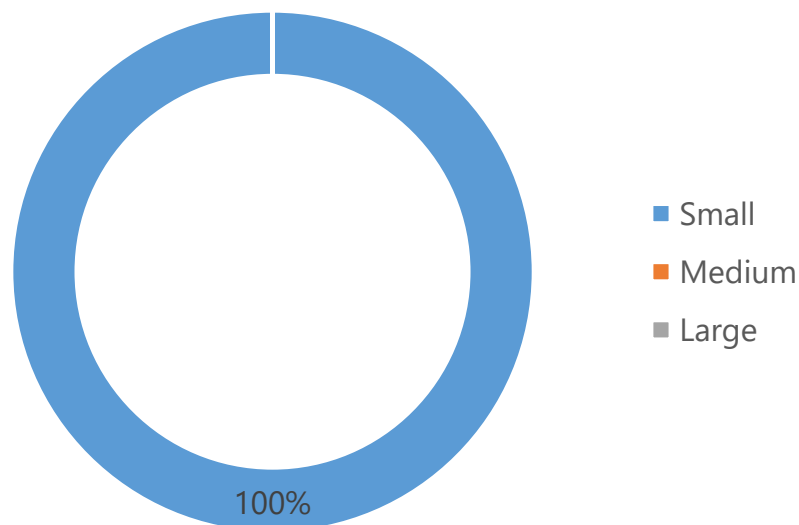


MULTIFAMILY SIZE

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	\$306,250	-57%	\$387	-30%	\$7,350,000	3	3	24
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
340 Clinton Ave	19-Oct-16	\$2,850,000	Small multifamily	7	6,000	\$475	No
336 Clinton Ave	15-Nov-16	\$2,500,000	Small multifamily	9	6,000	\$417	No
411 Grand Ave	13-Oct-16	\$2,000,000	Small multifamily	8	7,000	\$286	No

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