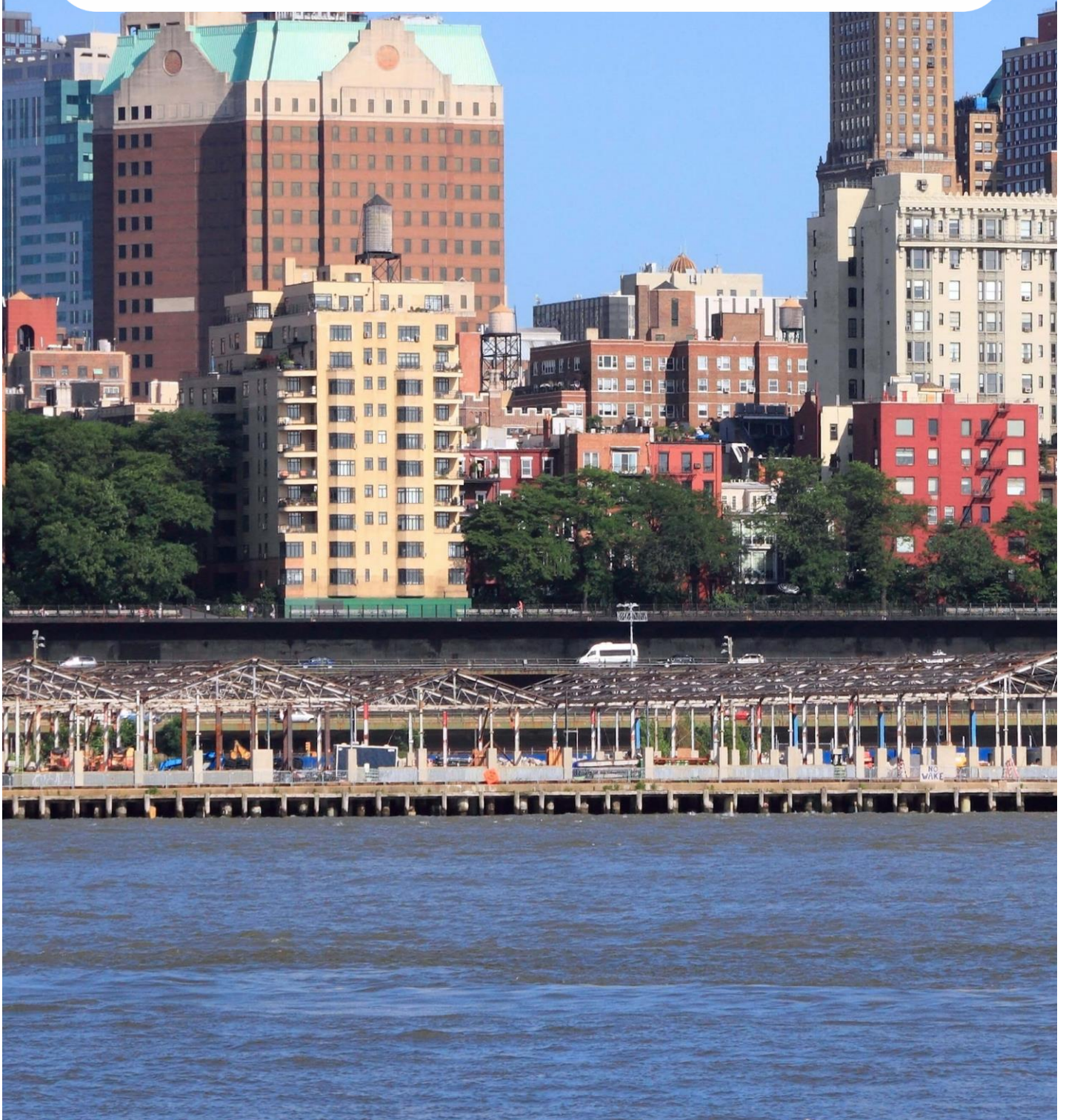


CENTRAL BROOKLYN

A quarterly analysis of multifamily sales
in Central Brooklyn, Brooklyn

4th Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2018

Central Brooklyn, Brooklyn

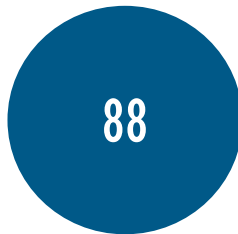
SUMMARY

SALES VOLUME



23% YoY

NO. OF TRANSACTIONS



-9% YoY

