

BEDFORD-STUYVESANT

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

2nd Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 2nd Quarter 2017

Bedford-Stuyvesant, Brooklyn

SUMMARY

SALES VOLUME

\$121.8M

-44% YoY

NO. OF TRANSACTIONS

59

-26% YoY

AVERAGE PRICE/UNIT

\$303K

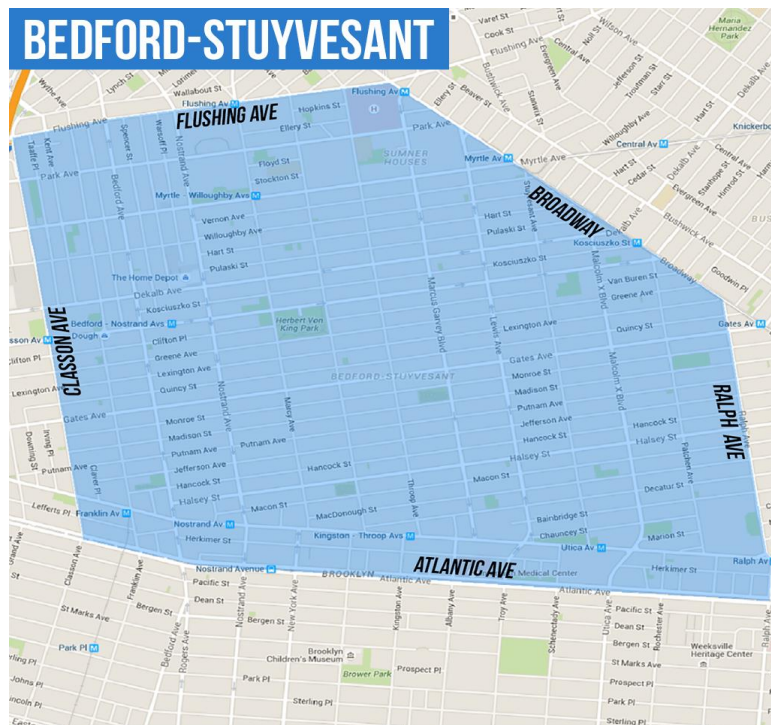
-2% YoY

AVERAGE PRICE/SQ.FT.

\$340

1% YoY

NEIGHBORHOOD BOUNDARIES

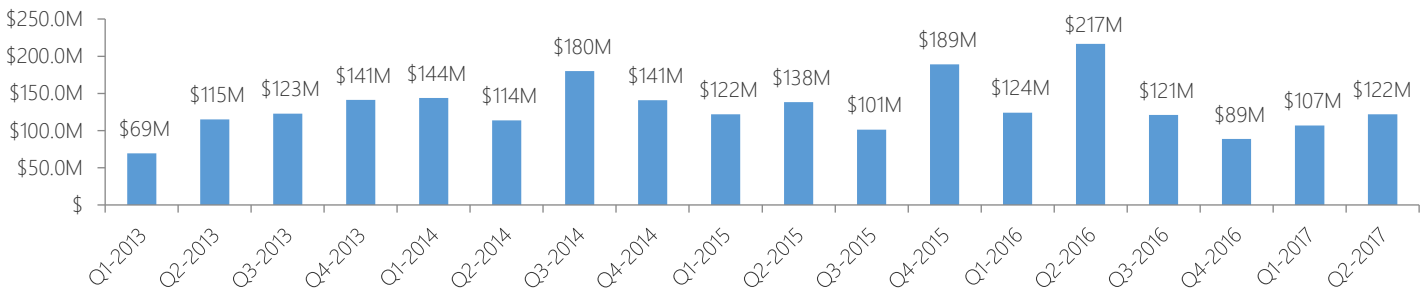


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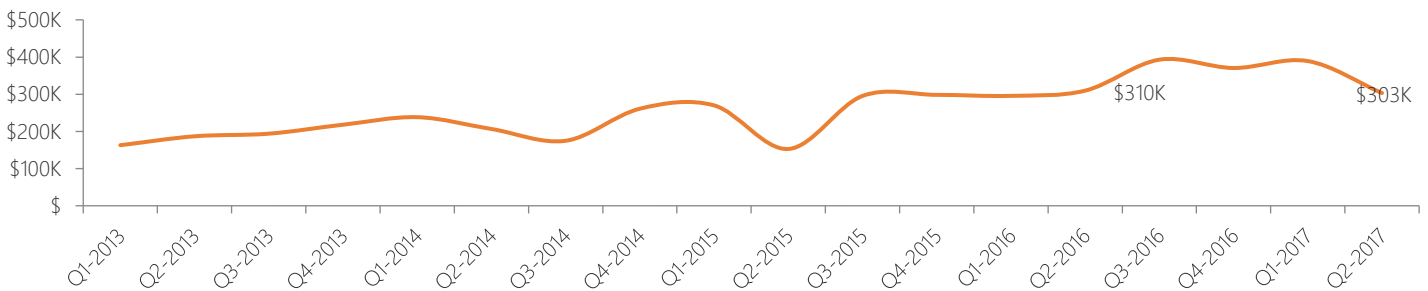
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MULTIFAMILY STATS

