



HOMECREST

A quarterly analysis of multifamily sales
in Homecrest, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Homecrest, Brooklyn

SUMMARY

SALES VOLUME

\$11.1M

-53% YoY

NO. OF TRANSACTIONS

4

-20% YoY

AVERAGE PRICE/UNIT

\$251K

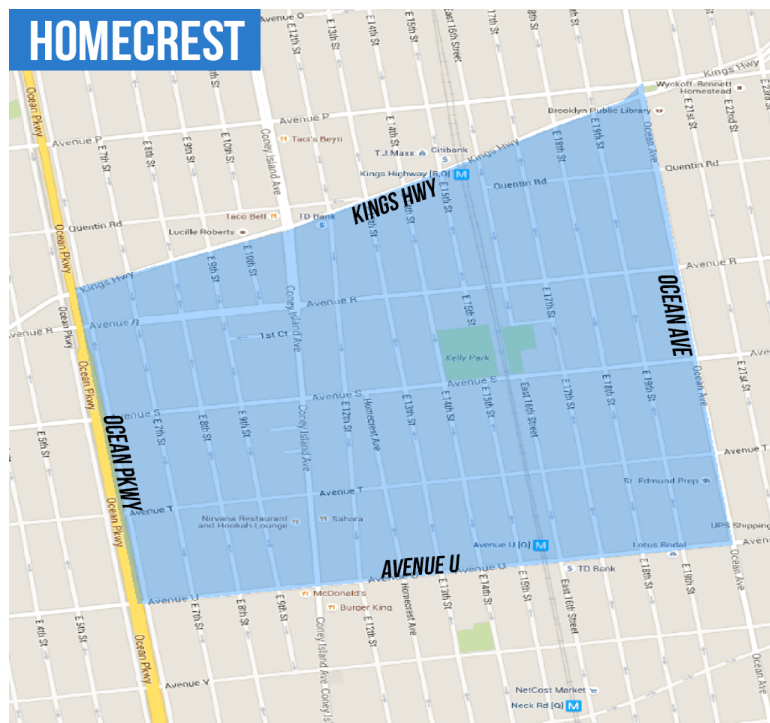
-11% YoY

AVERAGE PRICE/SQ.FT.

\$277

17% YoY

NEIGHBORHOOD BOUNDARIES



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

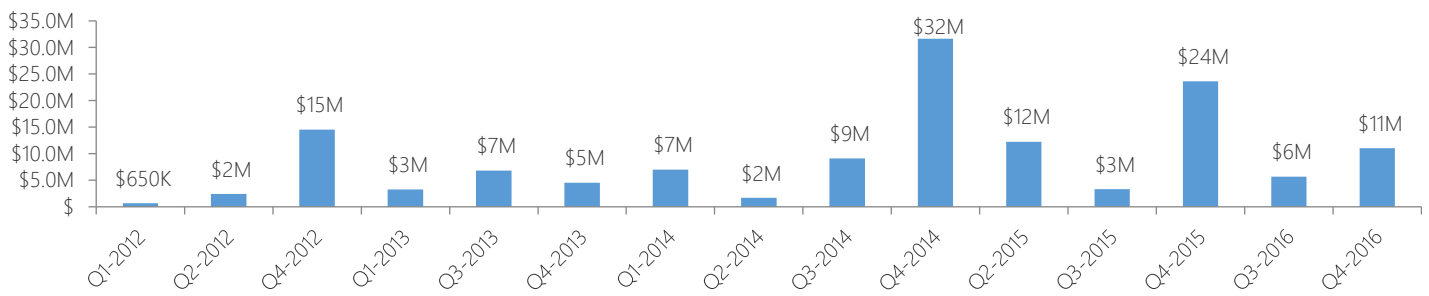
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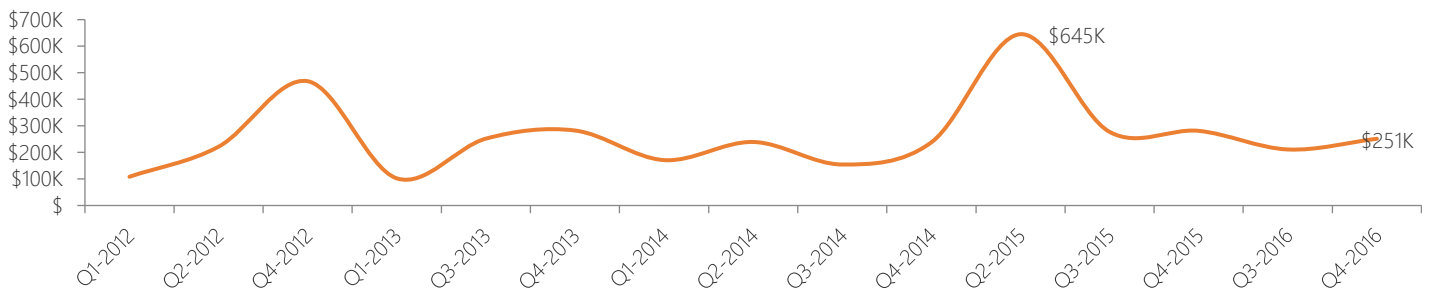
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MULTIFAMILY STATS