AVERAGE PRICE/UNIT



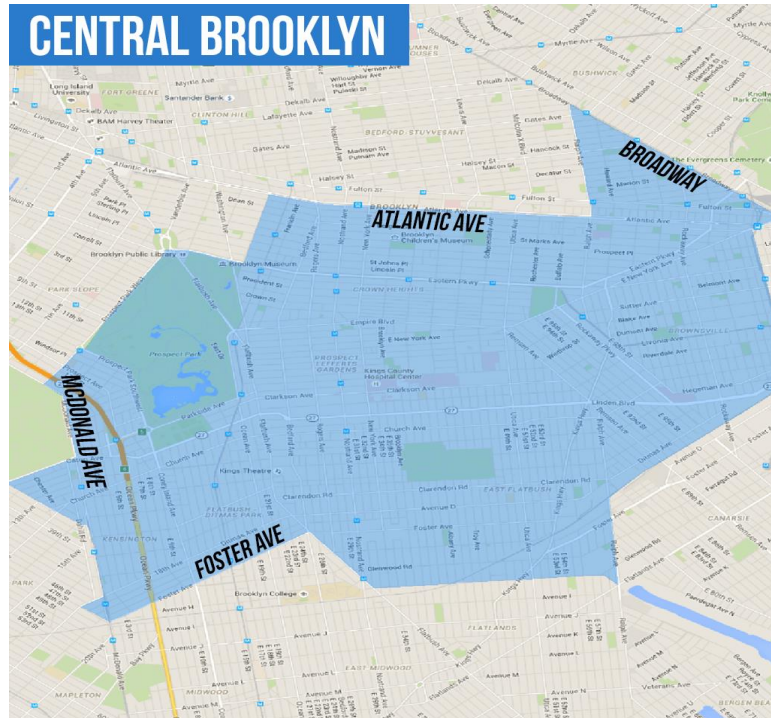
46% YoY

AVERAGE PRICE/SQ.FT.



44% YoY

NEIGHBORHOOD BOUNDARIES

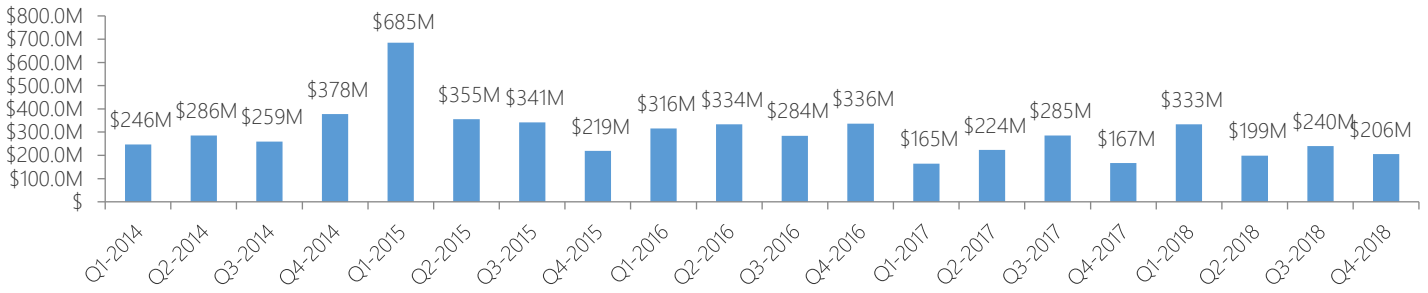


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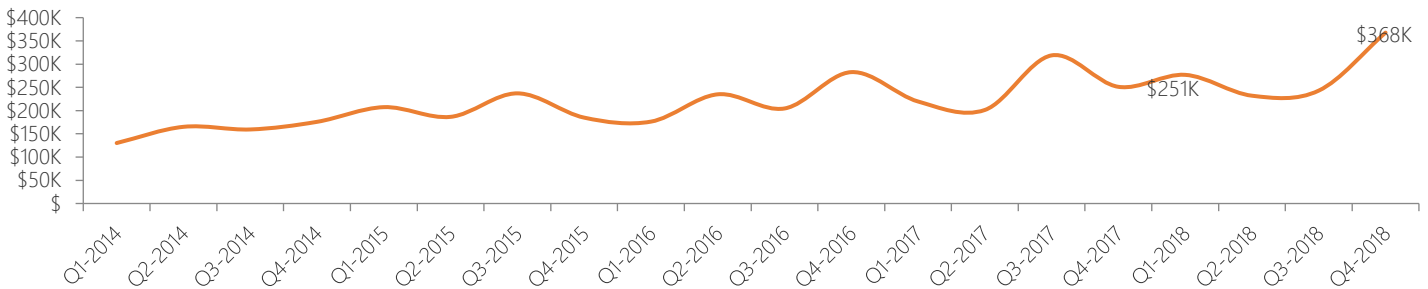
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MULTIFAMILY STATS

