



PARK SLOPE

A quarterly analysis of multifamily sales
in Park Slope, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Park Slope, Brooklyn

SUMMARY

SALES VOLUME

\$32.6M

-66% YoY

NO. OF TRANSACTIONS

15

-25% YoY

AVERAGE PRICE/UNIT

\$460K

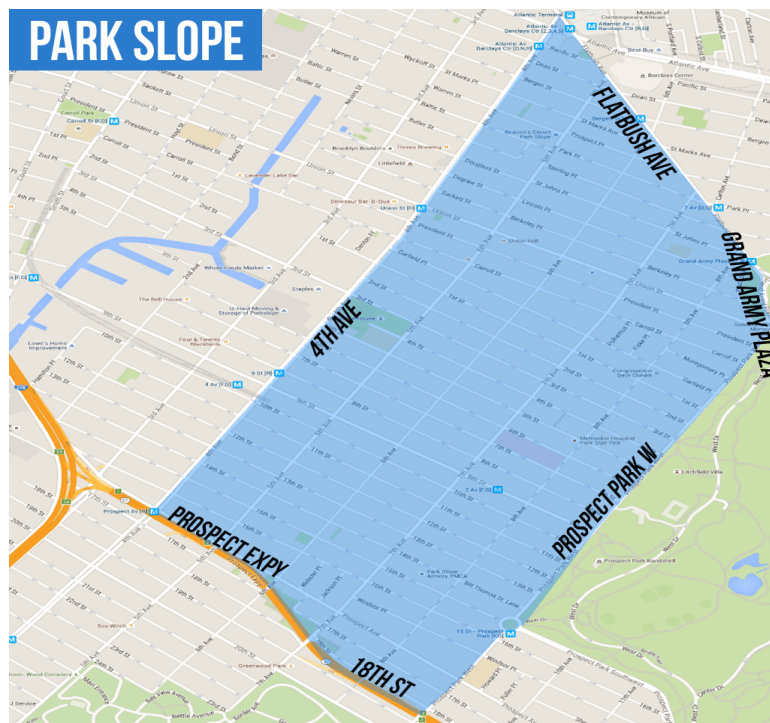
-4% YoY

AVERAGE PRICE/SQ.FT.

\$543

-6% YoY

NEIGHBORHOOD BOUNDARIES



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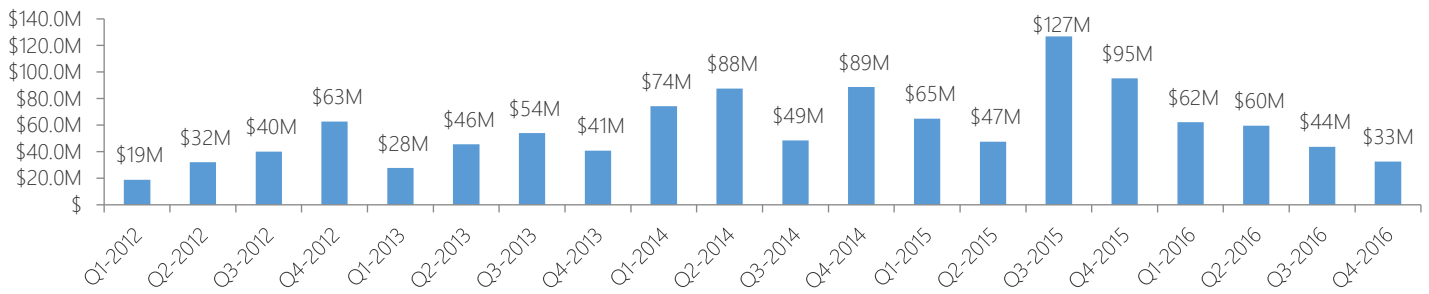
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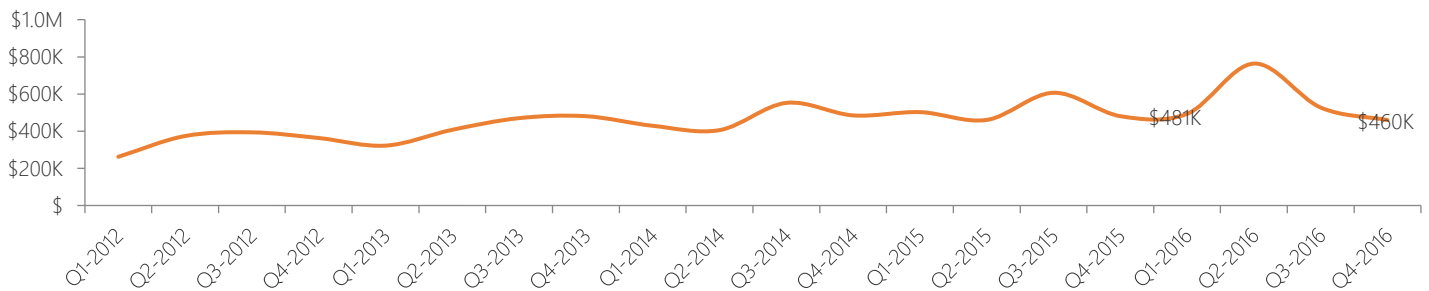
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MULTIFAMILY STATS

