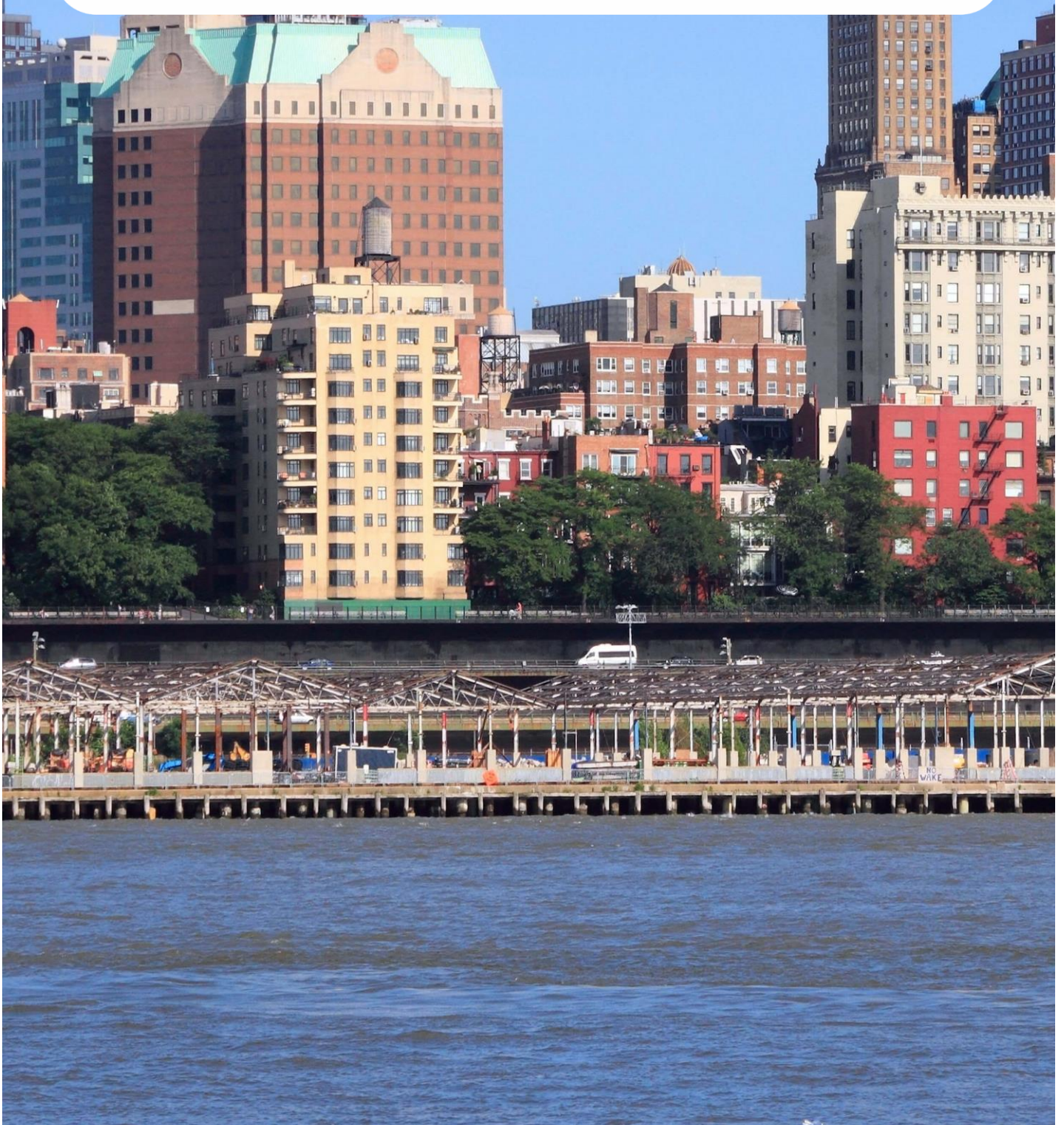


EAST NEW YORK

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

Ist Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

East New York, Brooklyn

SUMMARY

SALES VOLUME

\$33.7M

-18% YoY

NO. OF TRANSACTIONS

45

7% YoY

AVERAGE PRICE/UNIT

\$197K

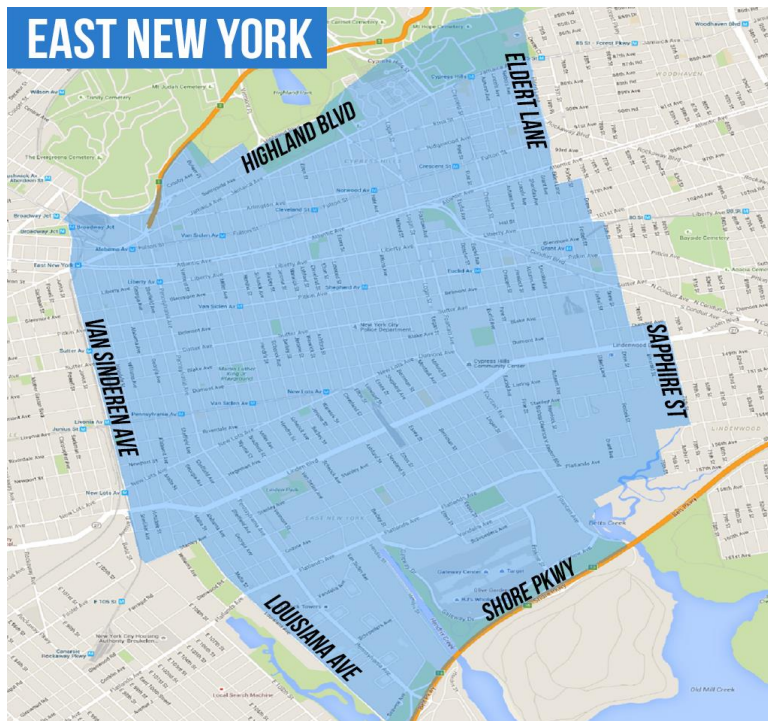
-3% YoY

AVERAGE PRICE/SQ.FT.