Sales Volume

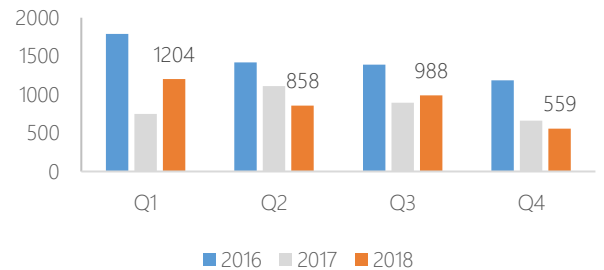


Average Sale Price per Unit



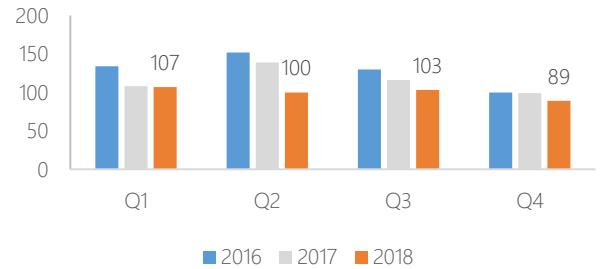
Number of Units Sold

Quarter	2016	2017	2018
Q1	1791	750	1204
Q2	1420	1112	858
Q3	1389	895	988
Q4	1187	660	559



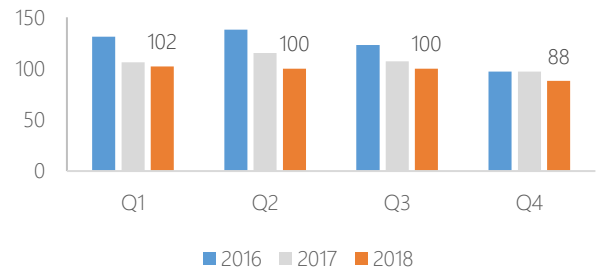
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	134	108	107
Q2	152	139	100
Q3	130	116	103
Q4	100	99	89

