



GOWANUS

A quarterly analysis of multifamily sales
in Gowanus, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Gowanus, Brooklyn

SUMMARY

SALES VOLUME

\$9.6M

-14% YoY

NO. OF TRANSACTIONS

3

-40% YoY

AVERAGE PRICE/UNIT

\$531K

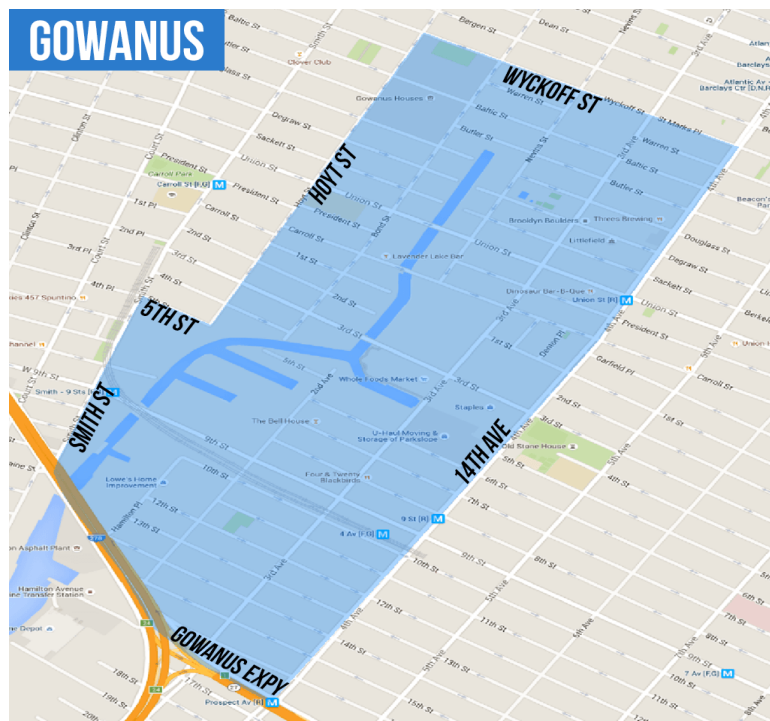
-14% YoY

AVERAGE PRICE/SQ.FT.

\$691

-9% YoY

NEIGHBORHOOD BOUNDARIES



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

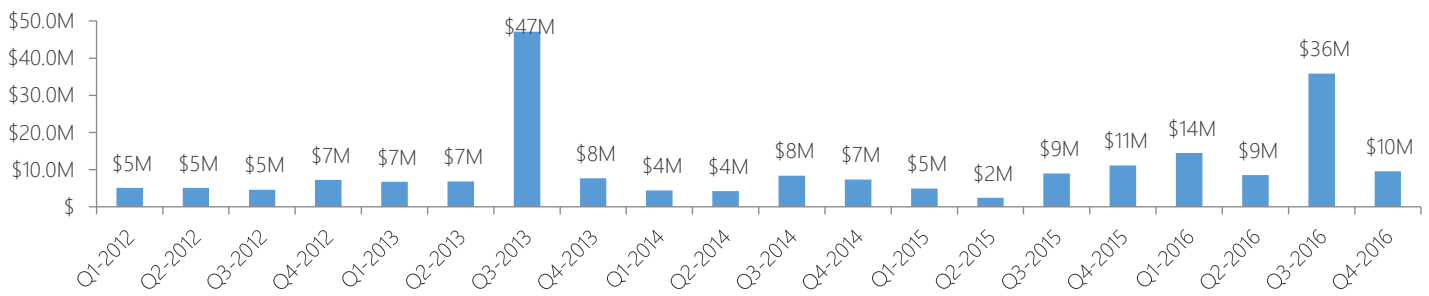
Warren Lewis Sotheby's International Realty