Sales Volume

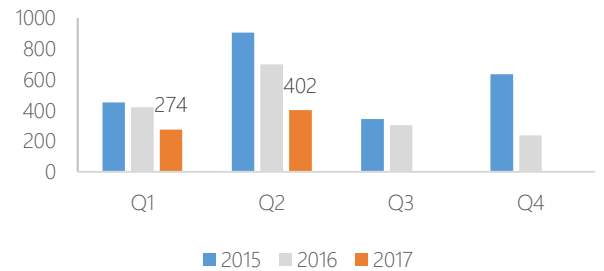


Average Sale Price per Unit



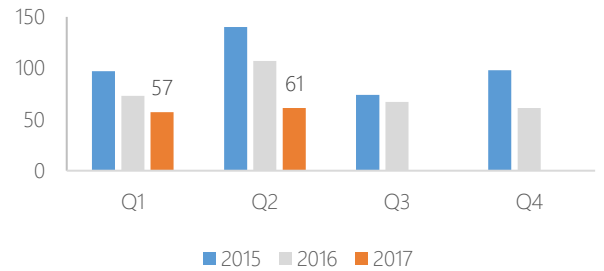
Number of Units Sold

Quarter	2015	2016	2017
Q1	451	420	274
Q2	905	700	402
Q3	343	304	
Q4	634	236	



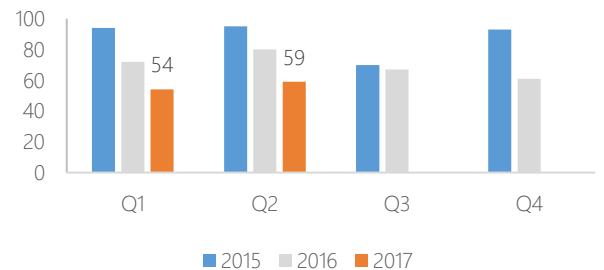
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	97	73	57
Q2	140	107	61
Q3	74	67	
Q4	98	61	

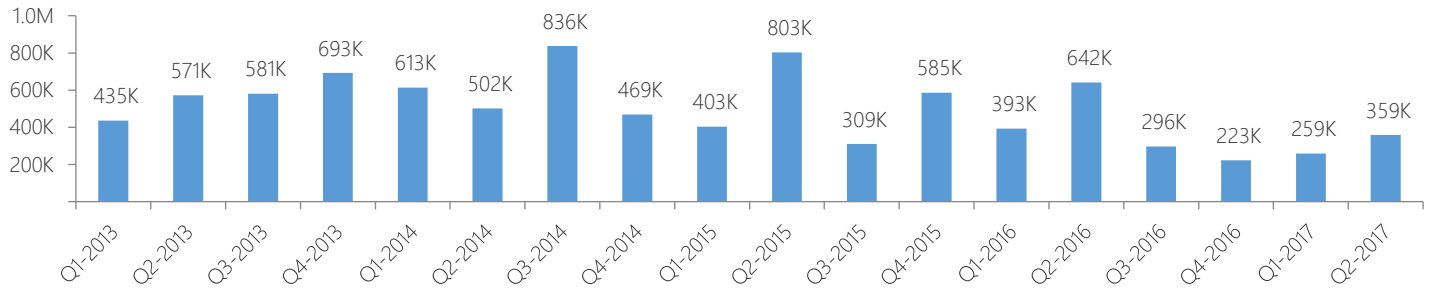


Number of Transactions

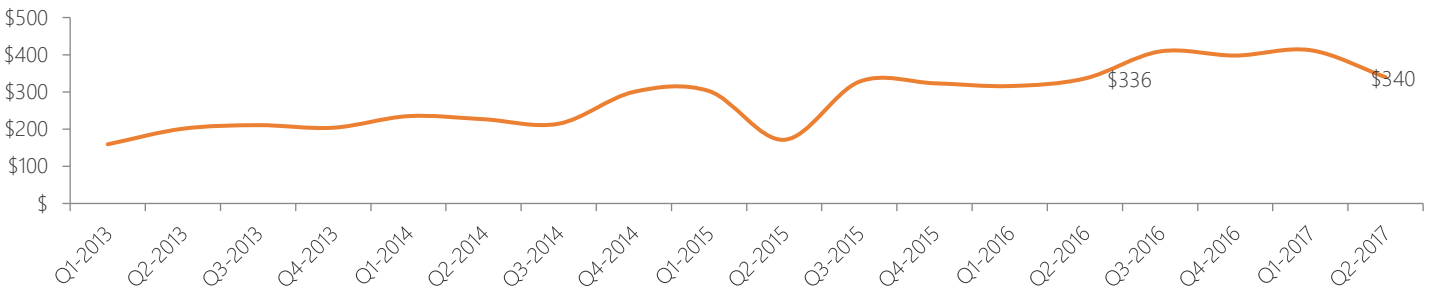
Quarter	2015	2016	2017
Q1	94	72	54
Q2	95	80	59
Q3	70	67	
Q4	93	61	



