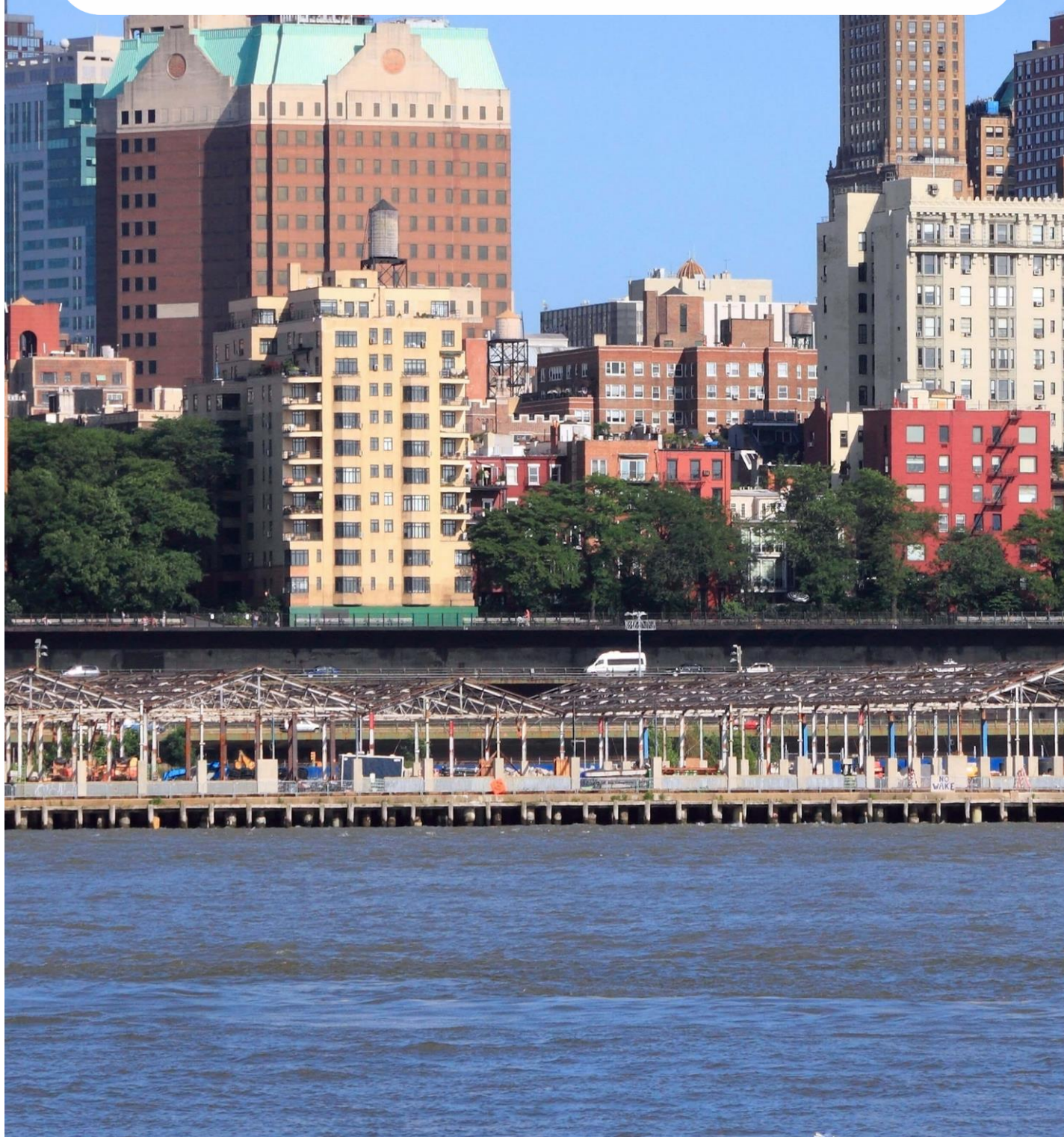


CENTRAL BROOKLYN

A quarterly analysis of multifamily sales
in Central Brooklyn, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2017

