



## MIDWOOD

A quarterly analysis of multifamily sales  
in Midwood, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Midwood, Brooklyn

#### SUMMARY

SALES VOLUME

**\$8.3M**

-87% YoY

NO. OF TRANSACTIONS

**7**

-36% YoY

AVERAGE PRICE/UNIT

**\$378K**

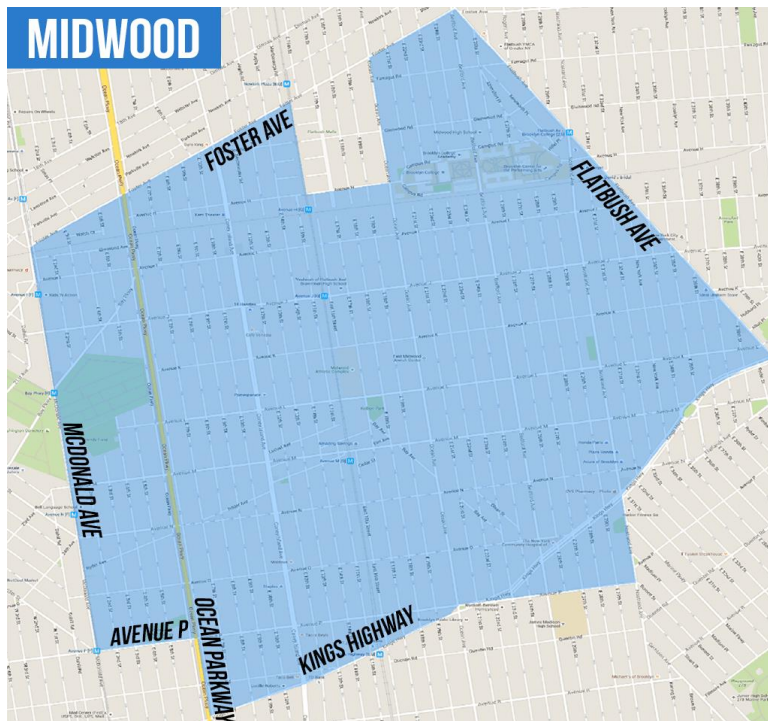
59% YoY

AVERAGE PRICE/SQ.FT.

**\$353**

40% YoY

#### NEIGHBORHOOD BOUNDARIES



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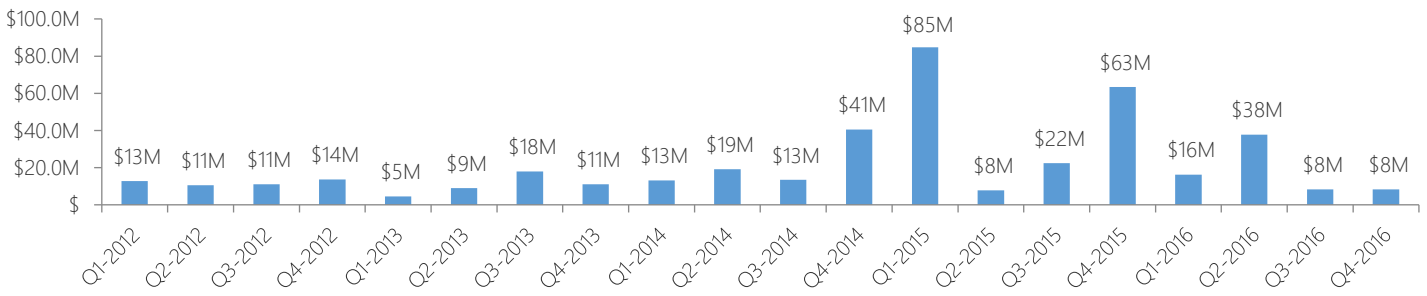
**Warren Lewis Sotheby's International Realty**



