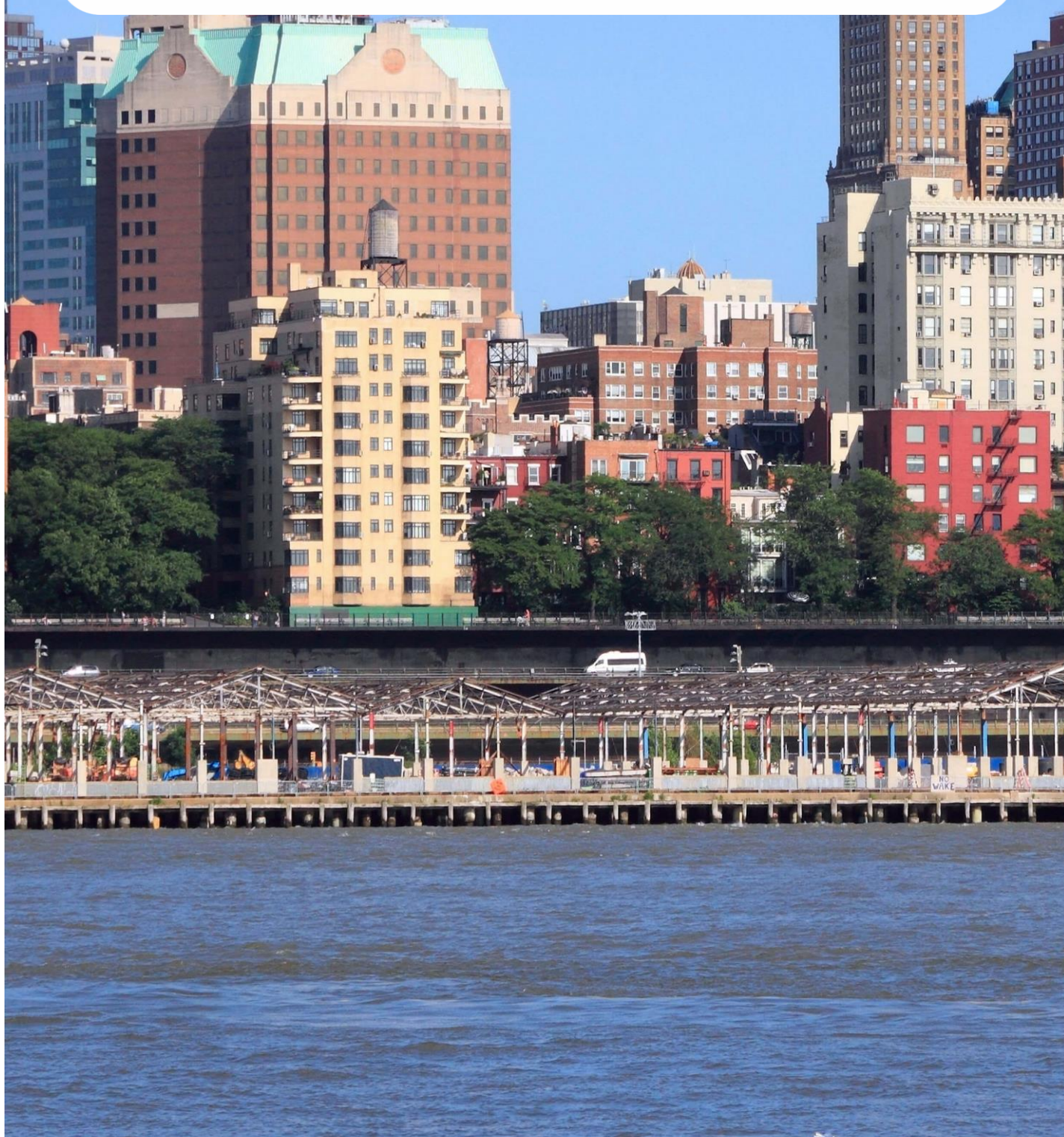


CENTRAL BROOKLYN

A quarterly analysis of multifamily sales
in Central Brooklyn, Brooklyn

2nd Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 2nd Quarter 2017

