

# SUNSET PARK

A quarterly analysis of multifamily sales  
in Sunset Park, Brooklyn

4th Quarter 2018



**The RATNER Team Market Report**

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# Multifamily Market Report, 4th Quarter 2018

## Sunset Park, Brooklyn

### SUMMARY

SALES VOLUME

**\$39.6M**

33% YoY

NO. OF TRANSACTIONS

**16**

-6% YoY

AVERAGE PRICE/UNIT

**\$307K**

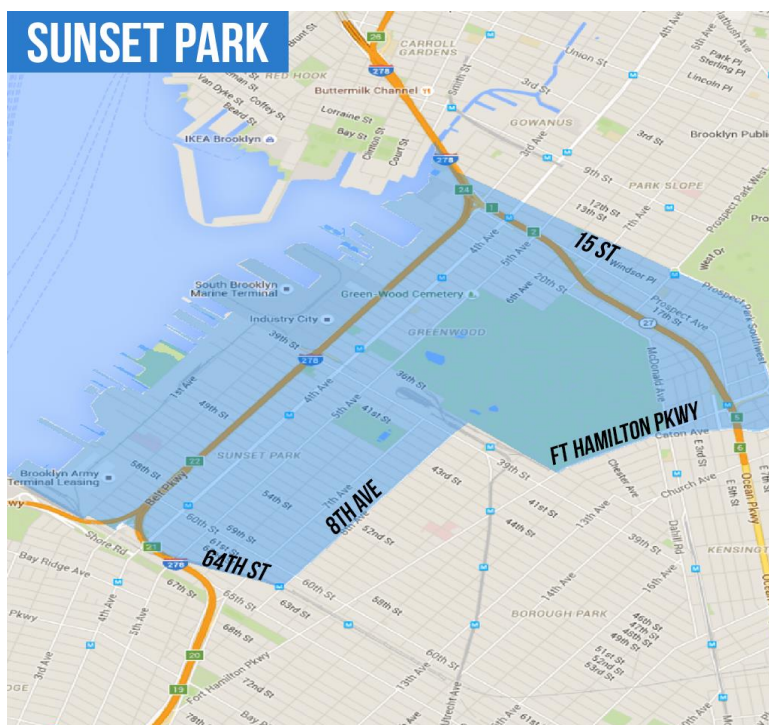
-3% YoY

AVERAGE PRICE/SQ.FT.

