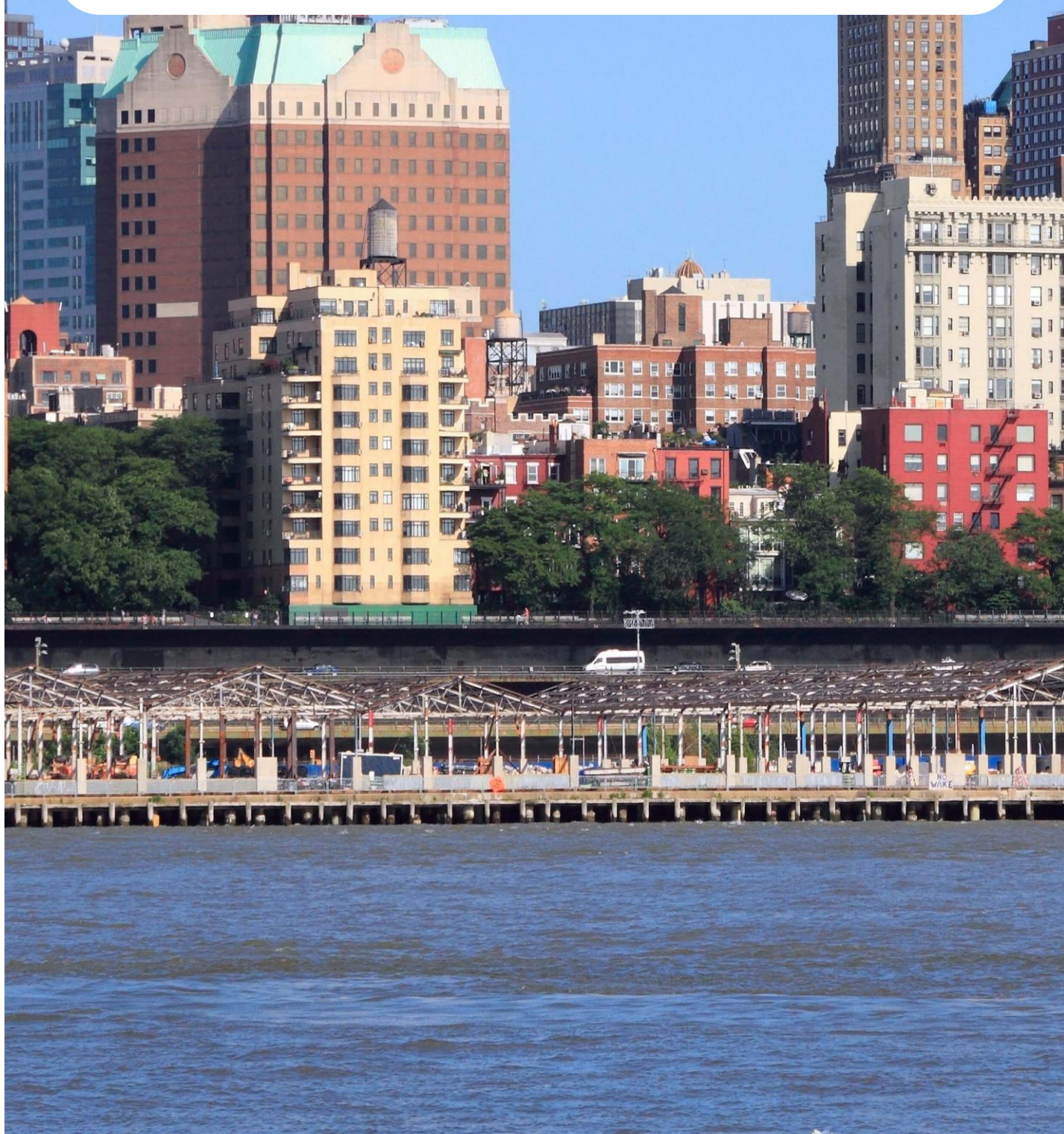


# WILLIAMSBURG

A quarterly analysis of multifamily sales  
in Williamsburg, Brooklyn

4th Quarter 2017



**The RATNER Team Market Report**

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# Multifamily Market Report, 4th Quarter 2017

