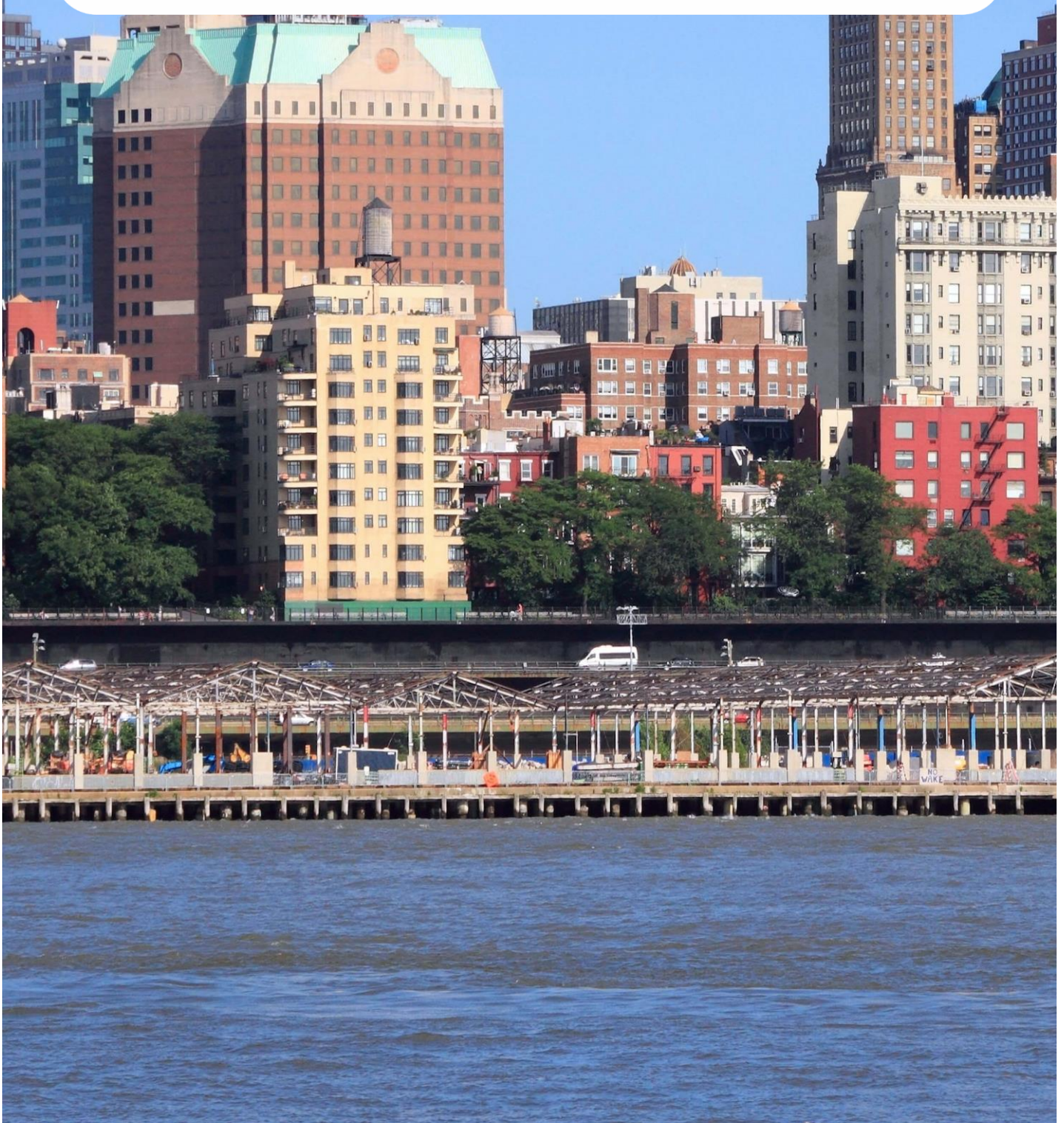


EAST NEW YORK

A quarterly analysis of multifamily sales
in East New York, Brooklyn

4th Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2018

East New York, Brooklyn

SUMMARY

SALES VOLUME

\$35.4M

27% YoY

NO. OF TRANSACTIONS

46

7% YoY

AVERAGE PRICE/UNIT

\$195K

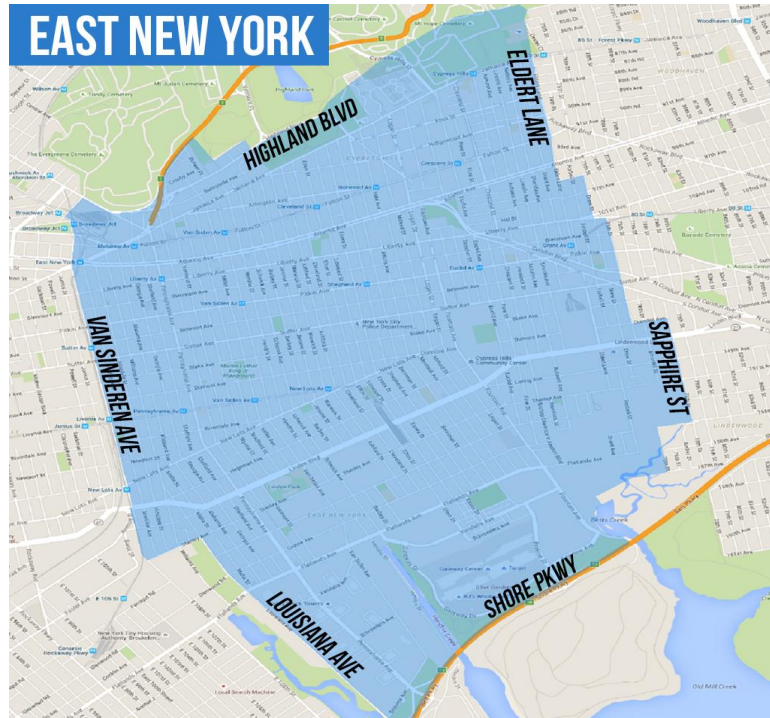
7% YoY

AVERAGE PRICE/SQ.FT.

