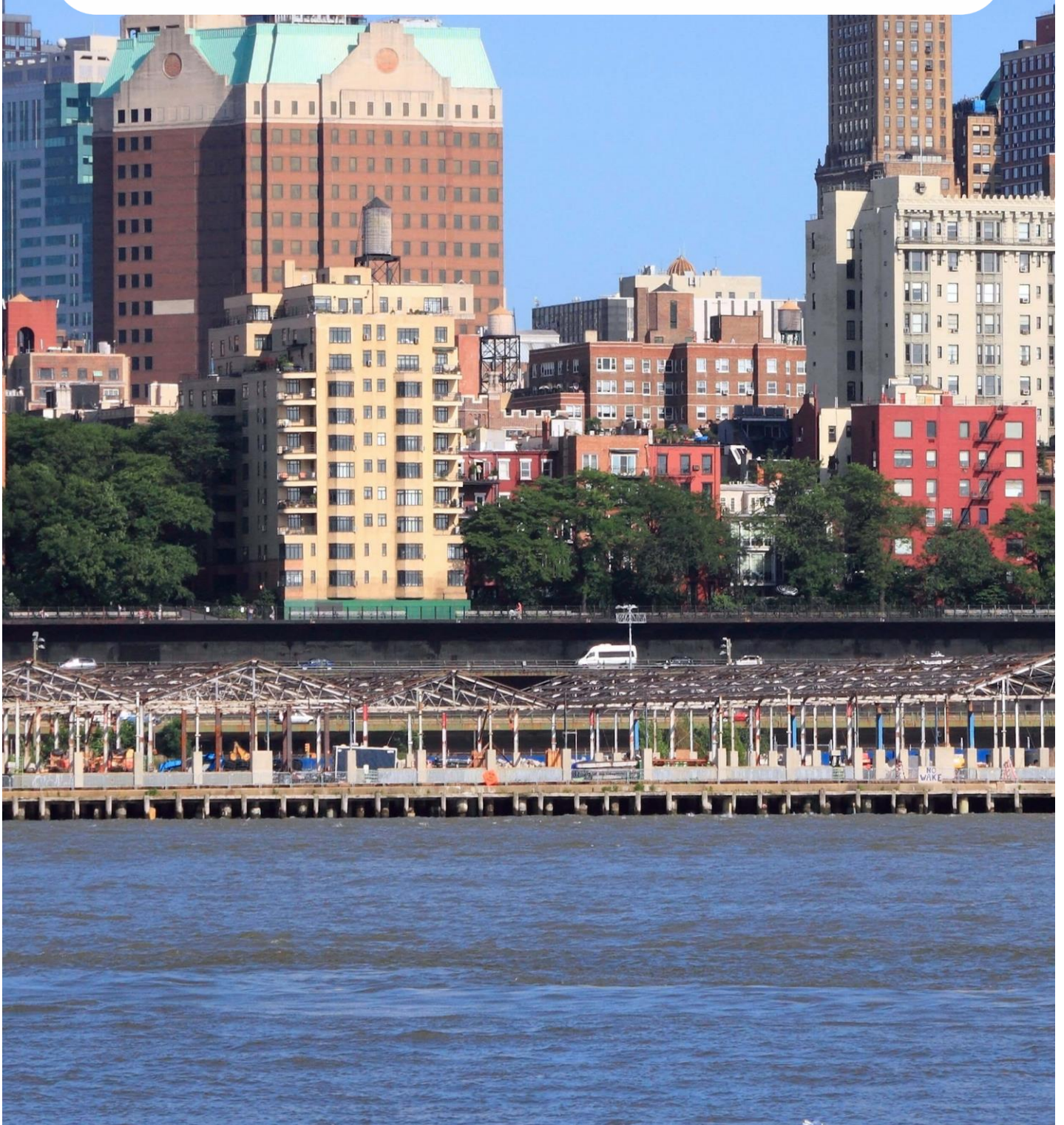


CENTRAL BROOKLYN

A quarterly analysis of multifamily sales
in Central Brooklyn, Brooklyn

Ist Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

Central Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$114.2M

-66% YoY

NO. OF TRANSACTIONS

96

-7% YoY

AVERAGE PRICE/UNIT

\$271K

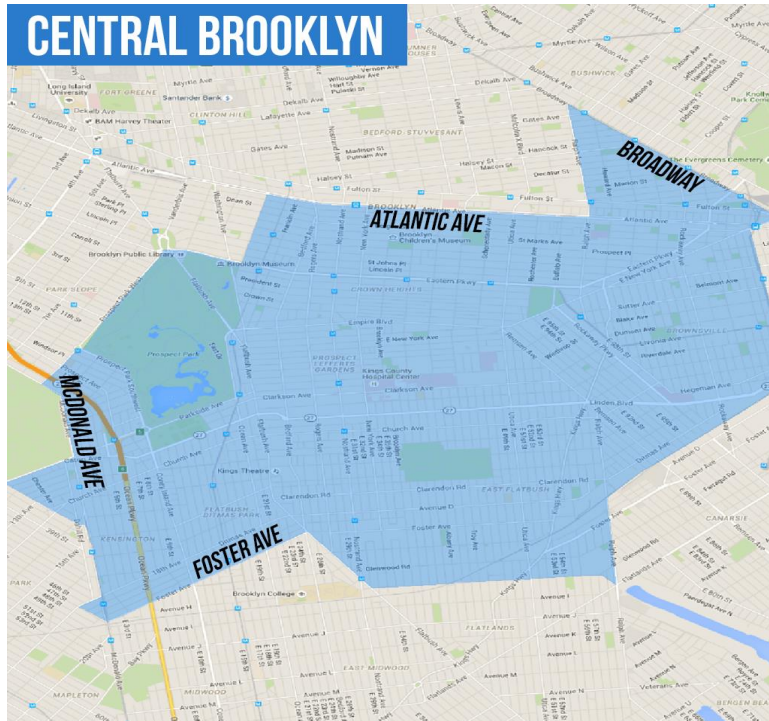
-2% YoY

AVERAGE PRICE/SQ.FT.

