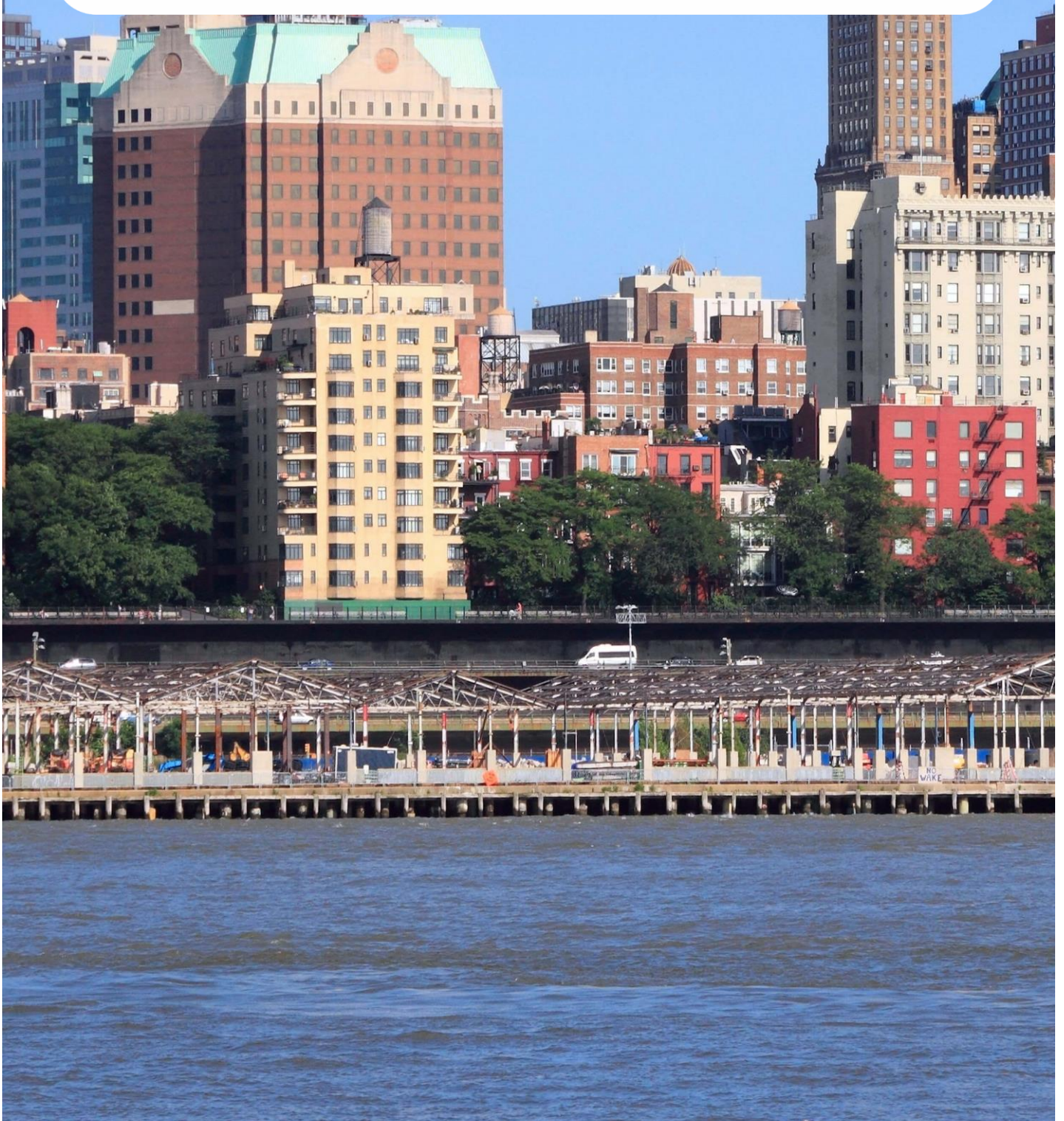


EAST FLATBUSH

A quarterly analysis of multifamily sales
in East Flatbush, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

