



## PROSPECT - LEFFERTS GARDENS

A quarterly analysis of multifamily sales  
in Prospect - Lefferts Gardens, Brooklyn

4th Quarter 2016



# Multifamily Market Report, 4th Quarter 2016

# Prospect - Lefferts Gardens, Brooklyn

## SUMMARY

## SALES VOLUME

**\$64.7M**

438% YoY

NO. OF TRANSACTIONS

7

40% YoY

AVERAGE PRICE/UNIT

**\$297K**

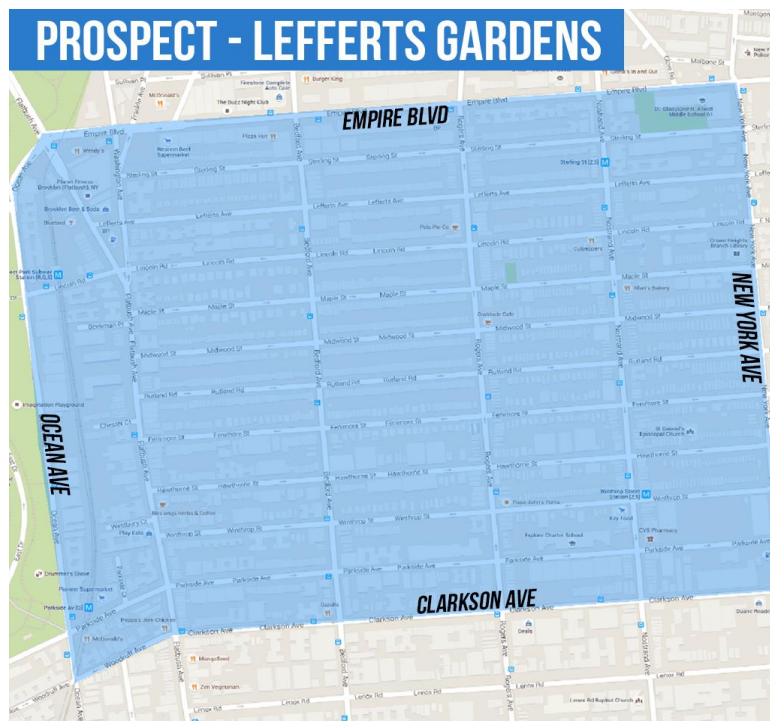
26% YoY

AVERAGE PRICE/SQ.FT.

