

NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Northwestern Brooklyn, Brooklyn

2nd Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 2nd Quarter 2017

Northwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$178.6M

-32% YoY

NO. OF TRANSACTIONS

60

-5% YoY

AVERAGE PRICE/UNIT

\$620K

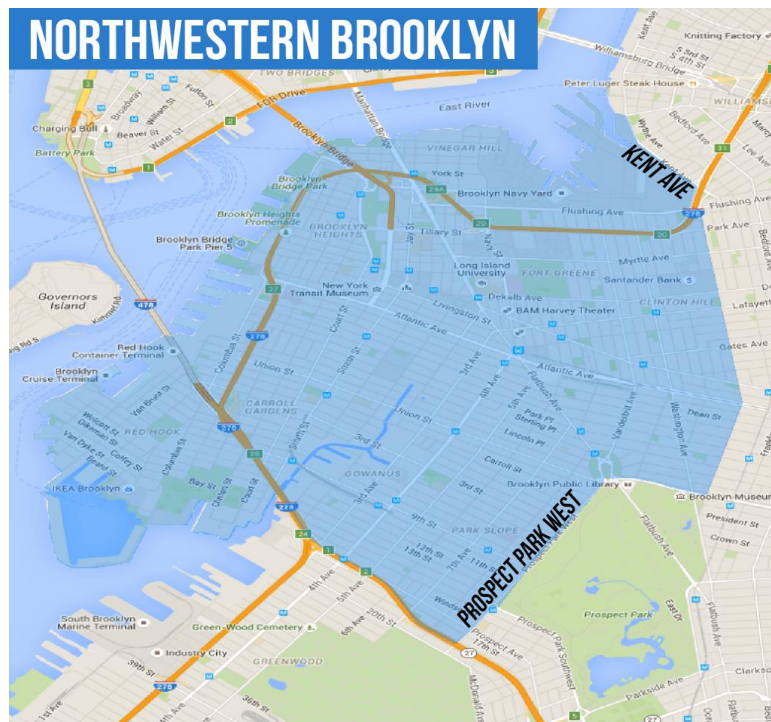
-9% YoY

AVERAGE PRICE/SQ.FT.

