



SOUTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Southwestern Brooklyn, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Southwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$100.9M

-9% YoY

NO. OF TRANSACTIONS

69

-14% YoY

AVERAGE PRICE/UNIT

\$337K

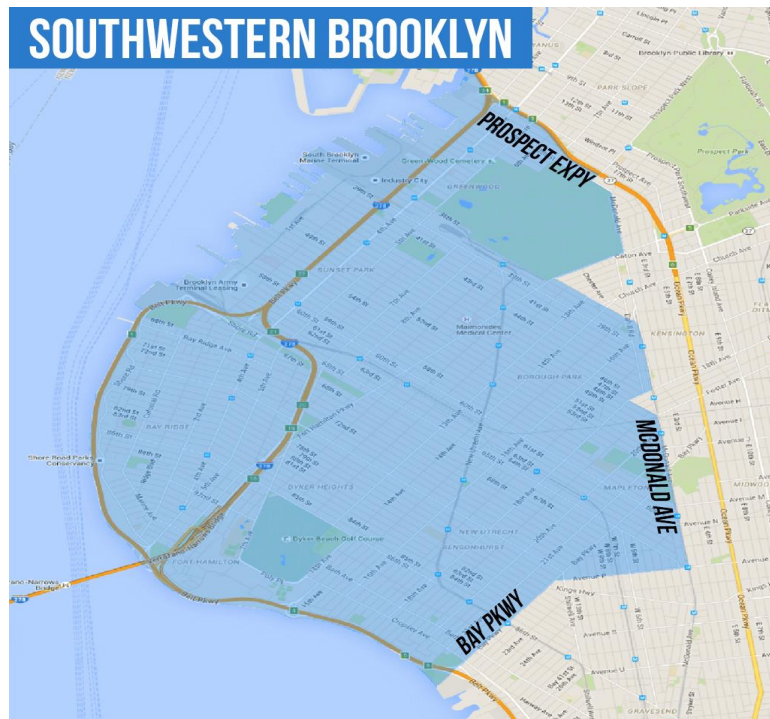
14% YoY

AVERAGE PRICE/SQ.FT.

\$366

15% YoY

NEIGHBORHOOD BOUNDARIES



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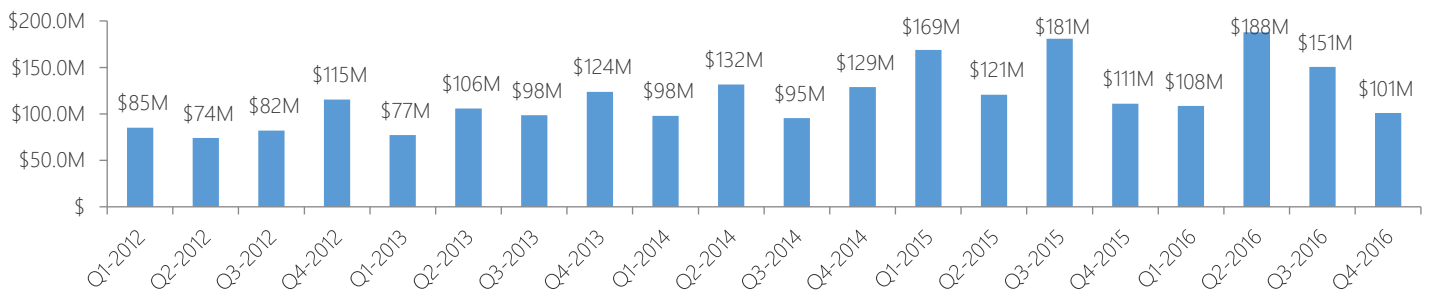
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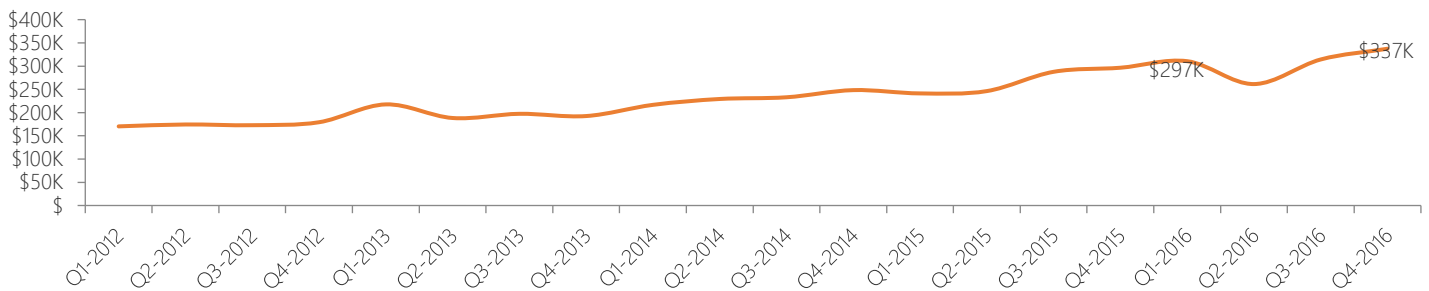
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MULTIFAMILY STATS

