



## PROSPECT HEIGHTS

A quarterly analysis of multifamily sales  
in Prospect Heights, Brooklyn

4th Quarter 2016





# The RATNER Team Market Reports

## Multifamily Market Report, 4th Quarter 2016

### Prospect Heights, Brooklyn

#### SUMMARY

SALES VOLUME

**\$37.7M**

-59% YoY

NO. OF TRANSACTIONS

**4**

-43% YoY

AVERAGE PRICE/UNIT

**\$572K**

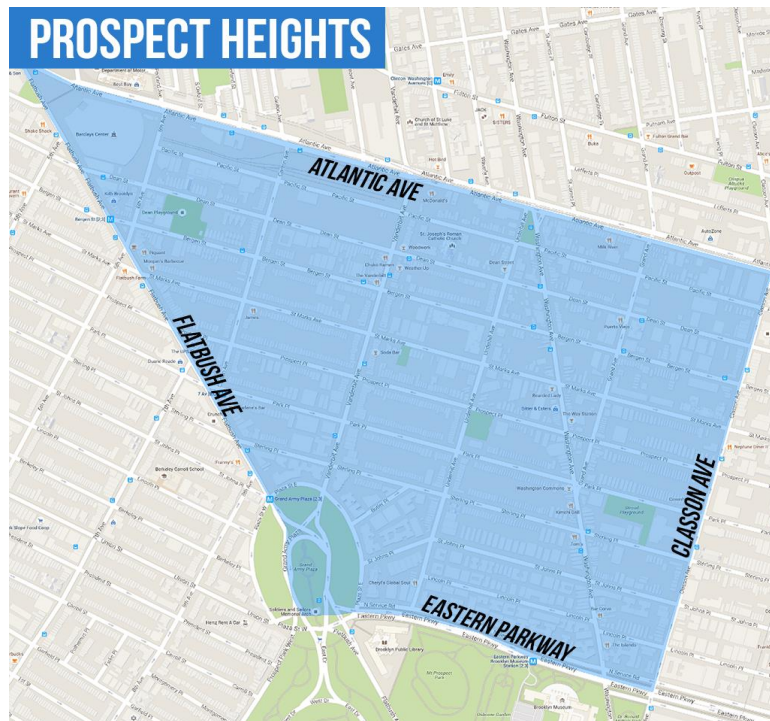
40% YoY

AVERAGE PRICE/SQ.FT.

**\$582**

28% YoY

#### NEIGHBORHOOD BOUNDARIES



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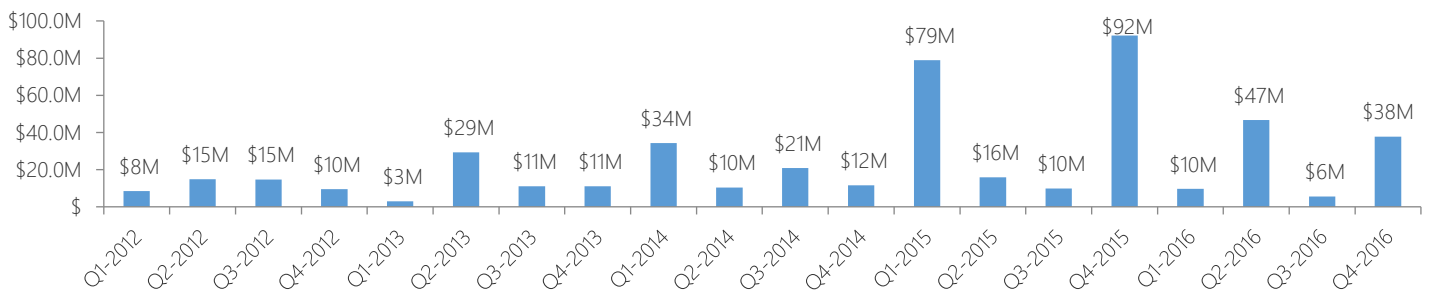
**Warren Lewis Sotheby's International Realty**



