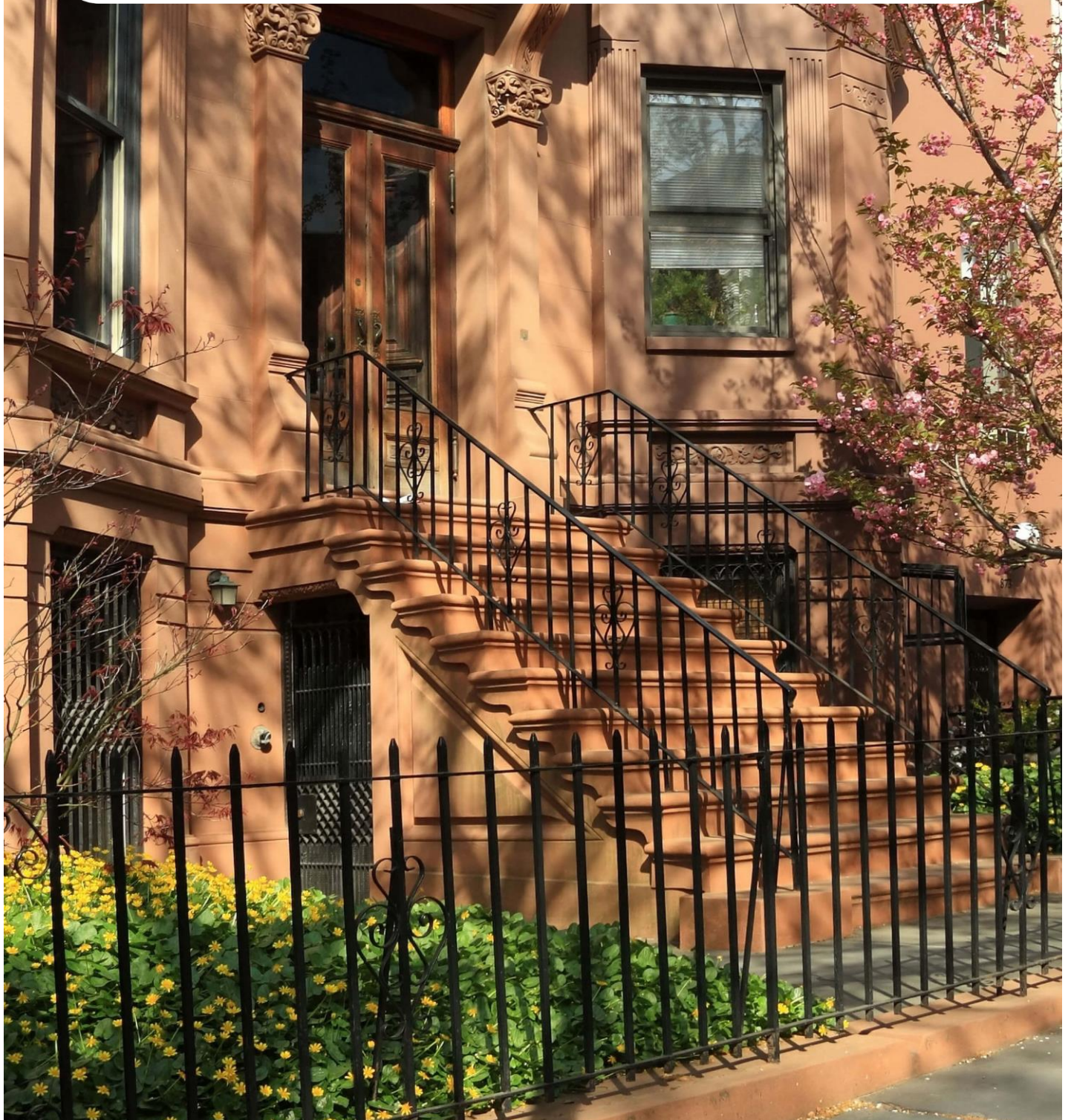


PARK SLOPE

A quarterly analysis of multifamily sales
in Park Slope, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

