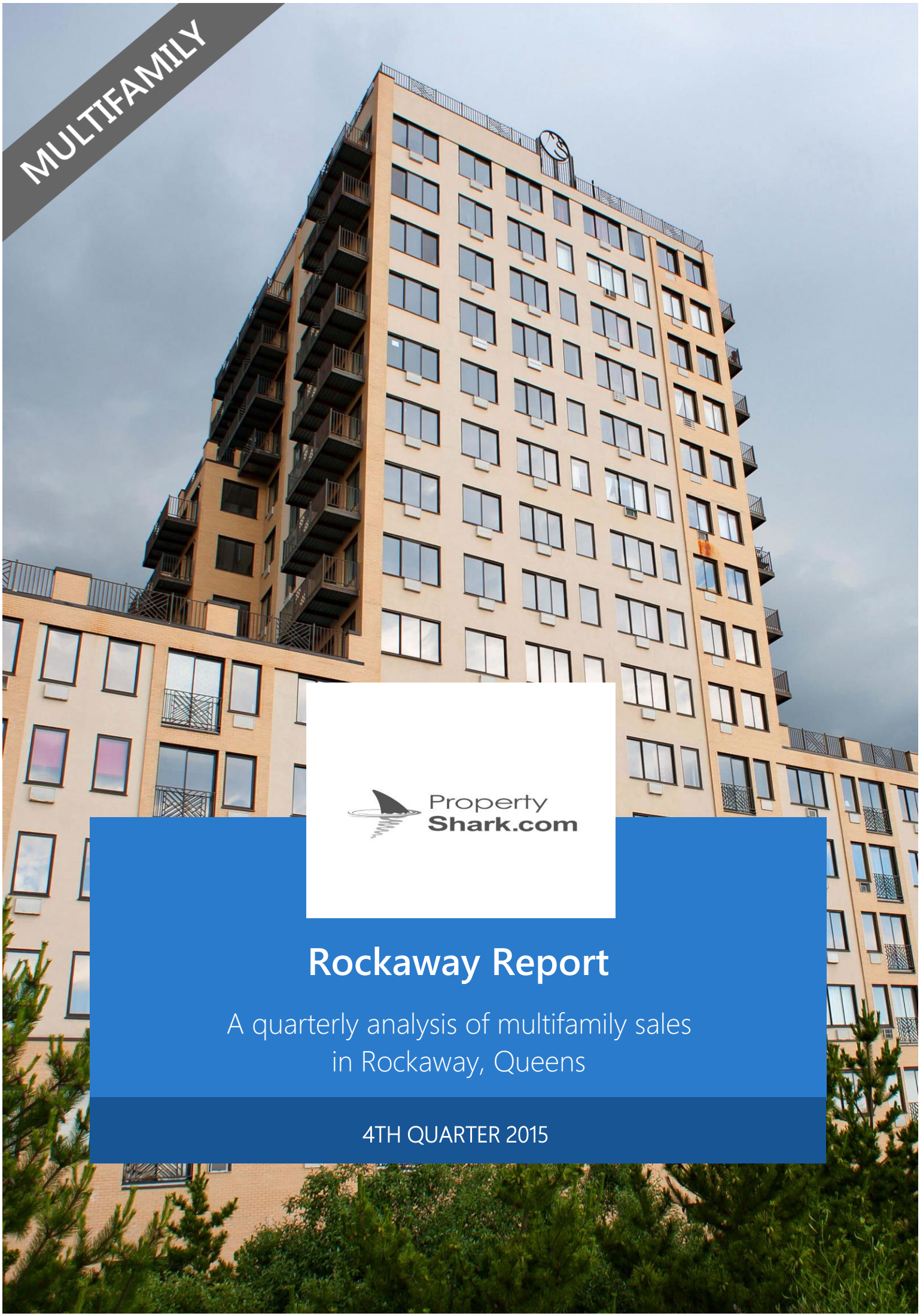
MULTIFAMILY



PropertyShark.com

Rockaway Report

A quarterly analysis of multifamily sales in Rockaway, Queens

4TH QUARTER 2015

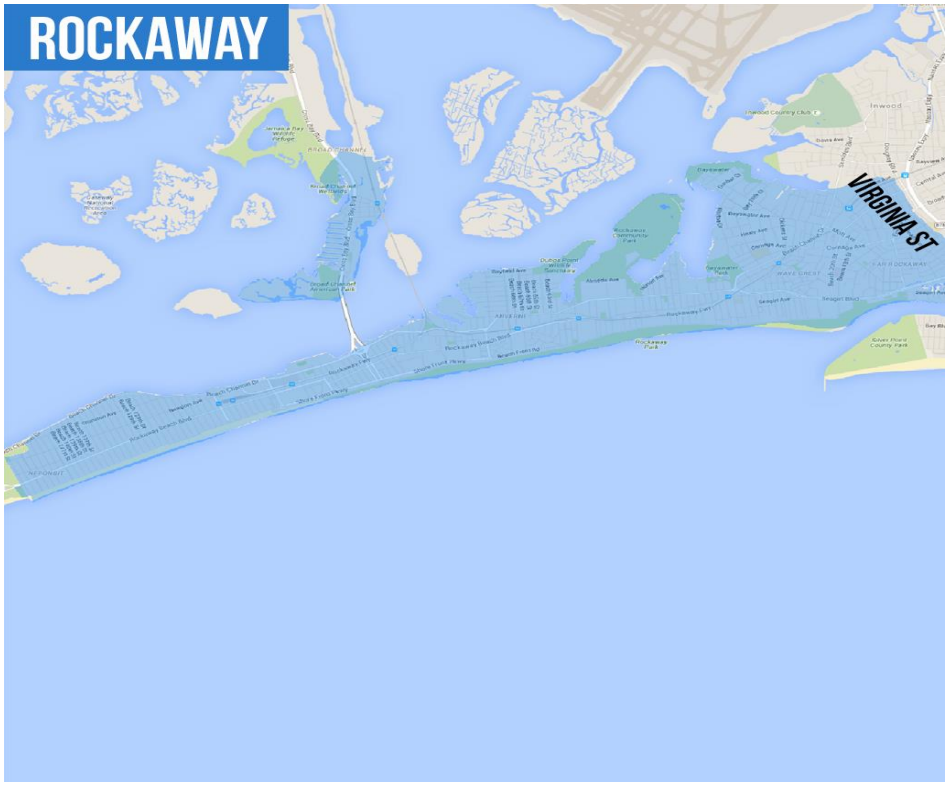
PropertyShark.com