Central Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$208.1M

-37% YoY

NO. OF TRANSACTIONS

108

-21% YoY

AVERAGE PRICE/UNIT

\$255K

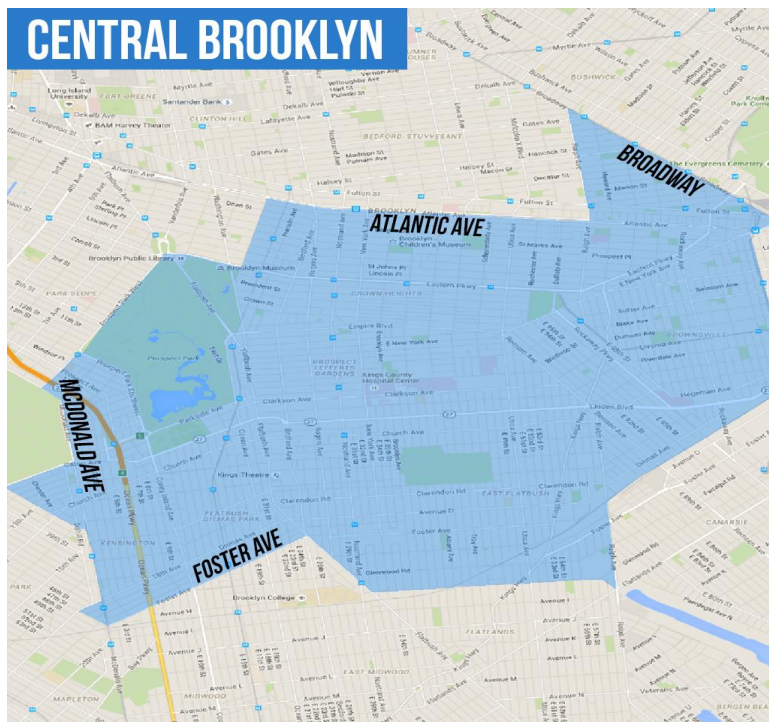
7% YoY

AVERAGE PRICE/SQ.FT.

