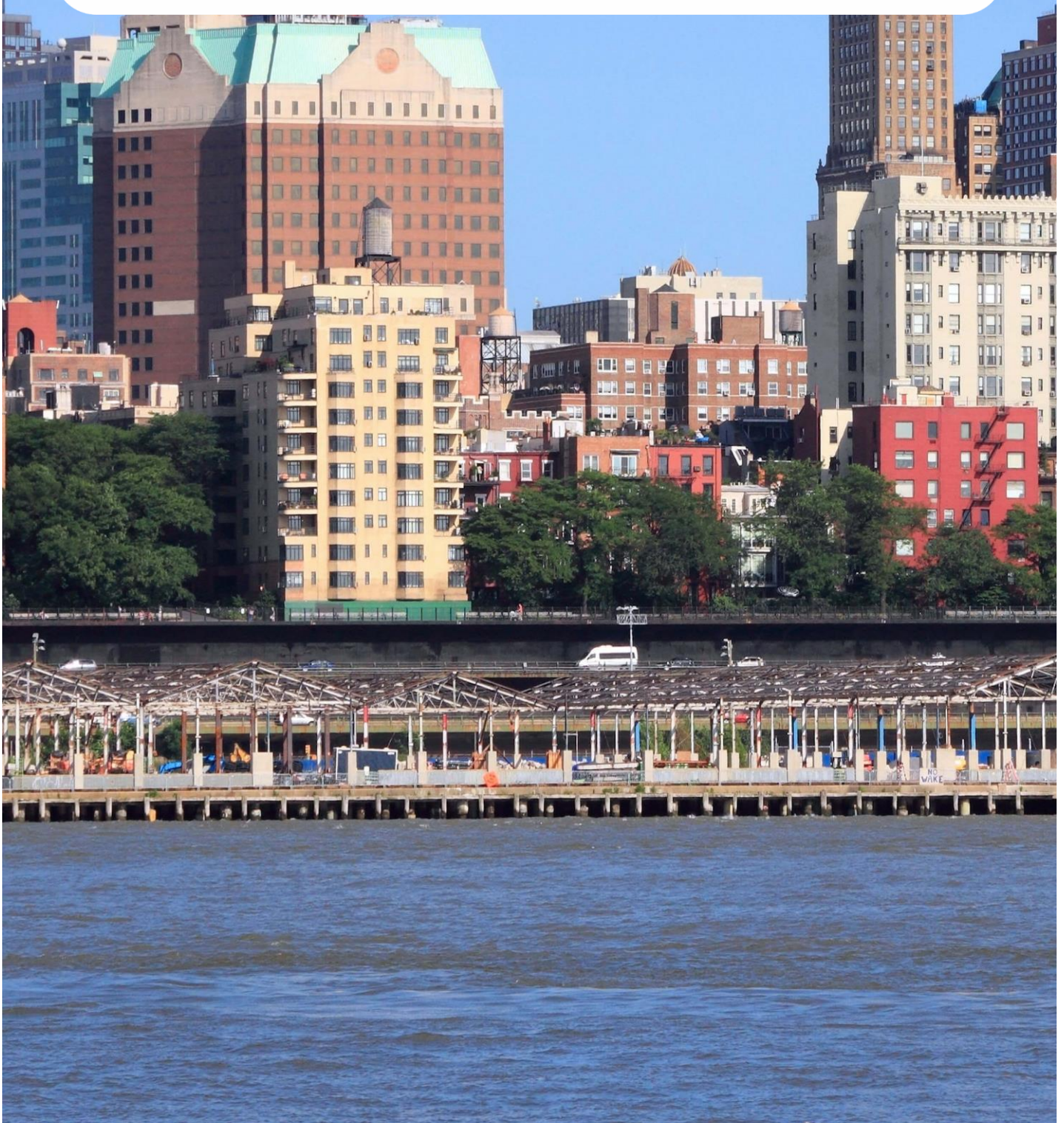


NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Northwestern Brooklyn, Brooklyn

