

# BUSHWICK

A quarterly analysis of multifamily sales  
in Bushwick, Brooklyn

3rd Quarter 2018



**The RATNER Team Market Report**

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# Multifamily Market Report, 3rd Quarter 2018

## Bushwick, Brooklyn

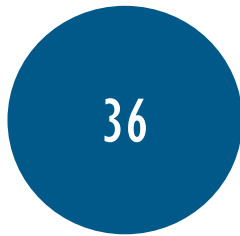
### SUMMARY

SALES VOLUME



-22% YoY

NO. OF TRANSACTIONS



9% YoY

AVERAGE PRICE/UNIT



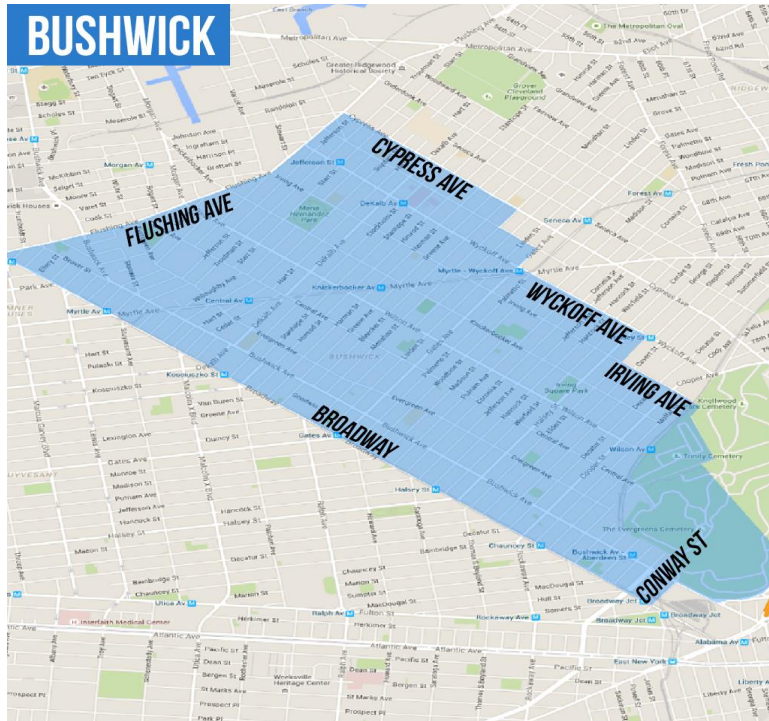
11% YoY

AVERAGE PRICE/SQ.FT.