\$241

3% YoY

NEIGHBORHOOD BOUNDARIES

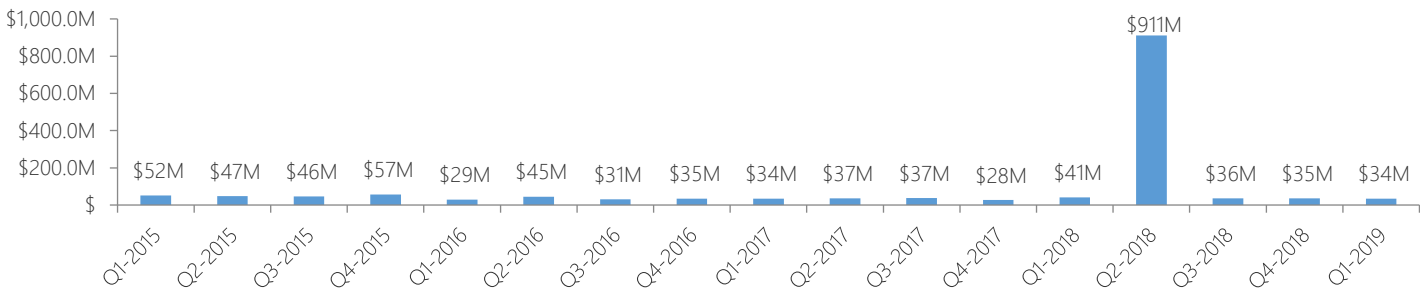


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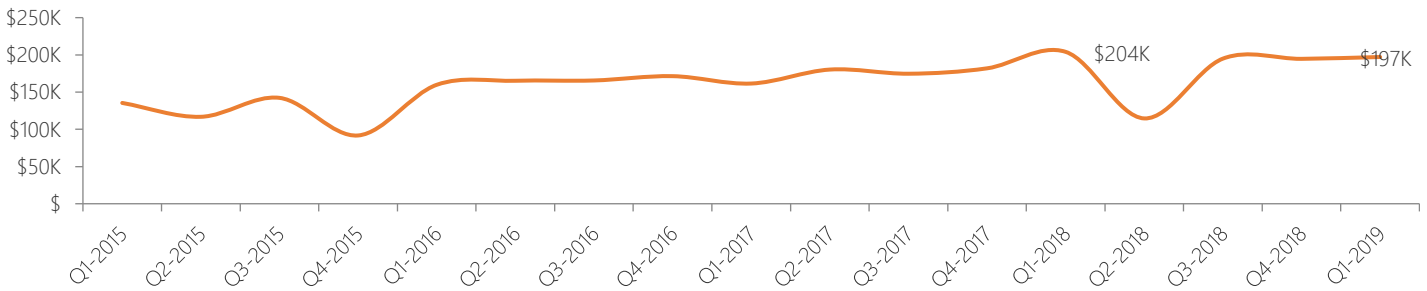
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MULTIFAMILY STATS

Sales Volume

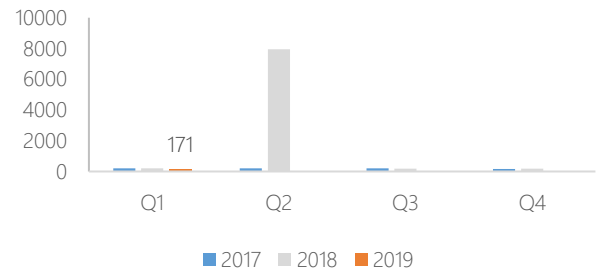


Average Sale Price per Unit



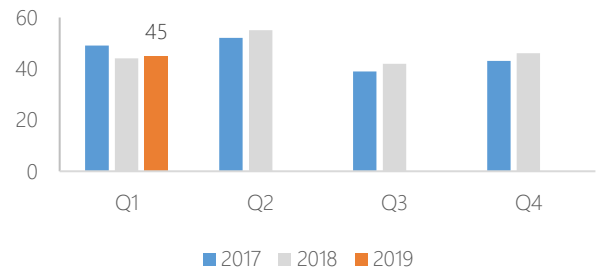
Number of Units Sold

Quarter	2017	2018	2019
Q1	212	201	171
Q2	203	7947	
Q3	211	183	
Q4	153	182	



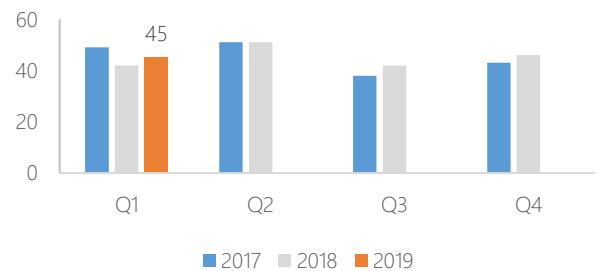
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	49	44	45
Q2	52	55	
Q3	39	42	
Q4	43	46	

