

CROWN HEIGHTS

A quarterly analysis of multifamily sales
in Crown Heights, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

Crown Heights, Brooklyn

SUMMARY

SALES VOLUME

\$21.3M

-83% YoY

NO. OF TRANSACTIONS

17

-35% YoY

AVERAGE PRICE/UNIT

\$349K

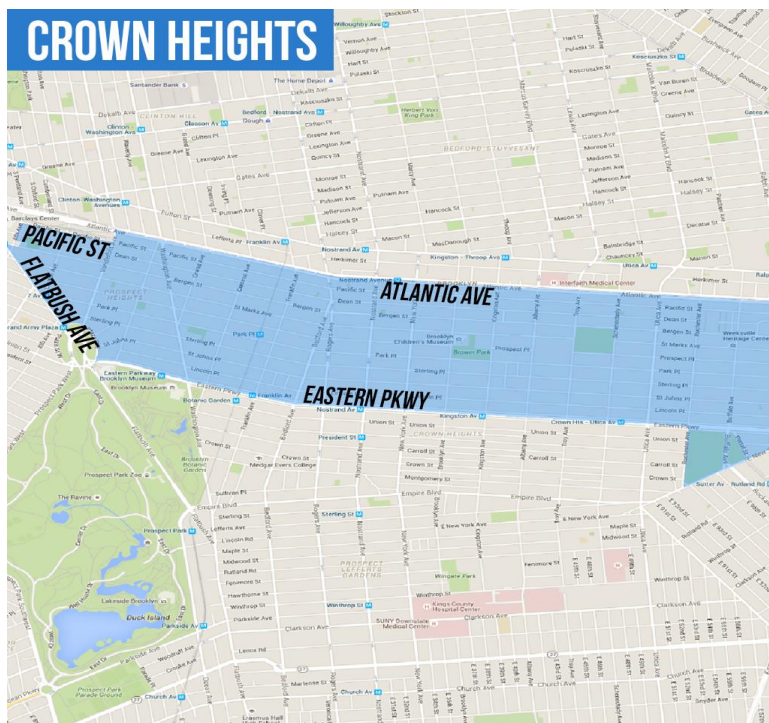
11% YoY

AVERAGE PRICE/SQ.FT.

