MULTIFAMILY

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Jamaica Report

A quarterly analysis of multifamily sales in Jamaica, Queens

4TH QUARTER 2015

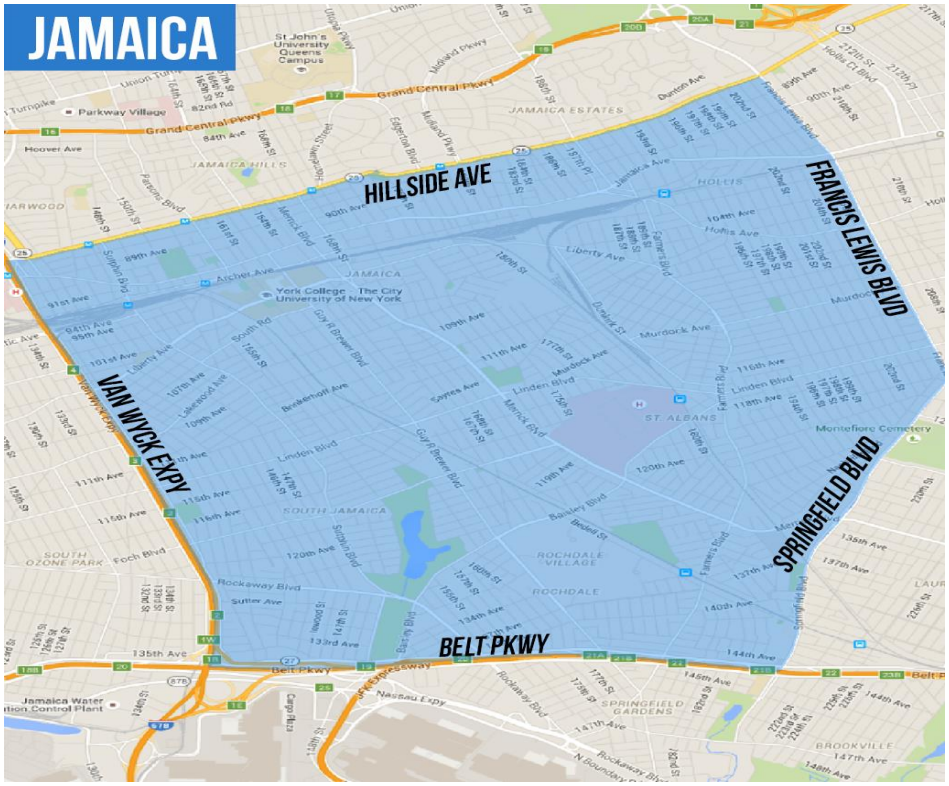
PropertyShark.com

Multifamily Market Report, Q4 2015
Jamaica, Queens

SUMMARY

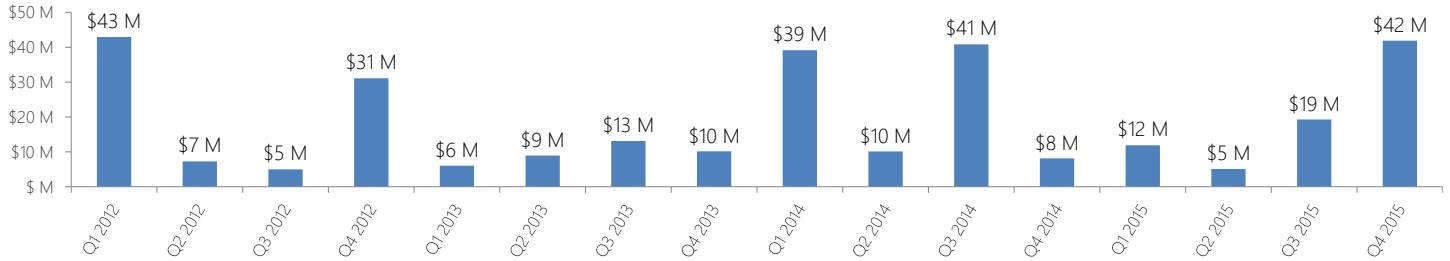
SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/UNIT	AVERAGE PRICE/SQ. FT.
$42M	14	$153K	$208
416% Y-o-Y	-13% Y-o-Y	4% Y-o-Y	32% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