\$264

11% YoY

NEIGHBORHOOD BOUNDARIES

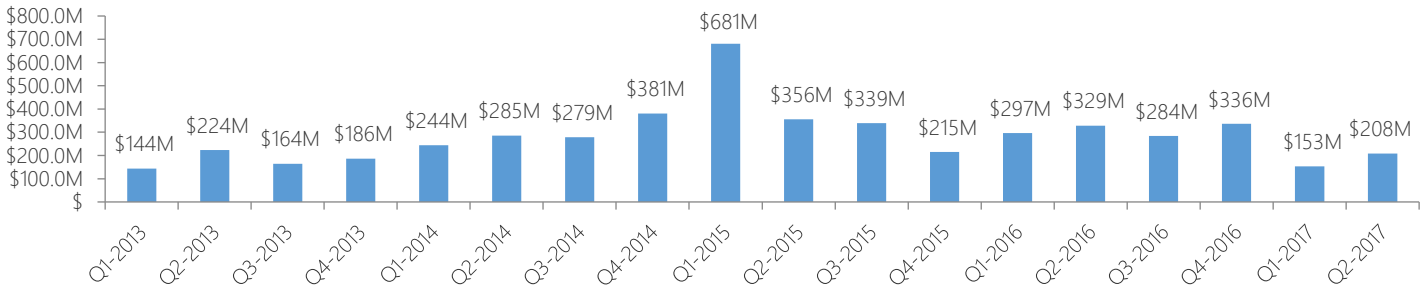


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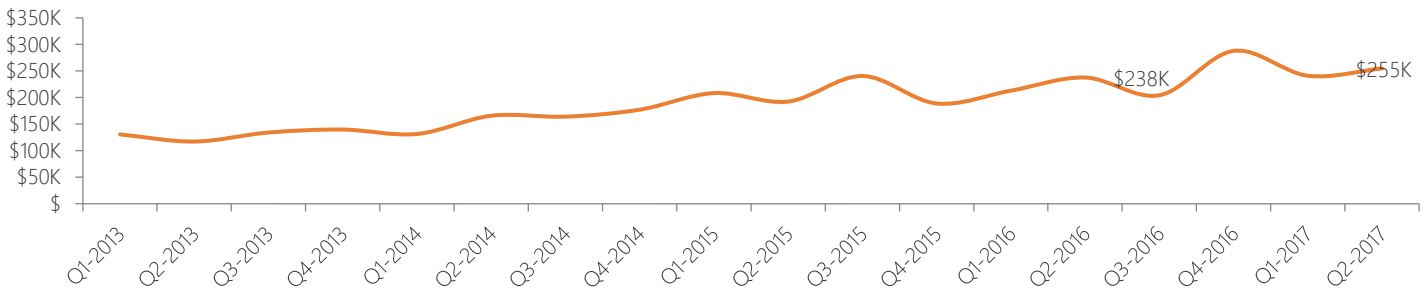
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MULTIFAMILY STATS

Sales Volume

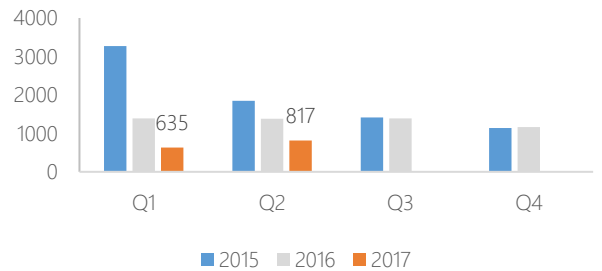


Average Sale Price per Unit



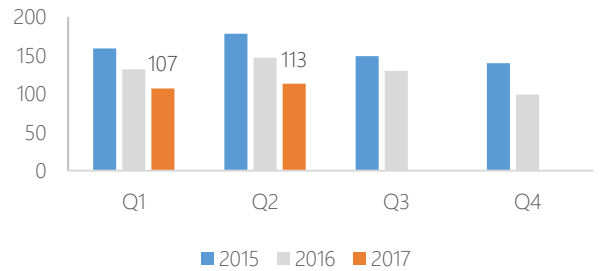
Number of Units Sold

Quarter	2015	2016	2017
Q1	3270	1393	635
Q2	1850	1383	817
Q3	1411	1391	
Q4	1139	1165	



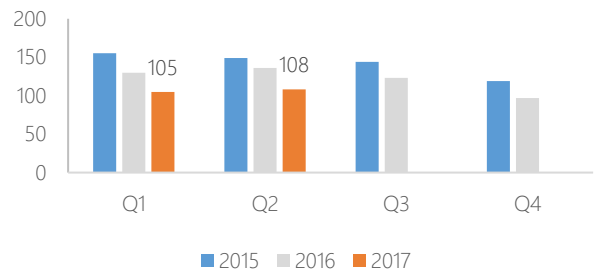
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	159	132	107
Q2	178	147	113
Q3	149	130	
Q4	140	99	

