



OCEAN HILL

A quarterly analysis of multifamily sales
in Ocean Hill, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Ocean Hill, Brooklyn

SUMMARY

SALES VOLUME

\$15.1M

-34% YoY

NO. OF TRANSACTIONS

12

-57% YoY

AVERAGE PRICE/UNIT

\$243K

23% YoY

AVERAGE PRICE/SQ.FT.

\$275

19% YoY

NEIGHBORHOOD BOUNDARIES



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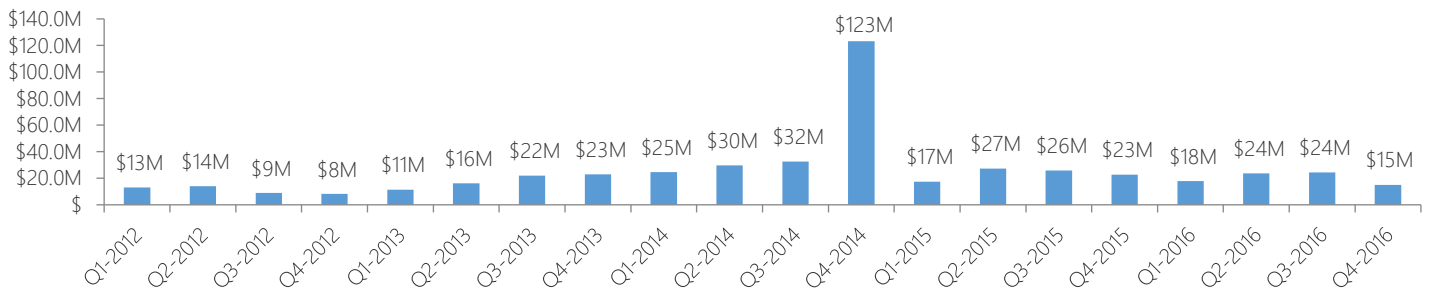
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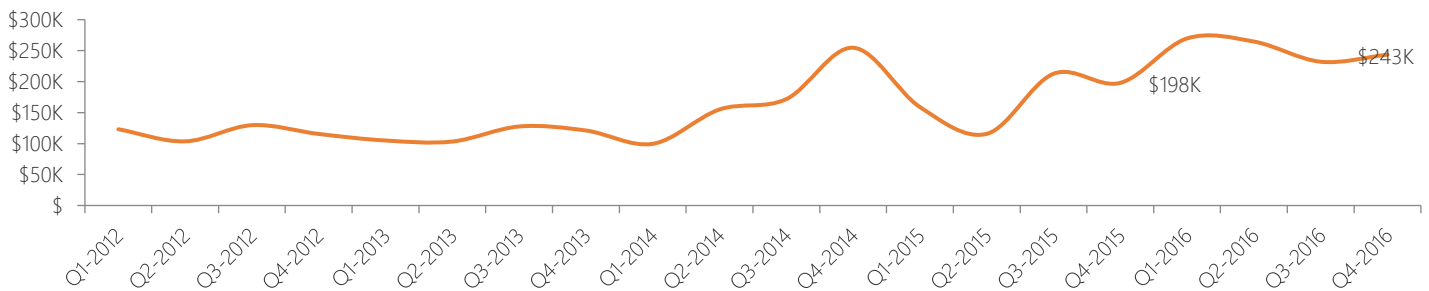
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MULTIFAMILY STATS

Sales Volume

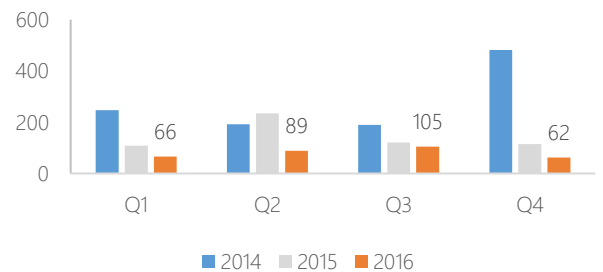


Average Sale Price per Unit



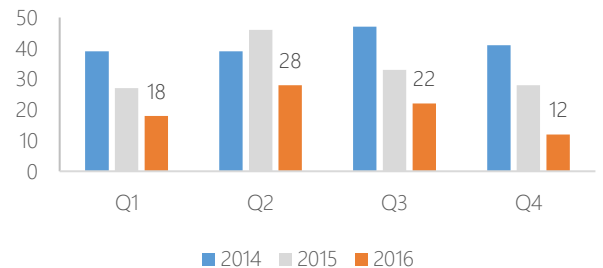
Number of Units Sold

Quarter	2014	2015	2016
Q1	247	109	66
Q2	192	235	89
Q3	189	121	105
Q4	482	115	62



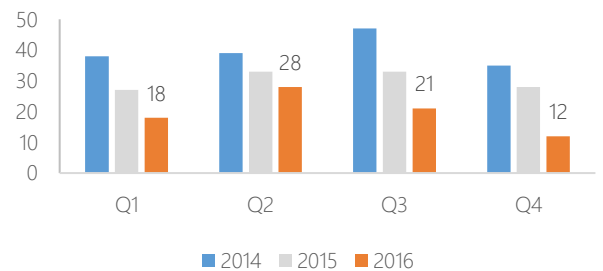
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	39	27	18
Q2	39	46	28
Q3	47	33	22
Q4	41	28	12



