

BUSHWICK

A quarterly analysis of multifamily sales
in Bushwick, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2017

Bushwick, Brooklyn

SUMMARY

SALES VOLUME

\$54.6M

27% YoY

NO. OF TRANSACTIONS

43

30% YoY

AVERAGE PRICE/UNIT

\$289K

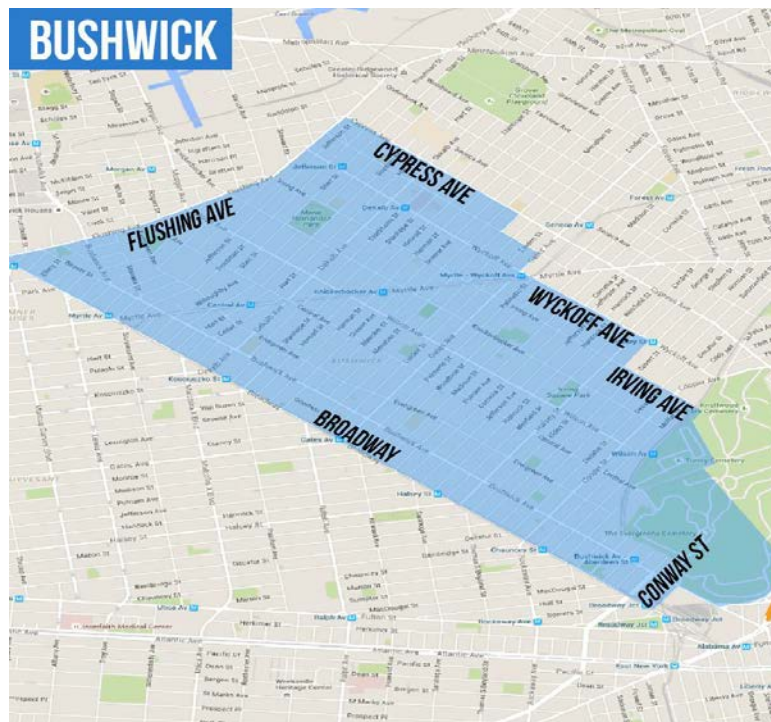
15% YoY

AVERAGE PRICE/SQ.FT.

