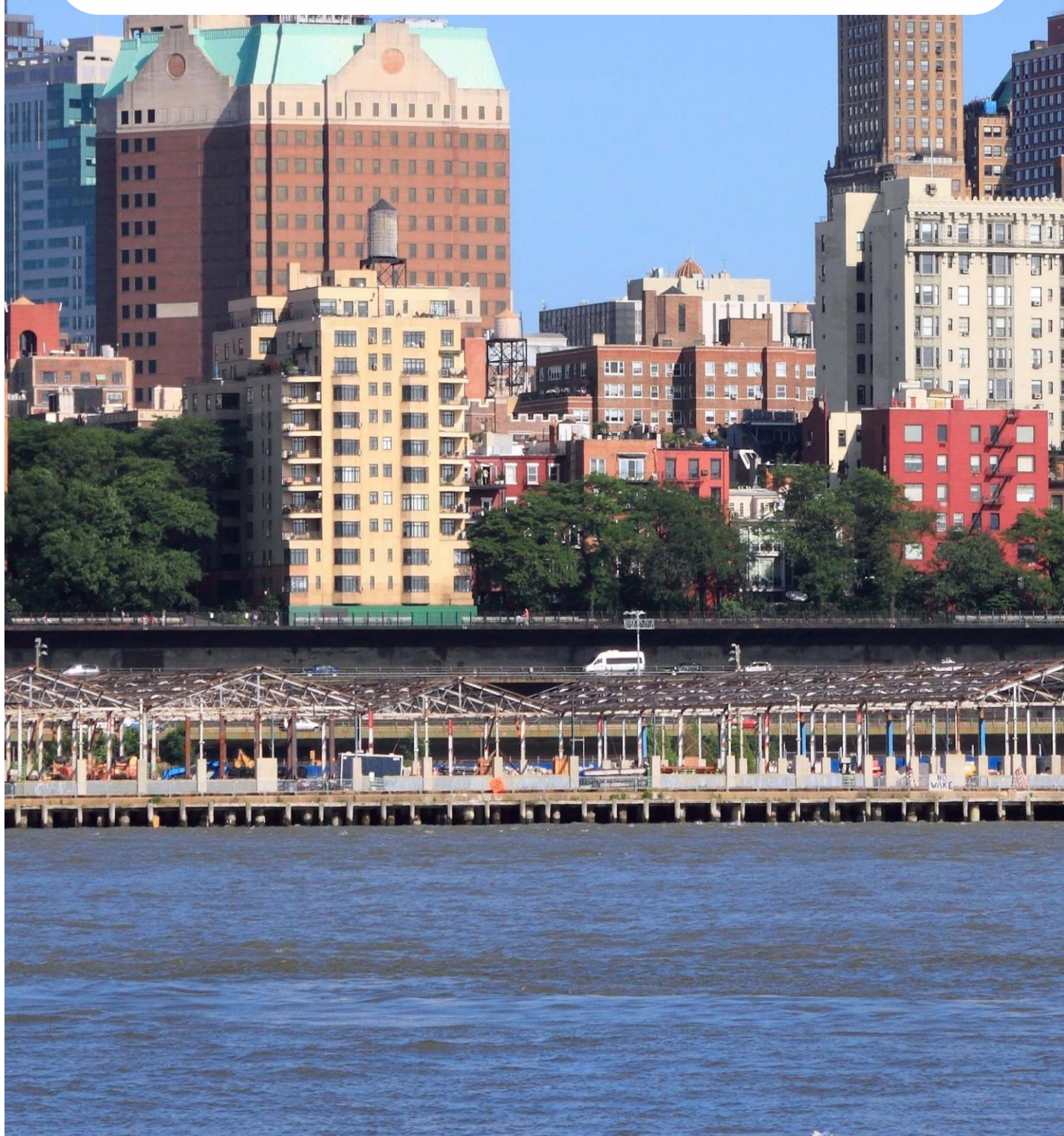


BENSONHURST

A quarterly analysis of multifamily sales
in Bensonhurst, Brooklyn

Ist Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

Bensonhurst, Brooklyn

SUMMARY

SALES VOLUME

\$29.2M

13% YoY

NO. OF TRANSACTIONS

15

36% YoY

AVERAGE PRICE/UNIT

\$339K

