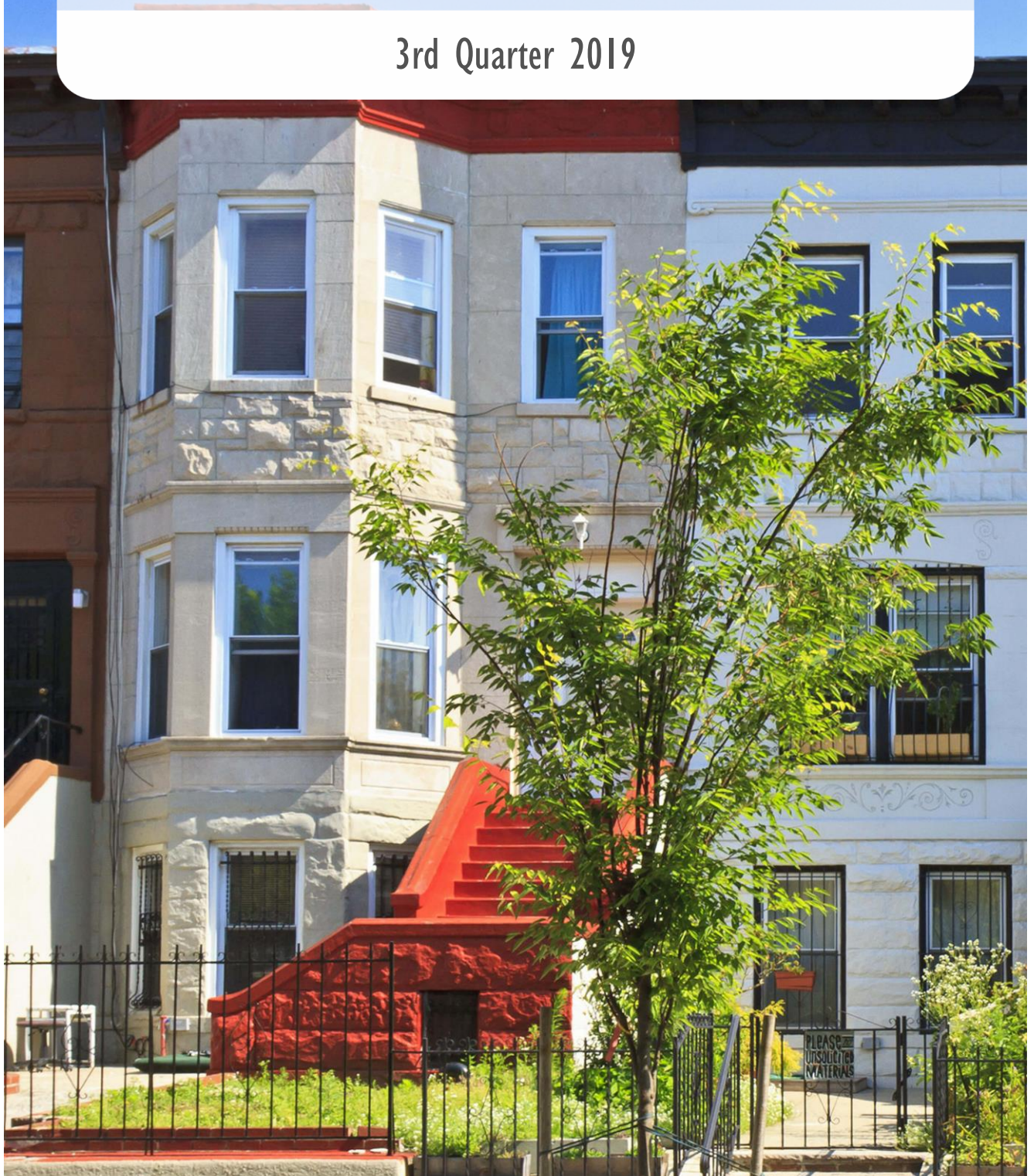


CROWN HEIGHTS

A quarterly analysis of multifamily sales
in Crown Heights, Brooklyn

3rd Quarter 2019



The RATNER Team Market Report

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