\$325

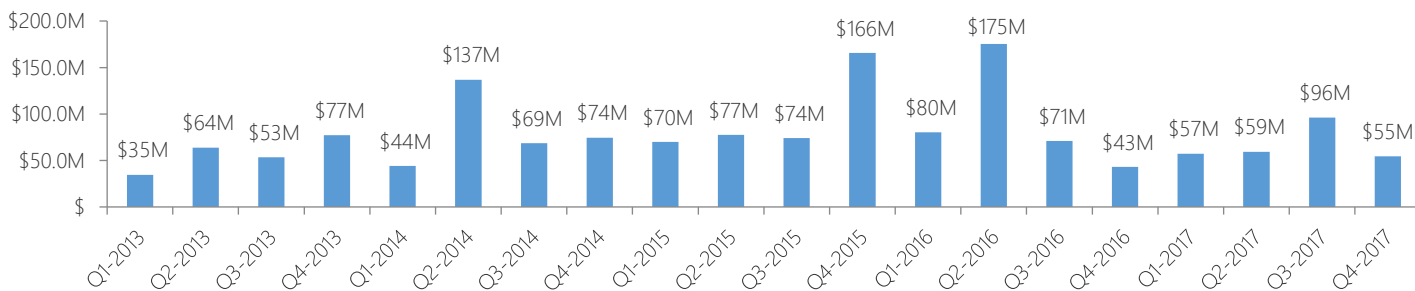
15% YoY

NEIGHBORHOOD BOUNDARIES

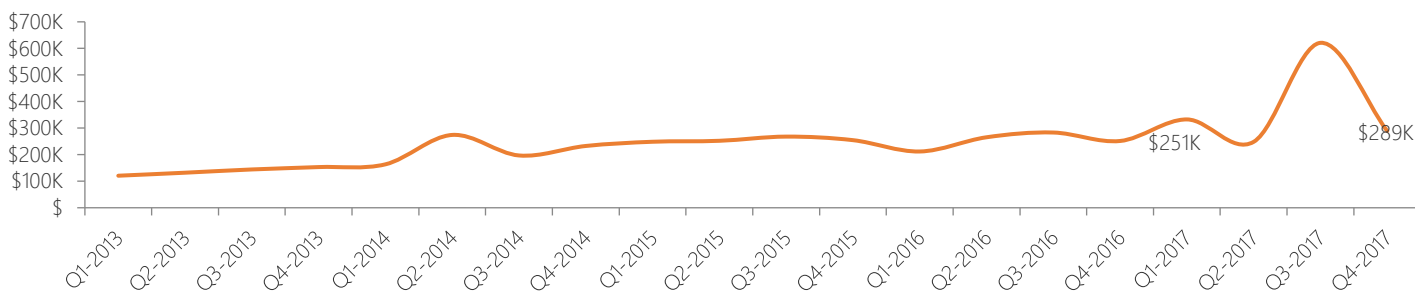


MULTIFAMILY STATS

Sales Volume

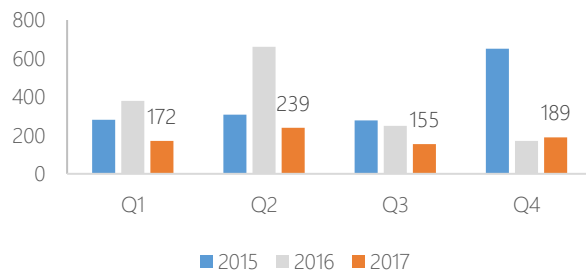


Average Sale Price per Unit



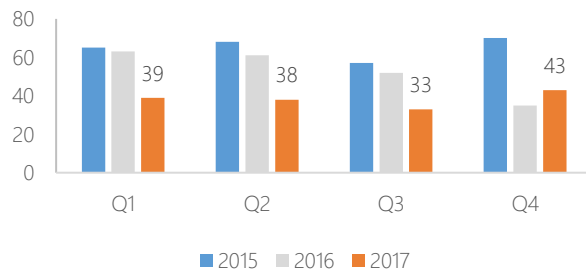
Number of Units Sold

Quarter	2015	2016	2017
Q1	281	379	172
Q2	307	661	239
Q3	277	250	155
Q4	651	171	189



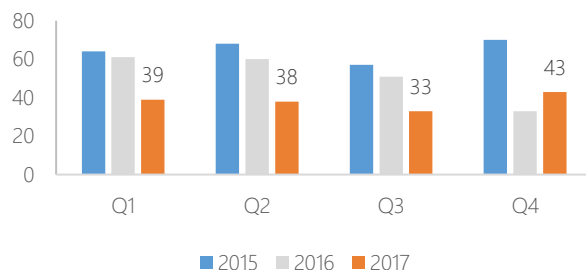
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	65	63	39
Q2	68	61	38
Q3	57	52	33
Q4	70	35	43