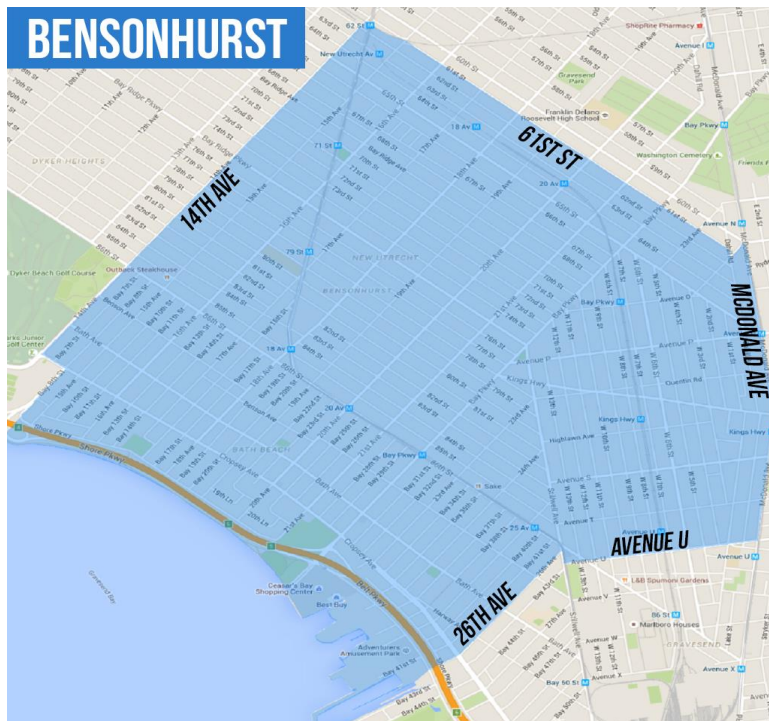
141% YoY

AVERAGE PRICE/SQ.FT.

\$367

104% YoY

NEIGHBORHOOD BOUNDARIES

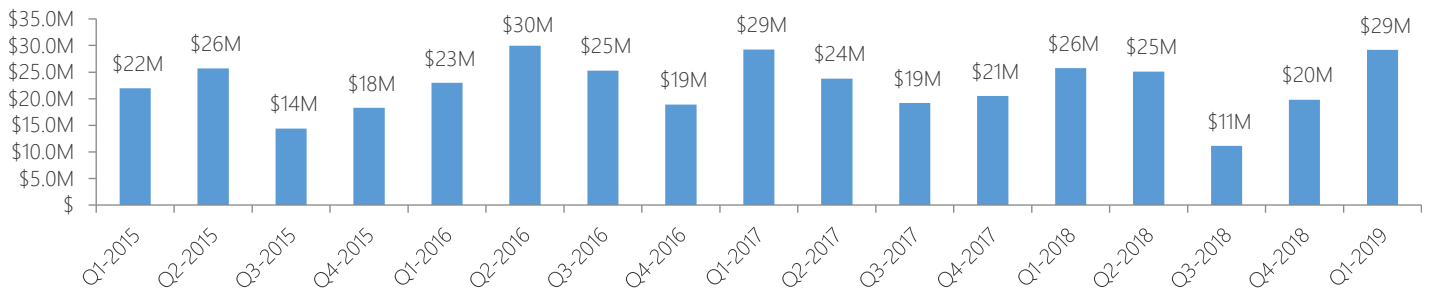


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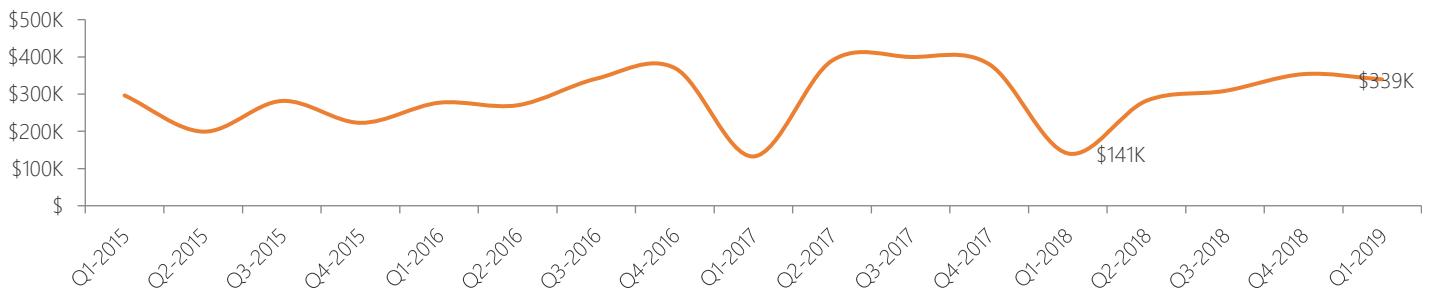
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MULTIFAMILY STATS