Central Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$165.2M

-51% YoY

NO. OF TRANSACTIONS

95

-2% YoY

AVERAGE PRICE/UNIT

\$251K

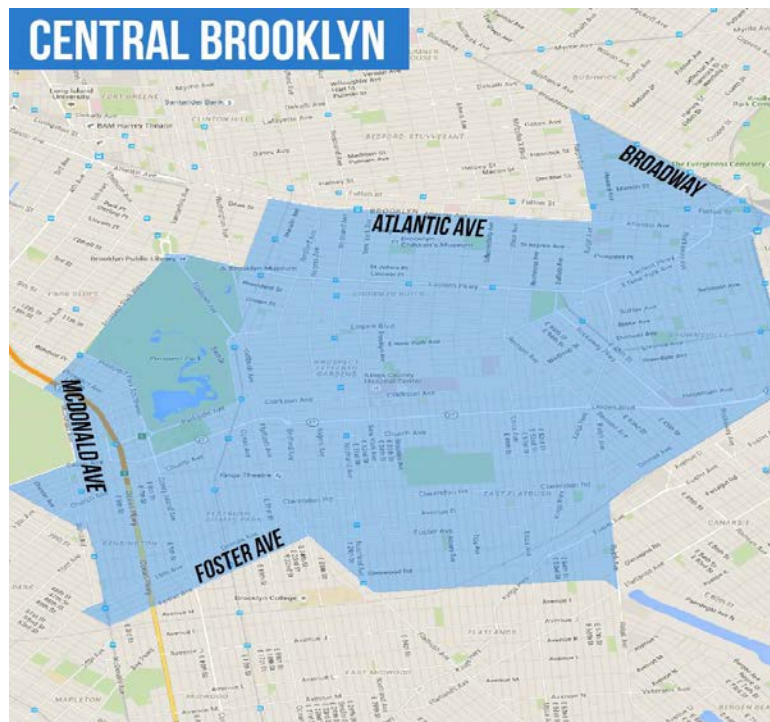
-13% YoY

AVERAGE PRICE/SQ.FT.

\$274

-14% YoY

NEIGHBORHOOD BOUNDARIES

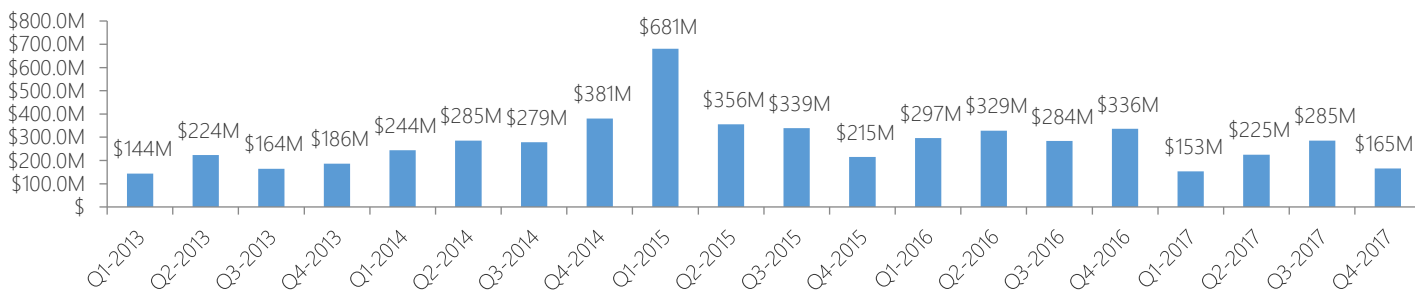


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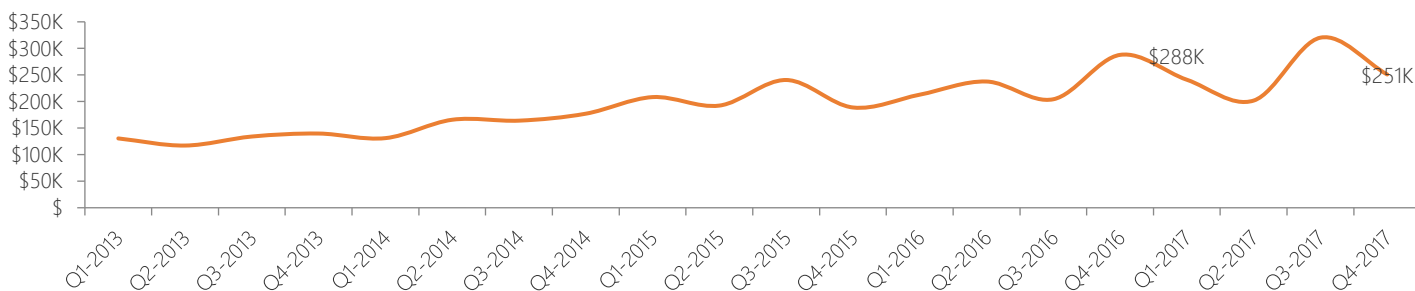
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MULTIFAMILY STATS