\$313

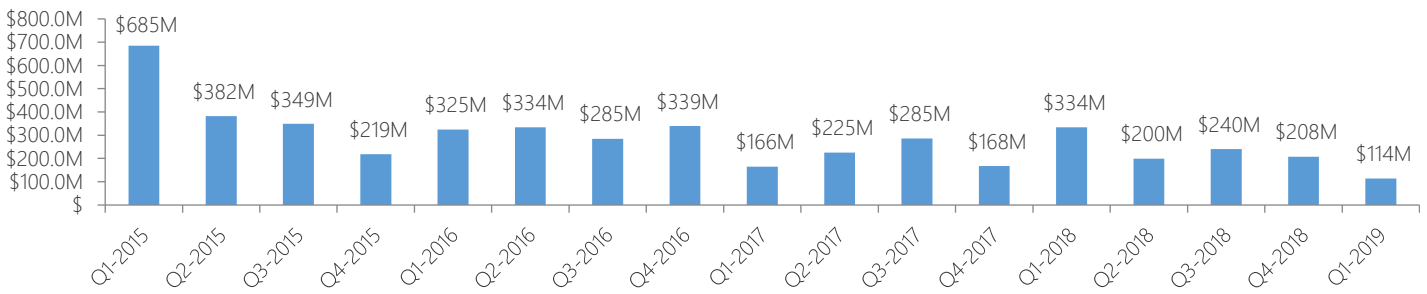
8% YoY

NEIGHBORHOOD BOUNDARIES

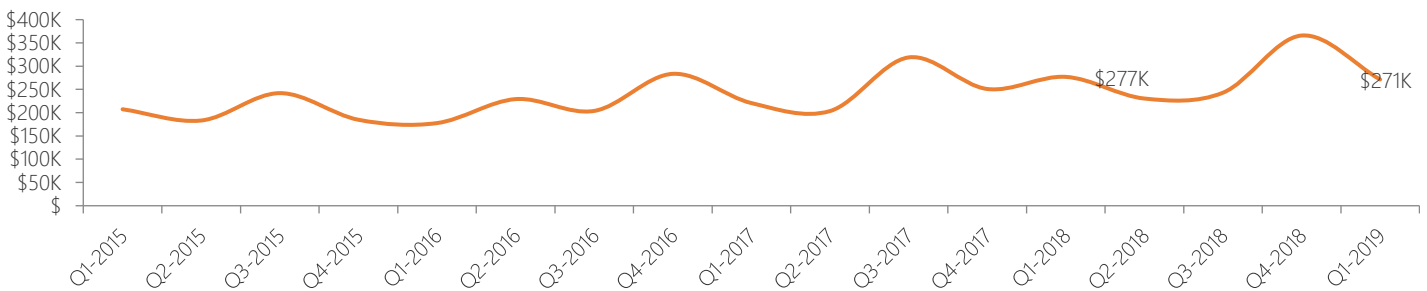


MULTIFAMILY STATS

Sales Volume

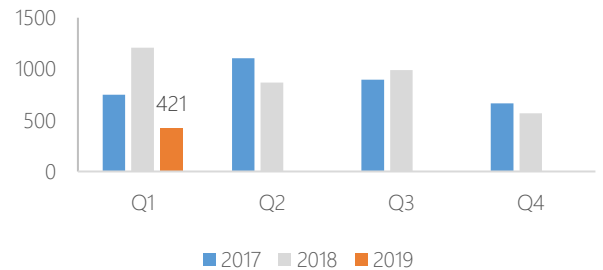


Average Sale Price per Unit



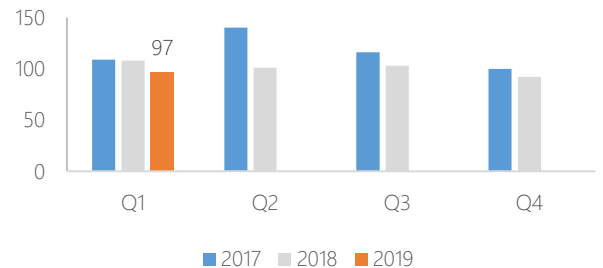
Number of Units Sold

Quarter	2017	2018	2019
Q1	750	1207	421
Q2	1106	866	
Q3	895	988	
Q4	663	569	



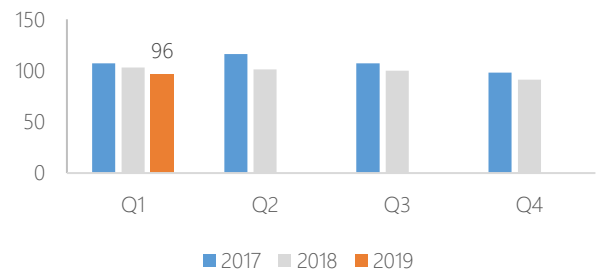
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	109	108	97
Q2	140	101	
Q3	116	103	
Q4	100	92	