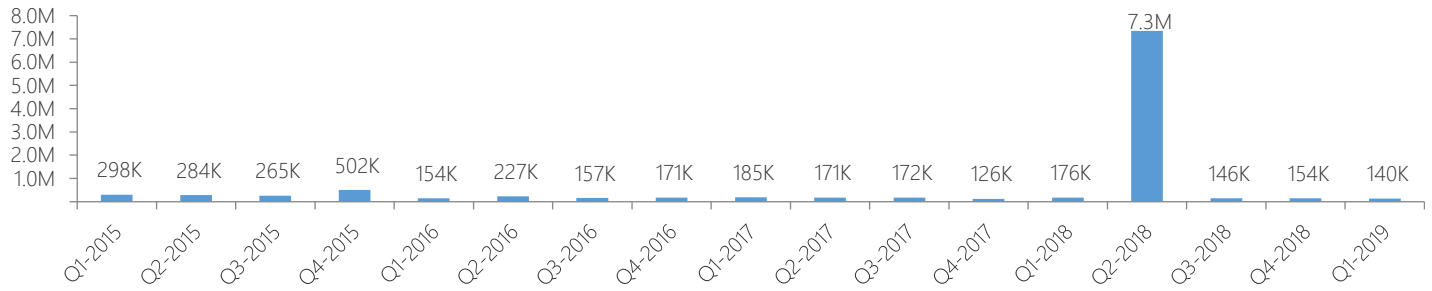


Number of Transactions

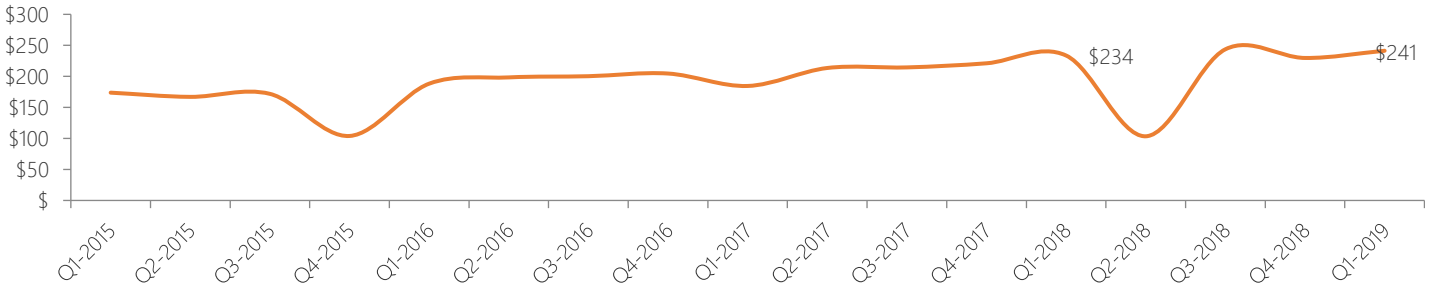
Quarter	2017	2018	2019
Q1	49	42	45
Q2	51	51	
Q3	38	42	
Q4	43	46	



Total Sq. Ft.



