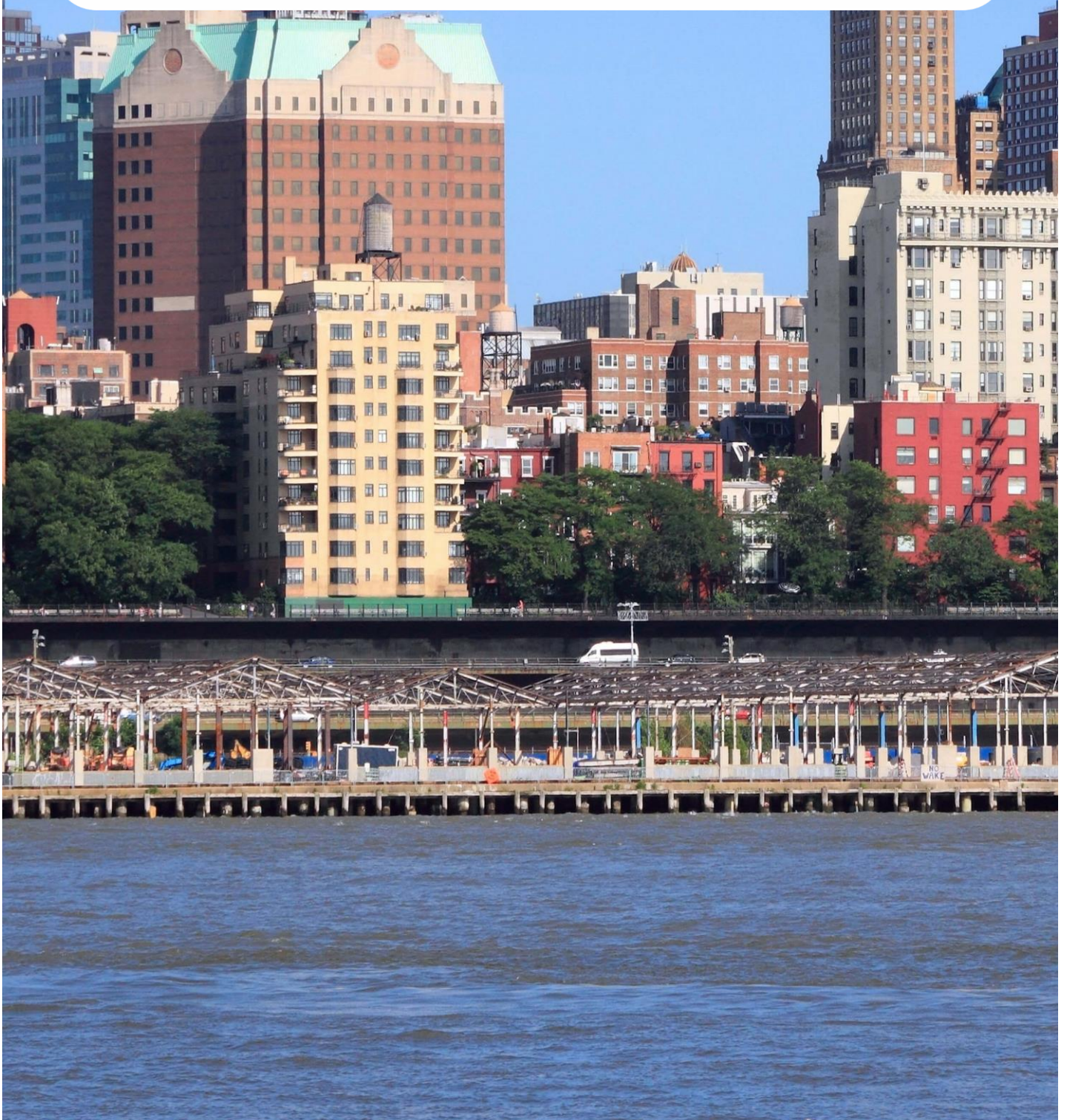


NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Northwestern Brooklyn, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 3rd Quarter 2018

Northwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$213.3M

-31% YoY

NO. OF TRANSACTIONS

63

-7% YoY

AVERAGE PRICE/UNIT

\$613K

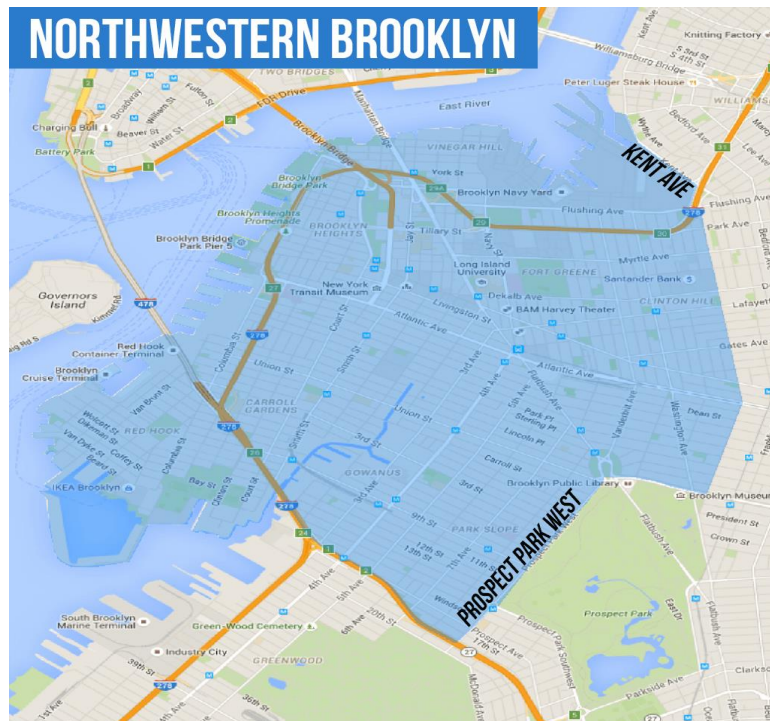
-4% YoY

AVERAGE PRICE/SQ.FT.

\$678

-4% YoY

NEIGHBORHOOD BOUNDARIES

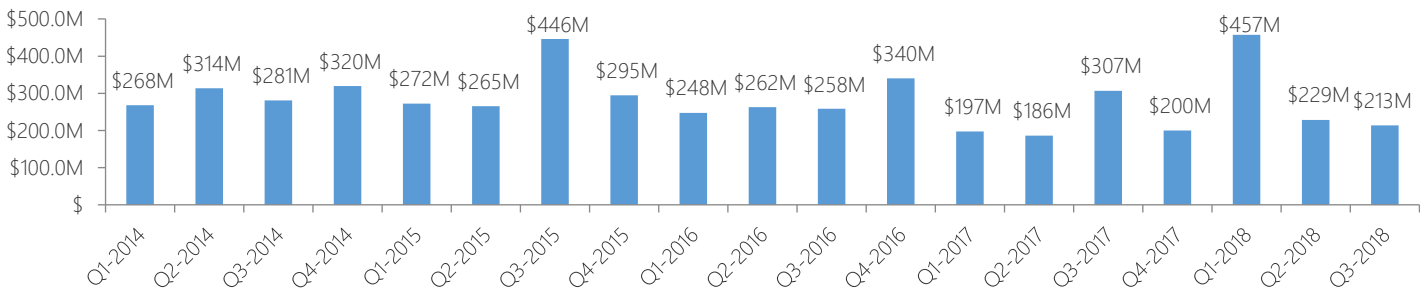


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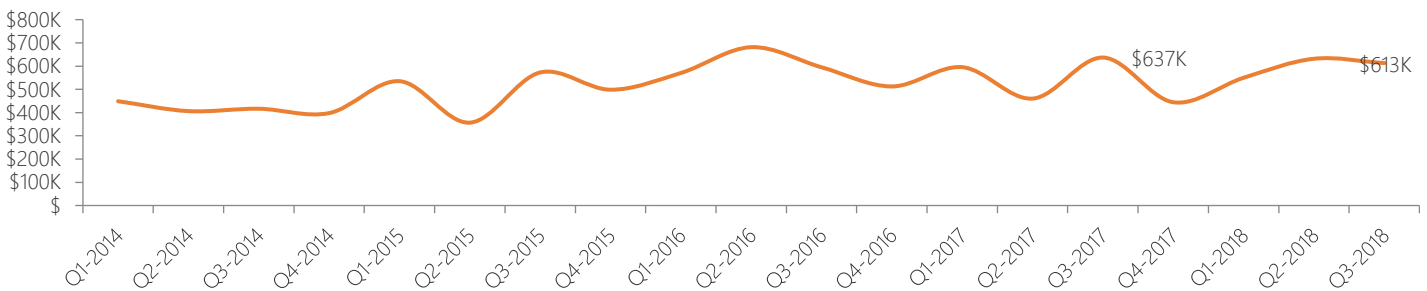
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MULTIFAMILY STATS