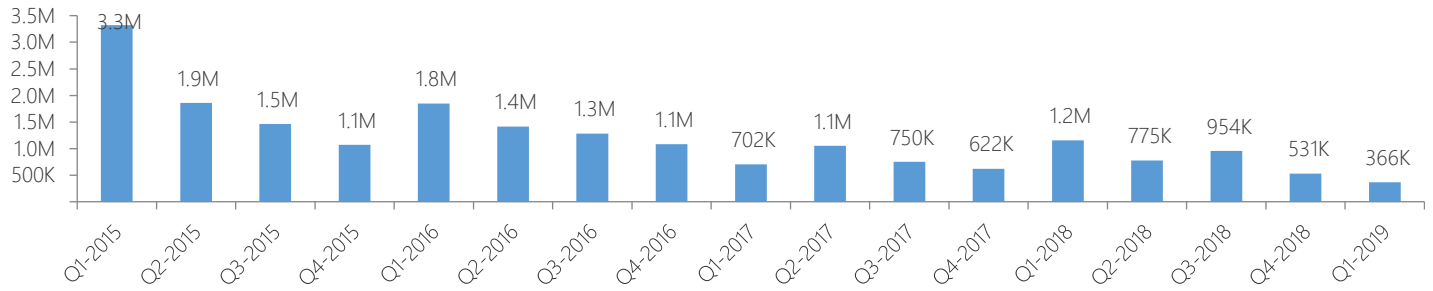


Number of Transactions

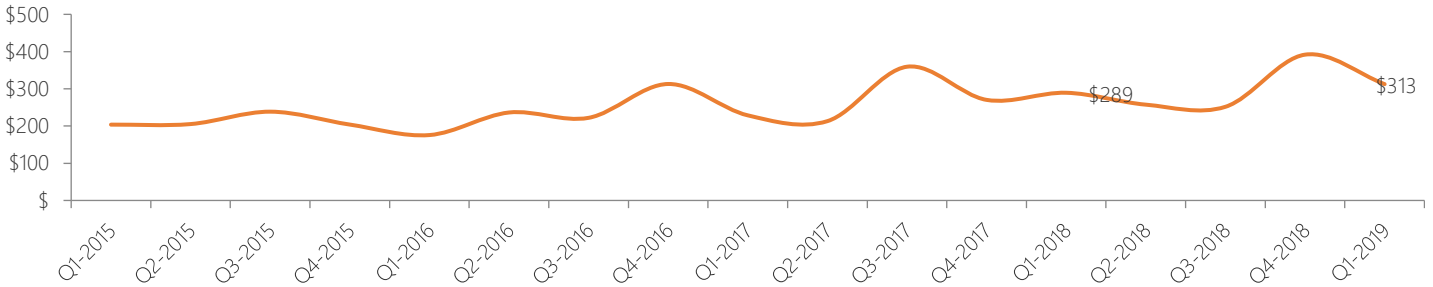
Quarter	2017	2018	2019
Q1	107	103	96
Q2	116	101	
Q3	107	100	
Q4	98	91	



Total Sq. Ft.