Number of Transactions

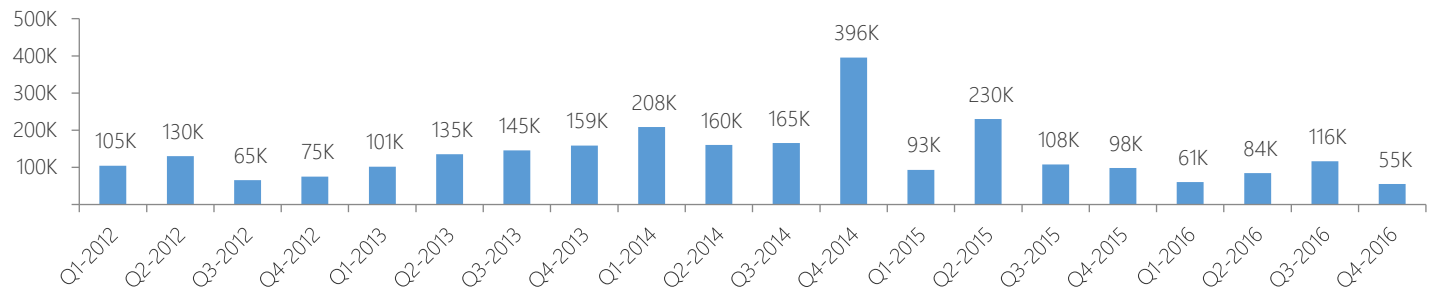
Quarter	2014	2015	2016
Q1	38	27	18
Q2	39	33	28
Q3	47	33	21
Q4	35	28	12



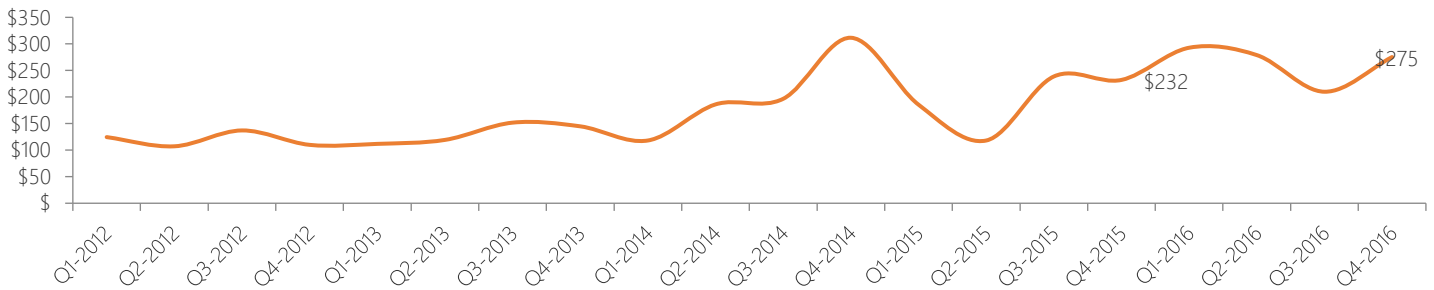


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Total Sq. Ft.



Average Sale Price per Square Foot

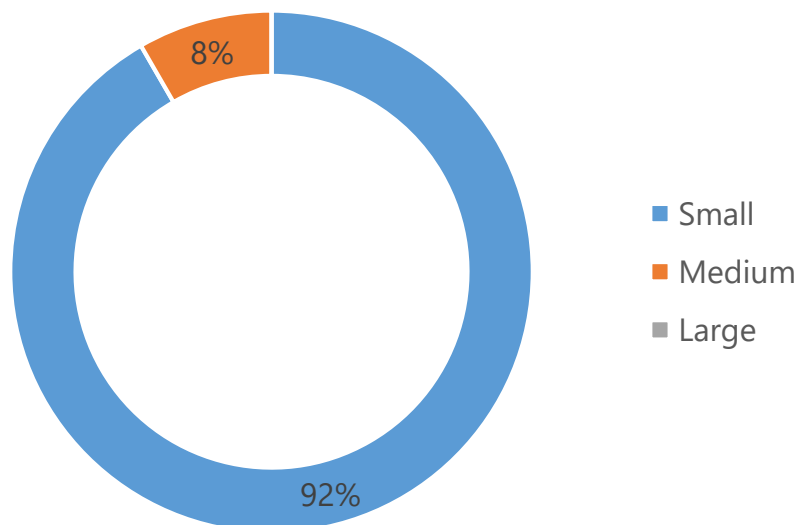


MULTIFAMILY SIZE

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	\$245,533	20%	\$291	26%	\$11,294,500	11	11	46
Medium	\$237,500	74%	\$237	-4%	\$3,800,000	1	1	16
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
257-259 Saratoga Ave	15-Dec-16	\$3,800,000	Medium multifamily	16	16,008	\$237	No
634 Decatur St	19-Dec-16	\$1,735,000	Small multifamily	3	2,925	\$593	No
202 Hull St	21-Dec-16	\$1,690,000	Small multifamily	6	4,875	\$347	No
116 Thomas S Boyland St	8-Nov-16	\$1,210,000	Small multifamily	6	4,040	\$300	No
2240 Pacific St	7-Dec-16	\$1,200,000	Small multifamily	8	5,280	\$227	No
1250 Herkimer St	9-Dec-16	\$999,500	Small multifamily	3	2,565	\$390	No
467 Ralph Ave	11-Oct-16	\$999,000	Small multifamily	3	3,300	\$303	No
2370 Pacific St	17-Nov-16	\$780,000	Small multifamily	3	3,500	\$223	No
1898 Bergen St	21-Nov-16	\$725,000	Small multifamily	3	2,700	\$269	No
1399 Eastern Pkwy	21-Dec-16	\$700,000	Small multifamily	5	3,360	\$208	No
1999 Eastern Pkwy	7-Nov-16	\$670,000	Small multifamily	3	2,383	\$281	No
215 Mac Dougal St	2-Nov-16	\$586,000	Small multifamily	3	3,900	\$150	No

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