\$390

28% YoY

NEIGHBORHOOD BOUNDARIES

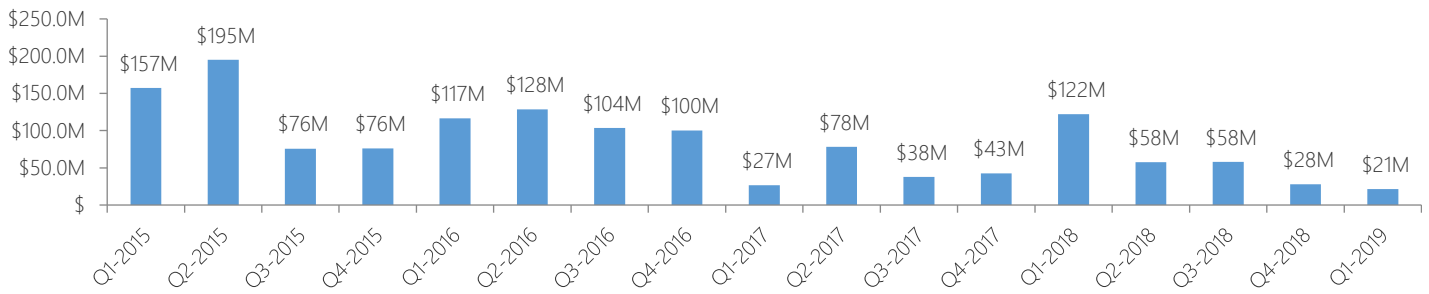


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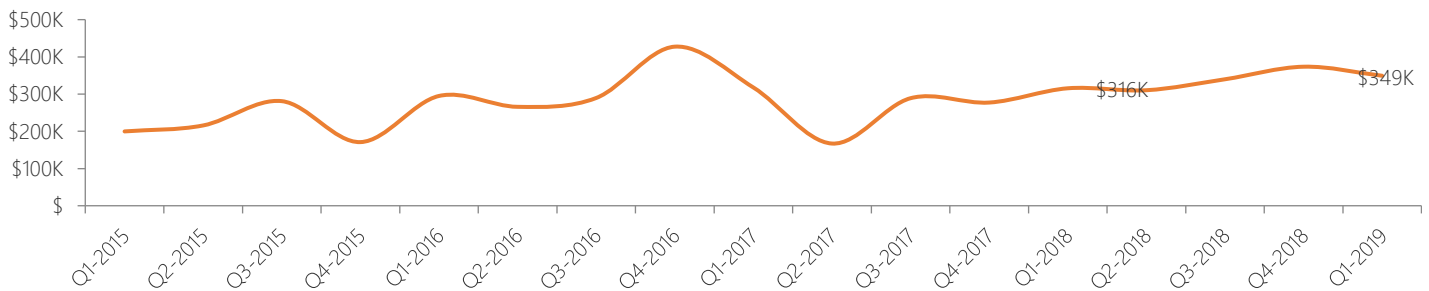
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MULTIFAMILY STATS

Sales Volume

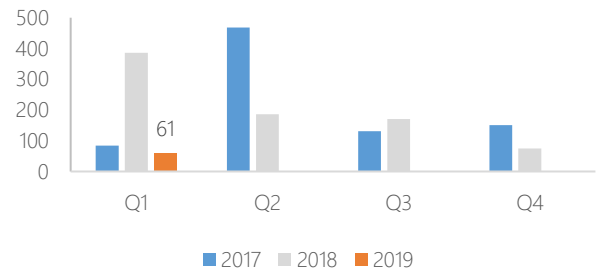


Average Sale Price per Unit



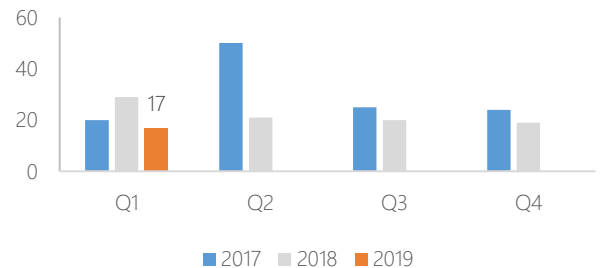
Number of Units Sold

Quarter	2017	2018	2019
Q1	84	386	61
Q2	468	186	
Q3	131	170	
Q4	151	75	



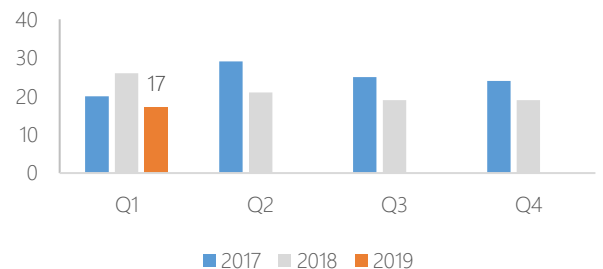
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	20	29	17
Q2	50	21	
Q3	25	20	
Q4	24	19	