Multifamily Market Report, 3rd Quarter 2019

Crown Heights, Brooklyn

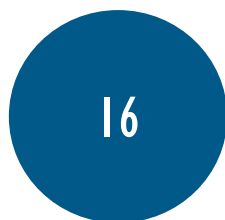
SUMMARY

SALES VOLUME



-50% YoY

NO. OF TRANSACTIONS



-16% YoY

AVERAGE PRICE/UNIT



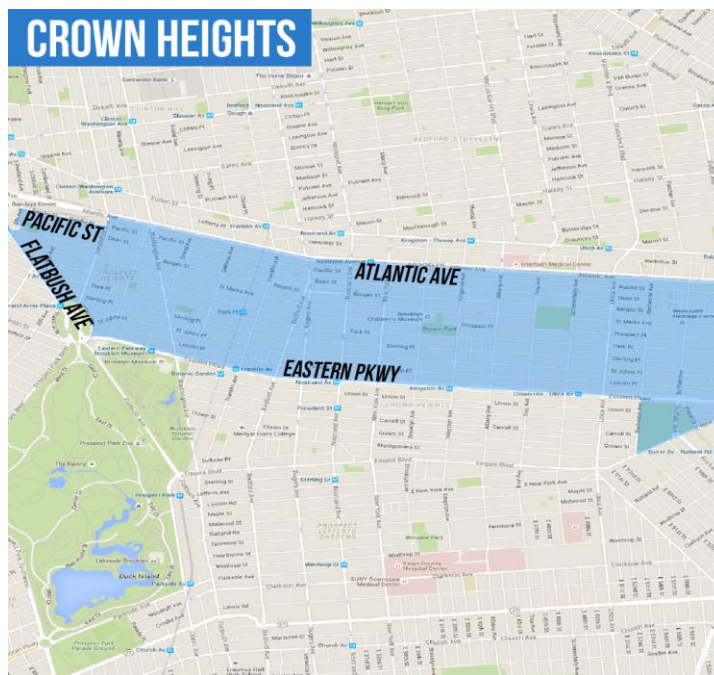
-19% YoY

AVERAGE PRICE/SQ.FT.