\$230

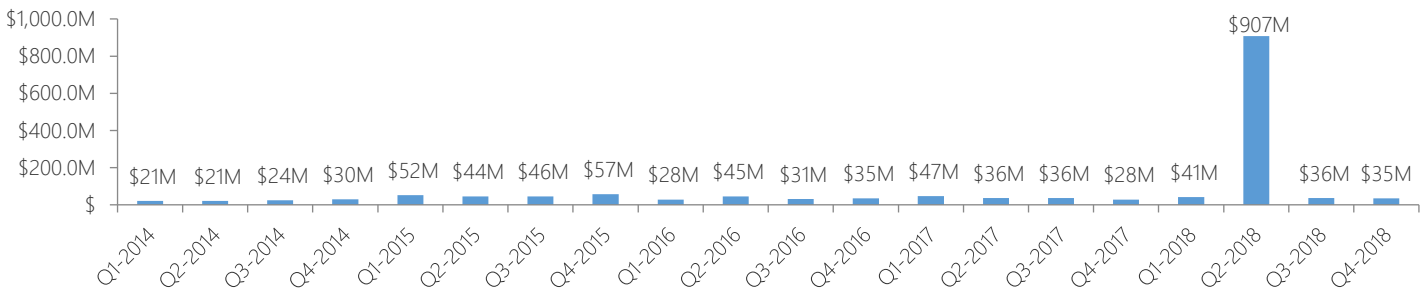
4% YoY

NEIGHBORHOOD BOUNDARIES

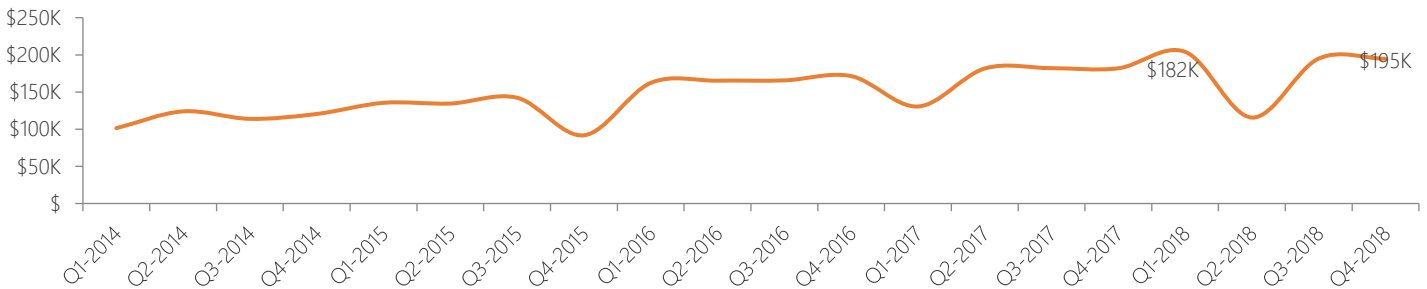


MULTIFAMILY STATS

Sales Volume

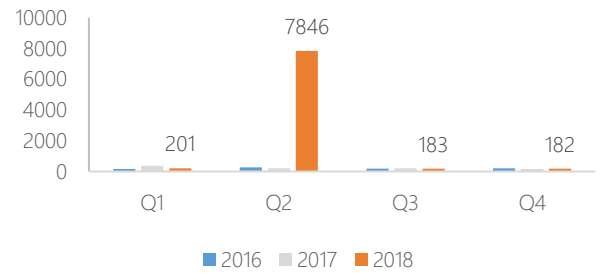


Average Sale Price per Unit



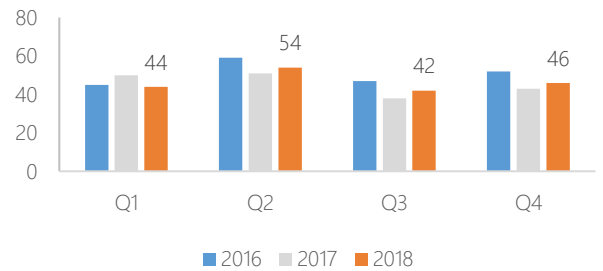
Number of Units Sold

Quarter	2016	2017	2018
Q1	170	362	201
Q2	273	199	7846
Q3	190	200	183
Q4	204	153	182



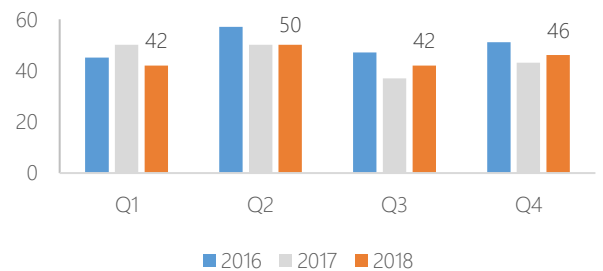
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	45	50	44
Q2	59	51	54
Q3	47	38	42
Q4	52	43	46