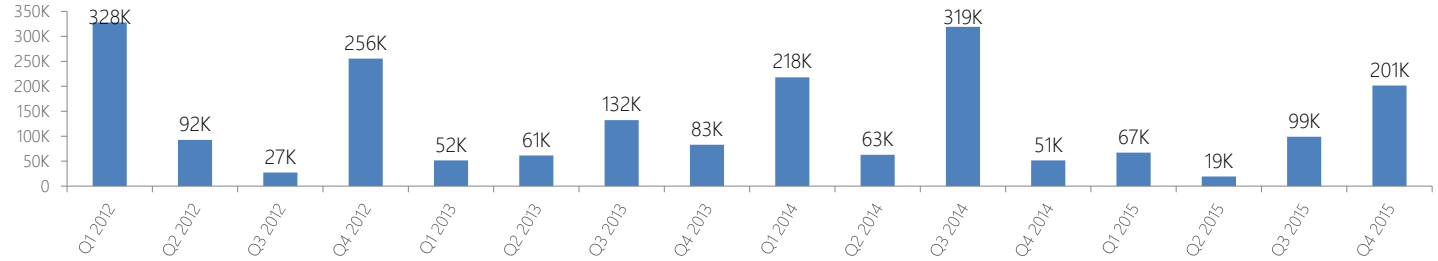


MULTIFAMILY STATS

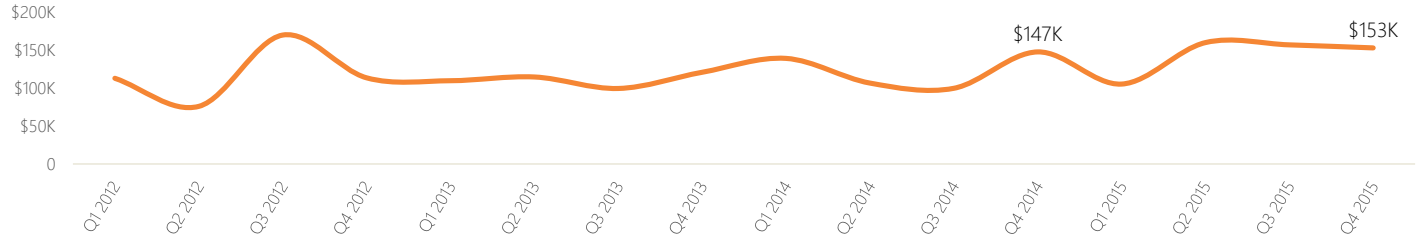
Sales Volume



Total Sq. Ft.

