

BEDFORD-STUYVESANT

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

Ist Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

Bedford-Stuyvesant, Brooklyn

SUMMARY

SALES VOLUME

\$69.6M

-23% YoY

NO. OF TRANSACTIONS

45

-26% YoY

AVERAGE PRICE/UNIT

\$351K

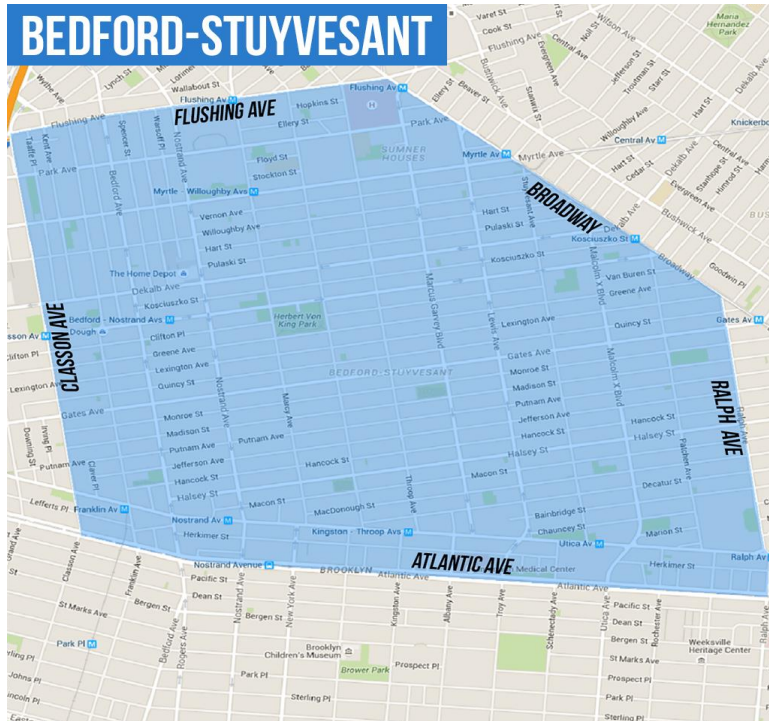
-3% YoY

AVERAGE PRICE/SQ.FT.

