



WILLIAMSBURG

A quarterly analysis of multifamily sales
in Williamsburg, Brooklyn

4th Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 4th Quarter 2016

Williamsburg, Brooklyn

SUMMARY

SALES VOLUME

\$117.1M

53% YoY

NO. OF TRANSACTIONS

25

19% YoY

AVERAGE PRICE/UNIT

\$568K

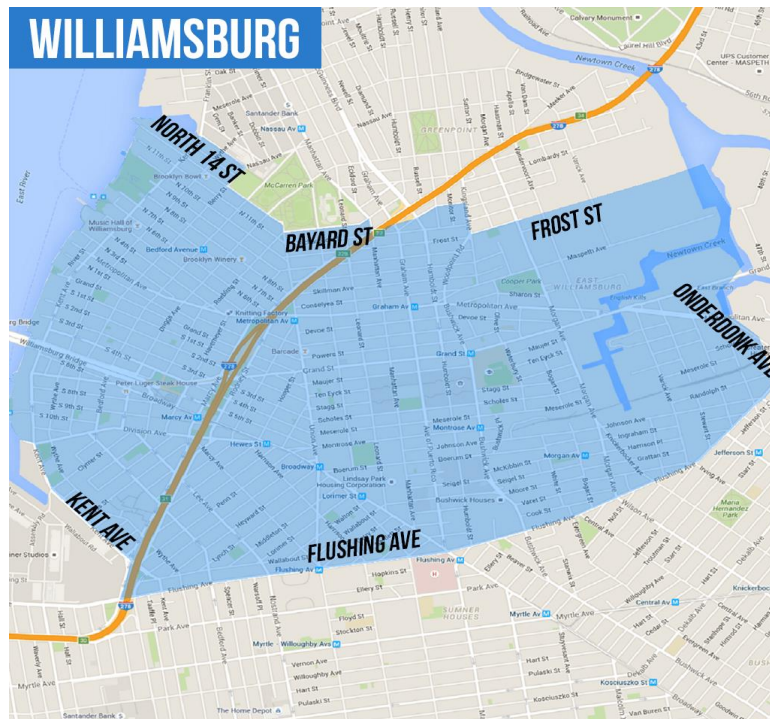
-4% YoY

AVERAGE PRICE/SQ.FT.

\$768

11% YoY

NEIGHBORHOOD BOUNDARIES



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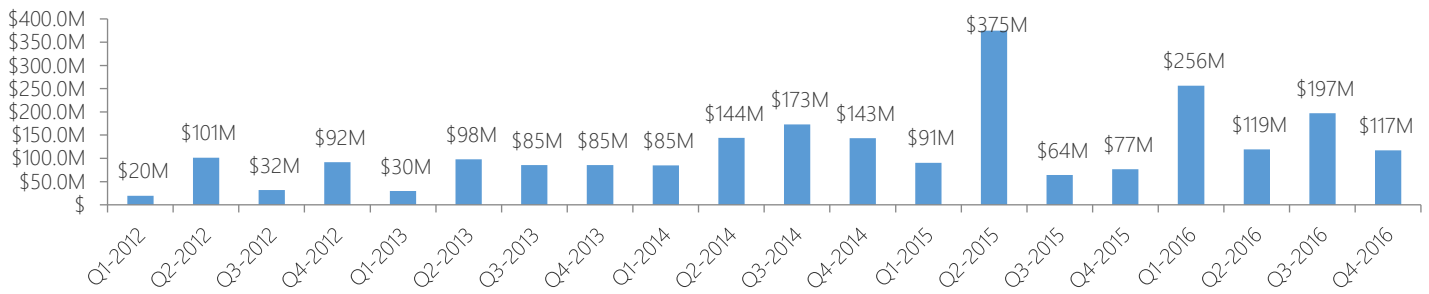
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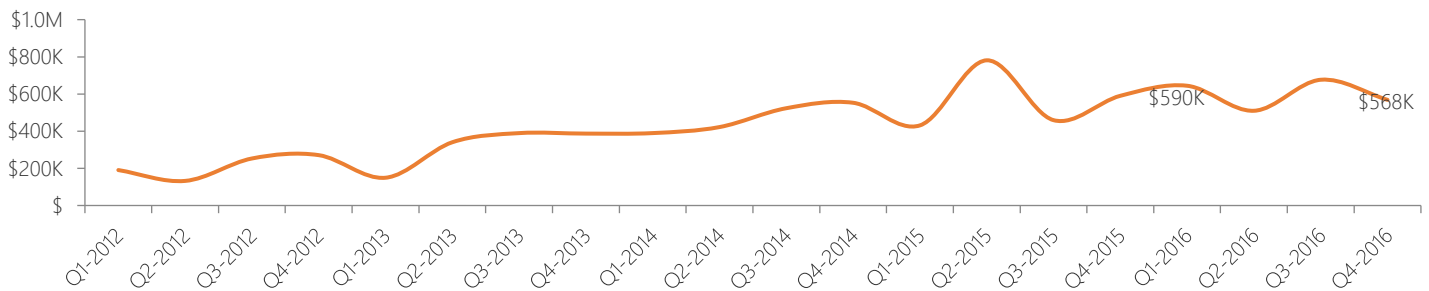
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MULTIFAMILY STATS

