



COLUMBIA STREET WATERFRONT DISTRICT

A quarterly analysis of multifamily sales
in Columbia Street Waterfront District, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Columbia Street Waterfront District, Brooklyn

SUMMARY

SALES VOLUME

\$13.6M

499% YoY

NO. OF TRANSACTIONS

5

400% YoY

AVERAGE PRICE/UNIT

\$523K

-31% YoY

AVERAGE PRICE/SQ.FT.

\$673

-36% YoY

NEIGHBORHOOD BOUNDARIES



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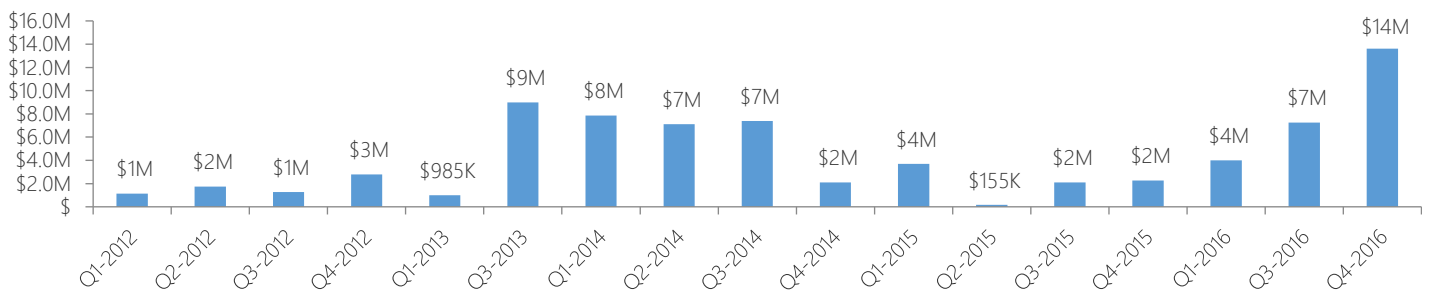
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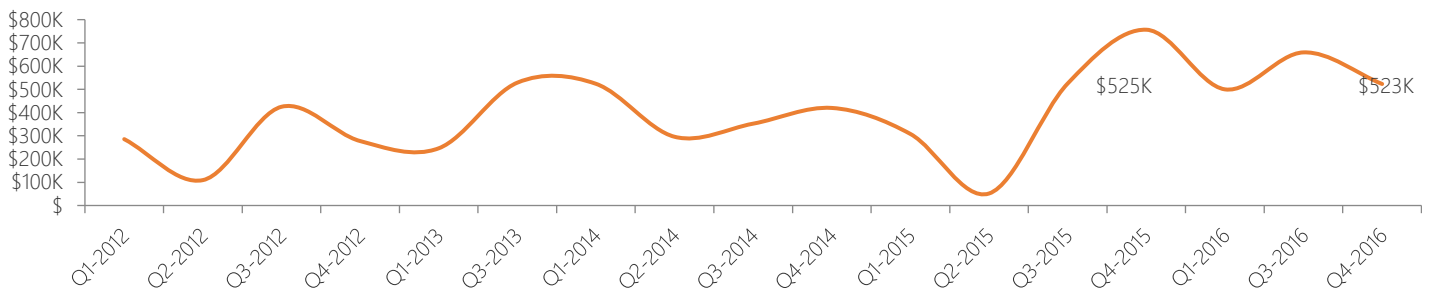
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MULTIFAMILY STATS

Sales Volume

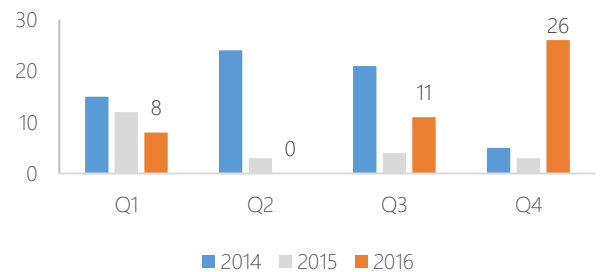


Average Sale Price per Unit



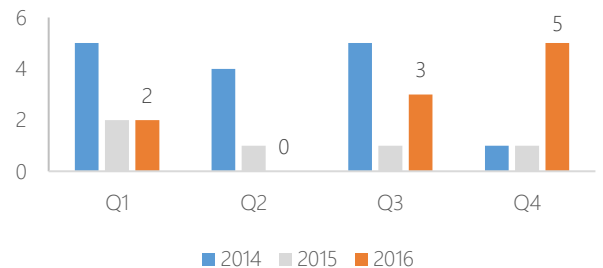
Number of Units Sold

Quarter	2014	2015	2016
Q1	15	12	8
Q2	24	3	-
Q3	21	4	11
Q4	5	3	26



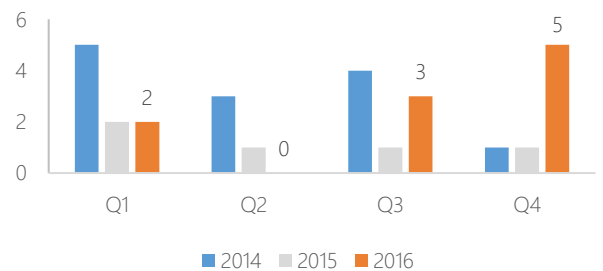
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	5	2	2
Q2	4	1	-
Q3	5	1	3
Q4	1	1	5