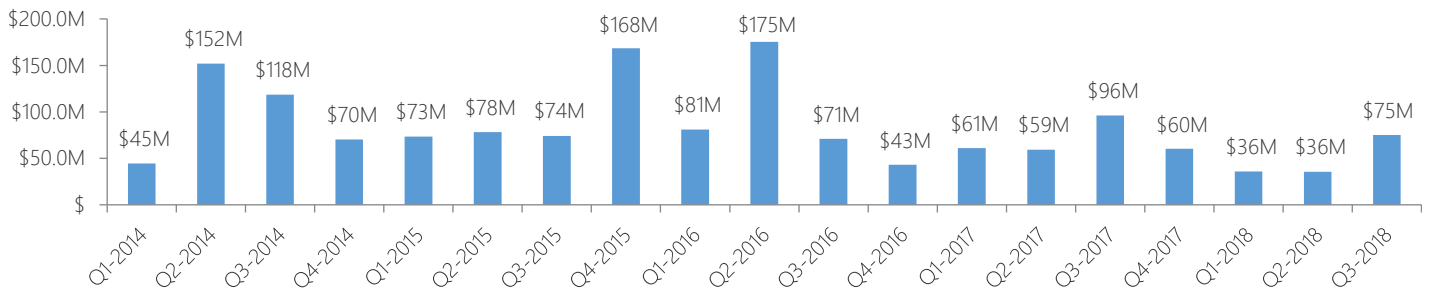
-28% YoY

### NEIGHBORHOOD BOUNDARIES

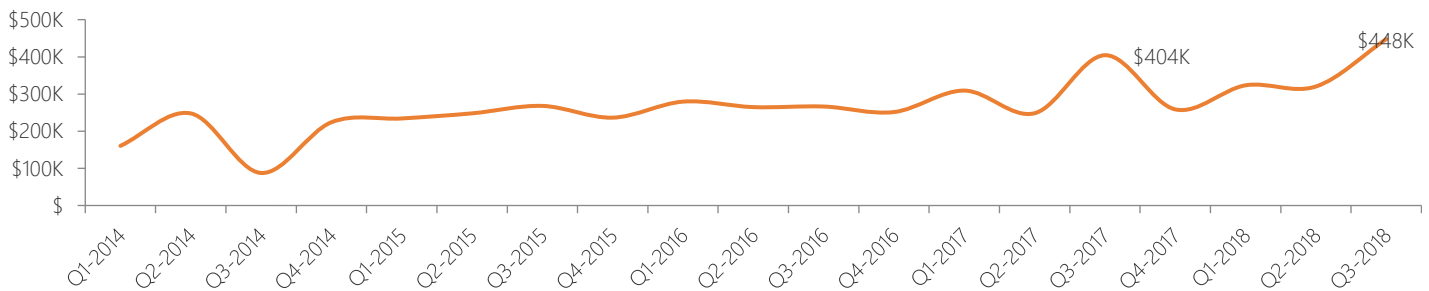


## MULTIFAMILY STATS

### Sales Volume

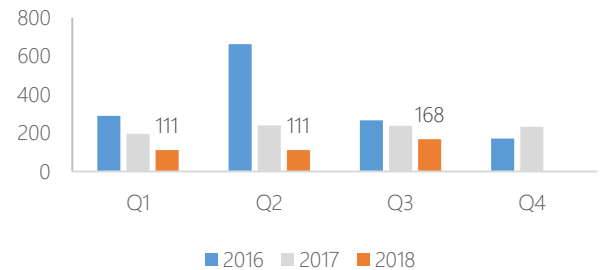


### Average Sale Price per Unit



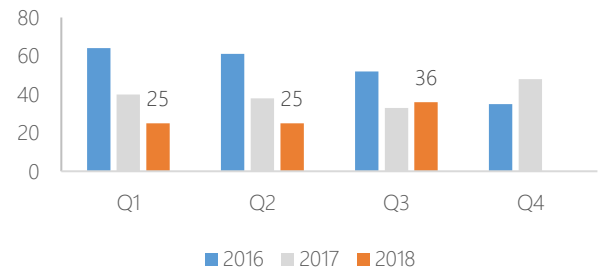
### Number of Units Sold

Quarter	2016	2017	2018
