

MULTIFAMILY



Bedford Park Report

A quarterly analysis of multifamily sales
in Bedford Park, Bronx

4TH QUARTER 2015

Multifamily Market Report, Q4 2015

Bedford Park, Bronx

SUMMARY

SALES VOLUME

\$52M

-26% Y-o-Y

NO. OF TRANSACTIONS

9

-55% Y-o-Y

AVERAGE PRICE/UNIT

\$152K

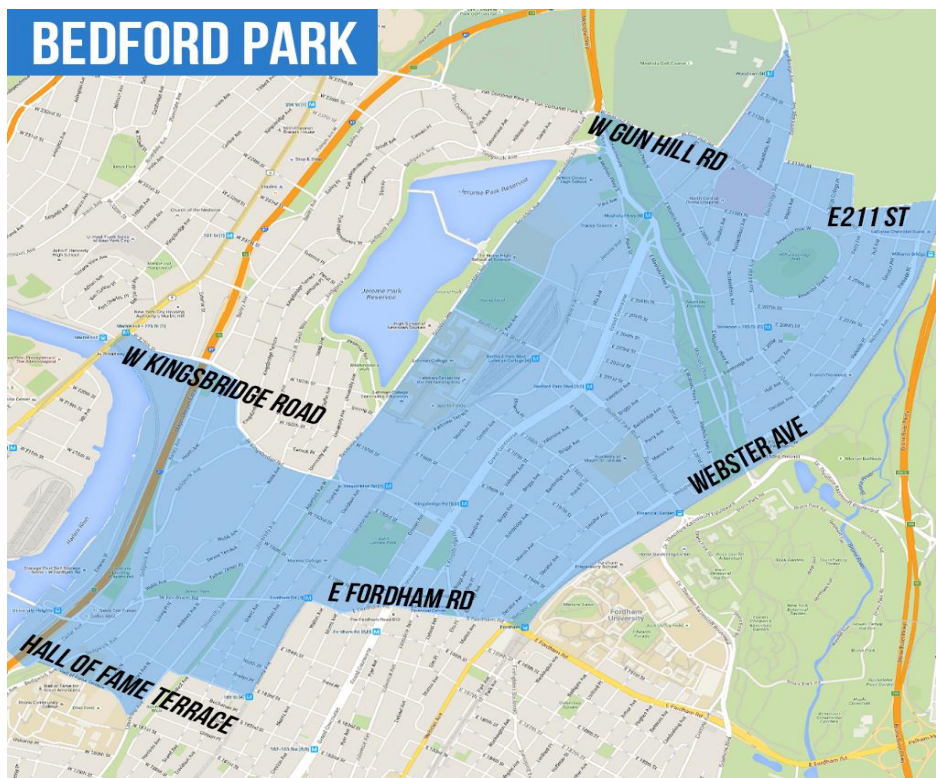
32% Y-o-Y

AVERAGE PRICE/SQ. FT.

\$149

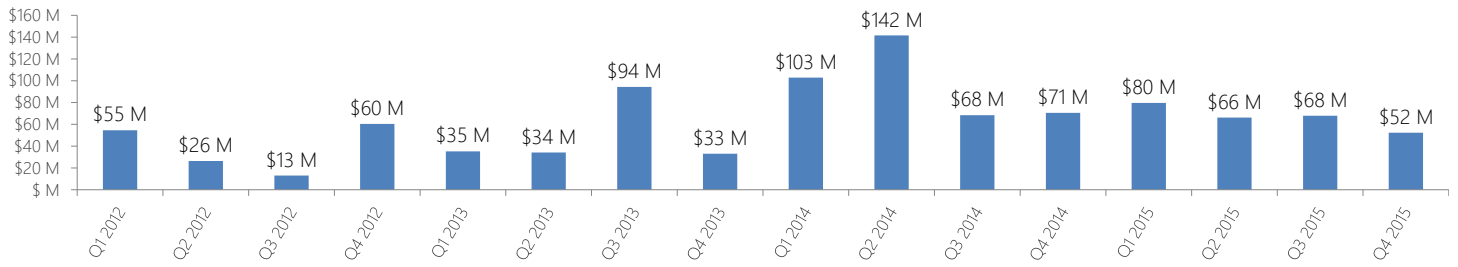
27% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