\$707

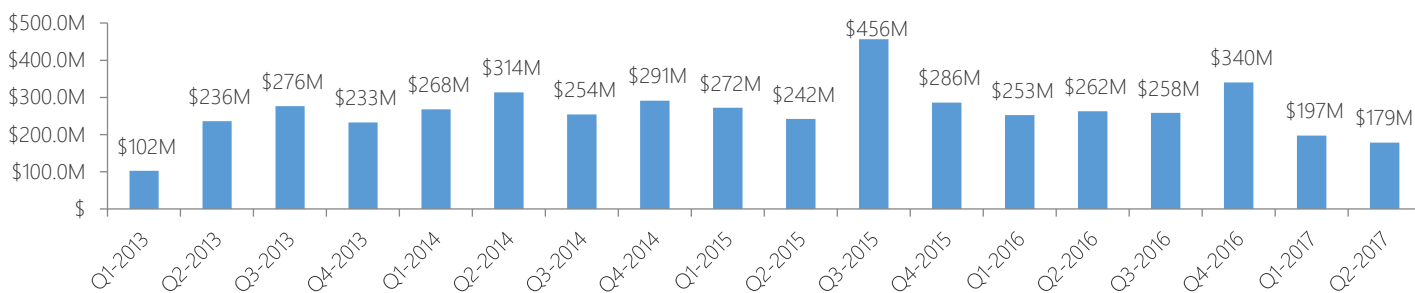
-10% YoY

NEIGHBORHOOD BOUNDARIES

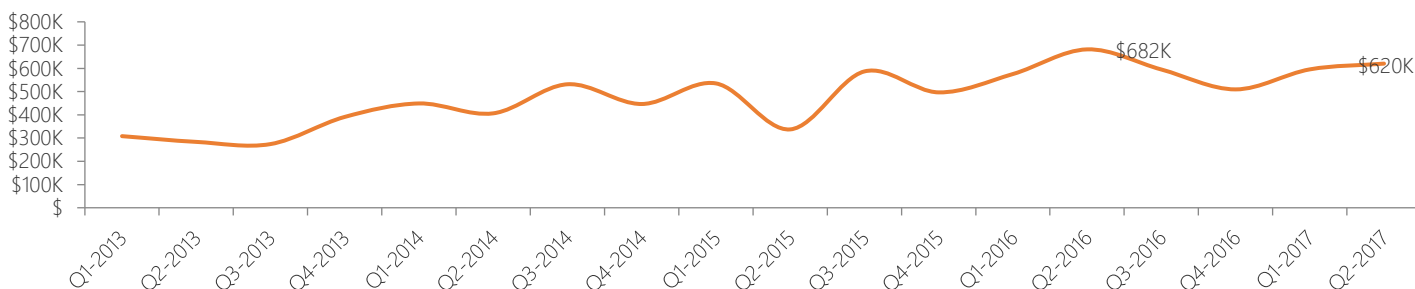


MULTIFAMILY STATS

Sales Volume

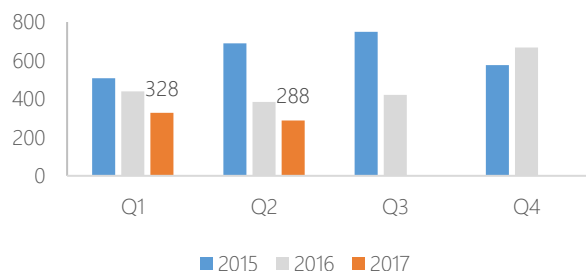


Average Sale Price per Unit



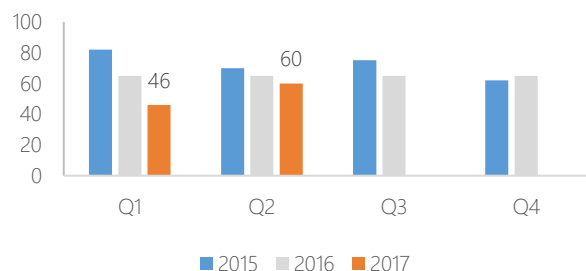
Number of Units Sold

Quarter	2015	2016	2017
Q1	508	439	328
Q2	689	385	288
Q3	749	421	
Q4	576	667	



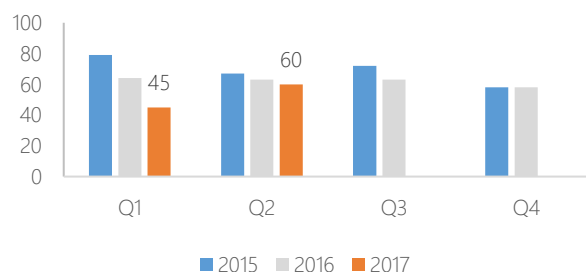
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	82	65	46
Q2	70	65	60
Q3	75	65	
Q4	62	65	