Sales Volume

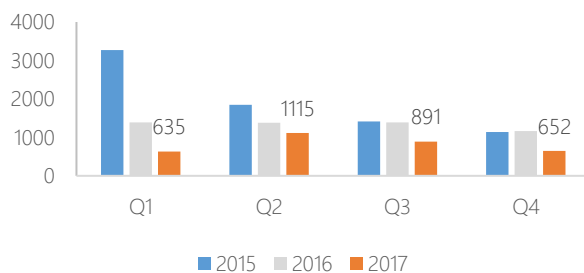


Average Sale Price per Unit



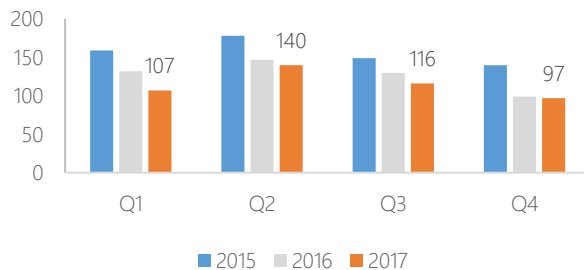
Number of Units Sold

Quarter	2015	2016	2017
Q1	3270	1393	635
Q2	1850	1383	1115
Q3	1411	1391	891
Q4	1139	1165	652



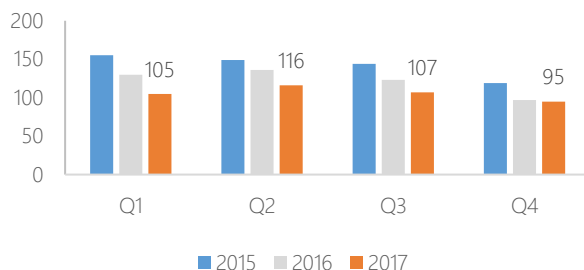
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	159	132	107
Q2	178	147	140
Q3	149	130	116
Q4	140	99	97

