



SUNSET PARK

A quarterly analysis of multifamily sales
in Sunset Park, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Sunset Park, Brooklyn

SUMMARY

SALES VOLUME

\$14.6M

-41% YoY

NO. OF TRANSACTIONS

11

-42% YoY

AVERAGE PRICE/UNIT

\$239K

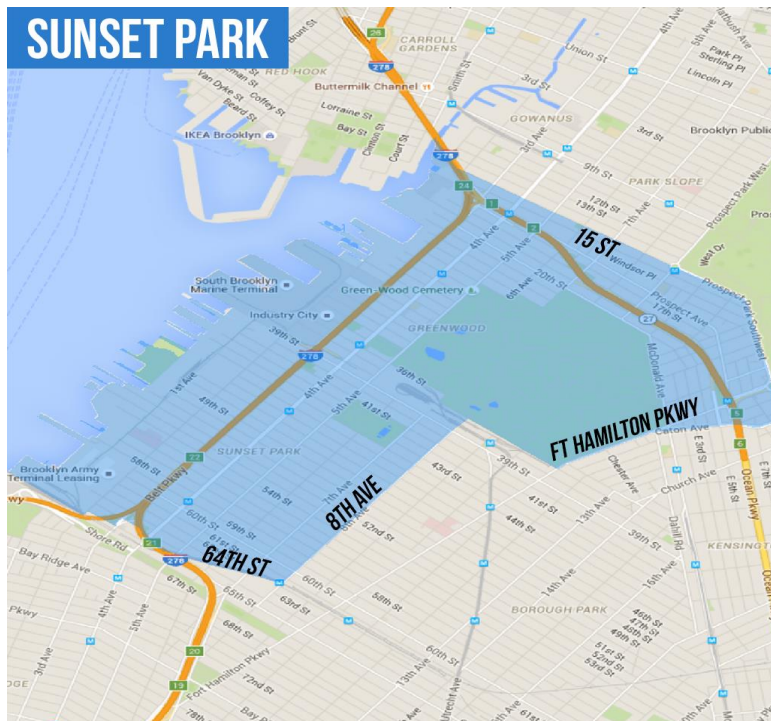
-24% YoY

AVERAGE PRICE/SQ.FT.

\$270

-21% YoY

NEIGHBORHOOD BOUNDARIES



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

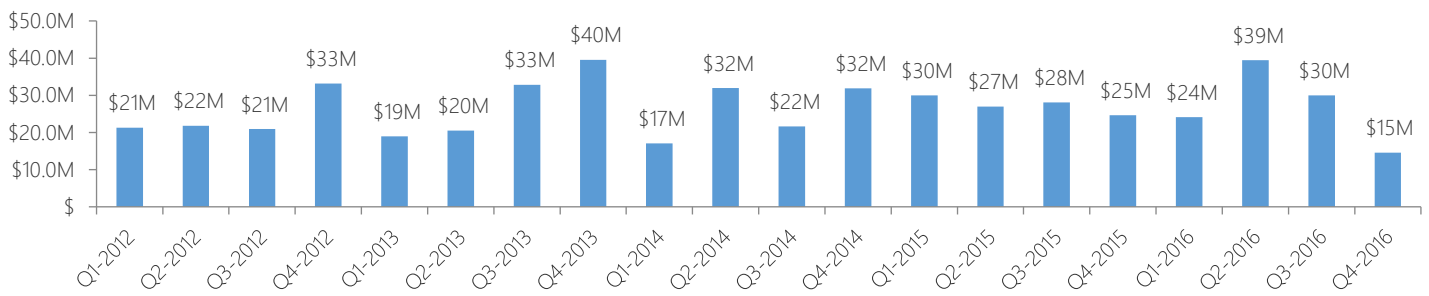
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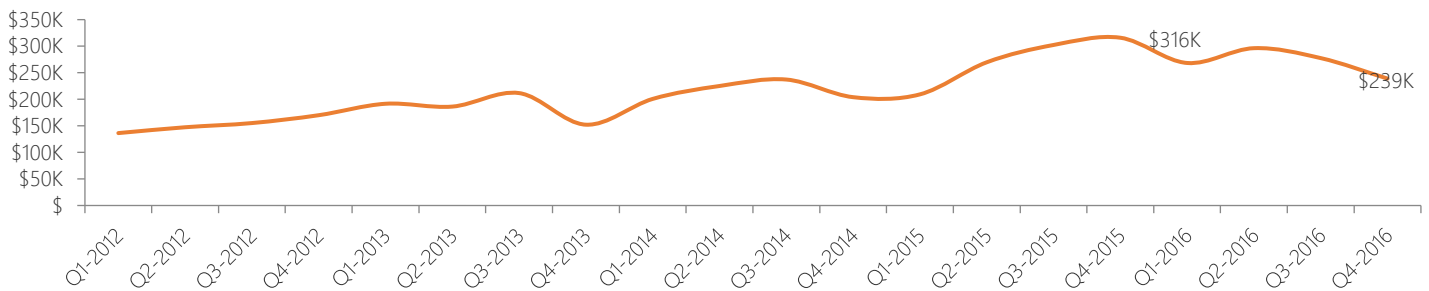
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MULTIFAMILY STATS