Multifamily Market Report, Q4 2015
Rockaway, Queens

SUMMARY

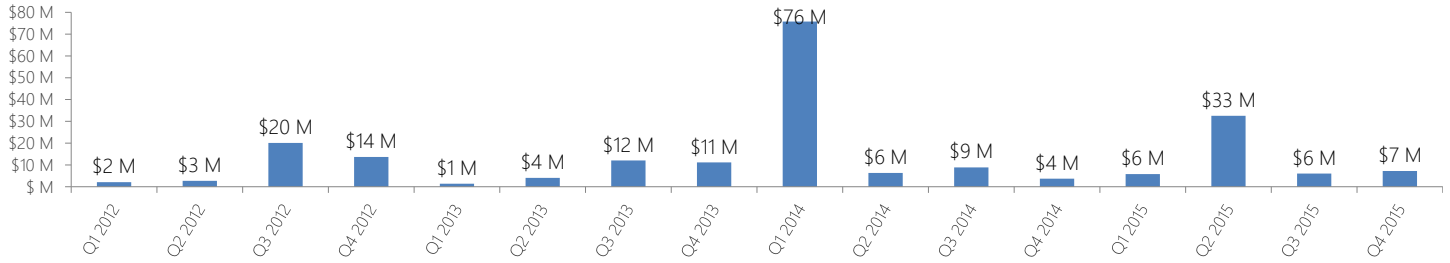
SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/UNIT	AVERAGE PRICE/SQ. FT.
$7M	18	$129K	$117
96% Y-o-Y	64% Y-o-Y	40% Y-o-Y	-5% Y-o-Y