Sales Volume

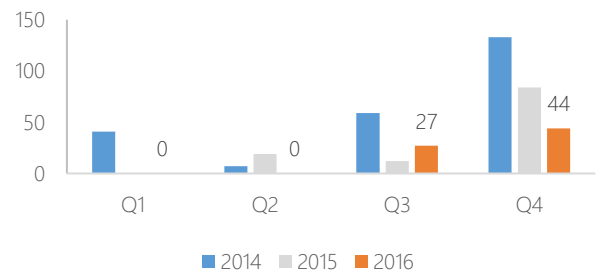


Average Sale Price per Unit



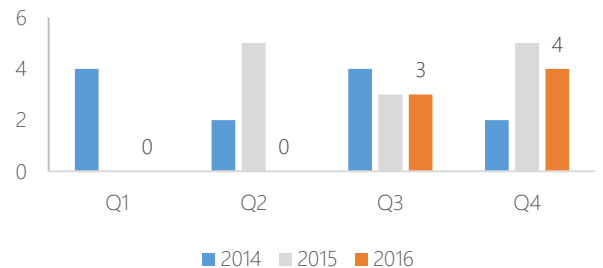
Number of Units Sold

Quarter	2014	2015	2016
Q1	41	-	-
Q2	7	19	-
Q3	59	12	27
Q4	133	84	44



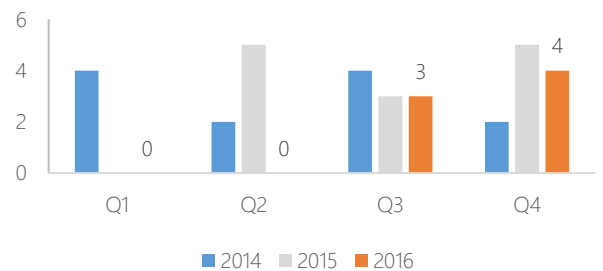
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	4	-	-
Q2	2	5	-
Q3	4	3	3
Q4	2	5	4



Number of Transactions

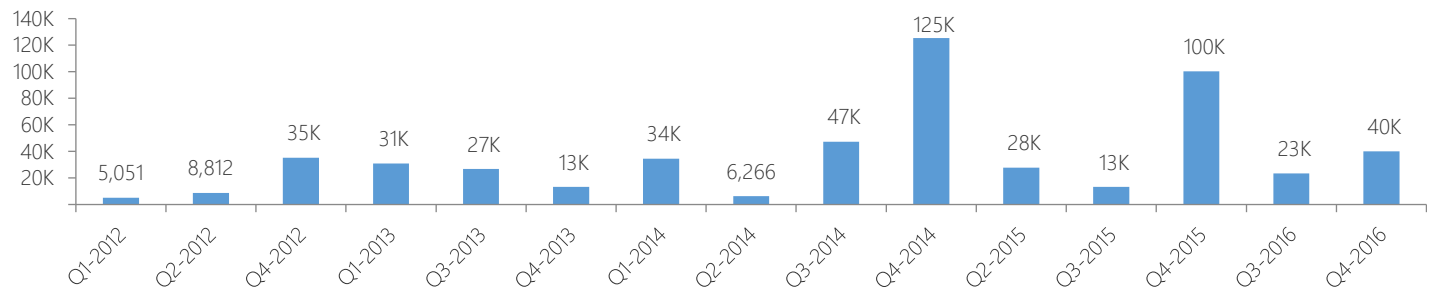
Quarter	2014	2015	2016
Q1	4	-	-
Q2	2	5	-
Q3	4	3	3
Q4	2	5	4