\$351

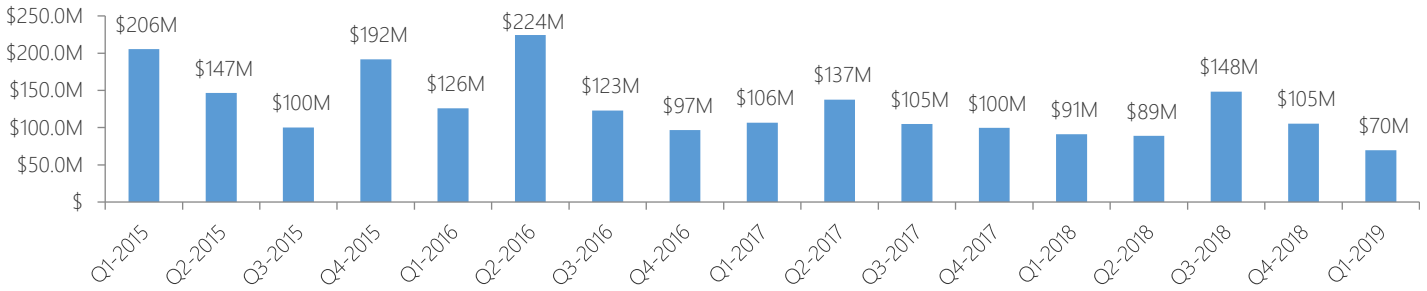
-14% YoY

NEIGHBORHOOD BOUNDARIES

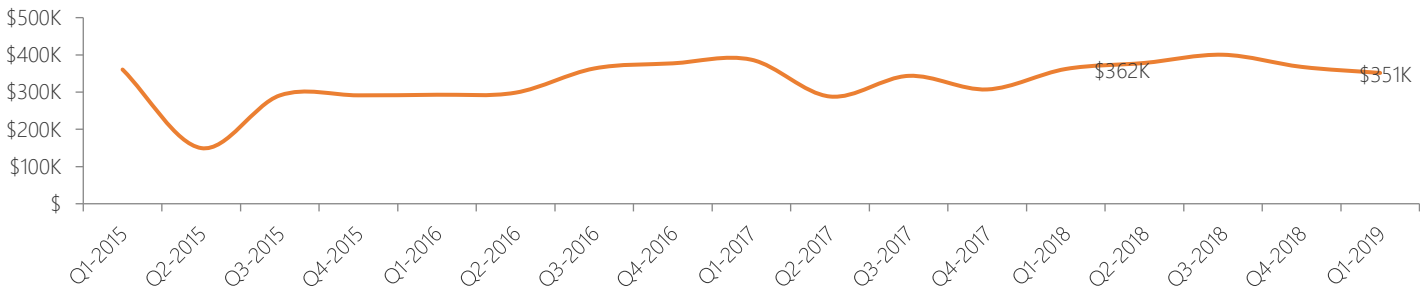


MULTIFAMILY STATS

Sales Volume

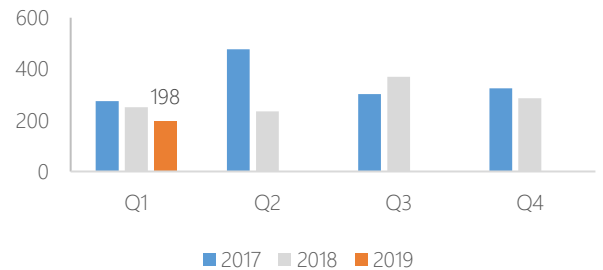


Average Sale Price per Unit



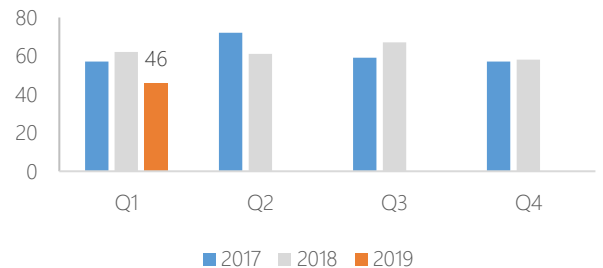
Number of Units Sold

Quarter	2017	2018	2019
Q1	275	251	198
Q2	477	235	
Q3	302	370	
Q4	324	286	



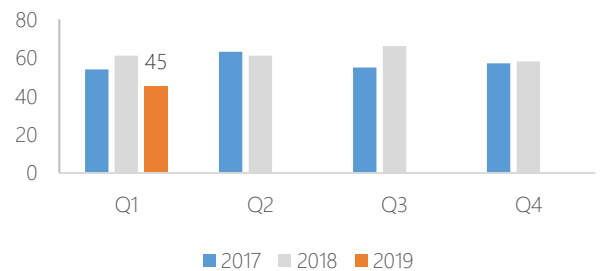
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	57	62	46
Q2	72	61	
Q3	59	67	
Q4	57	58	

