



SOUTHEASTERN BROOKLYN

A quarterly analysis of multifamily sales
in Southeastern Brooklyn, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Southeastern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$2.M

-62% YoY

NO. OF TRANSACTIONS

3

-63% YoY

AVERAGE PRICE/UNIT

\$219K

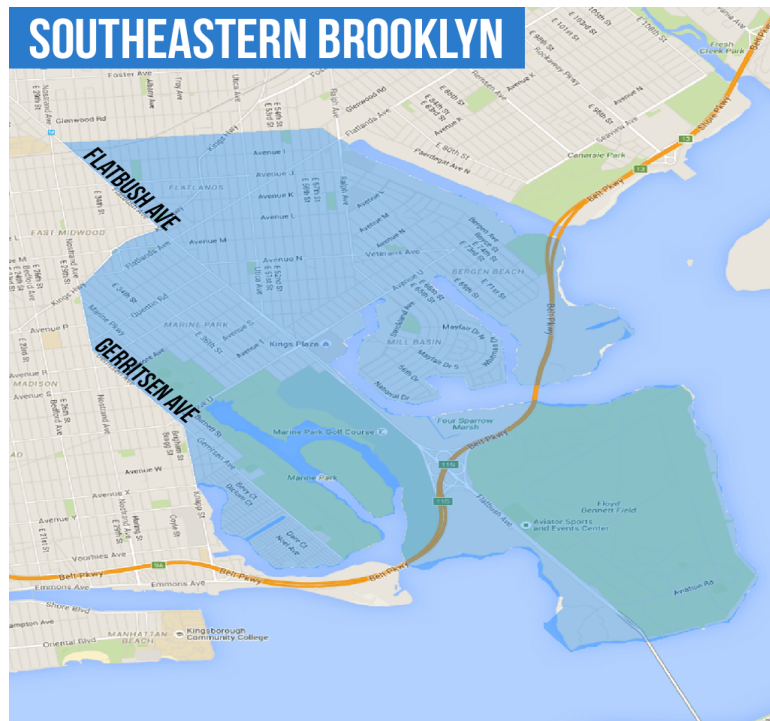
7% YoY

AVERAGE PRICE/SQ.FT.

\$194

7% YoY

NEIGHBORHOOD BOUNDARIES



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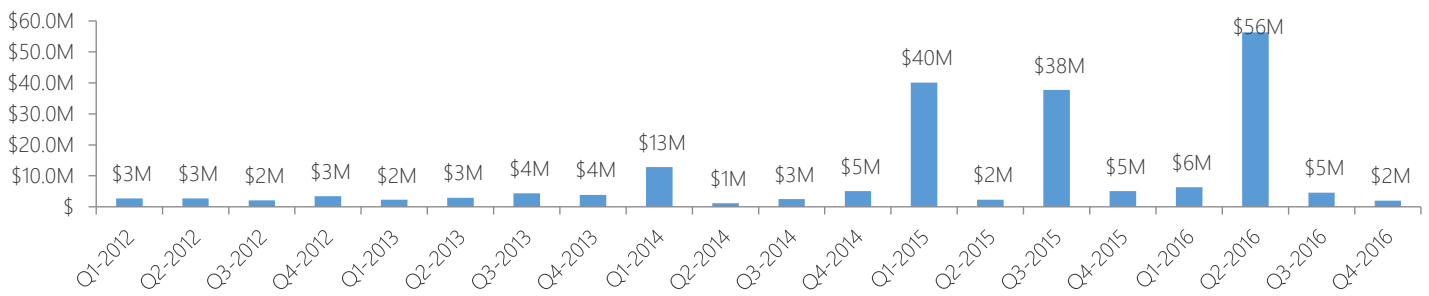
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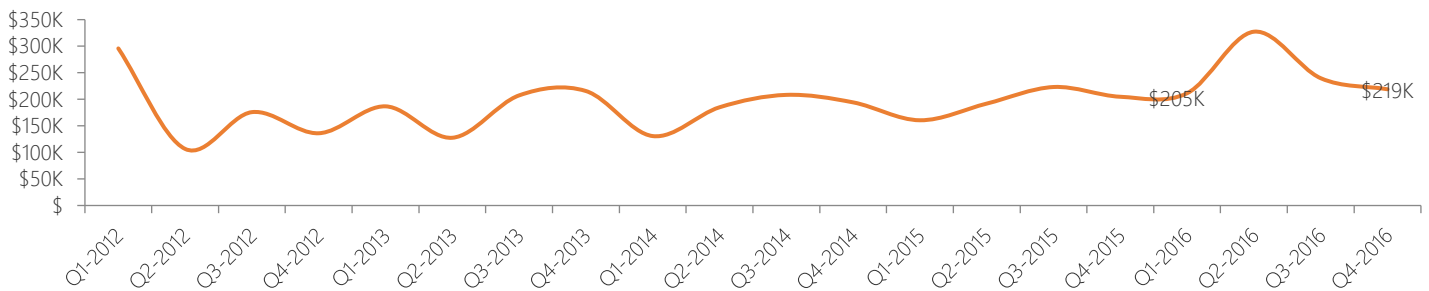
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MULTIFAMILY STATS

