



NEW LOTS

A quarterly analysis of multifamily sales
in New Lots, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

New Lots, Brooklyn

SUMMARY

SALES VOLUME

\$2.6M

-64% YoY

NO. OF TRANSACTIONS

4

-64% YoY

AVERAGE PRICE/UNIT

\$175K

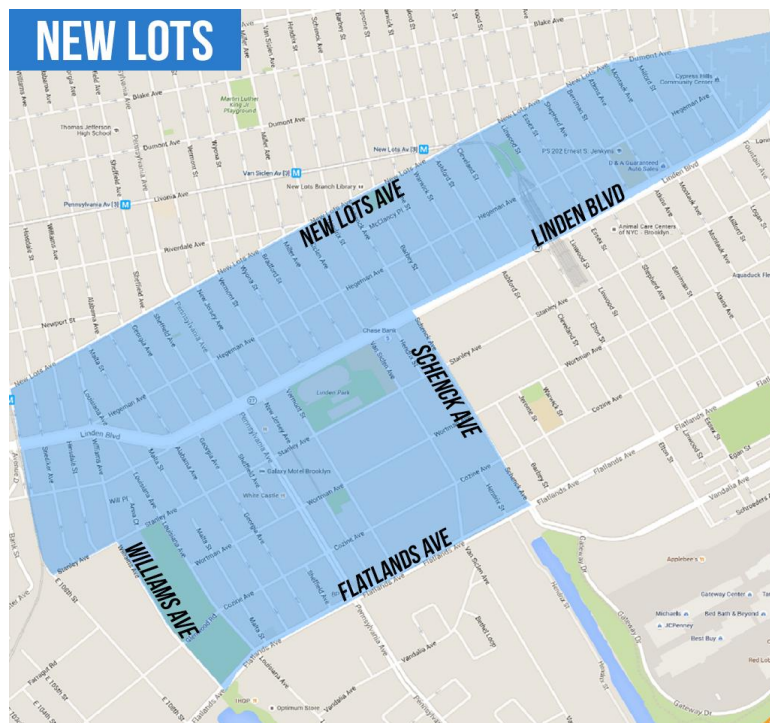
7% YoY

AVERAGE PRICE/SQ.FT.

\$194

-1% YoY

NEIGHBORHOOD BOUNDARIES



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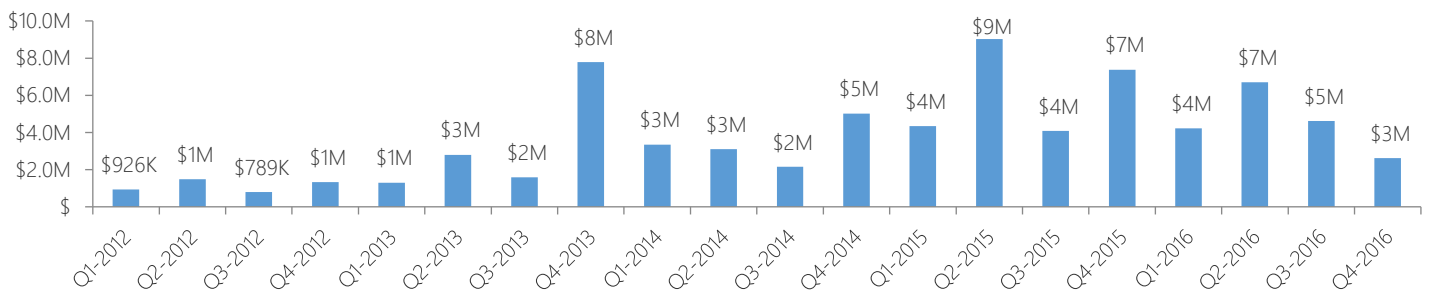
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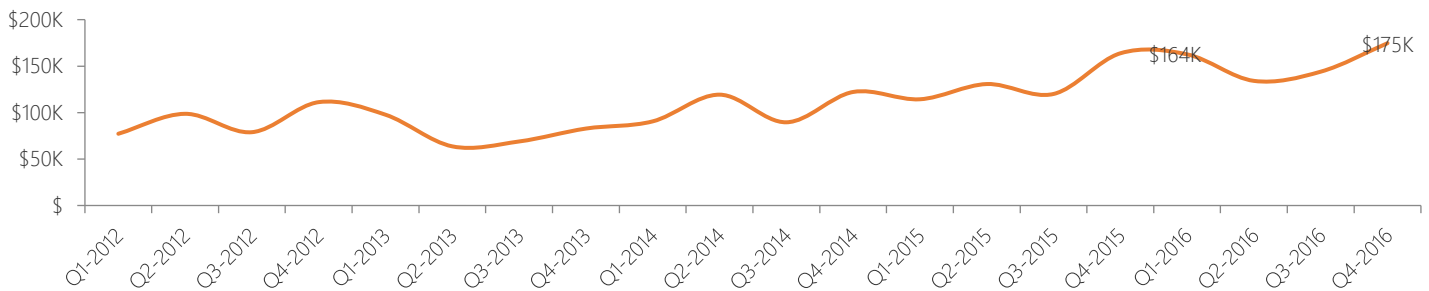
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MULTIFAMILY STATS