Sales Volume

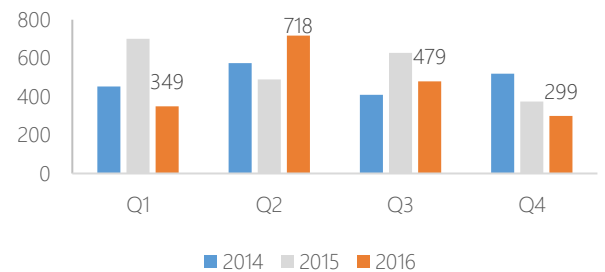


Average Sale Price per Unit



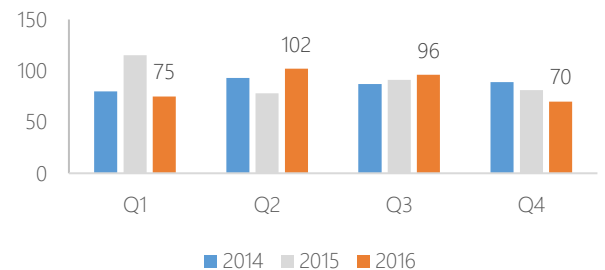
Number of Units Sold

Quarter	2014	2015	2016
Q1	452	700	349
Q2	574	490	718
Q3	409	628	479
Q4	519	374	299



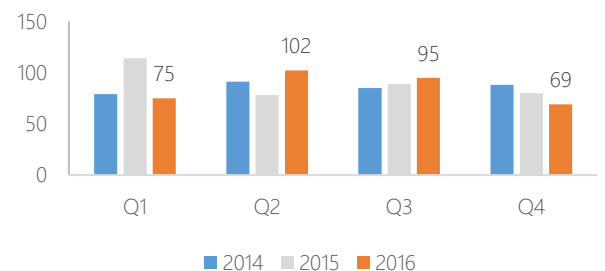
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	80	115	75
Q2	93	78	102
Q3	87	91	96
Q4	89	81	70



Number of Transactions

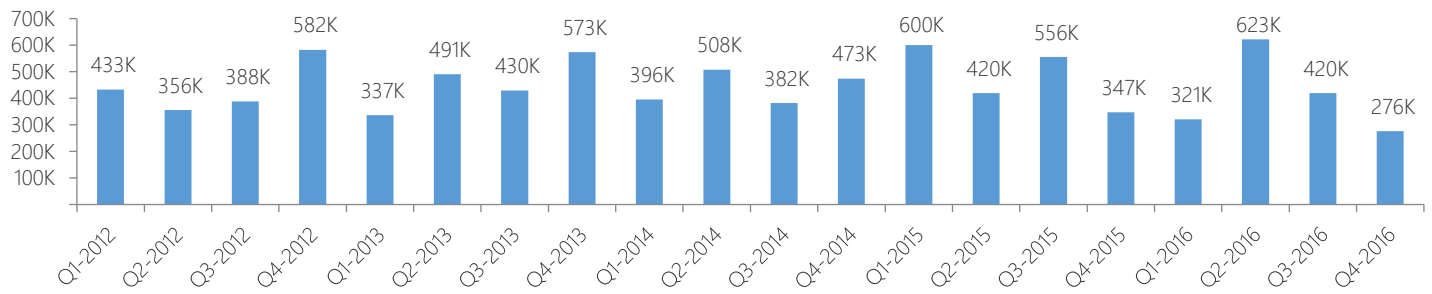
Quarter	2014	2015	2016
Q1	79	114	75
Q2	91	78	102
Q3	85	89	95
Q4	88	80	69



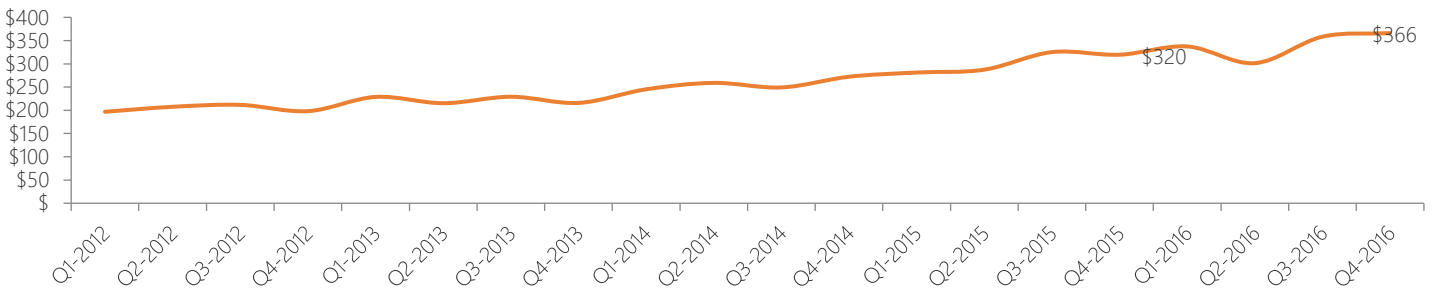


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Total Sq. Ft.