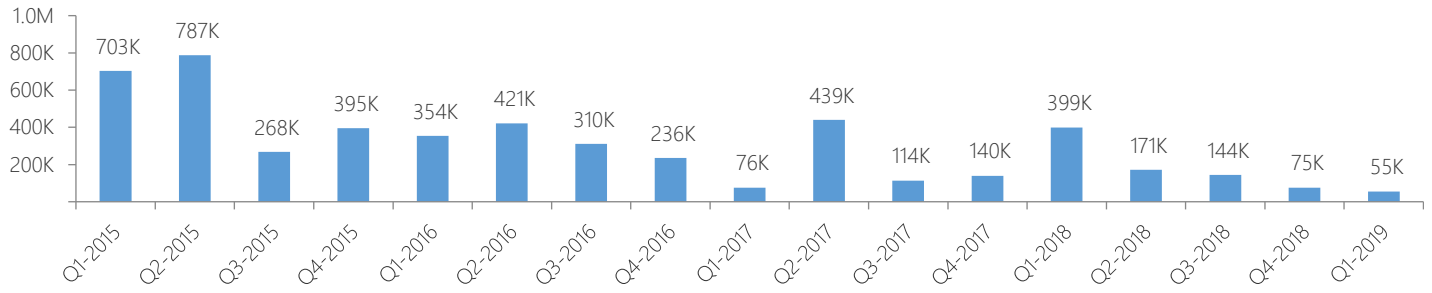


Number of Transactions

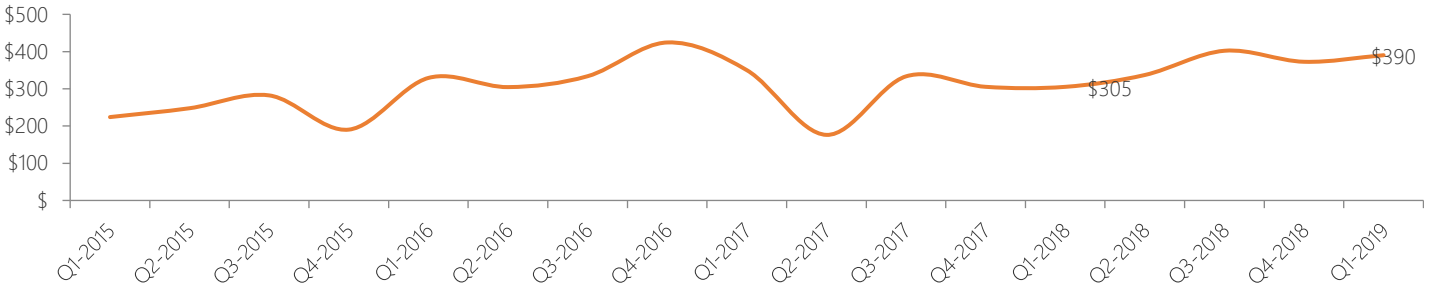
Quarter	2017	2018	2019
Q1	20	26	17
Q2	29	21	
Q3	25	19	
Q4	24	19	



Total Sq. Ft.



Average Sale Price per Square Foot

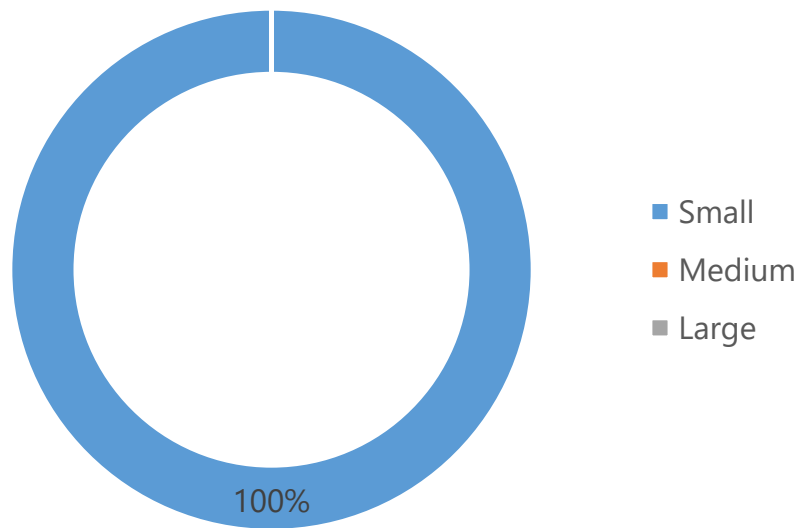


MULTIFAMILY SIZE

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	\$349,291	17%	\$390	14%	\$21,306,725	17	17	61
Medium	-	-	-	-	\$0	0	0	0
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
901 St Marks Ave	14-Mar-19	\$1,850,000	Small multifamily	3	3,672	\$504	No
1111 Park Pl	5-Feb-19	\$1,780,000	Small multifamily	3	2,862	\$622	No
1552 Pacific St	25-Jan-19	\$1,700,000	Small multifamily	3	3,120	\$545	No
924 St Marks Ave	26-Mar-19	\$1,680,000	Small multifamily	7	3,063	\$548	No
36 Hampton Pl	15-Mar-19	\$1,575,000	Small multifamily	3	3,224	\$489	No
1513 Dean St	25-Jan-19	\$1,370,000	Small multifamily	3	2,520	\$544	No
123 Albany Ave	7-Mar-19	\$1,320,822	Small multifamily	4	3,880	\$340	No
1673 President St	26-Feb-19	\$1,250,000	Small multifamily	3	4,020	\$311	No
1310 Dean St	24-Jan-19	\$1,200,000	Small multifamily	8	3,600	\$333	No
1421 Lincoln Pl	22-Jan-19	\$1,100,000	Small multifamily	3	3,420	\$322	No
1502 Prospect Pl	12-Mar-19	\$1,035,000	Small multifamily	3	3,234	\$320	No
139 Albany Ave	26-Feb-19	\$1,020,000	Small multifamily	3	3,900	\$262	No
1194 St Johns Pl	29-Jan-19	\$999,000	Small multifamily	3	2,526	\$395	No
1380 St Marks Ave	28-Jan-19	\$981,903	Small multifamily	3	2,430	\$404	No
86 Utica Ave	11-Mar-19	\$900,000	Small multifamily	3	2,820	\$319	No
1582 Lincoln Pl	29-Jan-19	\$820,000	Small multifamily	3	3,120	\$263	No
1497 St Johns Pl	28-Feb-19	\$725,000	Small multifamily	3	3,192	\$227	No



