



EAST FLATBUSH

A quarterly analysis of multifamily sales
in East Flatbush, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

East Flatbush, Brooklyn

SUMMARY

SALES VOLUME

\$12.7M

-18% YoY

NO. OF TRANSACTIONS

11

-27% YoY

AVERAGE PRICE/UNIT

\$176K

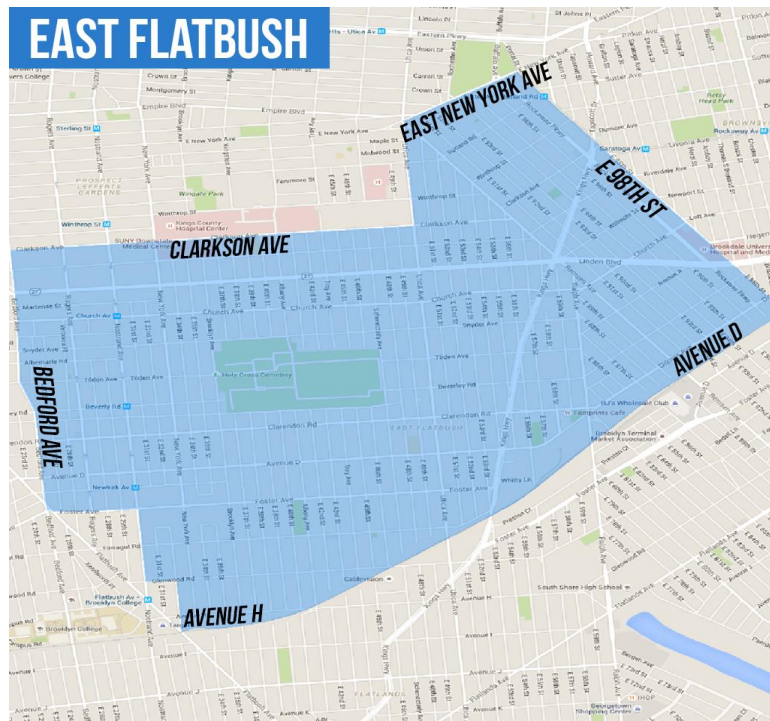
3% YoY

AVERAGE PRICE/SQ.FT.

\$217

25% YoY

NEIGHBORHOOD BOUNDARIES



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

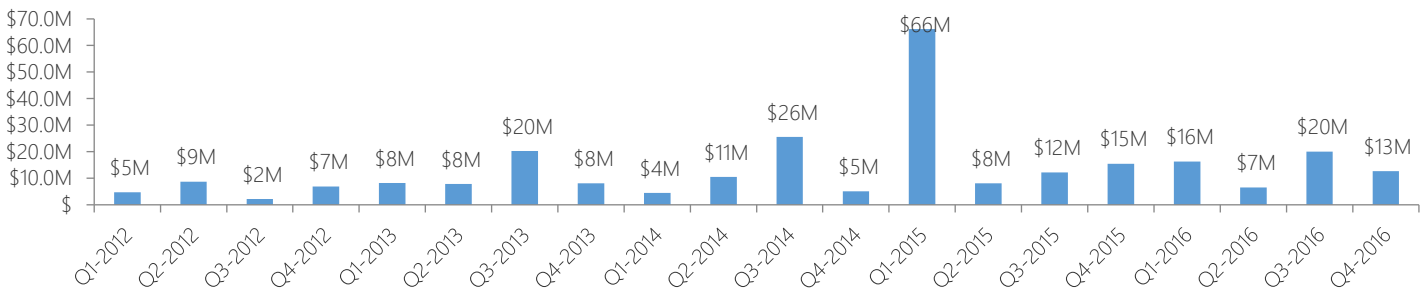
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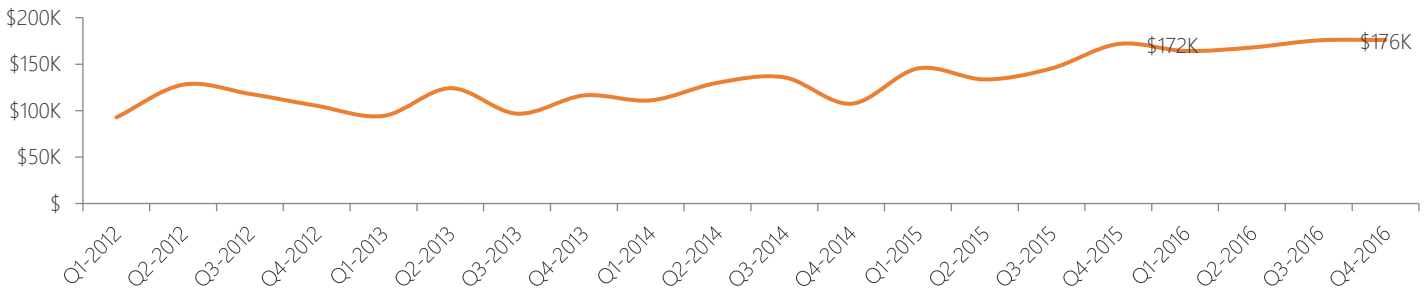
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MULTIFAMILY STATS