COMMUNITY DISTRICT BOUNDARIES

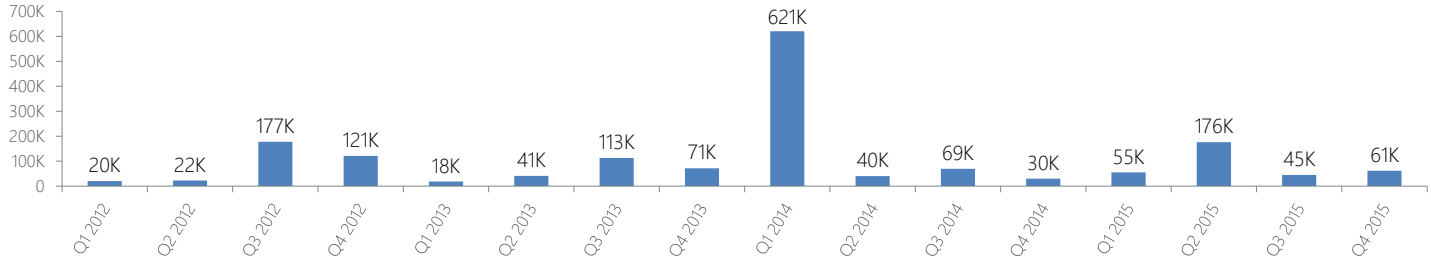


MULTIFAMILY STATS

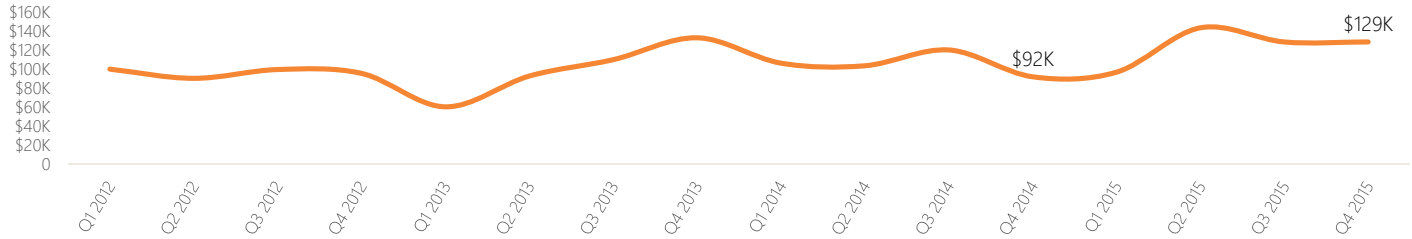
Sales Volume



Total Sq. Ft.