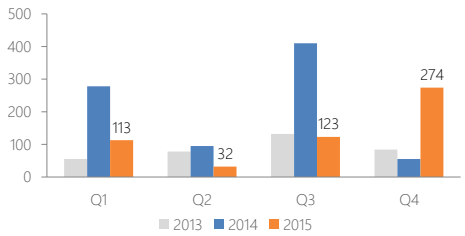


Average Sale Price per Unit



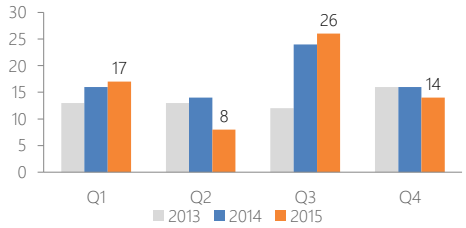
Number of Units Sold

Quarter	2013	2014	2015
Q1	55	278	113
Q2	78	95	32
Q3	132	410	123
Q4	84	55	274



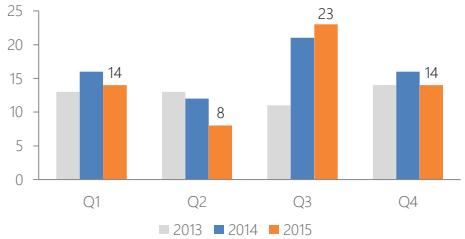
Number of Buildings Sold

Quarter	2013	2014	2015
Q1	13	16	17
Q2	13	14	8
Q3	12	24	26
Q4	16	16	14

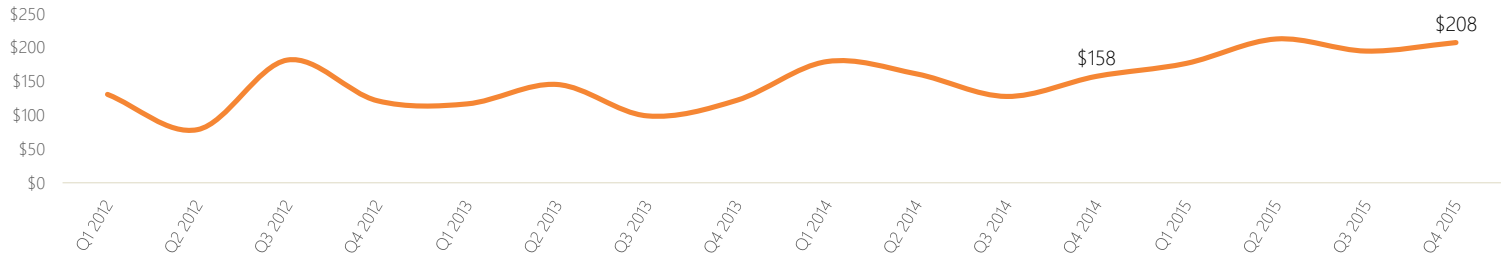


Number of Transactions

Quarter	2013	2014	2015
Q1	13	16	14
Q2	13	12	8
Q3	11	21	23
Q4	14	16	14



Average Price per Square Foot



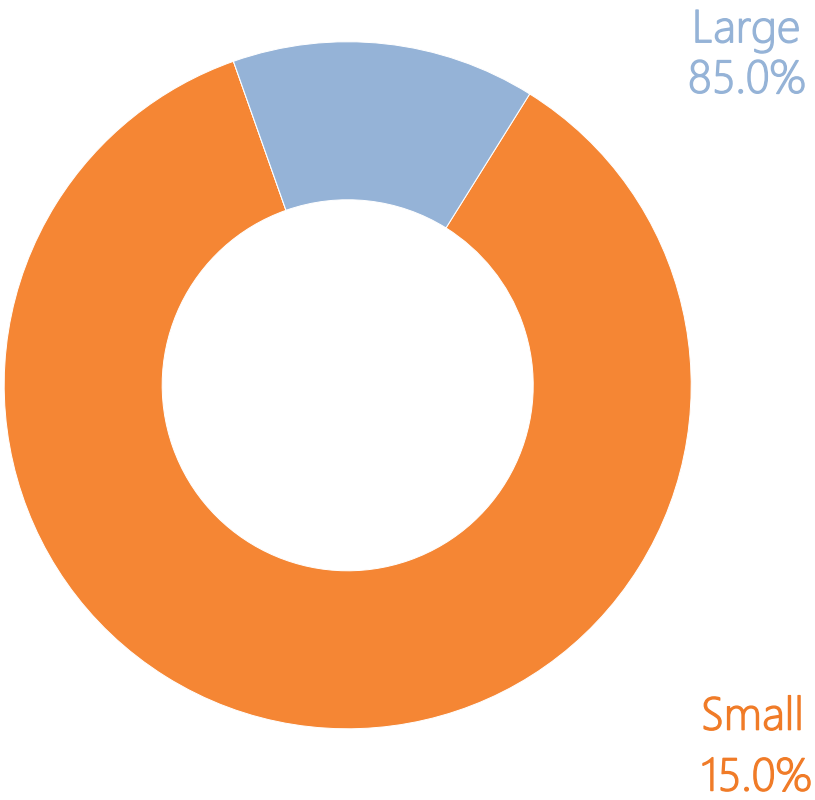
MULTIFAMILY SIZE

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	$164,878	12%	$178	13%	$6,760,000	37,897	12	12	41
Medium	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Large	$150,644	n/a	$215	n/a	$35,100,000	163,566	2	2	233

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
10915-10925 Merrick Blvd	11-Nov-15	$23,000,000	Large multifamily	133	$172,932	118,566	$194	No
19611 Jamaica Ave	16-Dec-15	$12,100,000	Large multifamily	100	$121,000	45,000	$269	No
9049 198 St	23-Oct-15	$845,000	Small multifamily	3	$281,667	2,760	$306	No
18615 Jamaica Ave	23-Nov-15	$750,000	Small multifamily	3	$250,000	3,084	$243	No
18613 Jamaica Ave	16-Oct-15	$750,000	Small multifamily	3	$250,000	3,084	$243	No
8840 163 St	20-Nov-15	$660,000	Small multifamily	4	$165,000	2,142	$308	No
14334 97 Ave	31-Dec-15	$630,000	Small multifamily	3	$210,000	4,041	$156	No
9022 161 St	10-Dec-15	$625,000	Small multifamily	5	$125,000	6,480	$96	No
10829 Liverpool St	14-Dec-15	$565,000	Small multifamily	3	$188,333	2,470	$229	No
11443 Farmers Blvd	14-Oct-15	$560,000	Small multifamily	4	$140,000	3,000	$187	No
20318 119 Ave	24-Nov-15	$560,000	Small multifamily	4	$140,000	4,204	$133	No
10739 A 157 St	20-Oct-15	$460,000	Small multifamily	3	$153,333	2,016	$228	No
17302 89 Ave	18-Nov-15	$180,000	Small multifamily	3	$60,000	2,800	$64	No
16816 Liberty Ave	29-Oct-15	$175,000	Small multifamily	3	$58,333	1,816	$96	No