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

Multifamily Market Report, 3rd Quarter 2018

East Flatbush, Brooklyn

SUMMARY

SALES VOLUME

\$37.4M

143% YoY

NO. OF TRANSACTIONS

26

30% YoY

AVERAGE PRICE/UNIT

\$193K

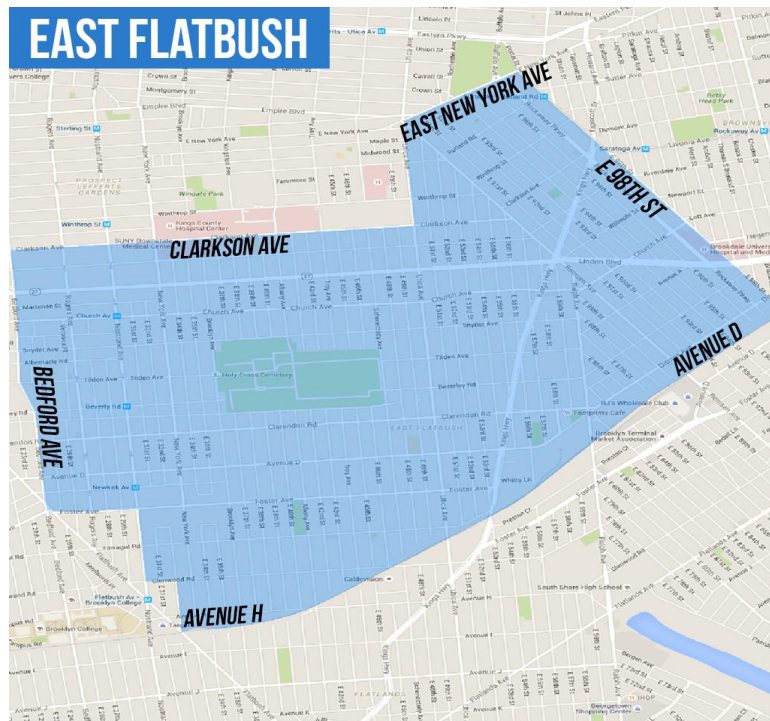
15% YoY

AVERAGE PRICE/SQ.FT.

\$188

3% YoY

NEIGHBORHOOD BOUNDARIES

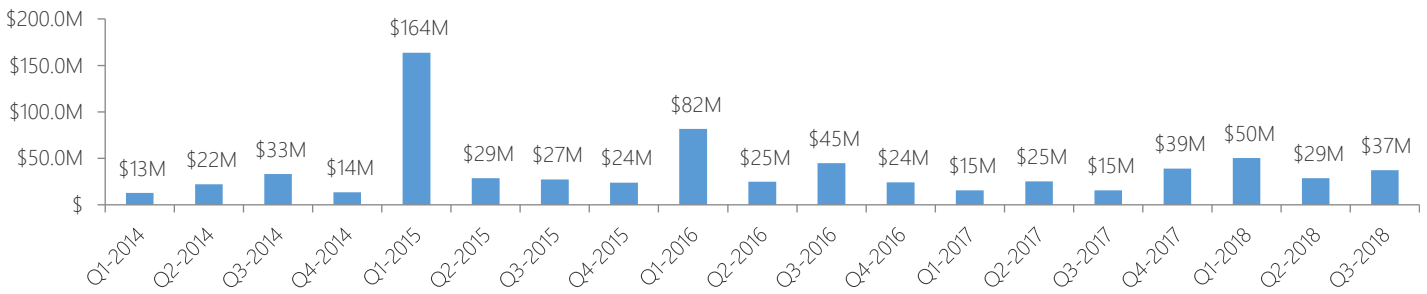


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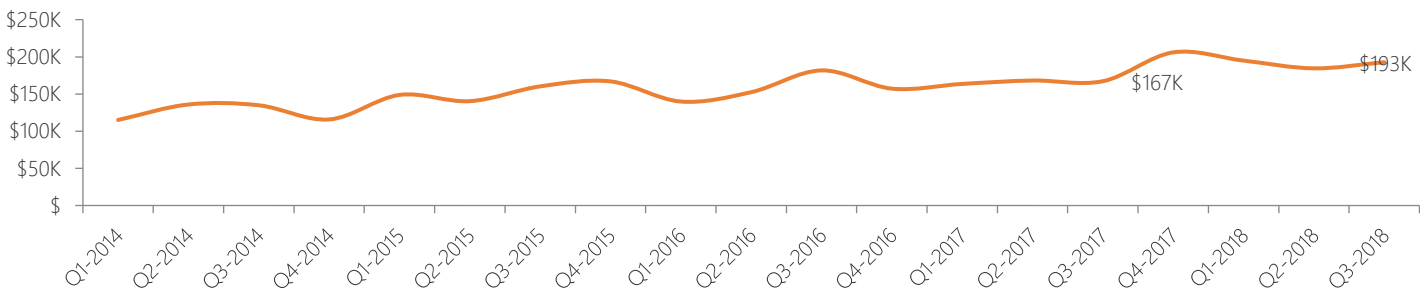
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MULTIFAMILY STATS