Average Sale Price per Square Foot

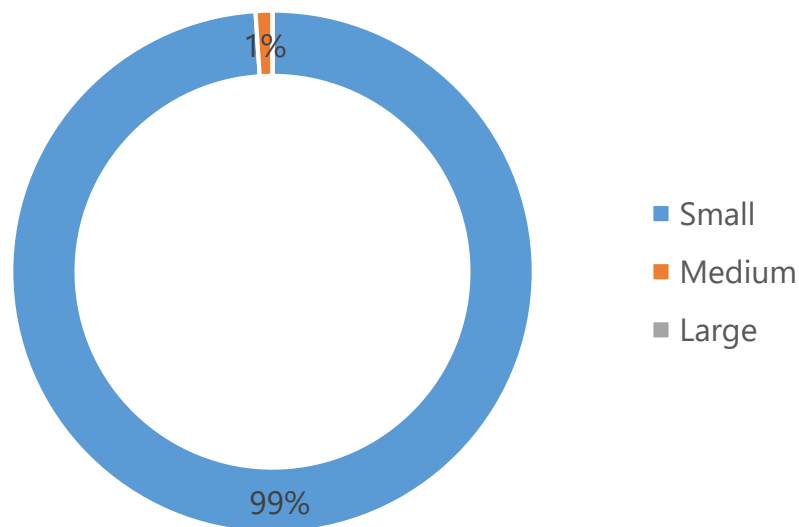


MULTIFAMILY SIZE

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	\$282,023	3%	\$321	0%	\$107,732,970	95	96	382
Medium	\$166,667	-25%	\$217	0%	\$6,500,000	1	1	39
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
488 Rockaway Pkwy	18-Mar-19	\$6,500,000	Medium multifamily	39	30,000	\$217	No
1528 Nostrand Ave	7-Mar-19	\$3,100,000	Small multifamily	9	6,617	\$468	No
704 Decatur St	7-Mar-19	\$3,100,000	Small multifamily	8	8,000	\$388	No
24 Prospect Park Sw	7-Feb-19	\$2,787,000	Small multifamily	3	2,898	\$962	No
133 Lefferts Ave	22-Mar-19	\$2,350,000	Small multifamily	8	8,000	\$294	No
557 17th St	31-Jan-19	\$2,050,000	Small multifamily	6	4,666	\$439	No
559 17th St	31-Jan-19	\$2,050,000	Small multifamily	6	3,553	\$577	No
1283 Nostrand Ave	28-Feb-19	\$1,950,000	Small multifamily	5	4,500	\$433	No
625 Rogers Ave	5-Feb-19	\$1,925,000	Small multifamily	3	2,128	\$905	No
901 St Marks Ave	14-Mar-19	\$1,850,000	Small multifamily	3	3,672	\$504	No
1111 Park Pl	5-Feb-19	\$1,780,000	Small multifamily	3	2,862	\$622	No
87 Tehama St	28-Mar-19	\$1,775,000	Small multifamily	3	3,170	\$560	No
1552 Pacific St	25-Jan-19	\$1,700,000	Small multifamily	3	3,120	\$545	No
924 St Marks Ave	26-Mar-19	\$1,680,000	Small multifamily	7	3,063	\$548	No
704 Ditmas Ave	7-Feb-19	\$1,675,000	Small multifamily	3	3,370	\$497	No
530 Chauncey St	8-Jan-19	\$1,675,000	Small multifamily	6	5,460	\$307	No
9527 Church Ave	20-Mar-19	\$1,600,000	Small multifamily	5	4,920	\$325	No
36 Hampton Pl	15-Mar-19	\$1,575,000	Small multifamily	3	3,224	\$489	No
2506 Newkirk Ave	24-Jan-19	\$1,550,000	Small multifamily	3	3,933	\$394	No
110 Story St	7-Mar-19	\$1,500,000	Small multifamily	4	3,280	\$457	No
3421 Glenwood Rd	7-Feb-19	\$1,480,000	Small multifamily	3	3,549	\$417	No
1118 Lenox Rd	4-Jan-19	\$1,475,000	Small multifamily	9	8,100	\$182	No
574 Maple St	2-Jan-19	\$1,450,000	Small multifamily	6	6,000	\$242	No
1024 New York Ave	7-Feb-19	\$1,425,000	Small multifamily	6	5,250	\$271	No
104 E 51st St	14-Mar-19	\$1,400,000	Small multifamily	4	3,643	\$384	No
4301 Church Ave	7-Mar-19	\$1,400,000	Small multifamily	4	3,440	\$407	No
1513 Dean St	25-Jan-19	\$1,370,000	Small multifamily	3	2,520	\$544	No
123 Albany Ave	7-Mar-19	\$1,320,822	Small multifamily	4	3,880	\$340	No
2837 Church Ave	5-Mar-19	\$1,310,000	Small multifamily	5	4,500	\$291	No
