

OCEAN HILL

A quarterly analysis of multifamily sales
in Ocean Hill, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2017

Ocean Hill, Brooklyn

SUMMARY

SALES VOLUME

NO. OF TRANSACTIONS

AVERAGE PRICE/UNIT

AVERAGE PRICE/SQ.FT.

\$22.1M

18

\$269K

\$243

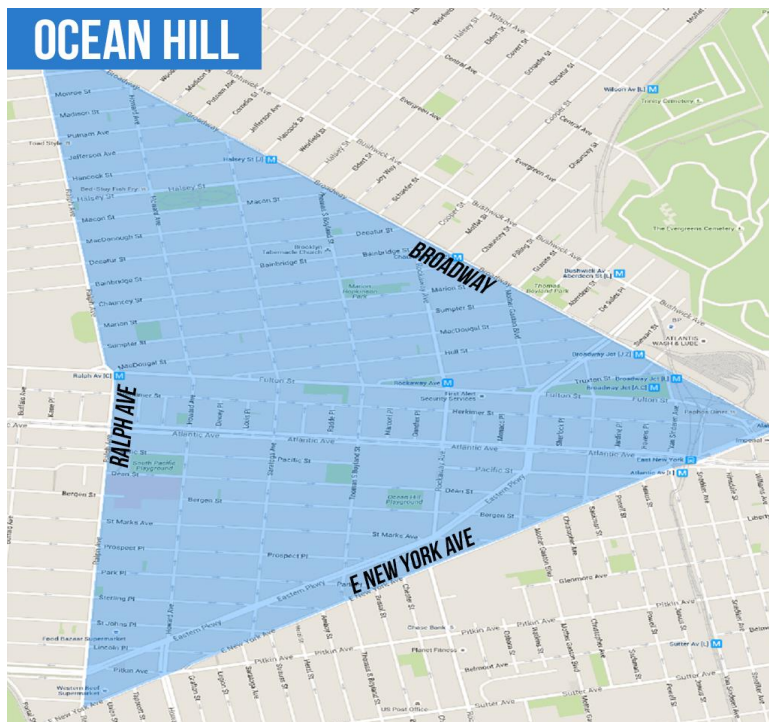
65% YoY

64% YoY

19% YoY

-5% YoY

NEIGHBORHOOD BOUNDARIES

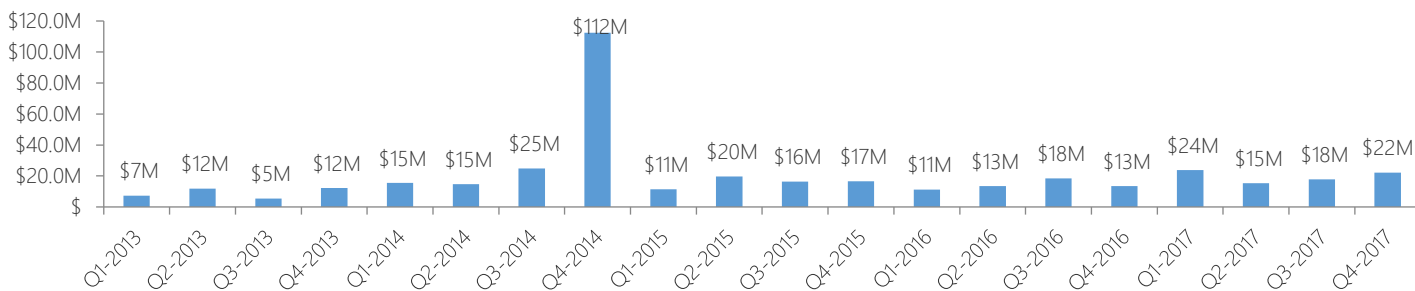


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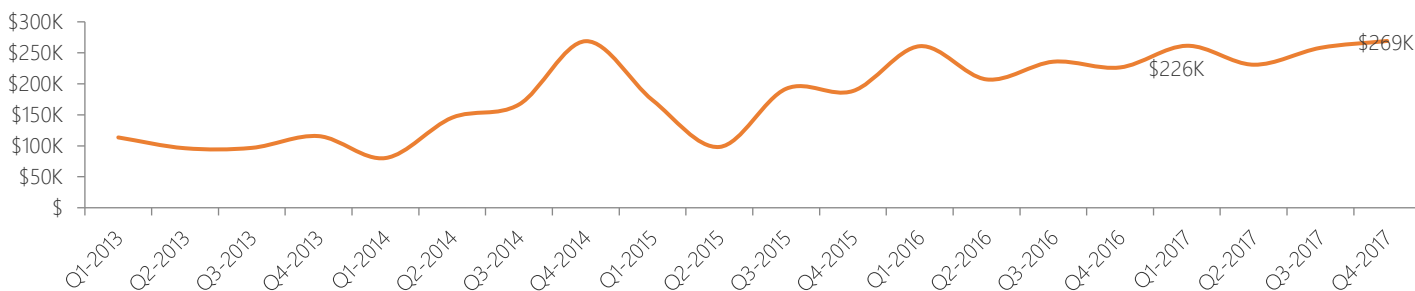
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MULTIFAMILY STATS