Sales Volume

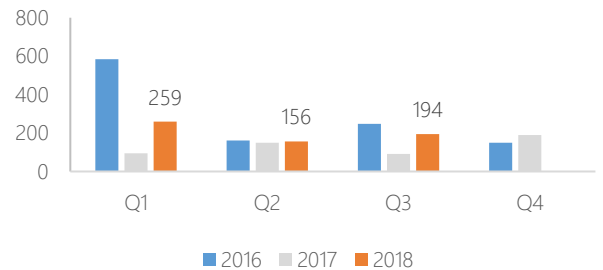


Average Sale Price per Unit



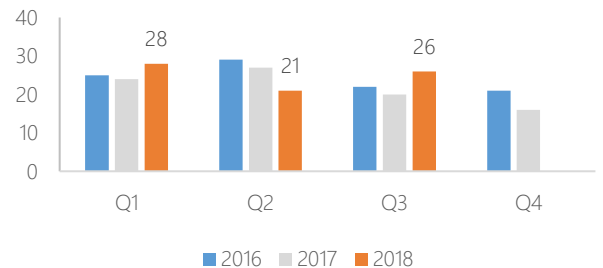
Number of Units Sold

Quarter	2016	2017	2018
Q1	584	94	259
Q2	162	149	156
Q3	247	92	194
Q4	150	189	



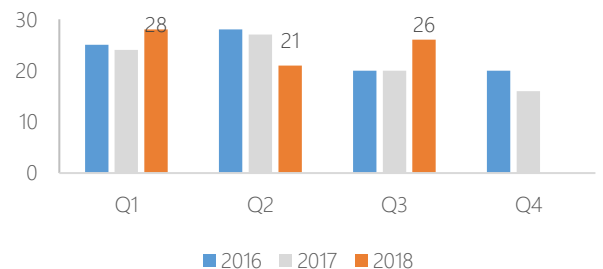
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	25	24	28
Q2	29	27	21
Q3	22	20	26
Q4	21	16	

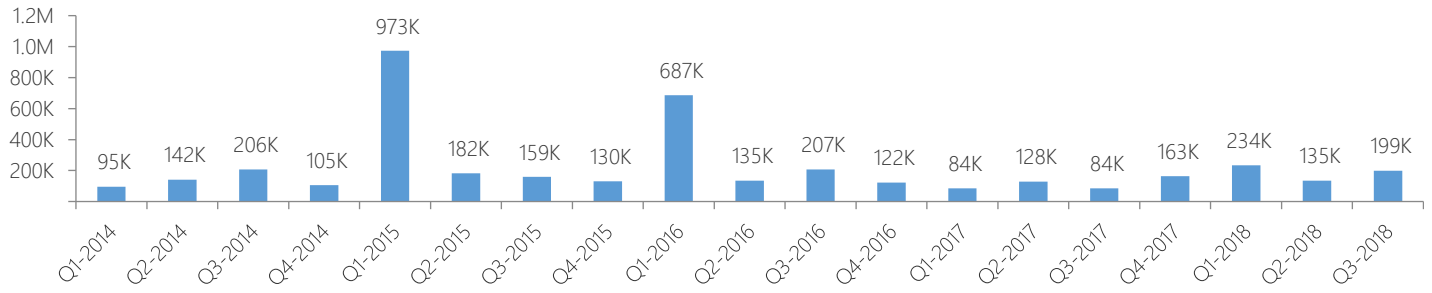


Number of Transactions

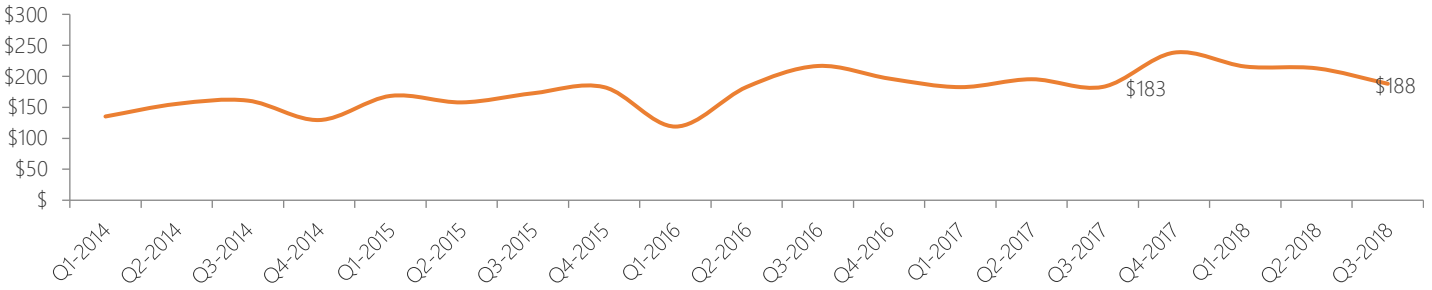
Quarter	2016	2017	2018
Q1	25	24	28
Q2	28	27	21
Q3	20	20	26
Q4	20	16	



Total Sq. Ft.



