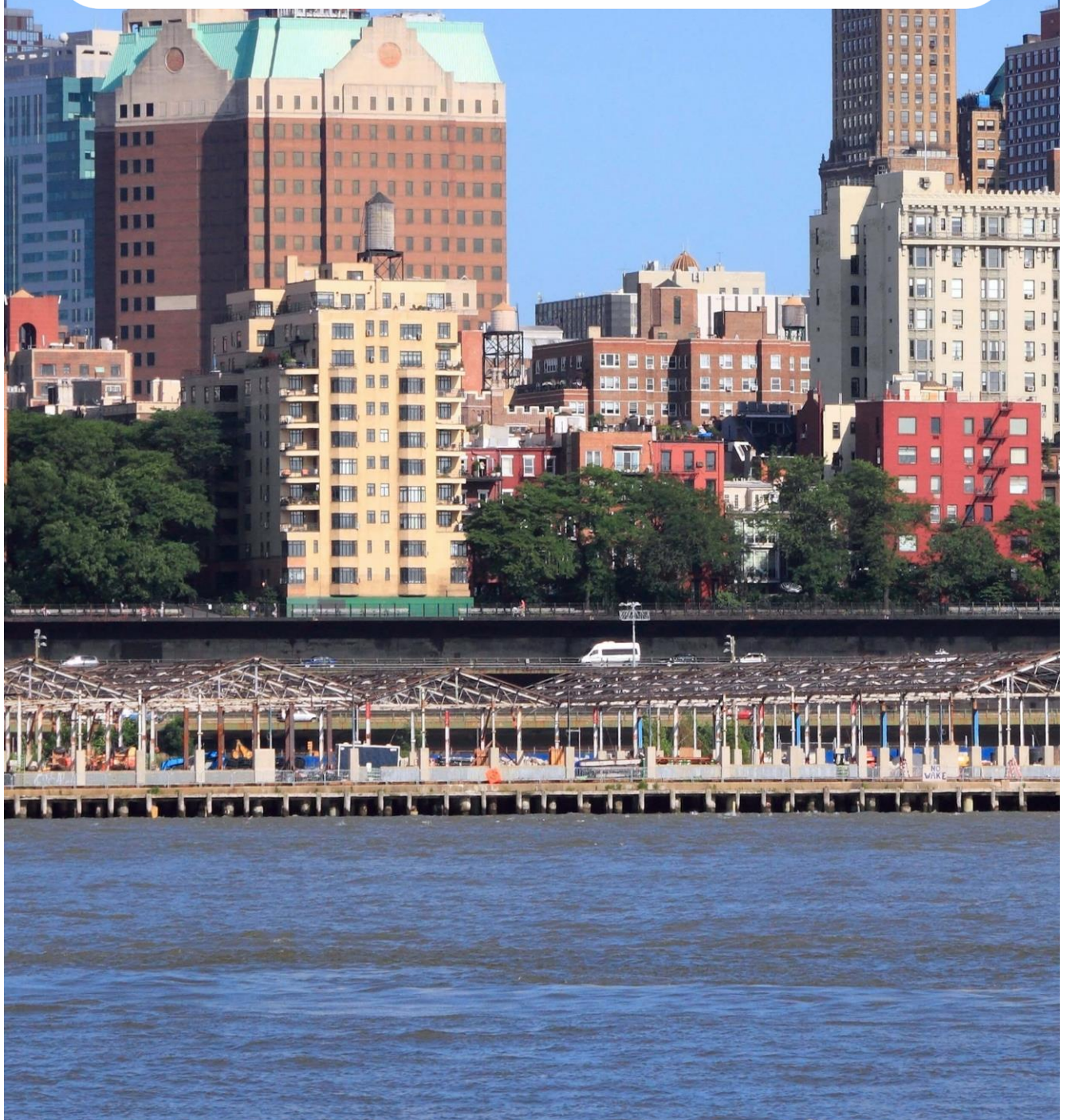


BUSHWICK

A quarterly analysis of multifamily sales
in Bushwick, Brooklyn

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 3rd Quarter 2019

Bushwick, Brooklyn

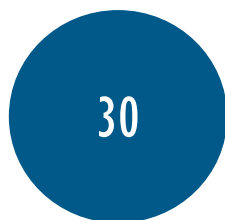
SUMMARY

SALES VOLUME



-37% YoY

NO. OF TRANSACTIONS



-19% YoY