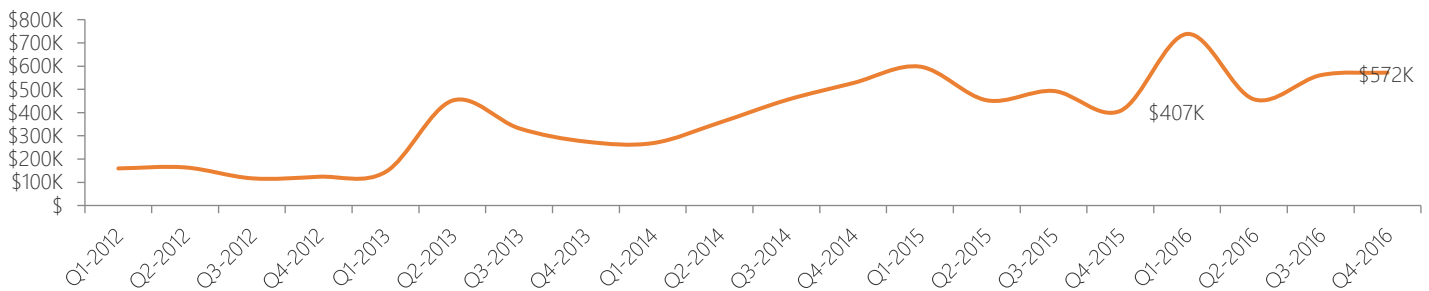
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## MULTIFAMILY STATS

### Sales Volume

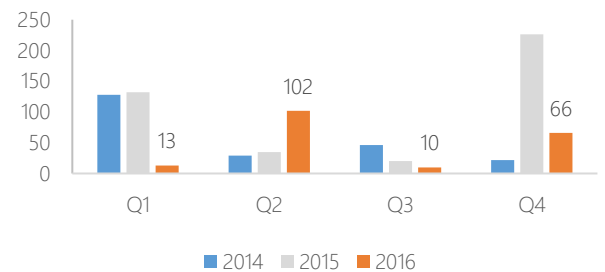


### Average Sale Price per Unit



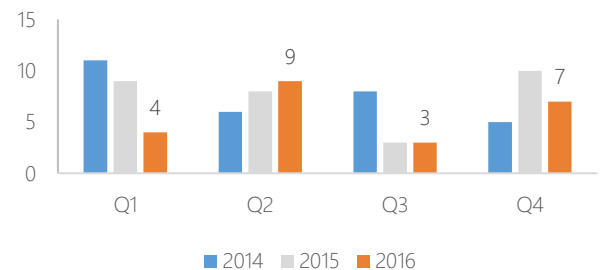
### Number of Units Sold

Quarter	2014	2015	2016
Q1	128	132	13
Q2	29	35	102
Q3	46	20	10
Q4	22	226	66



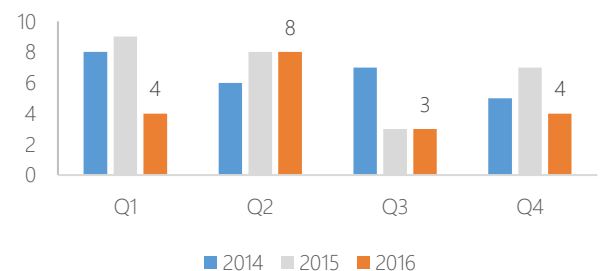
### Number of Buildings Sold

Quarter	2014	2015	2016
Q1	11	9	4
Q2	6	8	9
Q3	8	3	3
Q4	5	10	7



### Number of Transactions

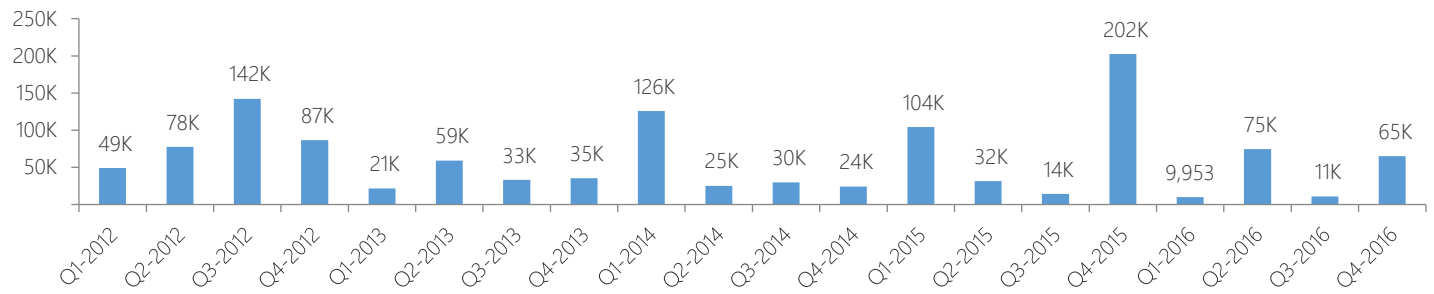
Quarter	2014	2015	2016
Q1	8	9	4
Q2	6	8	8
Q3	7	3	3
Q4	5	7	4



