

SUNNYSIDE QUEENS

MULTIFAMILY REPORT

LOOK AT THINGS
DIFFERENTLY



SKYLINE PROPERTIES
REAL ESTATE INVESTMENT SERVICES

SUMMARY

SALES VOLUME

\$6.9M

-46% YoY

NO. OF TRANSACTIONS

3

-50% YoY

AVERAGE PRICE/UNIT

\$361K

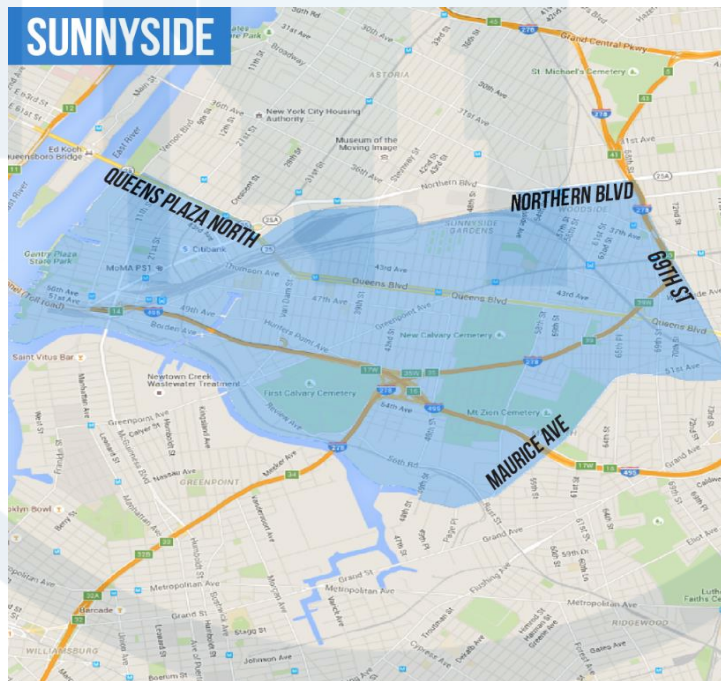
36% YoY

AVERAGE PRICE/SQ.FT.