## Williamsburg, Brooklyn

### SUMMARY

SALES VOLUME

**\$58.7M**

-50% YoY

NO. OF TRANSACTIONS

**19**

-24% YoY

AVERAGE PRICE/UNIT

**\$691K**

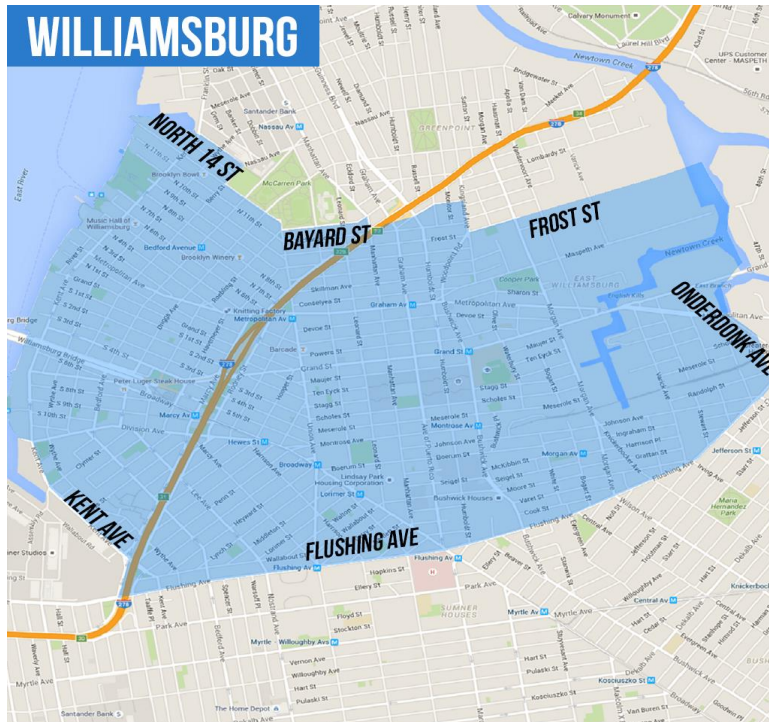
21% YoY

AVERAGE PRICE/SQ.FT.

**\$749**

-3% YoY

### NEIGHBORHOOD BOUNDARIES

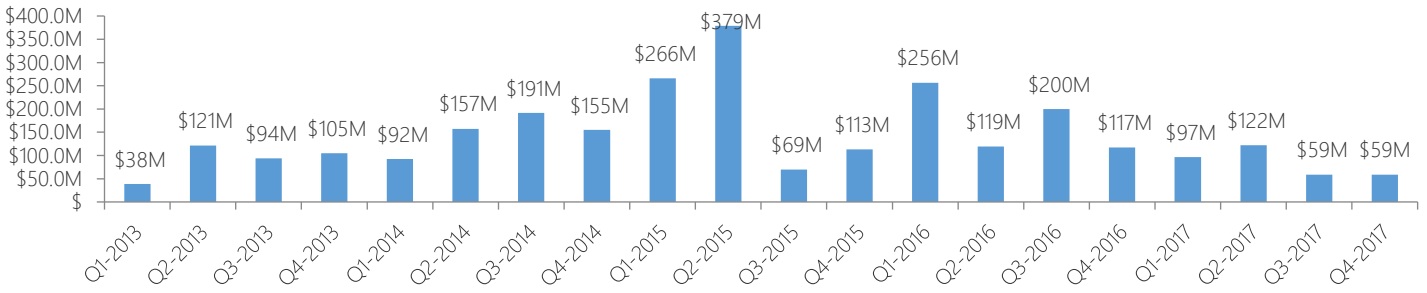


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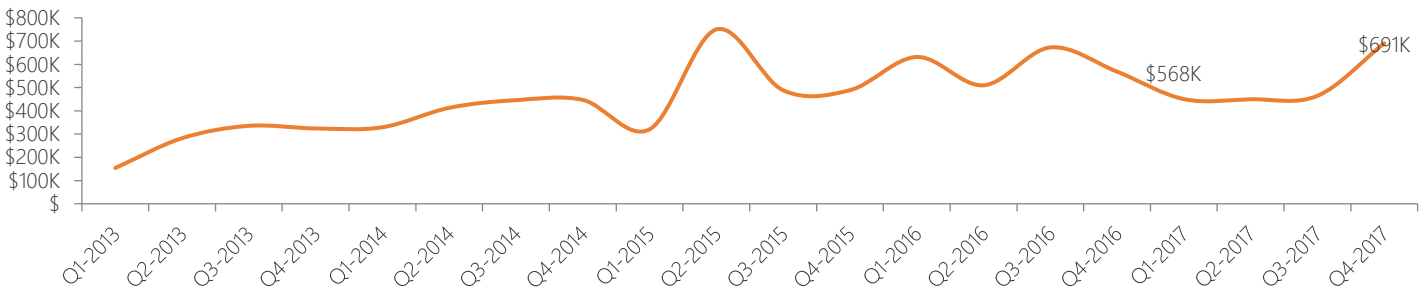
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## MULTIFAMILY STATS