Sales Volume

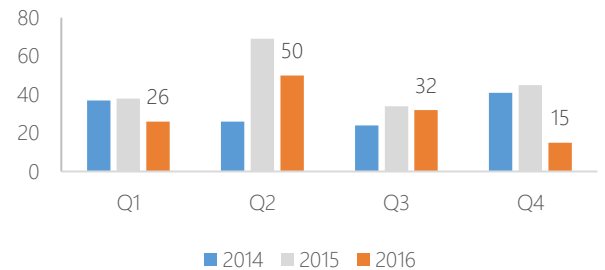


Average Sale Price per Unit



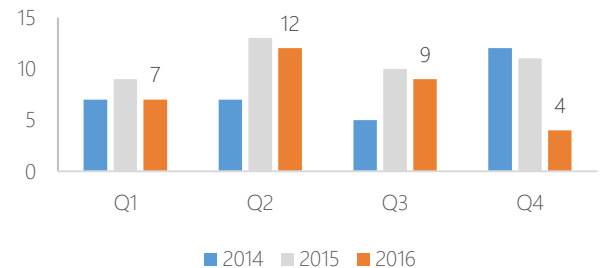
Number of Units Sold

Quarter	2014	2015	2016
Q1	37	38	26
Q2	26	69	50
Q3	24	34	32
Q4	41	45	15



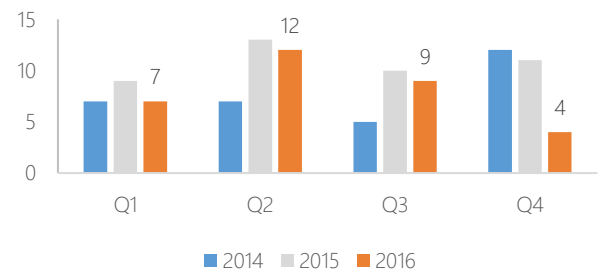
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	7	9	7
Q2	7	13	12
Q3	5	10	9
Q4	12	11	4