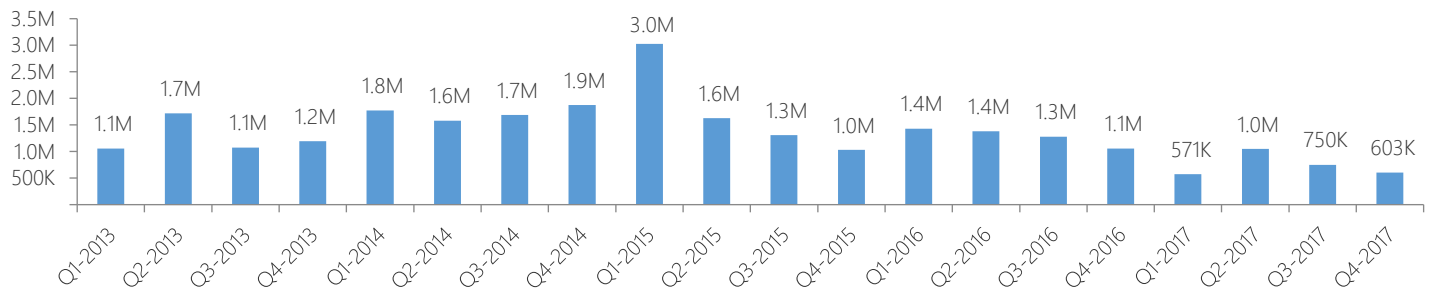


Number of Transactions

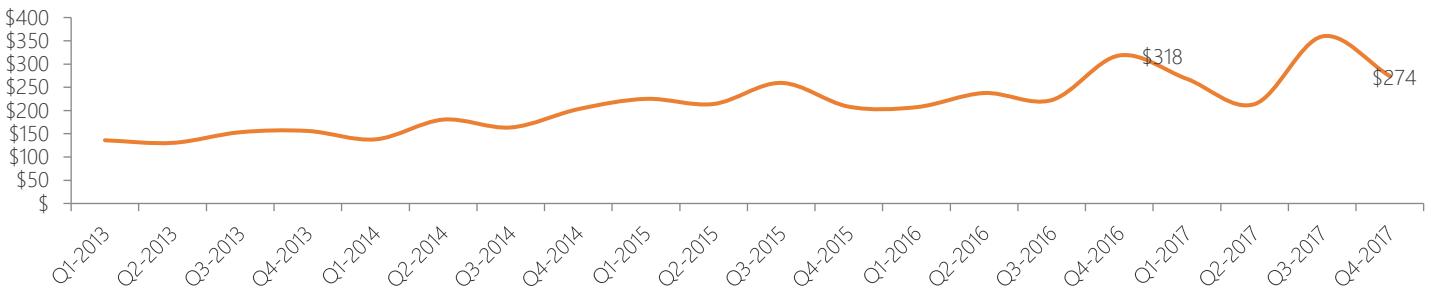
Quarter	2015	2016	2017
Q1	155	130	105
Q2	149	136	116
Q3	144	123	107
Q4	119	97	95



Total Sq. Ft.



Average Sale Price per Square Foot

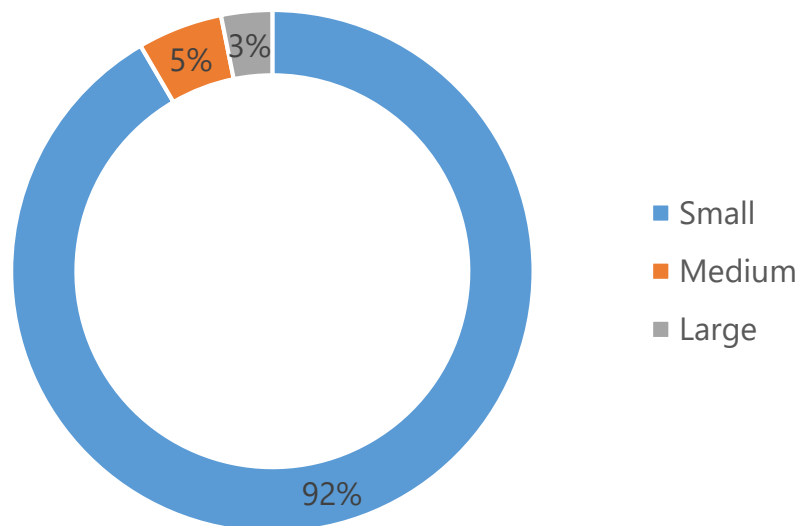


MULTIFAMILY SIZE

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	\$283,490	16%	\$316	16%	\$94,291,068	87	85	327
Medium	\$217,448	-7%	\$216	-17%	\$31,530,000	5	7	145
Large	\$218,611	-40%	\$247	-37%	\$39,350,000	3	3	180