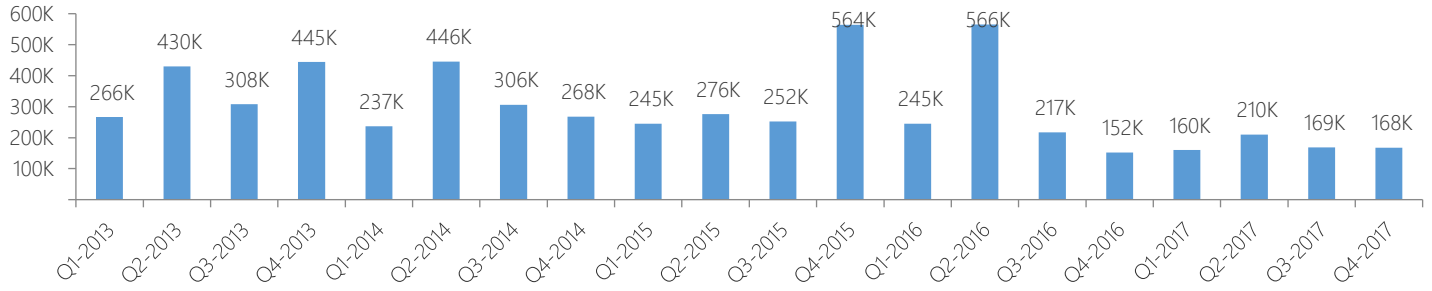


Number of Transactions

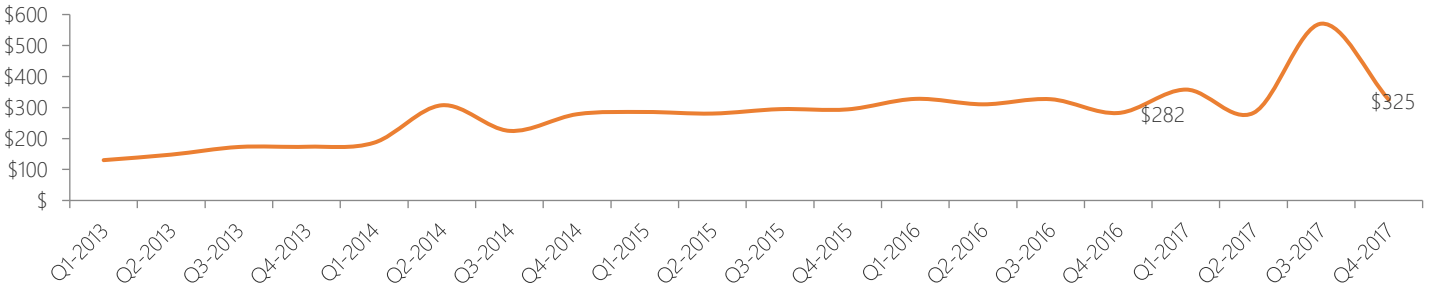
Quarter	2015	2016	2017
Q1	64	61	39
Q2	68	60	38
Q3	57	51	33
Q4	70	33	43



Total Sq. Ft.