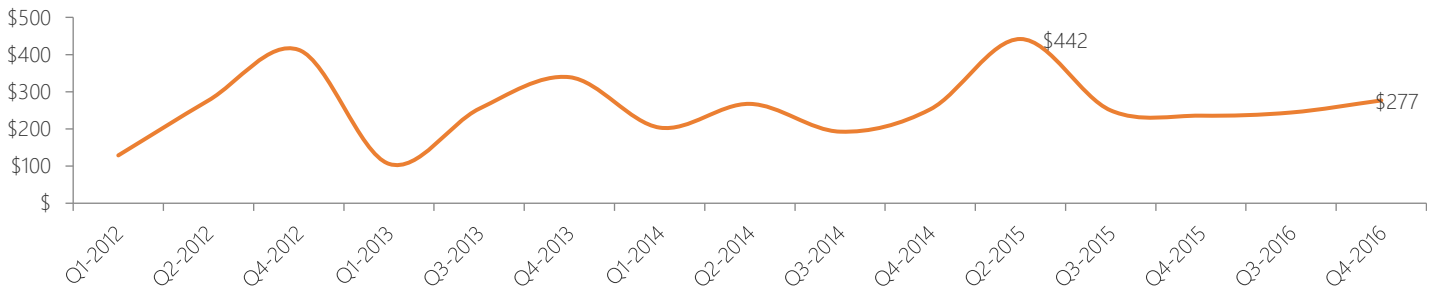


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Total Sq. Ft.



Average Sale Price per Square Foot

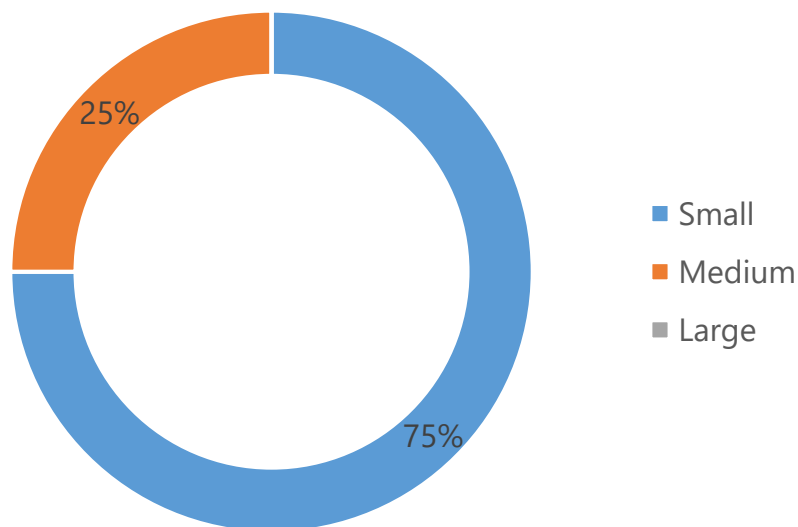


MULTIFAMILY SIZE

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	\$346,000	-48%	\$330	-35%	\$3,460,000	3	3	10
Medium	\$223,529	-	\$258	-	\$7,600,000	1	1	34
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
1812 E 18 St	6-Oct-16	\$7,600,000	Medium multifamily	34	29,500	\$258	No
2007 E 7 St	27-Dec-16	\$1,200,000	Small multifamily	3	3,320	\$361	No
1112 Avenue T	23-Dec-16	\$1,200,000	Small multifamily	3	4,000	\$300	No
2193 Coney Island Ave	7-Oct-16	\$1,060,000	Small multifamily	4	3,172	\$334	No

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