



## NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales  
in Northwestern Brooklyn, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Northwestern Brooklyn, Brooklyn

#### SUMMARY

SALES VOLUME

**\$339.8M**

15% YoY

NO. OF TRANSACTIONS

**58**

-3% YoY

AVERAGE PRICE/UNIT

**\$509K**

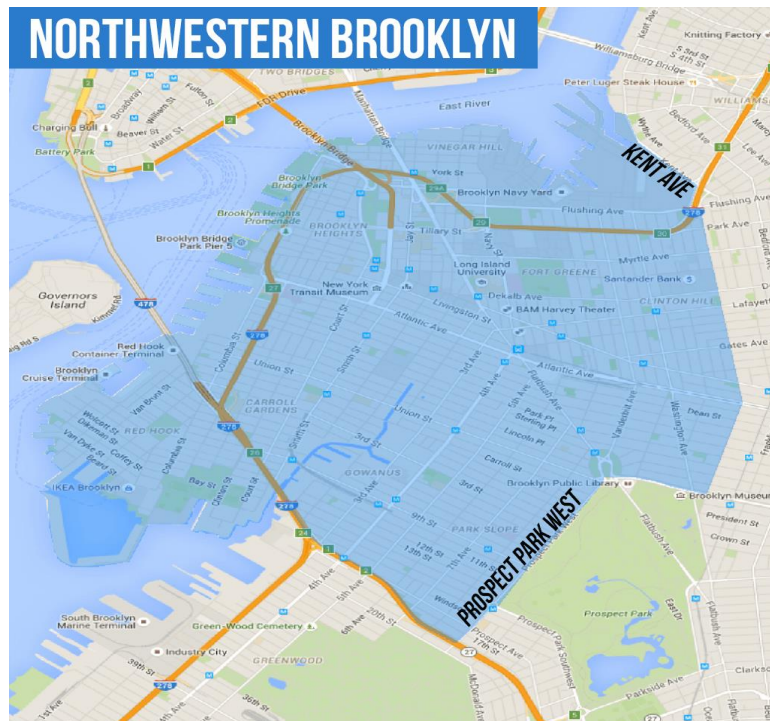
1% YoY

AVERAGE PRICE/SQ.FT.

**\$644**

11% YoY

#### NEIGHBORHOOD BOUNDARIES



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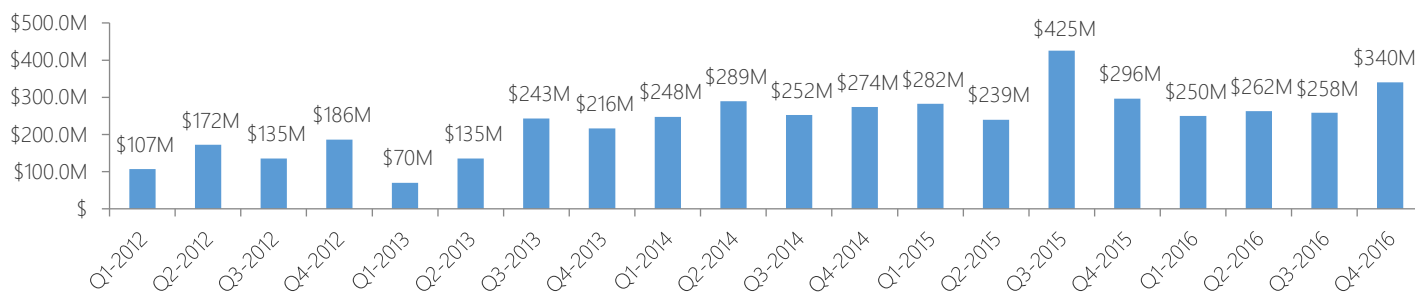




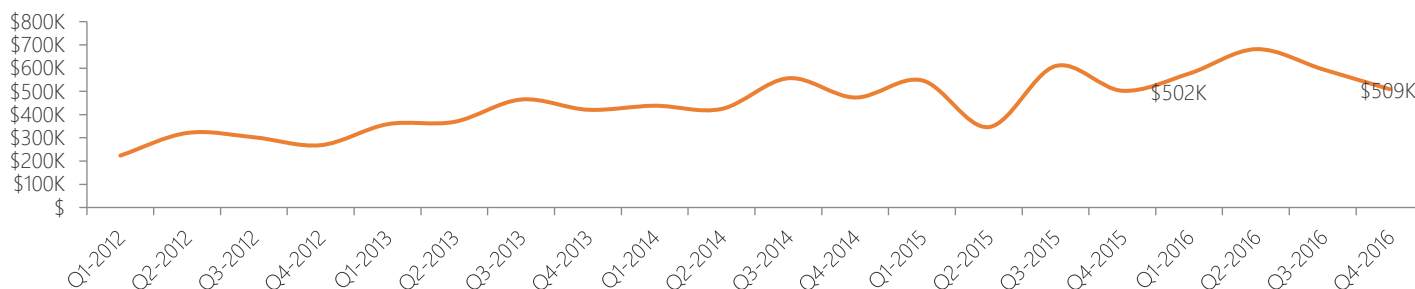
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## MULTIFAMILY STATS