Sales Volume

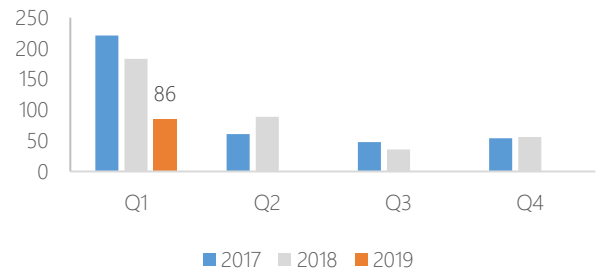


Average Sale Price per Unit



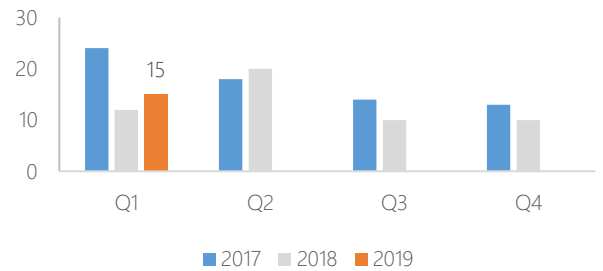
Number of Units Sold

Quarter	2017	2018	2019
Q1	221	183	86
Q2	61	89	
Q3	48	36	
Q4	54	56	



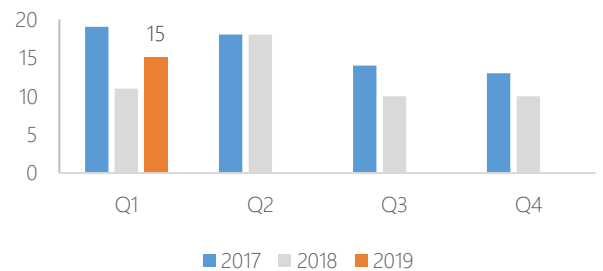
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	24	12	15
Q2	18	20	
Q3	14	10	
Q4	13	10	

