



EAST NY

A quarterly analysis of multifamily sales
in East NY, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

East NY, Brooklyn

SUMMARY

SALES VOLUME

\$14.9M

-56% YoY

NO. OF TRANSACTIONS

24

0% YoY

AVERAGE PRICE/UNIT

\$155K

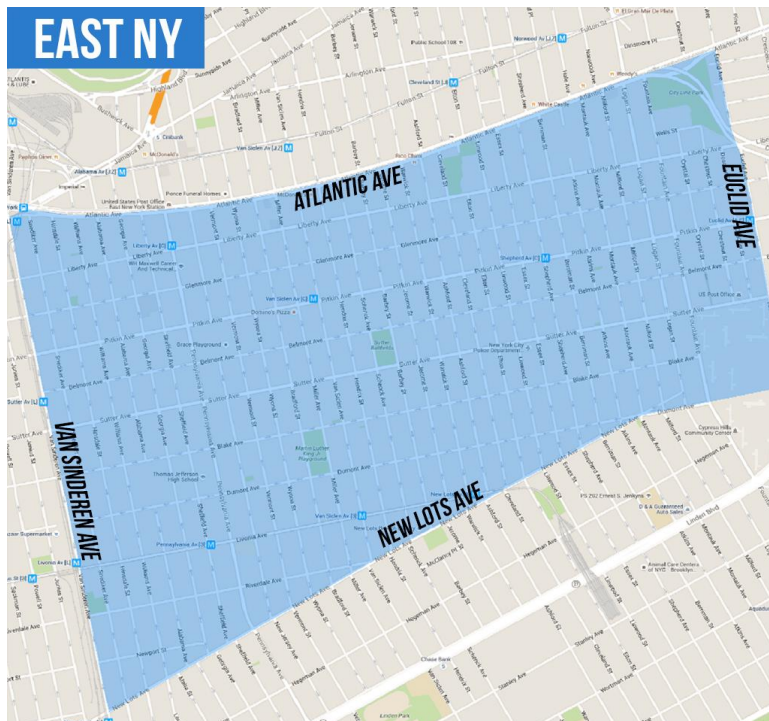
109% YoY

AVERAGE PRICE/SQ.FT.

\$197

139% YoY

NEIGHBORHOOD BOUNDARIES



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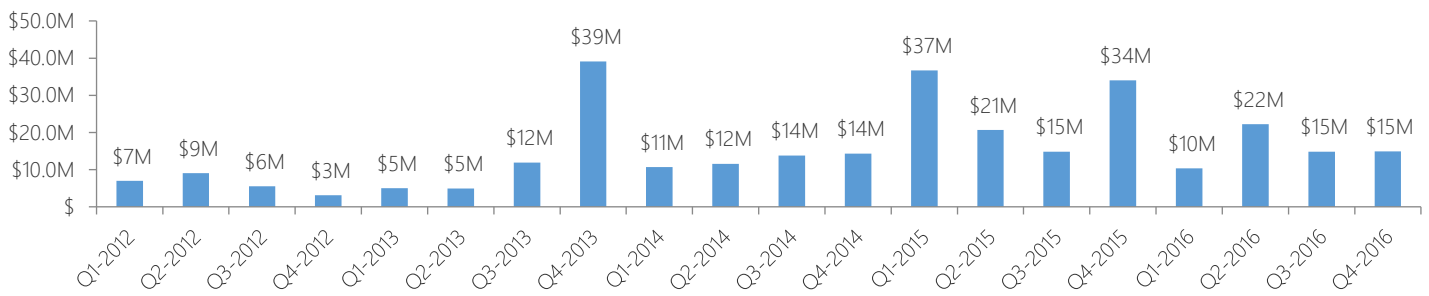
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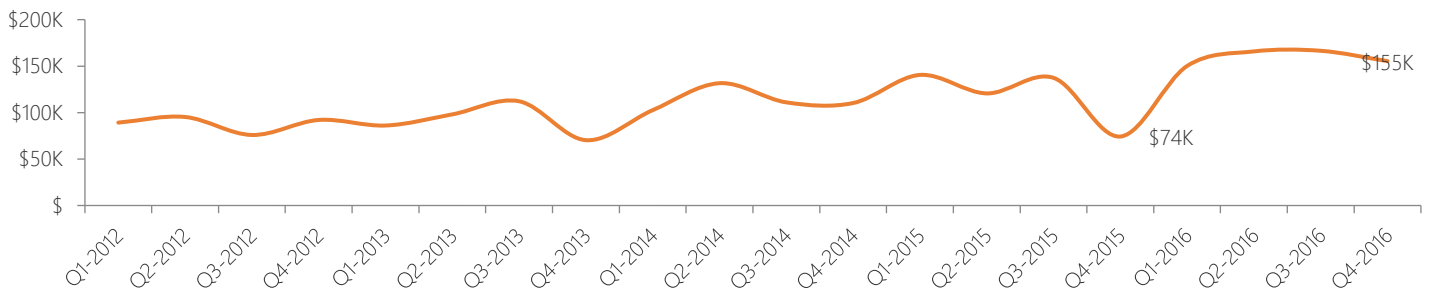
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MULTIFAMILY STATS