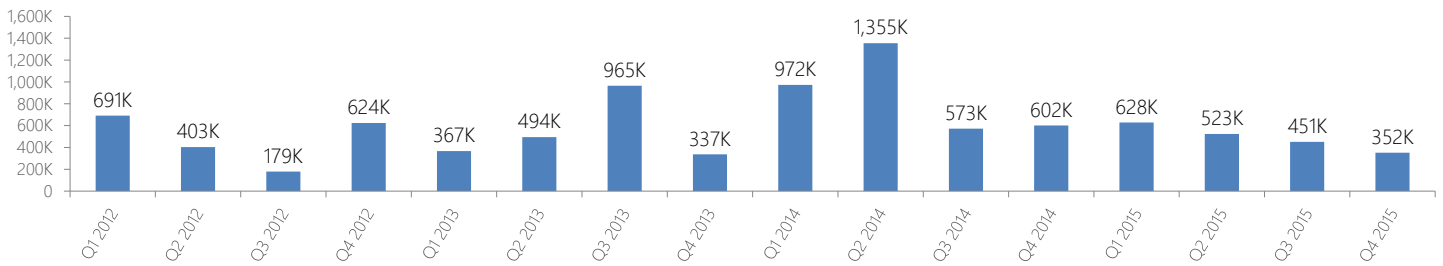


MULTIFAMILY STATS

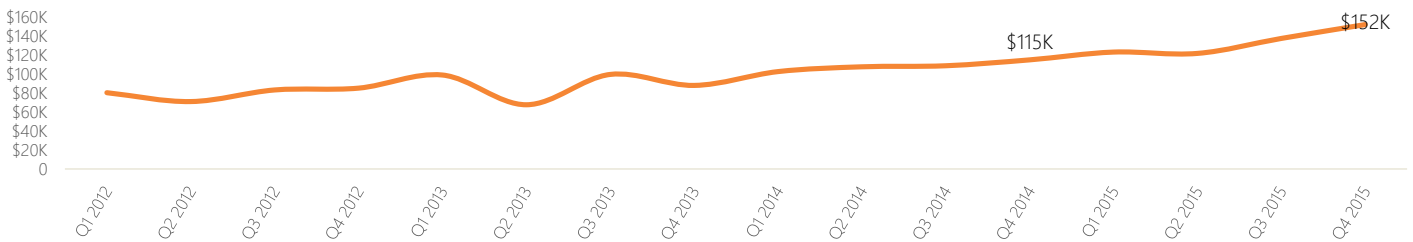
Sales Volume



Total Sq. Ft.

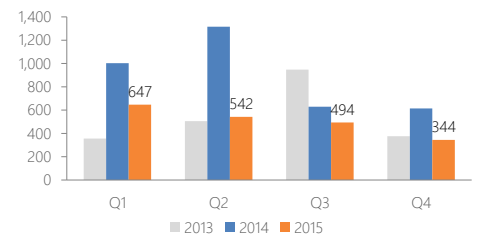


Average Sale Price per Unit



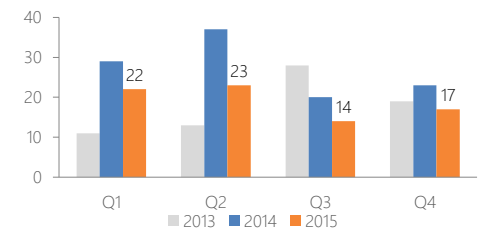
Number of Units Sold

Quarter	2013	2014	2015
Q1	356	1,003	647
Q2	505	1,316	542
Q3	947	629	494
Q4	376	614	344