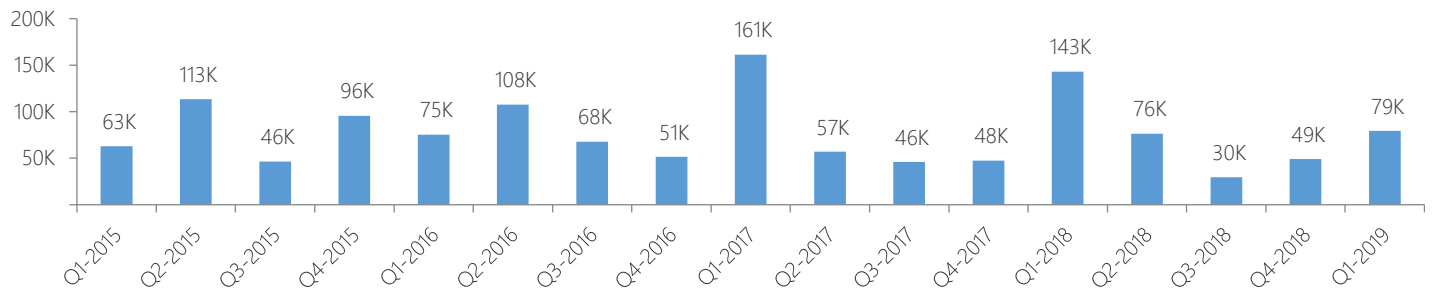


Number of Transactions

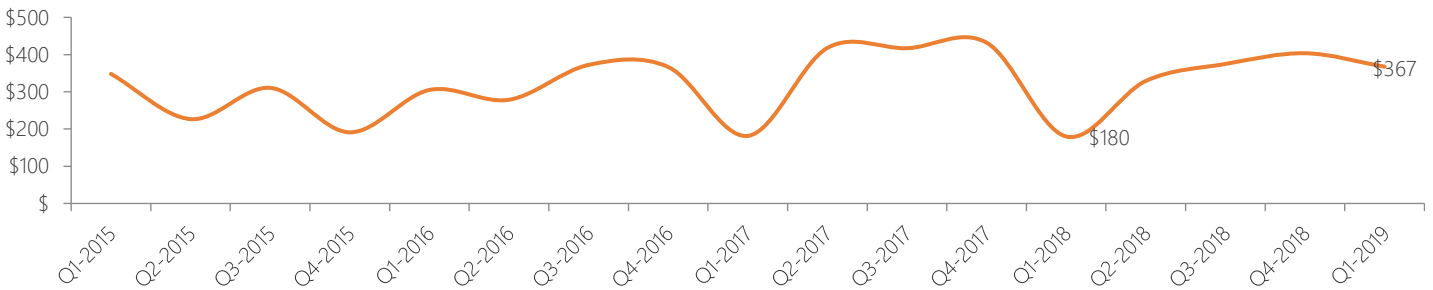
Quarter	2017	2018	2019
Q1	19	11	15
Q2	18	18	
Q3	14	10	
Q4	13	10	



Total Sq. Ft.



Average Sale Price per Square Foot

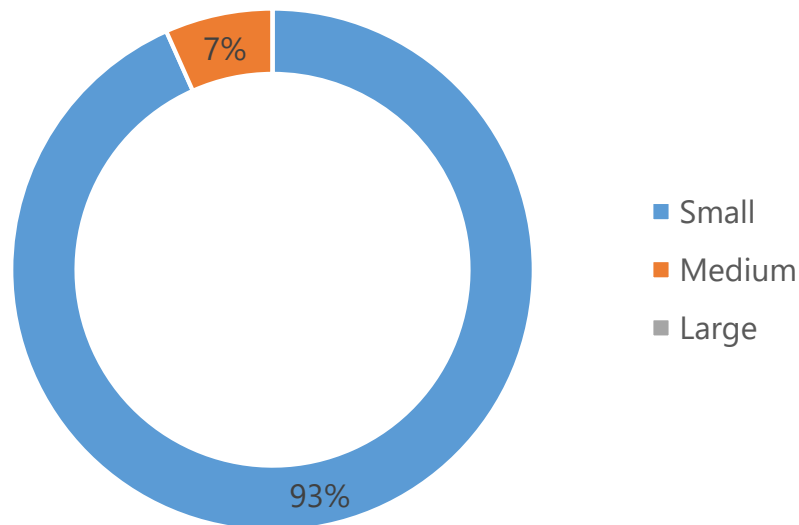


MULTIFAMILY SIZE

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	\$441,468	-19%	\$447	-33%	\$21,190,456	14	14	48
Medium	\$210,526	-	\$250	-	\$8,000,000	1	1	38
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
1865 77th St	12-Feb-19	\$8,000,000	Medium multifamily	38	32,000	\$250	No
2159 83rd St	15-Jan-19	\$1,922,456	Small multifamily	3	3,780	\$509	No
1778 74th St	18-Jan-19	\$1,900,000	Small multifamily	3	3,240	\$586	No
1776 74th St	23-Jan-19	\$1,880,000	Small multifamily	3	3,240	\$580	No
1663 81st St	6-Feb-19	\$1,785,000	Small multifamily	4	2,911	\$613	No
1851 84th St	10-Jan-19	\$1,680,000	Small multifamily	3	2,928	\$574	No
2133 72nd St	13-Feb-19	\$1,650,000	Small multifamily	3	3,012	\$548	No
2124 Bay Ridge Pkwy	26-Feb-19	\$1,638,000	Small multifamily	3	4,422	\$370	No
1861 66th St	20-Mar-19	\$1,600,000	Small multifamily	3	2,640	\$606	No
1439 Bay Ridge Ave	1-Feb-19	\$1,500,000	Small multifamily	4	3,160	\$475	No
1541 Bay Ridge Pkwy	8-Feb-19	\$1,350,000	Small multifamily	3	2,592	\$521	No
1834 67th St	15-Jan-19	\$1,300,000	Small multifamily	3	3,036	\$428	No
2126 Bay Ridge Pkwy	7-Feb-19	\$1,150,000	Small multifamily	3	4,422	\$260	No
1680 84th St	1-Feb-19	\$960,000	Small multifamily	4	3,000	\$320	No
8305 21st Ave	9-Jan-19	\$875,000	Small multifamily	6	5,058	\$173	No



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- 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