4th Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2018

Northwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$206.2M

3% YoY

NO. OF TRANSACTIONS

58

16% YoY

AVERAGE PRICE/UNIT

\$608K

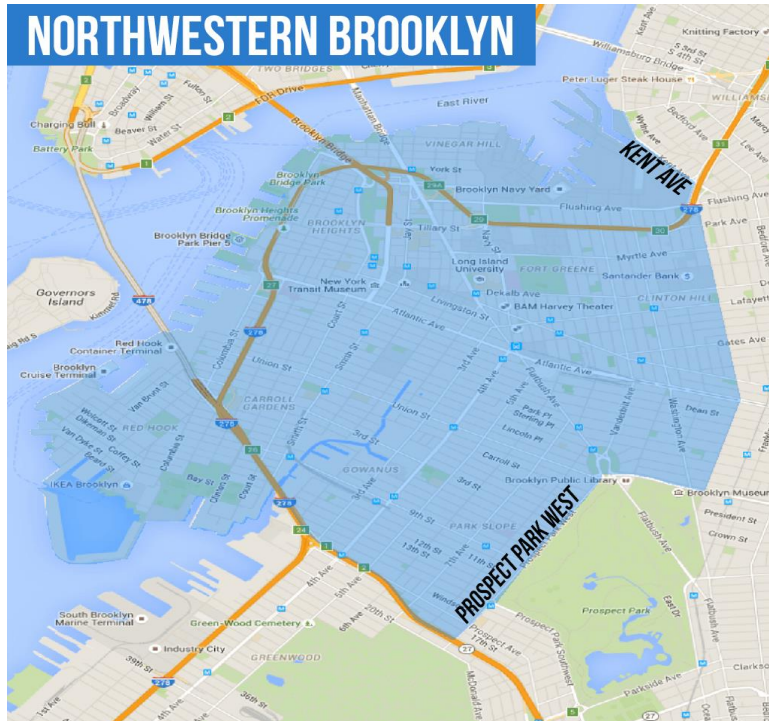
37% YoY

AVERAGE PRICE/SQ.FT.