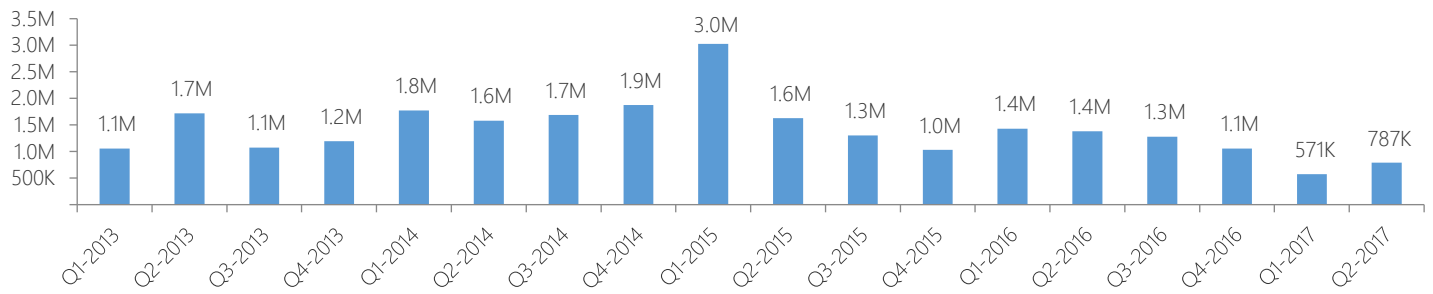


Number of Transactions

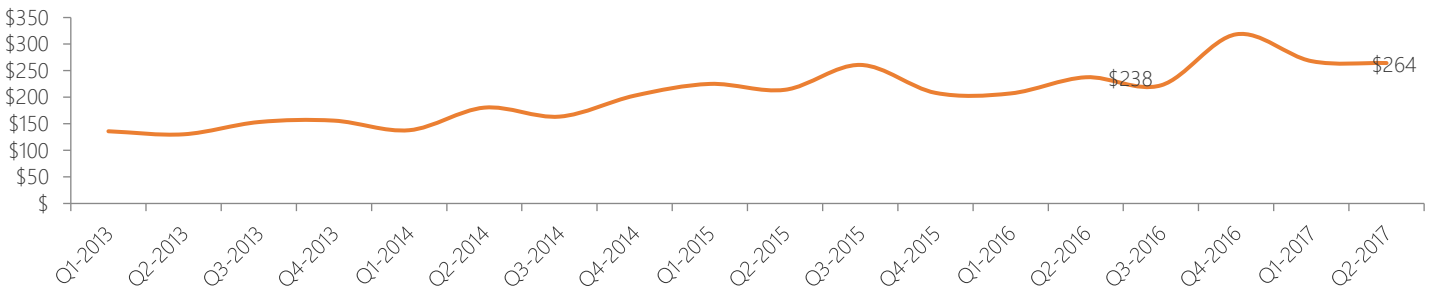
Quarter	2015	2016	2017
Q1	155	130	105
Q2	149	136	108
Q3	144	123	
Q4	119	97	



Total Sq. Ft.



Average Sale Price per Square Foot

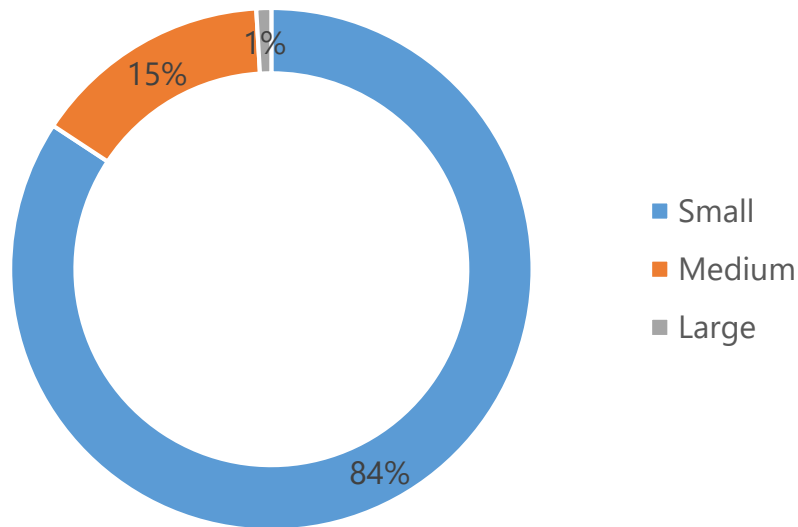


MULTIFAMILY SIZE

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	\$262,181	7%	\$275	0%	\$99,628,644	91	96	380
Medium	\$239,638	8%	\$273	34%	\$75,485,876	16	16	315
Large	\$270,492	4%	\$221	-16%	\$33,000,000	1	1	122