**\$333**

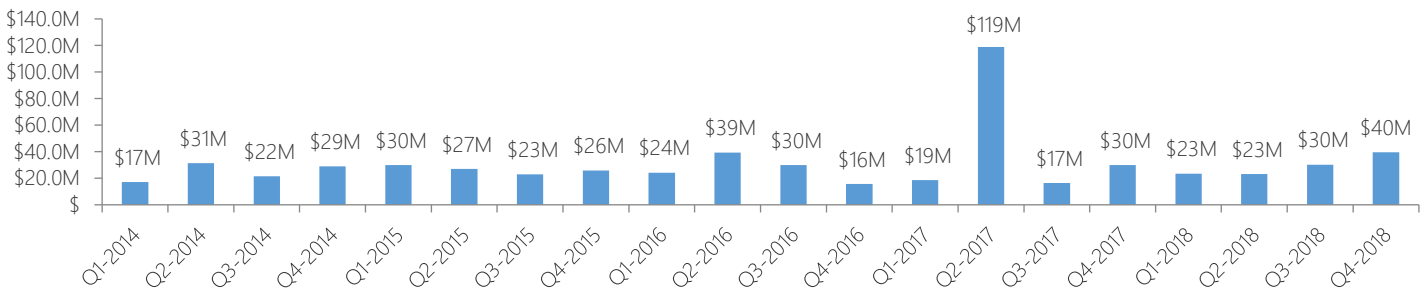
-2% YoY

### NEIGHBORHOOD BOUNDARIES

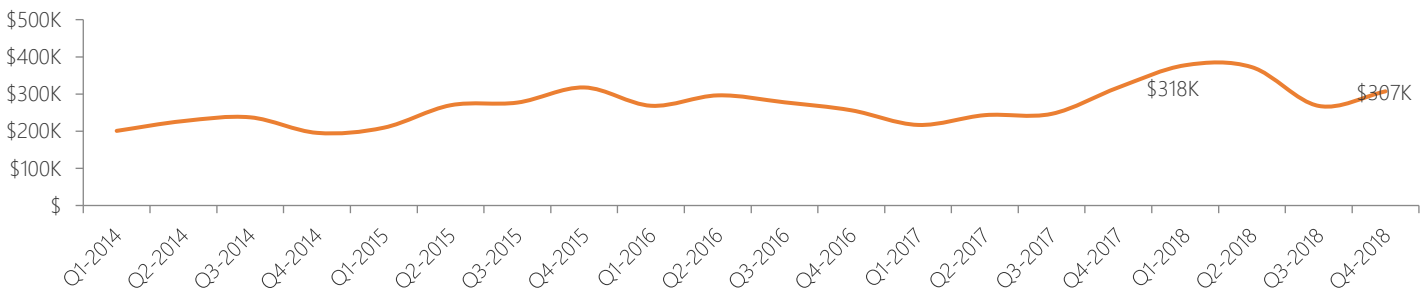


## MULTIFAMILY STATS

### Sales Volume

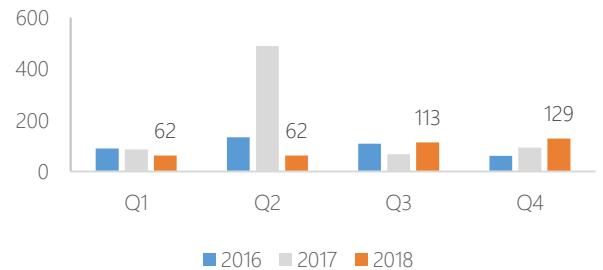


### Average Sale Price per Unit



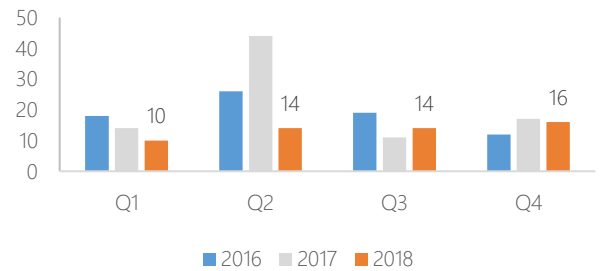
### Number of Units Sold

Quarter	2016	2017	2018
Q1	90	86	62
Q2	133	489	62
Q3	108	67	113
Q4	61	94	129



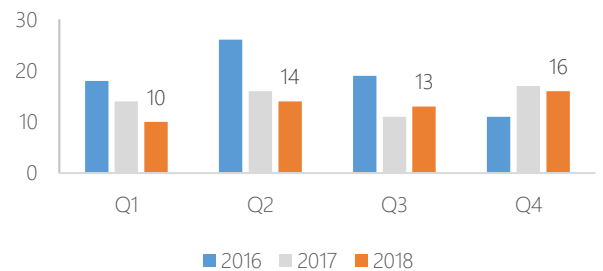
### Number of Buildings Sold

Quarter	2016	2017	2018
Q1	18	14	10
Q2	26	44	14
Q3	19	11	14
Q4	12	17	16

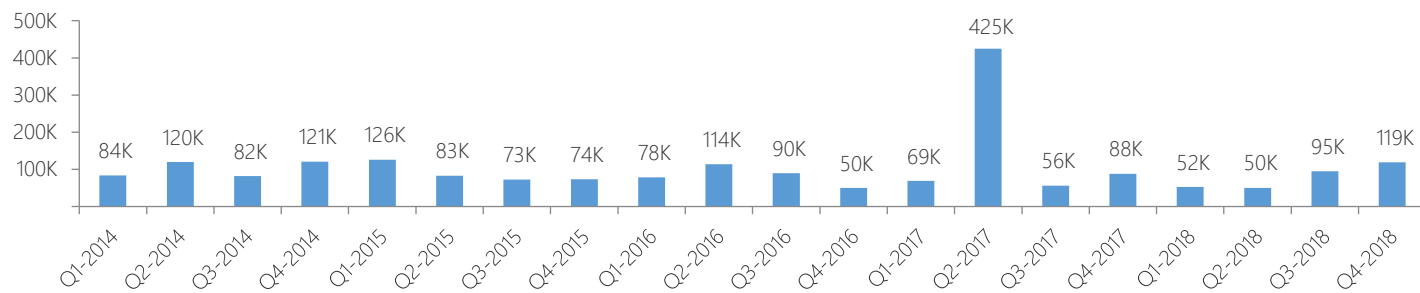


### Number of Transactions

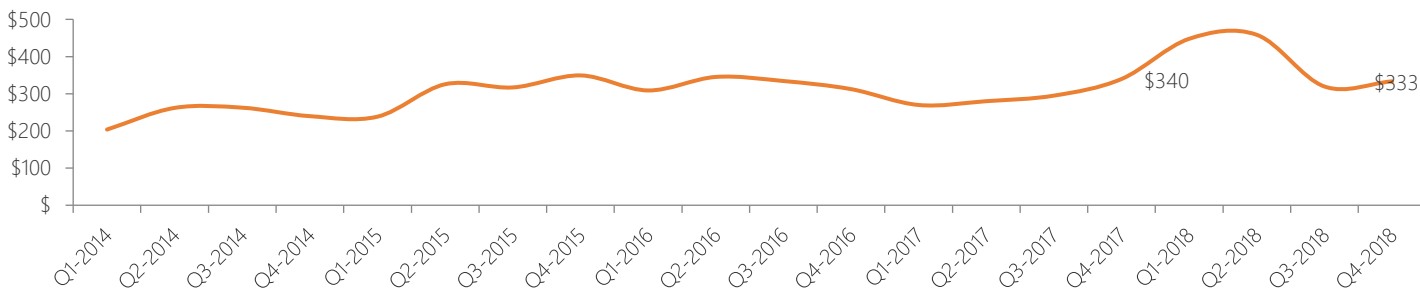
Quarter	2016	2017	2018
Q1	18	14	10
Q2	26	16	14
Q3	19	11	13
Q4	11	17	16



Total Sq. Ft.



Average Sale Price per Square Foot

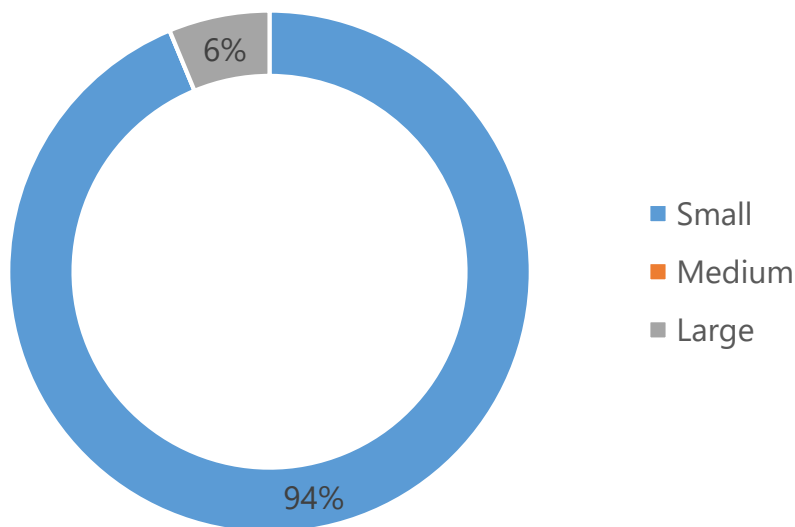


MULTIFAMILY SIZE

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	\$332,846	-3%	\$422	7%	\$21,635,000	15	15	65
Medium	-	-	-	-	\$0	0	0	0
Large	\$281,109	-	\$266	-	\$17,991,000	1	1	64

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
864 49th St	29-Nov-18	\$17,991,000	Large multifamily	64	67,600	\$266	No