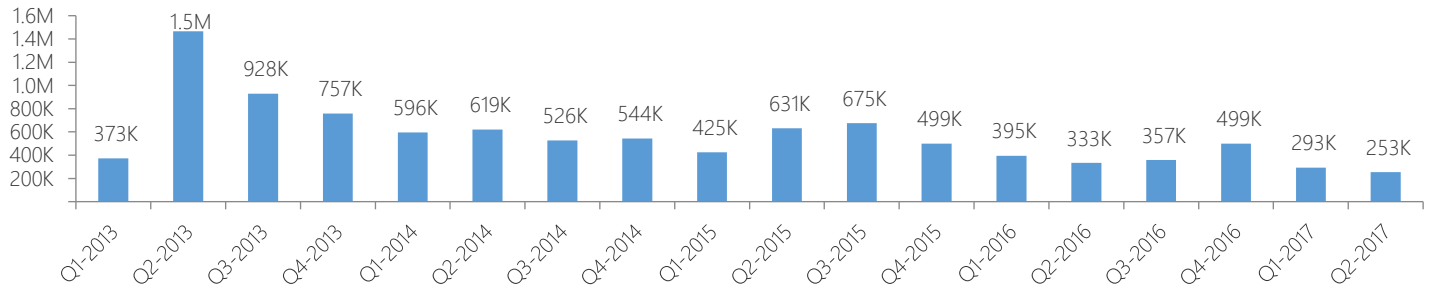


Number of Transactions

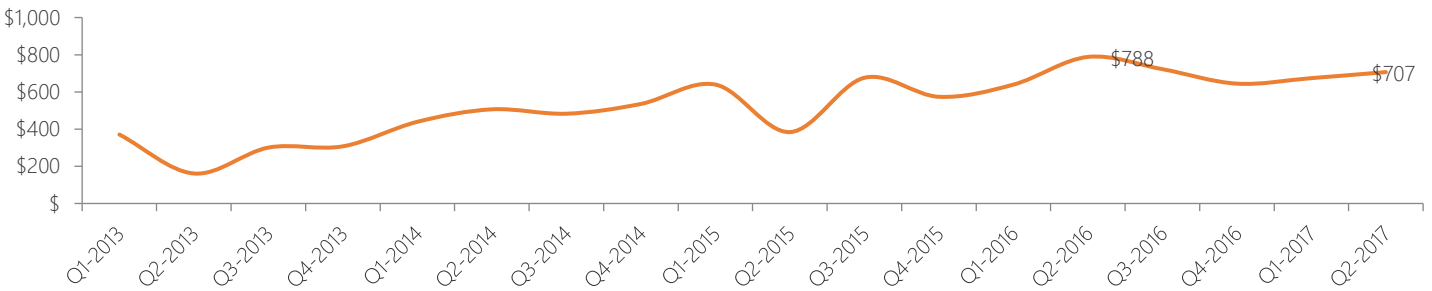
Quarter	2015	2016	2017
Q1	79	64	45
Q2	67	63	60
Q3	72	63	
Q4	58	58	



Total Sq. Ft.