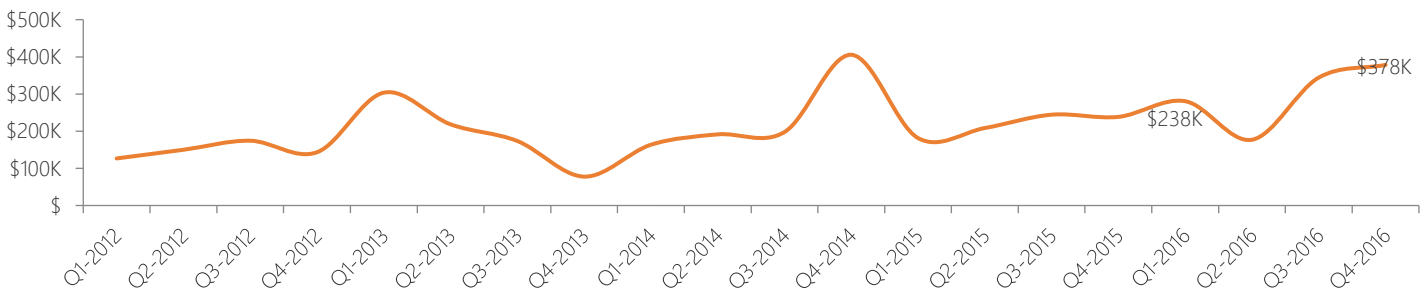
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## MULTIFAMILY STATS

### Sales Volume

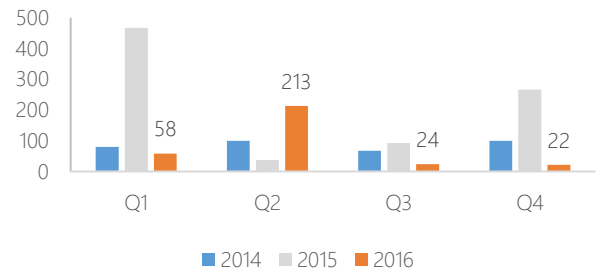


### Average Sale Price per Unit



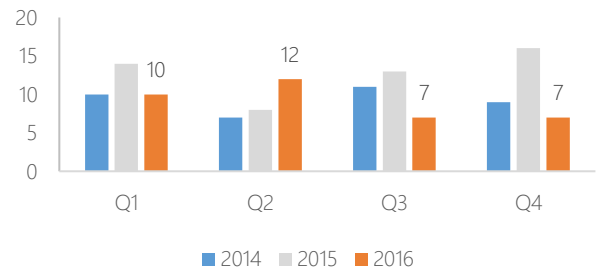
### Number of Units Sold

Quarter	2014	2015	2016
Q1	80	467	58
Q2	100	37	213
Q3	68	92	24
Q4	100	266	22



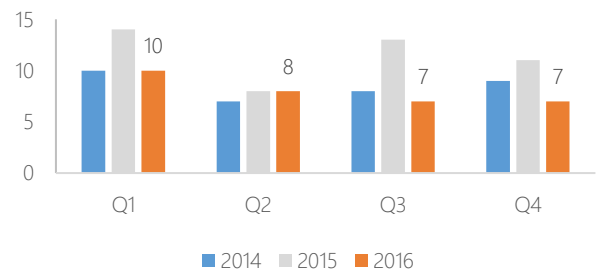
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	10	14	10
Q2	7	8	12
Q3	11	13	7
Q4	9	16	7