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

Multifamily Market Report, 4th Quarter 2017

Park Slope, Brooklyn

SUMMARY

SALES VOLUME

\$74.7M

129% YoY

NO. OF TRANSACTIONS

16

7% YoY

AVERAGE PRICE/UNIT

\$519K

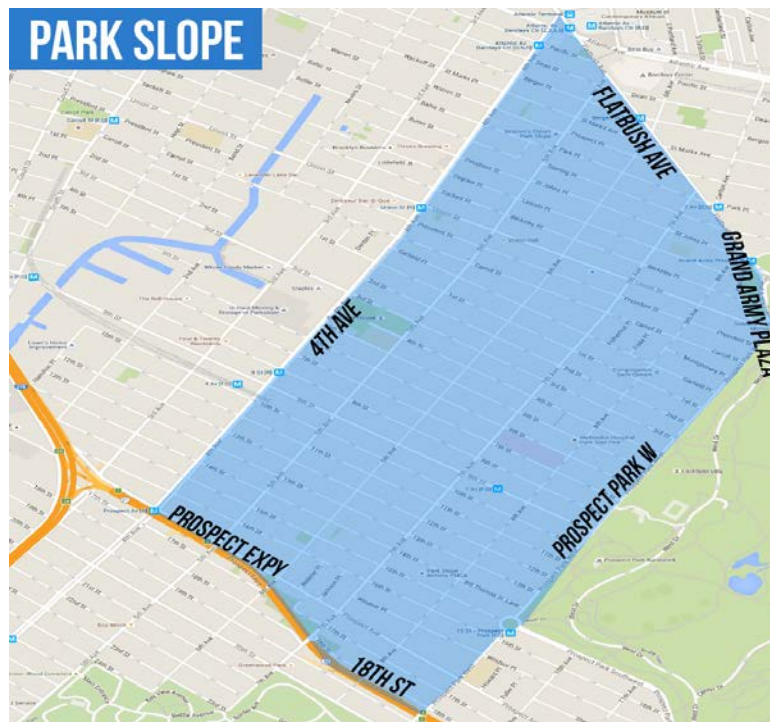
13% YoY

AVERAGE PRICE/SQ.FT.