Q1	290	197	111
Q2	663	239	111
Q3	266	238	168
Q4	171	233	



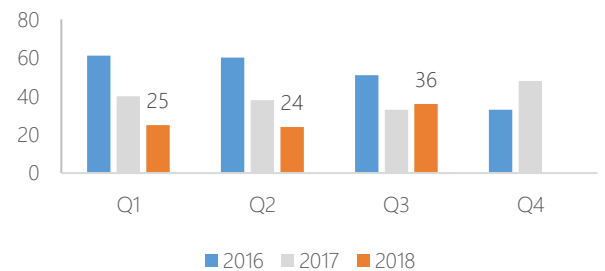
### Number of Buildings Sold

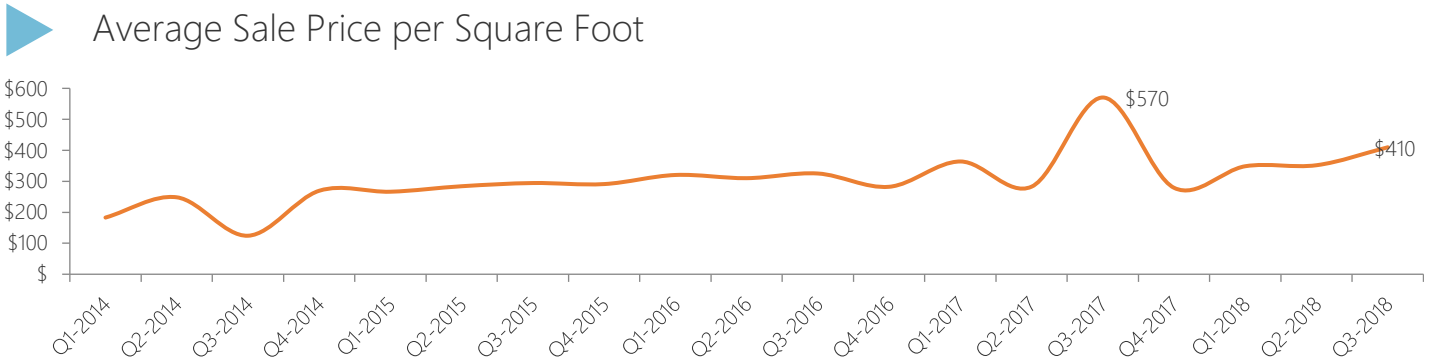
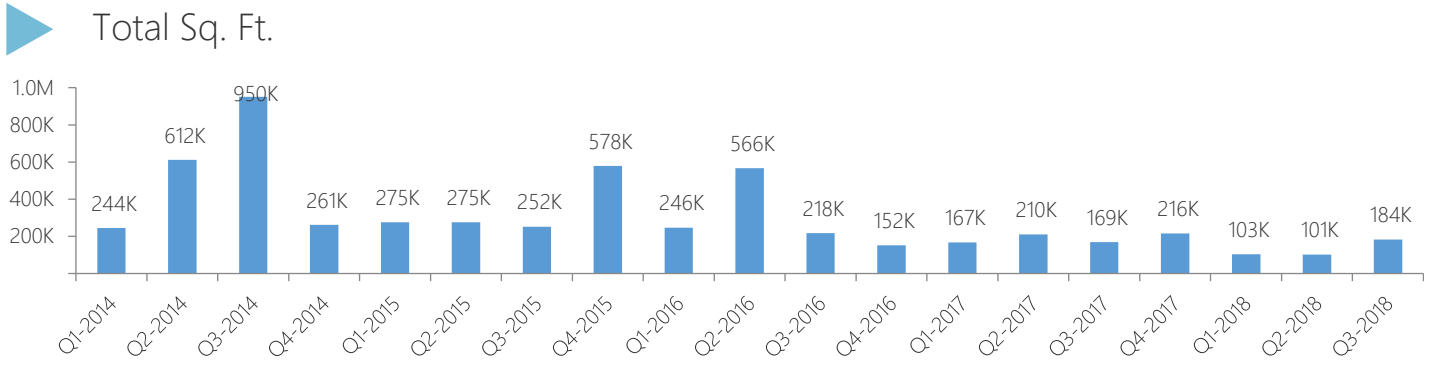
Quarter	2016	2017	2018
Q1	64	40	25
Q2	61	38	25
Q3	52	33	36
Q4	35	48	