Average Sale Price per Square Foot

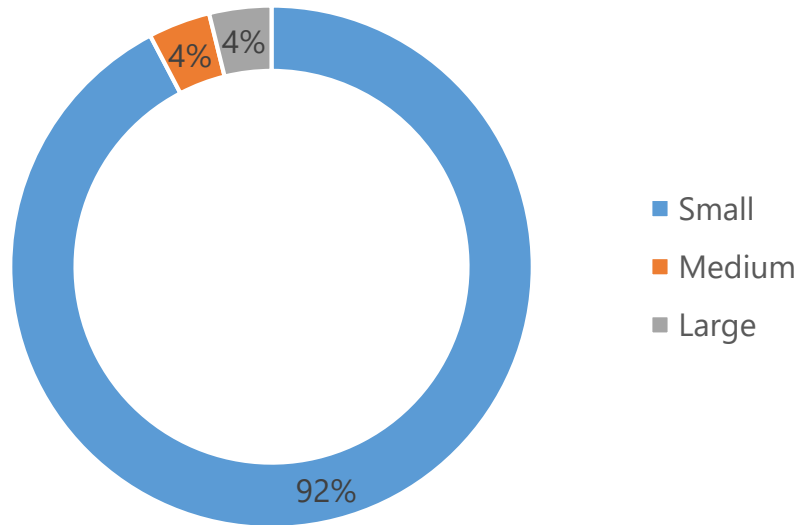


MULTIFAMILY SIZE

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	\$203,060	22%	\$214	18%	\$18,681,538	24	24	92
Medium	\$160,222	-5%	\$203	7%	\$7,210,000	1	1	45
Large	\$201,754	-	\$151	-	\$11,500,000	1	1	57

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
428 E 46th St	2-Jul-18	\$11,500,000	Large multifamily	57	76,339	\$151	No
202-214 E 91st St	2-Jul-18	\$7,210,000	Medium multifamily	45	35,480	\$203	No
476 E 95th St	23-Jul-18	\$1,550,000	Small multifamily	8	7,760	\$200	No
5212 Church Ave	2-Jul-18	\$1,411,442	Small multifamily	6	5,280	\$267	No
240 E 46th St	3-Aug-18	\$1,120,000	Small multifamily	6	3,930	\$285	No
140 E 93rd St	30-Jul-18	\$999,000	Small multifamily	4	3,520	\$284	No
273 E 39th St	20-Jul-18	\$980,000	Small multifamily	3	2,576	\$380	No
5210 Church Ave	17-Jul-18	\$960,000	Small multifamily	6	5,280	\$182	No
36 E 95th St	21-Sep-18	\$930,000	Small multifamily	4	3,751	\$248	No
481 E 94th St	26-Jul-18	\$915,000	Small multifamily	4	3,600	\$254	No
1471 New York Ave	23-Aug-18	\$855,000	Small multifamily	3	1,760	\$486	No
720 E 96th St	16-Aug-18	\$829,000	Small multifamily	3	3,978	\$208	No
226 E 95th St	24-Jul-18	\$800,000	Small multifamily	4	3,198	\$250	No
718 E 96th St	16-Aug-18	\$780,000	Small multifamily	3	3,300	\$236	No
70 E 55th St	4-Sep-18	\$780,000	Small multifamily	3	3,105	\$251	No
569 E 91st St	27-Sep-18	\$775,000	Small multifamily	3	3,840	\$202	No
132 E 95th St	11-Jul-18	\$770,000	Small multifamily	4	3,198	\$241	No
322 E 91st St	30-Aug-18	\$735,000	Small multifamily	3	3,924	\$187	No
163 E 91st St	16-Aug-18	\$735,000	Small multifamily	3	2,680	\$274	No
779 Troy Ave	11-Jul-18	\$640,000	Small multifamily	3	2,760	\$232	No
1439 Albany Ave	14-Sep-18	\$550,000	Small multifamily	3	1,836	\$300	No
253 E 93rd St	2-Aug-18	\$500,000	Small multifamily	3	3,270	\$153	No
631 E 93rd St	7-Aug-18	\$380,000	Small multifamily	3	3,600	\$106	No
422 E 31st St	8-Aug-18	\$334,500	Small multifamily	3	3,128	\$107	No
234 E 92nd St	17-Aug-18	\$226,050	Small multifamily	3	4,080	\$55	No
38 E 51st St	22-Aug-18	\$126,547	Small multifamily	4	3,740	\$34	No



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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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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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