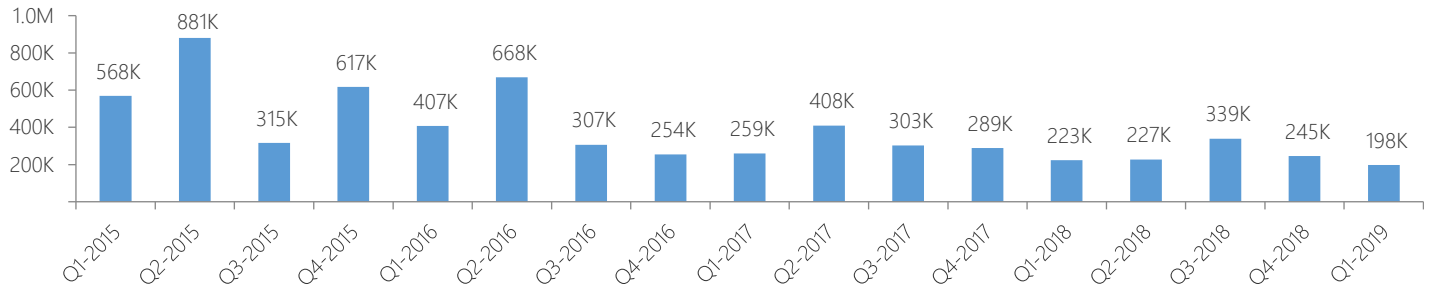


Number of Transactions

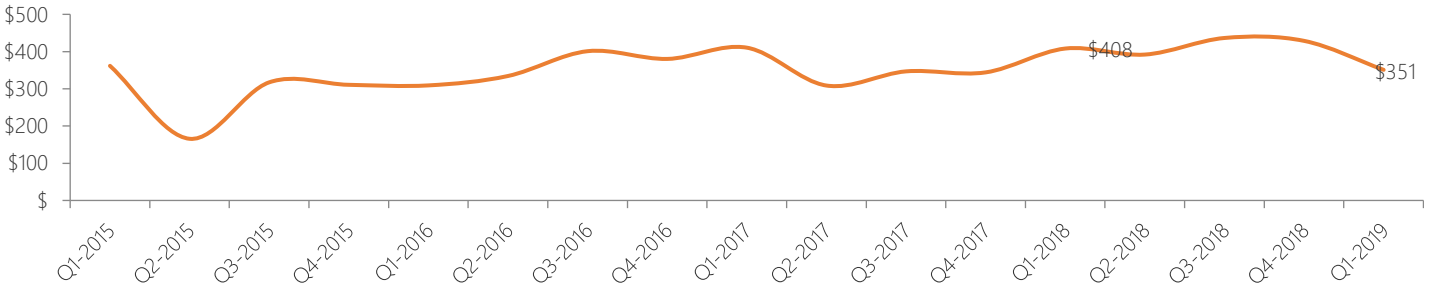
Quarter	2017	2018	2019
Q1	54	61	45
Q2	63	61	
Q3	55	66	
Q4	57	58	



Total Sq. Ft.



