



## EAST NEW YORK

A quarterly analysis of multifamily sales  
in East New York, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### East New York, Brooklyn

#### SUMMARY

SALES VOLUME

**\$32.6M**

-42% YoY

NO. OF TRANSACTIONS

**47**

-18% YoY

AVERAGE PRICE/UNIT

**\$170K**

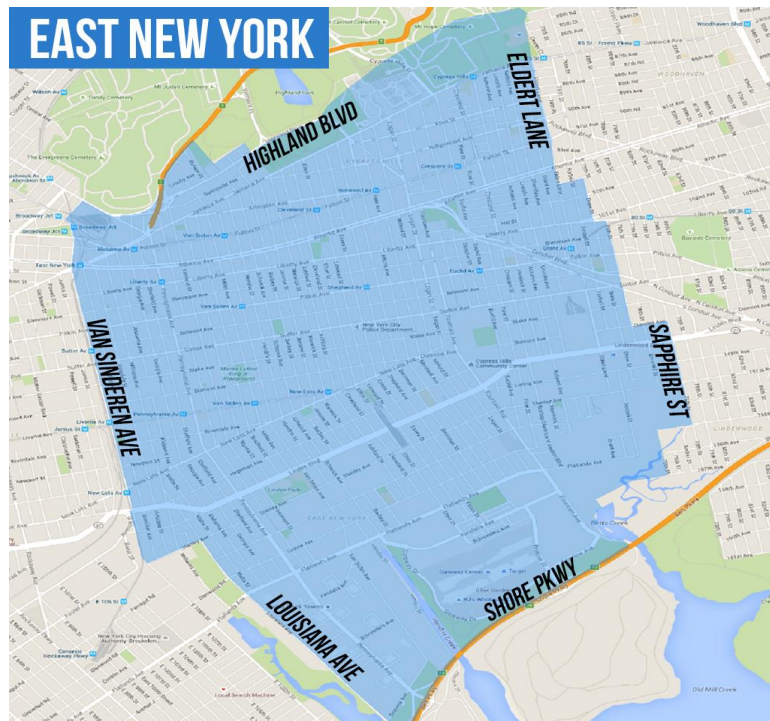
85% YoY

AVERAGE PRICE/SQ.FT.