### Number of Transactions

Quarter	2016	2017	2018
Q1	61	40	25
Q2	60	38	24
Q3	51	33	36
Q4	33	48	



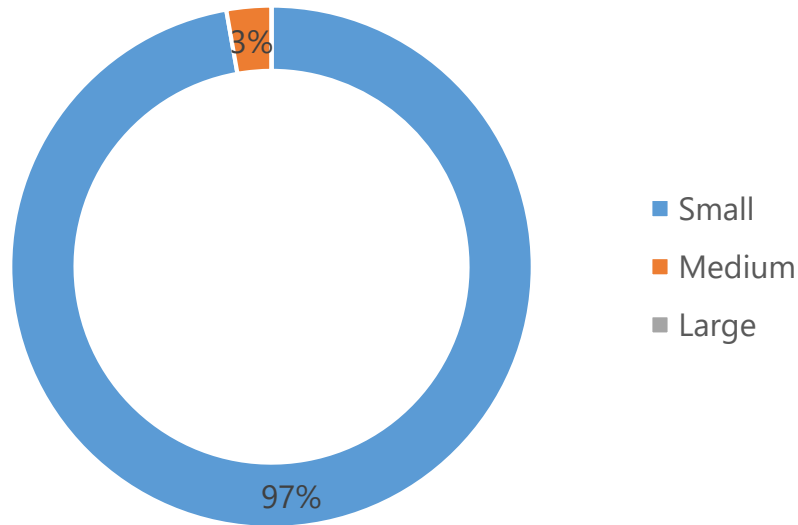


## MULTIFAMILY SIZE

### 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	\$405,449	25%	\$436	27%	\$61,222,862	35	35	151
Medium	\$823,529	-	\$326	-	\$14,000,000	1	1	17
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
81 Beaver St	17-Sep-18	\$14,000,000	Medium multifamily	17	43,000	\$326	No
7 Ridgewood Pl	24-Jul-18	\$3,210,000	Small multifamily	8	6,000	\$535	No
379 Knickerbocker Ave	17-Jul-18	\$3,162,000	Small multifamily	4	5,260	\$601	No
373 Knickerbocker Ave	17-Jul-18	\$3,051,500	Small multifamily	5	4,900	\$623	No
590 Bushwick Ave	21-Sep-18	\$2,950,000	Small multifamily	5	4,500	\$656	No
77 Weirfield St	9-Jul-18	\$2,900,000	Small multifamily	6	3,000	\$967	No
142 Grove St	21-Sep-18	\$2,650,000	Small multifamily	6	4,500	\$589	No
371 Irving Ave	21-Sep-18	\$2,600,000	Small multifamily	8	8,640	\$301	No
553 Wilson Ave	1-Aug-18	\$2,500,000	Small multifamily	7	5,025	\$498	No
167 Irving Ave	12-Jul-18	\$2,450,000	Small multifamily	6	5,508	\$445	No
375 Knickerbocker Ave	17-Jul-18	\$2,286,500	Small multifamily	4	5,387	\$424	No
1267 Broadway	21-Sep-18	\$2,270,000	Small multifamily	4	8,400	\$270	No
166 Bleecker St	21-Sep-18	\$2,200,000	Small multifamily	6	4,875	\$451	No
1048 Decatur St	9-Aug-18	\$1,725,000	Small multifamily	6	4,725	\$365	No
122 Stockholm St	23-Aug-18	\$1,700,000	Small multifamily	3	3,420	\$497	No
25 Cornelia St	27-Jul-18	\$1,650,000	Small multifamily	3	3,000	\$550	No
395 Stanhope St	15-Aug-18	\$1,590,000	Small multifamily	3	3,360	\$473	No
284 Grove St	15-Aug-18	\$1,489,500	Small multifamily	3	3,300	\$451	No
1146 Dekalb Ave	21-Sep-18	\$1,470,000	Small multifamily	3	3,360	\$438	No
78 De Sales Pl	25-Jul-18	\$1,442,000	Small multifamily	3	2,650	\$544	No
1467 Greene Ave	24-Jul-18	\$1,340,000	Small multifamily	3	3,300	\$406	No
279 Evergreen Ave	26-Sep-18	\$1,325,000	Small multifamily	6	4,125	\$321	No
37 Linden St	20-Sep-18	\$1,300,000	Small multifamily	4	1,596	\$815	No
12 Ditmars St	20-Aug-18	\$1,300,000	Small multifamily	3	2,850	\$456	No
101 Suydam St	7-Aug-18	\$1,250,000	Small multifamily	3	2,112	\$592	No
1104 Putnam Ave	31-Jul-18	\$1,214,000	Small multifamily	3	3,300	\$368	No
1183 Putnam Ave	25-Jul-18	\$1,200,000	Small multifamily	3	3,000	\$400	No
153 St Nicholas Ave	12-Jul-18	\$1,200,000	Small multifamily	3	2,500	\$480	No
66 Granite St	5-Jul-18	\$1,200,000	Small multifamily	3	1,890	\$635	No
38 Lawton St	7-Aug-18	\$1,185,000	Small multifamily	3	2,700	\$439	No
1140 Jefferson Ave	10-Aug-18	\$1,027,362	Small multifamily	3	3,600	\$285	No
1049 Jefferson Ave	24-Jul-18	\$995,000	Small multifamily	3	3,000	\$332	No
315 Menahan St	22-Aug-18	\$950,000	Small multifamily	6	4,875	\$195	No
1128 Halsey St	13-Sep-18	\$900,000	Small multifamily	3	3,360	\$268	No
1378 Decatur St	13-Sep-18	\$880,000	Small multifamily	6	5,540	\$159	No
697 C Evergreen Ave	9-Jul-18	\$660,000	Small multifamily	3	3,000	\$220	No



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
Rental 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

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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