Average Sale Price per Square Foot

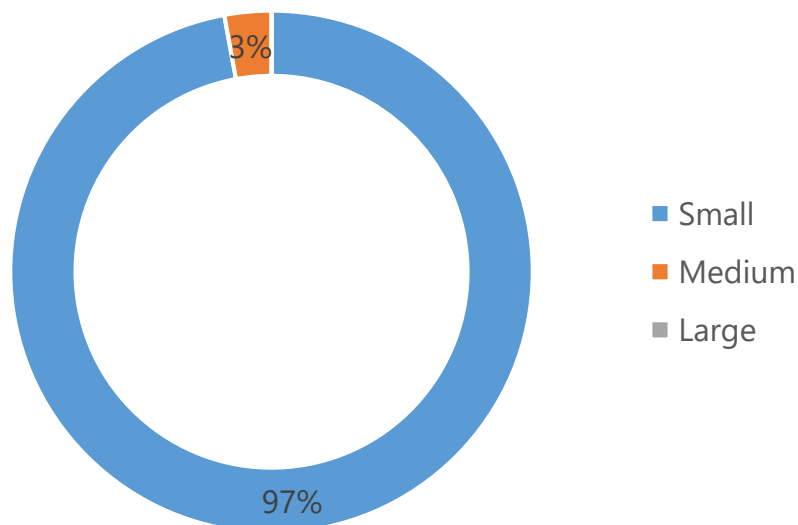


MULTIFAMILY SIZE

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	\$350,311	9%	\$378	11%	\$93,182,707	67	68	266
Medium	\$233,333	71%	\$264	58%	\$7,700,000	2	2	33
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
335 78 St	20-Oct-16	\$4,600,000	Medium multifamily	23	17,280	\$266	No
530 50 St	4-Oct-16	\$3,338,000	Small multifamily	9	7,140	\$234	Yes
528 50 St	4-Oct-16	\$3,338,000	Small multifamily	9	7,140	\$234	Yes
1743 81 St	14-Oct-16	\$3,100,000	Medium multifamily	10	11,893	\$261	No
5904 11 Ave	10-Oct-16	\$2,705,000	Small multifamily	3	3,150	\$859	No
6929 5 Ave	20-Oct-16	\$2,600,000	Small multifamily	4	4,500	\$578	No
1259 46 St	6-Oct-16	\$2,100,000	Small multifamily	3	5,520	\$380	No
837 43 St	22-Nov-16	\$2,000,000	Small multifamily	9	6,267	\$319	No
1665 42 St	8-Oct-16	\$1,900,000	Small multifamily	3	2,260	\$841	No
1456 47 St	20-Dec-16	\$1,800,000	Small multifamily	3	3,600	\$500	No
246 76 St	3-Nov-16	\$1,775,000	Small multifamily	3	3,350	\$530	No
5201 12 Ave	28-Nov-16	\$1,750,000	Small multifamily	3	3,288	\$532	No
1957 84 St	3-Oct-16	\$1,750,000	Small multifamily	3	3,327	\$526	No
1015 64 St	21-Oct-16	\$1,725,000	Small multifamily	3	2,552	\$676	No
6801 New Utrecht Ave	16-Nov-16	\$1,700,000	Small multifamily	6	5,480	\$310	No
967 53 St	28-Nov-16	\$1,650,000	Small multifamily	4	2,706	\$610	No
1854 77 St	29-Nov-16	\$1,640,000	Small multifamily	3	2,600	\$631	No
2108 77 St	19-Oct-16	\$1,635,000	Small multifamily	4	3,680	\$444	No
1328 43 St	14-Oct-16	\$1,620,000	Small multifamily	4	3,600	\$450	No
71 Bay 28 St	10-Nov-16	\$1,616,981	Small multifamily	3	7,242	\$223	No
70 Bay 22 St	15-Dec-16	\$1,600,000	Small multifamily	3	3,248	\$493	No
1321 41 St	19-Dec-16	\$1,600,000	Small multifamily	3	4,200	\$381	No
1864 64 St	13-Dec-16	\$1,565,000	Small multifamily	4	3,116	\$502	No
8409 14 Ave	23-Dec-16	\$1,530,000	Small multifamily	4	3,120	\$490	No
2160 74 St	1-Nov-16	\$1,530,000	Small multifamily	3	2,800	\$546	No
560 49 St	31-Oct-16	\$1,520,000	Small multifamily	3	3,228	\$471	No
362 62 St	17-Oct-16	\$1,500,000	Small multifamily	4	3,120	\$481	No
1466 51 St	17-Nov-16	\$1,500,000	Small multifamily	3	3,720	\$403	No
2433 64 St	23-Dec-16	\$1,450,000	Small multifamily	4	3,230	\$449	No
1117 Bay Ridge Ave	1-Nov-16	\$1,450,000	Small multifamily	3	2,320	\$625	No
1225 79 St	4-Nov-16	\$1,440,000	Small multifamily	3	1,496	\$963	No
217 78 St	1-Nov-16	\$1,437,500	Small multifamily	3	3,396	\$423	No
2050 60 St	21-Dec-16	\$1,400,000	Small multifamily	3	2,440	\$574	No
568 82 St	28-Nov-16	\$1,400,000	Small multifamily	6	5,475	\$256	No
1571 56 St	8-Dec-16	\$1,375,000	Small multifamily	3	2,048	\$671	No
1813 60 St	24-Oct-16	\$1,350,000	Small multifamily	4	2,800	\$482	No
324 Bay Ridge Ave	16-Nov-16	\$1,350,000	Small multifamily	6	4,440	\$304	No
1956 50 St	14-Dec-16	\$1,325,000	Small multifamily	3	3,280	\$404	No
1140 58 St	28-Dec-16	\$1,300,000	Small multifamily	4	3,200	\$406	No
925 45 St	30-Dec-16	\$1,300,000	Small multifamily	3	3,840	\$339	No
382 90 St	20-Oct-16	\$1,300,000	Small multifamily	6	4,800	\$271	No
4611 6 Ave	19-Dec-16	\$1,300,000	Small multifamily	3	2,282	\$570	No
1149 39 St	31-Oct-16	\$1,300,000	Small multifamily	6	5,472	\$238	No
620 80 St	1-Dec-16	\$1,285,000	Small multifamily	6	5,475	\$235	No
324 60 St	21-Nov-16	\$1,280,000	Small multifamily	3	2,680	\$478	No
1514 76 St	22-Dec-16	\$1,250,000	Small multifamily	3	3,085	\$405	No
183 19 St	18-Nov-16	\$1,250,000	Small multifamily	3	2,124	\$589	No
1153 40 St	5-Oct-16	\$1,250,000	Small multifamily	3	2,280	\$548	No
1455 47 St	20-Dec-16	\$1,200,000	Small multifamily	3	4,225	\$284	No
1004 60 St	29-Nov-16	\$1,180,000	Small multifamily	4	2,800	\$421	No

