

BEDFORD-STUYVESANT

A quarterly analysis of multifamily sales
in Bedford-Stuyvesant, Brooklyn

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 3rd Quarter 2019

Bedford-Stuyvesant, Brooklyn

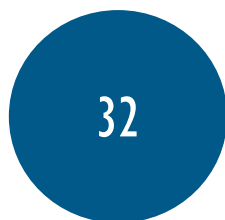
SUMMARY

SALES VOLUME



-66% YoY

NO. OF TRANSACTIONS



-52% YoY

AVERAGE PRICE/UNIT



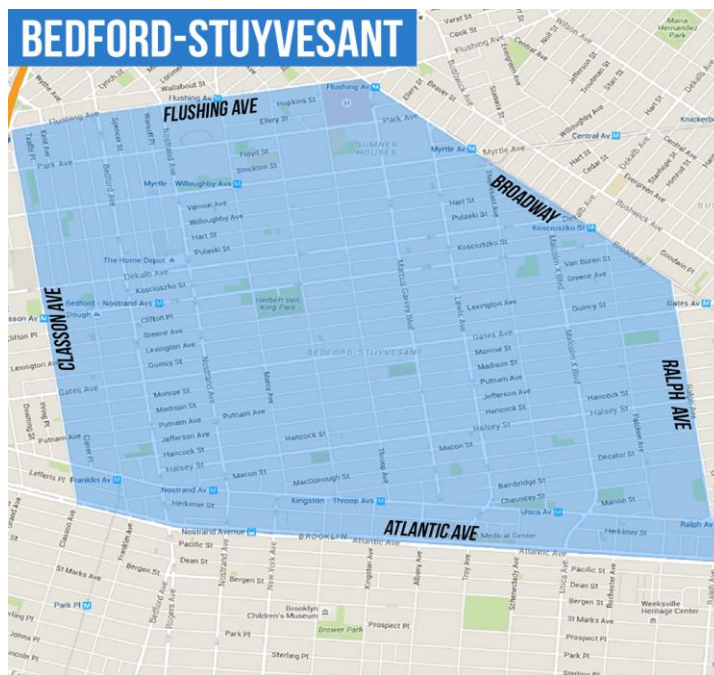
-13% YoY

AVERAGE PRICE/SQ.FT.