\$798

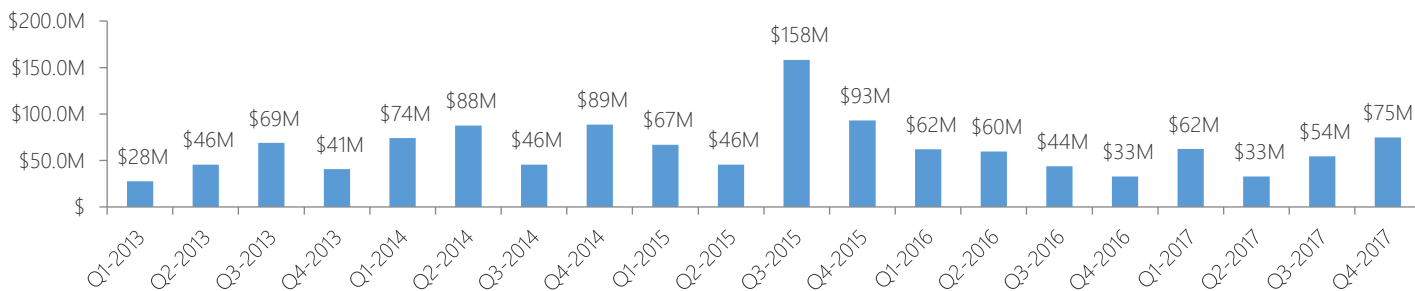
47% YoY

NEIGHBORHOOD BOUNDARIES

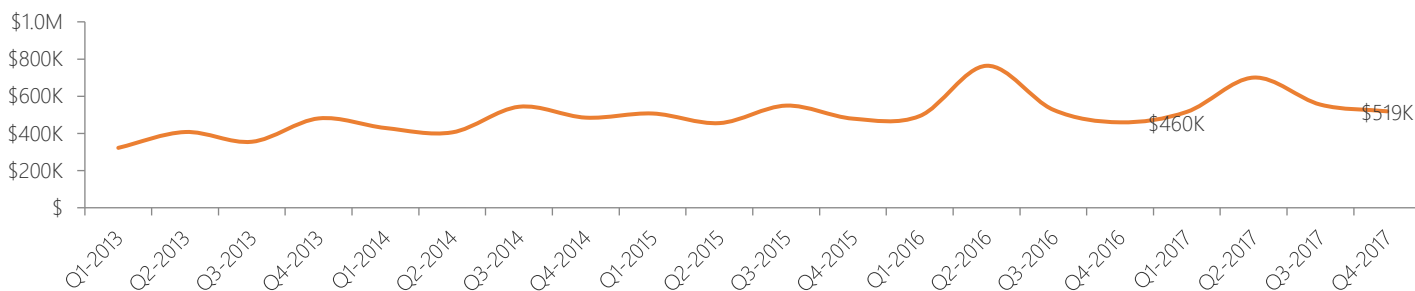


MULTIFAMILY STATS

Sales Volume

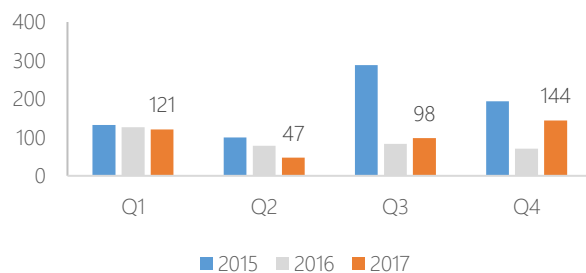


Average Sale Price per Unit



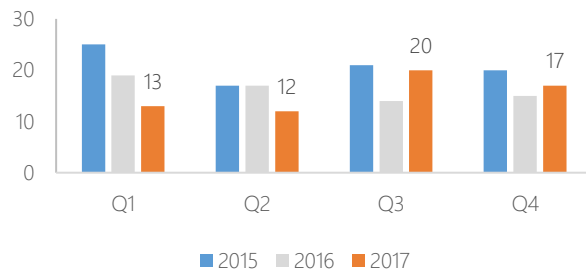
Number of Units Sold

Quarter	2015	2016	2017
Q1	132	126	121
Q2	100	78	47
Q3	288	83	98
Q4	194	71	144



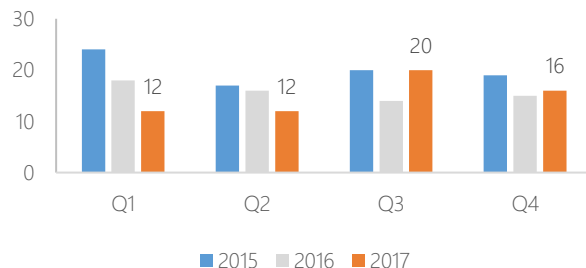
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	25	19	13
Q2	17	17	12
Q3	21	14	20
Q4	20	15	17