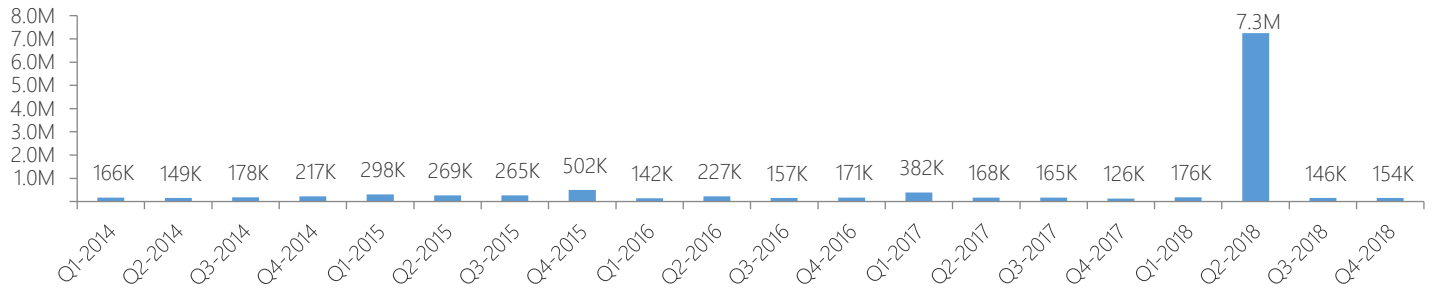


Number of Transactions

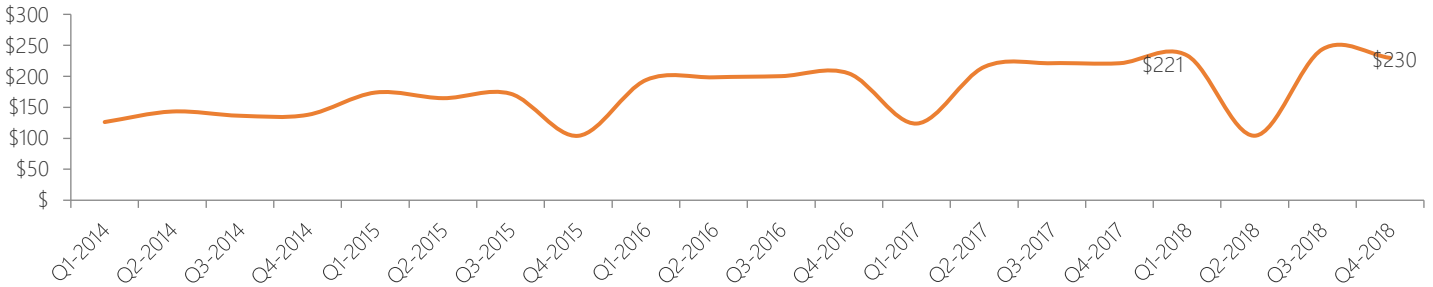
Quarter	2016	2017	2018
Q1	45	50	42
Q2	57	50	50
Q3	47	37	42
Q4	51	43	46



Total Sq. Ft.