### Sales Volume

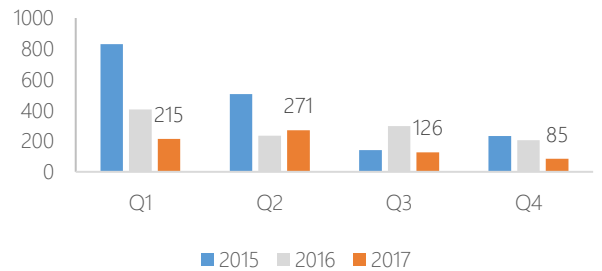


### Average Sale Price per Unit



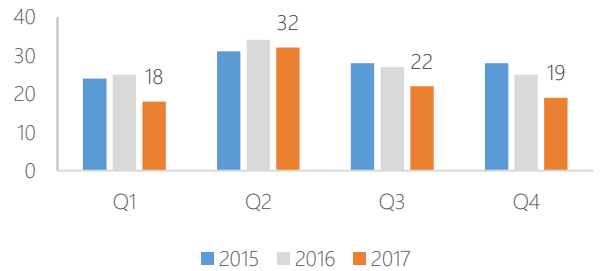
### Number of Units Sold

Quarter	2015	2016	2017
Q1	830	406	215
Q2	505	234	271
Q3	142	297	126
Q4	232	206	85



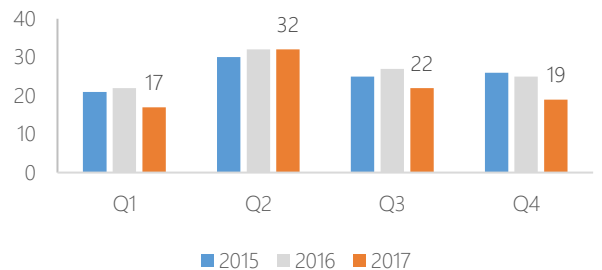
### Number of Buildings Sold

Quarter	2015	2016	2017
Q1	24	25	18
Q2	31	34	32
Q3	28	27	22
Q4	28	25	19

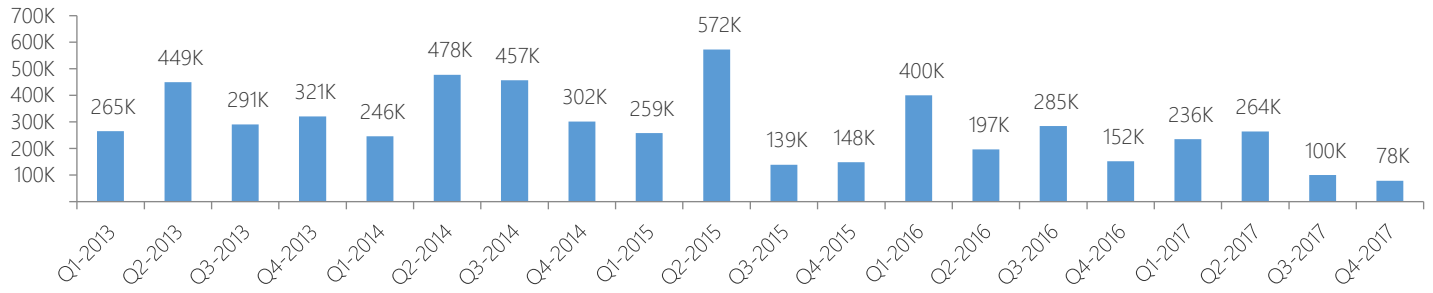


### Number of Transactions

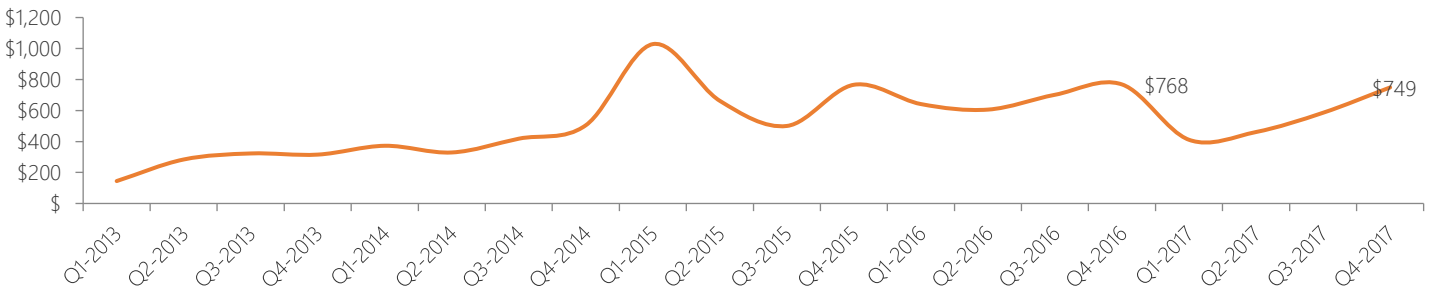
Quarter	2015	2016	2017
Q1	21	22	17
Q2	30	32	32
Q3	25	27	22
Q4	26	25	19