Sales Volume

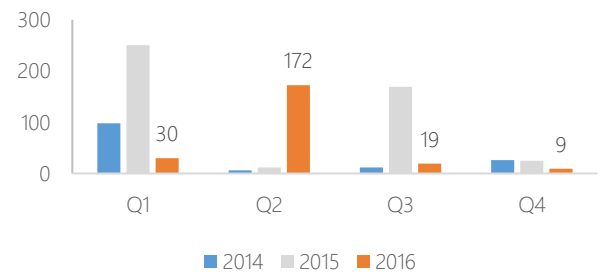


Average Sale Price per Unit



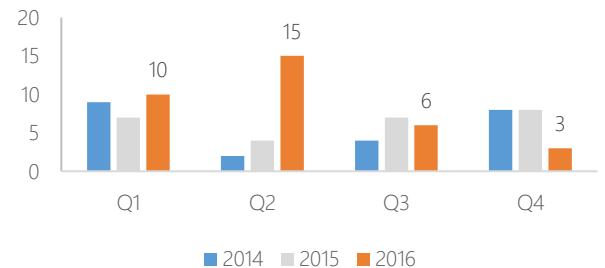
Number of Units Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 98 | 250 | 30 |
| Q2 | 6 | 12 | 172 |
| Q3 | 12 | 169 | 19 |
| Q4 | 26 | 25 | 9 |



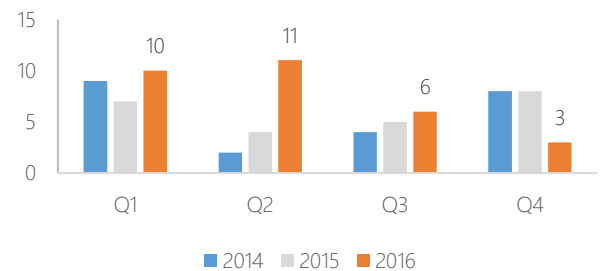
Number of Buildings Sold

| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 9 | 7 | 10 |
| Q2 | 2 | 4 | 15 |
| Q3 | 4 | 7 | 6 |
| Q4 | 8 | 8 | 3 |



Number of Transactions

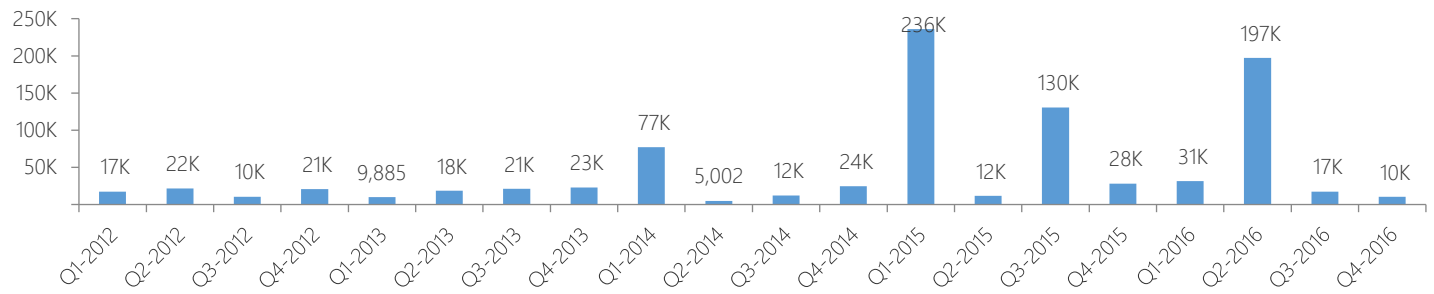
| Quarter | 2014 | 2015 | 2016 |
|---------|------|------|------|
| Q1 | 9 | 7 | 10 |
| Q2 | 2 | 4 | 11 |
| Q3 | 4 | 5 | 6 |
| Q4 | 8 | 8 | 3 |