AVERAGE PRICE/UNIT



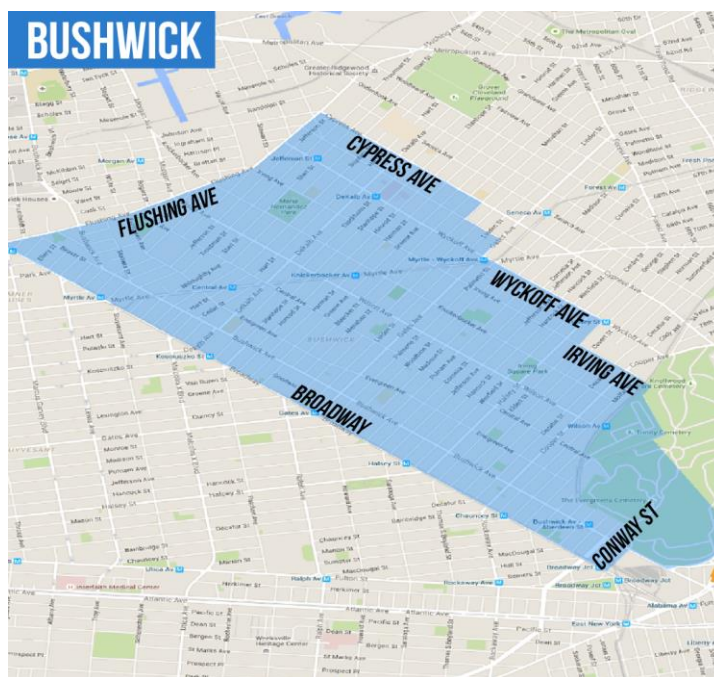
-17% YoY

AVERAGE PRICE/SQ.FT.



-2% YoY

NEIGHBORHOOD BOUNDARIES

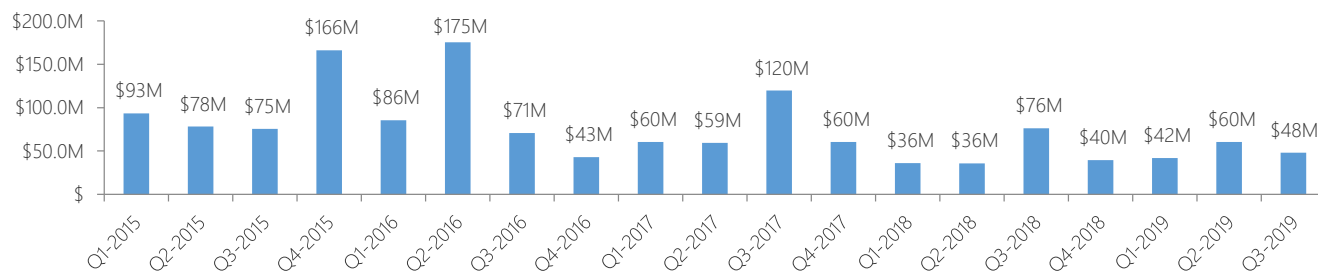


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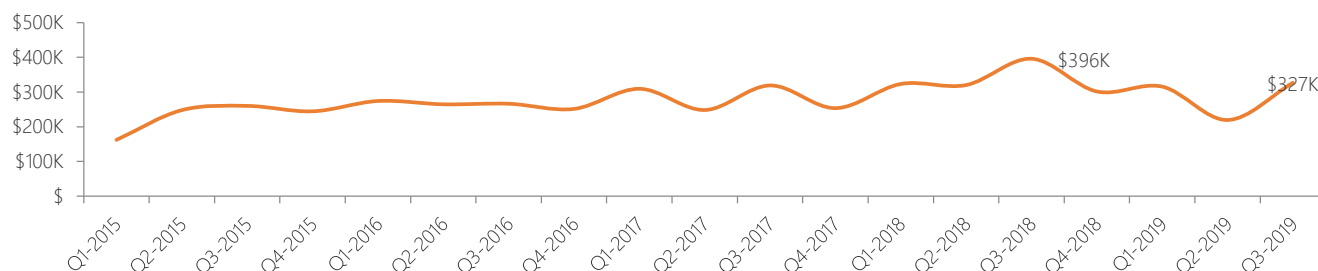
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MULTIFAMILY STATS