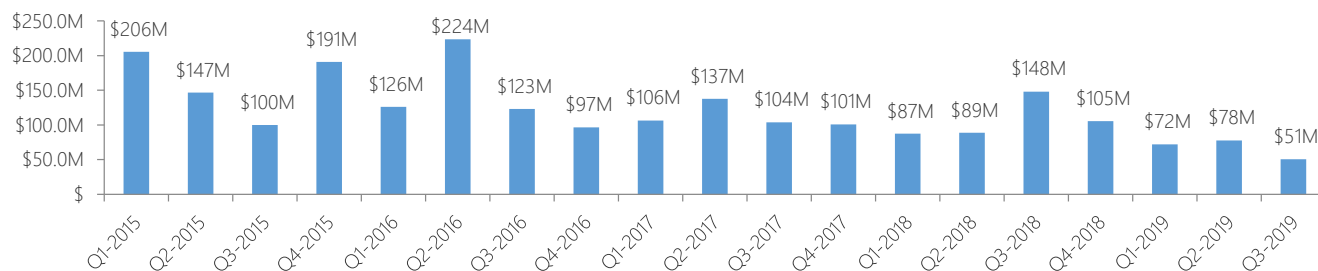
-17% YoY

NEIGHBORHOOD BOUNDARIES

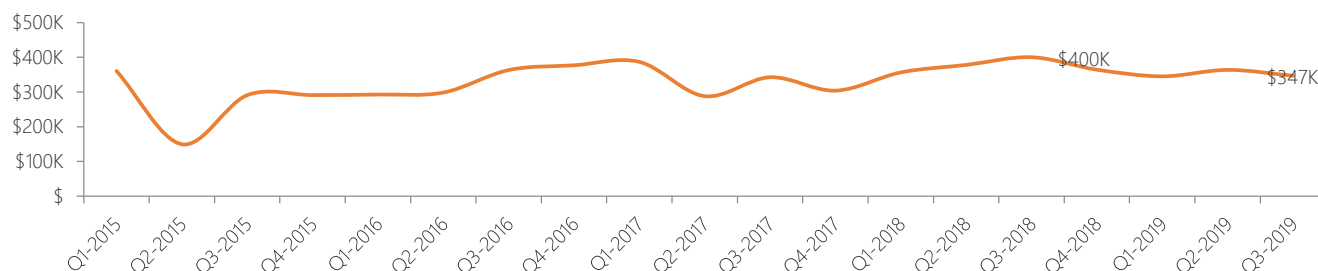


MULTIFAMILY STATS

Sales Volume

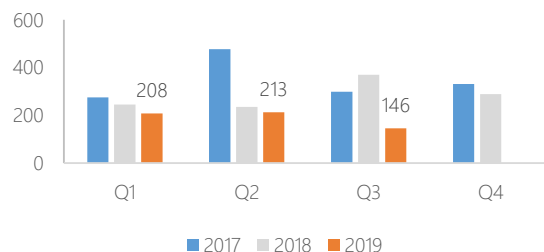


Average Sale Price per Unit



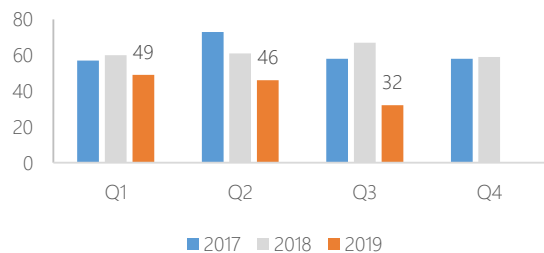
Number of Units Sold

Quarter	2017	2018	2019
Q1	275	245	208
Q2	477	235	213
Q3	299	370	146
Q4	331	289	



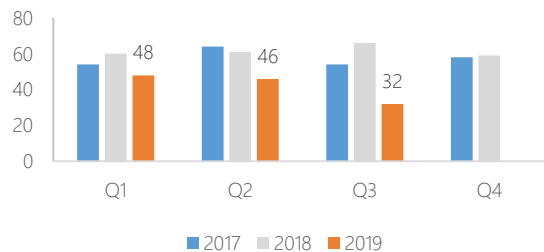
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	57	60	49
Q2	73	61	46
Q3	58	67	32
Q4	58	59	

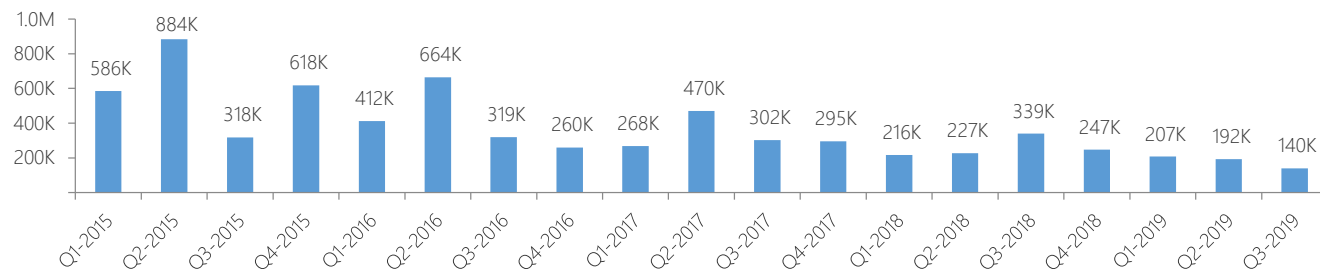


Number of Transactions

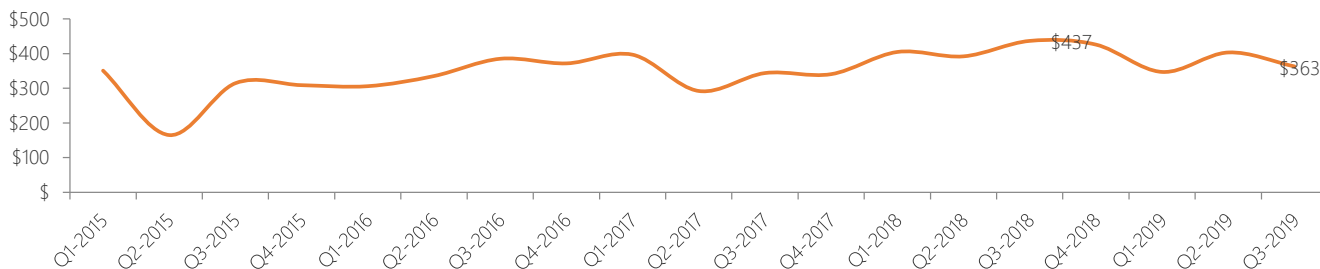
Quarter	2017	2018	2019
Q1	54	60	48
Q2	64	61	46
Q3	54	66	32
Q4	58	59	



Total Sq. Ft.