**\$204**

98% YoY

#### NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

**Warren Lewis Sotheby's International Realty**

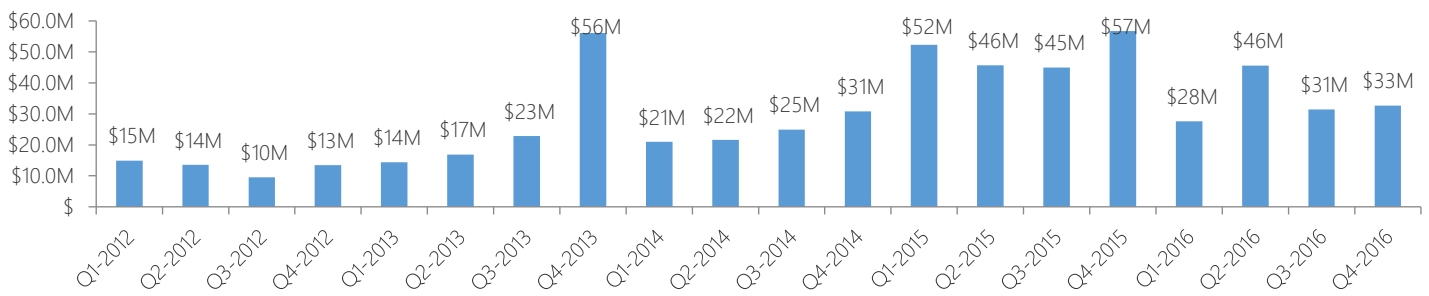




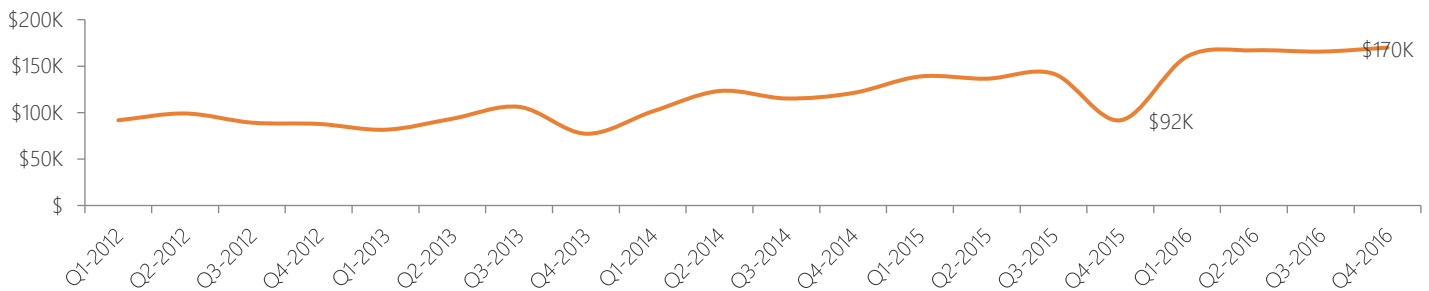
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

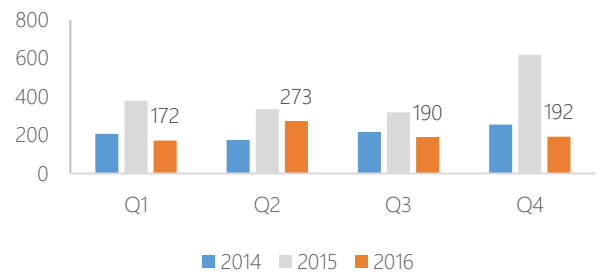


### Average Sale Price per Unit



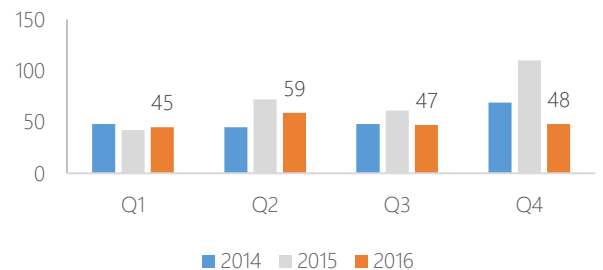
### Number of Units Sold

Quarter	2014	2015	2016
Q1	207	377	172
Q2	175	335	273
Q3	216	317	190
Q4	254	618	192



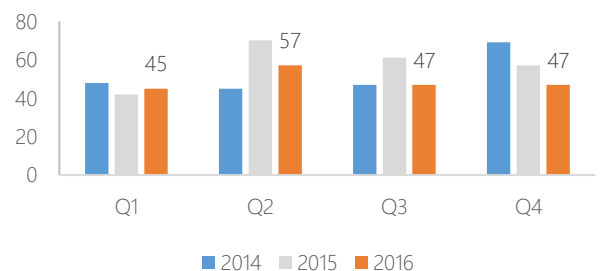
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	48	42	45
Q2	45	72	59
Q3	48	61	47
Q4	69	110	48



### Number of Transactions

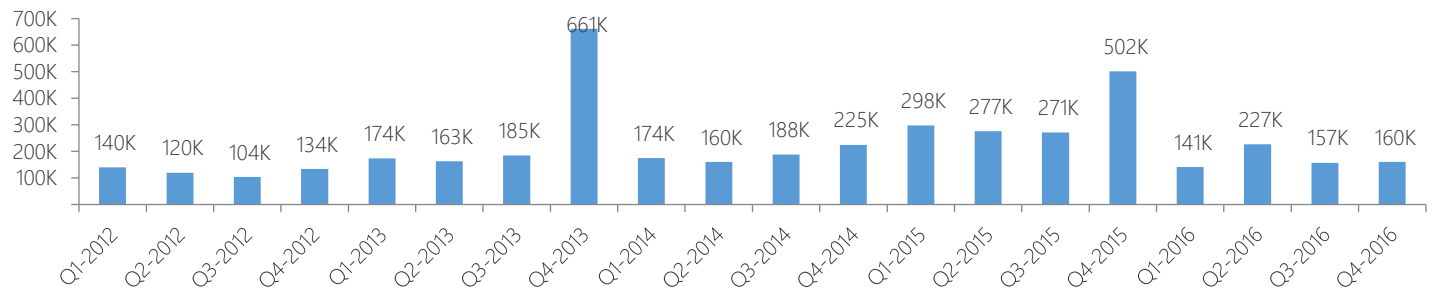
Quarter	2014	2015	2016
Q1	48	42	45
Q2	45	70	57
Q3	47	61	47
Q4	69	57	47