Sales Volume

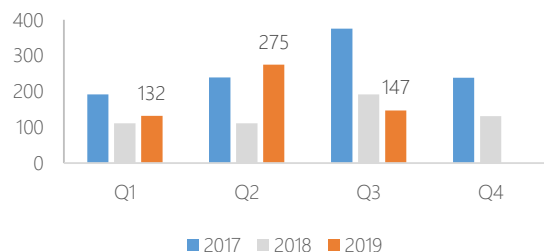


Average Sale Price per Unit



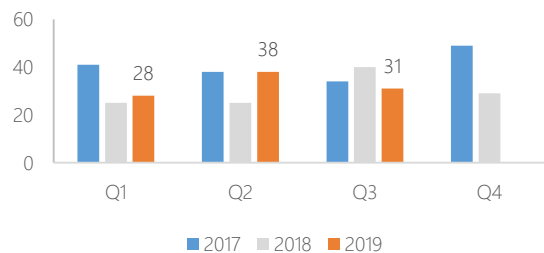
Number of Units Sold

Quarter	2017	2018	2019
Q1	192	111	132
Q2	239	111	275
Q3	375	192	147
Q4	238	131	



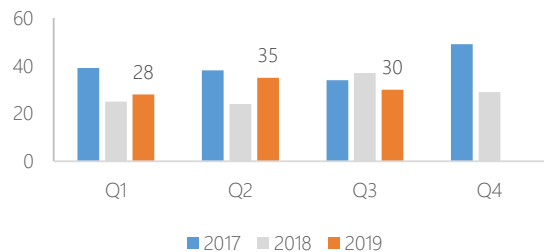
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	41	25	28
Q2	38	25	38
Q3	34	40	31
Q4	49	29	

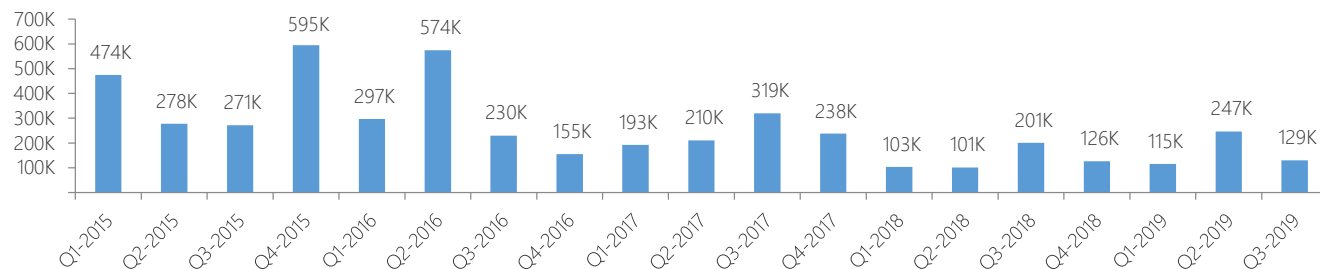


Number of Transactions

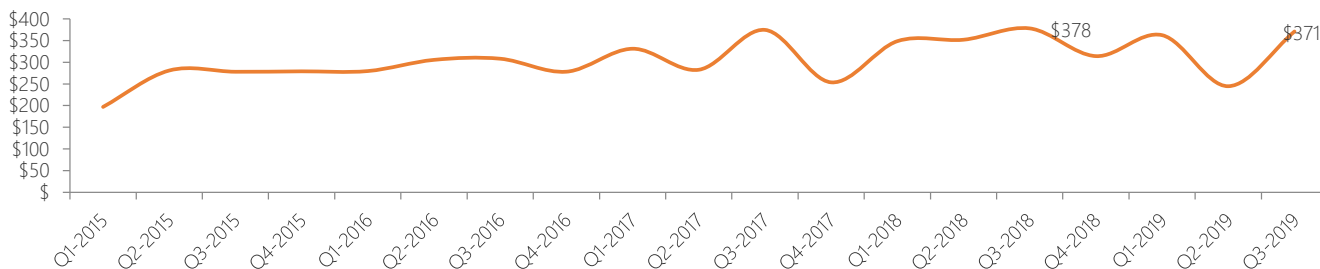
Quarter	2017	2018	2019
Q1	39	25	28
Q2	38	24	35
Q3	34	37	30
Q4	49	29	



Total Sq. Ft.