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
70-94 Dahill Rd	16-Jun-17	\$33,000,000	Large multifamily	122	149,450	\$221	No
380-386 Lefferts Ave	3-May-17	\$20,025,000	Medium multifamily	46	37,763	\$530	No
637 Nostrand Ave	18-May-17	\$8,900,000	Medium multifamily	21	19,500	\$456	No
1040 Park Pl	8-May-17	\$6,000,000	Medium multifamily	23	25,484	\$235	No
509 Saratoga Ave	30-Jun-17	\$5,500,000	Medium multifamily	32	21,292	\$258	No
585 Park Pl	18-May-17	\$5,200,000	Small multifamily	6	6,630	\$784	No
1398 Dean St	18-May-17	\$4,200,000	Medium multifamily	20	16,380	\$256	No
228 New York Ave	21-Jun-17	\$4,100,000	Medium multifamily	16	16,820	\$244	No
369 Ocean Ave	13-Jun-17	\$3,925,000	Medium multifamily	16	11,036	\$356	No
942 Bergen St	18-May-17	\$3,700,000	Small multifamily	4	5,700	\$649	No
90 E 18 St	22-Jun-17	\$3,600,000	Medium multifamily	20	21,000	\$171	No
95 Kingston Ave	18-May-17	\$3,500,000	Small multifamily	8	7,768	\$451	No
4902-4904 Avenue D	6-Jun-17	\$3,250,000	Medium multifamily	16	14,400	\$226	No
874 Bergen St	18-May-17	\$3,100,000	Small multifamily	8	4,400	\$705	No
190 Utica Ave	12-Jun-17	\$3,000,000	Medium multifamily	12	9,000	\$333	No
5603 Snyder Ave	15-Jun-17	\$2,950,000	Medium multifamily	16	12,800	\$230	No
192-198 E 56 St	12-May-17	\$2,900,000	Medium multifamily	19	19,840	\$146	No
244 New York Ave	18-May-17	\$2,900,000	Small multifamily	8	7,984	\$363	No
857 Park Pl	4-Apr-17	\$2,500,000	Small multifamily	3	3,695	\$677	No
373 Sumpter St	16-May-17	\$2,450,000	Small multifamily	6	5,400	\$113	Yes
369 Sumpter St	16-May-17	\$2,450,000	Small multifamily	6	5,400	\$113	Yes
363 Sumpter St	16-May-17	\$2,450,000	Small multifamily	3	5,400	\$113	Yes
371 Sumpter St	16-May-17	\$2,450,000	Small multifamily	6	5,400	\$113	Yes
25 E 21 St	22-Jun-17	\$2,400,000	Medium multifamily	13	15,300	\$157	No
1601 11 Ave	4-Apr-17	\$2,295,000	Small multifamily	3	3,800	\$604	No
366 Montgomery St	7-Jun-17	\$2,260,000	Small multifamily	8	8,700	\$260	No
1159 St Johns Pl	26-May-17	\$2,000,000	Small multifamily	4	5,506	\$363	No
1014 Carroll St	19-Jun-17	\$1,975,000	Small multifamily	6	3,842	\$514	No
971 E 34 St	29-Jun-17	\$1,950,000	Medium multifamily	16	12,640	\$154	No
2331 Bedford Ave	30-May-17	\$1,900,000	Small multifamily	6	3,300	\$576	No
744 Ocean Pkwy	26-Jun-17	\$1,850,000	Small multifamily	3	3,072	\$602	No
775 St Johns Pl	1-May-17	\$1,735,876	Medium multifamily	16	17,200	\$101	No
329 Vanderbilt St	19-Apr-17	\$1,725,000	Small multifamily	3	3,300	\$523	No
620 E 17 St	8-Jun-17	\$1,590,000	Small multifamily	6	6,200	\$256	No
488 A Chauncey St	8-May-17	\$1,515,000	Small multifamily	3	2,700	\$561	No
236 Rutland Rd	11-May-17	\$1,475,000	Small multifamily	3	2,794	\$528	No
1095 Park Pl	18-Apr-17	\$1,350,000	Small multifamily	3	3,290	\$410	No