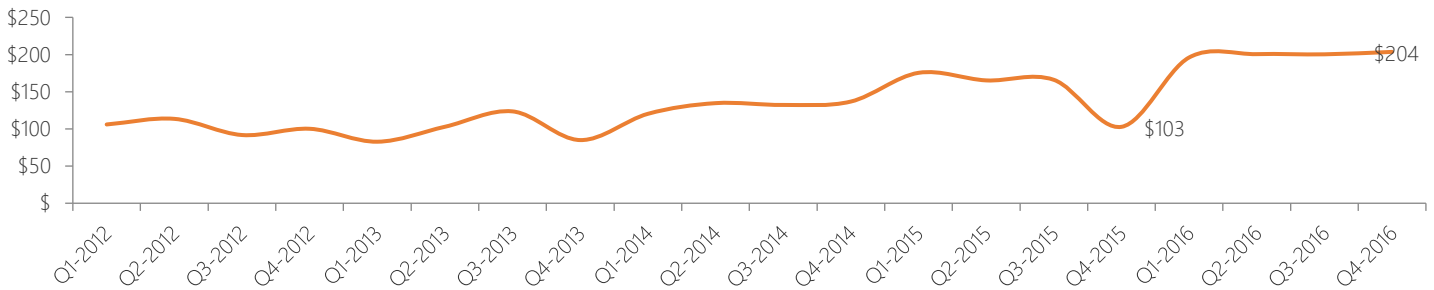


# The RATNER Team Market Reports

## Total Sq. Ft.



## Average Sale Price per Square Foot

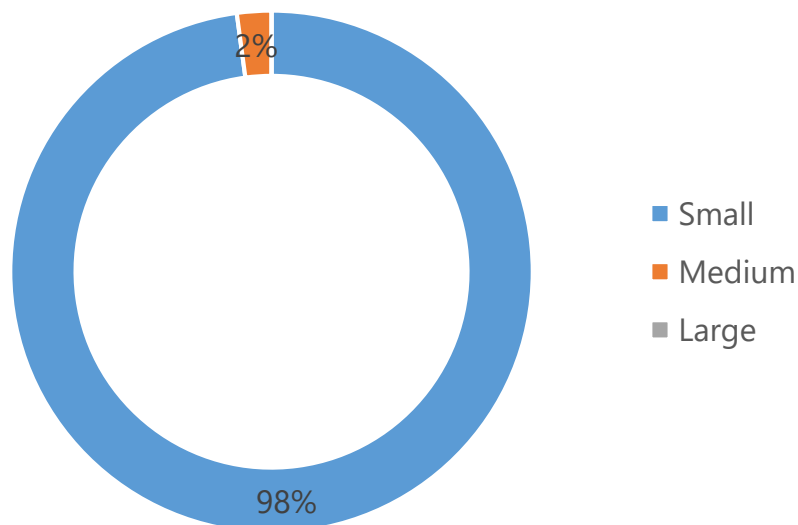


## MULTIFAMILY SIZE

### 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	\$172,989	99%	\$207	119%	\$31,138,050	46	47	180
Medium	\$123,333	-7%	\$157	-21%	\$1,480,000	1	1	12
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](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
157 Miller Ave	28-Oct-16	\$2,000,000	Small multifamily	6	4,500	\$222	Yes
153 Miller Ave	28-Oct-16	\$2,000,000	Small multifamily	6	4,500	\$222	Yes
160 Crescent St	30-Nov-16	\$1,800,000	Small multifamily	7	5,925	\$304	No
268-270 Fountain Ave	14-Oct-16	\$1,480,000	Medium multifamily	12	9,450	\$157	No
3285 Fulton St	6-Oct-16	\$1,455,800	Small multifamily	5	9,415	\$155	No
3059 Fulton St	13-Dec-16	\$1,130,000	Small multifamily	9	4,830	\$234	No
127 Miller Ave	6-Oct-16	\$985,000	Small multifamily	6	4,077	\$242	No
441 New Lots Ave	6-Oct-16	\$900,000	Small multifamily	4	3,960	\$227	No
557 Riverdale Ave	10-Nov-16	\$775,000	Small multifamily	3	3,225	\$240	No
365 Milford St	22-Dec-16	\$760,000	Small multifamily	4	3,198	\$238	No
357 Berriman St	22-Dec-16	\$745,000	Small multifamily	3	2,080	\$358	No
112 Miller Ave	27-Oct-16	\$740,000	Small multifamily	3	2,128	\$348	No
241 Schenck Ave	20-Oct-16	\$739,000	Small multifamily	4	2,079	\$355	No
578 Bradford St	11-Oct-16	\$725,000	Small multifamily	4	3,198	\$227	No
137 Autumn Ave	2-Nov-16	\$725,000	Small multifamily	3	3,210	\$226	No
452 Berriman St	5-Oct-16	\$705,000	Small multifamily	4	4,090	\$172	No
765 Hendrix St	22-Dec-16	\$695,000	Small multifamily	4	3,080	\$226	No
498 Vermont St	27-Oct-16	\$685,000	Small multifamily	3	3,120	\$220	No
976 Sutter Ave	31-Oct-16	\$680,000	Small multifamily	6	4,180	\$163	No