Average Sale Price per Square Foot

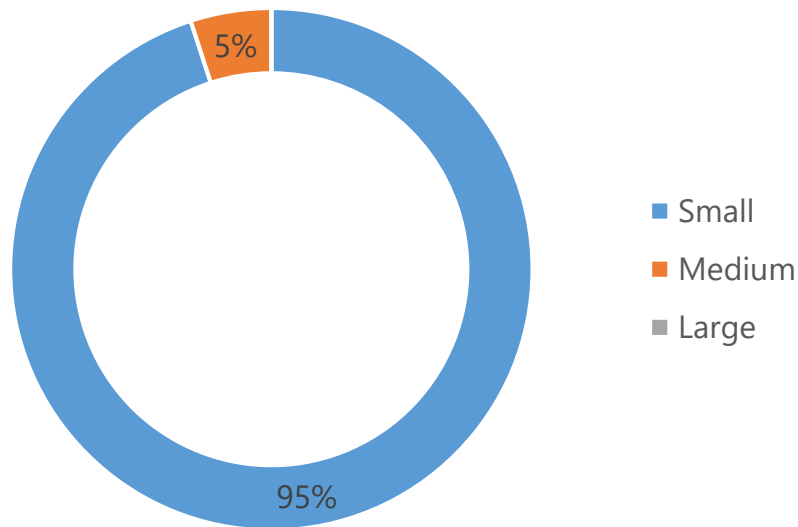


MULTIFAMILY SIZE

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	\$626,289	-5%	\$706	-4%	\$161,582,686	57	57	258
Medium	\$568,333	-23%	\$714	-23%	\$17,050,000	3	3	30
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
81 Pierrepont St	1-Apr-17	\$7,000,000	Small multifamily	8	6,569	\$1,066	No
16 Monroe Pl	20-Jun-17	\$6,600,000	Medium multifamily	10	9,450	\$698	No
222 Pacific St	27-Jun-17	\$5,850,000	Medium multifamily	10	8,420	\$695	No
202 Washington Park	18-May-17	\$5,000,000	Small multifamily	6	5,478	\$913	No
271 Hicks St	25-May-17	\$4,950,000	Small multifamily	3	5,202	\$952	No
268 Henry St	20-Jun-17	\$4,600,000	Medium multifamily	10	6,000	\$767	No
118 Lafayette Ave	17-May-17	\$4,500,000	Small multifamily	3	2,214	\$2,033	No
423 3 St	13-Apr-17	\$4,250,000	Small multifamily	4	5,208	\$816	No
146 8 St	23-Jun-17	\$4,000,000	Small multifamily	5	4,025	\$994	No
306 Prospect Pl	18-May-17	\$3,965,000	Small multifamily	8	8,200	\$484	No
279 Sackett St	29-Jun-17	\$3,900,000	Small multifamily	3	3,344	\$1,166	No
208 Carroll St	31-May-17	\$3,900,000	Small multifamily	3	4,500	\$867	No
175 Congress St	3-May-17	\$3,900,000	Small multifamily	9	6,250	\$624	No
35 S Portland Ave	12-Jun-17	\$3,825,000	Small multifamily	4	4,400	\$869	No
369 Park Pl	15-Jun-17	\$3,790,705	Small multifamily	4	2,622	\$1,446	No
227 Berkeley Pl	28-Apr-17	\$3,782,000	Small multifamily	5	4,560	\$829	No
888 Carroll St	8-May-17	\$3,750,000	Small multifamily	7	4,668	\$803	No
99 Atlantic Ave	8-May-17	\$3,700,000	Small multifamily	7	5,000	\$740	No
103 Atlantic Ave	8-May-17	\$3,700,000	Small multifamily	6	5,740	\$645	No
165 4 Ave	28-Jun-17	\$3,577,000	Small multifamily	4	2,972	\$1,204	No
24 Wyckoff St	30-Jun-17	\$3,325,000	Small multifamily	3	3,150	\$1,056	No
104 Butler St	21-Apr-17	\$3,250,000	Small multifamily	4	2,700	\$1,204	No
136 Dikeman St	25-May-17	\$3,250,000	Small multifamily	8	5,400	\$602	No
42 Butler St	2-May-17	\$3,250,000	Small multifamily	3	3,800	\$855	No
378 Grand Ave	26-Jun-17	\$3,200,000	Small multifamily	5	7,040	\$455	No
119 Congress St	26-Apr-17	\$3,100,000	Small multifamily	4	3,375	\$919	No
268 Smith St	18-May-17	\$3,100,000	Small multifamily	4	4,000	\$775	No
509 Clinton St	21-Apr-17	\$3,030,000	Small multifamily	4	3,200	\$947	No
582 Washington Ave	30-Jun-17	\$2,850,000	Small multifamily	3	3,860	\$738	No
46 2 Pl	9-Jun-17	\$2,850,000	Small multifamily	3	3,072	\$928	No
82 Amity St	19-Apr-17	\$2,700,000	Small multifamily	4	3,840	\$703	No
585 10 St	20-Apr-17	\$2,700,000	Small multifamily	3	3,300	\$818	No
380 6 Ave	21-Jun-17	\$2,700,000	Small multifamily	3	2,752	\$981	No
287 Cumberland St	29-Jun-17	\$2,695,000	Small multifamily	3	2,560	\$1,053	No
186 Washington Ave	30-Jun-17	\$2,600,000	Small multifamily	3	5,760	\$451	No
186 Clinton Ave	2-May-17	\$2,600,000	Small multifamily	8	5,625	\$462	No
369 7 St	14-Jun-17	\$2,570,000	Small multifamily	3	2,430	\$1,058	No
104 Ft Greene Pl	22-Jun-17	\$2,550,000	Small multifamily	8	3,440	\$741	No
494 7 St	19-May-17	\$2,550,000	Small multifamily	3	3,078	\$828	No
494 Warren St	6-Jun-17	\$2,487,500	Small multifamily	4	3,200	\$777	No
454 Prospect Ave	8-Jun-17	\$2,334,000	Small multifamily	3	2,413	\$967	No
995 Pacific St	3-Apr-17	\$2,294,000	Small multifamily	3	2,700	\$850	No
154 Nelson St	28-Jun-17	\$2,250,000	Small multifamily	4	2,656	\$847	No
160 Smith St	31-May-17	\$2,200,000	Small multifamily	4	4,136	\$532	No
486 Prospect Pl	23-Jun-17	\$2,200,000	Small multifamily	4	5,024	\$438	No
303 6 St	16-Jun-17	\$2,037,500	Small multifamily	3	2,700	\$755	No
14 Duffield St	5-Jun-17	\$2,025,000	Small multifamily	3	3,016	\$671	No
527 Dean St	14-Jun-17	\$1,900,000	Small multifamily	8	7,500	\$253	No
109 State St	5-May-17	\$1,728,000	Small multifamily	5	4,700	\$368	No
1208 8 Ave	20-Apr-17	\$1,670,000	Small multifamily	3	2,080	\$803	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
498 Clinton Ave	6-Apr-17	\$1,650,000	Small multifamily	8	6,000	\$275	No
168 Carroll St	26-May-17	\$1,518,396	Small multifamily	4	3,027	\$502	No
376 Bond St	4-May-17	\$1,410,000	Small multifamily	3	3,300	\$427	No
30 Lefferts Pl	28-Apr-17	\$1,350,000	Small multifamily	8	2,100	\$643	No
504 Clinton St	11-May-17	\$1,188,000	Small multifamily	3	2,464	\$482	No
183 Park Ave	26-Jun-17	\$1,150,000	Small multifamily	3	1,668	\$689	No
129 Columbia St	30-Jun-17	\$990,000	Small multifamily	4	4,000	\$248	No
169 15 St	28-Apr-17	\$990,000	Small multifamily	6	4,830	\$205	No
944 Pacific St	19-Jun-17	\$990,000	Small multifamily	3	2,736	\$362	No
141 Union St	24-May-17	\$860,585	Small multifamily	4	5,368	\$160	No



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THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert





David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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John D. "Dan" Connolly

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.