### Number of Transactions

Quarter	2014	2015	2016
Q1	10	14	10
Q2	7	8	8
Q3	8	13	7
Q4	9	11	7

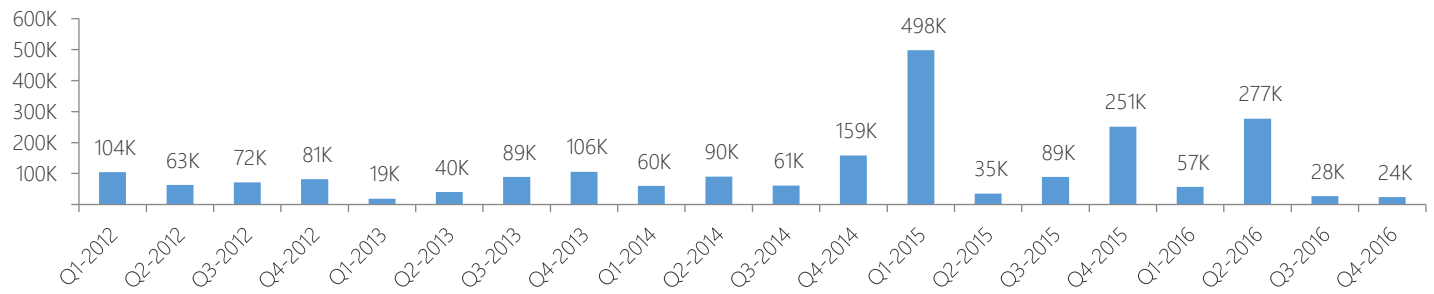




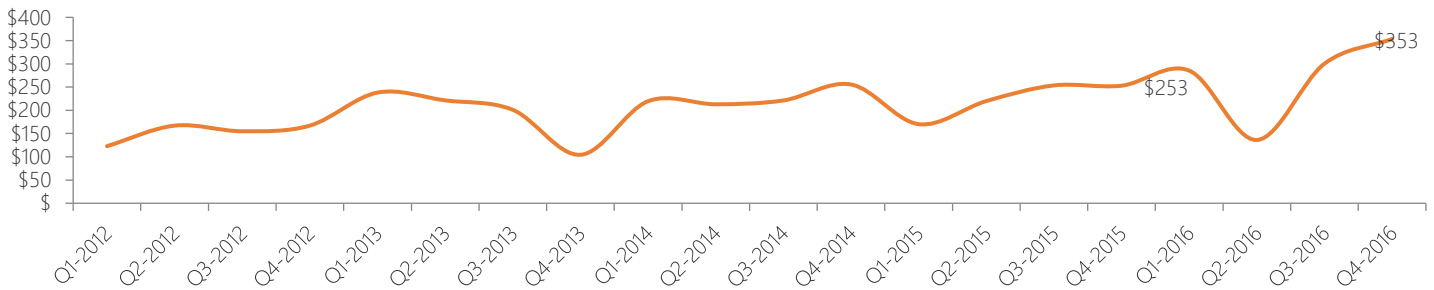


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## Total Sq. Ft.



## Average Sale Price per Square Foot

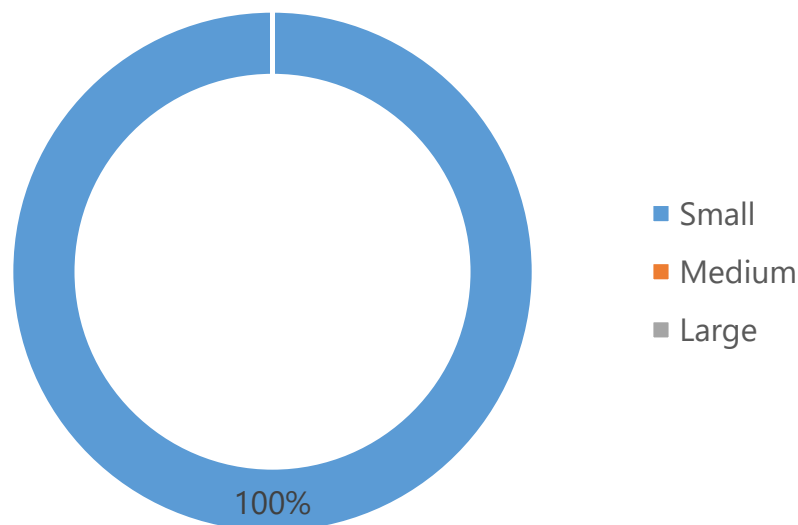


## MULTIFAMILY SIZE

## 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	\$378,182	0%	\$353	-17%	\$8,320,000	7	7	22
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)





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## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
917 Avenue N	27-Oct-16	\$1,600,000	Small multifamily	3	3,233	\$495	No
1014 E 10 St	17-Nov-16	\$1,450,000	Small multifamily	3	3,381	\$429	No
1411 E 4 St	6-Oct-16	\$1,315,000	Small multifamily	3	4,158	\$316	No
1817 Avenue P	30-Nov-16	\$1,250,000	Small multifamily	3	3,110	\$402	No
1815 Avenue P	29-Dec-16	\$995,000	Small multifamily	3	3,310	\$301	No
1817 Avenue P	28-Dec-16	\$960,000	Small multifamily	3	3,110	\$309	No
1358 Flatbush Ave	17-Nov-16	\$750,000	Small multifamily	4	3,240	\$231	No

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