



BEDFORD-STUYVESANT

A quarterly analysis of multifamily sales
in Bedford-Stuyvesant, Brooklyn

3rd Quarter 2016





The RATNER Team Market Reports

Multifamily Market Report, 3rd Quarter 2016

Bedford-Stuyvesant, Brooklyn

SUMMARY

SALES VOLUME

\$115.1M

26% YoY

NO. OF TRANSACTIONS

61

-2% YoY

AVERAGE PRICE/UNIT

\$410K

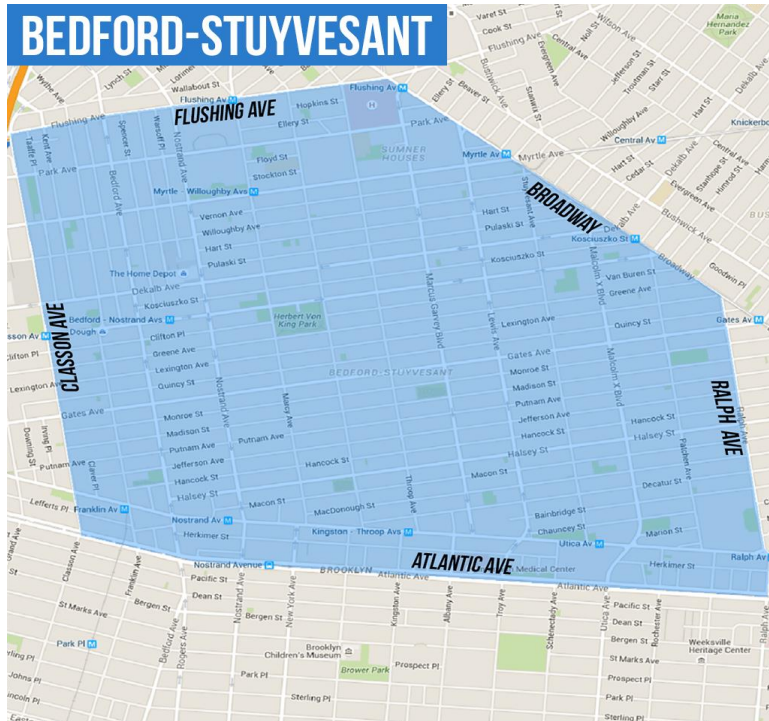
37% YoY

AVERAGE PRICE/SQ.FT.

\$423

30% YoY

NEIGHBORHOOD BOUNDARIES



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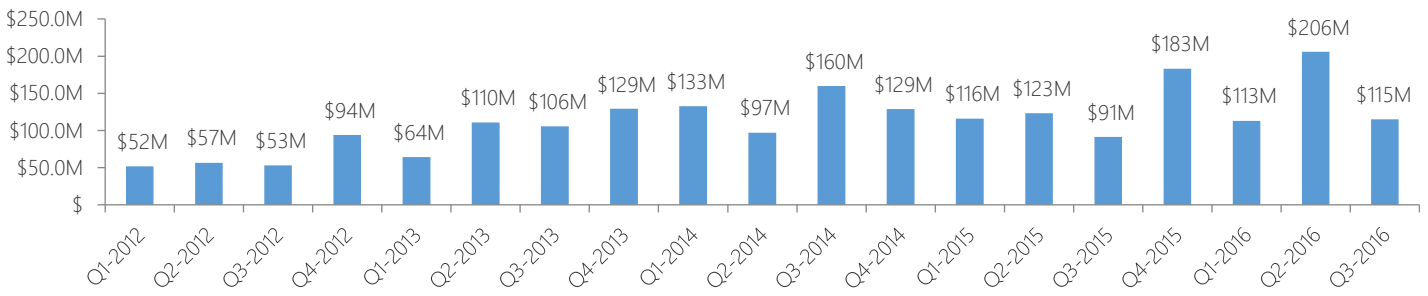
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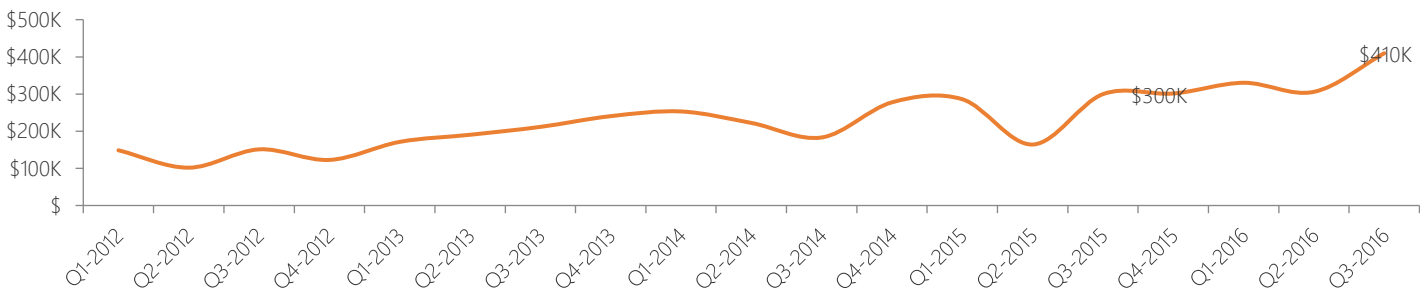
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MULTIFAMILY STATS

