

EAST FLATBUSH

A quarterly analysis of multifamily sales
in East Flatbush, Brooklyn

Ist Quarter 2019



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 1st Quarter 2019

East Flatbush, Brooklyn

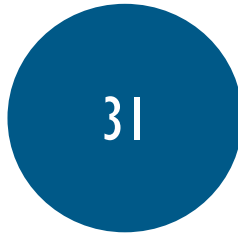
SUMMARY

SALES VOLUME



-34% YoY

NO. OF TRANSACTIONS



11% YoY

AVERAGE PRICE/UNIT



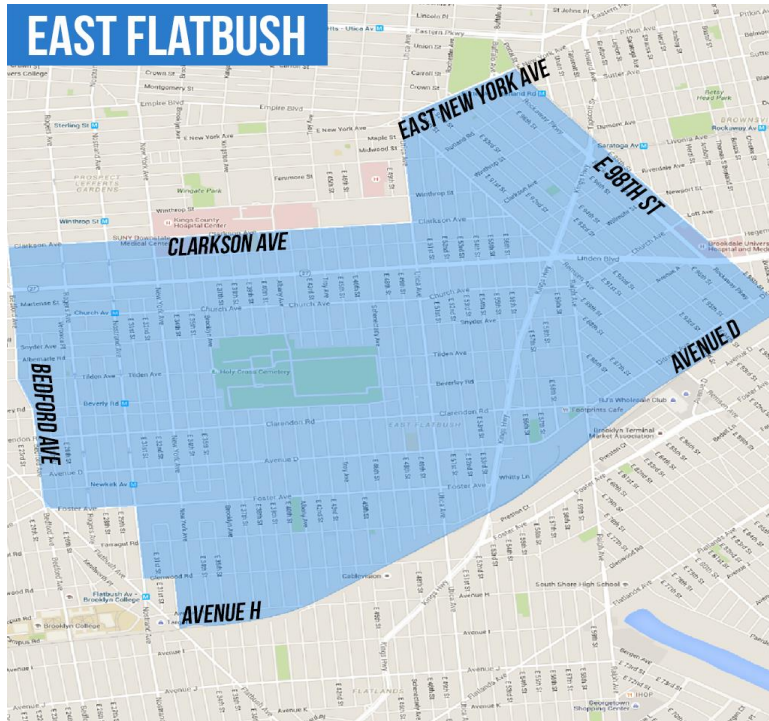
4% YoY

AVERAGE PRICE/SQ.FT.