Sales Volume

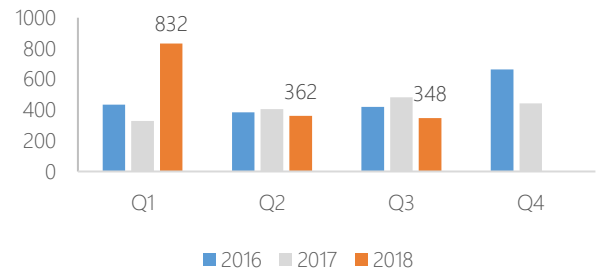


Average Sale Price per Unit



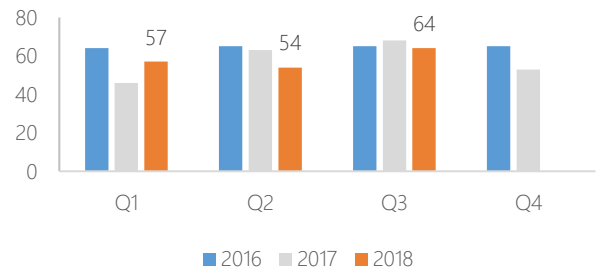
Number of Units Sold

Quarter	2016	2017	2018
Q1	434	328	832
Q2	385	405	362
Q3	421	482	348
Q4	663	443	



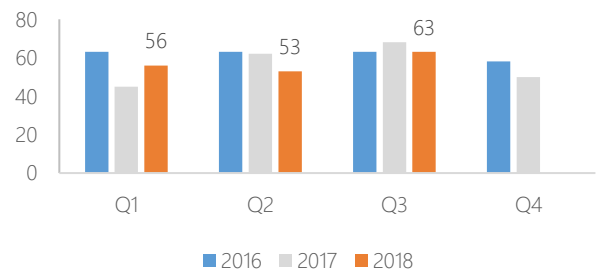
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	64	46	57
Q2	65	63	54
Q3	65	68	64
Q4	65	53	

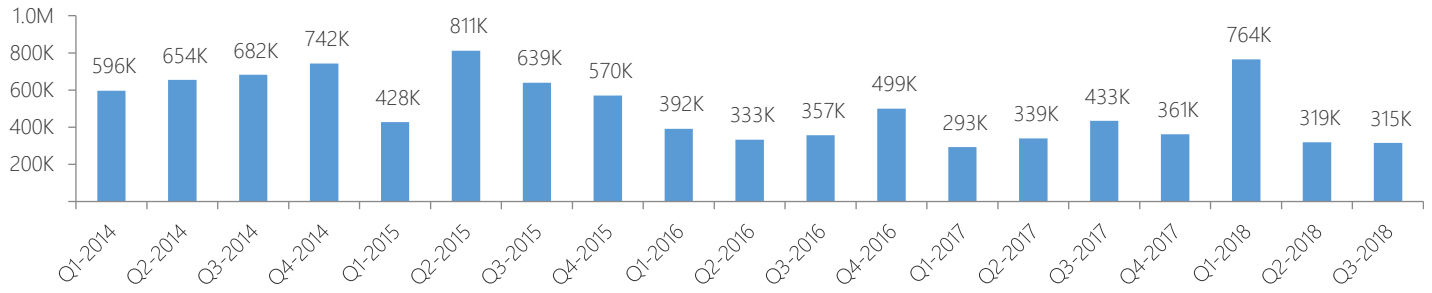


Number of Transactions

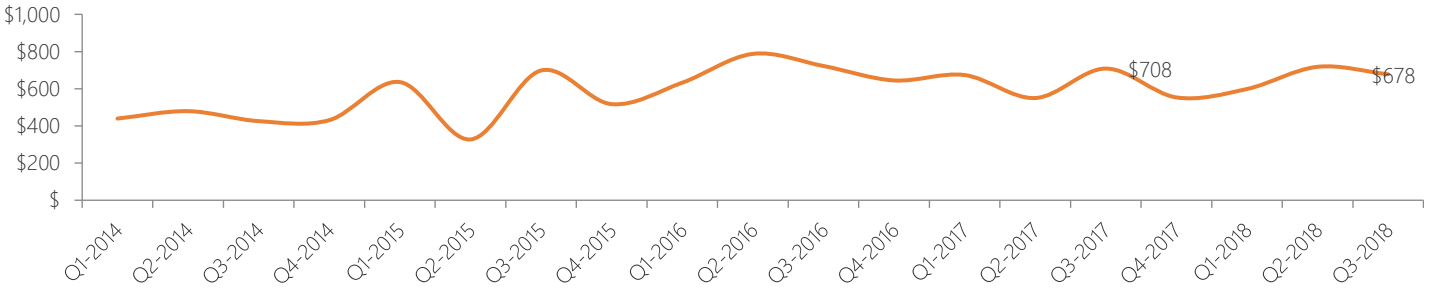
Quarter	2016	2017	2018
Q1	63	45	56
Q2	63	62	53
Q3	63	68	63
Q4	58	50	



Total Sq. Ft.