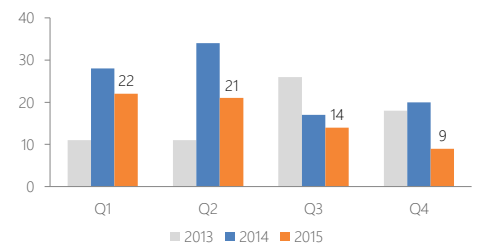
Number of Buildings Sold

Quarter	2013	2014	2015
Q1	11	29	22
Q2	13	37	23
Q3	28	20	14
Q4	19	23	17

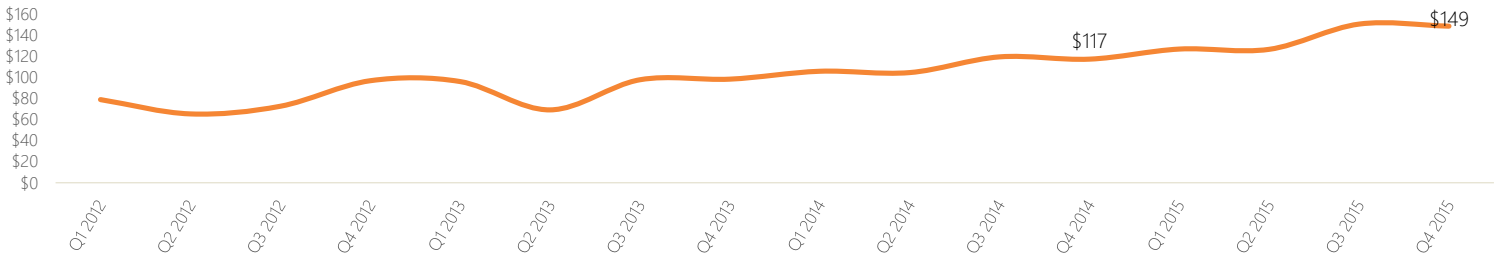


Number of Transactions

Quarter	2013	2014	2015
Q1	11	28	22
Q2	11	34	21
Q3	26	17	14
Q4	18	20	9



Average Price per Square Foot



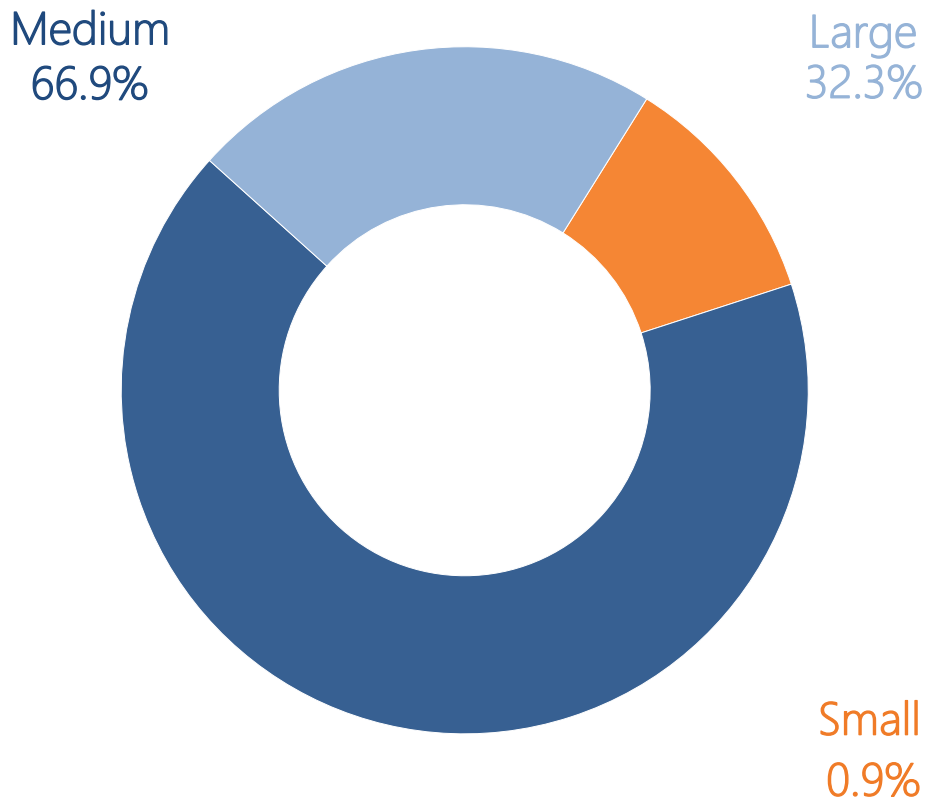
MULTIFAMILY SIZE

Size of Multifamily Properties Sold

Multifamily size	Average price per unit		Average price per sq. ft.		Sales volume	Total Sq. Ft.	No. of sales	No. of buildings	No. of units
	Price	Y-o-Y	Price	Y-o-Y					
Small	\$191,333	65%	\$178	55%	\$574,000	3,219	1	1	3
Medium	\$144,022	50%	\$141	29%	\$33,125,000	234,352	6	14	230
Large	\$167,568	27%	\$162	32%	\$18,600,000	114,576	2	2	111

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)

Number of Sold Buildings by Size



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Price per unit	Sq. Ft.	Price per Sq. Ft.	Package deal
2567 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	22	\$122,449	23,750	\$126	Yes
2553 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	15	\$122,449	14,000	\$126	Yes
2563 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	15	\$122,449	13,563	\$126	Yes
2549 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	15	\$122,449	14,219	\$126	Yes
2543 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	16	\$122,449	15,750	\$126	Yes
2559 Decatur Ave	22-Dec-15	\$12,000,000	Medium multifamily	15	\$122,449	13,781	\$126	Yes
2608 Creston Ave	22-Dec-15	\$9,750,000	Large multifamily	54	\$180,556	58,896	\$166	No
3467 Dekalb Ave	08-Dec-15	\$8,850,000	Large multifamily	57	\$155,263	55,680	\$159	No
2698 Creston Ave	02-Dec-15	\$6,000,000	Small multifamily	9	\$162,162	10,080	\$140	Yes
276 E 199 St	02-Dec-15	\$6,000,000	Medium multifamily	11	\$162,162	13,035	\$140	Yes
2650 Briggs Ave	02-Dec-15	\$6,000,000	Small multifamily	8	\$162,162	10,000	\$140	Yes
2333 Loring Pl N	28-Oct-15	\$4,100,000	Medium multifamily	26	\$157,692	26,556	\$154	No
2865-2873 Webster Ave	24-Nov-15	\$3,900,000	Medium multifamily	16	\$243,750	10,800	\$361	No
2226 Loring Pl N	28-Oct-15	\$3,900,000	Medium multifamily	32	\$121,875	31,050	\$126	No
2322 Loring Pl N	28-Oct-15	\$3,225,000	Medium multifamily	21	\$153,571	28,000	\$115	No
2580 Briggs Ave	23-Dec-15	\$574,000	Small multifamily	3	\$191,333	3,219	\$178	No