12% YoY

NEIGHBORHOOD BOUNDARIES

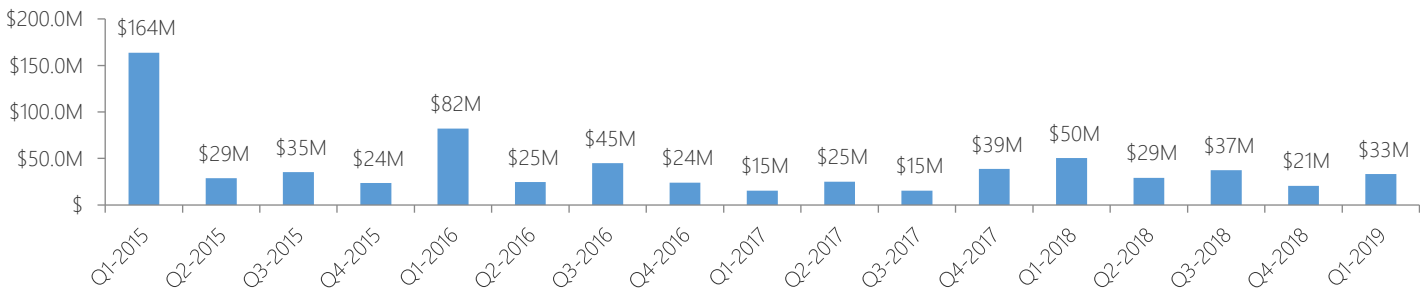


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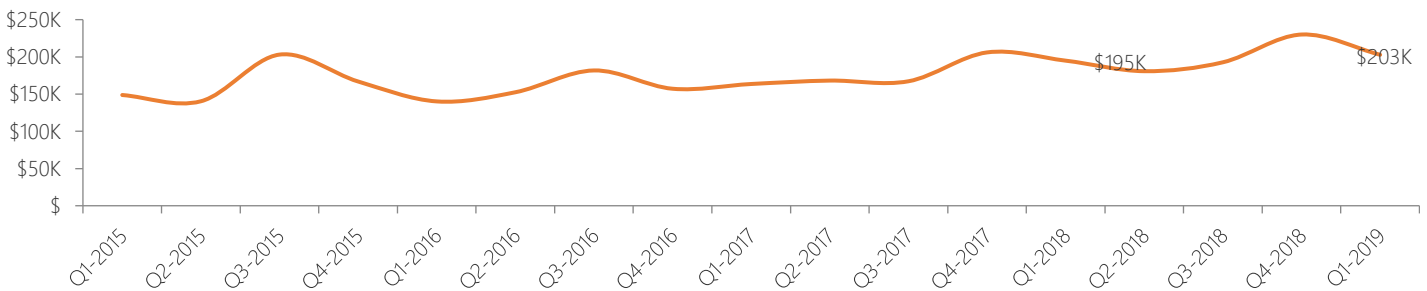
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MULTIFAMILY STATS

Sales Volume

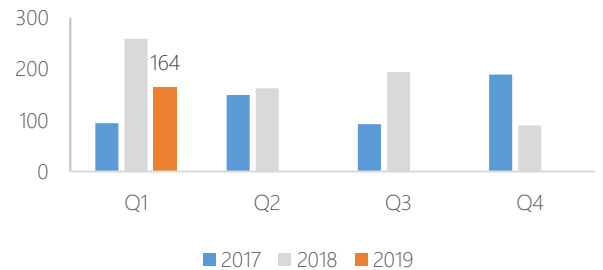


Average Sale Price per Unit



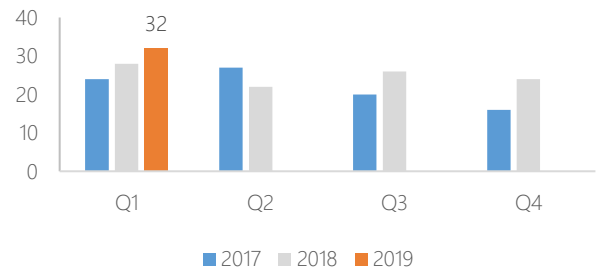
Number of Units Sold

Quarter	2017	2018	2019
Q1	94	259	164
Q2	149	162	
Q3	92	194	
Q4	189	90	



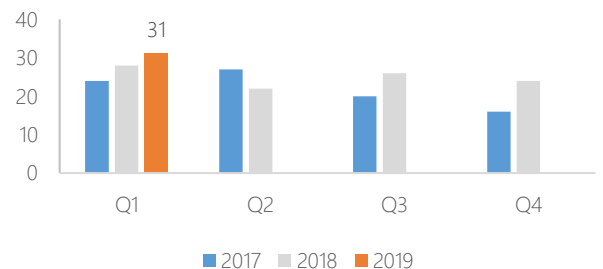
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	24	28	32
Q2	27	22	
Q3	20	26	
Q4	16	24	