Sales Volume

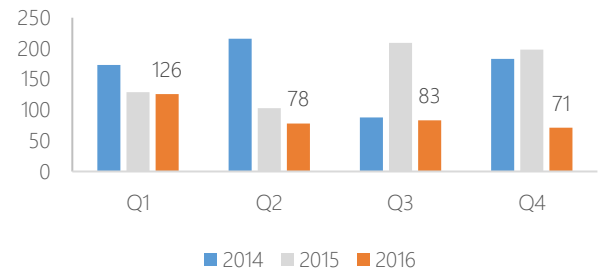


Average Sale Price per Unit



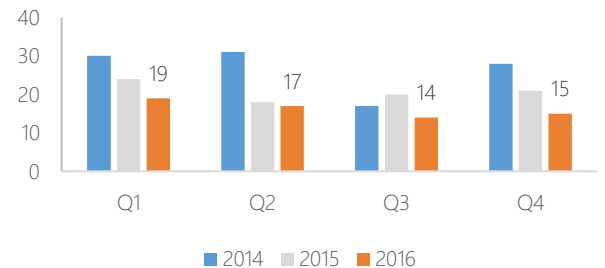
Number of Units Sold

Quarter	2014	2015	2016
Q1	173	129	126
Q2	216	103	78
Q3	88	209	83
Q4	183	198	71



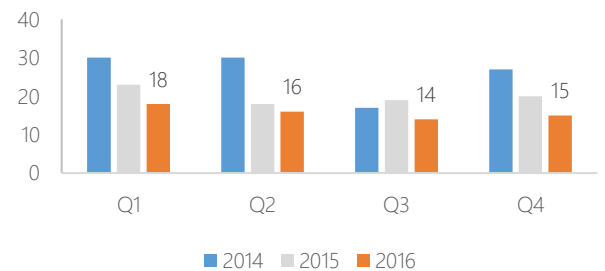
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	30	24	19
Q2	31	18	17
Q3	17	20	14
Q4	28	21	15



Number of Transactions

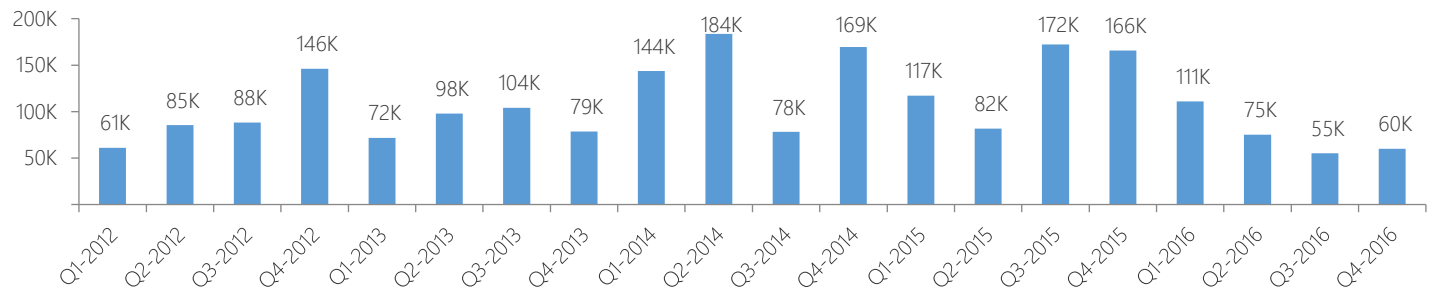
Quarter	2014	2015	2016
Q1	30	23	18
Q2	30	18	16
Q3	17	19	14
Q4	27	20	15



