

# GRAVESEND

A quarterly analysis of multifamily sales  
in Gravesend, Brooklyn

4th Quarter 2017



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Multifamily Market Report, 4th Quarter 2017

## Gravesend, Brooklyn

### SUMMARY

SALES VOLUME

**\$15.2M**

17% YoY

NO. OF TRANSACTIONS

**14**

17% YoY

AVERAGE PRICE/UNIT

**\$346K**

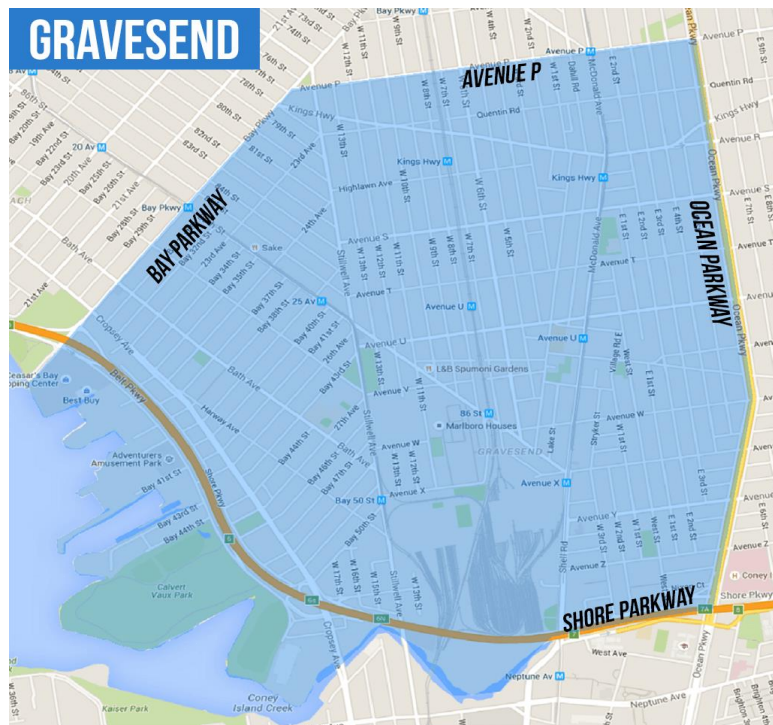
9% YoY

AVERAGE PRICE/SQ.FT.

**\$396**

11% YoY

### NEIGHBORHOOD BOUNDARIES



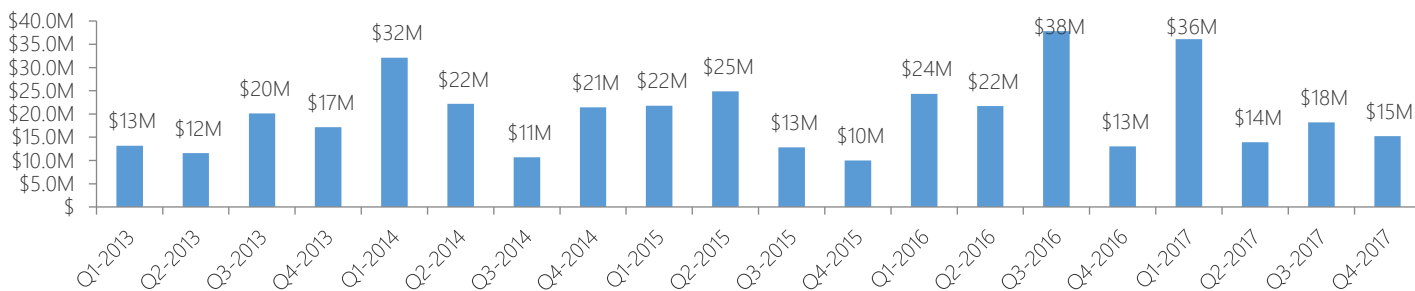
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