Average Sale Price per Square Foot

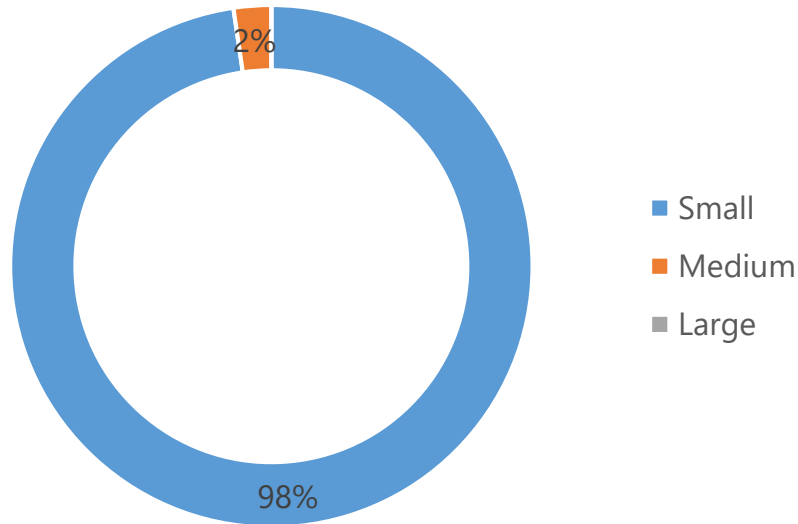


MULTIFAMILY SIZE

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	\$282,060	12%	\$317	12%	\$47,103,991	42	42	167
Medium	\$340,909	-	\$385	-	\$7,500,000	1	1	22
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
596 Bushwick Ave	18-Oct-17	\$7,500,000	Medium multifamily	22	19,460	\$385	No
313 Wilson Ave	13-Nov-17	\$3,035,000	Small multifamily	4	5,650	\$537	No
535 Evergreen Ave	21-Dec-17	\$1,775,000	Small multifamily	3	3,000	\$592	No
21 Goodwin Pl	1-Nov-17	\$1,750,000	Small multifamily	3	2,763	\$633	No
1404 Bushwick Ave	8-Nov-17	\$1,600,000	Small multifamily	3	2,400	\$667	No
1102 Jefferson Ave	3-Oct-17	\$1,580,000	Small multifamily	3	3,000	\$527	No
736 Bushwick Ave	30-Oct-17	\$1,550,000	Small multifamily	3	2,574	\$602	No
255 Eldert St	24-Oct-17	\$1,525,000	Small multifamily	3	2,700	\$565	No
67 Central Ave	2-Oct-17	\$1,500,000	Small multifamily	5	4,125	\$364	No
231 Stanhope St	9-Nov-17	\$1,490,000	Small multifamily	6	4,875	\$306	No
100 Covert St	22-Nov-17	\$1,450,000	Small multifamily	5	3,960	\$366	No
241 Stockholm St	12-Oct-17	\$1,425,000	Small multifamily	6	5,250	\$271	No
303 Troutman St	2-Nov-17	\$1,350,000	Small multifamily	8	6,500	\$208	No
304 St Nicholas Ave	11-Dec-17	\$1,310,000	Small multifamily	6	5,670	\$231	No
157 Central Ave	4-Dec-17	\$1,250,000	Small multifamily	5	4,125	\$303	No
1065 Greene Ave	15-Nov-17	\$1,225,000	Small multifamily	3	3,036	\$403	No
1331 Greene Ave	1-Nov-17	\$1,200,000	Small multifamily	3	2,400	\$500	No
133 Menahan St	24-Oct-17	\$1,200,000	Small multifamily	6	4,875	\$246	No
632 Central Ave	15-Dec-17	\$1,170,000	Small multifamily	3	3,135	\$373	No
656 Knickerbocker Ave	29-Nov-17	\$1,160,000	Small multifamily	3	2,694	\$431	No
303 Troutman St	2-Nov-17	\$1,100,000	Small multifamily	8	6,500	\$169	No
1387 Putnam Ave	1-Nov-17	\$1,091,500	Small multifamily	3	2,664	\$410	No
51 Covert St	2-Nov-17	\$999,999	Small multifamily	3	2,400	\$417	No
640 Kosciuszko St	26-Dec-17	\$999,500	Small multifamily	5	4,500	\$222	No
1354 Bushwick Ave	2-Nov-17	\$995,000	Small multifamily	4	3,240	\$307	No
634 Central Ave	2-Nov-17	\$975,000	Small multifamily	3	3,135	\$311	No
116 Schaefer St	5-Dec-17	\$975,000	Small multifamily	3	2,430	\$401	No
127 Weirfield St	3-Oct-17	\$935,000	Small multifamily	3	2,385	\$392	No
16 Cooper St	17-Oct-17	\$910,000	Small multifamily	3	2,622	\$347	No
1200 Decatur St	11-Nov-17	\$907,500	Small multifamily	3	4,125	\$220	No
73 Schaefer St	22-Nov-17	\$900,000	Small multifamily	6	4,875	\$185	No
1102 Putnam Ave	8-Nov-17	\$878,021	Small multifamily	3	3,300	\$266	No
107 Weirfield St	22-Nov-17	\$820,000	Small multifamily	3	3,000	\$273	No
1102 Putnam Ave	8-Nov-17	\$813,021	Small multifamily	3	3,300	\$246	No
253 Weirfield St	4-Oct-17	\$800,000	Small multifamily	3	2,850	\$281	No
1351 Jefferson Ave	29-Dec-17	\$800,000	Small multifamily	3	2,565	\$312	No
1202 Decatur St	6-Nov-17	\$742,500	Small multifamily	3	2,200	\$338	No
1298 Halsey St	18-Dec-17	\$667,950	Small multifamily	6	5,486	\$122	No
802 Knickerbocker Ave	20-Oct-17	\$550,000	Small multifamily	6	3,402	\$162	No
256 Woodbine St	17-Nov-17	\$500,000	Small multifamily	3	2,544	\$197	No
80 Cooper St	27-Nov-17	\$499,000	Small multifamily	3	2,610	\$191	No
1270 Jefferson Ave	31-Oct-17	\$350,000	Small multifamily	3	2,679	\$131	No
88 Eldert St	30-Oct-17	\$350,000	Small multifamily	3	3,000	\$117	No



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THE RATNER TEAM



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Commercial & Residential
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Residential Sales &
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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
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