### Sales Volume

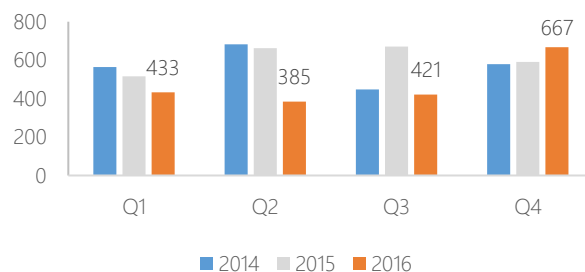


### Average Sale Price per Unit



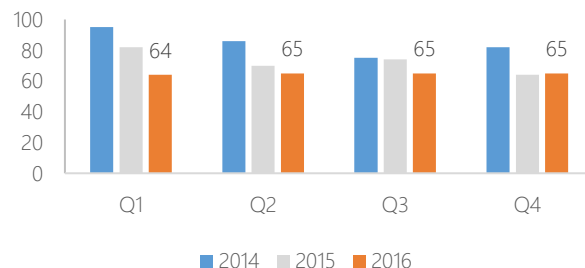
### Number of Units Sold

Quarter	2014	2015	2016
Q1	565	516	433
Q2	682	663	385
Q3	448	670	421
Q4	579	590	667



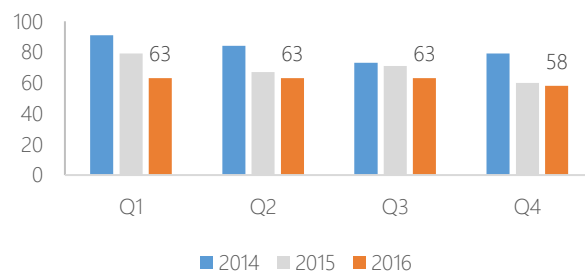
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	95	82	64
Q2	86	70	65
Q3	75	74	65
Q4	82	64	65



### Number of Transactions

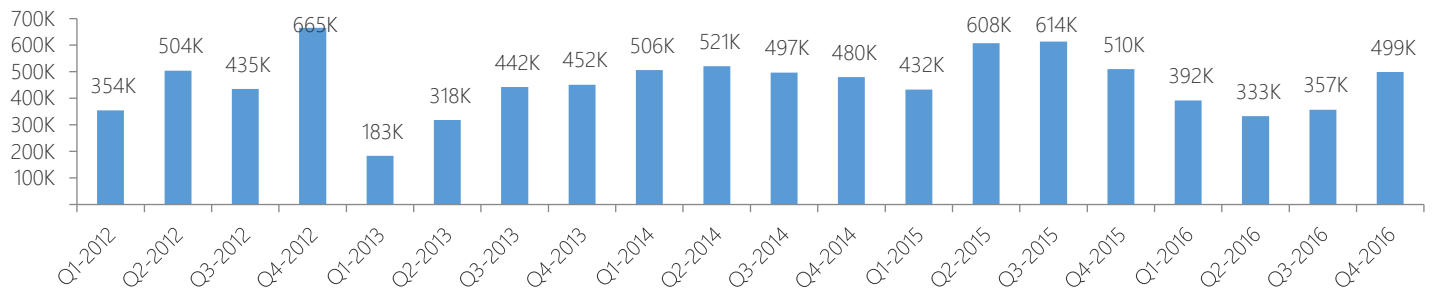
Quarter	2014	2015	2016
Q1	91	79	63
Q2	84	67	63
Q3	73	71	63
Q4	79	60	58



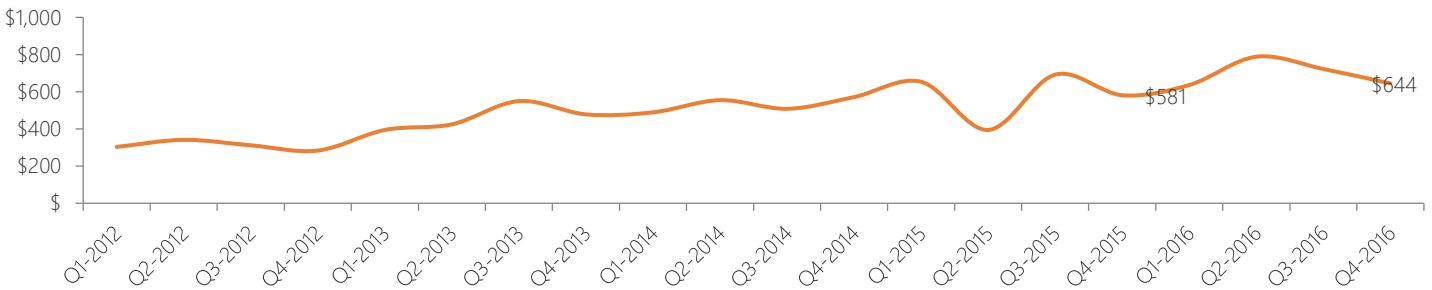


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## Total Sq. Ft.