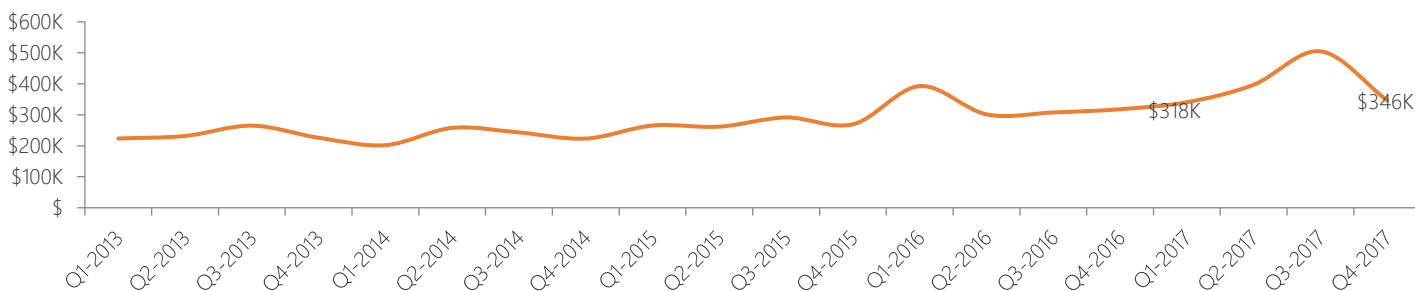


## MULTIFAMILY STATS

### Sales Volume

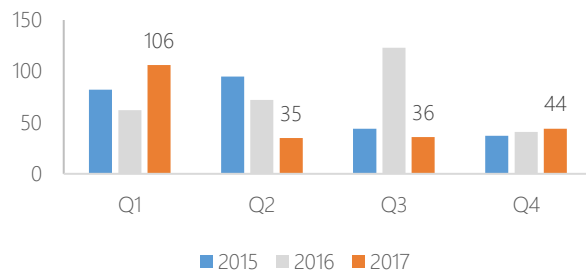


### Average Sale Price per Unit



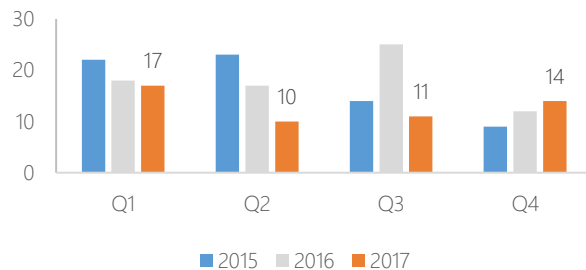
### Number of Units Sold

Quarter	2015	2016	2017
Q1	82	62	106
Q2	95	72	35
Q3	44	123	36
Q4	37	41	44



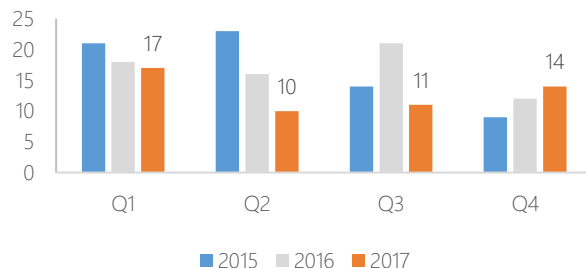
### Number of Buildings Sold

Quarter	2015	2016	2017
Q1	22	18	17
Q2	23	17	10
Q3	14	25	11
Q4	9	12	14

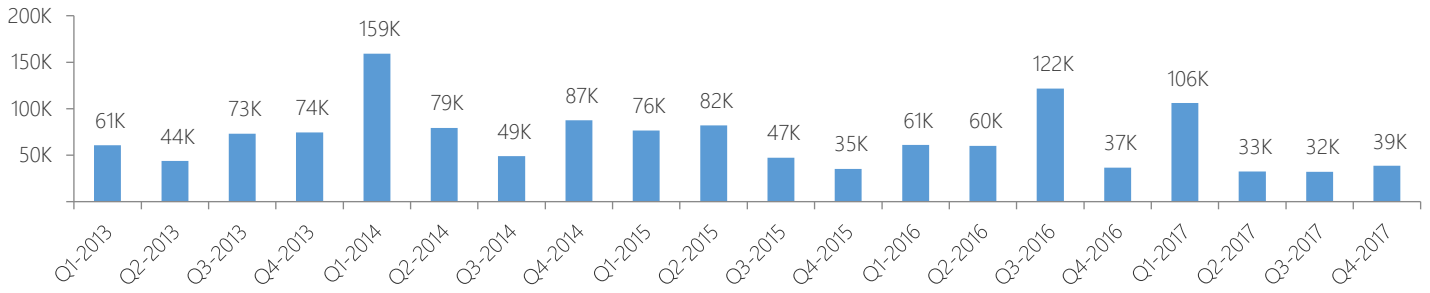


### Number of Transactions

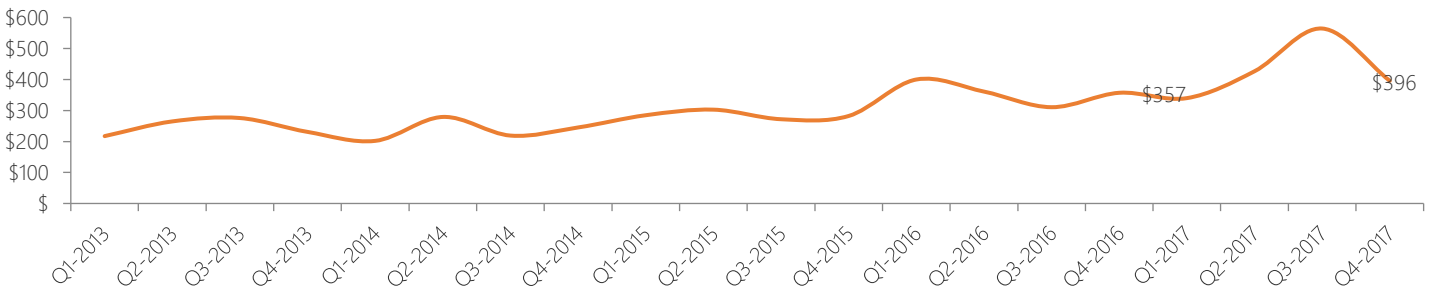
Quarter	2015	2016	2017
Q1	21	18	17
Q2	23	16	10
Q3	14	21	11
Q4	9	12	14



Total Sq. Ft.



Average Sale Price per Square Foot

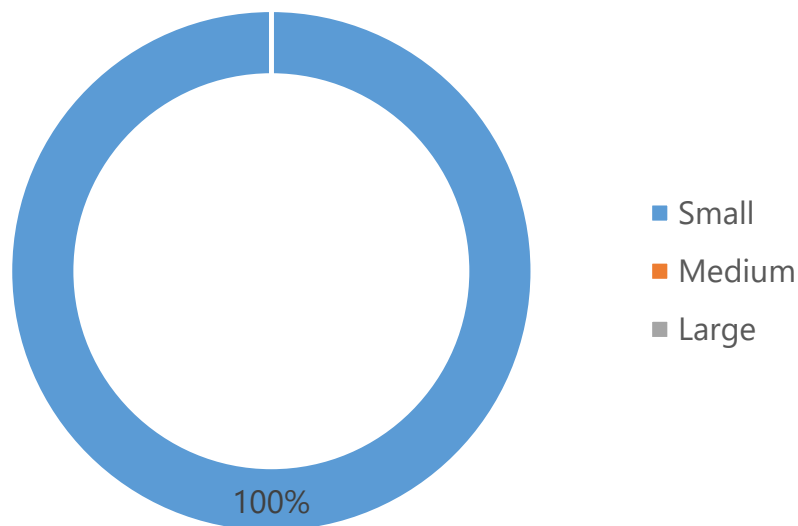


MULTIFAMILY SIZE

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	\$346,318	9%	\$396	11%	\$15,238,000	14	14	44
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
8615 24 Ave	12-Dec-17	\$1,600,000	Small multifamily	3	3,596	\$445	No
1717 W 13 St	10-Nov-17	\$1,600,000	Small multifamily	3	2,856	\$560	No
1701 W 5 St	27-Dec-17	\$1,300,000	Small multifamily	3	2,720	\$478	No
2031 W 13 St	22-Dec-17	\$1,260,000	Small multifamily	3	2,480	\$508	No
1684 Dahill Rd	28-Dec-17	\$1,200,000	Small multifamily	3	3,024	\$397	No
2518 W 1 St	3-Oct-17	\$1,150,000	Small multifamily	3	1,800	\$639	No
2642 Harway Ave	14-Dec-17	\$995,000	Small multifamily	3	2,881	\$345	No
2852 86 St	18-Dec-17	\$995,000	Small multifamily	3	2,271	\$438	No
1886 W 8 St	7-Dec-17	\$950,000	Small multifamily	4	2,104	\$452	No
2416 Cropsey Ave	29-Nov-17	\$940,000	Small multifamily	3	3,696	\$254	No
12 Bay 50 St	5-Oct-17	\$900,000	Small multifamily	4	3,600	\$250	No
448 Avenue Y	5-Dec-17	\$888,000	Small multifamily	3	2,736	\$325	No
166 Bay 49 St	13-Oct-17	\$810,000	Small multifamily	3	2,320	\$349	No
2258 82 St	27-Oct-17	\$650,000	Small multifamily	3	2,420	\$269	No



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**





# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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
Electricians		Renewable Energy Specialists	

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)





## THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



### The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)