Sales Volume

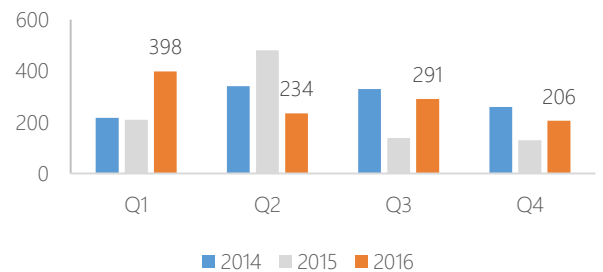


Average Sale Price per Unit



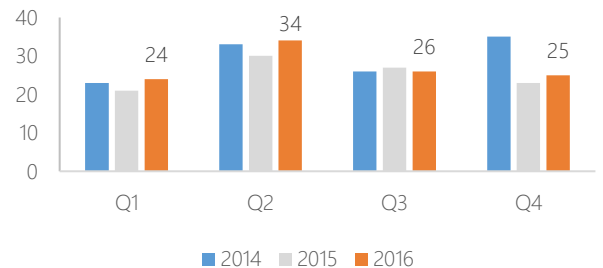
Number of Units Sold

Quarter	2014	2015	2016
Q1	217	210	398
Q2	341	480	234
Q3	330	139	291
Q4	259	130	206



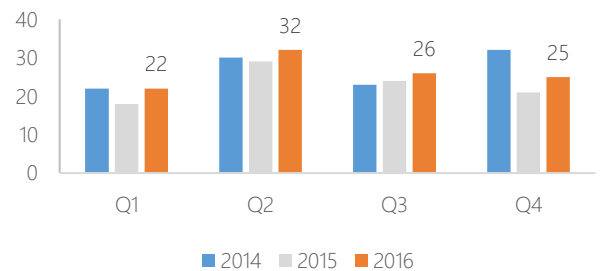
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	23	21	24
Q2	33	30	34
Q3	26	27	26
Q4	35	23	25



Number of Transactions

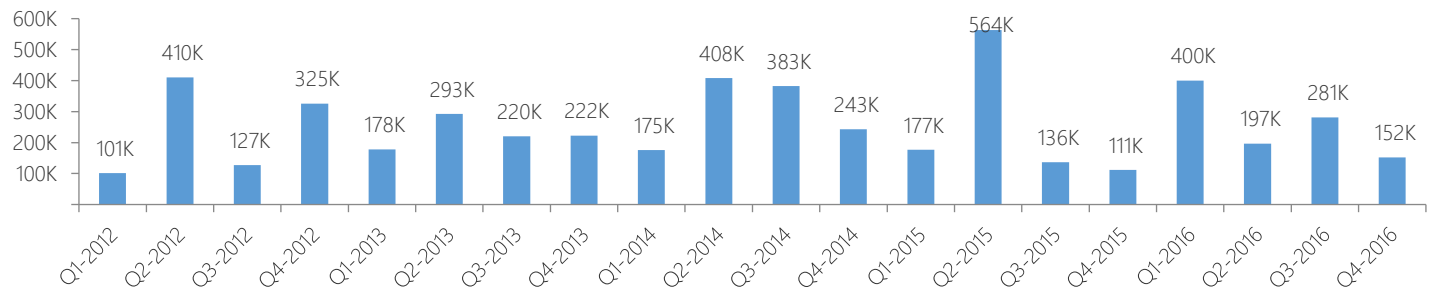
Quarter	2014	2015	2016
Q1	22	18	22
Q2	30	29	32
Q3	23	24	26
Q4	32	21	25



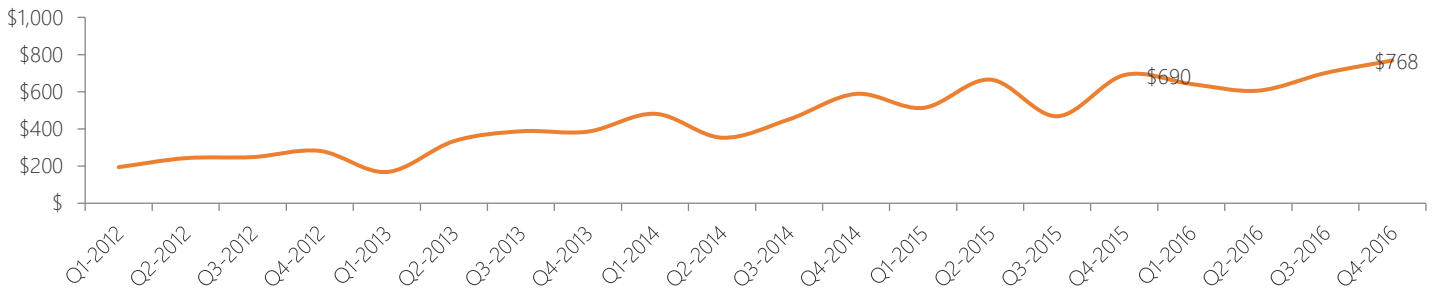


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Total Sq. Ft.