Sales Volume

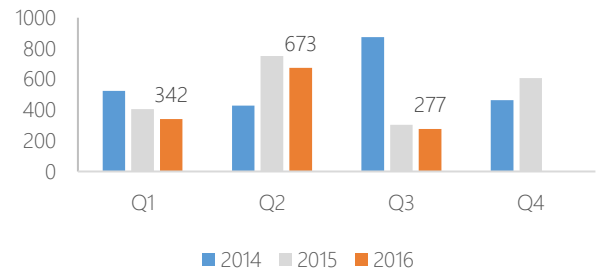


Average Sale Price per Unit



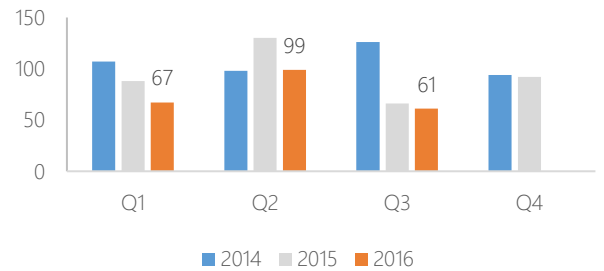
Number of Units Sold

Quarter	2014	2015	2016
Q1	525	405	342
Q2	428	752	673
Q3	873	304	277
Q4	464	607	



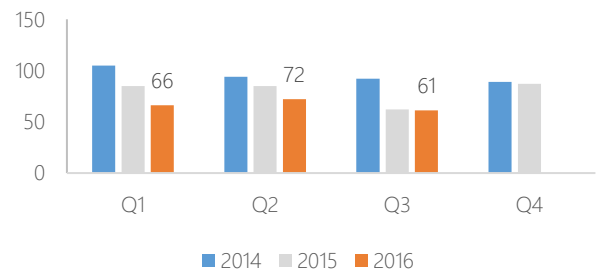
Number of Buildings Sold

Quarter	2014	2015	2016
Q1	107	88	67
Q2	98	130	99
Q3	126	66	61
Q4	94	92	



Number of Transactions

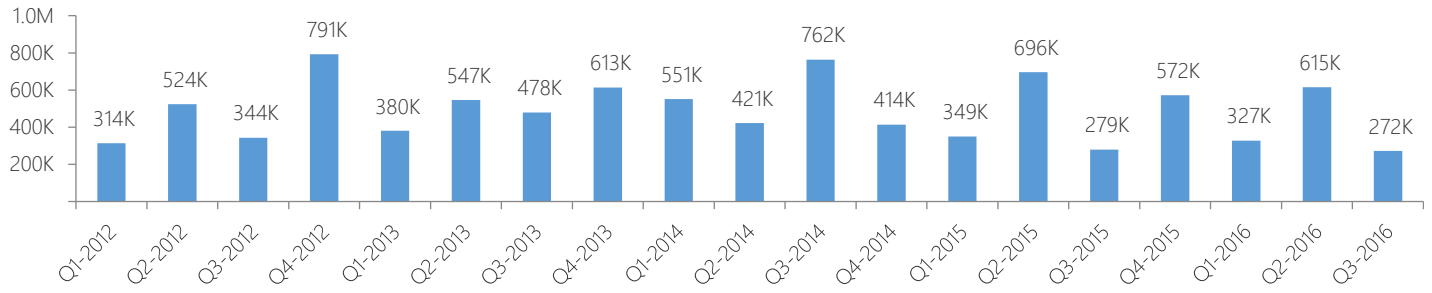
Quarter	2014	2015	2016
Q1	105	85	66
Q2	94	85	72
Q3	92	62	61
Q4	89	87	