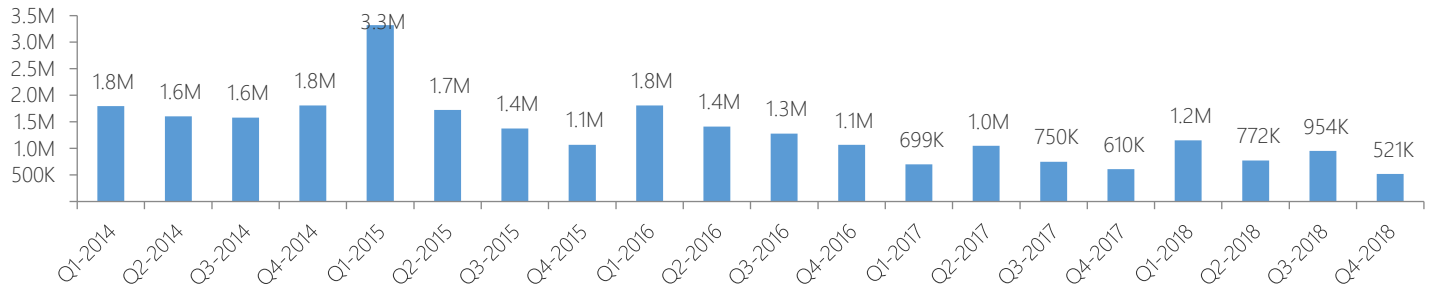


Number of Transactions

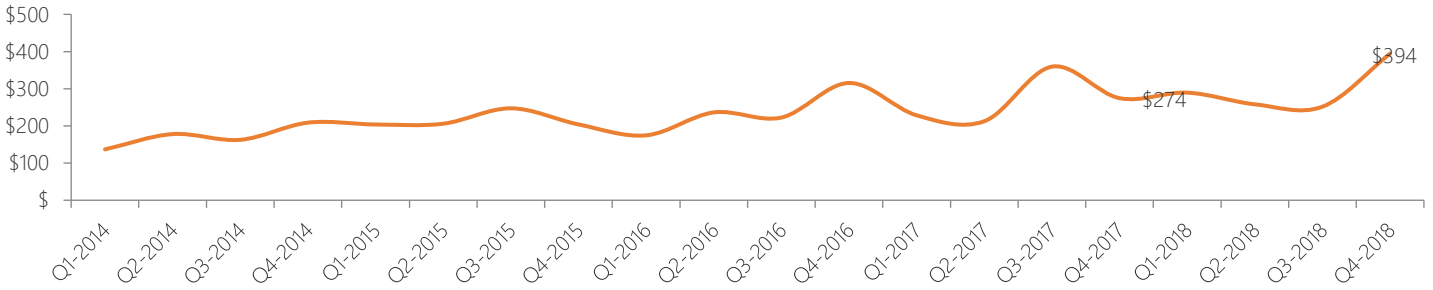
Quarter	2016	2017	2018
Q1	131	106	102
Q2	138	115	100
Q3	123	107	100
Q4	97	97	88



▶ Total Sq. Ft.



▶ Average Sale Price per Square Foot

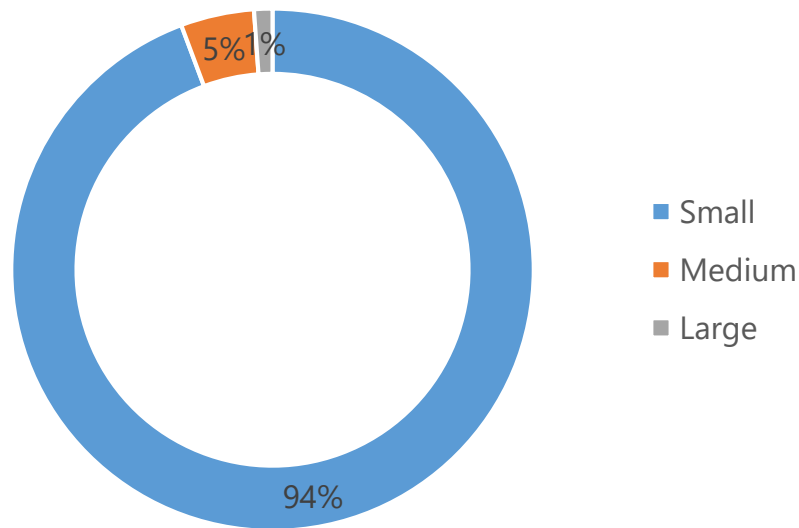


MULTIFAMILY SIZE

▶ 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	\$314,179	11%	\$327	4%	\$96,138,716	83	84	306
Medium	\$273,760	26%	\$325	50%	\$34,767,500	4	4	127
Large	\$592,857	171%	\$619	150%	\$74,700,000	1	1	126