Average Sale Price per Square Foot

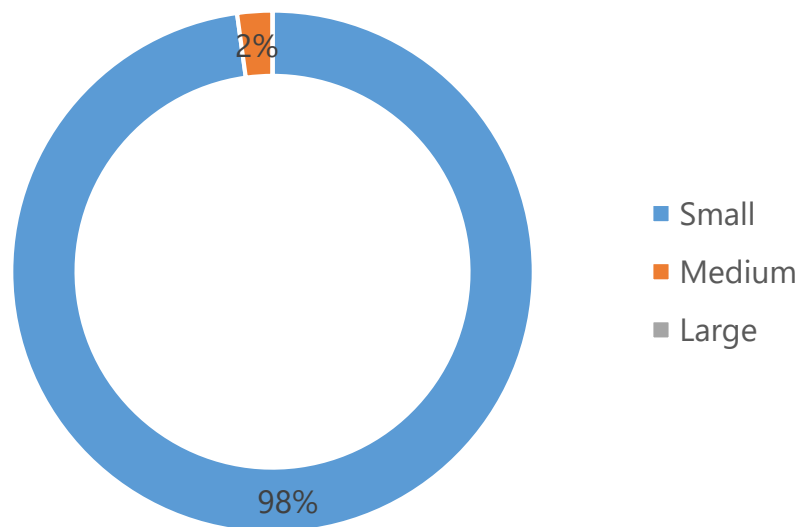


MULTIFAMILY SIZE

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	\$203,288	12%	\$240	8%	\$32,729,326	45	45	161
Medium	\$128,571	-	\$153	-	\$2,700,000	1	1	21
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
248 Arlington Ave	5-Dec-18	\$2,700,000	Medium multifamily	21	17,695	\$153	No
177 Sheffield Ave	3-Dec-18	\$1,490,000	Small multifamily	5	4,581	\$325	No
2931 Fulton St	6-Nov-18	\$1,300,000	Small multifamily	5	3,600	\$361	No
501 Ridgewood Ave	10-Oct-18	\$1,150,000	Small multifamily	3	3,390	\$339	No
3229 Fulton St	7-Nov-18	\$1,150,000	Small multifamily	6	4,500	\$256	No
496 Autumn Ave	19-Nov-18	\$1,135,000	Small multifamily	6	6,150	\$185	No
289 Warwick St	26-Nov-18	\$1,100,000	Small multifamily	3	1,990	\$553	No
179 Chestnut St	13-Dec-18	\$940,000	Small multifamily	3	3,528	\$266	No
52 Malta St	20-Nov-18	\$930,000	Small multifamily	5	3,900	\$238	No
920 Glenmore Ave	3-Dec-18	\$930,000	Small multifamily	3	3,000	\$310	No
660 Warwick St	29-Nov-18	\$870,000	Small multifamily	4	2,880	\$302	No
553 Williams Ave	11-Oct-18	\$863,260	Small multifamily	4	3,250	\$266	No
429 Linwood St	30-Oct-18	\$860,000	Small multifamily	3	3,150	\$273	No
750 Glenmore Ave	14-Dec-18	\$850,000	Small multifamily	3	3,000	\$283	No
266 Wyona St	21-Nov-18	\$835,000	Small multifamily	3	2,903	\$288	No
642 Miller Ave	6-Nov-18	\$825,000	Small multifamily	4	3,198	\$258	No
727 Wyona St	20-Nov-18	\$800,000	Small multifamily	3	2,560	\$313	No
814 Berriman St	30-Nov-18	\$800,000	Small multifamily	4	3,371	\$237	No
18 Wyona St	18-Dec-18	\$781,667	Small multifamily	3	1,840	\$425	No
754 Cleveland St	26-Nov-18	\$770,000	Small multifamily	3	3,229	\$238	No
184 Milford St	16-Oct-18	\$753,505	Small multifamily	3	3,303	\$228	No
716 New Lots Ave	26-Oct-18	\$740,000	Small multifamily	3	3,120	\$237	No
984 Dumont Ave	17-Dec-18	\$700,000	Small multifamily	4	2,870	\$244	No
629 Glenmore Ave	4-Oct-18	\$697,500	Small multifamily	4	2,650	\$263	No
692 Riverdale Ave	19-Oct-18	\$688,500	Small multifamily	4	3,600	\$191	No