\$734

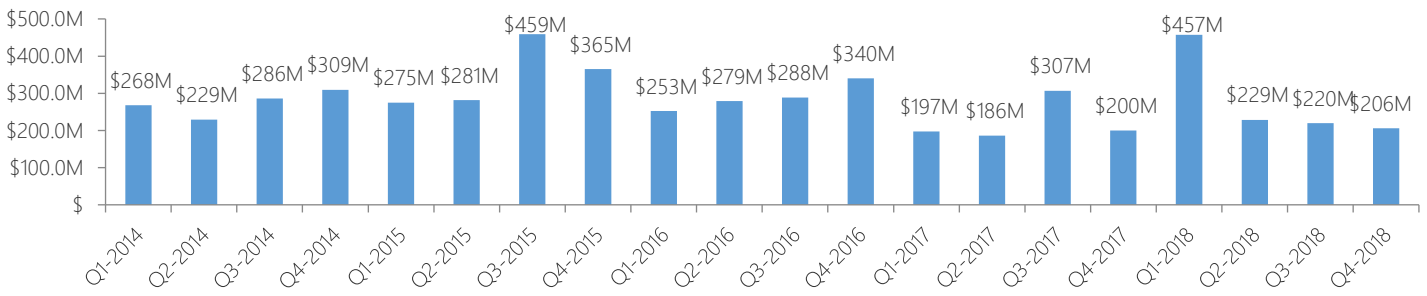
34% YoY

NEIGHBORHOOD BOUNDARIES

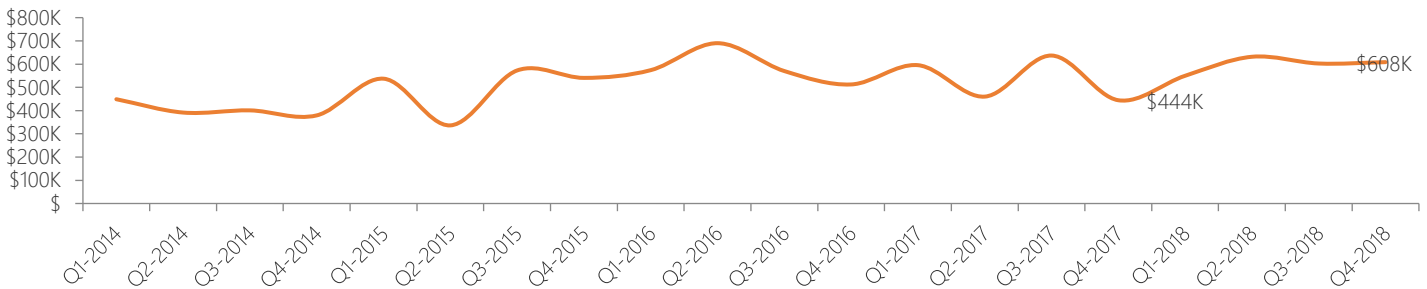


MULTIFAMILY STATS

Sales Volume

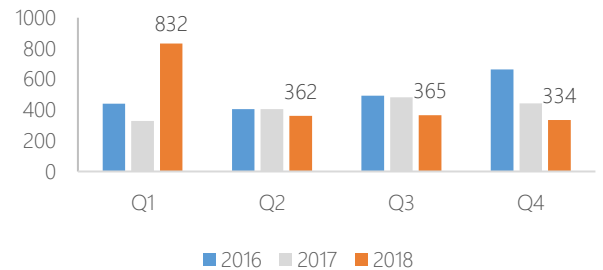


Average Sale Price per Unit



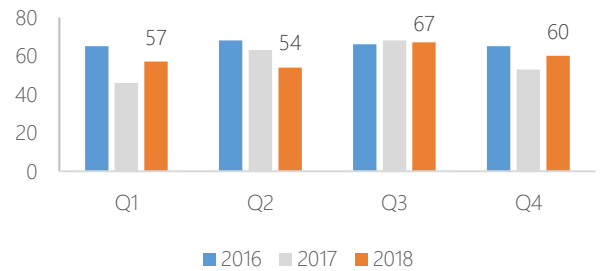
Number of Units Sold

Quarter	2016	2017	2018
Q1	440	328	832
Q2	405	405	362
Q3	492	482	365
Q4	663	443	334



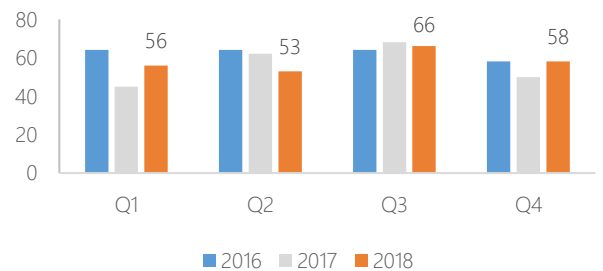
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	65	46	57
Q2	68	63	54
Q3	66	68	67
Q4	65	53	60

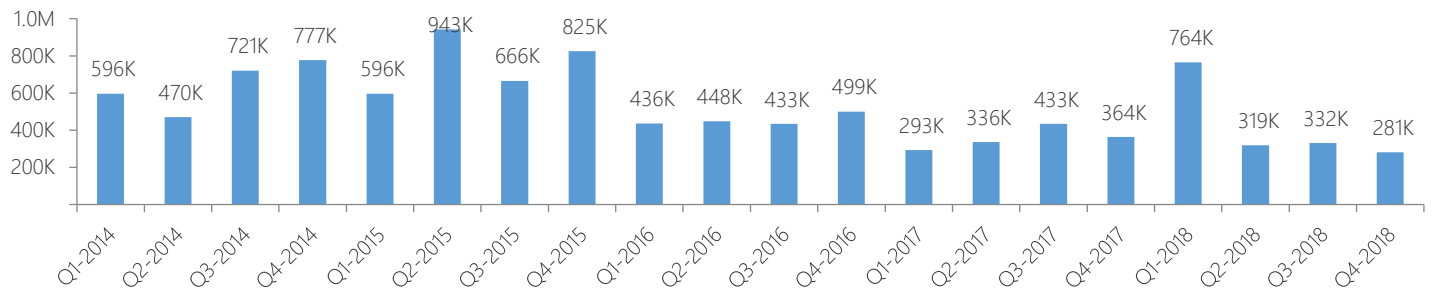


Number of Transactions

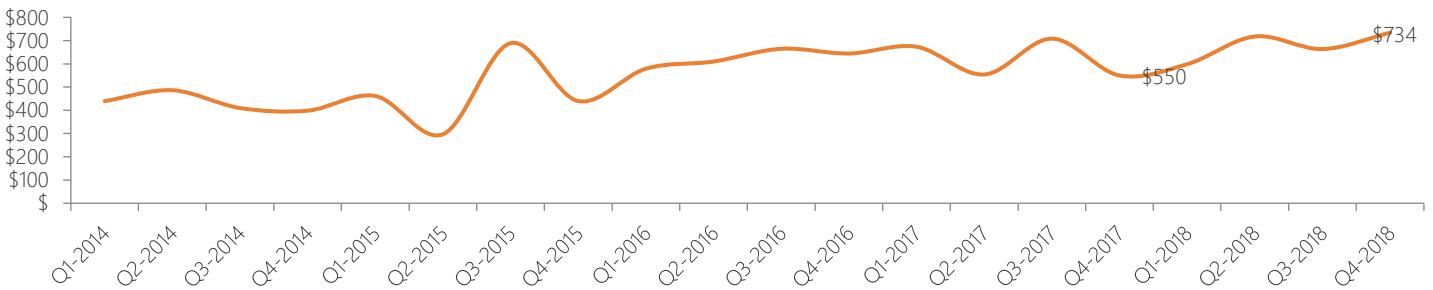
Quarter	2016	2017	2018
Q1	64	45	56
Q2	64	62	53
Q3	64	68	66
Q4	58	50	58



Total Sq. Ft.