135 Tehama St	20-Apr-17	\$1,350,000	Small multifamily	3	2,720	\$496	No
65 Kingston Ave	5-Jun-17	\$1,350,000	Small multifamily	3	2,724	\$496	No
2108 Regent Pl	22-Jun-17	\$1,200,000	Small multifamily	6	6,318	\$190	No
2112 Regent Pl	22-Jun-17	\$1,200,000	Small multifamily	6	6,318	\$190	No
2116 Regent Pl	22-Jun-17	\$1,200,000	Small multifamily	6	6,318	\$190	No
2102 Regent Pl	22-Jun-17	\$1,200,000	Small multifamily	6	6,318	\$190	No
1330 Herkimer St	4-Apr-17	\$1,200,000	Small multifamily	3	2,565	\$468	No
1538 New York Ave	28-Jun-17	\$1,195,000	Small multifamily	3	2,720	\$439	No
1689 Sterling Pl	7-Jun-17	\$1,175,000	Small multifamily	4	5,349	\$220	No
2322 Bedford Ave	22-Jun-17	\$1,150,000	Small multifamily	6	6,720	\$171	No
1495 Lincoln Pl	12-May-17	\$1,145,000	Small multifamily	3	2,880	\$398	No
1581 Pacific St	26-Apr-17	\$1,145,000	Small multifamily	4	3,456	\$331	No
2308 Dean St	28-Apr-17	\$1,140,000	Small multifamily	3	2,280	\$500	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
131 Rockaway Pkwy	3-Apr-17	\$1,135,000	Small multifamily	6	6,048	\$188	No
600 E 22 St	22-Jun-17	\$1,050,000	Medium multifamily	13	5,720	\$184	No
1185 Rogers Ave	7-Apr-17	\$1,000,000	Small multifamily	5	4,400	\$227	No
369 E 21 St	22-Jun-17	\$1,000,000	Small multifamily	5	5,920	\$169	No
1352 Herkimer St	20-Apr-17	\$990,000	Small multifamily	3	2,565	\$386	No
1046 Winthrop St	28-Apr-17	\$950,000	Small multifamily	6	5,100	\$186	No
175 Rochester Ave	27-Apr-17	\$950,000	Small multifamily	3	4,056	\$75	Yes
177 Rochester Ave	27-Apr-17	\$950,000	Small multifamily	3	4,056	\$75	Yes
179 Rochester Ave	27-Apr-17	\$950,000	Small multifamily	3	4,481	\$75	Yes
2159 Beverley Rd	10-May-17	\$935,000	Small multifamily	3	3,022	\$309	No
589 St Marks Ave	23-Jun-17	\$916,500	Small multifamily	3	3,480	\$263	No
521 Rutland Rd	1-May-17	\$905,000	Small multifamily	3	3,220	\$281	No
1010 New York Ave	10-May-17	\$870,000	Small multifamily	4	3,198	\$272	No
716 Bristol St	26-Apr-17	\$860,000	Small multifamily	4	3,520	\$244	No
461 Saratoga Ave	25-Apr-17	\$857,750	Small multifamily	3	3,240	\$265	No
1263 Herkimer St	20-Jun-17	\$855,000	Small multifamily	3	2,700	\$317	No
67 Mother Gaston Blvd	23-May-17	\$850,000	Small multifamily	3	2,994	\$284	No
1660 Nostrand Ave	6-Apr-17	\$850,000	Small multifamily	3	2,820	\$301	No
88 E 42 St	26-May-17	\$840,000	Small multifamily	4	3,280	\$256	No
1858 Prospect Pl	23-May-17	\$835,000	Small multifamily	3	3,300	\$253	No
441 E 2 St	28-Apr-17	\$800,000	Small multifamily	3	2,402	\$333	No
992 Rutland Rd	14-Jun-17	\$800,000	Small multifamily	6	3,480	\$230	No
203 Mac Dougal St	21-Apr-17	\$795,000	Small multifamily	3	2,262	\$351	No
331 E 93 St	8-Jun-17	\$785,000	Small multifamily	4	3,280	\$239	No
1576 Eastern Pkwy	16-Jun-17	\$760,000	Small multifamily	3	3,300	\$230	No