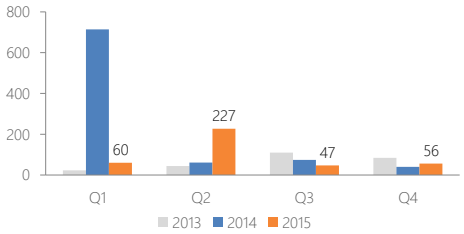


Average Sale Price per Unit



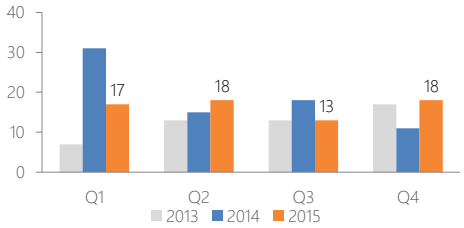
Number of Units Sold

Quarter	2013	2014	2015
Q1	23	714	60
Q2	44	61	227
Q3	110	74	47
Q4	84	40	56



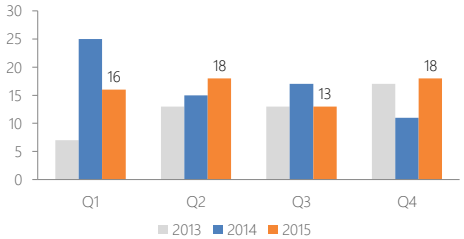
Number of Buildings Sold

Quarter	2013	2014	2015
Q1	7	31	17
Q2	13	15	18
Q3	13	18	13
Q4	17	11	18

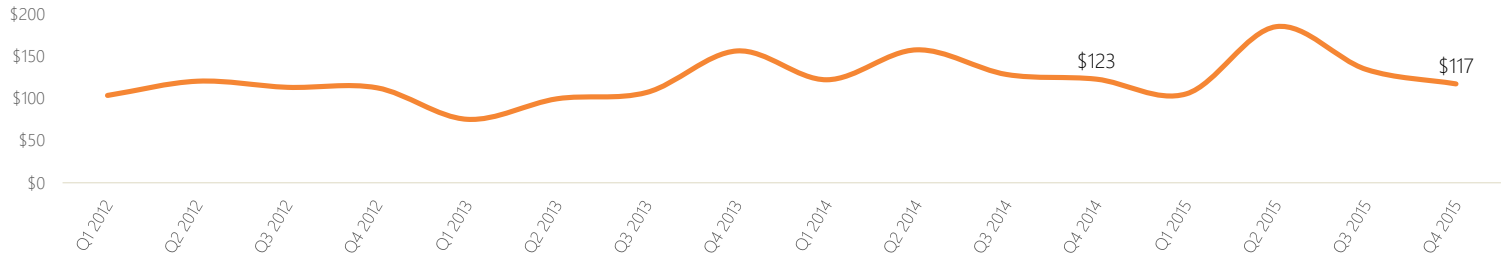


Number of Transactions

Quarter	2013	2014	2015
Q1	7	25	16
Q2	13	15	18
Q3	13	17	13
Q4	17	11	18



Average Price per Square Foot



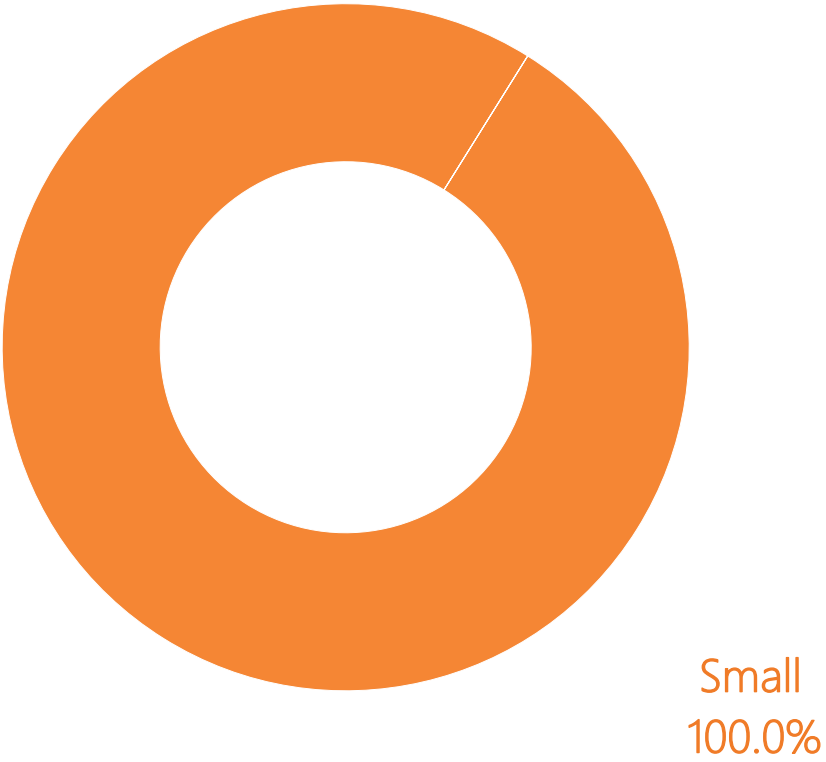
MULTIFAMILY SIZE

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	$128,514	40%	$117	-5%	$7,196,805	61,394	18	18	56
Medium	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Large	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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
190 Beach 134 St	06-Nov-15	$790,000	Small multifamily	4	$197,500	3,400	$232	Yes
169-171 Beach 90 St	12-Nov-15	$700,000	Small multifamily	3	$233,333	3,645	$192	No
171 Beach 60 St	04-Dec-15	$617,500	Small multifamily	3	$205,833	3,120	$198	No
313 Beach 29 St	14-Dec-15	$600,000	Small multifamily	3	$200,000	4,200	$143	No
311-313 Beach 29 St	14-Dec-15	$600,000	Small multifamily	3	$200,000	4,280	$140	No
2282 Nameoke Ave	25-Nov-15	$540,000	Small multifamily	3	$180,000	4,620	$117	No
212 Beach 91 St	30-Dec-15	$365,040	Small multifamily	3	$121,680	3,600	$101	No
1419 A Beach Channel Dr	16-Dec-15	$365,000	Small multifamily	3	$121,667	3,240	$113	No
2915 Lewmay Rd	09-Dec-15	$350,000	Small multifamily	3	$116,667	2,808	$125	No
183 Beach 29 St	24-Nov-15	$337,500	Small multifamily	3	$112,500	3,000	$113	No
1364 Beach Channel Dr	03-Dec-15	$281,750	Small multifamily	3	$93,917	3,220	$88	No
626 Grassmere Ter	27-Nov-15	$270,000	Small multifamily	3	$90,000	3,444	$78	No
357 Beach 46 St	23-Oct-15	$270,000	Small multifamily	3	$90,000	3,960	$68	No
341 Beach 67 St	24-Oct-15	$265,000	Small multifamily	3	$88,333	2,206	$120	No
2814 Brookhaven Ave	30-Oct-15	$254,015	Small multifamily	3	$84,672	3,264	$78	No
329 Beach 29 St	28-Oct-15	$250,000	Small multifamily	4	$62,500	2,187	$114	No
1124 Mc Bride St	03-Nov-15	$190,000	Small multifamily	3	$63,333	3,600	$53	No
1122 Mc Bride St	03-Nov-15	$151,000	Small multifamily	3	$50,333	3,600	$42	No