Average Sale Price per Square Foot

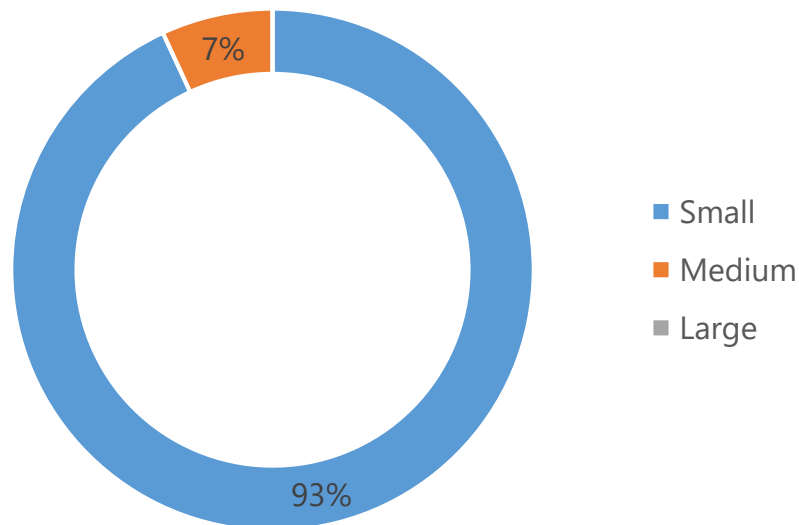


MULTIFAMILY SIZE

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	\$631,353	-1%	\$733	8%	\$170,939,990	54	55	266
Medium	\$518,750	12%	\$741	4%	\$35,275,000	4	4	68
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
99 Joralemon St	5-Dec-18	\$21,900,000	Medium multifamily	32	30,480	\$719	No
88 Atlantic Ave	9-Nov-18	\$16,050,000	Small multifamily	8	9,376	\$655	Yes
90 Atlantic Ave	9-Nov-18	\$16,050,000	Medium multifamily	10	6,220	\$655	Yes
92 Atlantic Ave	9-Nov-18	\$16,050,000	Medium multifamily	12	8,900	\$655	Yes
439 Henry St	6-Nov-18	\$7,080,000	Small multifamily	8	9,620	\$736	No
91 First Pl	21-Dec-18	\$4,750,000	Small multifamily	4	4,650	\$1,022	No
441 Henry St	6-Nov-18	\$4,720,000	Small multifamily	9	9,356	\$504	No
77 Atlantic Ave	15-Oct-18	\$4,500,000	Small multifamily	7	7,888	\$570	No
347 Pacific St	18-Oct-18	\$4,500,000	Medium multifamily	10	5,751	\$782	No
934 President St	20-Nov-18	\$4,500,000	Medium multifamily	10	5,486	\$820	No
340 14th St	8-Nov-18	\$4,400,000	Small multifamily	8	6,856	\$642	No
750 Washington Ave	4-Dec-18	\$4,375,000	Medium multifamily	16	5,896	\$742	No
256 Carlton Ave	11-Dec-18	\$4,250,000	Small multifamily	3	4,032	\$1,054	No
500 Clinton Ave	12-Dec-18	\$4,225,000	Small multifamily	8	6,000	\$704	No
235 Fifth Ave	16-Nov-18	\$4,190,000	Small multifamily	4	6,380	\$657	No
69 Clifton Pl	4-Oct-18	\$4,100,000	Small multifamily	7	5,980	\$686	No
306 Union St	20-Nov-18	\$4,100,000	Small multifamily	3	4,620	\$887	No
112 Second Pl	19-Dec-18	\$4,100,000	Small multifamily	4	3,750	\$1,093	No
67 Clifton Pl	4-Oct-18	\$4,100,000	Small multifamily	7	5,980	\$686	No
226 De Graw St	10-Dec-18	\$3,700,000	Small multifamily	4	3,000	\$1,233	No
298 Clinton Ave	27-Dec-18	\$3,625,500	Small multifamily	3	3,001	\$1,208	No
834 Union St	6-Dec-18	\$3,600,000	Small multifamily	3	3,926	\$917	No
451 Sixth St	12-Oct-18	\$3,450,000	Small multifamily	3	3,600	\$958	No
141 Montague St	20-Dec-18	\$3,375,000	Small multifamily	9	6,860	\$492	No
92 Second Pl	30-Nov-18	\$3,350,000	Small multifamily	3	3,000	\$1,117	No
187 Washington Park	30-Oct-18	\$3,300,000	Small multifamily	3	3,880	\$851	No
536 Bergen St	3-Oct-18	\$3,200,000	Small multifamily	6	5,826	\$549	No
165 Hicks St	4-Dec-18	\$3,200,000	Small multifamily	6	3,300	\$970	No
351 Sackett St	19-Dec-18	\$3,150,000	Small multifamily	3	2,520	\$1,250	No
469 State St	5-Nov-18	\$3,100,000	Small multifamily	8	3,200	\$969	No
211 A Ninth St	4-Oct-18	\$3,075,000	Small multifamily	3	3,360	\$915	No