1164 Lenox Rd	10-May-17	\$760,000	Small multifamily	4	3,900	\$195	No
764 Thomas S Boyland St	27-Jun-17	\$757,500	Small multifamily	3	3,000	\$253	No
1129 Rogers Ave	5-Jun-17	\$730,000	Small multifamily	3	2,414	\$302	No
702 Fenimore St	1-May-17	\$720,000	Small multifamily	4	2,640	\$273	No
2037 Strauss St	24-May-17	\$720,000	Small multifamily	3	2,651	\$272	No
88 Newport St	26-Jun-17	\$710,000	Small multifamily	4	3,200	\$222	No
833 E 49 St	23-Jun-17	\$700,000	Small multifamily	3	3,960	\$177	No
124 Erasmus St	7-Jun-17	\$682,720	Small multifamily	3	3,000	\$228	No
1951 Pacific St	26-Apr-17	\$675,000	Small multifamily	3	3,078	\$219	No
309 E 92 St	20-Jun-17	\$670,000	Small multifamily	3	2,400	\$279	No
1892 Bergen St	16-May-17	\$663,899	Small multifamily	3	2,700	\$246	No
565 E 91 St	9-Jun-17	\$660,000	Small multifamily	3	2,560	\$258	No
250 E 94 St	7-Jun-17	\$660,000	Small multifamily	4	3,600	\$183	No
916 Thomas S Boyland St	11-May-17	\$650,000	Small multifamily	3	4,800	\$135	No
396 E 46 St	23-Jun-17	\$650,000	Small multifamily	3	2,080	\$313	No
5611 Church Ave	1-Jun-17	\$625,000	Small multifamily	3	2,675	\$234	No
260 E 46 St	26-Jun-17	\$620,000	Small multifamily	3	2,560	\$242	No
1401 Dean St	8-May-17	\$600,000	Small multifamily	4	3,600	\$167	No
297 E 34 St	10-Apr-17	\$600,000	Small multifamily	3	2,588	\$232	No
1471 New York Ave	25-May-17	\$570,000	Small multifamily	3	1,760	\$324	No
108 A Somers St	12-Jun-17	\$550,000	Small multifamily	3	2,430	\$226	No
513 Bristol St	4-May-17	\$540,000	Small multifamily	4	2,920	\$185	No
1424 Troy Ave	12-Jun-17	\$530,000	Small multifamily	3	1,938	\$273	No
1477 New York Ave	26-Apr-17	\$525,000	Small multifamily	3	2,260	\$232	No
1475 New York Ave	26-Apr-17	\$525,000	Small multifamily	3	2,312	\$227	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
820 Maple St	14-Jun-17	\$510,000	Small multifamily	3	2,320	\$220	No
181 E 32 St	24-Apr-17	\$500,000	Small multifamily	3	3,000	\$167	No
1565 Eastern Pkwy	17-May-17	\$500,000	Small multifamily	3	2,802	\$178	No
312 Linden Blvd	2-May-17	\$495,000	Small multifamily	3	3,600	\$138	No
144 E 93 St	6-Apr-17	\$484,275	Small multifamily	4	3,520	\$138	No
494 Chauncey St	28-Apr-17	\$416,000	Small multifamily	3	2,700	\$154	No
1064 Rogers Ave	18-May-17	\$400,000	Small multifamily	6	4,800	\$83	No
2621 Avenue D	23-May-17	\$325,000	Small multifamily	4	2,870	\$113	No
76 Newport St	12-May-17	\$325,000	Small multifamily	4	3,800	\$86	No
299 E 54 St	25-May-17	\$300,000	Small multifamily	6	5,832	\$51	No
1018 Clarkson Ave	6-Apr-17	\$300,000	Small multifamily	3	3,420	\$88	No
348 Remsen Ave	25-May-17	\$295,000	Small multifamily	3	1,550	\$190	No
627-629 E 35 St	21-Apr-17	\$210,000	Small multifamily	3	3,420	\$61	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.