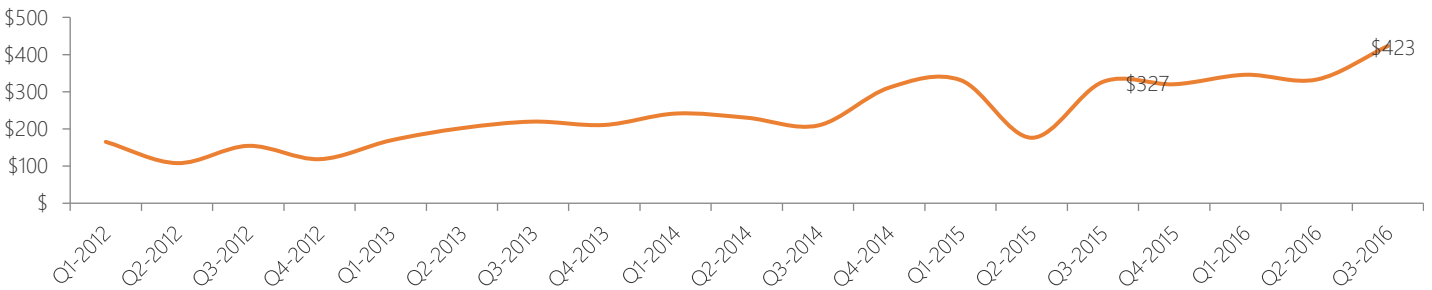


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Total Sq. Ft.



Average Sale Price per Square Foot

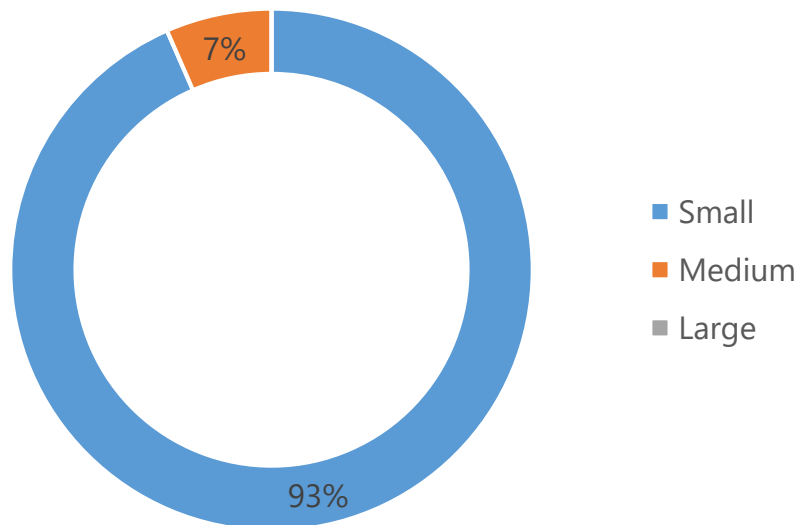


MULTIFAMILY SIZE

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	\$417,136	33%	\$434	26%	\$92,118,441	57	56	217
Medium	\$382,333	50%	\$384	44%	\$22,940,000	4	4	60
Large	-	-	-	-	\$0	0	0	0