## Average Sale Price per Square Foot

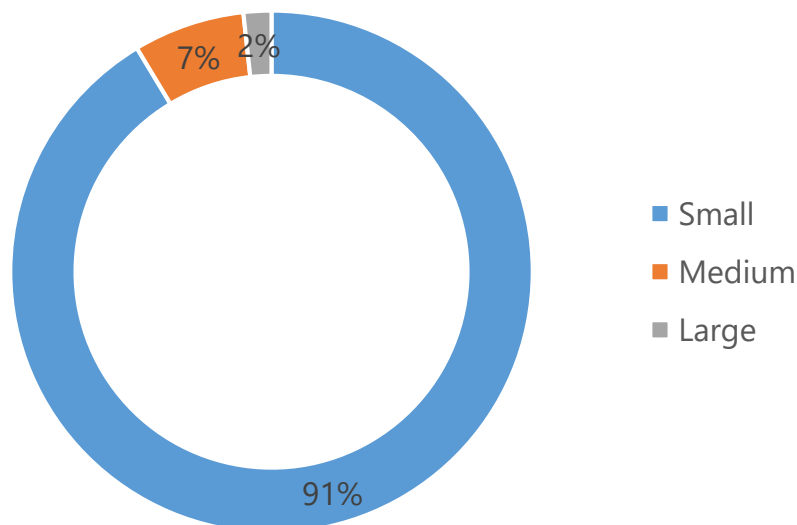


## MULTIFAMILY SIZE

### 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	\$536,803	-15%	\$640	-7%	\$140,642,501	53	54	262
Medium	\$510,227	14%	\$565	-5%	\$44,899,951	4	8	88
Large	\$486,593	19%	\$676	49%	\$154,250,000	1	3	317