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

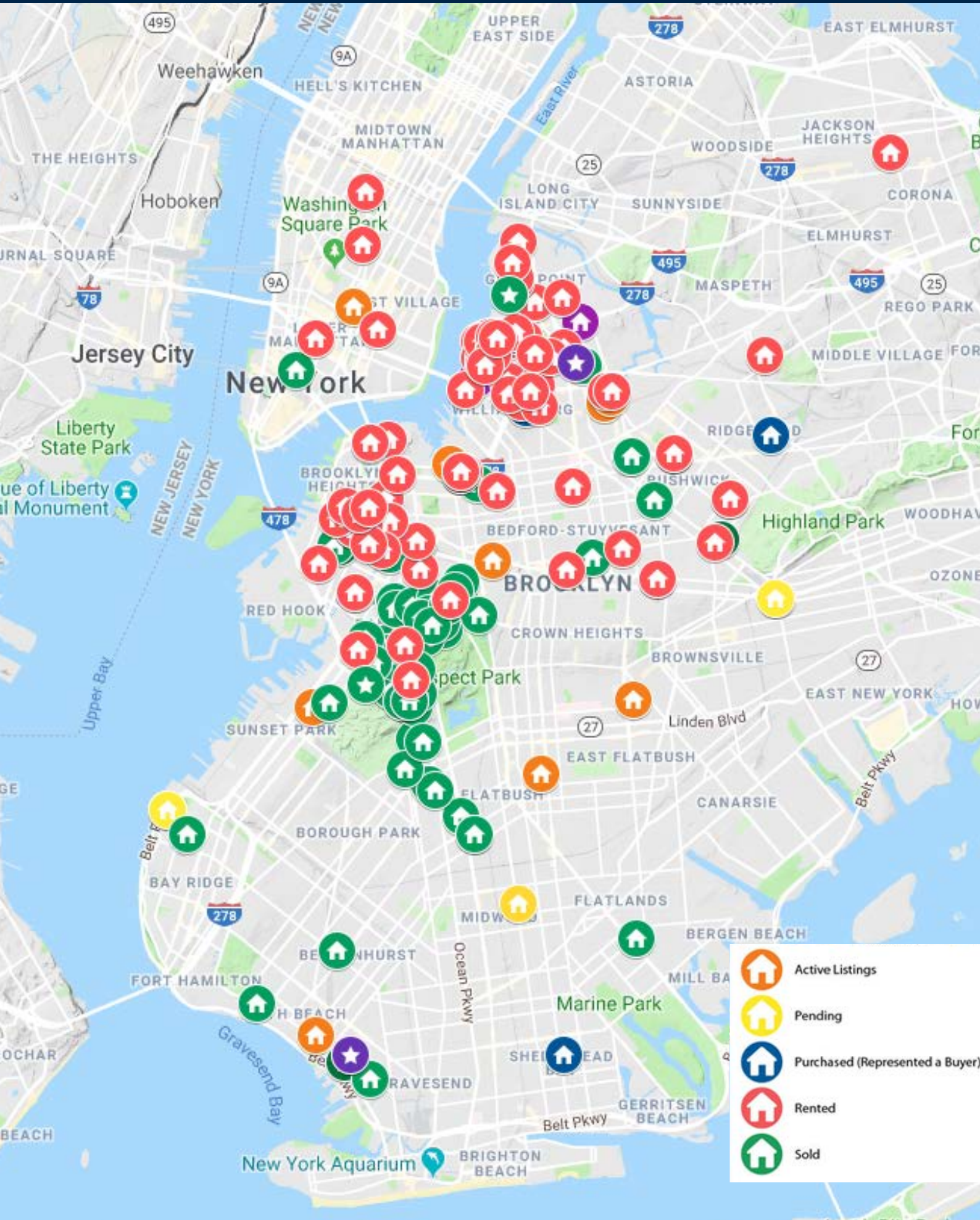
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

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SPARTAN RENOVATIONS



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