815 59th St	16-Oct-18	\$3,500,000	Small multifamily	5	4,000	\$875	No
5511 Seventh Ave	26-Oct-18	\$3,100,000	Small multifamily	6	5,040	\$615	No
530 56th St	9-Oct-18	\$1,760,000	Small multifamily	3	3,012	\$584	No
459 51st St	13-Dec-18	\$1,500,000	Small multifamily	4	2,781	\$539	No
455 59th St	2-Nov-18	\$1,480,000	Small multifamily	3	2,700	\$548	No
642 46th St	30-Oct-18	\$1,380,000	Small multifamily	6	3,750	\$368	No
556 57th St	6-Nov-18	\$1,300,000	Small multifamily	3	3,320	\$392	No
661 47th St	4-Oct-18	\$1,290,000	Small multifamily	6	3,528	\$366	No
537 40th St	13-Nov-18	\$1,230,000	Small multifamily	3	3,000	\$410	No
358 55th St	21-Nov-18	\$1,200,000	Small multifamily	3	3,108	\$386	No
713 39th St	7-Nov-18	\$995,000	Small multifamily	4	2,350	\$423	No
428 50th St	20-Nov-18	\$900,000	Small multifamily	4	3,012	\$299	No
424 39th St	25-Oct-18	\$825,000	Small multifamily	6	3,684	\$224	No
4919 Sixth Ave	3-Oct-18	\$675,000	Small multifamily	3	2,808	\$240	No
363 63rd St	9-Oct-18	\$500,000	Small multifamily	6	5,229	\$96	No



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# THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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