Sales Volume

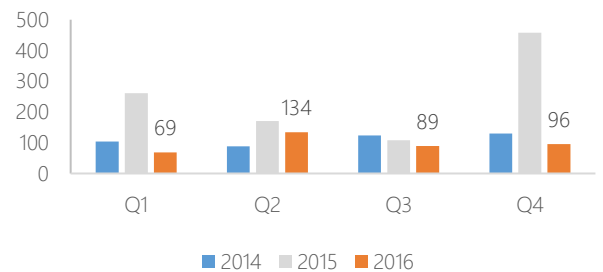


Average Sale Price per Unit



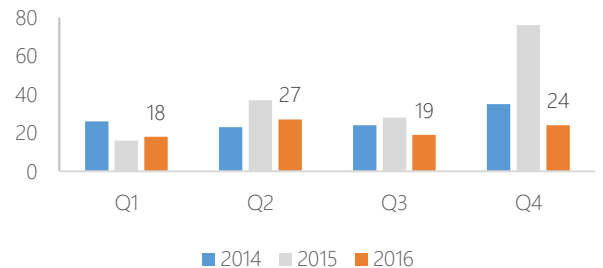
Number of Units Sold

Quarter	2014	2015	2016
Q1	104	261	69
Q2	88	171	134
Q3	124	108	89
Q4	130	458	96



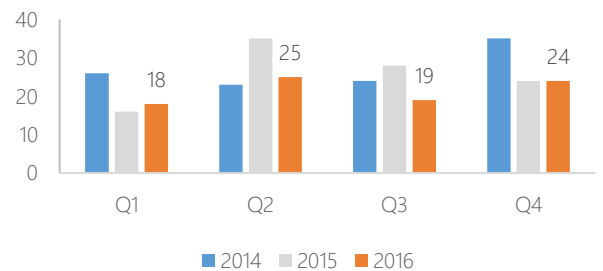
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	26	16	18
Q2	23	37	27
Q3	24	28	19
Q4	35	76	24



Number of Transactions

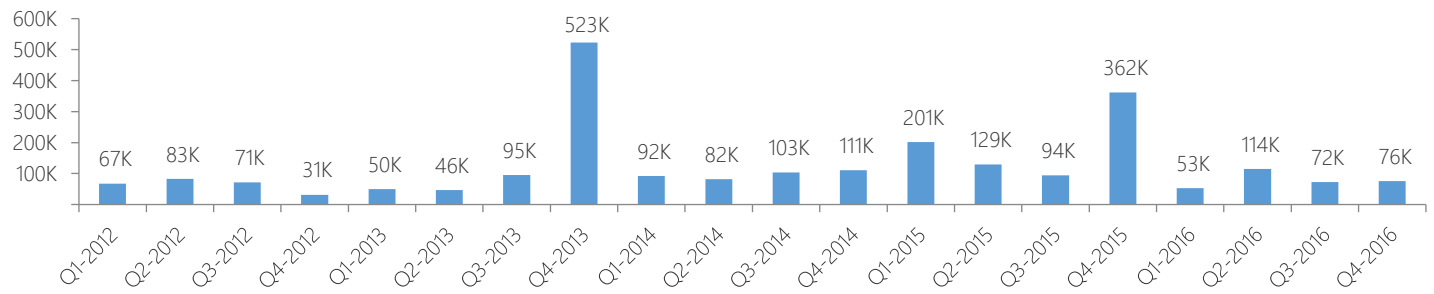
Quarter	2014	2015	2016
Q1	26	16	18
Q2	23	35	25
Q3	24	28	19
Q4	35	24	24