\$320

2% YoY

## NEIGHBORHOOD BOUNDARIES

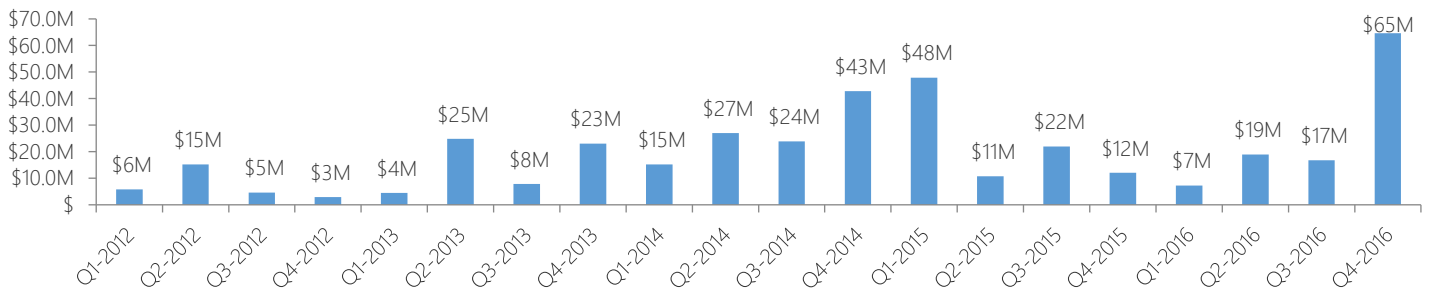




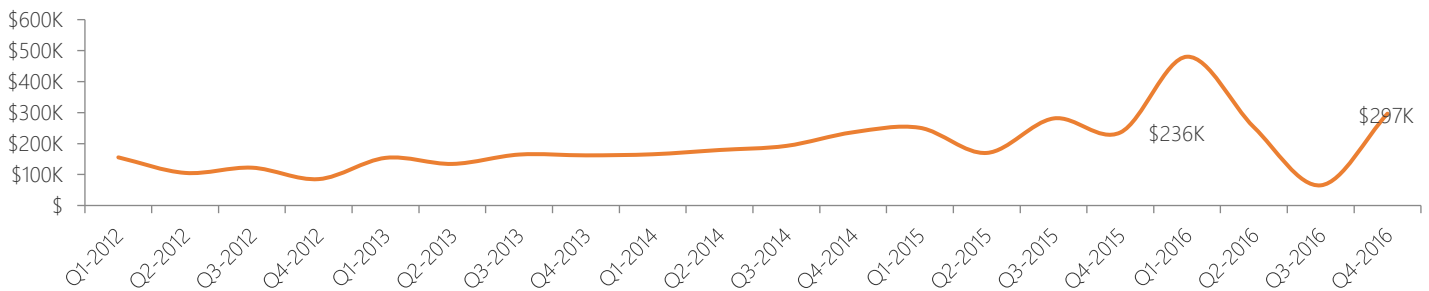
# The RATNER Team Market Reports

## MULTIFAMILY STATS

### Sales Volume

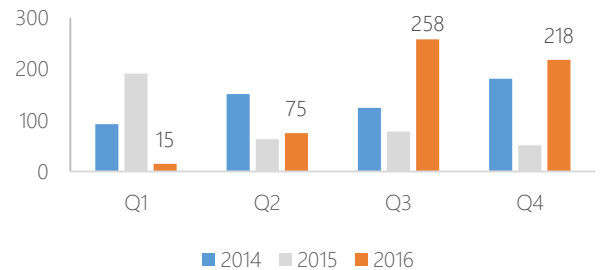


### Average Sale Price per Unit



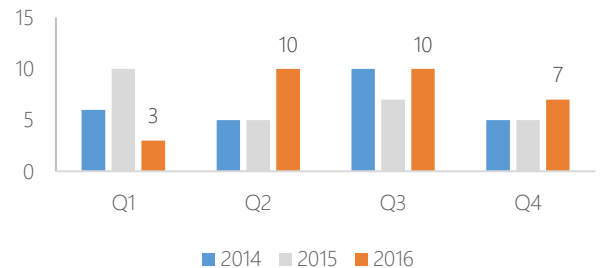
### Number of Units Sold

Quarter	2014	2015	2016
Q1	92	191	15
Q2	151	63	75
Q3	124	78	258
Q4	181	51	218



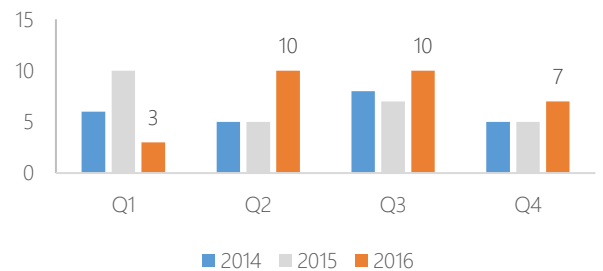
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	6	10	3
Q2	5	5	10
Q3	10	7	10
Q4	5	5	7