Sales Volume

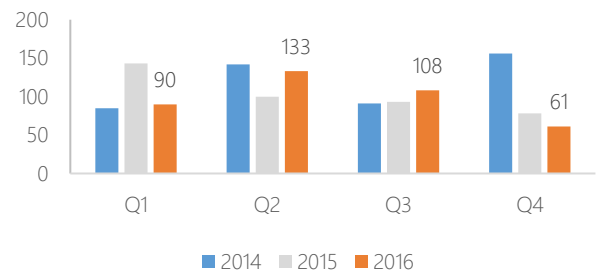


Average Sale Price per Unit



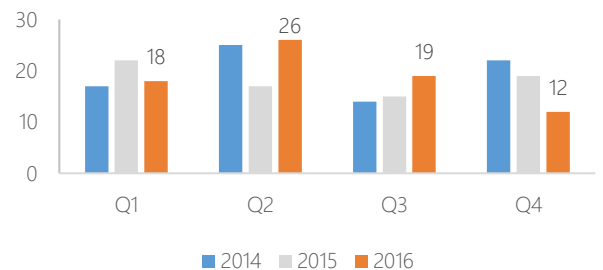
Number of Units Sold

Quarter	2014	2015	2016
Q1	85	143	90
Q2	142	100	133
Q3	91	93	108
Q4	156	78	61



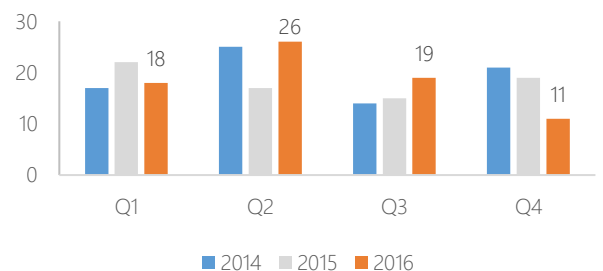
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	17	22	18
Q2	25	17	26
Q3	14	15	19
Q4	22	19	12



Number of Transactions

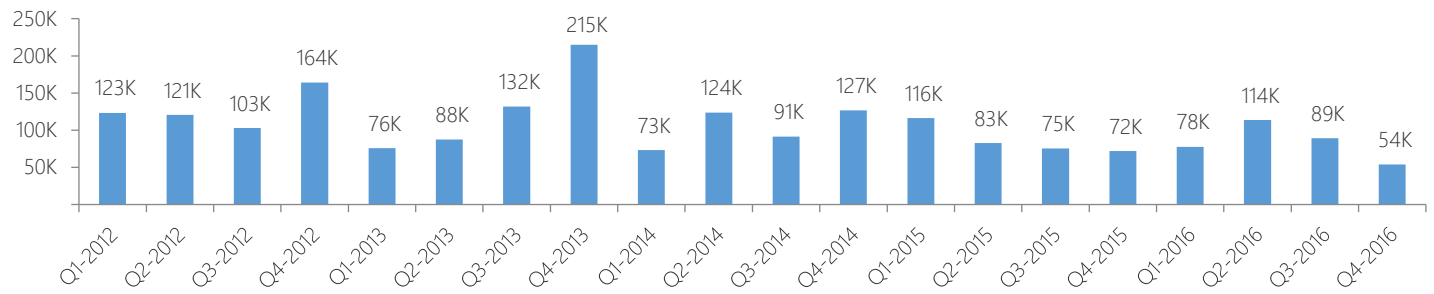
Quarter	2014	2015	2016
Q1	17	22	18
Q2	25	17	26
Q3	14	15	19
Q4	21	19	11