Average Sale Price per Square Foot

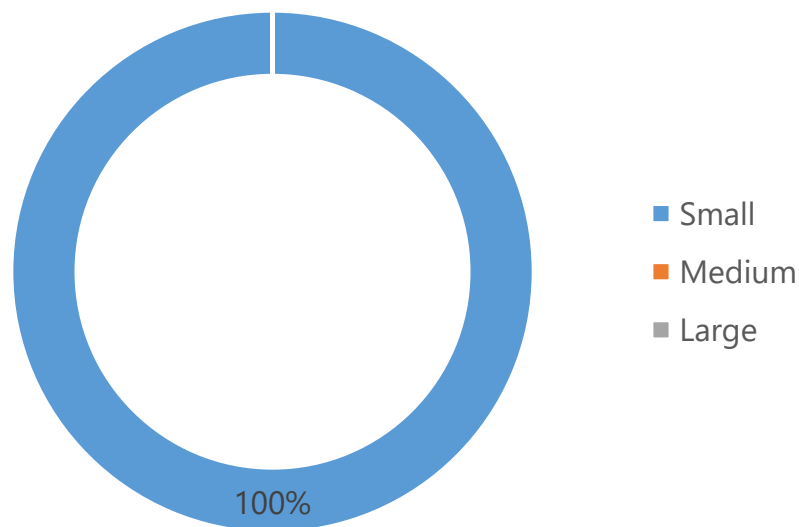


MULTIFAMILY SIZE

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	\$197,145	-9%	\$241	-5%	\$33,711,734	45	45	171
Medium	-	-	-	-	\$0	0	0	0
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
3225 Fulton St	26-Mar-19	\$1,710,000	Small multifamily	6	4,992	\$343	No
3441 Fulton St	28-Jan-19	\$1,400,000	Small multifamily	8	5,046	\$277	No
3218 Fulton St	22-Jan-19	\$1,250,000	Small multifamily	3	3,120	\$401	No
740 Miller Ave	27-Feb-19	\$1,200,000	Small multifamily	6	4,920	\$244	No
678 Wyona St	27-Mar-19	\$1,060,000	Small multifamily	4	3,360	\$315	No
322 Milford St	21-Feb-19	\$990,000	Small multifamily	6	3,800	\$261	No
627 Blake Ave	28-Mar-19	\$975,000	Small multifamily	6	3,510	\$278	No
3350 Fulton St	14-Jan-19	\$970,000	Small multifamily	5	3,240	\$299	No
156 Norwood Ave	15-Mar-19	\$960,000	Small multifamily	3	2,565	\$374	No
447 Amber St	25-Mar-19	\$925,000	Small multifamily	3	2,964	\$312	No
2227 Pitkin Ave	12-Mar-19	\$920,000	Small multifamily	5	3,750	\$245	No
304 Bradford St	1-Feb-19	\$880,000	Small multifamily	3	2,700	\$326	No
591 Euclid Ave	25-Feb-19	\$860,000	Small multifamily	4	3,360	\$256	No
752 Glenmore Ave	15-Mar-19	\$850,000	Small multifamily	3	2,820	\$301	No
499 New Jersey Ave	14-Jan-19	\$849,000	Small multifamily	3	2,496	\$340	No
696 Bradford St	10-Jan-19	\$835,000	Small multifamily	3	2,520	\$331	No
127 Ridgewood Ave	21-Mar-19	\$830,000	Small multifamily	3	2,400	\$346	No
564 Williams Ave	8-Jan-19	\$800,000	Small multifamily	6	3,120	\$256	No
508 New Jersey Ave	28-Feb-19	\$785,000	Small multifamily	3	3,000	\$262	No
779 New Jersey Ave	18-Jan-19	\$780,000	Small multifamily	3	1,692	\$461	No
225 Grant Ave	12-Mar-19	\$770,000	Small multifamily	3	2,320	\$332	No
754 Snediker Ave	15-Jan-19	\$765,000	Small multifamily	4	3,280	\$233	No
349 Etna St	15-Mar-19	\$751,000	Small multifamily	3	3,312	\$227	No
428 Ashford St	4-Feb-19	\$699,000	Small multifamily	3	2,784	\$251	No
353 De Witt Ave	28-Feb-19	\$670,000	Small multifamily	3	2,895	\$231	No
1246 Blake Ave	17-Jan-19	\$650,000	Small multifamily	3	4,440	\$146	No
15 Norwood Ave	30-Jan-19	\$650,000	Small multifamily	3	3,840	\$169	No
331 Shepherd Ave	10-Jan-19	\$639,806	Small multifamily	3	2,880	\$222	No
448 Sapphire St	12-Feb-19	\$615,000	Small multifamily	3	2,961	\$208	No
606 Jerome St	22-Feb-19	\$615,000	Small multifamily	6	1,760	\$349	No
289 Arlington Ave	13-Feb-19	\$615,000	Small multifamily	8	7,800	\$79	No
356 Miller Ave	1-Feb-19	\$610,000	Small multifamily	3	2,700	\$226	No
3124 Fulton St	28-Mar-19	\$590,000	Small multifamily	3	3,300	\$179	No
295 Schenck Ave	25-Jan-19	\$550,000	Small multifamily	3	3,060	\$180	No
305 Sheffield Ave	17-Jan-19	\$550,000	Small multifamily	3	3,162	\$174	No
1417 Stanley Ave	14-Mar-19	\$550,000	Small multifamily	3	2,964	\$186	No
1262 Blake Ave	7-Jan-19	\$539,928	Small multifamily	3	2,168	\$249	No
731 New Jersey Ave	25-Feb-19	\$502,000	Small multifamily	3	1,992	\$252	No
85 Louisiana Ave	19-Mar-19	\$480,000	Small multifamily	3	1,600	\$300	No
705 Linwood St	19-Mar-19	\$448,000	Small multifamily	3	2,400	\$187	No
246 Cleveland St	28-Jan-19	\$400,000	Small multifamily	3	1,728	\$231	No
534 Vermont St	27-Mar-19	\$350,000	Small multifamily	3	3,000	\$117	No
593 Wyona St	2-Jan-19	\$350,000	Small multifamily	4	3,588	\$98	No
972 Dumont Ave	10-Jan-19	\$333,000	Small multifamily	3	2,032	\$164	No
576 Miller Ave	16-Jan-19	\$190,000	Small multifamily	3	2,360	\$81	No



