



SHEEPSHEAD BAY

A quarterly analysis of multifamily sales
in Sheepshead Bay, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Sheepshead Bay, Brooklyn

SUMMARY

SALES VOLUME

\$3.5M

-41% YoY

NO. OF TRANSACTIONS

4

-33% YoY

AVERAGE PRICE/UNIT

\$293K

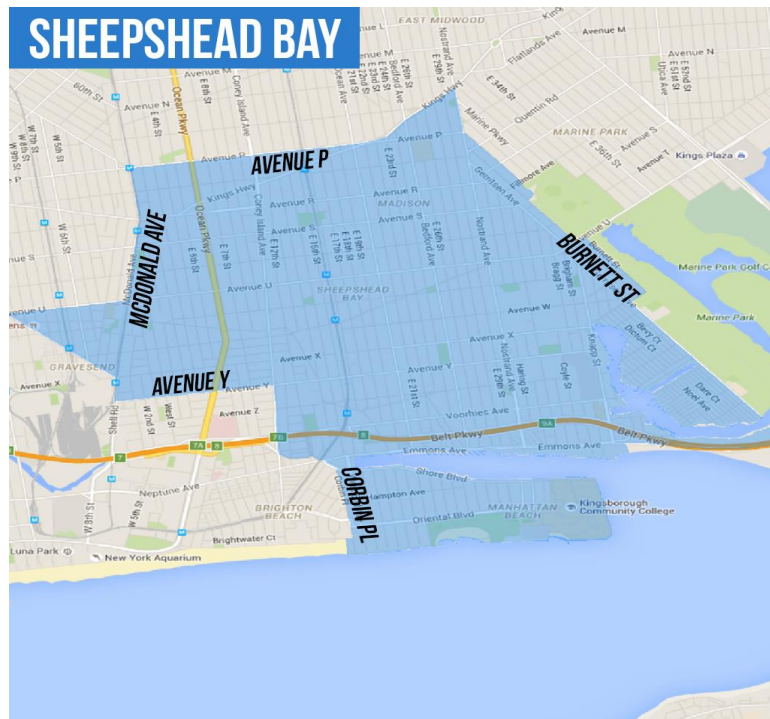
17% YoY

AVERAGE PRICE/SQ.FT.

\$341

17% YoY

NEIGHBORHOOD BOUNDARIES



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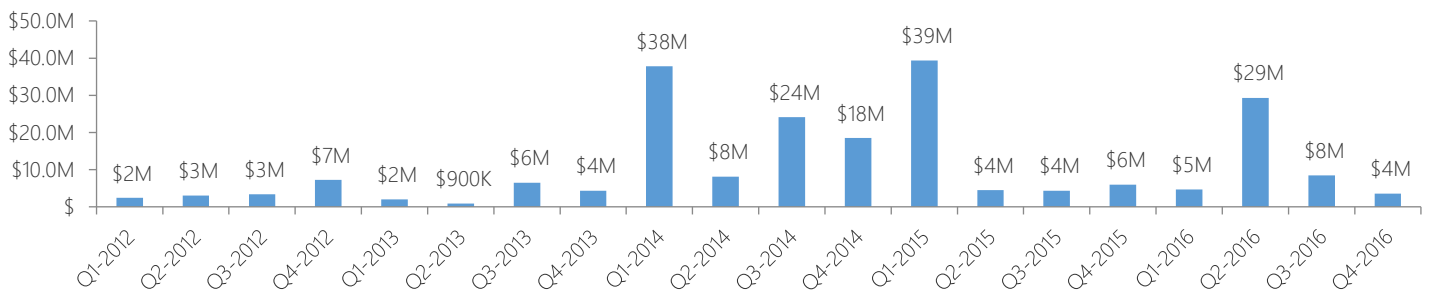
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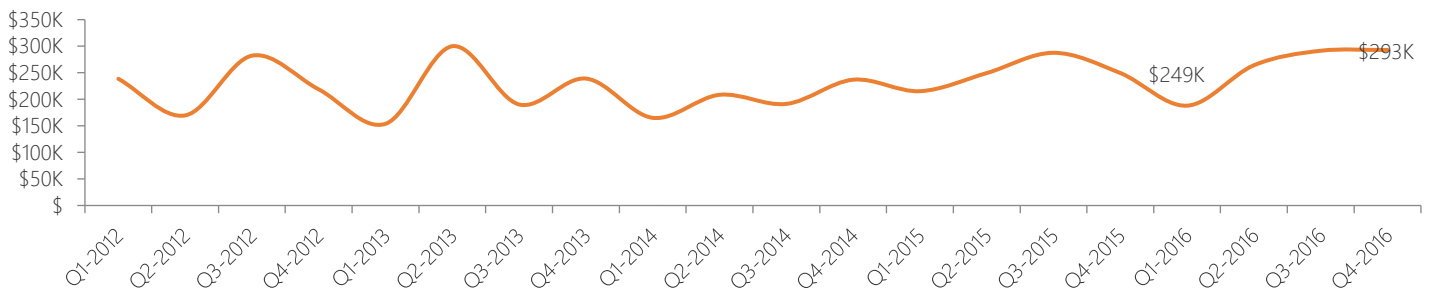
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MULTIFAMILY STATS