Average Sale Price per Square Foot

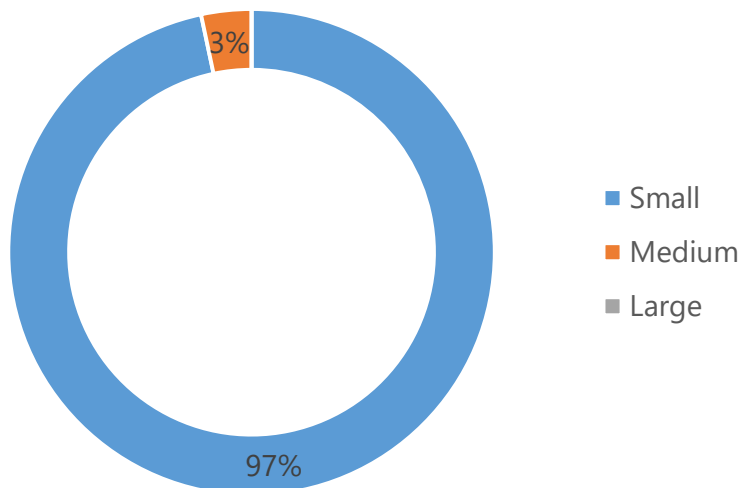


MULTIFAMILY SIZE

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	\$356,463	1%	\$385	-2%	\$43,131,988	29	29	121
Medium	\$188,462	-77%	\$279	-14%	\$4,900,000	1	2	26
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
322 Menahan St	1-Jul-19	\$4,900,000	Medium multifamily	13	8,778	\$279	Yes
373 Grove St	1-Jul-19	\$4,900,000	Medium multifamily	13	8,771	\$279	Yes
185 Jefferson St	25-Sep-19	\$3,750,000	Small multifamily	6	5,440	\$689	No
253 Irving Ave	9-Jul-19	\$3,228,888	Small multifamily	5	8,100	\$399	No
1381 Madison St	25-Sep-19	\$2,900,000	Small multifamily	6	4,350	\$667	No
1131 Broadway	10-Jul-19	\$2,650,000	Small multifamily	5	4,800	\$552	No
644 Wilson Ave	25-Sep-19	\$2,150,000	Small multifamily	6	4,125	\$521	No
1373 Greene Ave	23-Aug-19	\$1,900,000	Small multifamily	6	4,275	\$444	No
958 Madison St	17-Sep-19	\$1,830,000	Small multifamily	3	2,814	\$650	No
733 Bushwick Ave	17-Jul-19	\$1,800,000	Small multifamily	6	4,320	\$417	No
264 Linden St	17-Sep-19	\$1,710,000	Small multifamily	3	3,300	\$518	No
173 Cooper St	27-Sep-19	\$1,700,000	Small multifamily	3	2,632	\$646	No
6 St Nicholas Ave	31-Jul-19	\$1,600,000	Small multifamily	4	3,250	\$492	No
79 Stanwix St	13-Sep-19	\$1,570,000	Small multifamily	3	3,279	\$479	No
1055 Jefferson Ave	14-Aug-19	\$1,450,000	Small multifamily	3	2,952	\$491	No
80 Cornelia St	2-Aug-19	\$1,250,000	Small multifamily	3	3,000	\$417	No
470 Irving Ave	12-Sep-19	\$1,150,000	Small multifamily	3	3,300	\$348	No
392 Woodbine St	9-Jul-19	\$1,125,000	Small multifamily	3	3,300	\$341	No
276 Linden St	13-Sep-19	\$1,111,777	Small multifamily	3	2,793	\$398	No
63 Irving Ave	13-Aug-19	\$1,050,000	Small multifamily	6	5,906	\$178	No
1165 Greene Ave	12-Sep-19	\$999,999	Small multifamily	3	2,700	\$370	No
81 Eldert St	14-Aug-19	\$995,000	Small multifamily	3	3,000	\$332	No
35 Schaefer St	17-Sep-19	\$900,000	Small multifamily	6	4,200	\$214	No
203 Cornelia St	15-Jul-19	\$891,324	Small multifamily	3	2,430	\$367	No
68 Aberdeen St	11-Jul-19	\$875,000	Small multifamily	3	3,000	\$292	No
1186 Bushwick Ave	19-Jul-19	\$865,000	Small multifamily	3	3,300	\$262	No
361 Stockholm St	23-Sep-19	\$790,000	Small multifamily	5	4,875	\$162	No
287 Cornelia St	13-Aug-19	\$750,000	Small multifamily	6	5,372	\$140	No
1307 Gates Ave	10-Jul-19	\$740,000	Small multifamily	3	3,900	\$190	No
71 Wyckoff Ave	13-Aug-19	\$700,000	Small multifamily	6	4,725	\$148	No
126 Covert St	9-Sep-19	\$700,000	Small multifamily	3	2,508	\$279	No