666 Jamaica Ave	13-Dec-16	\$675,000	Small multifamily	3	3,960	\$170	No
523 Milford St	19-Oct-16	\$650,000	Small multifamily	3	3,087	\$211	No
382 Atkins Ave	25-Oct-16	\$650,000	Small multifamily	3	2,000	\$325	No
112 Ridgewood Ave	2-Nov-16	\$625,000	Small multifamily	3	1,550	\$403	No
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
580 Georgia Ave	28-Oct-16	\$600,000	Small multifamily	6	3,198	\$188	No
205 Atkins Ave	18-Oct-16	\$600,000	Small multifamily	3	2,112	\$284	No
192 Eldert Ln	14-Nov-16	\$600,000	Small multifamily	3	2,084	\$288	No
890 Glenmore Ave	25-Oct-16	\$597,000	Small multifamily	3	3,000	\$199	No
733 Hinsdale St	29-Nov-16	\$570,000	Small multifamily	4	3,280	\$174	No
592 Logan St	31-Oct-16	\$565,000	Small multifamily	3	1,782	\$317	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
560 Riverdale Ave	26-Oct-16	\$540,000	Small multifamily	4	3,198	\$169	No
269 Fountain Ave	4-Nov-16	\$530,000	Small multifamily	4	2,600	\$204	No
911 Belmont Ave	30-Nov-16	\$510,000	Small multifamily	3	3,144	\$162	No
563 Miller Ave	19-Dec-16	\$500,000	Small multifamily	3	3,840	\$130	No
582 Linwood St	23-Nov-16	\$500,000	Small multifamily	6	3,600	\$139	No
180 Atkins Ave	13-Oct-16	\$498,250	Small multifamily	3	1,672	\$298	No
422 Lincoln Ave	20-Dec-16	\$450,000	Small multifamily	3	2,760	\$163	No
499 New Jersey Ave	1-Dec-16	\$400,000	Small multifamily	3	2,496	\$160	No
459 Elton St	21-Dec-16	\$387,000	Small multifamily	3	3,060	\$126	No
139 Autumn Ave	13-Dec-16	\$360,000	Small multifamily	3	2,036	\$177	No
181 Sheridan Ave	21-Dec-16	\$340,000	Small multifamily	3	2,820	\$121	No
459 Belmont Ave	16-Dec-16	\$300,000	Small multifamily	3	3,273	\$92	No
25 Cox Pl	20-Dec-16	\$278,000	Small multifamily	3	4,800	\$58	No
271 New Jersey Ave	15-Dec-16	\$250,000	Small multifamily	3	2,160	\$116	No

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty