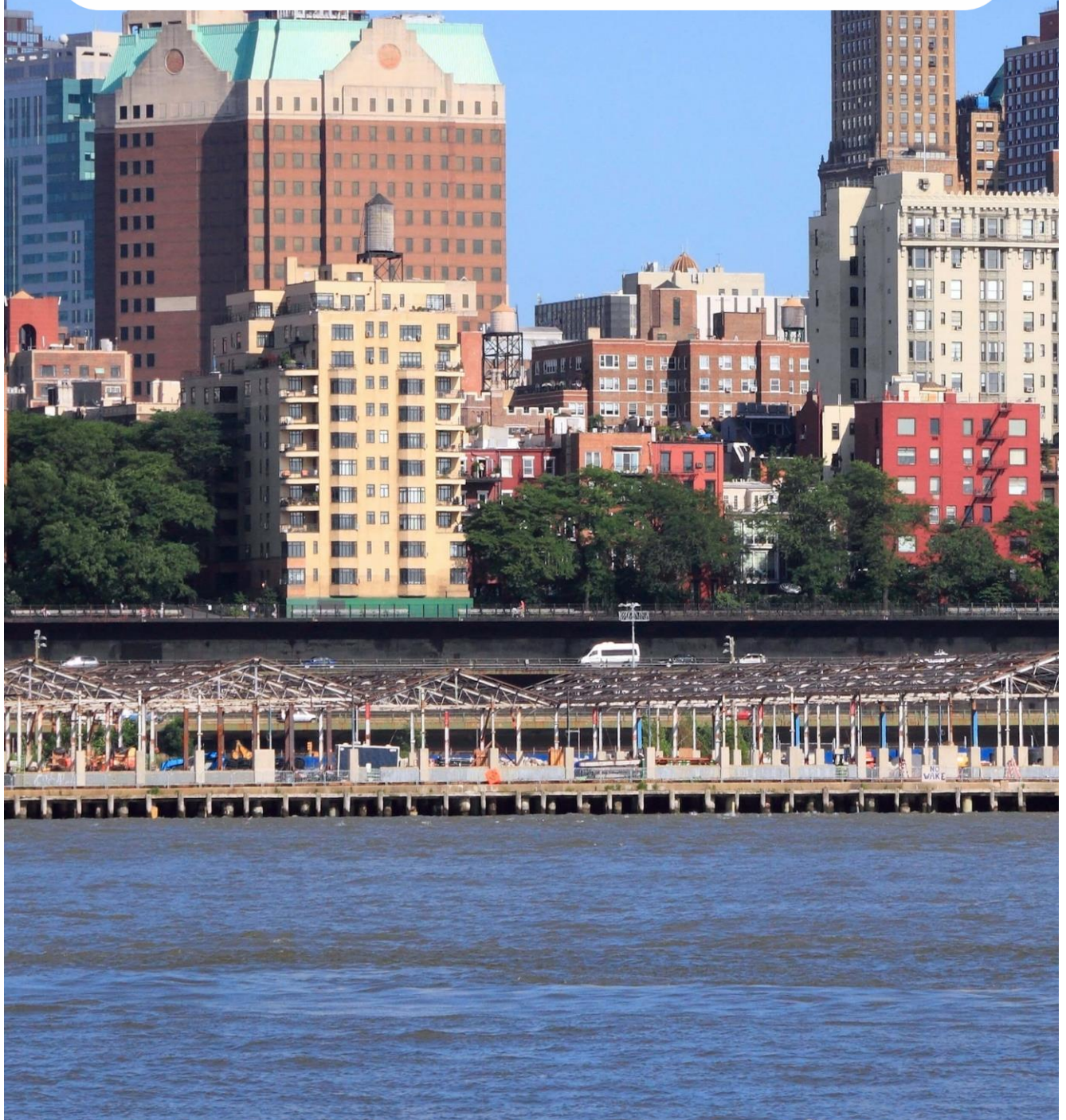


# EAST NEW YORK

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

3rd Quarter 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Multifamily Market Report, 3rd Quarter 2019

## East New York, Brooklyn

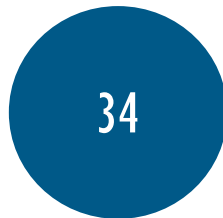
### SUMMARY

SALES VOLUME



-16% YoY

NO. OF TRANSACTIONS



-19% YoY

AVERAGE PRICE/UNIT



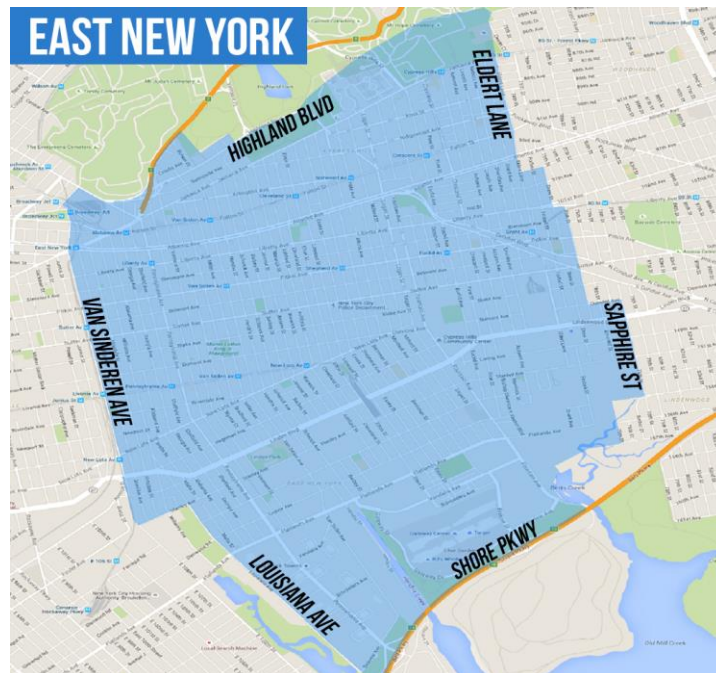
9% YoY

AVERAGE PRICE/SQ.FT.



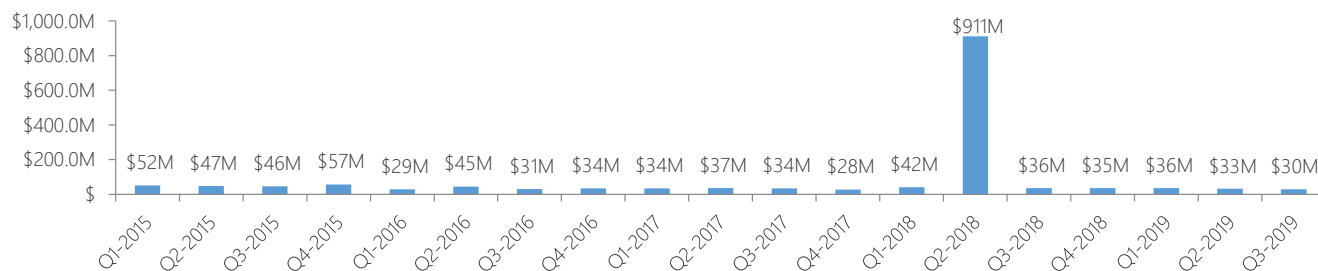
10% YoY

### NEIGHBORHOOD BOUNDARIES

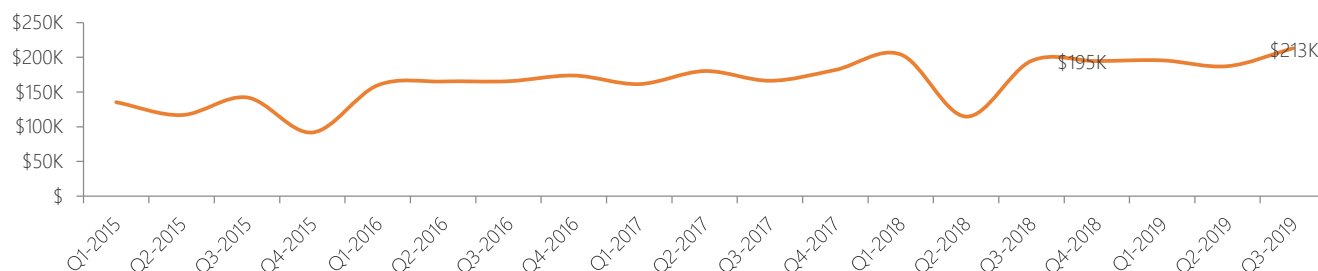


MULTIFAMILY STATS

Sales Volume

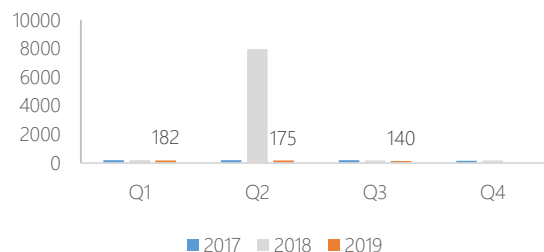


Average Sale Price per Unit



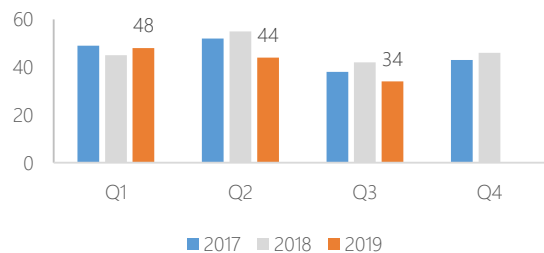
Number of Units Sold

Quarter	2017	2018	2019
Q1	212	204	182
Q2	203	7947	175
Q3	203	183	140
Q4	153	182	



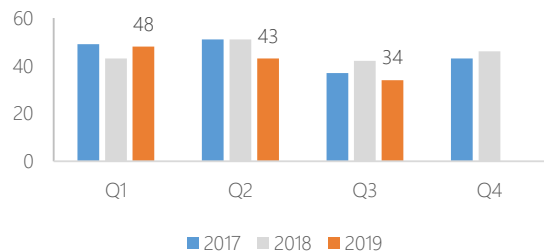
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	49	45	48
Q2	52	55	44
Q3	38	42	34
Q4	43	46	

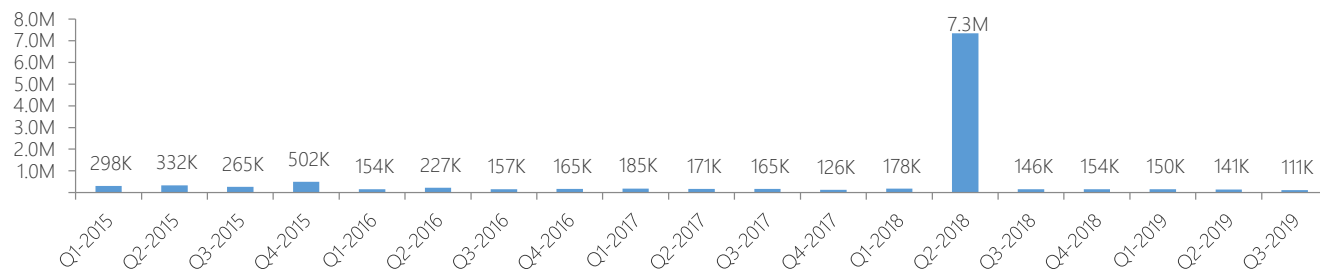


Number of Transactions

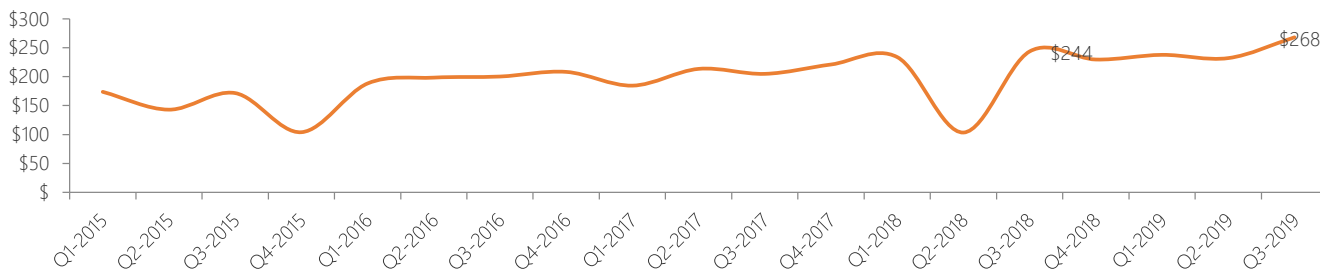
Quarter	2017	2018	2019
Q1	49	43	48
Q2	51	51	43
Q3	37	42	34
Q4	43	46	



▶ Total Sq. Ft.



▶ Average Sale Price per Square Foot

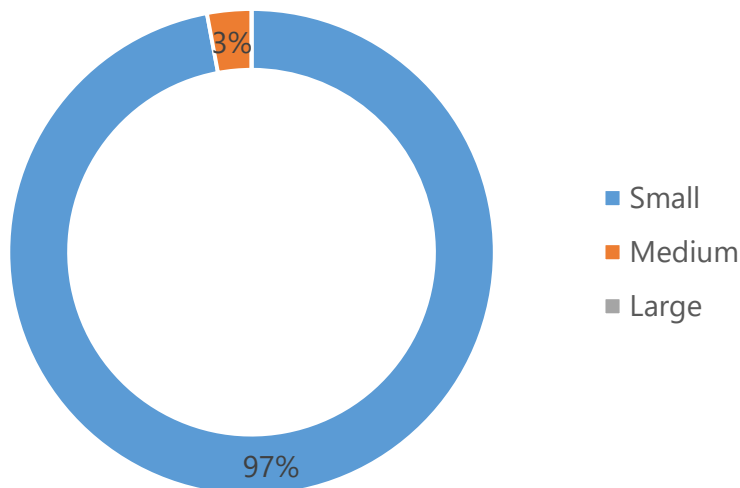


**MULTIFAMILY SIZE**

▶ 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	\$218,903	12%	\$257	8%	\$26,268,359	33	33	120
Medium	\$178,250	-9%	\$399	48%	\$3,565,000	1	1	20
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
179 Milford St	23-Aug-19	\$3,565,000	Medium multifamily	20	8,925	\$399	No
3195 Fulton St	26-Sep-19	\$1,420,000	Small multifamily	8	5,250	\$270	No
177 Milford St	19-Aug-19	\$1,285,000	Small multifamily	4	3,360	\$382	No
165 Fountain Ave	1-Aug-19	\$1,175,000	Small multifamily	6	4,020	\$292	No
193 Essex St	30-Jul-19	\$1,175,000	Small multifamily	4	3,000	\$392	Yes
86 Fountain Ave	19-Sep-19	\$960,000	Small multifamily	3	2,835	\$339	No
553 Williams Ave	31-Jul-19	\$950,000	Small multifamily	4	3,250	\$292	No
756 Barbey St	16-Sep-19	\$925,000	Small multifamily	3	2,880	\$321	No
576 Miller Ave	10-Sep-19	\$900,000	Small multifamily	3	2,360	\$381	No
706 Hinsdale St	31-Jul-19	\$900,000	Small multifamily	5	4,200	\$214	No
547 Williams Ave	8-Aug-19	\$895,000	Small multifamily	4	3,250	\$275	No
2490 Pitkin Ave	2-Aug-19	\$875,000	Small multifamily	3	3,900	\$224	No
500 New Jersey Ave	13-Sep-19	\$870,000	Small multifamily	3	3,000	\$290	No
633 Crescent St	27-Sep-19	\$860,000	Small multifamily	3	2,024	\$425	No
514 Vermont St	30-Jul-19	\$850,000	Small multifamily	3	2,610	\$326	No
519 Sheffield Ave	9-Jul-19	\$825,000	Small multifamily	4	3,280	\$252	No
285 Shepherd Ave	10-Jul-19	\$782,500	Small multifamily	3	2,166	\$361	No
3122 Fulton St	23-Sep-19	\$760,000	Small multifamily	5	3,300	\$230	Yes
464 Wyona St	7-Aug-19	\$760,000	Small multifamily	3	3,000	\$253	No
985 Hegeman Ave	27-Aug-19	\$750,000	Small multifamily	3	2,476	\$303	No
1126 Belmont Ave	16-Aug-19	\$730,000	Small multifamily	3	2,356	\$310	No
1023 Hegeman Ave	19-Aug-19	\$710,000	Small multifamily	3	3,996	\$178	No
482 Bradford St	8-Aug-19	\$700,000	Small multifamily	3	3,840	\$182	No
680 Jerome St	13-Sep-19	\$700,000	Small multifamily	3	2,904	\$241	No
2289 Pitkin Ave	9-Jul-19	\$690,000	Small multifamily	3	3,246	\$213	No
23 A Mcclancy Pl	6-Sep-19	\$685,000	Small multifamily	3	2,340	\$293	No
709 Fountain Ave	10-Sep-19	\$665,000	Small multifamily	3	2,904	\$229	No
389 Crescent St	6-Aug-19	\$630,000	Small multifamily	3	2,814	\$224	No
327 Shepherd Ave	6-Aug-19	\$630,000	Small multifamily	3	2,880	\$219	No
106 Forbell St	16-Jul-19	\$605,859	Small multifamily	3	3,036	\$200	No
604 Autumn Ave	26-Sep-19	\$555,000	Small multifamily	3	2,064	\$269	No
676 Liberty Ave	9-Jul-19	\$375,000	Small multifamily	7	6,282	\$60	No
348 Van Siclen Ave	23-Jul-19	\$350,000	Small multifamily	3	1,800	\$194	No
319 Van Siclen Ave	9-Aug-19	\$325,000	Small multifamily	3	1,728	\$188	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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- NYC Condo Sales, Purchases & Rentals
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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

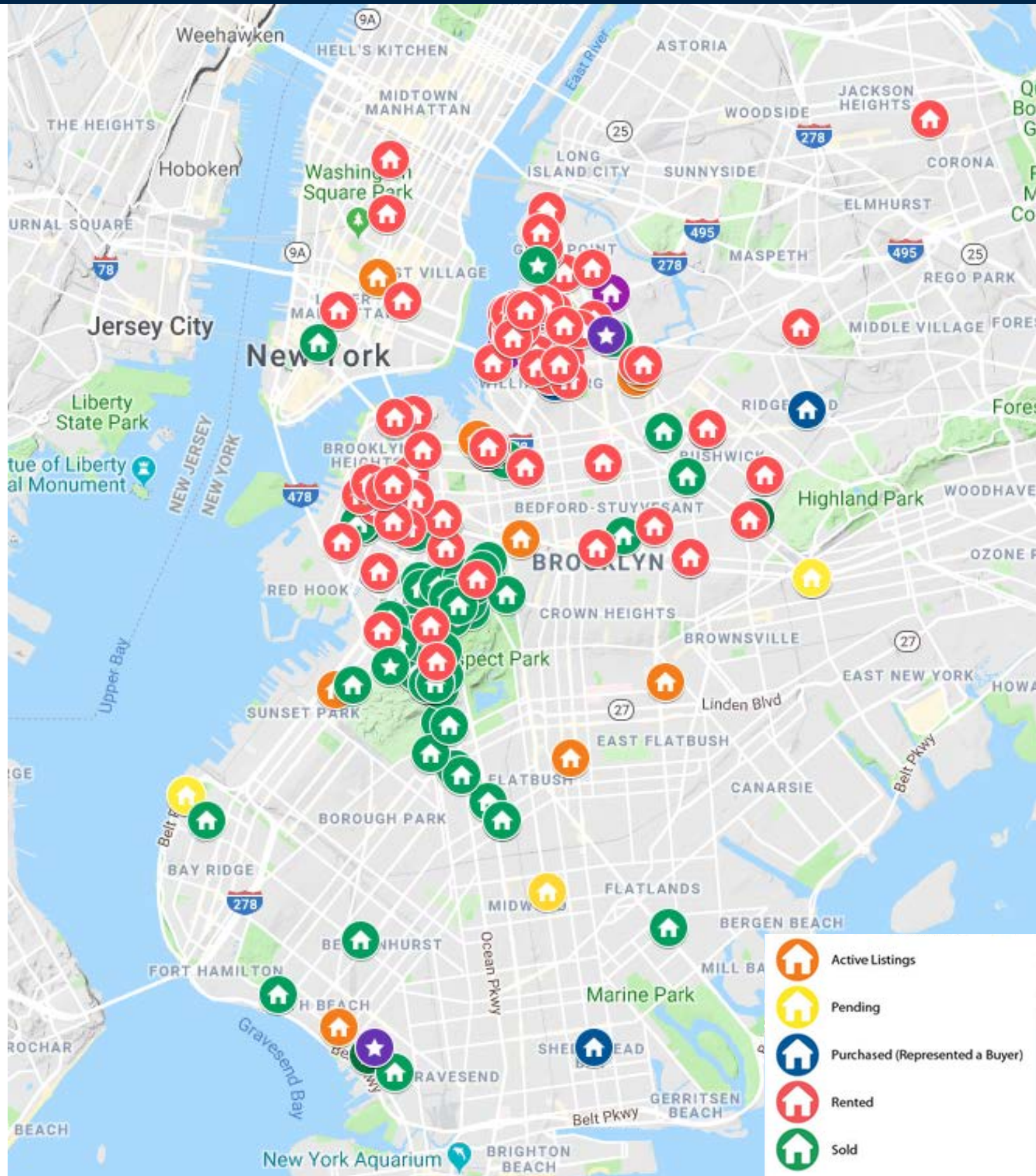
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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- |                                 |                              |                                |                                     |
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| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
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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                   |
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| 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                        |
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