132 Sixth Ave	4-Dec-18	\$3,000,000	Small multifamily	2	4,168	\$720	No
390 Bergen St	21-Dec-18	\$3,000,000	Small multifamily	5	3,600	\$833	No
366 Park Pl	5-Dec-18	\$2,975,000	Small multifamily	4	3,316	\$897	No
447 Ninth St	1-Nov-18	\$2,970,000	Small multifamily	3	3,960	\$750	No
62 Tompkins Pl	3-Dec-18	\$2,900,000	Small multifamily	3	2,160	\$1,343	No
393 Clermont Ave	7-Nov-18	\$2,775,000	Small multifamily	4	2,100	\$1,321	No
174 De Graw St	10-Oct-18	\$2,595,000	Small multifamily	4	2,400	\$1,081	No
346 Baltic St	2-Nov-18	\$2,500,000	Small multifamily	4	2,400	\$1,042	No
338 Carroll St	4-Dec-18	\$2,495,000	Small multifamily	3	1,840	\$1,356	No
181 Waverly Ave	22-Oct-18	\$2,430,000	Small multifamily	3	2,560	\$949	No
577 Vanderbilt Ave	17-Oct-18	\$2,225,000	Small multifamily	6	3,558	\$625	No
146 Lafayette Ave	5-Nov-18	\$2,200,000	Small multifamily	6	4,050	\$543	No
70 Clifton Pl	4-Oct-18	\$2,200,000	Small multifamily	4	3,348	\$657	No
151 16th St	1-Nov-18	\$2,150,000	Small multifamily	3	2,736	\$786	No
33 Lincoln Pl	20-Dec-18	\$2,150,000	Small multifamily	3	2,600	\$827	No
91 St Marks Pl	27-Nov-18	\$2,000,000	Small multifamily	3	2,700	\$741	No
399 Clermont Ave	17-Dec-18	\$1,960,000	Small multifamily	4	2,580	\$760	No
133 Dikeman St	31-Dec-18	\$1,850,000	Small multifamily	3	3,375	\$548	No
1306 Eighth Ave	5-Nov-18	\$1,825,000	Small multifamily	3	2,160	\$845	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
176 Eighth St	17-Oct-18	\$1,800,000	Small multifamily	3	2,700	\$667	No
483 Pacific St	12-Nov-18	\$1,700,000	Small multifamily	8	5,000	\$340	No
369 Pacific St	30-Nov-18	\$1,700,000	Small multifamily	9	6,216	\$273	No
139 Luquer St	17-Dec-18	\$1,600,000	Small multifamily	3	2,660	\$602	No
54 Van Dyke St	18-Dec-18	\$1,575,000	Small multifamily	3	3,064	\$514	No
274 A Ninth St	2-Nov-18	\$1,575,000	Small multifamily	4	2,874	\$548	No
486 A Seventh Ave	2-Nov-18	\$1,350,000	Small multifamily	3	2,119	\$637	No
81 Clermont Ave	19-Nov-18	\$1,200,000	Small multifamily	3	3,080	\$390	No
75 Carlton Ave	29-Oct-18	\$1,020,000	Small multifamily	3	2,475	\$412	No
658 Henry St	20-Dec-18	\$529,490	Small multifamily	3	2,430	\$218	No



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New Development Expert

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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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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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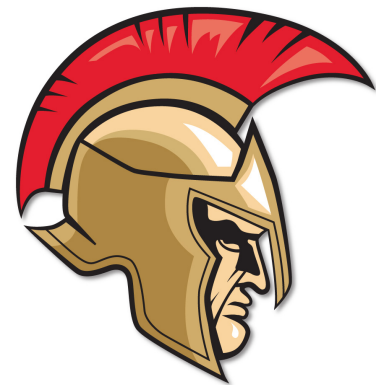
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