Sales Volume

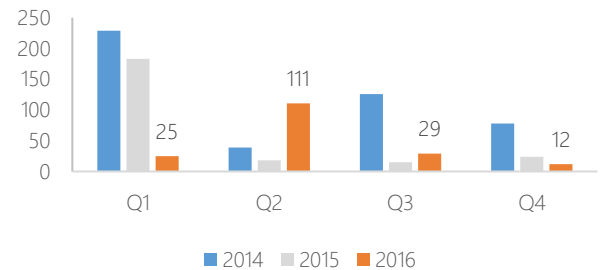


Average Sale Price per Unit



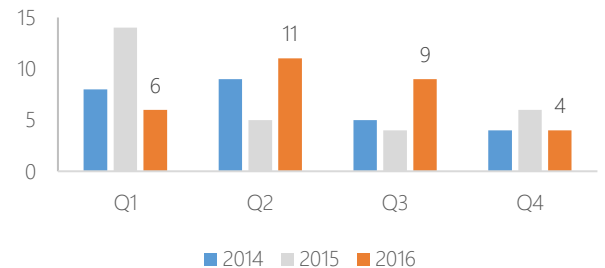
Number of Units Sold

Quarter	2014	2015	2016
Q1	229	183	25
Q2	39	18	111
Q3	126	15	29
Q4	78	24	12



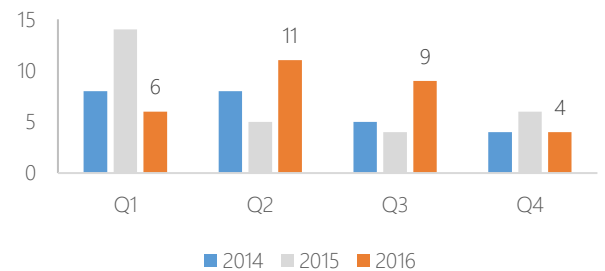
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	8	14	6
Q2	9	5	11
Q3	5	4	9
Q4	4	6	4



Number of Transactions

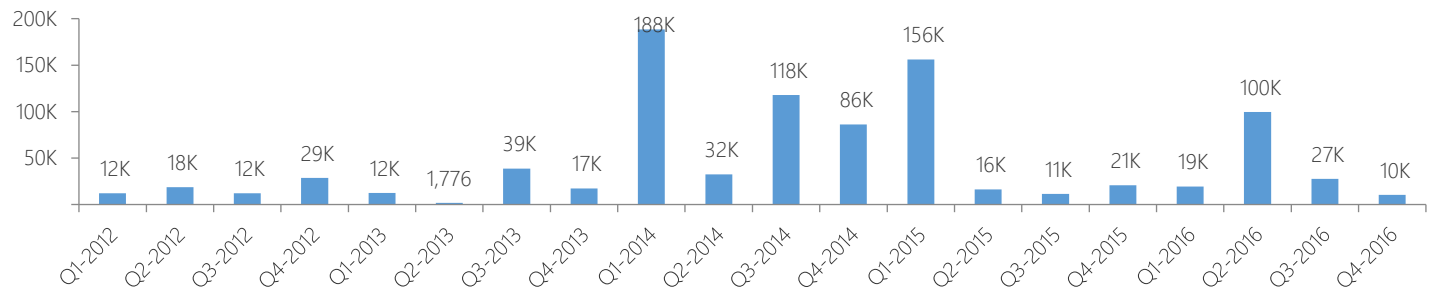
Quarter	2014	2015	2016
Q1	8	14	6
Q2	8	5	11
Q3	5	4	9
Q4	4	6	4