592 Maple St	15-Feb-19	\$1,310,000	Small multifamily	6	6,000	\$218	No
6 Roosevelt Pl	11-Jan-19	\$1,258,000	Small multifamily	3	1,896	\$664	No
913 Cortelyou Rd	27-Mar-19	\$1,250,000	Small multifamily	4	2,700	\$463	No
1673 President St	26-Feb-19	\$1,250,000	Small multifamily	3	4,020	\$311	No
85 E 46th St	7-Jan-19	\$1,250,000	Small multifamily	3	3,600	\$347	No
628 Westminster Rd	20-Feb-19	\$1,200,000	Small multifamily	3	2,840	\$423	No
1310 Dean St	24-Jan-19	\$1,200,000	Small multifamily	8	3,600	\$333	No
1251 Herkimer St	10-Jan-19	\$1,170,000	Small multifamily	3	3,420	\$342	No
1354 Herkimer St	8-Feb-19	\$1,125,000	Small multifamily	3	2,565	\$439	No
76 Somers St	1-Feb-19	\$1,110,000	Small multifamily	3	2,601	\$427	No
539 Rogers Ave	6-Mar-19	\$1,100,000	Small multifamily	4	3,000	\$367	No
54 Lott St	10-Jan-19	\$1,100,000	Small multifamily	3	3,060	\$359	No
1421 Lincoln Pl	22-Jan-19	\$1,100,000	Small multifamily	3	3,420	\$322	No
515 17th St	26-Feb-19	\$1,095,327	Small multifamily	6	4,932	\$222	No
561 E 93rd St	17-Jan-19	\$1,095,000	Small multifamily	4	5,340	\$205	No
2020 Strauss St	29-Mar-19	\$1,046,348	Small multifamily	3	3,600	\$291	No
1502 Prospect Pl	12-Mar-19	\$1,035,000	Small multifamily	3	3,234	\$320	No
632 E 96th St	4-Jan-19	\$1,025,000	Small multifamily	6	5,560	\$184	No
139 Albany Ave	26-Feb-19	\$1,020,000	Small multifamily	3	3,900	\$262	No
1194 St Johns Pl	29-Jan-19	\$999,000	Small multifamily	3	2,526	\$395	No
1861 Park Pl	14-Feb-19	\$990,000	Small multifamily	3	3,225	\$307	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1380 St Marks Ave	28-Jan-19	\$981,903	Small multifamily	3	2,430	\$404	No
1157 Lenox Rd	26-Feb-19	\$967,000	Small multifamily	4	3,320	\$291	No
5214 Church Ave	28-Jan-19	\$960,000	Small multifamily	6	5,280	\$182	No
583 Lenox Rd	11-Mar-19	\$937,000	Small multifamily	3	2,987	\$314	No
352 Legion St	14-Feb-19	\$935,000	Small multifamily	6	5,476	\$171	No
86 Utica Ave	11-Mar-19	\$900,000	Small multifamily	3	2,820	\$319	No
62 Veronica Pl	20-Feb-19	\$896,060	Small multifamily	3	3,900	\$230	No
152 E 93rd St	28-Jan-19	\$890,000	Small multifamily	4	3,520	\$253	No
546 Chauncey St	15-Jan-19	\$880,000	Small multifamily	3	2,580	\$341	No
657 Winthrop St	21-Mar-19	\$860,000	Small multifamily	3	2,308	\$373	No
366 E 28th St	4-Mar-19	\$850,000	Small multifamily	3	2,080	\$409	No
601 18th St	5-Feb-19	\$830,000	Small multifamily	4	2,496	\$333	No
1863 Park Pl	24-Jan-19	\$826,560	Small multifamily	3	3,180	\$260	No
