



GREENPOINT

A quarterly analysis of multifamily sales
in Greenpoint, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Greenpoint, Brooklyn

SUMMARY

SALES VOLUME

\$13.7M

-54% YoY

NO. OF TRANSACTIONS

7

-50% YoY

AVERAGE PRICE/UNIT

\$455K

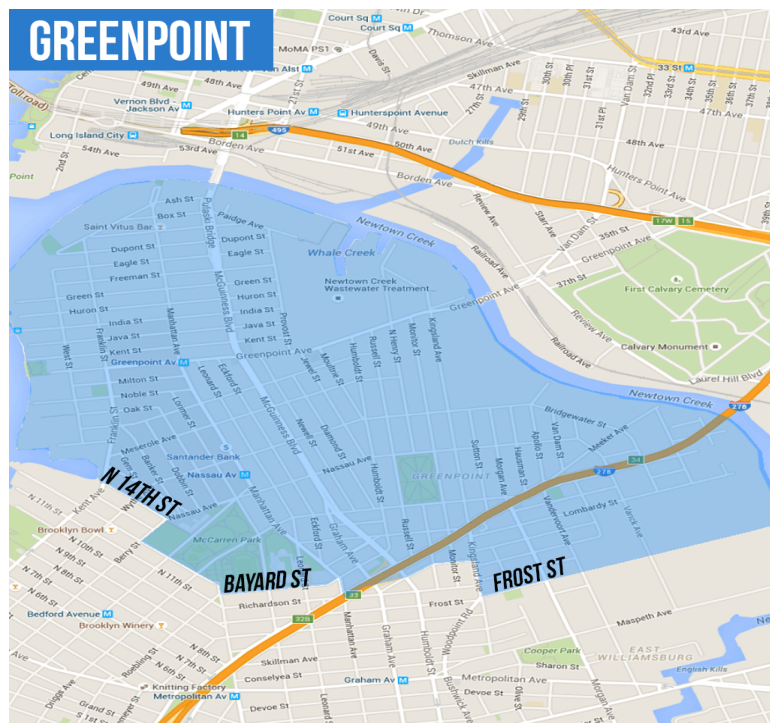
-9% YoY

AVERAGE PRICE/SQ.FT.

\$630

12% YoY

NEIGHBORHOOD BOUNDARIES



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

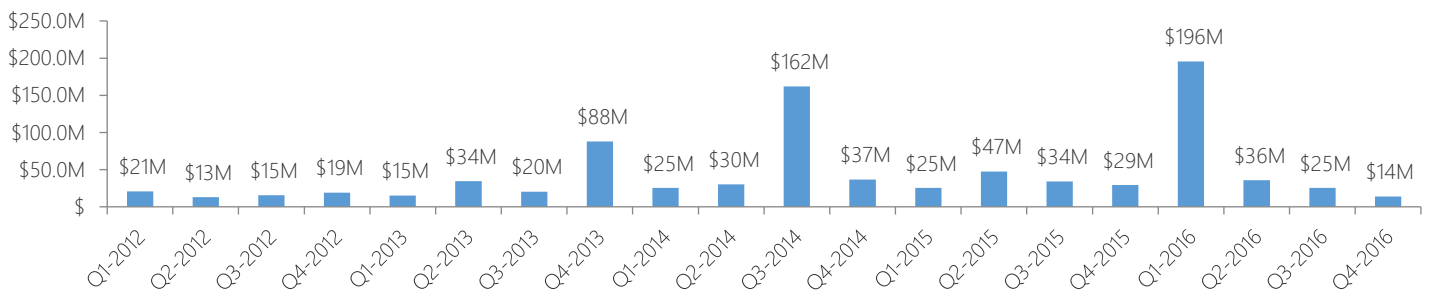
Warren Lewis Sotheby's International Realty