Number of Transactions

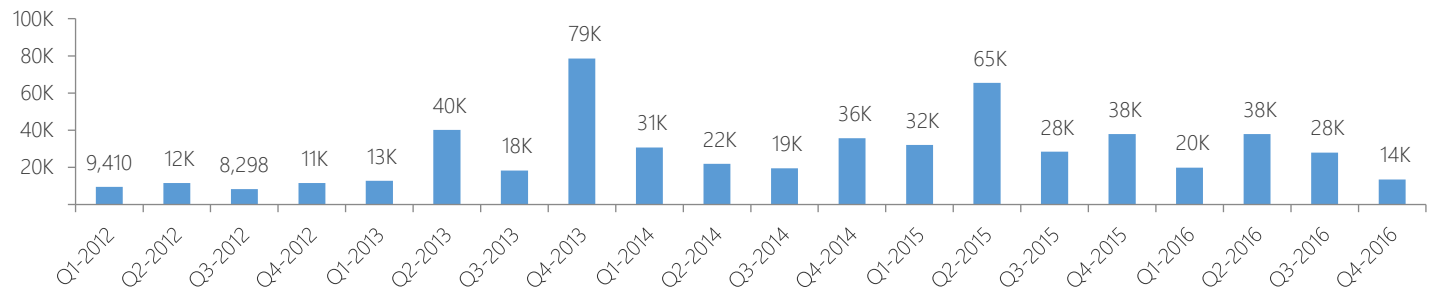
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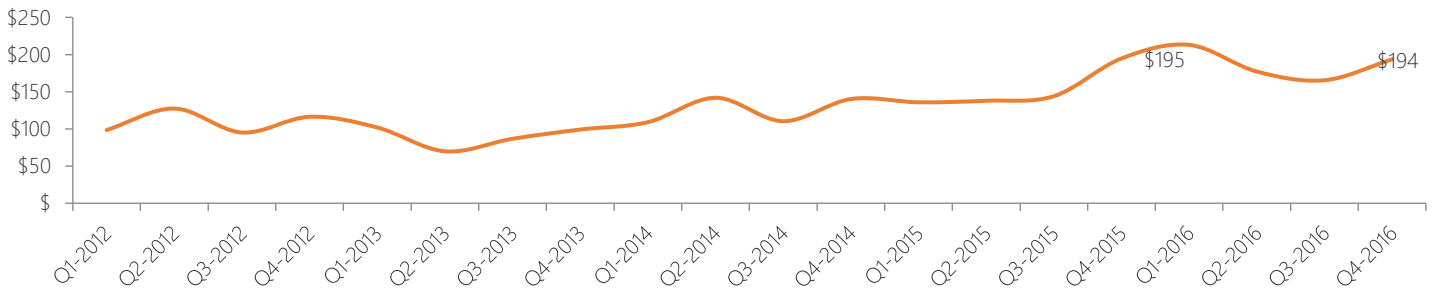


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Total Sq. Ft.



Average Sale Price per Square Foot

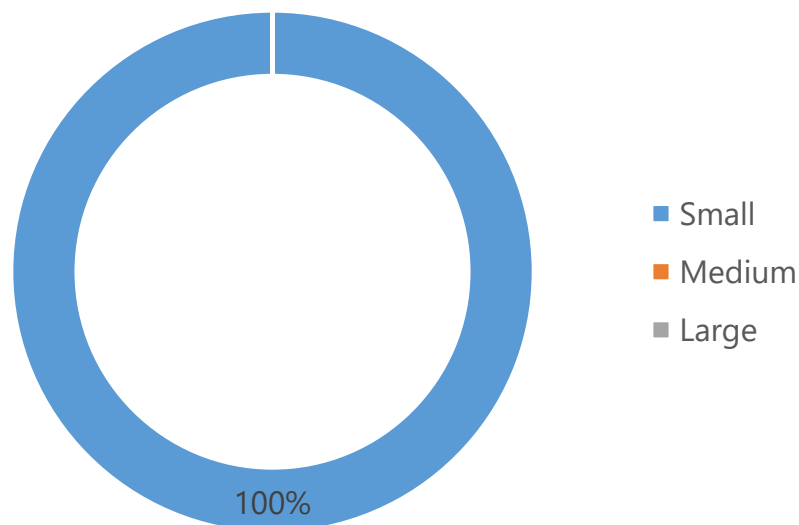


MULTIFAMILY SIZE

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	\$174,667	7%	\$194	-1%	\$2,620,000	4	4	15
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
452 Berriman St	5-Oct-16	\$705,000	Small multifamily	4	4,090	\$172	No
765 Hendrix St	22-Dec-16	\$695,000	Small multifamily	4	3,080	\$226	No
523 Milford St	19-Oct-16	\$650,000	Small multifamily	3	3,087	\$211	No
733 Hinsdale St	29-Nov-16	\$570,000	Small multifamily	4	3,280	\$174	No

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