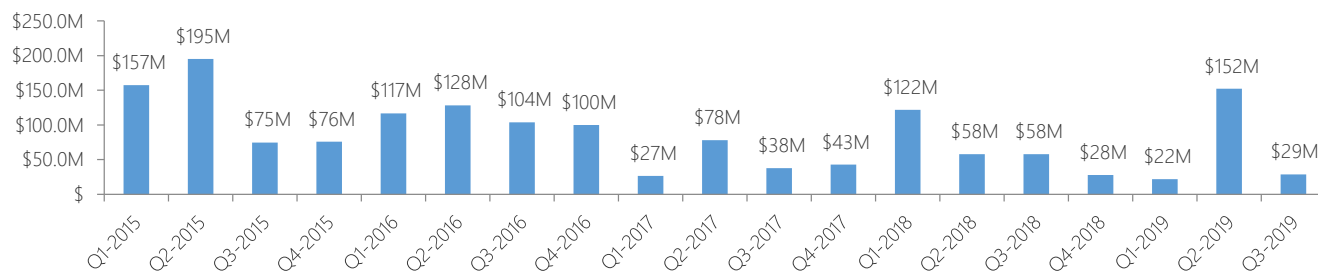
-6% YoY

NEIGHBORHOOD BOUNDARIES

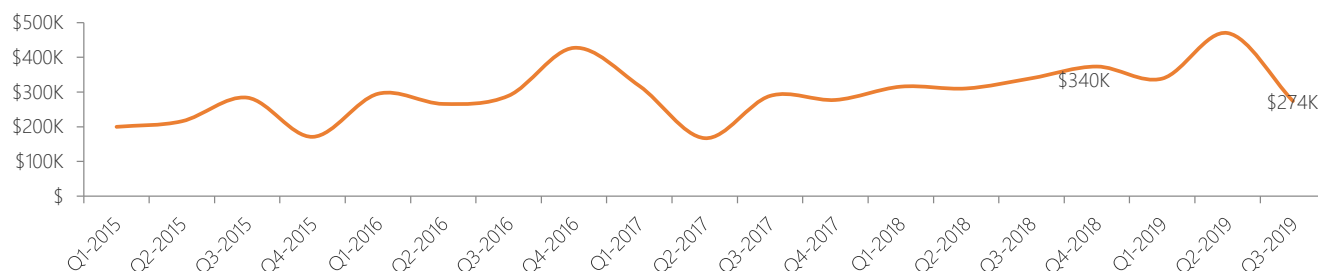


MULTIFAMILY STATS

Sales Volume

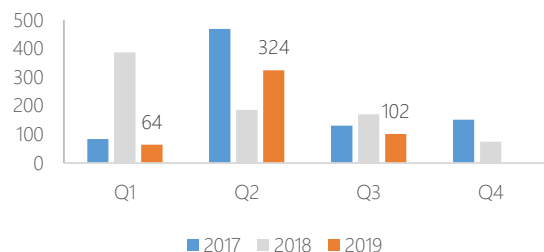


Average Sale Price per Unit



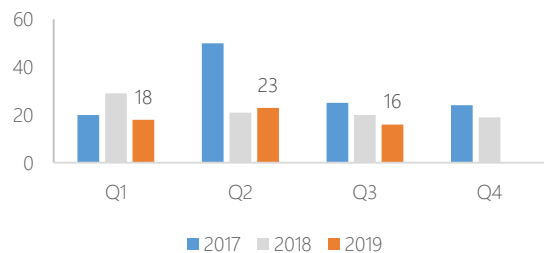
Number of Units Sold

Quarter	2017	2018	2019
Q1	84	386	64
Q2	468	186	324
Q3	131	170	102
Q4	151	75	



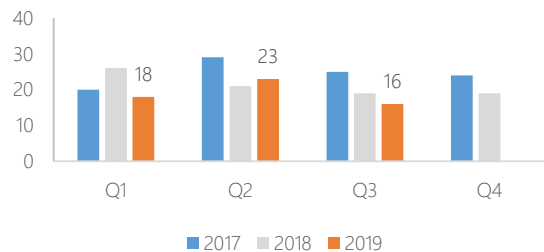
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	20	29	18
Q2	50	21	23
Q3	25	20	16
Q4	24	19	