1388 Eastern Pkwy	25-Feb-19	\$825,000	Small multifamily	4	3,192	\$258	No
1445 Troy Ave	31-Jan-19	\$824,250	Small multifamily	4	3,196	\$258	No
553 Lenox Rd	27-Mar-19	\$824,200	Small multifamily	4	2,320	\$355	No
1582 Lincoln Pl	29-Jan-19	\$820,000	Small multifamily	3	3,120	\$263	No
118 Rockaway Pkwy	27-Mar-19	\$815,000	Small multifamily	4	3,198	\$255	No
175 E 91st St	24-Jan-19	\$815,000	Small multifamily	3	2,680	\$304	No
306 E 51st St	27-Mar-19	\$805,000	Small multifamily	4	3,483	\$231	No
245 Grafton St	17-Jan-19	\$800,000	Small multifamily	3	2,637	\$303	No
214 E 54th St	12-Feb-19	\$785,000	Small multifamily	4	2,665	\$295	No
116 E 57th St	20-Mar-19	\$750,000	Small multifamily	3	3,220	\$233	No
190 Mac Dougal St	7-Jan-19	\$750,000	Small multifamily	3	3,093	\$242	No
883 Albany Ave	29-Mar-19	\$750,000	Small multifamily	3	1,920	\$391	No
5315 Clarendon Rd	27-Mar-19	\$730,000	Small multifamily	3	2,641	\$276	No
1497 St Johns Pl	28-Feb-19	\$725,000	Small multifamily	3	3,192	\$227	No
1455 New York Ave	15-Jan-19	\$700,000	Small multifamily	3	2,360	\$297	No
398 E 35th St	15-Jan-19	\$700,000	Small multifamily	4	2,550	\$275	No
255 E 45th St	30-Jan-19	\$695,000	Small multifamily	3	2,820	\$246	No
1839 Park Pl	22-Jan-19	\$685,000	Small multifamily	3	2,955	\$232	No
1008 Lenox Rd	28-Jan-19	\$666,000	Small multifamily	3	3,180	\$209	No
1120 Clarkson Ave	9-Jan-19	\$665,000	Small multifamily	4	5,360	\$124	No
999 Clarkson Ave	18-Mar-19	\$650,000	Small multifamily	6	1,878	\$173	No
999 Clarkson Ave	18-Mar-19	\$650,000	Small multifamily	6	1,878	\$173	No
726 E 53rd St	18-Jan-19	\$640,000	Small multifamily	3	3,168	\$202	No
243 Grafton St	21-Mar-19	\$620,500	Small multifamily	3	2,901	\$214	No
112 E 54th St	24-Jan-19	\$600,000	Small multifamily	3	3,036	\$198	No
150 E 31st St	23-Jan-19	\$600,000	Small multifamily	3	2,072	\$290	No
160 E 32nd St	7-Mar-19	\$580,000	Small multifamily	3	2,000	\$290	No
1934 Bergen St	1-Mar-19	\$510,000	Small multifamily	3	2,700	\$189	No
217 E 43rd St	13-Mar-19	\$500,000	Small multifamily	4	2,360	\$212	No
160 Hull St	20-Mar-19	\$495,000	Small multifamily	3	2,430	\$204	No
324 E 29th St	18-Mar-19	\$450,000	Small multifamily	3	3,102	\$145	No
423 Herzl St	30-Jan-19	\$450,000	Small multifamily	4	3,000	\$150	No
95 Rockaway Pkwy	31-Jan-19	\$433,000	Small multifamily	4	3,198	\$135	No
8821 Avenue B	28-Jan-19	\$330,000	Small multifamily	3	3,300	\$100	No