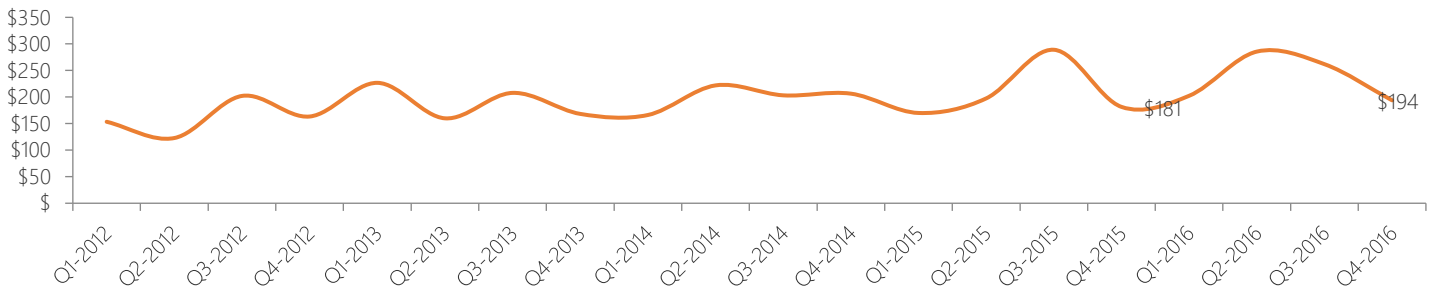


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Total Sq. Ft.



Average Sale Price per Square Foot

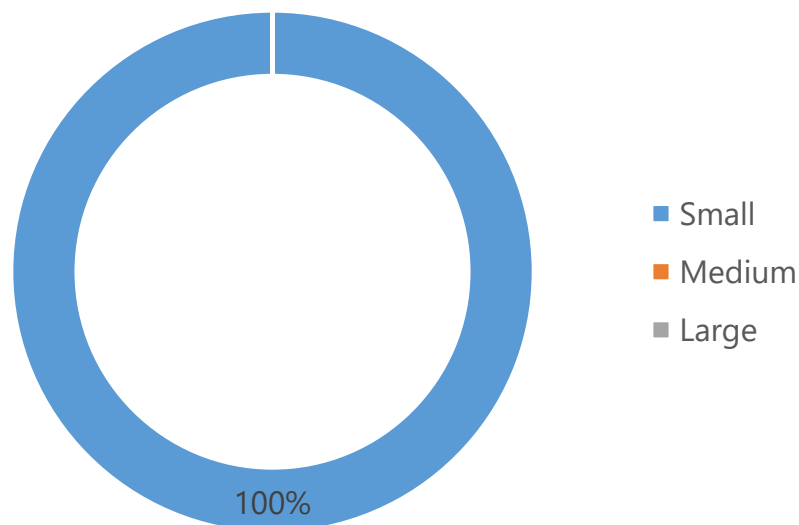


MULTIFAMILY SIZE

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 | \$218,889 | 7% | \$194 | 7% | \$1,970,000 | 3 | 3 | 9 |
| 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 |
|--------------|-----------|------------|-------------------|-------|-------|------------|-----------|
| 1251 E 73 St | 12-Dec-16 | \$720,000 | Small multifamily | 3 | 3,328 | \$216 | No |
| 1234 E 69 St | 6-Dec-16 | \$660,000 | Small multifamily | 3 | 3,562 | \$185 | No |
| 1373 E 56 St | 24-Oct-16 | \$590,000 | Small multifamily | 3 | 3,280 | \$180 | No |

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