Average Sale Price per Square Foot

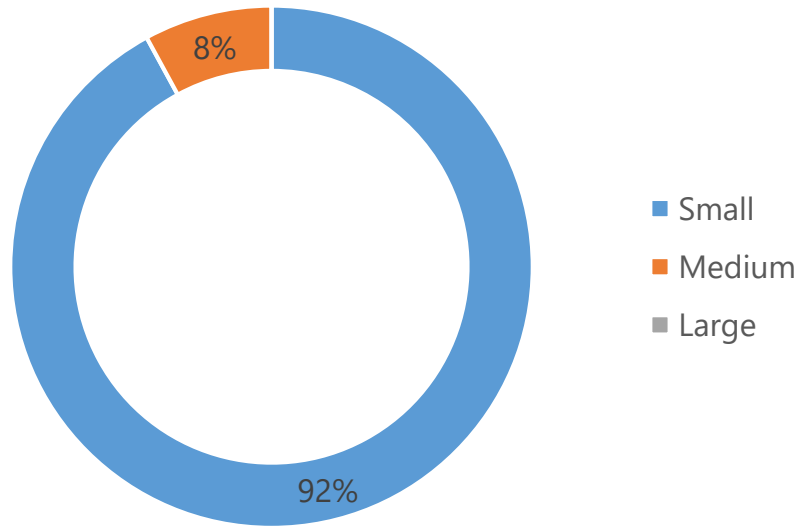


MULTIFAMILY SIZE

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	\$688,454	3%	\$736	-5%	\$177,621,079	58	59	258
Medium	\$396,389	-50%	\$485	-26%	\$35,675,000	5	5	90
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
976 Fulton St	1-Aug-18	\$12,100,000	Medium multifamily	24	20,517	\$590	No
219 13th St	21-Sep-18	\$11,000,000	Medium multifamily	25	22,001	\$500	No
196 Prospect Park W	10-Sep-18	\$10,850,000	Small multifamily	8	11,000	\$986	No
528 Bergen St	30-Jul-18	\$8,600,000	Medium multifamily	21	21,578	\$399	No
519 Fifth St	14-Sep-18	\$6,006,000	Small multifamily	8	9,880	\$608	No
177 Warren St	27-Aug-18	\$5,925,000	Small multifamily	3	3,360	\$1,763	No
196 Baltic St	16-Aug-18	\$5,300,000	Small multifamily	4	3,840	\$1,380	No
39 S Portland Ave	16-Jul-18	\$4,600,000	Small multifamily	4	5,610	\$820	No
278 Court St	16-Aug-18	\$4,250,000	Small multifamily	4	5,000	\$850	No
528 Fifth St	31-Jul-18	\$4,211,572	Small multifamily	8	7,104	\$593	No
42 Tompkins Pl	13-Sep-18	\$4,150,000	Small multifamily	4	3,360	\$1,235	No
167 Waverly Ave	21-Sep-18	\$4,000,000	Small multifamily	8	9,240	\$433	No
18 Willoughby Ave	9-Aug-18	\$3,870,000	Small multifamily	3	3,172	\$1,220	No
701 President St	26-Sep-18	\$3,860,000	Small multifamily	4	5,000	\$772	No
657 A Degraw St	24-Aug-18	\$3,800,000	Small multifamily	3	2,704	\$1,405	No
372 Baltic St	21-Sep-18	\$3,700,000	Small multifamily	8	7,080	\$523	No
385 Sterling Pl	16-Aug-18	\$3,657,000	Small multifamily	3	3,584	\$1,020	No
293 Henry St	6-Sep-18	\$3,625,000	Small multifamily	6	6,200	\$585	No
14 Cheever Pl	6-Aug-18	\$3,500,000	Small multifamily	4	3,000	\$1,167	No
231 Washington Ave	27-Sep-18	\$3,450,000	Small multifamily	4	3,189	\$1,082	No
193 Sackett St	21-Sep-18	\$3,400,000	Small multifamily	6	3,600	\$944	No
278 Dean St	21-Sep-18	\$3,400,000	Small multifamily	8	8,150	\$417	No
280 Carroll St	26-Jul-18	\$3,275,000	Small multifamily	3	2,426	\$1,350	No
459 13th St	26-Jul-18	\$3,220,000	Small multifamily	3	2,736	\$1,177	No
36 Fourth Pl	6-Aug-18	\$3,017,500	Small multifamily	4	2,793	\$1,080	No
550 State St	3-Jul-18	\$3,000,000	Small multifamily	3	3,396	\$883	No
701 President St	30-Jul-18	\$3,000,000	Small multifamily	4	5,000	\$600	No
566 Henry St	21-Sep-18	\$2,920,000	Small multifamily	4	3,500	\$834	No
148 Atlantic Ave	13-Sep-18	\$2,900,000	Small multifamily	4	4,620	\$628	No
861 Atlantic Ave	7-Aug-18	\$2,886,507	Small multifamily	6	3,680	\$340	Yes
857 Atlantic Ave	7-Aug-18	\$2,886,507	Small multifamily	5	4,800	\$340	Yes
138 Union St	15-Aug-18	\$2,850,000	Small multifamily	4	5,780	\$493	No
368 Myrtle Ave	27-Jul-18	\$2,850,000	Small multifamily	4	4,000	\$713	No
37 Carroll St	26-Jul-18	\$2,850,000	Small multifamily	5	5,100	\$559	No
