



GRAVESEND

A quarterly analysis of multifamily sales
in Gravesend, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Gravesend, Brooklyn

SUMMARY

SALES VOLUME

\$11.4M

14% YoY

NO. OF TRANSACTIONS

11

22% YoY

AVERAGE PRICE/UNIT

\$300K

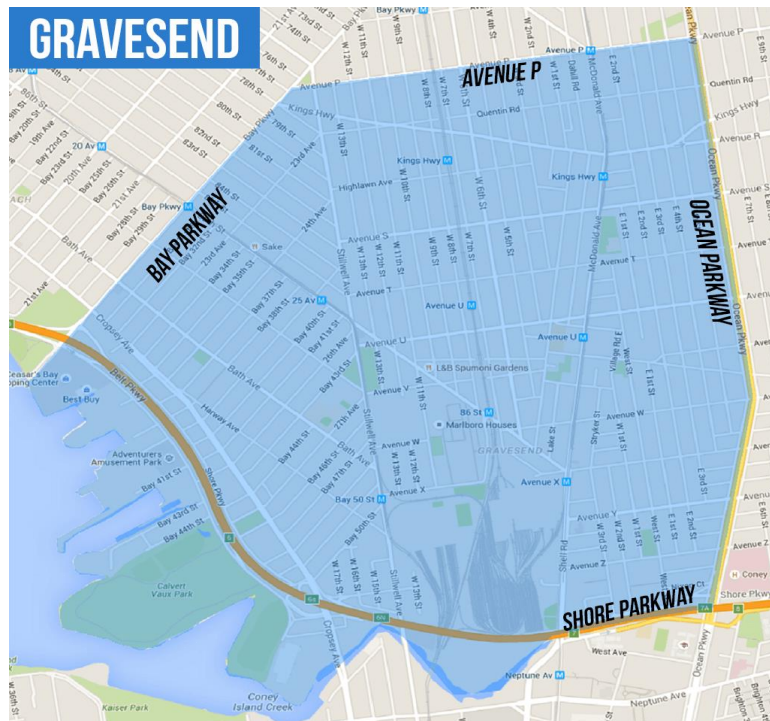
11% YoY

AVERAGE PRICE/SQ.FT.

\$345

27% YoY

NEIGHBORHOOD BOUNDARIES



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

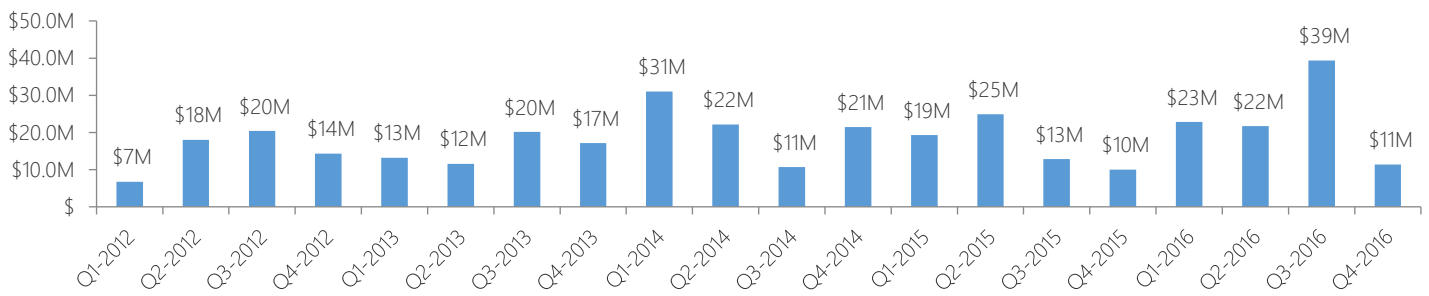
Warren Lewis Sotheby's International Realty