Total Sq. Ft.



Average Sale Price per Square Foot

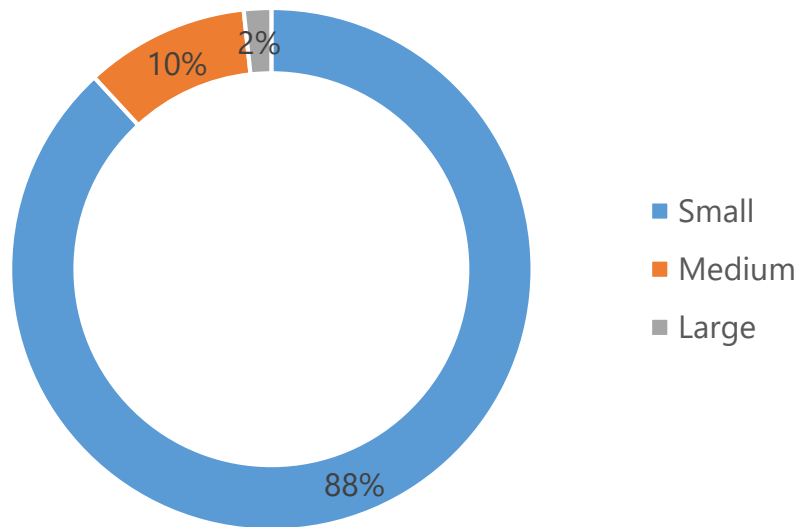


MULTIFAMILY SIZE

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	\$432,031	36%	\$406	25%	\$86,406,147	52	53	200
Medium	\$237,223	71%	\$291	76%	\$30,601,761	6	6	129
Large	\$66,164	-88%	\$118	-81%	\$4,830,000	1	2	73