430 Vanderbilt Ave	15-Aug-18	\$2,825,000	Small multifamily	4	2,640	\$1,070	No
75 Steuben St	17-Sep-18	\$2,800,000	Small multifamily	9	6,500	\$431	No
230 Underhill Ave	17-Jul-18	\$2,750,000	Small multifamily	3	4,124	\$667	No
355 Warren St	7-Aug-18	\$2,750,000	Small multifamily	3	2,425	\$1,134	No
394 Adelphi St	9-Aug-18	\$2,650,000	Small multifamily	3	2,004	\$1,322	No
490 A Seventh Ave	27-Aug-18	\$2,632,500	Small multifamily	3	2,040	\$1,290	No
122 St Marks Pl	20-Aug-18	\$2,625,000	Small multifamily	3	2,700	\$972	No
766 Union St	5-Sep-18	\$2,600,000	Small multifamily	4	5,496	\$473	No
391 Twelfth St	24-Aug-18	\$2,600,000	Small multifamily	3	2,112	\$1,231	No
151 Huntington St	19-Sep-18	\$2,600,000	Small multifamily	4	2,535	\$1,026	No
76 Rapelye St	11-Jul-18	\$2,600,000	Small multifamily	8	6,132	\$424	No
315 Van Brunt St	2-Aug-18	\$2,575,000	Medium multifamily	10	6,084	\$423	No
415 Myrtle Ave	21-Sep-18	\$2,550,000	Small multifamily	4	4,000	\$638	No
692 De Graw St	9-Jul-18	\$2,500,000	Small multifamily	3	2,565	\$975	No
364 13th St	16-Aug-18	\$2,400,000	Small multifamily	3	2,580	\$930	No
208 Hoyt St	21-Sep-18	\$2,400,000	Small multifamily	4	3,200	\$750	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
414 Prospect Ave	25-Sep-18	\$2,365,000	Small multifamily	6	4,875	\$485	No
47 St Felix St	18-Sep-18	\$2,180,000	Small multifamily	6	3,040	\$717	No
385 Twelfth St	10-Sep-18	\$2,050,000	Small multifamily	3	2,112	\$971	No
149 Eleventh St	21-Sep-18	\$1,830,000	Small multifamily	3	2,310	\$792	No
105 President St	3-Jul-18	\$1,825,000	Small multifamily	4	2,880	\$634	No
938 Pacific St	24-Aug-18	\$1,800,000	Small multifamily	3	2,700	\$667	No
139 Vanderbilt Ave	20-Aug-18	\$1,750,000	Small multifamily	4	3,200	\$547	No
141 Huntington St	14-Sep-18	\$1,500,000	Small multifamily	4	3,200	\$469	No
44 Ft Greene Pl	26-Sep-18	\$1,400,000	Medium multifamily	10	3,360	\$417	No
111 Nelson St	28-Sep-18	\$1,365,000	Small multifamily	3	1,995	\$684	No
167 Bergen St	25-Jul-18	\$1,300,000	Small multifamily	3	3,104	\$419	No
395 17th St	21-Sep-18	\$900,000	Small multifamily	3	3,408	\$264	No
27 Vanderbilt Ave	15-Aug-18	\$750,000	Small multifamily	3	2,244	\$334	No
668 Tenth St	6-Jul-18	\$400,000	Small multifamily	3	3,240	\$123	No



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David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
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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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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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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
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Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
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