\$562

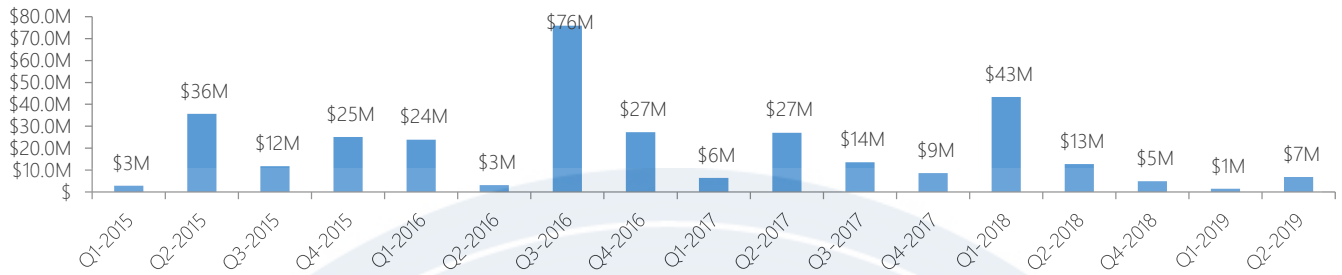
50% YoY

NEIGHBORHOOD BOUNDARIES

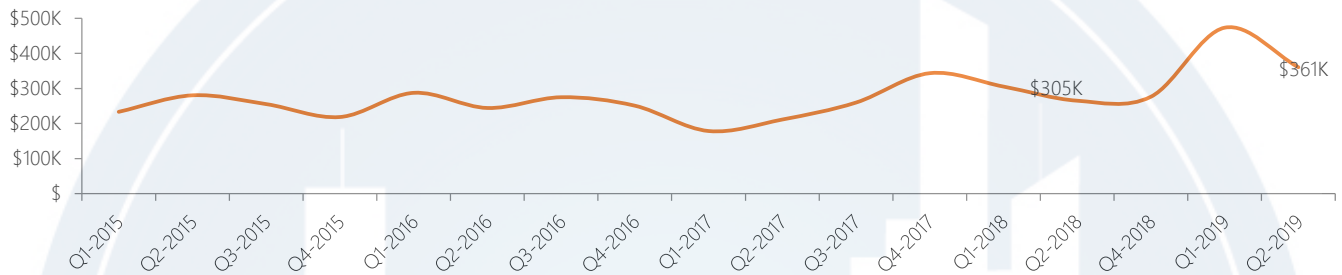


MULTIFAMILY STATS

Sales Volume

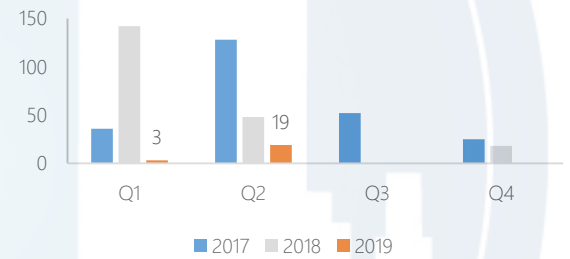


Average Sale Price per Unit



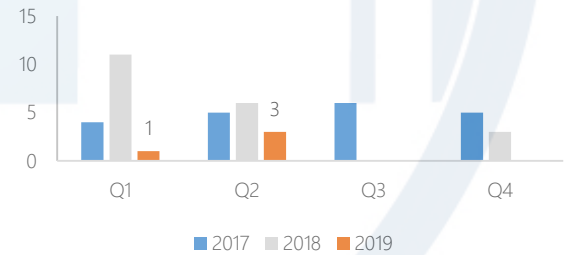
Number of Units Sold

Quarter	2017	2018	2019
Q1	36	142	3
Q2	128	48	19
Q3	52	-	-
Q4	25	18	-



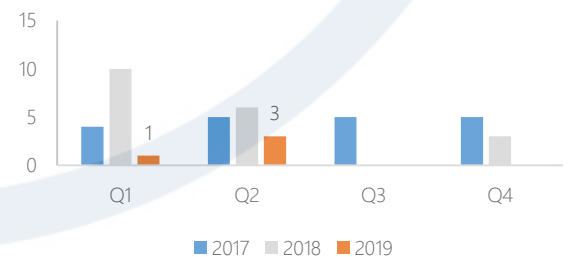
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	4	11	1
Q2	5	6	3
Q3	6	-	-
Q4	5	3	-

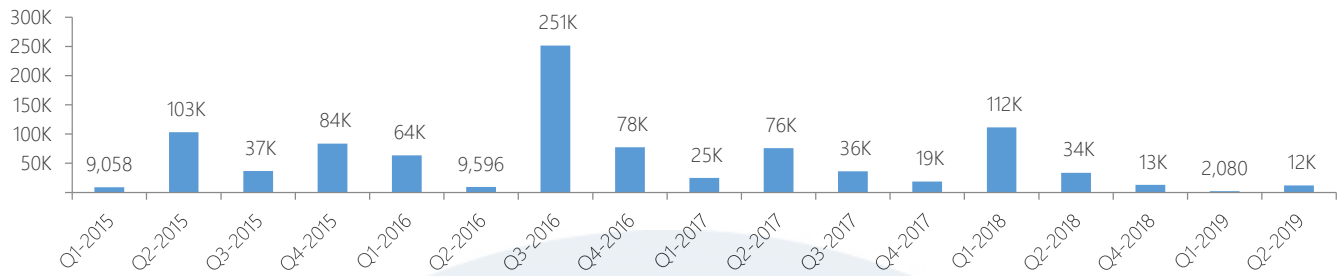


Number of Transactions

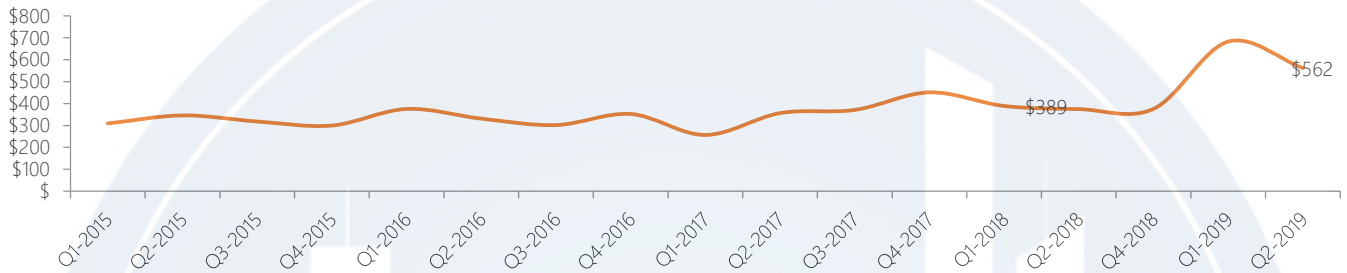
Quarter	2017	2018	2019
Q1	4	10	1
Q2	5	6	3
Q3	5	-	-
Q4	5	3	-



Total Sq. Ft.



Average Sale Price per Square Foot

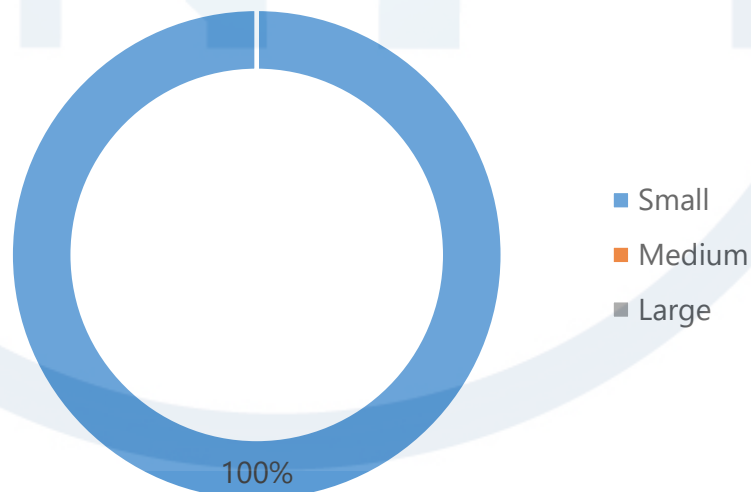


MULTIFAMILY SIZE

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	\$360,526	40%	\$562	54%	\$6,850,000	3	3	19
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)



LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
4401 Queens Blvd	28-May-19	\$3,600,000	Small multifamily	9	5,850	\$615	No
4836 41st St	24-May-19	\$1,825,000	Small multifamily	6	4,200	\$435	No
5044 39th St	7-Jun-19	\$1,425,000	Small multifamily	4	2,142	\$665	No