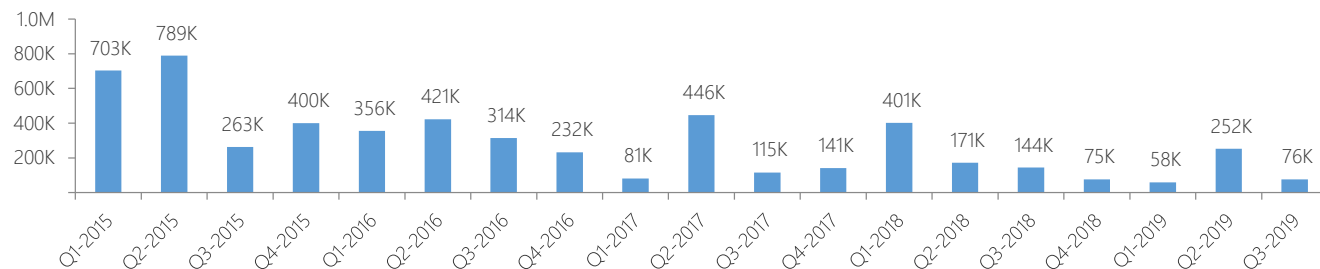


Number of Transactions

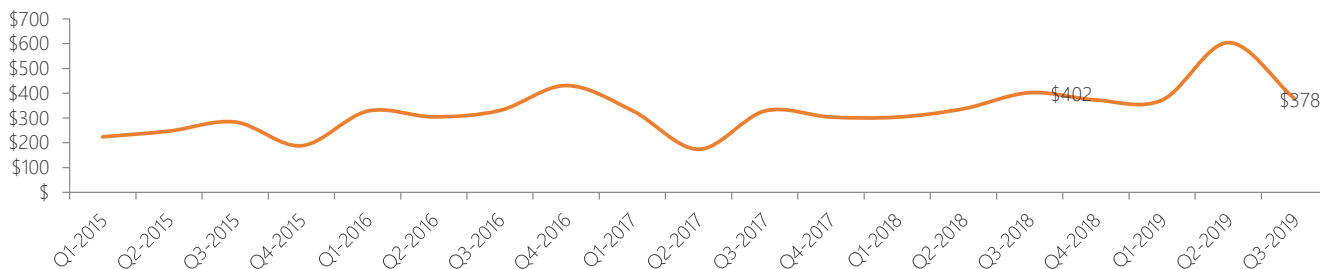
Quarter	2017	2018	2019
Q1	20	26	18
Q2	29	21	23
Q3	25	19	16
Q4	24	19	



Total Sq. Ft.



Average Sale Price per Square Foot

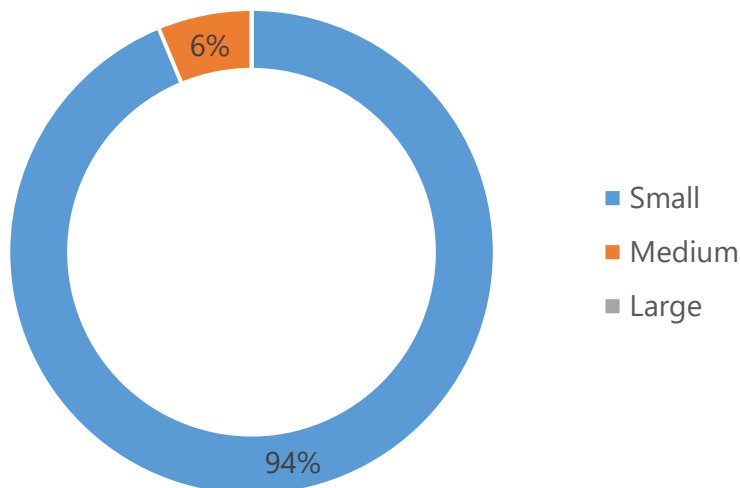


MULTIFAMILY SIZE

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	\$316,825	-13%	\$329	-24%	\$20,700,000	15	14	63
Medium	\$205,128	-37%	\$620	62%	\$8,000,000	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
1270 Pacific St	28-Aug-19	\$8,000,000	Medium multifamily	39	12,900	\$620	No
439 Brooklyn Ave	12-Aug-19	\$3,000,000	Small multifamily	8	4,620	\$649	No
573 Franklin Ave	12-Aug-19	\$2,035,000	Small multifamily	4	4,960	\$410	No
554 Eastern Pkwy	12-Aug-19	\$2,000,000	Small multifamily	9	12,212	\$164	No
996 Carroll St	21-Aug-19	\$1,950,000	Small multifamily	4	3,280	\$595	No
1187 Dean St	8-Aug-19	\$1,850,000	Small multifamily	4	3,390	\$546	No
1379 Pacific St	8-Jul-19	\$1,600,000	Small multifamily	4	2,556	\$626	No
1277 Lincoln Pl	24-Sep-19	\$1,315,000	Small multifamily	6	7,308	\$180	No
930 Montgomery St	11-Sep-19	\$1,210,000	Small multifamily	4	3,230	\$375	No
1374 Dean St	19-Jul-19	\$1,100,000	Small multifamily	4	4,028	\$273	No
1723 Dean St	5-Sep-19	\$954,000	Small multifamily	3	2,565	\$372	No
1533 Pacific St	24-Sep-19	\$886,000	Small multifamily	3	3,780	\$234	No
1581 Pacific St	19-Aug-19	\$850,000	Small multifamily	4	3,456	\$246	No
231 Albany Ave	22-Aug-19	\$775,000	Small multifamily	3	2,338	\$331	No
197 Utica Ave	23-Jul-19	\$740,000	Small multifamily	2	1,760	\$420	No
1477 Sterling Pl	24-Jul-19	\$435,000	Small multifamily	3	3,492	\$125	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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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