447 Amber St	26-Oct-18	\$676,000	Small multifamily	3	2,964	\$228	No
707 Linwood St	20-Dec-18	\$675,000	Small multifamily	4	3,120	\$216	No
92 Bradford St	7-Nov-18	\$660,000	Small multifamily	3	1,524	\$433	No
437 Atkins Ave	19-Dec-18	\$650,000	Small multifamily	3	2,080	\$313	No
339 Bradford St	30-Nov-18	\$650,000	Small multifamily	3	2,760	\$236	No
168 Atkins Ave	22-Oct-18	\$619,894	Small multifamily	3	2,760	\$225	No
578 Cleveland St	12-Oct-18	\$600,000	Small multifamily	3	3,120	\$192	No
510 Van Sicken Ave	2-Nov-18	\$600,000	Small multifamily	6	5,625	\$107	No
803 Logan St	15-Oct-18	\$595,000	Small multifamily	3	1,703	\$349	No
1430 Loring Ave	24-Oct-18	\$585,000	Small multifamily	3	2,940	\$199	No
203 Highland Pl	9-Nov-18	\$575,000	Small multifamily	4	3,000	\$192	No
609 Emerald St	6-Dec-18	\$575,000	Small multifamily	3	2,940	\$196	No
283 Warwick St	27-Dec-18	\$555,000	Small multifamily	3	1,863	\$298	No
601 Liberty Ave	12-Oct-18	\$550,000	Small multifamily	3	2,448	\$225	No
729 Liberty Ave	5-Oct-18	\$545,000	Small multifamily	3	2,440	\$223	No
172 Crystal St	18-Dec-18	\$450,000	Small multifamily	3	2,100	\$214	No
647 Pennsylvania Ave	27-Nov-18	\$435,000	Small multifamily	4	3,300	\$132	No
593 Euclid Ave	5-Dec-18	\$250,000	Small multifamily	4	3,360	\$74	No
1307 Blake Ave	10-Oct-18	\$224,000	Small multifamily	3	1,680	\$133	No
429 Pennsylvania Ave	16-Nov-18	\$200,000	Small multifamily	3	3,000	\$67	No
144 Shepherd Ave	12-Nov-18	\$100,000	Small multifamily	3	2,240	\$45	No



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THE RATNER TEAM



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Nate Pfaff

Residential Sales &
Rental 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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Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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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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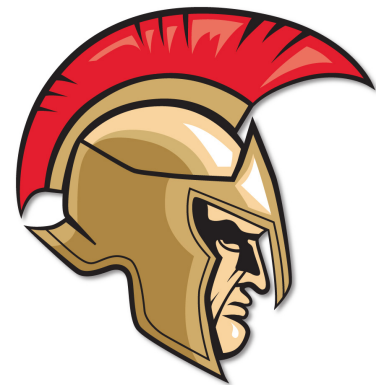
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