Average Sale Price per Square Foot

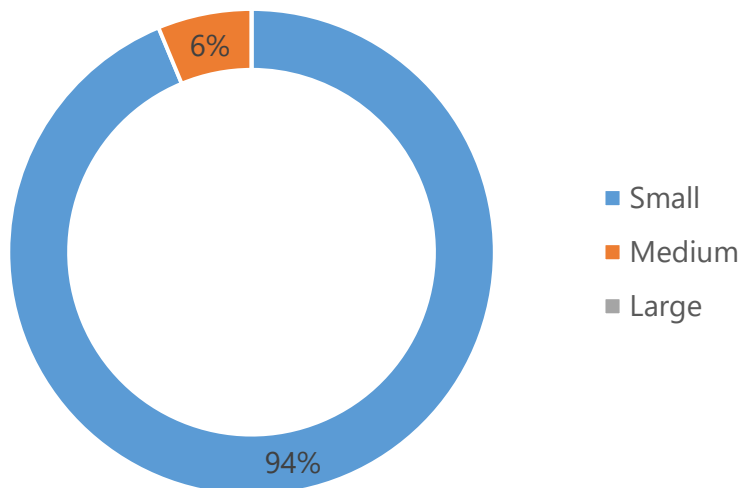


MULTIFAMILY SIZE

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	\$442,937	-1%	\$436	-6%	\$46,508,374	30	30	105
Medium	\$101,485	-60%	\$126	-70%	\$4,160,875	2	2	41
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
336 Chauncey St	18-Sep-19	\$4,150,000	Small multifamily	6	6,474	\$641	No
853 Lexington Ave	1-Aug-19	\$3,850,000	Medium multifamily	31	26,731	\$144	No
108 Martin L King Pl	29-Jul-19	\$2,500,000	Small multifamily	8	8,130	\$308	No
61 Malcolm X Blvd	17-Jul-19	\$2,400,000	Small multifamily	4	6,500	\$369	No
143 Clifton Pl	4-Sep-19	\$2,400,000	Small multifamily	3	2,520	\$952	No
64 Macon St	3-Sep-19	\$2,300,000	Small multifamily	6	4,500	\$511	No
173 Quincy St	29-Aug-19	\$2,200,000	Small multifamily	3	3,600	\$611	No
702 Putnam Ave	1-Aug-19	\$2,100,000	Small multifamily	4	3,500	\$600	No
854 Hancock St	14-Aug-19	\$1,950,000	Small multifamily	4	5,691	\$343	No
408 Hancock St	20-Sep-19	\$1,799,000	Small multifamily	3	3,500	\$514	No
510 Willoughby Ave	22-Jul-19	\$1,710,000	Small multifamily	3	3,324	\$514	No
700 Lafayette Ave	2-Jul-19	\$1,600,000	Small multifamily	3	3,700	\$432	No
44 Rochester Ave	4-Sep-19	\$1,592,000	Small multifamily	3	2,800	\$569	No
13 Brevoort Pl	26-Jul-19	\$1,500,000	Small multifamily	3	3,660	\$410	No
595 Marcy Ave	8-Aug-19	\$1,450,000	Small multifamily	3	2,768	\$524	No
278 Quincy St	20-Sep-19	\$1,450,000	Small multifamily	3	3,200	\$453	No
310 Decatur St	9-Jul-19	\$1,445,000	Small multifamily	3	1,980	\$730	No
214 Hancock St	13-Aug-19	\$1,390,000	Small multifamily	3	3,000	\$463	No
292 Herkimer St	1-Jul-19	\$1,350,000	Small multifamily	3	2,268	\$595	No
295 Mac Donough St	8-Aug-19	\$1,250,000	Small multifamily	3	3,580	\$349	No
446 Macon St	12-Sep-19	\$1,200,000	Small multifamily	3	3,020	\$397	No
30 Howard Ave	10-Jul-19	\$1,150,000	Small multifamily	3	2,700	\$426	No
537 A Quincy St	5-Aug-19	\$1,100,000	Small multifamily	3	3,000	\$367	No
550 Van Buren St	25-Jul-19	\$1,100,000	Small multifamily	3	2,850	\$386	No
82 Mac Dougal St	25-Jul-19	\$1,075,000	Small multifamily	3	3,322	\$324	No
205 Lewis Ave	11-Sep-19	\$960,000	Small multifamily	3	3,000	\$320	No
317 Bainbridge St	8-Jul-19	\$843,250	Small multifamily	3	2,048	\$412	No
51 Vernon Ave	23-Jul-19	\$805,000	Small multifamily	3	2,139	\$376	No
479 Classon Ave	21-Aug-19	\$750,000	Small multifamily	4	2,800	\$268	No
32 Pulaski St	6-Aug-19	\$549,124	Small multifamily	3	3,000	\$183	No
356 Halsey St	17-Jul-19	\$440,000	Small multifamily	3	4,000	\$110	No
357 Tompkins Ave	19-Aug-19	\$310,875	Medium multifamily	10	6,300	\$49	No