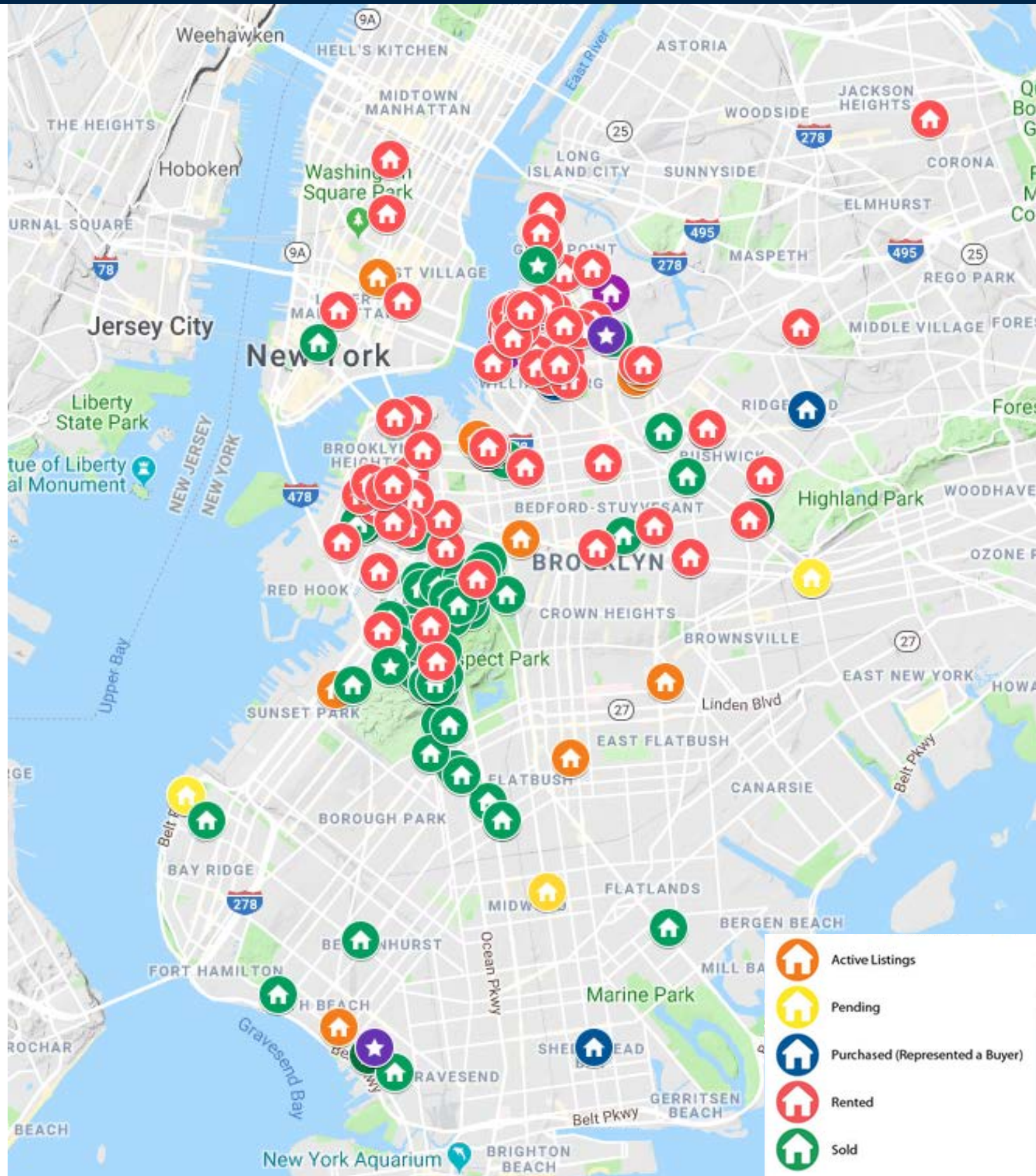
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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



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