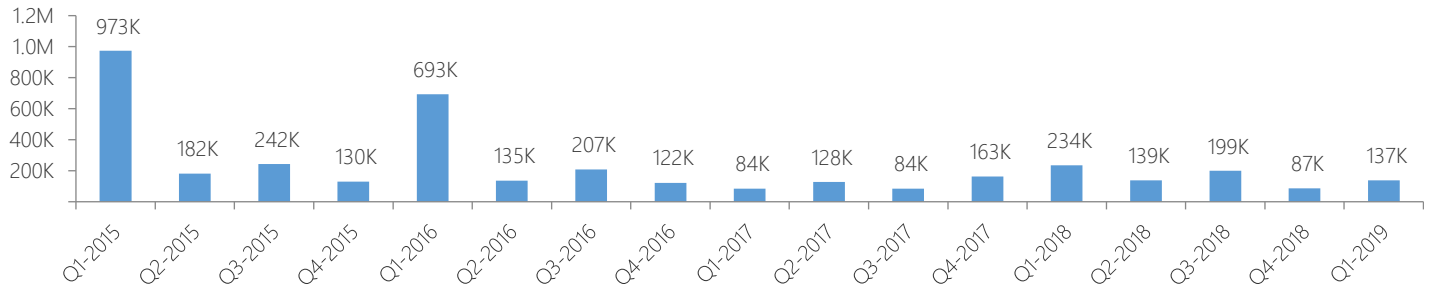


Number of Transactions

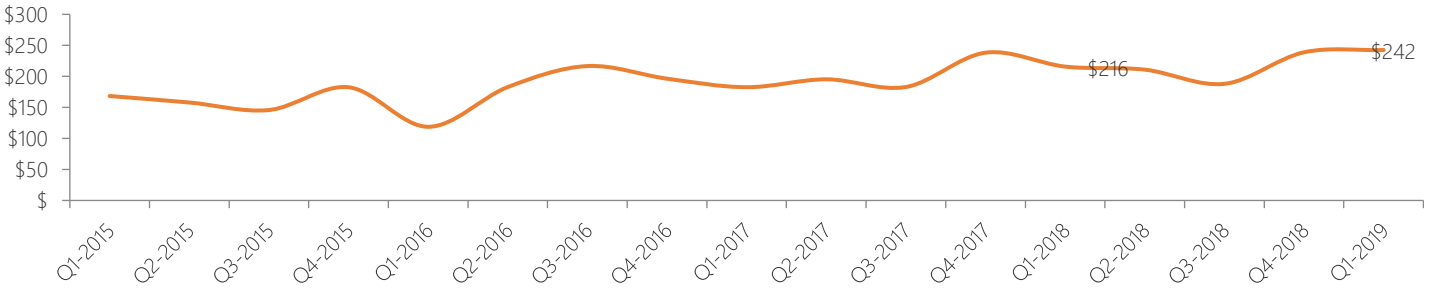
Quarter	2017	2018	2019
Q1	24	28	31
Q2	27	22	
Q3	20	26	
Q4	16	24	



Total Sq. Ft.



Average Sale Price per Square Foot

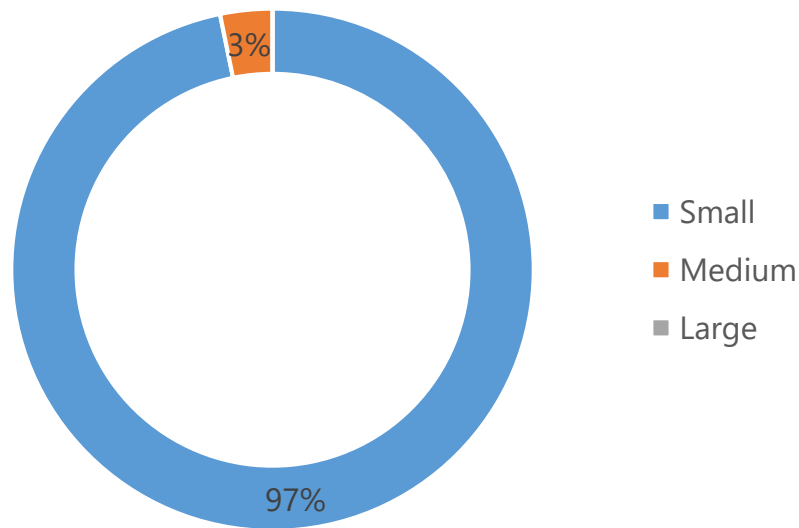


MULTIFAMILY SIZE

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	\$214,052	-4%	\$250	-1%	\$26,756,450	30	31	125
Medium	\$166,667	-8%	\$217	21%	\$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
9527 Church Ave	20-Mar-19	\$1,600,000	Small multifamily	5	4,920	\$325	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
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
85 E 46th St	7-Jan-19	\$1,250,000	Small multifamily	3	3,600	\$347	No
561 E 93rd St	17-Jan-19	\$1,095,000	Small multifamily	4	5,340	\$205	No
632 E 96th St	4-Jan-19	\$1,025,000	Small multifamily	6	5,560	\$184	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
152 E 93rd St	28-Jan-19	\$890,000	Small multifamily	4	3,520	\$253	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
175 E 91st St	24-Jan-19	\$815,000	Small multifamily	3	2,680	\$304	No
118 Rockaway Pkwy	27-Mar-19	\$815,000	Small multifamily	4	3,198	\$255	No
306 E 51st St	27-Mar-19	\$805,000	Small multifamily	4	3,483	\$231	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
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
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
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
112 E 54th St	24-Jan-19	\$600,000	Small multifamily	3	3,036	\$198	No
217 E 43rd St	13-Mar-19	\$500,000	Small multifamily	4	2,360	\$212	No
8821 Avenue B	28-Jan-19	\$330,000	Small multifamily	3	3,300	\$100	No



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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

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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
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