THE RATNER TEAM



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Commercial & Residential
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Jessie Torres

NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

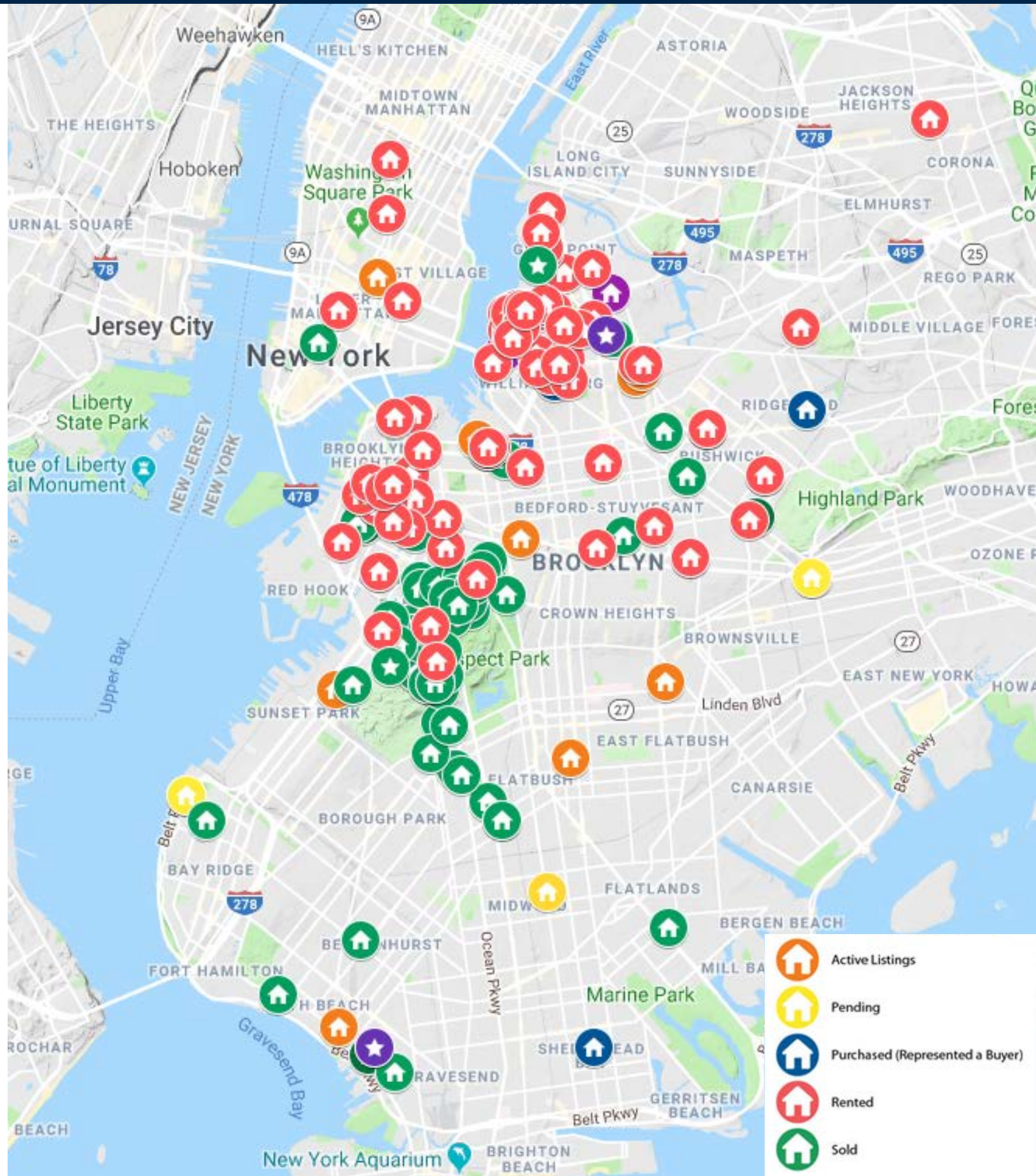
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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