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
236 Livingston Street #UNITB	15-Dec-16	\$154,250,000	Large multifamily	271	169,588	\$676	Yes
236 Livingston Street #COMB	15-Dec-16	\$154,250,000	Small multifamily	3	27,866	\$676	Yes
236 Livingston Street #UNITA	15-Dec-16	\$154,250,000	Medium multifamily	32	24,990	\$676	Yes
236 Livingston Street #LIHU	15-Dec-16	\$154,250,000	Medium multifamily	11	5,802	\$676	Yes
319 Lincoln Pl	14-Dec-16	\$30,000,000	Medium multifamily	10	11,743	\$571	Yes
323 Lincoln Pl	14-Dec-16	\$30,000,000	Medium multifamily	10	11,743	\$571	Yes
329 Lincoln Pl	14-Dec-16	\$30,000,000	Medium multifamily	10	11,743	\$571	Yes
315 Lincoln Pl	14-Dec-16	\$30,000,000	Medium multifamily	18	17,314	\$571	Yes
292-294 Atlantic Ave	12-Dec-16	\$10,300,000	Small multifamily	8	7,500	\$1,373	No
35 Pineapple St	13-Dec-16	\$10,300,000	Medium multifamily	15	11,842	\$870	No
217 Court St	13-Oct-16	\$5,950,000	Small multifamily	6	8,003	\$743	No
835 Carroll St	25-Oct-16	\$5,400,000	Small multifamily	9	6,206	\$870	No
320 Court St	24-Oct-16	\$4,975,000	Small multifamily	5	6,000	\$829	No
203 Washington Park	29-Nov-16	\$4,700,000	Small multifamily	4	4,200	\$1,119	No
606 Henry St	7-Oct-16	\$3,860,000	Small multifamily	4	3,492	\$1,105	No
555 Union St	31-Oct-16	\$3,700,000	Small multifamily	4	3,300	\$575	Yes
557 Union St	31-Oct-16	\$3,700,000	Small multifamily	4	3,140	\$575	Yes
481 Hicks St	22-Dec-16	\$3,500,000	Small multifamily	8	5,824	\$601	No
487 9 St	5-Oct-16	\$3,400,000	Small multifamily	4	4,580	\$742	No
432 Prospect Ave	21-Oct-16	\$3,350,000	Medium multifamily	10	5,720	\$586	No
211 Warren St	20-Dec-16	\$3,315,000	Small multifamily	5	5,000	\$663	No
86 4 Ave	10-Nov-16	\$3,300,000	Small multifamily	6	4,200	\$786	No
200 6 Ave	9-Dec-16	\$3,300,000	Small multifamily	4	3,240	\$1,019	No
81 Warren St	6-Oct-16	\$3,250,000	Small multifamily	4	2,960	\$1,098	No
110 Baltic St	7-Oct-16	\$3,200,000	Small multifamily	8	6,000	\$533	No
108 Baltic St	7-Oct-16	\$3,200,000	Small multifamily	8	6,000	\$533	No
160 Carroll St	9-Dec-16	\$3,150,000	Small multifamily	4	3,027	\$1,041	No
534 Bergen St	1-Nov-16	\$3,000,000	Small multifamily	6	5,826	\$515	No
105 6 Ave	16-Nov-16	\$2,950,000	Small multifamily	4	3,360	\$878	No
340 Clinton Ave	19-Oct-16	\$2,850,000	Small multifamily	7	6,000	\$475	No
479 Atlantic Ave	6-Dec-16	\$2,825,000	Small multifamily	5	3,200	\$883	No
143 Summit St	18-Oct-16	\$2,825,000	Small multifamily	4	2,120	\$1,333	No
209 President St	21-Dec-16	\$2,750,000	Small multifamily	4	2,550	\$1,078	No
40 4 Pl	12-Dec-16	\$2,700,000	Small multifamily	4	2,772	\$974	No
392 15 St	7-Oct-16	\$2,700,000	Small multifamily	6	4,755	\$568	No
36 St Felix St	4-Nov-16	\$2,615,270	Small multifamily	6	4,600	\$569	No
434 Union St	19-Dec-16	\$2,560,000	Small multifamily	4	3,200	\$800	No
342 Bergen St	21-Nov-16	\$2,550,000	Small multifamily	4	5,300	\$481	No
93 Baltic St	3-Oct-16	\$2,500,000	Small multifamily	3	3,090	\$809	No
205 Dekalb Ave	27-Oct-16	\$2,500,000	Small multifamily	3	3,960	\$631	No
336 Clinton Ave	15-Nov-16	\$2,500,000	Small multifamily	9	6,000	\$417	No
155 Prospect Pl	27-Oct-16	\$2,440,000	Small multifamily	8	4,068	\$600	No
107 Carroll St	11-Oct-16	\$2,375,000	Small multifamily	3	2,651	\$896	No
694 Henry St	17-Nov-16	\$2,360,000	Small multifamily	8	5,000	\$472	No
142 St Marks Ave	21-Nov-16	\$2,300,000	Small multifamily	4	2,406	\$956	No
362 6 Ave	6-Dec-16	\$2,200,000	Small multifamily	3	3,000	\$733	No
450 Prospect Ave	21-Dec-16	\$2,100,000	Small multifamily	3	3,342	\$628	No
55 St Marks Pl	20-Dec-16	\$2,000,000	Small multifamily	6	3,600	\$556	No
92 2 Pl	4-Nov-16	\$2,000,000	Small multifamily	3	3,000	\$667	No
411 Grand Ave	13-Oct-16	\$2,000,000	Small multifamily	8	7,000	\$286	No

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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
179 A 4 Ave	29-Nov-16	\$1,985,000	Small multifamily	4	2,940	\$675	No
208 Luquer St	6-Dec-16	\$1,835,000	Small multifamily	3	1,512	\$1,214	No
226 6 Ave	16-Nov-16	\$1,700,000	Small multifamily	3	3,016	\$564	No
640 Baltic St	28-Oct-16	\$1,633,333	Small multifamily	3	3,256	\$502	No
112 Summit St	18-Oct-16	\$1,450,000	Small multifamily	3	2,160	\$671	No
68 Vanderbilt Ave	13-Dec-16	\$1,300,000	Small multifamily	3	2,640	\$492	No
322 Bergen St	23-Nov-16	\$1,249,951	Medium multifamily	12	7,200	\$134	Yes
320 Bergen St	23-Nov-16	\$1,249,951	Small multifamily	3	2,100	\$134	Yes
640 Baltic St	28-Oct-16	\$816,667	Small multifamily	3	3,256	\$251	No
173 Wyckoff St	7-Dec-16	\$796,000	Small multifamily	4	3,700	\$215	No
81 Woodhull St	28-Nov-16	\$795,000	Small multifamily	4	2,464	\$323	No
357 Adelphi St	28-Dec-16	\$738,231	Small multifamily	3	3,780	\$195	No
219 Prospect Ave	17-Oct-16	\$549,000	Small multifamily	3	2,760	\$199	No
77 Dikeman St	20-Dec-16	\$400,000	Small multifamily	4	4,000	\$100	No
76 5 Ave	23-Nov-16	\$344,000	Small multifamily	8	4,800	\$72	No
244 Prospect Park W	28-Dec-16	\$200,000	Small multifamily	4	5,880	\$34	No

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