Average Sale Price per Square Foot

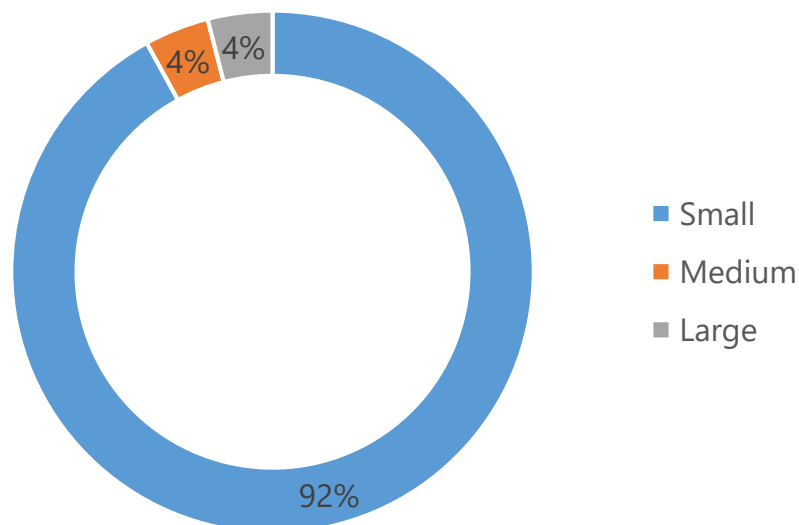


MULTIFAMILY SIZE

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	\$465,438	-23%	\$611	-16%	\$44,216,651	23	23	95
Medium	\$250,000	-56%	\$476	-22%	\$4,000,000	1	1	16
Large	\$725,000	-	\$962	-	\$68,875,000	1	1	95

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
230-232 N 9 St	5-Dec-16	\$68,875,000	Large multifamily	95	71,619	\$962	No
213 N 7 St	7-Oct-16	\$4,450,000	Small multifamily	8	6,000	\$742	No
350 Bedford Ave	10-Nov-16	\$4,000,000	Medium multifamily	16	8,400	\$476	No
130 N 1 St	7-Dec-16	\$3,850,000	Small multifamily	3	3,000	\$1,283	No
63 Whipple St	6-Oct-16	\$3,694,341	Small multifamily	5	5,000	\$739	No
99 N 4 St	6-Oct-16	\$3,600,000	Small multifamily	3	2,936	\$1,226	No
74 S 8 St	29-Nov-16	\$3,075,000	Small multifamily	3	3,520	\$874	No
200 Middleton St	5-Dec-16	\$2,800,000	Small multifamily	3	2,700	\$1,037	Yes
194 S 2 St	16-Dec-16	\$2,650,000	Small multifamily	4	2,640	\$1,004	No
366 A Manhattan Ave	8-Nov-16	\$2,175,000	Small multifamily	4	3,300	\$659	No
19 Frost St	31-Oct-16	\$2,075,000	Small multifamily	3	1,800	\$1,153	No
158 Withers St	9-Dec-16	\$2,050,000	Small multifamily	6	3,870	\$530	No
214 Division Ave	13-Oct-16	\$1,750,000	Small multifamily	4	2,784	\$629	No
172 Frost St	9-Dec-16	\$1,722,800	Small multifamily	3	1,706	\$1,010	No
156 Devoe St	21-Nov-16	\$1,700,000	Small multifamily	3	2,304	\$738	No
5 Judge St	10-Nov-16	\$1,430,000	Small multifamily	6	3,450	\$414	No
657 Flushing Ave	1-Nov-16	\$1,300,000	Small multifamily	4	2,926	\$444	No
241 Scholes St	8-Nov-16	\$1,210,000	Small multifamily	5	3,600	\$336	No
131 N 5 St	19-Dec-16	\$985,000	Small multifamily	3	1,620	\$608	No
943 Metropolitan Ave	30-Nov-16	\$800,000	Small multifamily	6	4,125	\$194	No
425 S 5 St	29-Nov-16	\$760,000	Small multifamily	3	2,520	\$302	No
943 Metropolitan Ave	30-Nov-16	\$620,000	Small multifamily	6	4,125	\$150	No
138 Bedford Ave	15-Dec-16	\$541,000	Small multifamily	4	2,400	\$225	No
11 Harrison Ave	23-Nov-16	\$496,860	Small multifamily	3	2,800	\$177	No
245 Marcy Ave	21-Nov-16	\$481,650	Small multifamily	3	3,280	\$147	No

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