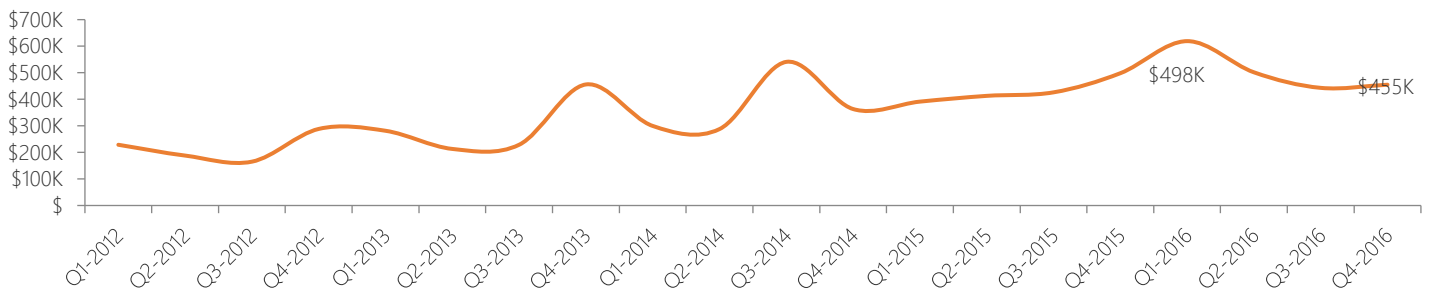
The RATNER Team Market Reports

MULTIFAMILY STATS

Sales Volume

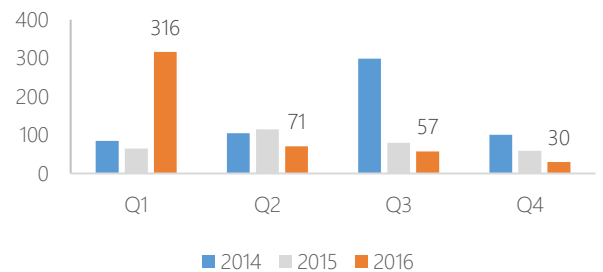


Average Sale Price per Unit



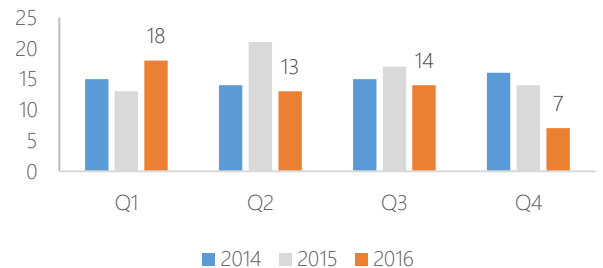
Number of Units Sold

Quarter	2014	2015	2016
Q1	85	65	316
Q2	105	115	71
Q3	299	80	57
Q4	101	59	30



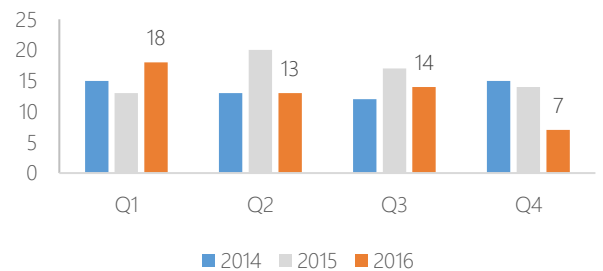
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	15	13	18
Q2	14	21	13
Q3	15	17	14
Q4	16	14	7



Number of Transactions

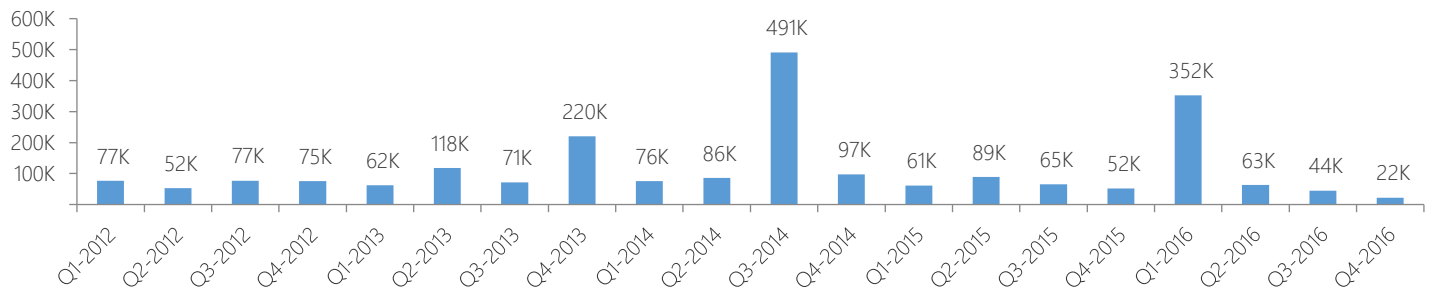
Quarter	2014	2015	2016
Q1	15	13	18
Q2	13	20	13
Q3	12	17	14
Q4	15	14	7