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Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

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

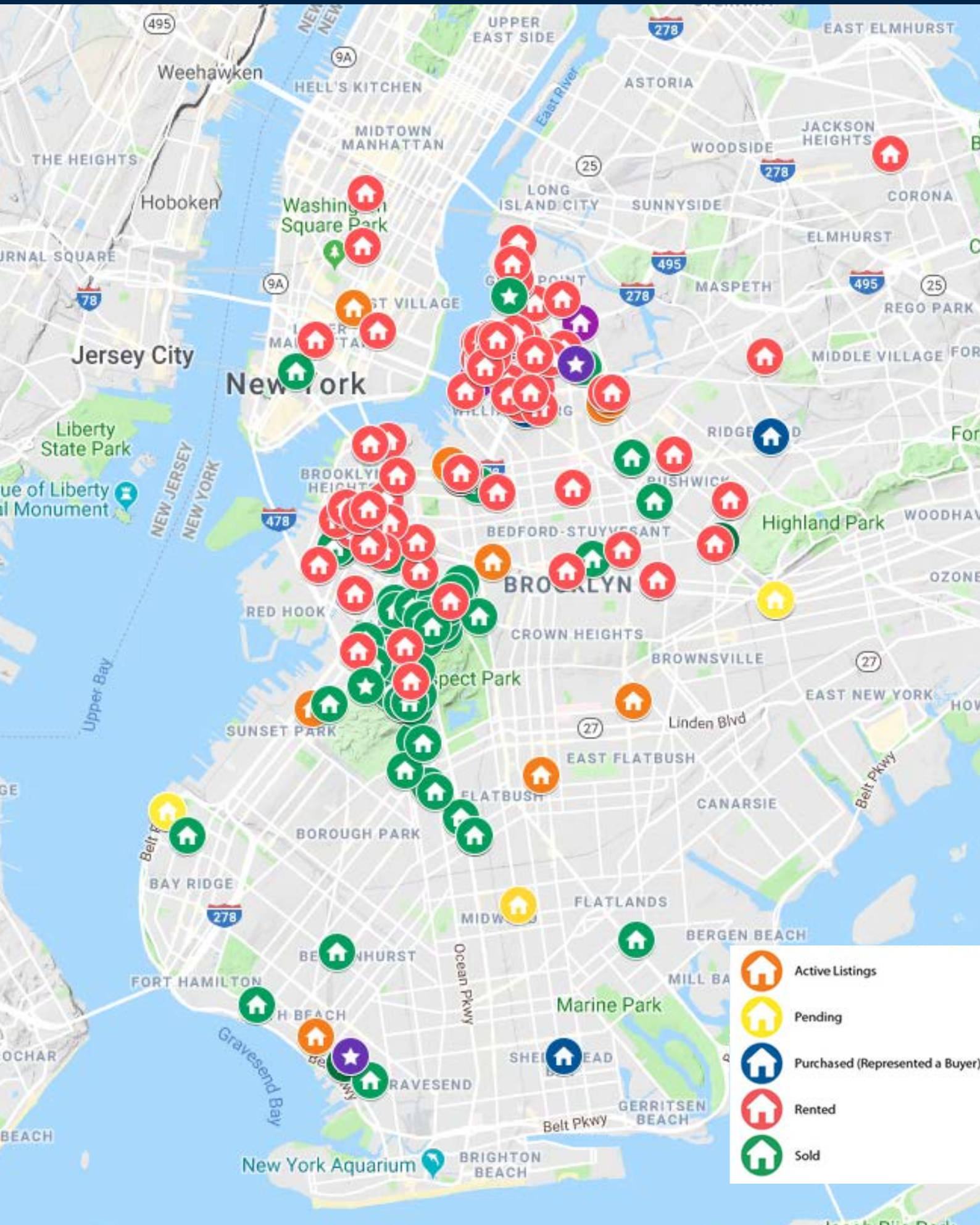
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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	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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