Sandra Levykh

Residential Sales &
Rental Specialist

New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

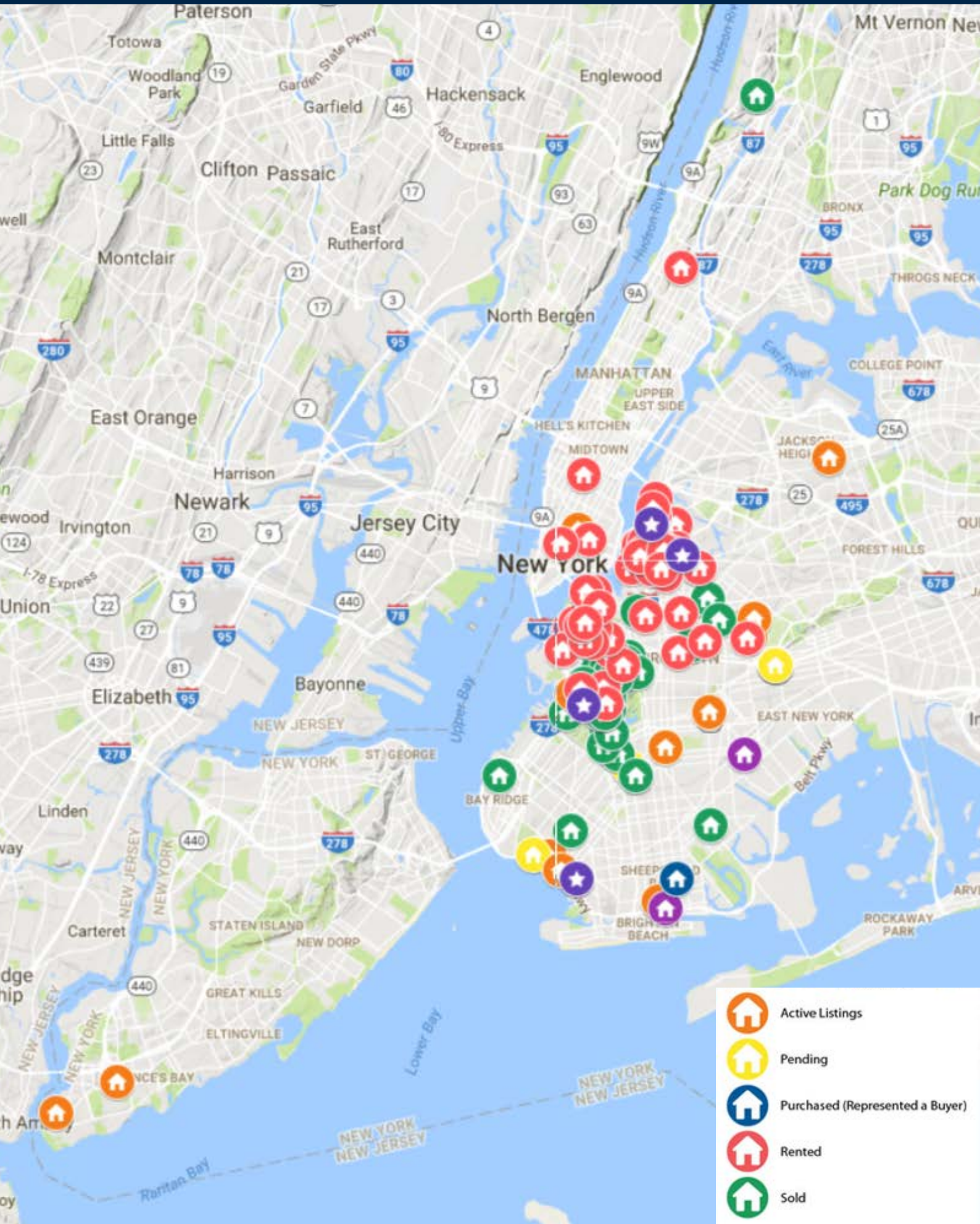
Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"





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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expediters	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Driveway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com





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.

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