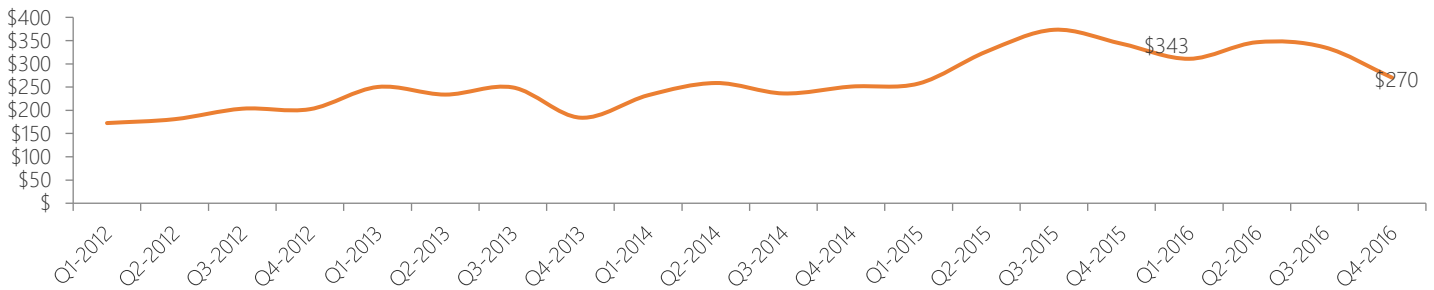


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Total Sq. Ft.



Average Sale Price per Square Foot

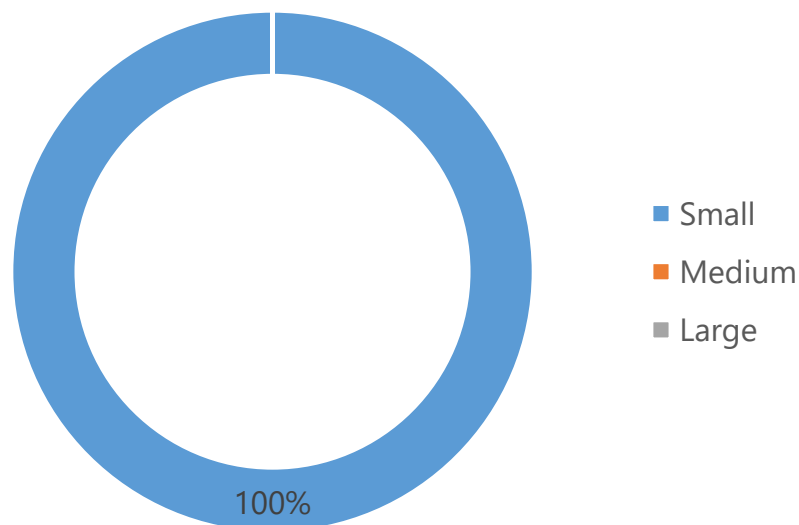


MULTIFAMILY SIZE

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	\$238,955	-24%	\$270	-21%	\$14,576,226	11	12	61
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
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
837 43 St	22-Nov-16	\$2,000,000	Small multifamily	9	6,267	\$319	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
4611 6 Ave	19-Dec-16	\$1,300,000	Small multifamily	3	2,282	\$570	No
324 60 St	21-Nov-16	\$1,280,000	Small multifamily	3	2,680	\$478	No
858 44 St	30-Nov-16	\$1,130,000	Small multifamily	5	5,619	\$201	No
744 39 St	22-Dec-16	\$999,000	Small multifamily	4	2,700	\$370	No
560 51 St	26-Oct-16	\$990,000	Small multifamily	3	2,592	\$382	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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