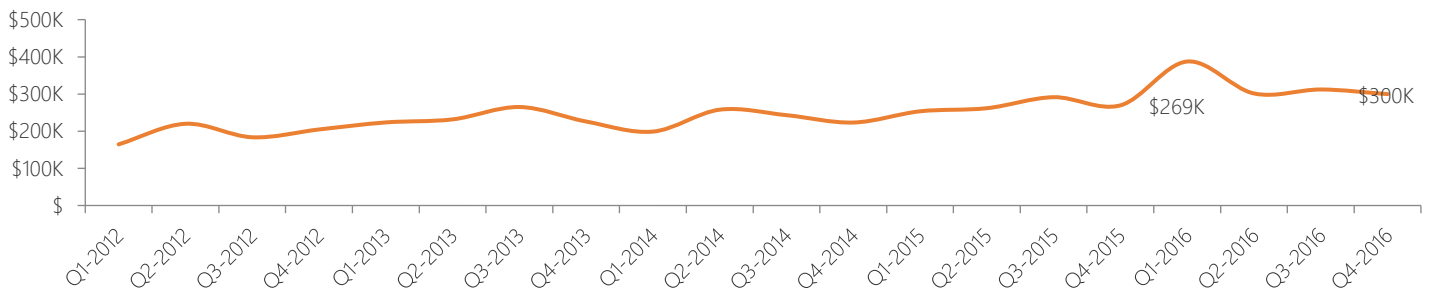
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

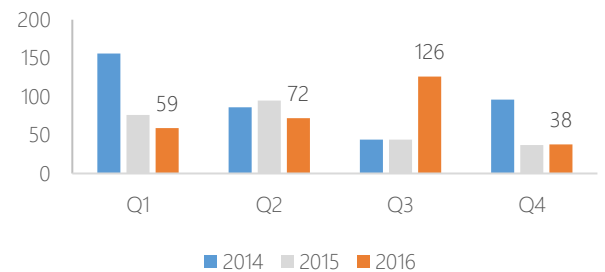


Average Sale Price per Unit



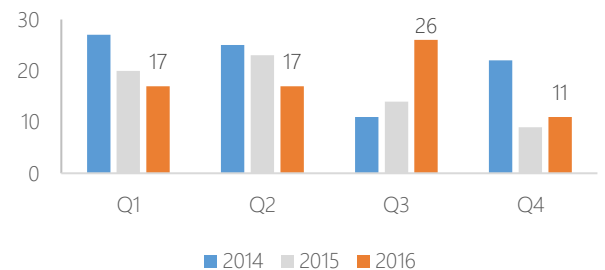
Number of Units Sold

Quarter	2014	2015	2016
Q1	156	76	59
Q2	86	95	72
Q3	44	44	126
Q4	96	37	38



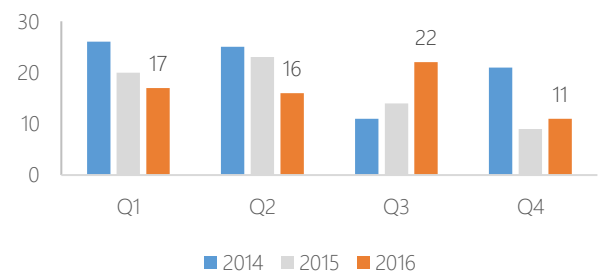
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	27	20	17
Q2	25	23	17
Q3	11	14	26
Q4	22	9	11



Number of Transactions

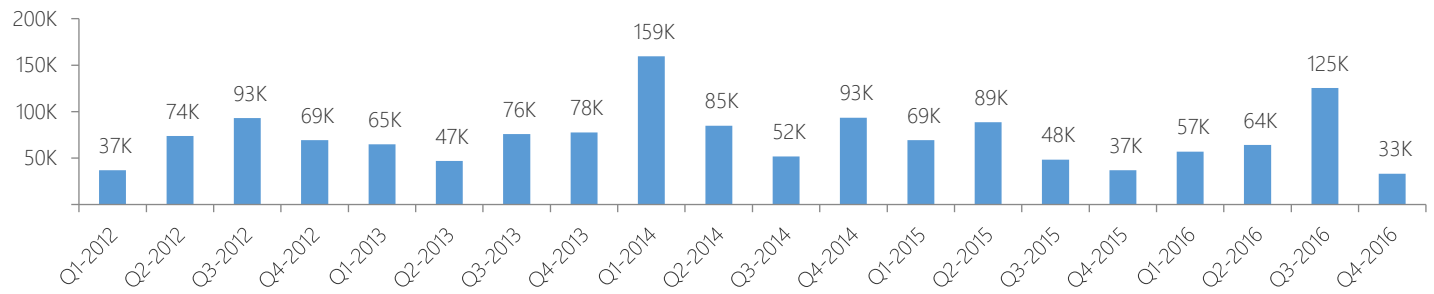
Quarter	2014	2015	2016
Q1	26	20	17
Q2	25	23	16
Q3	11	14	22
Q4	21	9	11