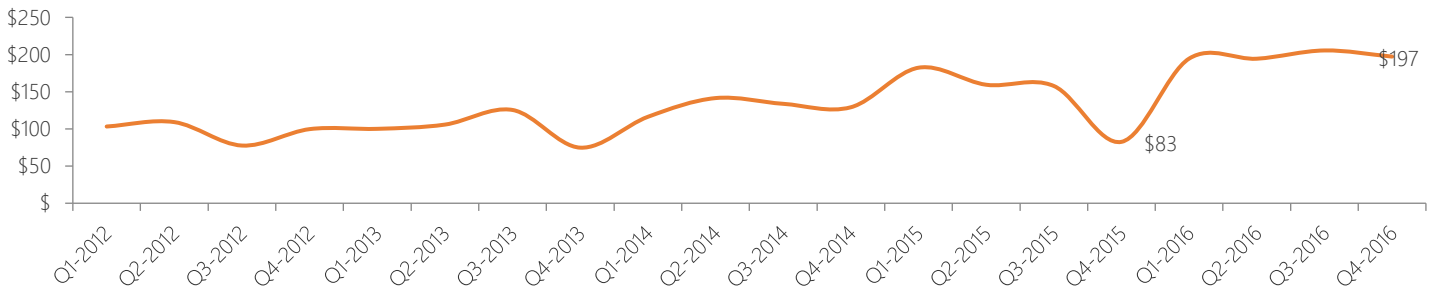


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Total Sq. Ft.



Average Sale Price per Square Foot

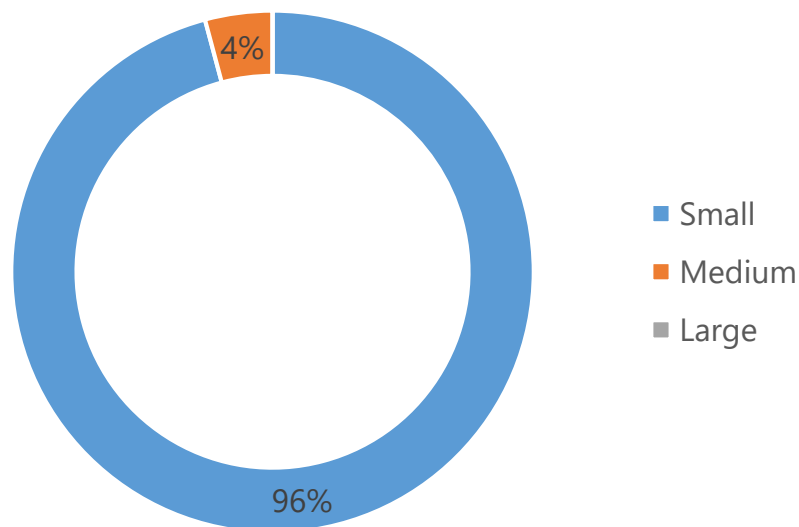


MULTIFAMILY SIZE

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	\$159,955	132%	\$203	171%	\$13,436,250	23	23	84
Medium	\$123,333	-10%	\$157	-28%	\$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)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
268-270 Fountain Ave	14-Oct-16	\$1,480,000	Medium multifamily	12	9,450	\$157	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
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
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
382 Atkins Ave	25-Oct-16	\$650,000	Small multifamily	3	2,000	\$325	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
890 Glenmore Ave	25-Oct-16	\$597,000	Small multifamily	3	3,000	\$199	No
592 Logan St	31-Oct-16	\$565,000	Small multifamily	3	1,782	\$317	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
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
459 Belmont Ave	16-Dec-16	\$300,000	Small multifamily	3	3,273	\$92	No
271 New Jersey Ave	15-Dec-16	\$250,000	Small multifamily	3	2,160	\$116	No

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