Sales Volume

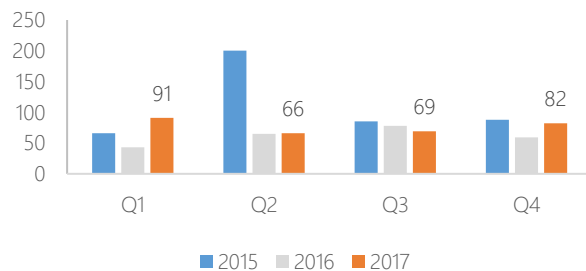


Average Sale Price per Unit



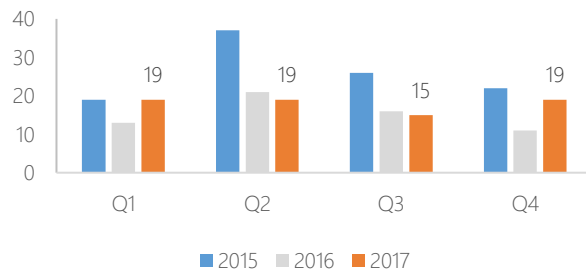
Number of Units Sold

Quarter	2015	2016	2017
Q1	66	43	91
Q2	200	65	66
Q3	85	78	69
Q4	88	59	82



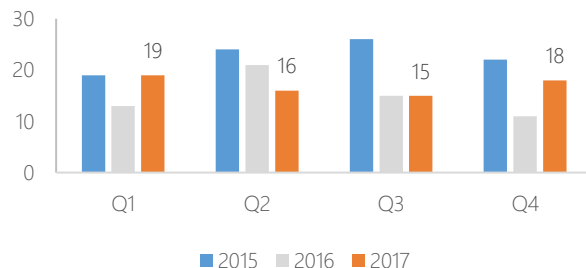
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	19	13	19
Q2	37	21	19
Q3	26	16	15
Q4	22	11	19