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
566 Parkside Ave	14-Nov-17	\$14,600,000	Medium multifamily	27	28,000	\$253	Yes
558 Parkside Ave	14-Nov-17	\$14,600,000	Medium multifamily	32	29,600	\$253	Yes
4710 Avenue D	20-Nov-17	\$13,500,000	Large multifamily	67	54,600	\$247	No
787 E 46 St	20-Nov-17	\$13,000,000	Large multifamily	61	54,000	\$241	No
959 St Marks Ave	4-Oct-17	\$12,850,000	Large multifamily	52	50,400	\$255	No
2337 Pacific St	19-Dec-17	\$7,500,000	Medium multifamily	22	25,933	\$160	Yes
2334 Pacific St	19-Dec-17	\$7,500,000	Small multifamily	8	20,913	\$160	Yes
2818-2820 Foster Ave	26-Oct-17	\$4,775,000	Medium multifamily	24	17,280	\$276	No
447 Rogers Ave	13-Oct-17	\$3,300,000	Small multifamily	4	6,840	\$482	No
4501 Snyder Ave	18-Oct-17	\$2,955,000	Medium multifamily	16	14,400	\$205	No
128-130 Cortelyou Rd	13-Oct-17	\$2,950,000	Small multifamily	8	6,000	\$492	No
1074 Park Pl	20-Nov-17	\$2,725,000	Small multifamily	4	6,000	\$454	No
429 Rogers Ave	31-Oct-17	\$2,500,000	Small multifamily	8	11,061	\$226	No
665 Park Pl	28-Dec-17	\$2,355,000	Small multifamily	3	2,466	\$955	No
223 E 8 St	16-Oct-17	\$2,285,000	Small multifamily	3	2,760	\$828	No
1621 Park Pl	8-Dec-17	\$2,270,000	Small multifamily	6	6,264	\$362	No
29 Prospect Park Sw	21-Dec-17	\$2,250,000	Small multifamily	3	2,898	\$776	No
1082 Nostrand Ave	7-Dec-17	\$2,000,000	Small multifamily	8	6,876	\$291	No
1275 Nostrand Ave	13-Oct-17	\$1,900,000	Small multifamily	6	4,500	\$422	No
569 St Marks Ave	1-Dec-17	\$1,850,000	Small multifamily	3	3,800	\$487	No
186 New York Ave	22-Dec-17	\$1,800,000	Small multifamily	5	3,977	\$453	No
62 New York Ave	29-Nov-17	\$1,700,000	Medium multifamily	16	9,536	\$178	No
1227 Dean St	28-Dec-17	\$1,650,000	Small multifamily	7	2,854	\$578	No
430 E 2 St	21-Dec-17	\$1,599,000	Small multifamily	3	2,354	\$679	No
1554 Pacific St	26-Dec-17	\$1,577,500	Small multifamily	3	2,480	\$636	No
3824 Church Ave	7-Nov-17	\$1,500,000	Small multifamily	6	6,264	\$239	No
707 Ditmas Ave	8-Nov-17	\$1,425,000	Small multifamily	3	2,867	\$497	No
342 E 9 St	15-Nov-17	\$1,390,838	Small multifamily	4	2,800	\$497	No
21 St Francis Pl	6-Oct-17	\$1,375,000	Small multifamily	3	3,232	\$425	No
680 E 21 St	30-Oct-17	\$1,365,000	Small multifamily	3	2,868	\$476	No
11 Pleasant Pl	24-Oct-17	\$1,350,000	Small multifamily	3	2,619	\$515	No
2097 Dean St	7-Dec-17	\$1,350,000	Small multifamily	4	3,168	\$426	No
239 Brooklyn Ave	21-Nov-17	\$1,350,000	Small multifamily	3	2,880	\$469	No
551 Empire Blvd	16-Nov-17	\$1,300,000	Small multifamily	4	3,567	\$364	No
108 Chester Ave	9-Nov-17	\$1,200,000	Small multifamily	4	2,940	\$408	No
62 Rogers Ave	10-Nov-17	\$1,200,000	Small multifamily	3	1,869	\$642	No
1562 St Marks Ave	24-Oct-17	\$1,170,000	Small multifamily	3	2,700	\$433	No
1215 Flatbush Ave	4-Oct-17	\$1,160,000	Small multifamily	5	6,542	\$177	No
562 Maple St	16-Nov-17	\$1,100,000	Small multifamily	6	6,000	\$183	No
802 Sterling Pl	4-Dec-17	\$1,050,000	Small multifamily	3	2,400	\$438	No
1138 Eastern Pkwy	23-Oct-17	\$1,050,000	Small multifamily	3	3,096	\$339	No
3121 Farragut Rd	6-Nov-17	\$1,049,000	Small multifamily	3	2,542	\$413	No
312 E 29 St	19-Dec-17	\$999,999	Small multifamily	3	2,838	\$352	No
1228 St Marks Ave	19-Dec-17	\$999,000	Small multifamily	3	3,240	\$308	No
505 Mc Donald Ave	16-Oct-17	\$995,000	Small multifamily	6	4,929	\$202	No
618 Bainbridge St	23-Oct-17	\$990,000	Small multifamily	3	2,700	\$367	No
1091 Rutland Rd	30-Nov-17	\$960,000	Small multifamily	5	2,720	\$353	No