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THE RATNER TEAM



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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

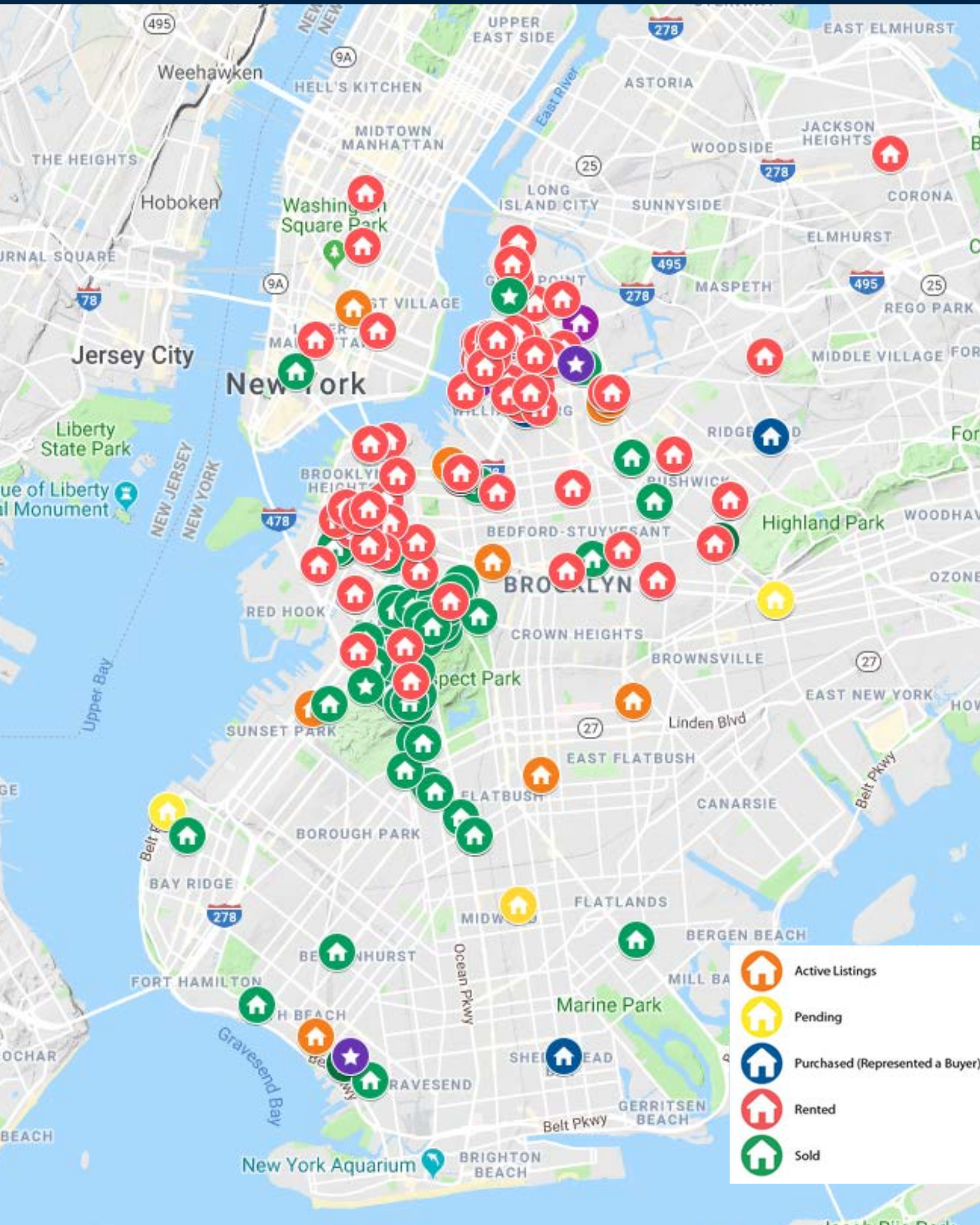
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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