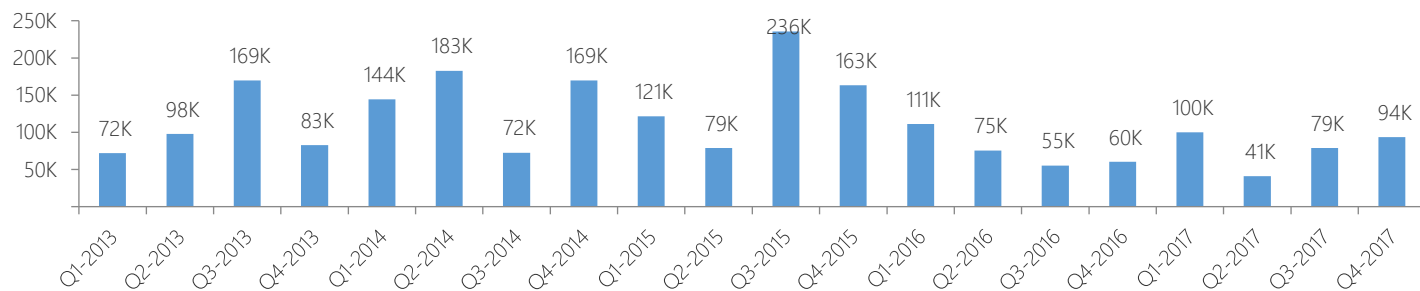


Number of Transactions

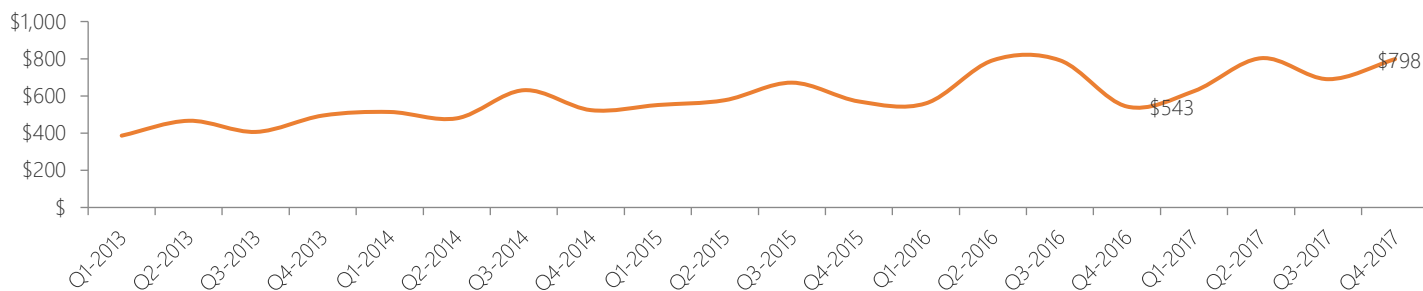
Quarter	2015	2016	2017
Q1	24	18	12
Q2	17	16	12
Q3	20	14	20
Q4	19	15	16



Total Sq. Ft.



Average Sale Price per Square Foot

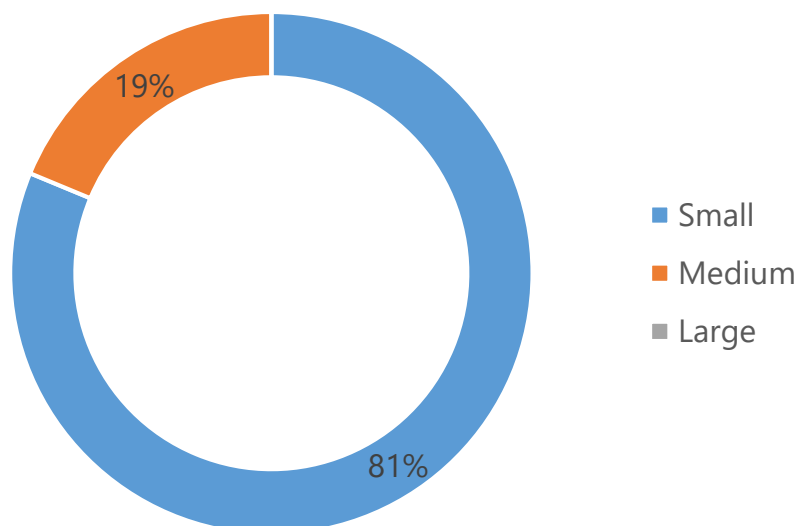


MULTIFAMILY SIZE

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	\$703,163	47%	\$732	36%	\$30,939,168	13	13	44
Medium	\$437,500	31%	\$852	46%	\$43,750,000	3	4	100
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
409 14 St	13-Dec-17	\$20,750,000	Medium multifamily	44	27,588	\$752	No
182 Prospect Park W	13-Dec-17	\$14,700,000	Medium multifamily	17	6,298	\$1,167	Yes
181 Prospect Park W	13-Dec-17	\$14,700,000	Medium multifamily	17	6,298	\$1,167	Yes
286 5 Ave	13-Dec-17	\$8,300,000	Medium multifamily	22	11,137	\$745	No
289 6 Ave	20-Nov-17	\$4,000,000	Small multifamily	3	3,200	\$1,250	No
133 7 Ave	22-Dec-17	\$3,750,000	Small multifamily	4	3,780	\$992	No
131 5 Ave	18-Dec-17	\$3,250,000	Small multifamily	6	5,200	\$625	No
111 6 Ave	29-Dec-17	\$2,450,000	Small multifamily	3	3,360	\$729	No
245 12 St	15-Dec-17	\$2,400,000	Small multifamily	3	2,808	\$855	No
315 6 St	7-Nov-17	\$2,225,000	Small multifamily	3	2,772	\$803	No
425 12 St	31-Oct-17	\$2,200,000	Small multifamily	3	2,016	\$1,091	No
268 7 St	26-Oct-17	\$2,190,000	Small multifamily	3	2,709	\$808	No
285 7 St	15-Nov-17	\$2,125,000	Small multifamily	3	2,484	\$855	No
580 6 Ave	8-Dec-17	\$2,100,000	Small multifamily	4	3,384	\$621	No
413 11 St	28-Nov-17	\$2,050,000	Small multifamily	3	2,736	\$749	No
459 7 Ave	19-Oct-17	\$1,750,000	Small multifamily	3	2,400	\$729	No
25 Prospect Park W	25-Oct-17	\$449,168	Small multifamily	3	5,424	\$83	No