2228 Fulton St	29-Dec-17	\$950,000	Small multifamily	3	2,400	\$396	No
582 E 28 St	4-Oct-17	\$917,000	Small multifamily	3	3,360	\$273	No
1788 St Johns Pl	20-Dec-17	\$900,000	Small multifamily	3	3,522	\$256	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
326 E 9 St	16-Nov-17	\$900,000	Small multifamily	4	2,800	\$321	No
117 E 95 St	5-Dec-17	\$900,000	Small multifamily	4	3,198	\$281	No
790 Troy Ave	31-Oct-17	\$870,000	Small multifamily	4	3,321	\$262	No
1771 Nostrand Ave	23-Oct-17	\$870,000	Small multifamily	6	3,300	\$264	No
416 Chauncey St	7-Nov-17	\$850,000	Small multifamily	3	2,565	\$331	No
1576 Lincoln Pl	6-Dec-17	\$850,000	Small multifamily	4	3,344	\$254	No
6 Roosevelt Pl	18-Dec-17	\$830,000	Small multifamily	3	1,864	\$445	No
63 Rockaway Pkwy	30-Nov-17	\$815,000	Small multifamily	4	3,116	\$262	No
1411 Herkimer St	27-Oct-17	\$810,500	Small multifamily	3	2,550	\$318	No
1323 Dean St	27-Oct-17	\$805,000	Small multifamily	2	3,040	\$265	No
3215 Clarendon Rd	18-Dec-17	\$800,000	Small multifamily	3	3,240	\$247	No
2075 Pacific St	25-Oct-17	\$800,000	Small multifamily	3	2,700	\$296	No
183 Hull St	30-Nov-17	\$800,000	Small multifamily	3	2,250	\$356	No
316 E 29 St	5-Dec-17	\$800,000	Small multifamily	3	2,880	\$278	No
592 Maple St	18-Oct-17	\$793,000	Small multifamily	6	6,000	\$132	No
130 Bristol St	27-Nov-17	\$790,000	Small multifamily	4	3,280	\$241	No
177 Buffalo Ave	2-Nov-17	\$790,000	Small multifamily	3	3,510	\$225	No
1021 Mc Donald Ave	12-Dec-17	\$785,000	Small multifamily	2	2,314	\$339	No
1533 Pacific St	2-Oct-17	\$783,551	Small multifamily	3	2,990	\$262	No
297 Mother Gaston Blvd	15-Nov-17	\$770,000	Small multifamily	3	1,530	\$503	No
1864 Prospect Pl	28-Nov-17	\$752,000	Small multifamily	3	3,300	\$228	No
142 E 56 St	27-Dec-17	\$750,888	Small multifamily	3	2,584	\$291	No
74 Hull St	14-Nov-17	\$750,000	Small multifamily	3	2,430	\$309	No
3104 Snyder Ave	18-Oct-17	\$745,000	Small multifamily	3	2,000	\$373	No
707 E 96 St	16-Nov-17	\$715,000	Small multifamily	3	2,785	\$257	No
1267 Herkimer St	14-Nov-17	\$700,000	Small multifamily	3	2,700	\$259	No
1526 Cortelyou Rd	2-Nov-17	\$700,000	Small multifamily	5	4,280	\$164	No
1641 Park Pl	13-Nov-17	\$700,000	Small multifamily	6	6,000	\$117	No
374 Legion St	5-Oct-17	\$650,000	Small multifamily	4	3,116	\$209	No
2272 Strauss St	1-Nov-17	\$650,000	Small multifamily	4	2,920	\$223	No
2350 Pacific St	30-Nov-17	\$650,000	Small multifamily	3	2,280	\$285	No
157 E 57 St	14-Nov-17	\$650,000	Small multifamily	3	2,128	\$305	No
410 E 95 St	25-Oct-17	\$635,000	Small multifamily	3	2,480	\$256	No
1298 Sterling Pl	16-Nov-17	\$616,481	Small multifamily	6	6,006	\$103	No
422 E 26 St	29-Nov-17	\$601,175	Small multifamily	3	2,656	\$226	No
227 Thomas S Boyland St	21-Nov-17	\$590,000	Small multifamily	3	2,040	\$289	No
1326 Pacific St	16-Oct-17	\$585,000	Small multifamily	5	3,200	\$183	No
740 Howard Ave	24-Oct-17	\$575,000	Small multifamily	3	3,469	\$166	No
125 E 52 St	22-Dec-17	\$570,000	Small multifamily	3	2,950	\$193	No
1187 New York Ave	9-Nov-17	\$500,000	Small multifamily	3	3,276	\$153	No
9222 Avenue B	27-Nov-17	\$499,000	Small multifamily	3	2,680	\$186	No
1355 St Marks Ave	14-Dec-17	\$433,000	Small multifamily	3	3,566	\$121	Yes
390 E 49 St	4-Dec-17	\$425,000	Small multifamily	3	2,900	\$147	No
388 E 94 St	3-Oct-17	\$412,250	Small multifamily	4	3,296	\$125	No
2316 Clarendon Rd	13-Nov-17	\$339,136	Small multifamily	3	3,098	\$109	No
2047 Atlantic Ave	24-Oct-17	\$327,750	Small multifamily	3	2,040	\$161	No
284 Grafton St	25-Oct-17	\$250,000	Small multifamily	4	2,952	\$85	No