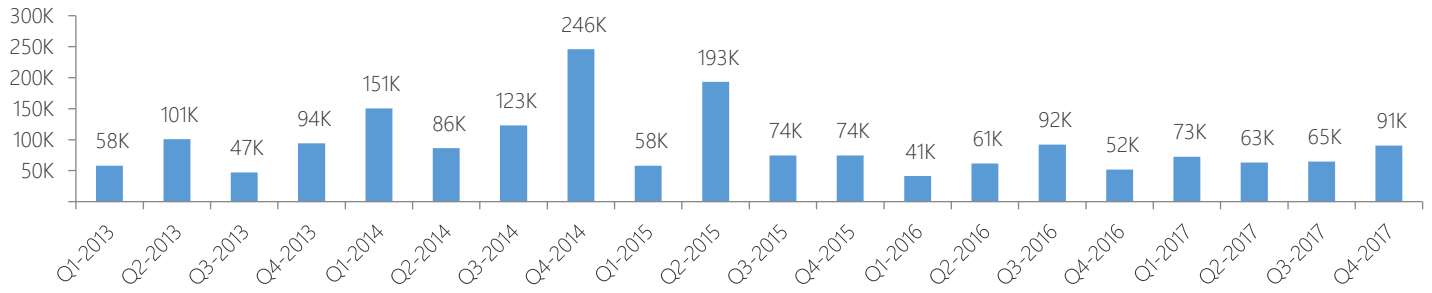


Number of Transactions

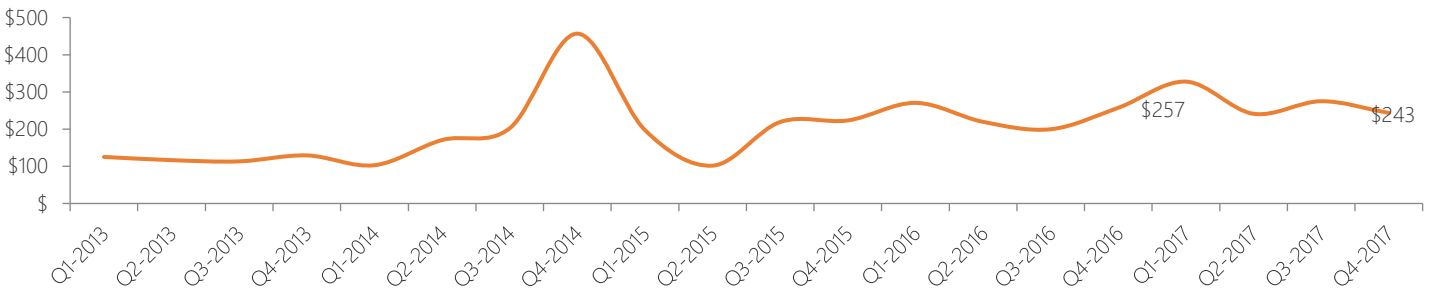
Quarter	2015	2016	2017
Q1	19	13	19
Q2	24	21	16
Q3	26	15	15
Q4	22	11	18



Total Sq. Ft.



Average Sale Price per Square Foot

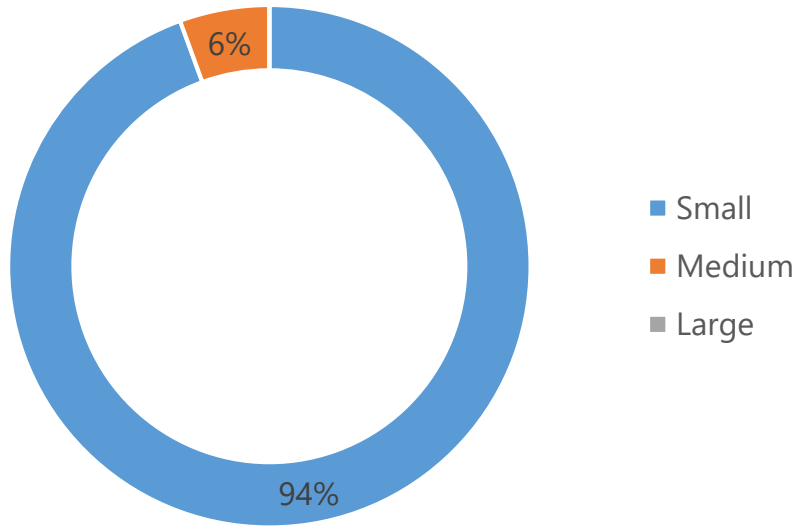


MULTIFAMILY SIZE

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	\$280,197	26%	\$332	25%	\$14,570,250	17	17	52
Medium	\$250,000	5%	\$160	-33%	\$7,500,000	1	2	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
2337 Pacific St	19-Dec-17	\$7,500,000	Medium multifamily	22	25,933	\$160	Yes
2334 Pacific St	19-Dec-17	\$7,500,000	Small multifamily	8	20,913	\$160	Yes
11 Pleasant Pl	24-Oct-17	\$1,350,000	Small multifamily	3	2,619	\$515	No
2097 Dean St	7-Dec-17	\$1,350,000	Small multifamily	4	3,168	\$426	No
1562 St Marks Ave	24-Oct-17	\$1,170,000	Small multifamily	3	2,700	\$433	No
618 Bainbridge St	23-Oct-17	\$990,000	Small multifamily	3	2,700	\$367	No
2228 Fulton St	29-Dec-17	\$950,000	Small multifamily	3	2,400	\$396	No
1788 St Johns Pl	20-Dec-17	\$900,000	Small multifamily	3	3,522	\$256	No
416 Chauncey St	7-Nov-17	\$850,000	Small multifamily	3	2,565	\$331	No
6 Roosevelt Pl	18-Dec-17	\$830,000	Small multifamily	3	1,864	\$445	No
1411 Herkimer St	27-Oct-17	\$810,500	Small multifamily	3	2,550	\$318	No
183 Hull St	30-Nov-17	\$800,000	Small multifamily	3	2,250	\$356	No
2075 Pacific St	25-Oct-17	\$800,000	Small multifamily	3	2,700	\$296	No
1864 Prospect Pl	28-Nov-17	\$752,000	Small multifamily	3	3,300	\$228	No
74 Hull St	14-Nov-17	\$750,000	Small multifamily	3	2,430	\$309	No
1267 Herkimer St	14-Nov-17	\$700,000	Small multifamily	3	2,700	\$259	No
2350 Pacific St	30-Nov-17	\$650,000	Small multifamily	3	2,280	\$285	No
227 Thomas S Boyland St	21-Nov-17	\$590,000	Small multifamily	3	2,040	\$289	No
2047 Atlantic Ave	24-Oct-17	\$327,750	Small multifamily	3	2,040	\$161	No



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THE RATNER TEAM



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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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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	

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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.

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