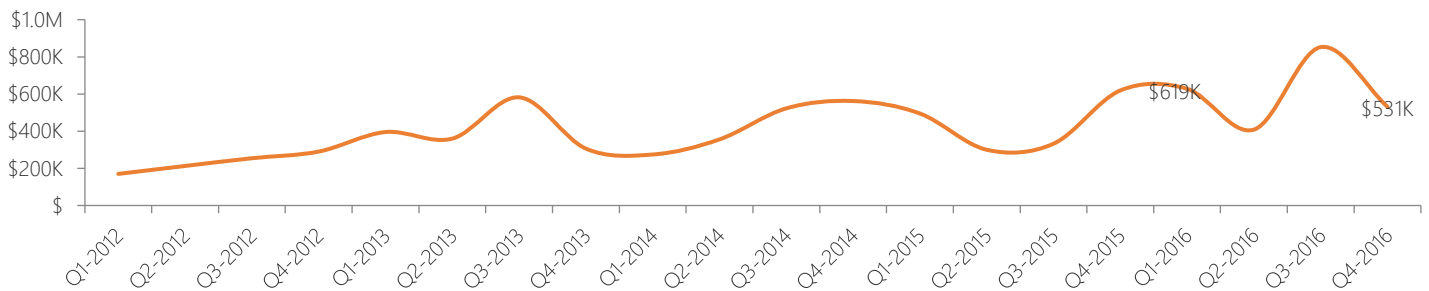
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

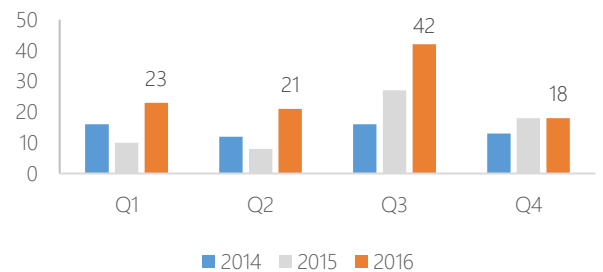


Average Sale Price per Unit



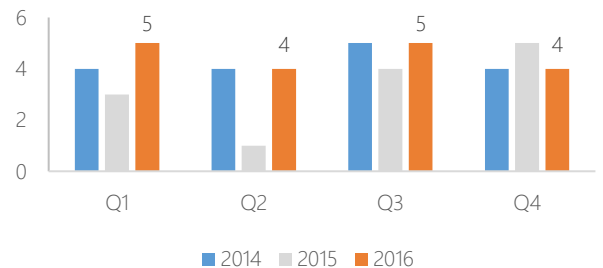
Number of Units Sold

Quarter	2014	2015	2016
Q1	16	10	23
Q2	12	8	21
Q3	16	27	42
Q4	13	18	18



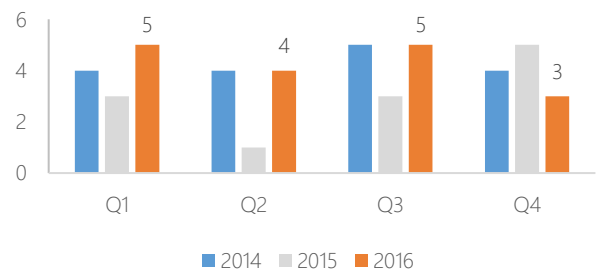
Number of Buildings Sold

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



Number of Transactions

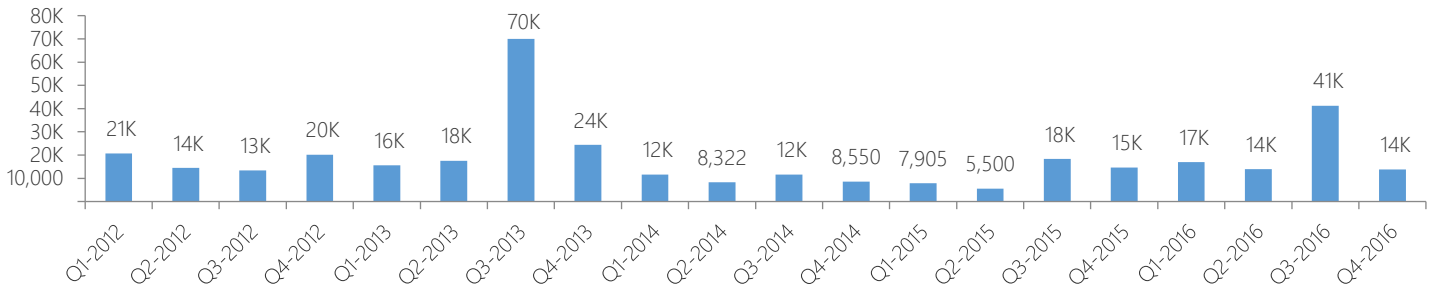
Quarter	2014	2015	2016
Q1	4	3	5
Q2	4	1	4
Q3	5	3	5
Q4	4	5	3