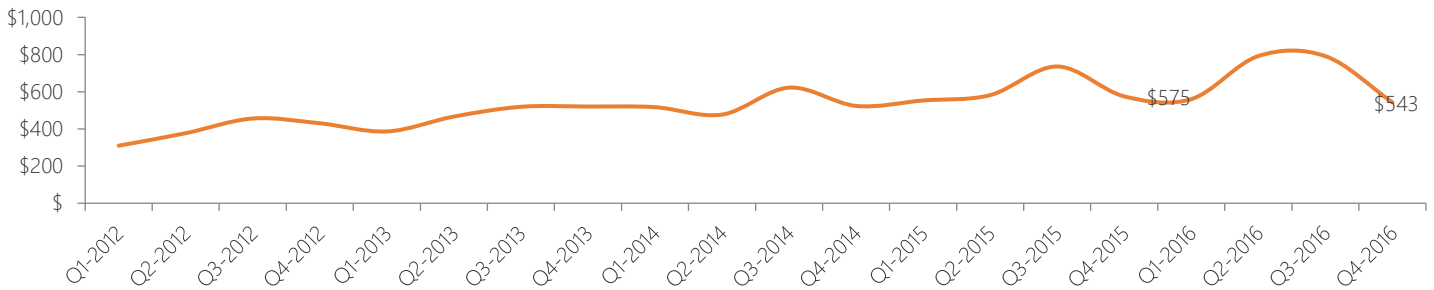


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Total Sq. Ft.



Average Sale Price per Square Foot

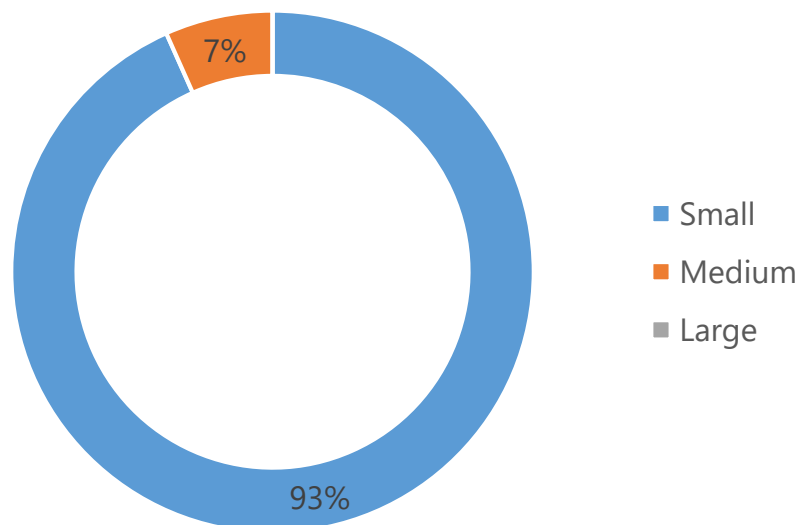


MULTIFAMILY SIZE

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	\$479,967	-21%	\$538	-17%	\$29,278,000	14	14	61
Medium	\$335,000	-11%	\$586	17%	\$3,350,000	1	1	10
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
835 Carroll St	25-Oct-16	\$5,400,000	Small multifamily	9	6,206	\$870	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
200 6 Ave	9-Dec-16	\$3,300,000	Small multifamily	4	3,240	\$1,019	No
105 6 Ave	16-Nov-16	\$2,950,000	Small multifamily	4	3,360	\$878	No
392 15 St	7-Oct-16	\$2,700,000	Small multifamily	6	4,755	\$568	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
179 A 4 Ave	29-Nov-16	\$1,985,000	Small multifamily	4	2,940	\$675	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
640 Baltic St	28-Oct-16	\$816,667	Small multifamily	3	3,256	\$251	No
219 Prospect Ave	17-Oct-16	\$549,000	Small multifamily	3	2,760	\$199	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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