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
218 Gates Ave	8-Jun-17	\$9,936,761	Medium multifamily	45	43,520	\$228	No
267-269 Clifton Pl	18-May-17	\$7,465,000	Medium multifamily	20	17,600	\$424	No
276 Throop Ave	18-May-17	\$5,500,000	Small multifamily	8	8,944	\$615	No
763 Greene Ave	16-May-17	\$4,830,000	Large multifamily	64	36,000	\$118	Yes
767 Greene Ave	16-May-17	\$4,830,000	Small multifamily	9	5,013	\$118	Yes
927 Putnam Ave	18-May-17	\$4,457,142	Small multifamily	8	10,224	\$436	No
403 Macon St	18-May-17	\$4,200,000	Medium multifamily	16	14,240	\$295	No
619-625 Hancock St	18-May-17	\$3,811,925	Small multifamily	9	14,900	\$256	No
299 Putnam Ave	18-May-17	\$3,500,000	Medium multifamily	16	10,400	\$337	No
303 Putnam Ave	18-May-17	\$3,400,000	Medium multifamily	16	10,400	\$327	No
1128 Fulton St	16-May-17	\$2,720,000	Small multifamily	4	6,000	\$227	Yes
1126 Fulton St	16-May-17	\$2,720,000	Small multifamily	4	6,000	\$227	Yes
582 Madison St	1-Jun-17	\$2,500,000	Small multifamily	3	3,600	\$694	No
318 Madison St	1-May-17	\$2,300,000	Small multifamily	3	3,200	\$719	No
17 Arlington Pl	30-Jun-17	\$2,300,000	Small multifamily	3	3,600	\$639	No
581 Macon St	12-May-17	\$2,219,000	Small multifamily	3	3,130	\$709	No
197 Mac Donough St	11-May-17	\$2,190,000	Small multifamily	3	3,360	\$652	No
931 Putnam Ave	18-May-17	\$2,142,858	Small multifamily	4	5,600	\$383	No
252 Madison St	20-Apr-17	\$2,120,000	Small multifamily	8	9,486	\$223	No
482 Tompkins Ave	8-Jun-17	\$2,100,000	Medium multifamily	16	8,982	\$234	No
59 Stuyvesant Ave	15-May-17	\$2,045,000	Small multifamily	5	3,900	\$524	No
473 Tompkins Ave	4-May-17	\$1,925,000	Small multifamily	4	5,255	\$366	No
739 Park Ave	6-Jun-17	\$1,900,000	Small multifamily	5	3,750	\$507	No
436 Jefferson Ave	28-Jun-17	\$1,900,000	Small multifamily	3	2,248	\$845	No
35 Monroe St	24-May-17	\$1,870,000	Small multifamily	3	2,916	\$641	No
553 A Putnam Ave	5-Apr-17	\$1,849,000	Small multifamily	3	3,060	\$604	No
519 Macon St	1-Jun-17	\$1,800,000	Small multifamily	3	2,363	\$762	No
58 Macon St	29-Jun-17	\$1,800,000	Small multifamily	3	3,600	\$500	No
125 Halsey St	16-Jun-17	\$1,750,000	Small multifamily	3	3,060	\$572	No
158 Hancock St	8-May-17	\$1,725,000	Small multifamily	4	5,000	\$345	No
147 Stuyvesant Ave	25-May-17	\$1,700,000	Small multifamily	3	3,600	\$472	No
784 Putnam Ave	26-May-17	\$1,699,000	Small multifamily	3	3,480	\$488	No
39 Jefferson Ave	3-May-17	\$1,600,000	Small multifamily	4	2,400	\$667	No
119 Ralph Ave	27-Jun-17	\$1,450,000	Small multifamily	6	4,400	\$330	No
422 Lafayette Ave	24-May-17	\$1,425,000	Small multifamily	3	2,496	\$571	No
340 Macon St	10-May-17	\$1,420,000	Small multifamily	3	3,200	\$444	No
700 Lafayette Ave	16-May-17	\$1,355,000	Small multifamily	3	3,700	\$366	No
1033 A Dekalb Ave	15-Jun-17	\$1,340,000	Small multifamily	6	5,625	\$238	No
398 A Hancock St	9-Jun-17	\$1,300,000	Small multifamily	3	4,036	\$322	No
10 Monroe St	19-May-17	\$1,300,000	Small multifamily	4	1,600	\$813	No
829 Hancock St	15-Jun-17	\$1,282,000	Small multifamily	3	2,280	\$562	No
174 Mac Donough St	28-Apr-17	\$1,250,000	Small multifamily	3	2,960	\$422	No
11 A Arlington Pl	24-May-17	\$1,250,000	Small multifamily	3	3,600	\$347	No
269 Quincy St	5-Jun-17	\$1,225,000	Small multifamily	3	3,332	\$368	No
754 Putnam Ave	14-Jun-17	\$1,210,000	Small multifamily	3	3,620	\$334	No
344 Vernon Ave	17-Apr-17	\$1,200,000	Small multifamily	3	2,430	\$494	No
182 Decatur St	4-May-17	\$1,200,000	Small multifamily	3	3,300	\$364	No
213 Mac Donough St	4-Apr-17	\$1,150,000	Small multifamily	3	3,276	\$351	No
873 Lafayette Ave	27-Apr-17	\$1,112,500	Small multifamily	3	3,376	\$330	No
182 Hart St	15-Jun-17	\$1,100,000	Small multifamily	3	3,360	\$327	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
851 Madison St	26-Apr-17	\$1,100,000	Small multifamily	3	3,875	\$284	No
524 Willoughby Ave	8-May-17	\$1,070,000	Small multifamily	3	3,000	\$357	No
717 Macon St	26-Jun-17	\$1,010,000	Small multifamily	3	2,364	\$427	No
879 Lafayette Ave	6-Apr-17	\$999,990	Small multifamily	3	3,376	\$296	No
180 Pulaski St	16-Jun-17	\$990,000	Small multifamily	3	2,703	\$366	No
366 Bainbridge St	5-Jun-17	\$900,000	Small multifamily	3	3,024	\$298	No
410 A Hancock St	28-Jun-17	\$835,000	Small multifamily	3	3,500	\$239	No
154 Sumpter St	17-May-17	\$790,000	Small multifamily	3	2,250	\$351	No
830 Greene Ave	8-Jun-17	\$600,000	Small multifamily	3	3,360	\$179	No
371 Greene Ave	20-Apr-17	\$367,732	Small multifamily	3	3,600	\$102	No
804 A Greene Ave	5-May-17	\$350,000	Small multifamily	6	2,322	\$151	No



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THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert





David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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John D. "Dan" Connolly

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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Sandra Levykh

Residential Sales &
Rental Specialist

New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.





I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"





-  Active Listings
-  Pending
-  Purchased (Represented a Buyer)
-  Rented
-  Sold



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expediters	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com





THE BROOKLYN MADE REAL ESTATE SHOW

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

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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