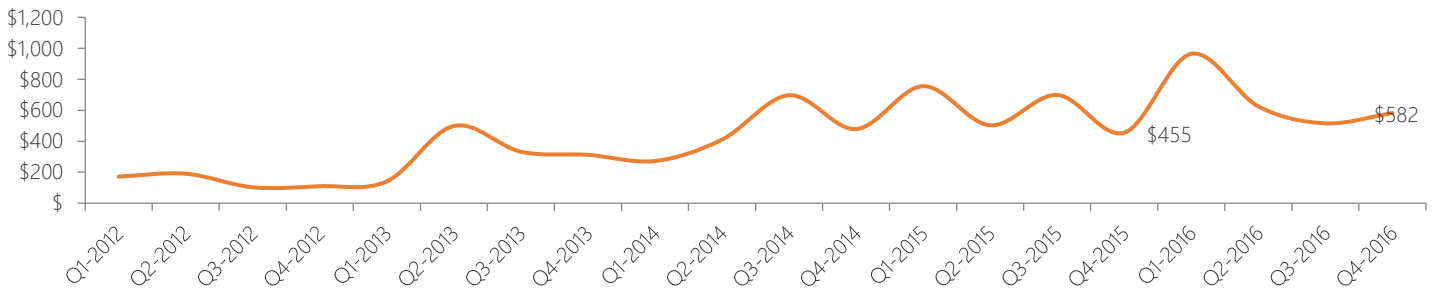


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## Total Sq. Ft.



## Average Sale Price per Square Foot

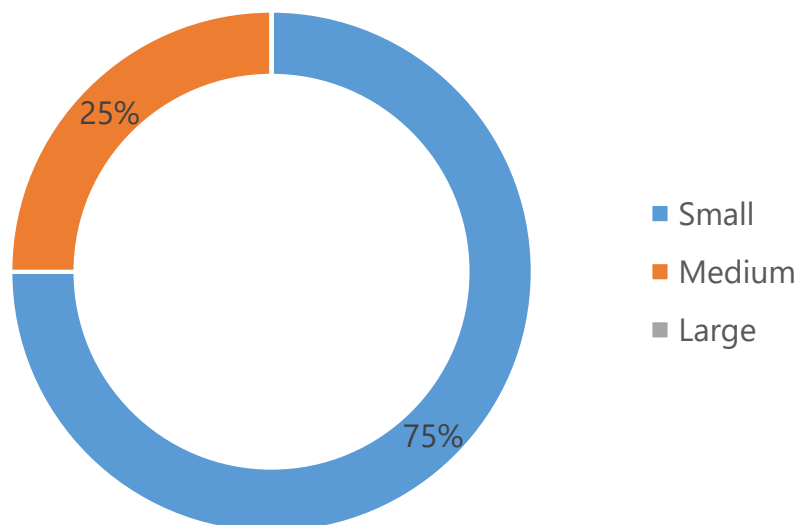


## MULTIFAMILY SIZE

### 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	\$430,000	8%	\$629	32%	\$7,740,000	3	3	18
Medium	\$625,000	-	\$571	-	\$30,000,000	1	4	48
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
319 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
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
534 Bergen St	1-Nov-16	\$3,000,000	Small multifamily	6	5,826	\$515	No
155 Prospect Pl	27-Oct-16	\$2,440,000	Small multifamily	8	4,068	\$600	No
142 St Marks Ave	21-Nov-16	\$2,300,000	Small multifamily	4	2,406	\$956	No

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