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THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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Nate Pfaff

Residential Sales &
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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

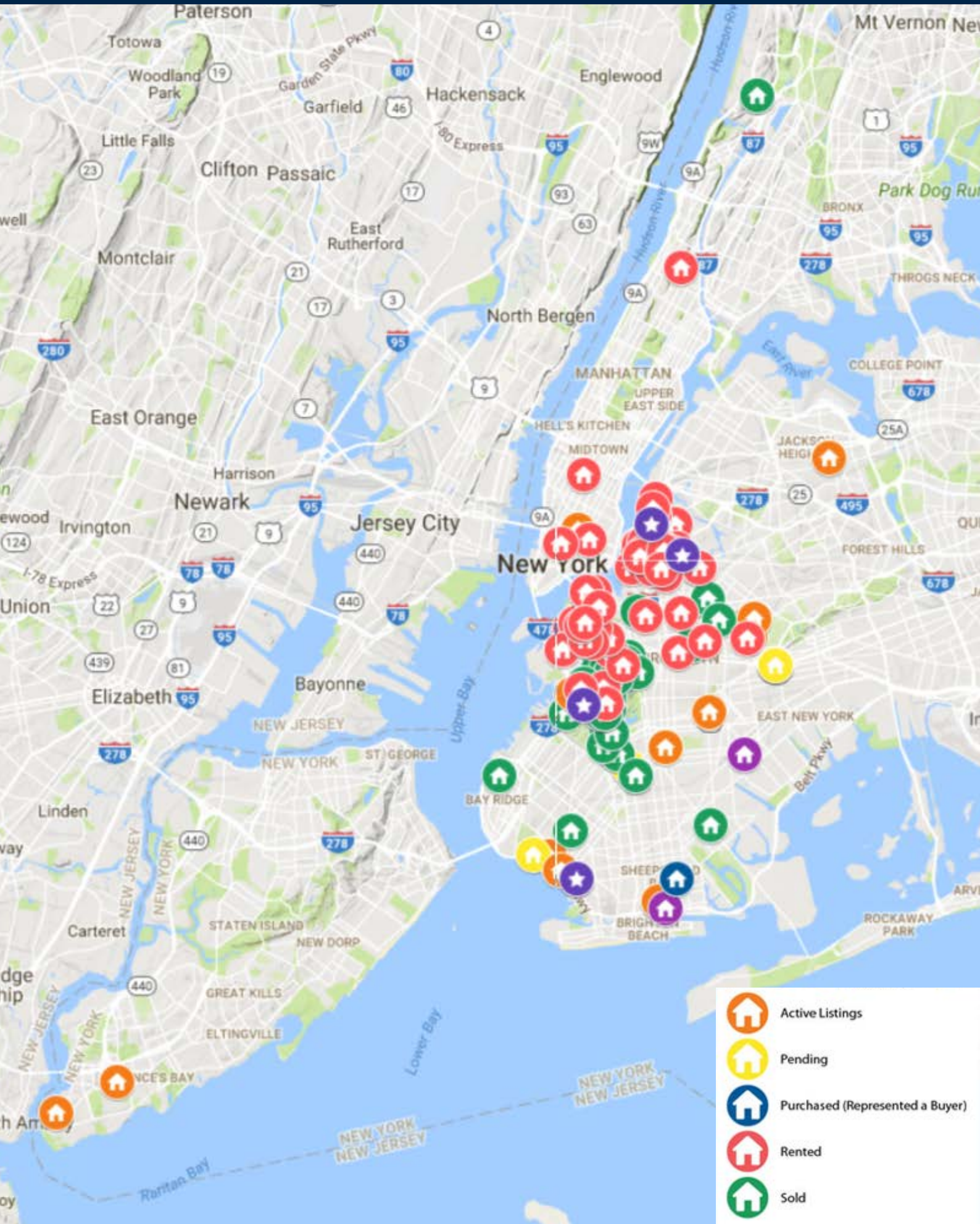
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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