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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

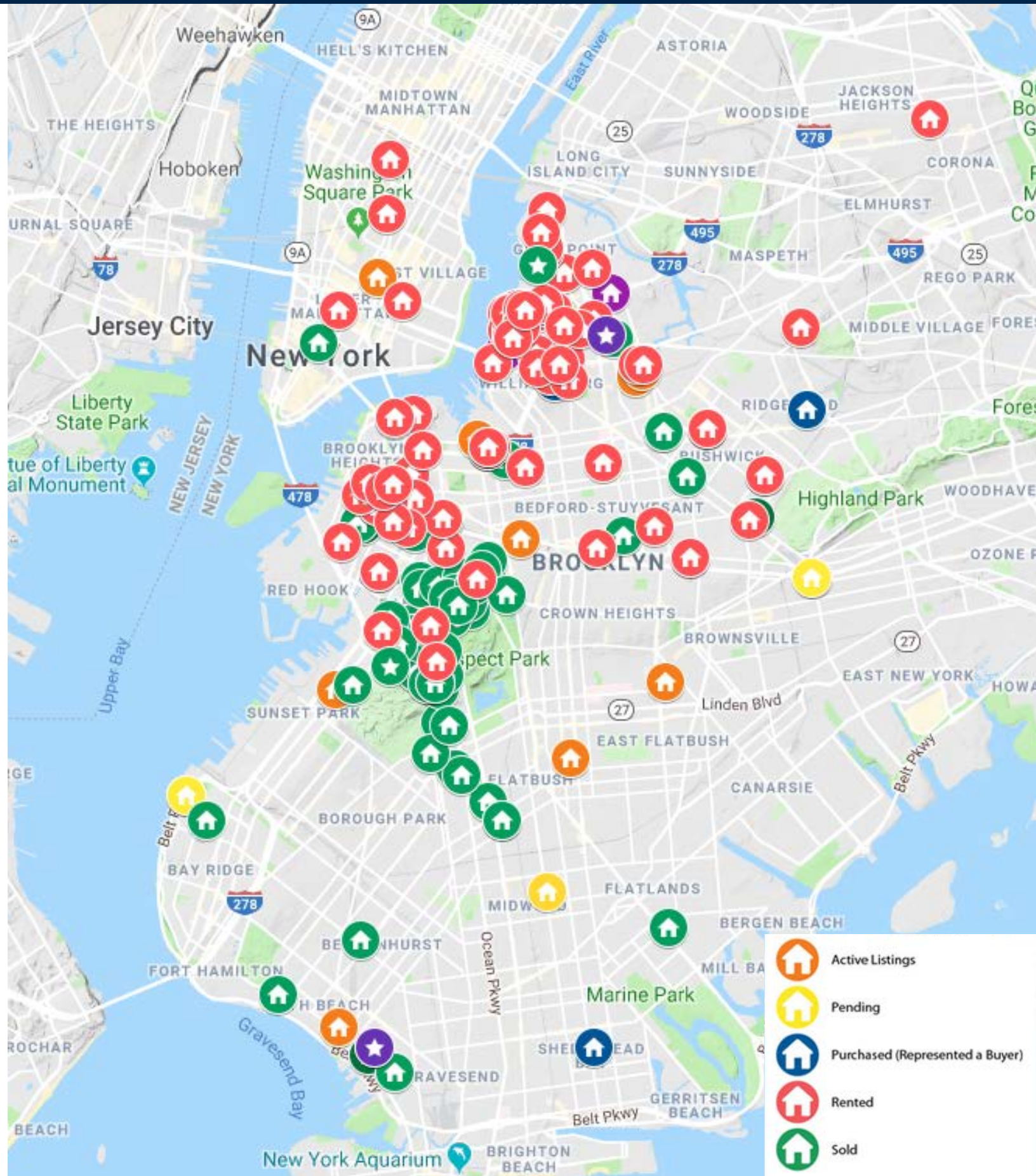
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

Phone: 347-501-0860 | Email: Contact@TheRatnerTeam.com



- | | | | |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | 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 | |

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com