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



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LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
23-45 Caton Pl	17-Oct-18	\$74,700,000	Large multifamily	126	120,689	\$619	No
111 Woodruff Ave	15-Nov-18	\$13,850,000	Medium multifamily	45	39,312	\$352	No
11 Crooke Ave	15-Nov-18	\$12,850,000	Medium multifamily	43	36,390	\$353	No
1321 Union St	20-Dec-18	\$4,500,000	Small multifamily	8	10,200	\$441	No
287 Webster Ave	11-Oct-18	\$4,380,000	Medium multifamily	23	15,400	\$284	No
2522 Newkirk Ave	10-Oct-18	\$3,687,500	Medium multifamily	16	15,800	\$233	No
1785 Bedford Ave	23-Oct-18	\$3,090,000	Small multifamily	5	5,850	\$264	Yes
1783 Bedford Ave	23-Oct-18	\$3,090,000	Small multifamily	5	5,850	\$264	Yes
992 Carroll St	14-Nov-18	\$2,550,000	Small multifamily	4	3,280	\$777	No
275 Prospect Park W	19-Dec-18	\$2,350,000	Small multifamily	4	4,800	\$490	No
1154 Dean St	7-Dec-18	\$2,200,000	Small multifamily	7	3,062	\$718	No
917 St Marks Ave	22-Oct-18	\$2,165,000	Small multifamily	4	6,950	\$312	No
595 A 18th St	28-Dec-18	\$2,150,000	Small multifamily	3	2,496	\$861	No
159 Dahill Rd	26-Oct-18	\$2,100,500	Small multifamily	3	2,720	\$772	Yes
644 Park Pl	6-Nov-18	\$2,065,000	Small multifamily	4	3,800	\$543	No
552 Prospect Ave	20-Dec-18	\$2,000,000	Small multifamily	3	3,346	\$598	No
625 Park Pl	4-Oct-18	\$1,750,000	Small multifamily	4	3,740	\$468	No
1831 Park Pl	8-Nov-18	\$1,623,303	Small multifamily	3	2,955	\$549	No
716 Sterling Pl	5-Dec-18	\$1,600,000	Small multifamily	3	2,426	\$660	No
261 Rugby Rd	3-Dec-18	\$1,550,000	Small multifamily	3	1,938	\$800	No
4024 Church Ave	13-Dec-18	\$1,512,500	Small multifamily	4	7,920	\$191	No
786 Mac Donough St	24-Oct-18	\$1,500,000	Small multifamily	3	3,420	\$439	No
125 A Hull St	4-Dec-18	\$1,450,000	Small multifamily	3	2,622	\$553	No
2065 Fulton St	24-Oct-18	\$1,450,000	Small multifamily	4	4,000	\$363	No
383 Rutland Rd	4-Oct-18	\$1,430,000	Small multifamily	4	3,712	\$385	No
324 E Fourth St	5-Oct-18	\$1,400,000	Small multifamily	3	2,479	\$565	No
651 Prospect Pl	12-Dec-18	\$1,390,000	Small multifamily	4	2,565	\$542	No
212 E 34th St	29-Oct-18	\$1,350,000	Small multifamily	6	5,772	\$234	No
221 Martense St	3-Oct-18	\$1,270,000	Small multifamily	4	3,442	\$369	No
779 Troy Ave	4-Oct-18	\$1,250,000	Small multifamily	3	2,760	\$453	No
1246 Union St	6-Nov-18	\$1,250,000	Small multifamily	3	2,208	\$566	No
371 E 26th St	19-Nov-18	\$1,225,000	Small multifamily	3	3,264	\$375	No
324 E Ninth St	8-Nov-18	\$1,225,000	Small multifamily	4	2,800	\$438	No
315 E 94th St	19-Oct-18	\$1,200,000	Small multifamily	6	5,280	\$227	No
479 Ralph Ave	13-Dec-18	\$1,200,000	Small multifamily	4	3,882	\$309	No
315 E Fourth St	4-Oct-18	\$1,200,000	Small multifamily	3	2,821	\$425	No
159 Saratoga Ave	26-Nov-18	\$1,150,000	Small multifamily	3	3,705	\$310	No
526 Chauncey St	4-Oct-18	\$1,100,000	Small multifamily	6	5,460	\$201	No
1829 Park Pl	8-Nov-18	\$1,090,500	Small multifamily	3	3,099	\$352	No
232 Schenectady Ave	29-Oct-18	\$1,080,000	Small multifamily	6	6,006	\$180	No
1876 Bergen St	13-Dec-18	\$1,075,000	Small multifamily	3	2,700	\$398	No
5022 Avenue D	3-Oct-18	\$1,075,000	Small multifamily	4	2,800	\$384	No
712 Fenimore St	29-Nov-18	\$1,047,000	Small multifamily	3	2,720	\$385	No
10 Radde Pl	14-Dec-18	\$1,045,000	Small multifamily	3	2,644	\$395	No
16 E 29th St	19-Nov-18	\$999,000	Small multifamily	3	2,838	\$352	No
294 Albany Ave	15-Oct-18	\$999,000	Small multifamily	3	2,928	\$341	No
488 Chauncey St	5-Oct-18	\$999,000	Small multifamily	3	2,700	\$370	No
346 E Ninth St	19-Dec-18	\$987,000	Small multifamily	4	2,800	\$353	No
1506 Prospect Pl	29-Oct-18	\$985,000	Small multifamily	3	3,324	\$296	No
1504 Prospect Pl	29-Oct-18	\$985,000	Small multifamily	3	3,324	\$296	No



Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1979 Fulton St	20-Nov-18	\$955,000	Small multifamily	3	2,850	\$335	No
1500 Prospect Pl	31-Oct-18	\$950,000	Small multifamily	3	3,807	\$250	No
89 Rockaway Ave	20-Nov-18	\$950,000	Small multifamily	3	2,700	\$352	No
2351 Pacific St	8-Nov-18	\$950,000	Small multifamily	4	5,388	\$176	No
497 Maple St	21-Nov-18	\$927,000	Small multifamily	3	3,120	\$297	No
9617 Church Ave	17-Dec-18	\$925,000	Small multifamily	5	5,012	\$185	No
260 E 46th St	13-Dec-18	\$915,000	Small multifamily	3	2,560	\$357	No
1045 E 53rd St	2-Nov-18	\$905,000	Small multifamily	3	3,925	\$231	No
1613 Park Pl	13-Dec-18	\$900,000	Small multifamily	4	3,215	\$280	No
122 E 55th St	5-Nov-18	\$900,000	Small multifamily	4	4,020	\$224	No
158 E 96th St	28-Dec-18	\$900,000	Small multifamily	4	3,198	\$281	No
451 E 95th St	5-Nov-18	\$885,000	Small multifamily	4	3,608	\$245	No
1734 President St	20-Dec-18	\$880,000	Small multifamily	3	4,520	\$195	No
309 E 96th St	29-Nov-18	\$825,000	Small multifamily	3	2,860	\$288	No
947 Thomas S Boyland St	26-Dec-18	\$816,000	Small multifamily	3	3,153	\$259	No
96 E 51st St	6-Dec-18	\$800,000	Small multifamily	4	3,643	\$220	No
611 E 95th St	18-Oct-18	\$800,000	Small multifamily	4	3,600	\$222	No
390 E 96th St	30-Nov-18	\$785,000	Small multifamily	4	3,198	\$245	No
459 E 52nd St	19-Nov-18	\$750,000	Small multifamily	3	2,680	\$280	No
701 Howard Ave	28-Nov-18	\$750,000	Small multifamily	3	2,272	\$330	No
538 Amboy St	3-Dec-18	\$740,000	Small multifamily	4	3,120	\$237	No
1370 St Marks Ave	29-Nov-18	\$720,000	Small multifamily	3	2,430	\$296	No
2087 Pacific St	21-Dec-18	\$710,000	Small multifamily	3	2,700	\$263	No
400 E 95th St	7-Nov-18	\$705,000	Small multifamily	3	2,480	\$284	No
64 E 43rd St	4-Dec-18	\$700,000	Small multifamily	4	3,321	\$211	No
574 Ralph Ave	31-Dec-18	\$700,000	Small multifamily	3	3,030	\$231	No
1402 Pitkin Ave	28-Dec-18	\$663,000	Small multifamily	3	2,820	\$235	No
223 Rockaway Ave	9-Nov-18	\$660,000	Small multifamily	3	2,652	\$249	No
684 E 43rd St	24-Oct-18	\$650,000	Small multifamily	3	2,040	\$319	No
591 E Second St	23-Oct-18	\$625,000	Small multifamily	3	1,983	\$315	No
530 E 39th St	19-Nov-18	\$624,000	Small multifamily	3	3,157	\$198	No
4524 Snyder Ave	27-Nov-18	\$610,000	Small multifamily	3	2,475	\$246	No
802 Howard Ave	28-Nov-18	\$550,000	Small multifamily	4	3,900	\$141	No
283 E 95th St	26-Dec-18	\$540,000	Small multifamily	4	3,567	\$151	No
680 Vanderbilt St	29-Nov-18	\$466,663	Small multifamily	3	2,320	\$201	No
76 Newport St	3-Oct-18	\$400,000	Small multifamily	4	3,800	\$105	No
324 E 96th St	15-Nov-18	\$394,250	Small multifamily	3	2,784	\$142	No
929 St Marks Ave	13-Dec-18	\$350,000	Small multifamily	3	4,380	\$80	No
297 Mac Dougal St	20-Dec-18	\$250,000	Small multifamily	3	1,920	\$130	No



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THE RATNER TEAM



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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

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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	

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