Average Sale Price per Square Foot

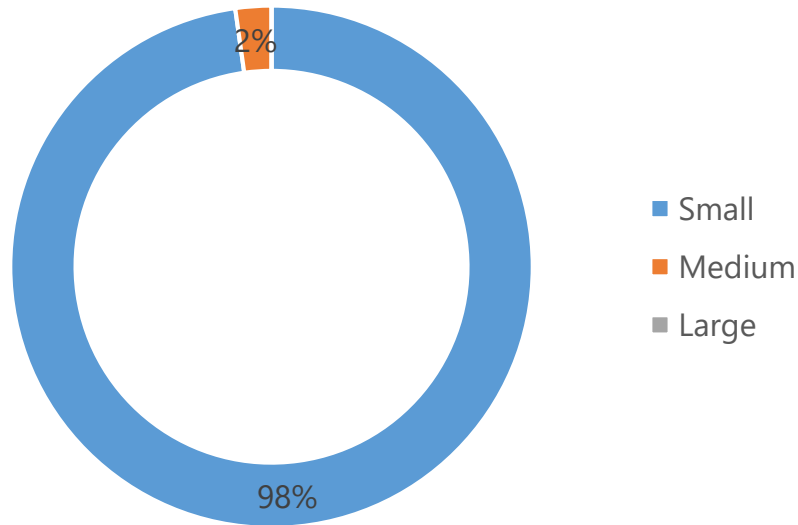


MULTIFAMILY SIZE

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	\$439,224	18%	\$427	4%	\$68,079,677	44	44	155
Medium	\$34,884	-82%	\$39	-89%	\$1,500,000	1	2	43
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
50 Mac Donough St	6-Feb-19	\$4,225,000	Small multifamily	8	15,520	\$272	No
261 Stuyvesant Ave	23-Jan-19	\$2,650,000	Small multifamily	3	3,920	\$676	No
83 Madison St	14-Mar-19	\$2,575,000	Small multifamily	3	2,312	\$1,114	No
151 Quincy St	26-Mar-19	\$2,500,000	Small multifamily	3	2,800	\$893	No
227 Jefferson Ave	14-Feb-19	\$2,456,000	Small multifamily	3	4,000	\$614	No
61 Hancock St	5-Feb-19	\$2,400,000	Small multifamily	4	3,600	\$667	No
681 Putnam Ave	8-Mar-19	\$2,295,000	Small multifamily	4	2,735	\$839	No
285 Macon St	6-Feb-19	\$2,265,000	Small multifamily	3	3,200	\$708	No
236 Malcolm X Blvd	22-Jan-19	\$2,200,000	Small multifamily	4	4,320	\$509	No
656 Putnam Ave	18-Mar-19	\$2,080,000	Small multifamily	4	3,475	\$599	No
128 Hancock St	24-Jan-19	\$1,950,000	Small multifamily	4	3,600	\$542	No
506 Madison St	28-Jan-19	\$1,950,000	Small multifamily	3	3,360	\$580	No
139 Madison St	22-Feb-19	\$1,940,000	Small multifamily	6	3,200	\$606	No
686 Putnam Ave	8-Feb-19	\$1,900,000	Small multifamily	3	3,440	\$552	No
588 Quincy St	17-Jan-19	\$1,800,000	Small multifamily	6	4,116	\$437	No
410 A Hancock St	25-Mar-19	\$1,675,000	Small multifamily	3	3,500	\$479	No
176 Tompkins Ave	16-Jan-19	\$1,650,000	Small multifamily	3	1,980	\$833	No
406 Monroe St	21-Feb-19	\$1,650,000	Small multifamily	4	2,426	\$680	No
907 Lafayette Ave	13-Mar-19	\$1,625,000	Small multifamily	3	3,600	\$451	No
695 Lafayette Ave	7-Feb-19	\$1,600,000	Small multifamily	3	2,400	\$667	No
132 Clifton Pl	25-Jan-19	\$1,575,000	Small multifamily	3	3,672	\$429	No
840 Greene Ave	26-Feb-19	\$1,567,500	Small multifamily	3	2,520	\$622	No
1072 Fulton St	2-Jan-19	\$1,500,000	Medium multifamily	14	12,381	\$39	Yes
1068 Fulton St	2-Jan-19	\$1,500,000	Medium multifamily	29	26,310	\$39	Yes
702 Lafayette Ave	26-Mar-19	\$1,450,000	Small multifamily	3	3,760	\$386	No
483 Madison St	28-Mar-19	\$1,440,000	Small multifamily	3	3,024	\$476	No
39 Hart St	1-Mar-19	\$1,350,000	Small multifamily	3	3,200	\$422	No
466 Jefferson Ave	1-Mar-19	\$1,350,000	Small multifamily	3	3,060	\$441	No
145 Stuyvesant Ave	11-Mar-19	\$1,300,000	Small multifamily	3	3,600	\$361	No
345 Chauncey St	14-Mar-19	\$1,300,000	Small multifamily	4	6,100	\$213	No
811 Marcy Ave	8-Mar-19	\$1,275,000	Small multifamily	3	2,819	\$452	No
170 Monroe St	14-Jan-19	\$1,200,000	Small multifamily	3	2,700	\$444	No
532 Willoughby Ave	21-Feb-19	\$1,200,000	Small multifamily	3	2,250	\$533	No
786 Greene Ave	4-Jan-19	\$1,125,000	Small multifamily	4	2,820	\$399	No
662 Halsey St	26-Mar-19	\$1,045,000	Small multifamily	6	4,875	\$214	No
297 Clifton Pl	25-Mar-19	\$1,018,249	Small multifamily	3	3,375	\$302	No
341 Tompkins Ave	18-Mar-19	\$1,015,000	Small multifamily	3	3,487	\$291	No
604 Halsey St	1-Feb-19	\$977,695	Small multifamily	3	2,798	\$349	No
316 Hart St	19-Mar-19	\$971,000	Small multifamily	3	2,880	\$337	No
824 Herkimer St	28-Mar-19	\$735,000	Small multifamily	3	3,822	\$192	No
163 Van Buren St	14-Feb-19	\$652,233	Small multifamily	3	4,374	\$149	No
18 Buffalo Ave	11-Mar-19	\$550,000	Small multifamily	3	5,000	\$110	No
376 Bainbridge St	28-Feb-19	\$475,000	Small multifamily	3	3,024	\$157	No
680 Greene Ave	24-Jan-19	\$450,000	Small multifamily	4	3,600	\$125	No
591 Lafayette Ave	14-Mar-19	\$372,000	Small multifamily	3	2,668	\$139	No
591 Lafayette Ave	8-Feb-19	\$300,000	Small multifamily	3	2,668	\$112	No