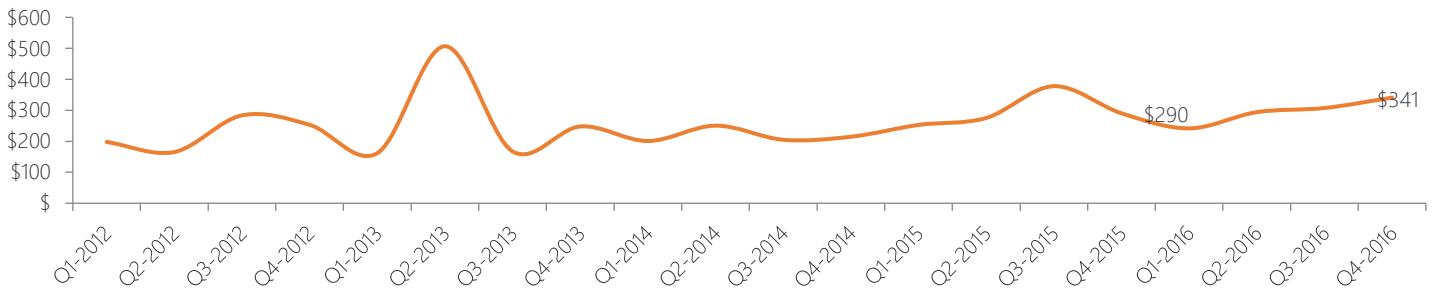


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Total Sq. Ft.



Average Sale Price per Square Foot

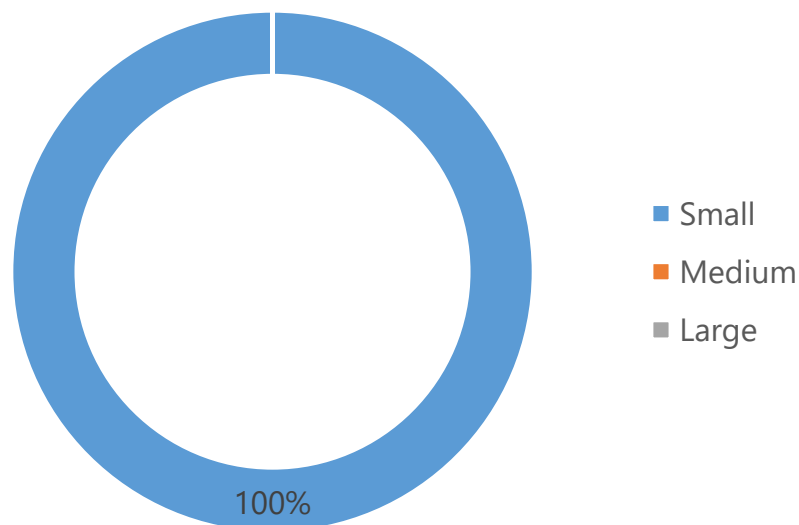


MULTIFAMILY SIZE

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	\$292,917	17%	\$341	17%	\$3,515,000	4	4	12
Medium	-	-	-	-	\$0	0	0	0
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
1414 Avenue V	27-Oct-16	\$1,500,000	Small multifamily	3	2,720	\$551	No
2509 E 22 St	5-Oct-16	\$1,100,000	Small multifamily	3	3,720	\$296	No
1215 Doone Ct	20-Dec-16	\$515,000	Small multifamily	3	1,024	\$503	No
2470 E 12 St	28-Oct-16	\$400,000	Small multifamily	3	2,850	\$140	No

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