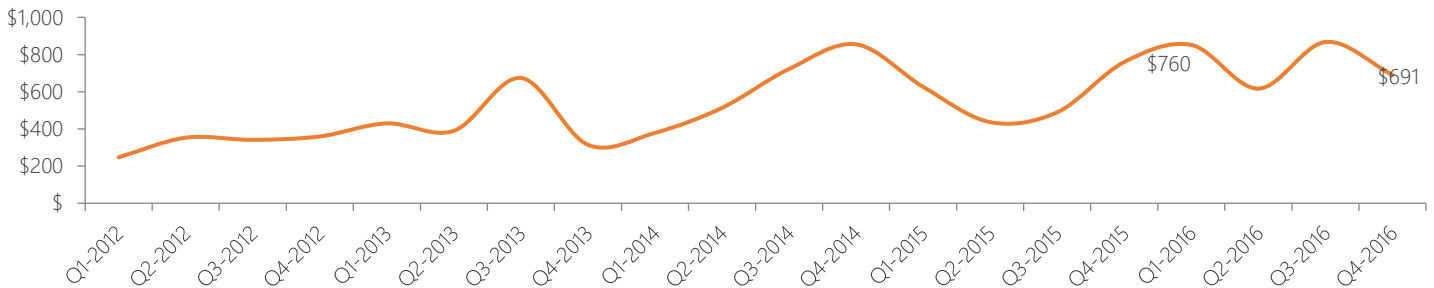


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

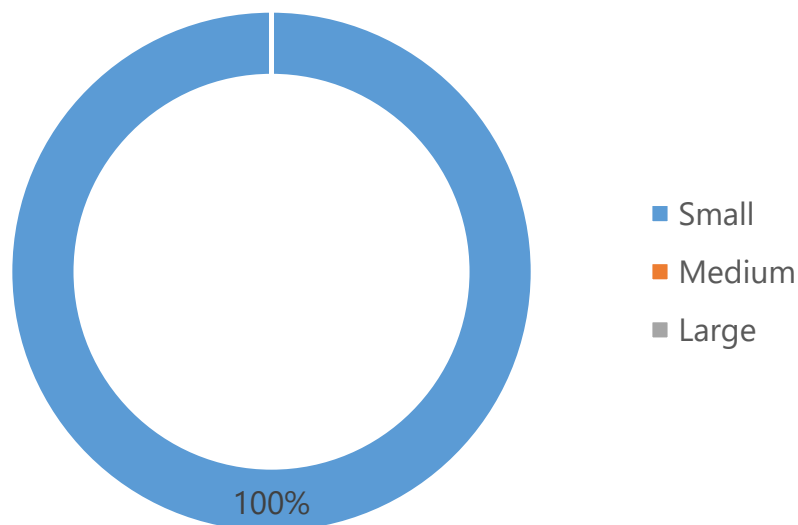


MULTIFAMILY SIZE

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	\$531,111	-14%	\$691	-9%	\$9,560,000	3	4	18
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)



o: 718-747-8215 | c: 347-501-0860 | e: 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
557 Union St	31-Oct-16	\$3,700,000	Small multifamily	4	3,140	\$575	Yes
555 Union St	31-Oct-16	\$3,700,000	Small multifamily	4	3,300	\$575	Yes
86 4 Ave	10-Nov-16	\$3,300,000	Small multifamily	6	4,200	\$786	No
434 Union St	19-Dec-16	\$2,560,000	Small multifamily	4	3,200	\$800	No

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

Warren Lewis Sotheby's International Realty