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THE RATNER TEAM



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New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

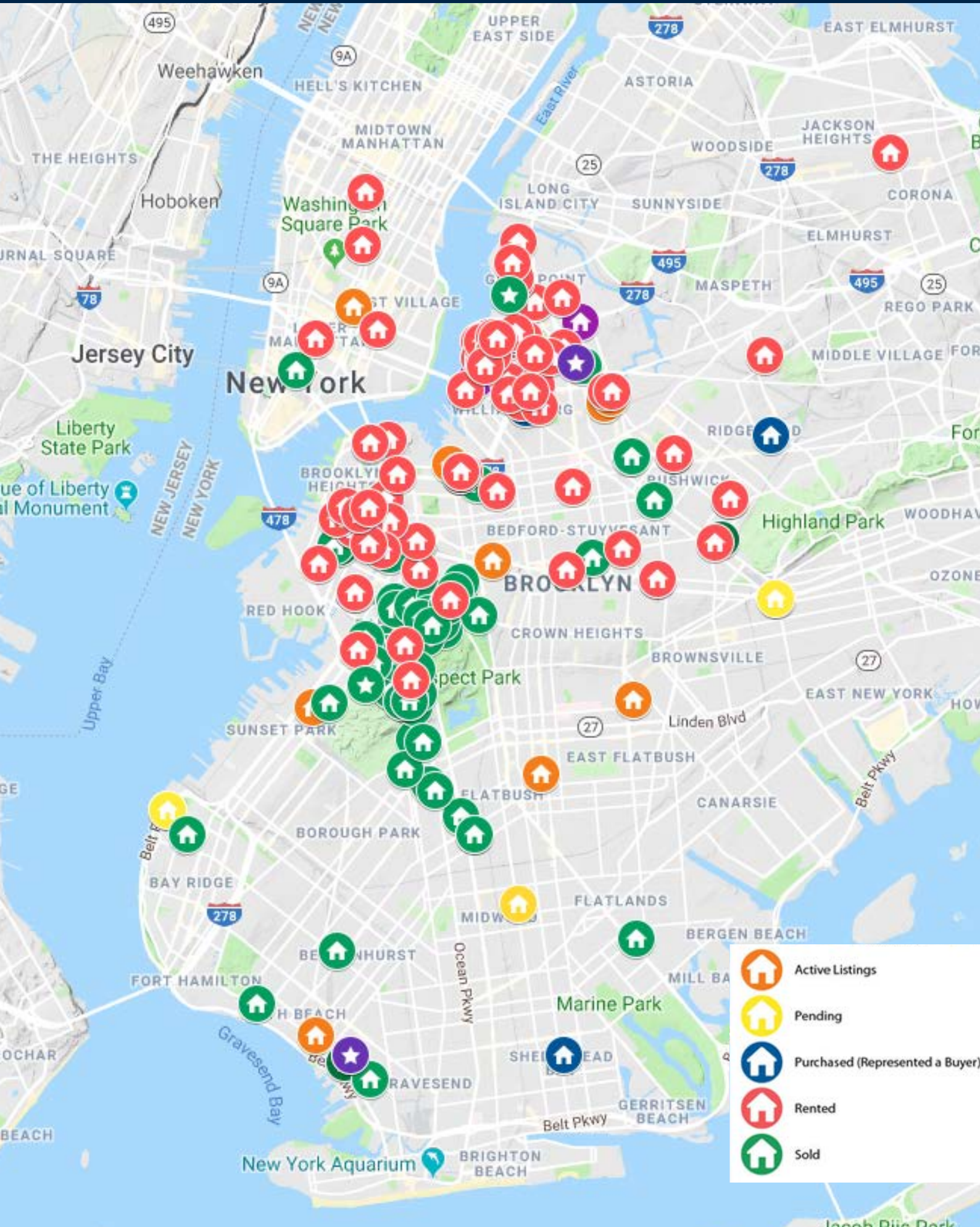
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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- Active Listings
- Pending
- Purchased (Represented a Buyer)
- Rented
- Sold



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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