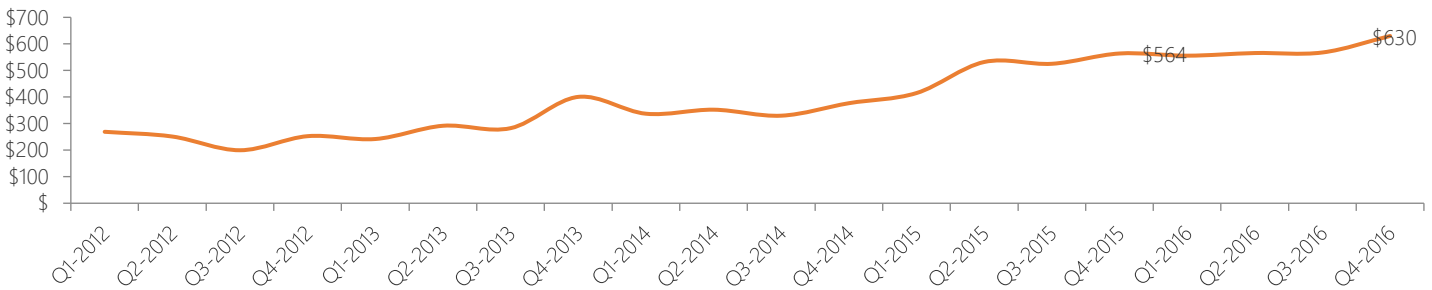


The RATNER Team Market Reports

Total Sq. Ft.



Average Sale Price per Square Foot

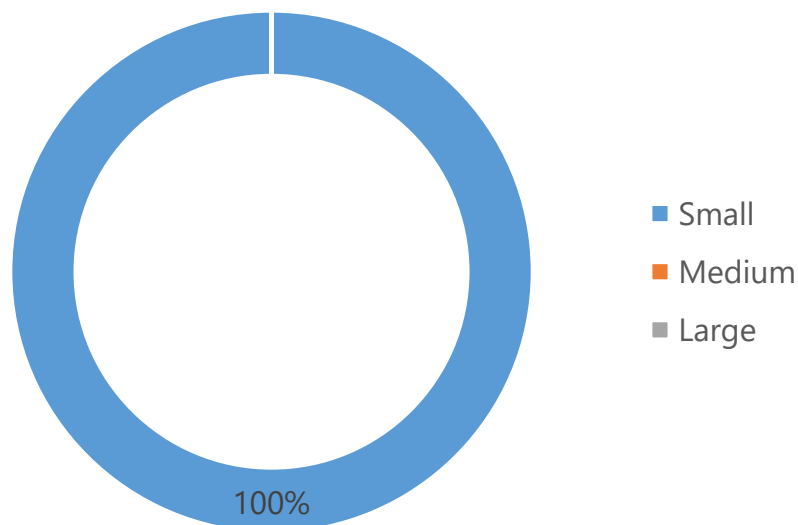


MULTIFAMILY SIZE

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	\$454,906	-9%	\$630	12%	\$13,647,175	7	7	30
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
626 Manhattan Ave	17-Nov-16	\$6,000,000	Small multifamily	7	4,050	\$1,481	No
149 Eckford St	29-Dec-16	\$2,450,000	Small multifamily	3	2,244	\$1,092	No
303-305 Kingsland Ave	29-Dec-16	\$2,200,000	Small multifamily	4	2,250	\$978	No
243 A Nassau Ave	21-Dec-16	\$1,100,000	Small multifamily	3	2,160	\$509	No
80 Green St	18-Nov-16	\$851,000	Small multifamily	3	2,640	\$322	No
71 Engert Ave	27-Dec-16	\$721,175	Small multifamily	6	5,070	\$142	No
20 Hausman St	26-Oct-16	\$325,000	Small multifamily	4	3,250	\$100	No

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

Warren Lewis Sotheby's International Realty