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
862-866 Dekalb Ave	19-Sep-16	\$7,500,000	Medium multifamily	14	14,295	\$525	No
526-528 Lafayette Ave	13-Jul-16	\$5,600,000	Medium multifamily	20	17,800	\$315	No
699 Willoughby Ave	29-Sep-16	\$5,100,000	Medium multifamily	16	18,800	\$271	No
643 Madison St	6-Sep-16	\$4,900,000	Small multifamily	6	5,607	\$874	No
194 Herkimer St	6-Sep-16	\$4,740,000	Medium multifamily	10	8,910	\$532	No
347-351 Greene Ave	14-Jul-16	\$3,500,000	Small multifamily	4	8,125	\$431	No
673 Halsey St	22-Sep-16	\$3,385,000	Small multifamily	8	5,649	\$599	No
186 Herkimer St	6-Sep-16	\$3,160,000	Small multifamily	7	6,521	\$485	No
848 Madison St	15-Aug-16	\$3,100,000	Small multifamily	8	5,600	\$554	No
370-372 Throop Ave	30-Aug-16	\$2,775,000	Small multifamily	4	7,440	\$373	No
588 Madison St	24-Aug-16	\$2,610,000	Small multifamily	3	3,600	\$725	No
151 Tompkins Ave	30-Aug-16	\$2,500,000	Small multifamily	6	5,600	\$446	No
294 Clifton Pl	15-Aug-16	\$2,400,000	Small multifamily	3	3,150	\$762	No
285 Mac Donough St	19-Jul-16	\$2,150,000	Small multifamily	8	6,160	\$349	No
491 Classon Ave	6-Sep-16	\$2,000,000	Small multifamily	3	3,540	\$565	No
438 Franklin Ave	17-Aug-16	\$1,975,000	Small multifamily	3	3,231	\$611	No
532 Monroe St	14-Jul-16	\$1,960,000	Small multifamily	3	3,200	\$613	No
1034 Bedford Ave	7-Sep-16	\$1,950,000	Small multifamily	3	3,362	\$580	No
483 Hancock St	19-Aug-16	\$1,920,000	Small multifamily	3	3,096	\$620	No
1215 Bedford Ave	12-Jul-16	\$1,900,000	Small multifamily	4	5,000	\$380	No
75 Bainbridge St	26-Sep-16	\$1,900,000	Small multifamily	4	3,300	\$576	No
119 Pulaski St	30-Aug-16	\$1,790,000	Small multifamily	3	4,800	\$373	No
6 Mac Donough St	21-Jul-16	\$1,750,000	Small multifamily	4	3,344	\$523	No
411 Classon Ave	14-Jul-16	\$1,735,000	Small multifamily	3	3,596	\$482	No
11 A Spencer Pl	12-Sep-16	\$1,700,000	Small multifamily	8	4,426	\$384	No
546 A Monroe St	8-Sep-16	\$1,695,000	Small multifamily	3	2,229	\$760	No
1092 Bedford Ave	31-Aug-16	\$1,675,000	Small multifamily	5	3,760	\$445	No
150 Herkimer St	6-Sep-16	\$1,651,000	Small multifamily	3	3,360	\$491	No
52 Vernon Ave	20-Sep-16	\$1,650,000	Small multifamily	3	2,880	\$573	No
868 Lafayette Ave	12-Sep-16	\$1,600,000	Small multifamily	2	3,714	\$431	No
215 Lewis Ave	24-Aug-16	\$1,550,000	Small multifamily	3	3,000	\$517	No
156 Decatur St	8-Jul-16	\$1,500,000	Small multifamily	3	3,288	\$456	No
841 Dekalb Ave	11-Aug-16	\$1,500,000	Small multifamily	3	2,475	\$606	No
232 Tompkins Ave	29-Aug-16	\$1,500,000	Small multifamily	3	4,125	\$364	No
773 Lexington Ave	27-Sep-16	\$1,485,000	Small multifamily	3	5,280	\$281	No
47 Patchen Ave	9-Aug-16	\$1,430,000	Small multifamily	3	3,600	\$397	No
449 Putnam Ave	9-Aug-16	\$1,400,000	Small multifamily	4	3,760	\$372	No
395 Jefferson Ave	16-Aug-16	\$1,350,000	Small multifamily	4	3,360	\$402	No
457 Lafayette Ave	15-Sep-16	\$1,335,000	Small multifamily	4	2,430	\$549	No
749 Quincy St	7-Sep-16	\$1,300,000	Small multifamily	4	2,880	\$451	No
382 A Monroe St	16-Aug-16	\$1,275,000	Small multifamily	3	3,236	\$394	No
221 Quincy St	19-Sep-16	\$1,265,000	Small multifamily	3	3,114	\$406	No
288 Quincy St	1-Sep-16	\$1,260,000	Small multifamily	3	2,100	\$600	No
705 Madison St	23-Aug-16	\$1,250,000	Small multifamily	3	3,600	\$347	No
184 Mac Donough St	26-Sep-16	\$1,210,000	Small multifamily	3	3,444	\$351	No
114 Monroe St	8-Sep-16	\$1,150,000	Small multifamily	3	2,490	\$462	No
185 Mac Donough St	20-Jul-16	\$1,122,000	Small multifamily	4	3,600	\$312	No
14 St Andrews Pl	19-Aug-16	\$1,099,000	Small multifamily	3	2,430	\$452	No
239 Tompkins Ave	29-Aug-16	\$1,060,000	Small multifamily	3	2,745	\$386	No
302 Herkimer St	31-Aug-16	\$960,000	Small multifamily	3	2,268	\$423	No

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234 A Vernon Ave	13-Jul-16	\$900,000	Small multifamily	3	3,440	\$262	No
555 A Putnam Ave	26-Sep-16	\$895,000	Small multifamily	4	2,295	\$390	No
633 Halsey St	13-Jul-16	\$870,000	Small multifamily	3	2,826	\$308	No
17 Jefferson Ave	22-Sep-16	\$815,848	Small multifamily	3	3,424	\$238	No
395 Monroe St	10-Aug-16	\$725,000	Small multifamily	3	2,520	\$288	No
319 Nostrand Ave	18-Aug-16	\$700,000	Small multifamily	4	4,320	\$162	No
18 Kane Pl	21-Jul-16	\$645,000	Small multifamily	3	6,017	\$107	No
1016 Greene Ave	21-Jul-16	\$550,000	Small multifamily	6	1,920	\$286	No
365 Macon St	23-Aug-16	\$345,593	Small multifamily	4	2,400	\$144	No
410 Hancock St	28-Aug-16	\$200,000	Small multifamily	3	3,500	\$57	No
850 Greene Ave	1-Sep-16	\$140,000	Small multifamily	4	2,100	\$67	No

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