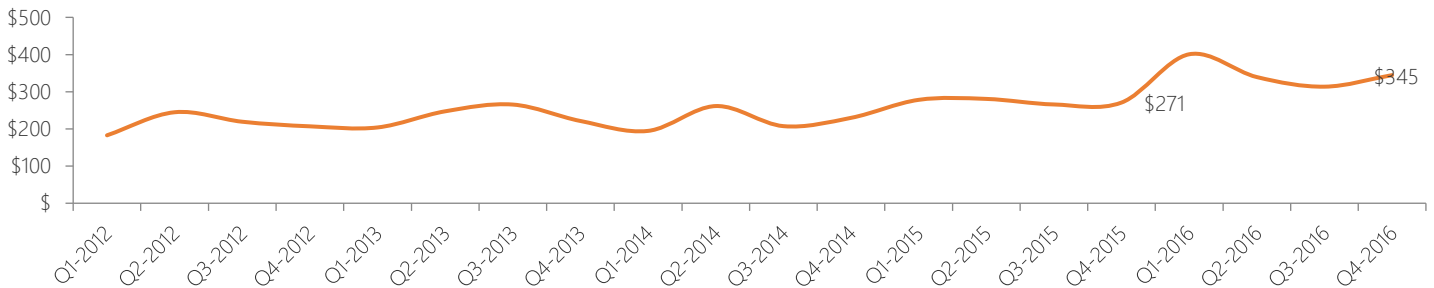


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

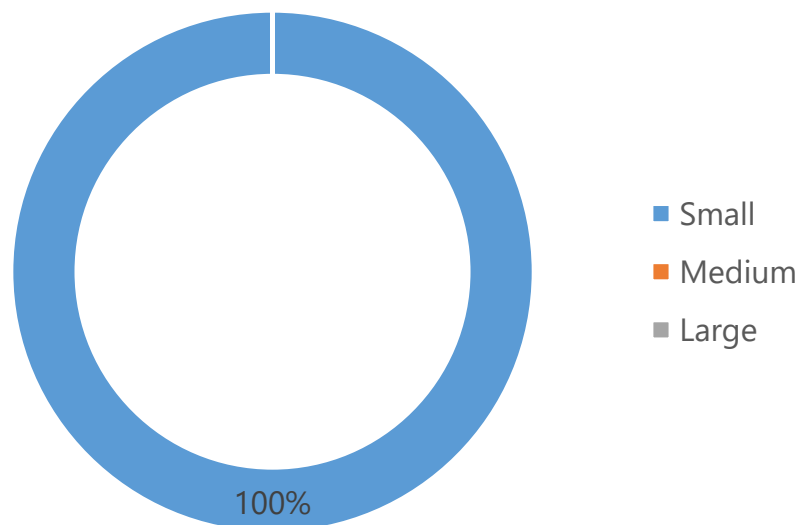


MULTIFAMILY SIZE

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	\$299,703	11%	\$345	27%	\$11,388,700	11	11	38
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)





The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
101 28 Ave	20-Oct-16	\$1,425,000	Small multifamily	5	3,300	\$432	No
2166 E 2 St	28-Dec-16	\$1,300,000	Small multifamily	3	3,600	\$361	No
1974 W 6 St	2-Dec-16	\$1,288,000	Small multifamily	3	2,136	\$603	No
2381 85 St	28-Dec-16	\$1,250,000	Small multifamily	6	5,040	\$248	No
88 Village Rd S	6-Dec-16	\$1,200,000	Small multifamily	3	1,908	\$629	No
40 Bay 31 St	21-Dec-16	\$1,200,000	Small multifamily	3	3,160	\$380	No
2044 W 10 St	12-Oct-16	\$1,180,000	Small multifamily	3	2,880	\$410	No
163 Bay 47 St	31-Oct-16	\$1,170,000	Small multifamily	3	2,310	\$506	No
2153 W 5 St	2-Dec-16	\$670,000	Small multifamily	3	2,200	\$305	No
2127 E 1 St	1-Dec-16	\$405,700	Small multifamily	3	2,720	\$149	No
88 Bay 50 St	17-Oct-16	\$300,000	Small multifamily	3	3,795	\$79	No

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

Warren Lewis Sotheby's International Realty