Sales Volume

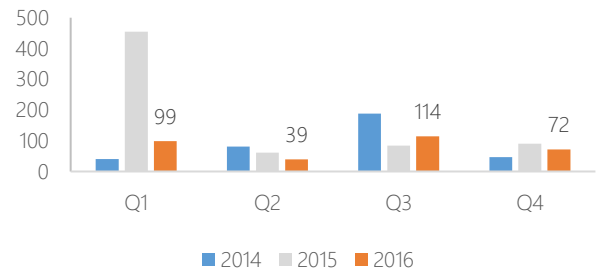


Average Sale Price per Unit



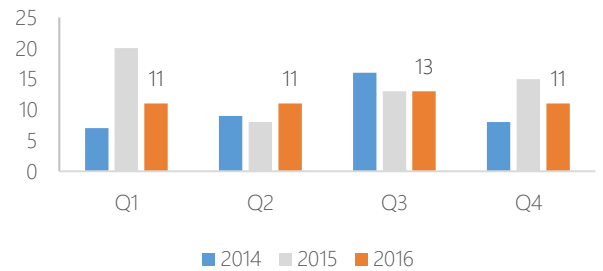
Number of Units Sold

Quarter	2014	2015	2016
Q1	40	455	99
Q2	81	61	39
Q3	188	84	114
Q4	47	90	72



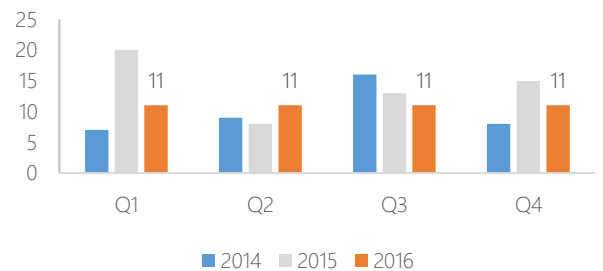
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	7	20	11
Q2	9	8	11
Q3	16	13	13
Q4	8	15	11