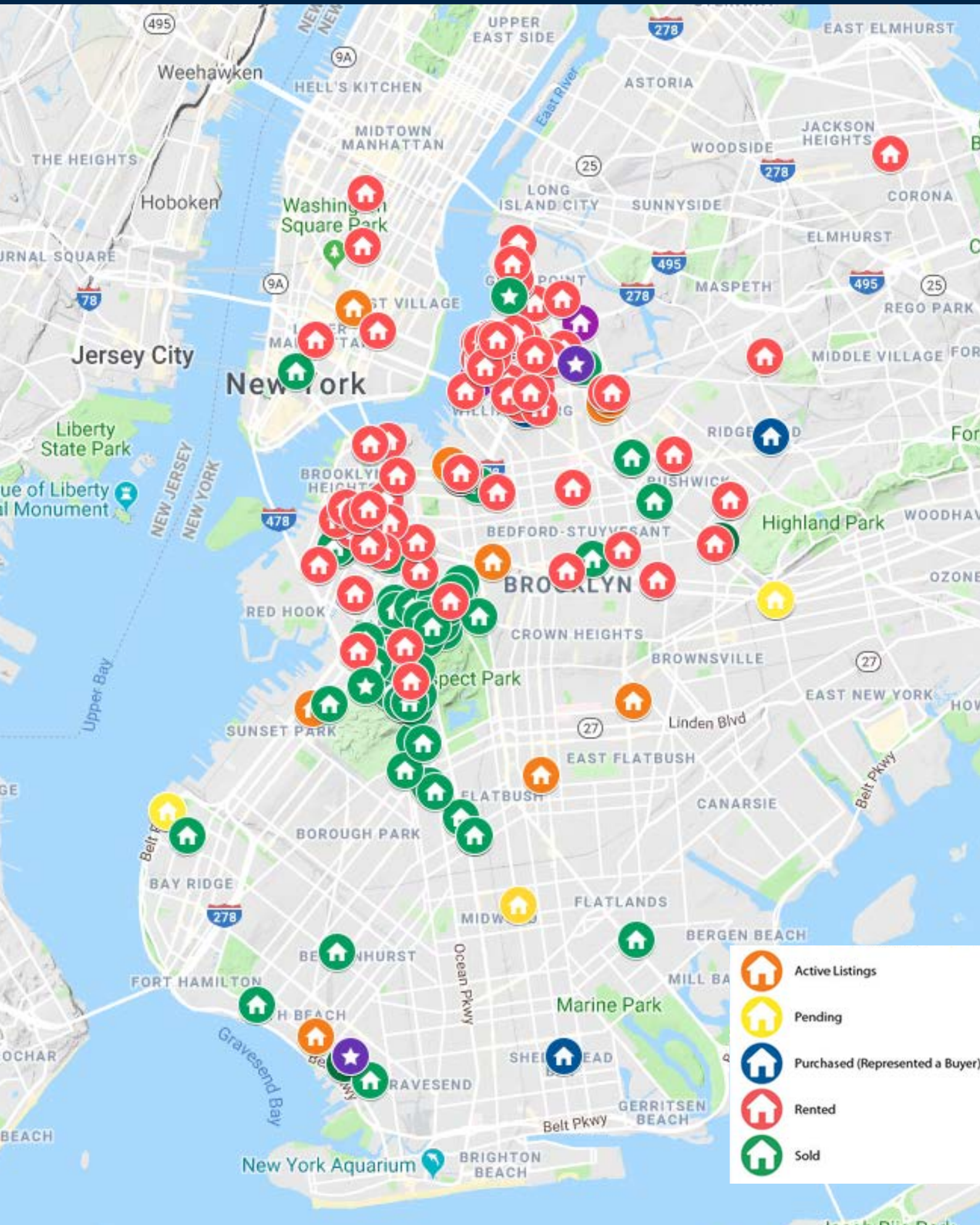
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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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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From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

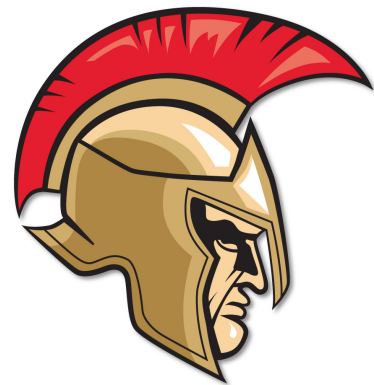
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