Number of Transactions

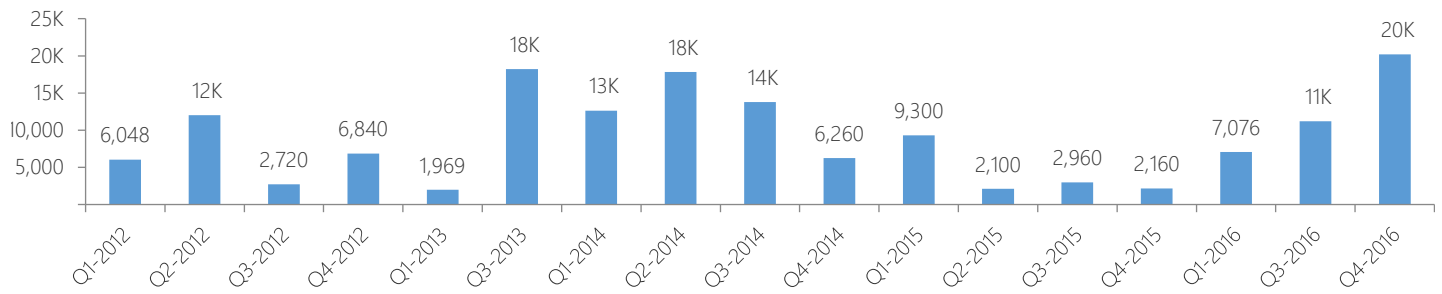
Quarter	2014	2015	2016
Q1	5	2	2
Q2	3	1	-
Q3	4	1	3
Q4	1	1	5



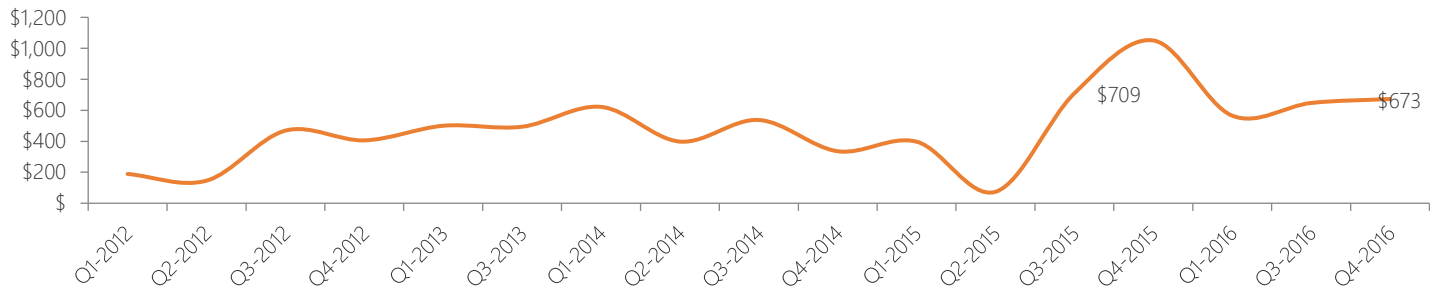


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Total Sq. Ft.



Average Sale Price per Square Foot

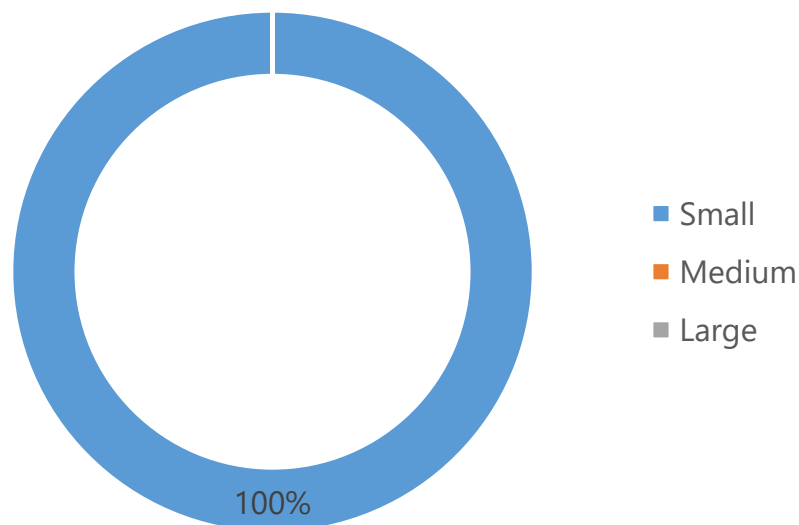


MULTIFAMILY SIZE

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	\$523,077	-31%	\$673	-36%	\$13,600,000	5	5	26
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
81 Warren St	6-Oct-16	\$3,250,000	Small multifamily	4	2,960	\$1,098	No
108 Baltic St	7-Oct-16	\$3,200,000	Small multifamily	8	6,000	\$533	No
110 Baltic St	7-Oct-16	\$3,200,000	Small multifamily	8	6,000	\$533	No
93 Baltic St	3-Oct-16	\$2,500,000	Small multifamily	3	3,090	\$809	No
112 Summit St	18-Oct-16	\$1,450,000	Small multifamily	3	2,160	\$671	No

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