Number of Transactions

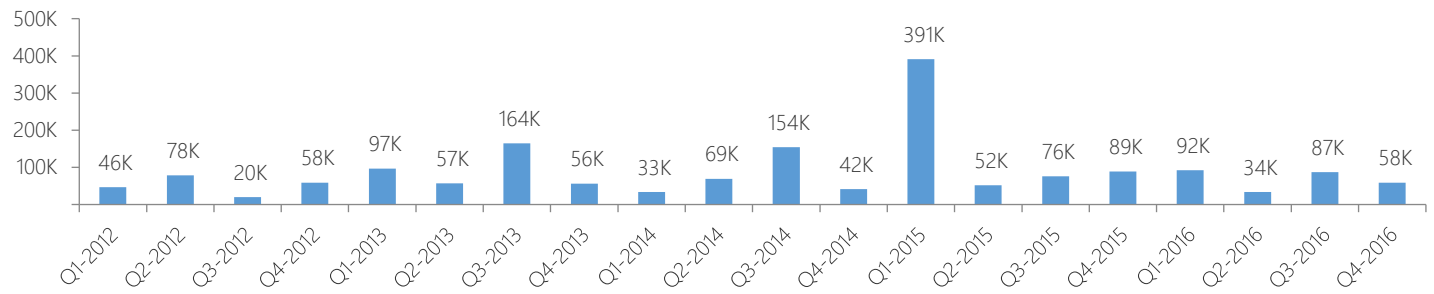
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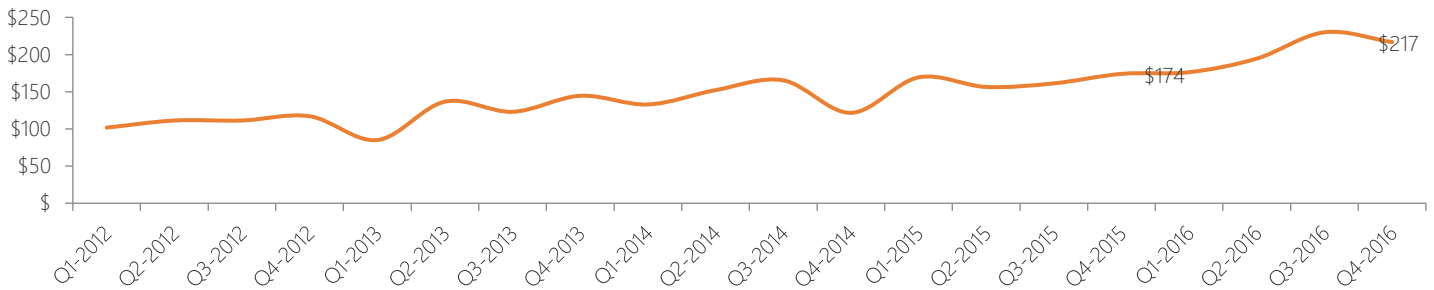


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Total Sq. Ft.



Average Sale Price per Square Foot

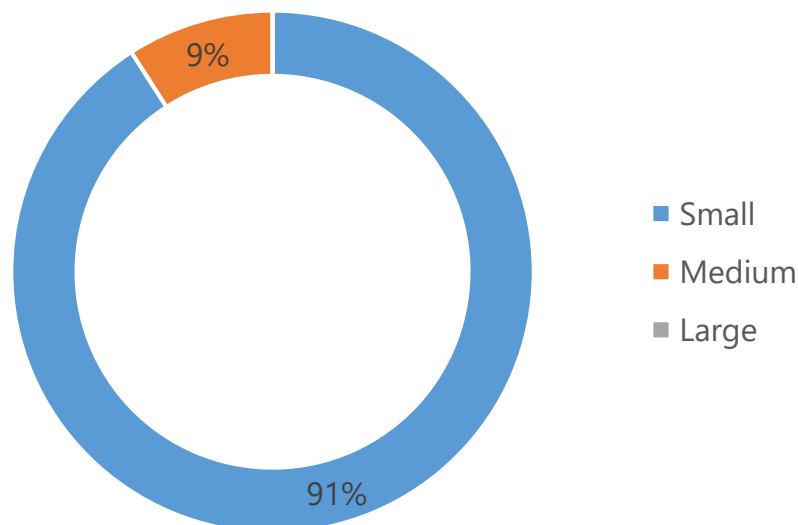


MULTIFAMILY SIZE

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	\$157,286	2%	\$182	14%	\$6,606,000	10	10	42
Medium	\$202,176	-10%	\$274	30%	\$6,065,280	1	1	30
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

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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1077-1081 New York Ave	19-Dec-16	\$6,065,280	Medium multifamily	30	22,120	\$274	No
4701 Church Ave	13-Dec-16	\$1,120,000	Small multifamily	5	4,000	\$280	No
5216 Beverley Rd	5-Oct-16	\$920,000	Small multifamily	5	3,650	\$252	No
850 Clarkson Ave	25-Nov-16	\$870,000	Small multifamily	6	7,000	\$124	No
279 E 54 St	30-Dec-16	\$762,000	Small multifamily	4	3,360	\$227	No
4623 Avenue D	30-Nov-16	\$620,000	Small multifamily	4	3,280	\$189	No
903 Schenectady Ave	8-Dec-16	\$595,000	Small multifamily	6	5,710	\$104	No
253 E 46 St	8-Nov-16	\$540,000	Small multifamily	3	2,680	\$201	No
273 E 39 St	31-Oct-16	\$515,000	Small multifamily	3	2,576	\$200	No
524 E 45 St	13-Dec-16	\$339,000	Small multifamily	3	1,274	\$266	No
608 E 39 St	9-Nov-16	\$325,000	Small multifamily	3	2,818	\$115	No

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