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202 Bay 26 St	28-Dec-16	\$1,150,000	Small multifamily	3	2,510	\$458	No
2168 83 St	14-Oct-16	\$1,150,000	Small multifamily	3	4,398	\$261	No
1130 57 St	30-Nov-16	\$1,150,000	Small multifamily	3	2,469	\$466	No
1543 Bath Ave	15-Dec-16	\$1,150,000	Small multifamily	3	2,400	\$479	No
858 44 St	30-Nov-16	\$1,130,000	Small multifamily	5	5,619	\$201	No
1020 Bay Ridge Ave	8-Nov-16	\$1,125,000	Small multifamily	3	3,091	\$364	No
6907 14 Ave	25-Nov-16	\$1,100,000	Small multifamily	6	6,000	\$183	No
1931 Cropsey Ave	3-Nov-16	\$1,089,000	Small multifamily	3	3,013	\$361	No
1605 41 St	14-Nov-16	\$1,000,000	Small multifamily	3	1,848	\$541	No
744 39 St	22-Dec-16	\$999,000	Small multifamily	4	2,700	\$370	No
1118 40 St	29-Dec-16	\$995,000	Small multifamily	3	2,352	\$423	No
560 51 St	26-Oct-16	\$990,000	Small multifamily	3	2,592	\$382	No
7518 17 Ave	4-Nov-16	\$988,000	Small multifamily	3	1,448	\$682	No
1266 73 St	27-Oct-16	\$950,000	Small multifamily	3	2,260	\$420	No
1261 74 St	30-Nov-16	\$875,000	Small multifamily	3	3,320	\$264	No
1265 81 St	23-Dec-16	\$800,000	Small multifamily	3	1,800	\$444	No
6813 6 Ave	28-Oct-16	\$800,000	Small multifamily	6	5,100	\$157	No
266 86 St	28-Dec-16	\$400,000	Small multifamily	6	5,160	\$78	No
536 49 St	19-Dec-16	\$269,851	Small multifamily	3	2,946	\$92	No
815 54 St	29-Dec-16	\$249,375	Small multifamily	6	8,245	\$30	No

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