## Total Sq. Ft.



## Average Sale Price per Square Foot

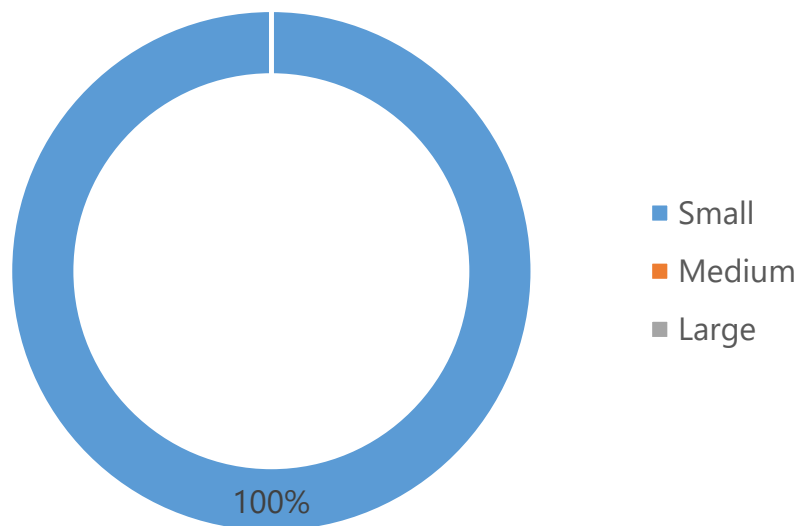


## MULTIFAMILY SIZE

### 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	\$690,588	48%	\$749	23%	\$58,700,000	19	19	85
Medium	-	-	-	-	\$0	0	0	0
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
60 N 6 St	5-Dec-17	\$19,825,000	Small multifamily	6	10,000	\$1,983	No
245 N 8 St	2-Nov-17	\$4,150,000	Small multifamily	8	7,000	\$593	No
386 Metropolitan Ave	20-Oct-17	\$3,900,000	Small multifamily	7	5,000	\$780	No
240 S 2 St	28-Nov-17	\$3,000,000	Small multifamily	3	2,400	\$1,250	No
262 N 6 St	12-Oct-17	\$3,000,000	Small multifamily	8	6,000	\$500	No
195 Johnson Ave	13-Nov-17	\$2,850,000	Small multifamily	4	5,000	\$570	No
134 Penn St	6-Dec-17	\$2,460,000	Small multifamily	3	3,360	\$732	No
172 S 4 St	19-Dec-17	\$2,200,000	Small multifamily	3	3,360	\$655	No
116 Roebling St	17-Nov-17	\$2,200,000	Small multifamily	4	3,600	\$611	No
162 Metropolitan Ave	1-Dec-17	\$2,020,000	Small multifamily	3	1,440	\$1,403	No
286 Powers St	30-Nov-17	\$1,975,000	Small multifamily	3	3,375	\$585	No
7 Judge St	11-Oct-17	\$1,900,000	Small multifamily	6	3,450	\$551	No
197 Humboldt St	7-Nov-17	\$1,775,000	Small multifamily	3	3,375	\$526	No
272 Stagg St	9-Nov-17	\$1,600,000	Small multifamily	6	4,500	\$356	No
194 Scholes St	26-Dec-17	\$1,515,000	Small multifamily	3	2,550	\$594	No
20 Harrison Pl	20-Dec-17	\$1,450,000	Small multifamily	6	4,275	\$339	No
142 Hewes St	29-Dec-17	\$1,380,000	Small multifamily	3	3,680	\$375	No
185 Penn St	11-Dec-17	\$1,300,000	Small multifamily	3	3,520	\$369	No
272 Penn St	11-Dec-17	\$200,000	Small multifamily	3	2,490	\$80	No



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# THE RATNER TEAM



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Commercial & Residential  
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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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## 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
Attorneys	Fireplaces	Landscape Design	School Consultants
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Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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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.

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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