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.

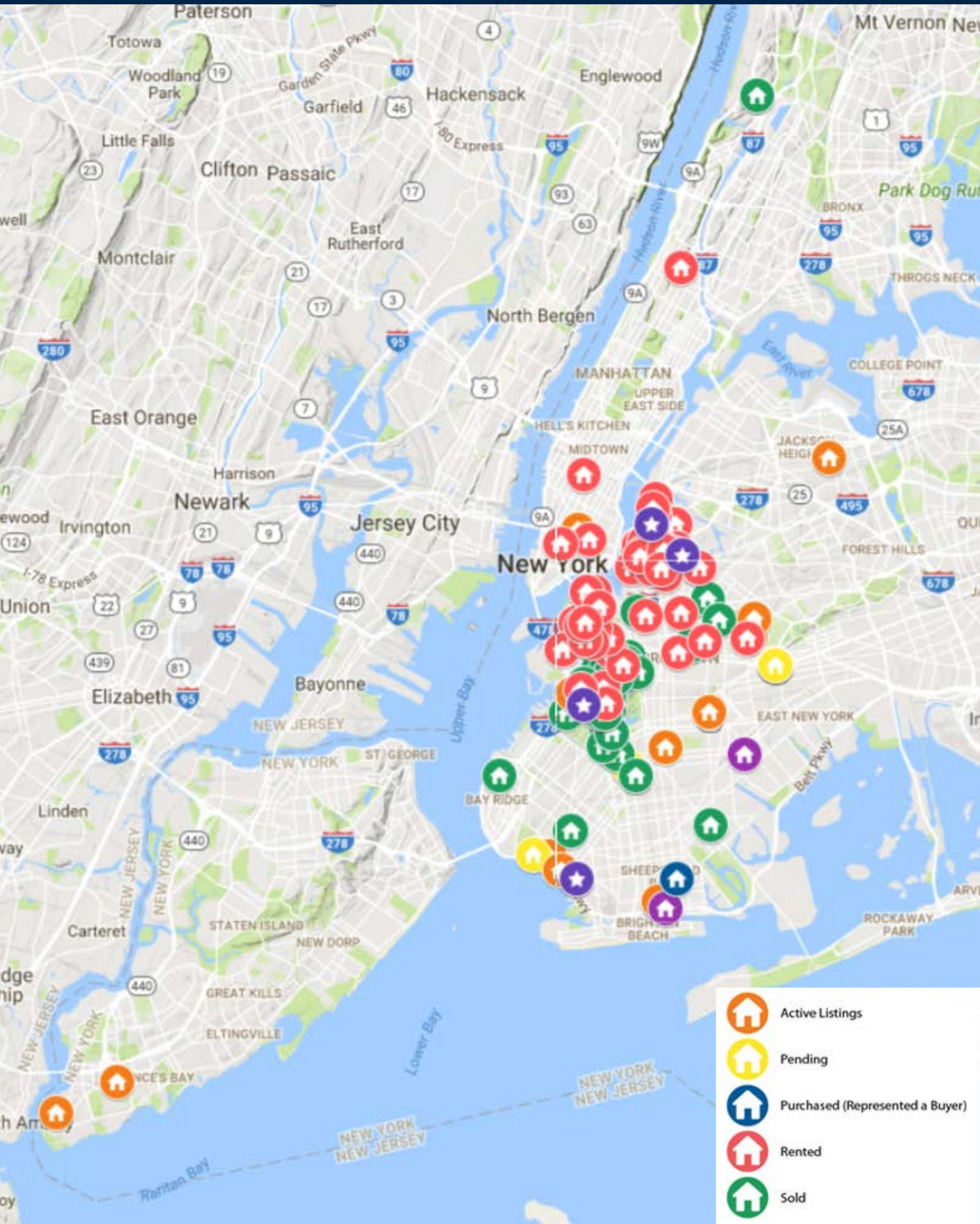
Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

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"





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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	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 & Driveway	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





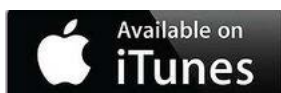
THE BROOKLYN MADE REAL ESTATE SHOW

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.

www.TheBrooklynMadeShow.com



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