### Number of Transactions

Quarter	2014	2015	2016
Q1	6	10	3
Q2	5	5	10
Q3	8	7	10
Q4	5	5	7

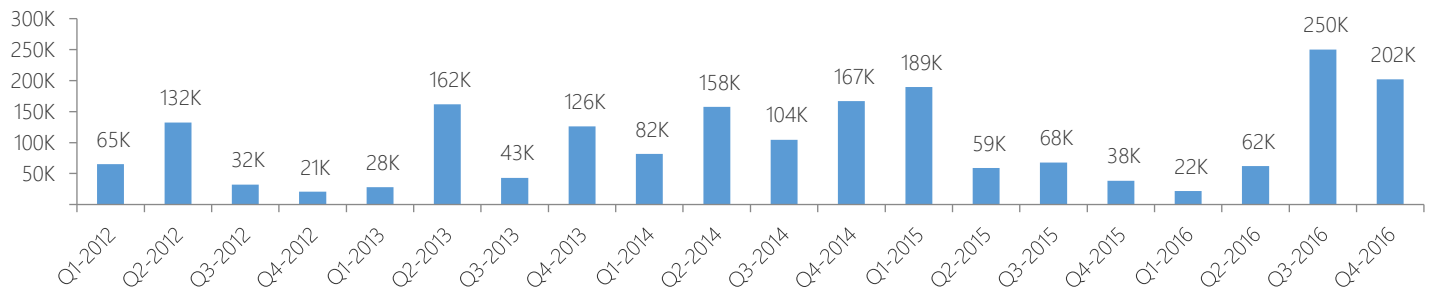




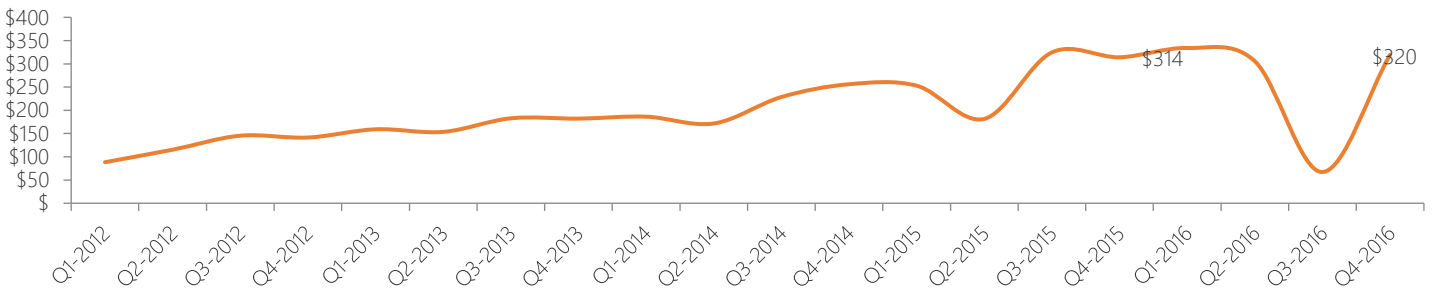


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## Total Sq. Ft.



## Average Sale Price per Square Foot

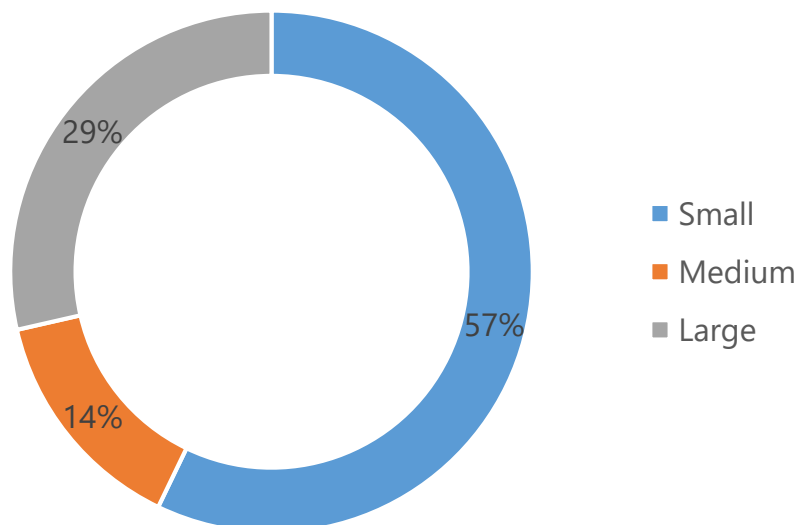


## MULTIFAMILY SIZE

### 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	\$445,292	77%	\$469	40%	\$5,343,500	4	4	12
Medium	\$356,250	61%	\$322	9%	\$14,250,000	1	1	40
Large	\$271,425	-	\$307	-	\$45,056,625	2	2	166

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
320-340 Sterling St	22-Nov-16	\$23,806,625	Large multifamily	106	88,580	\$269	No
100 Lefferts Ave	16-Dec-16	\$21,250,000	Large multifamily	60	57,993	\$366	No
65 Ocean Ave	16-Dec-16	\$14,250,000	Medium multifamily	40	44,316	\$322	No
82 Fenimore St	14-Dec-16	\$1,750,000	Small multifamily	3	3,516	\$498	No
280 Rutland Rd	13-Dec-16	\$1,620,000	Small multifamily	3	3,072	\$527	No
69 Clarkson Ave	18-Nov-16	\$998,500	Small multifamily	3	2,610	\$383	No
342 Rutland Rd	29-Nov-16	\$975,000	Small multifamily	3	2,203	\$443	No

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