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

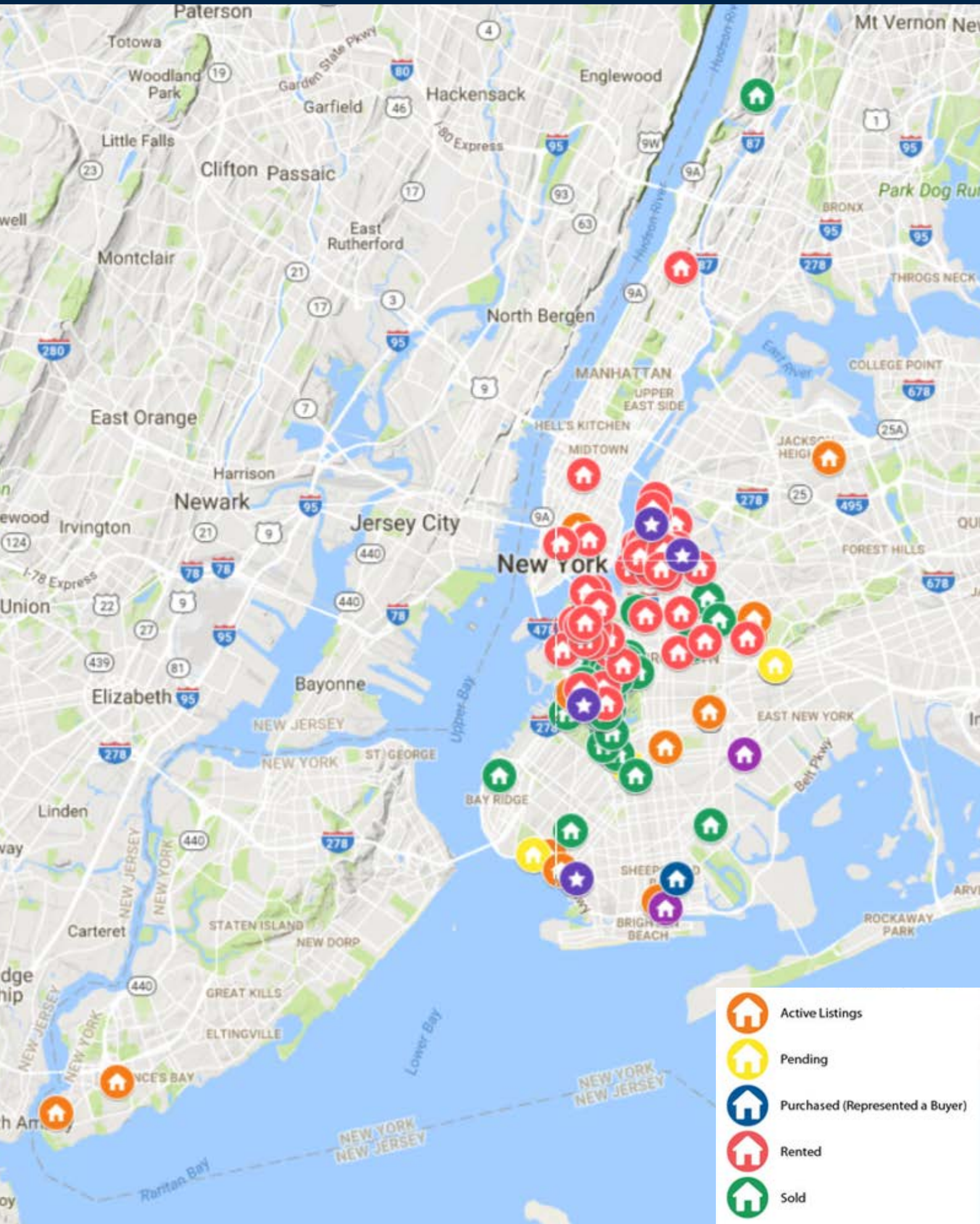
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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