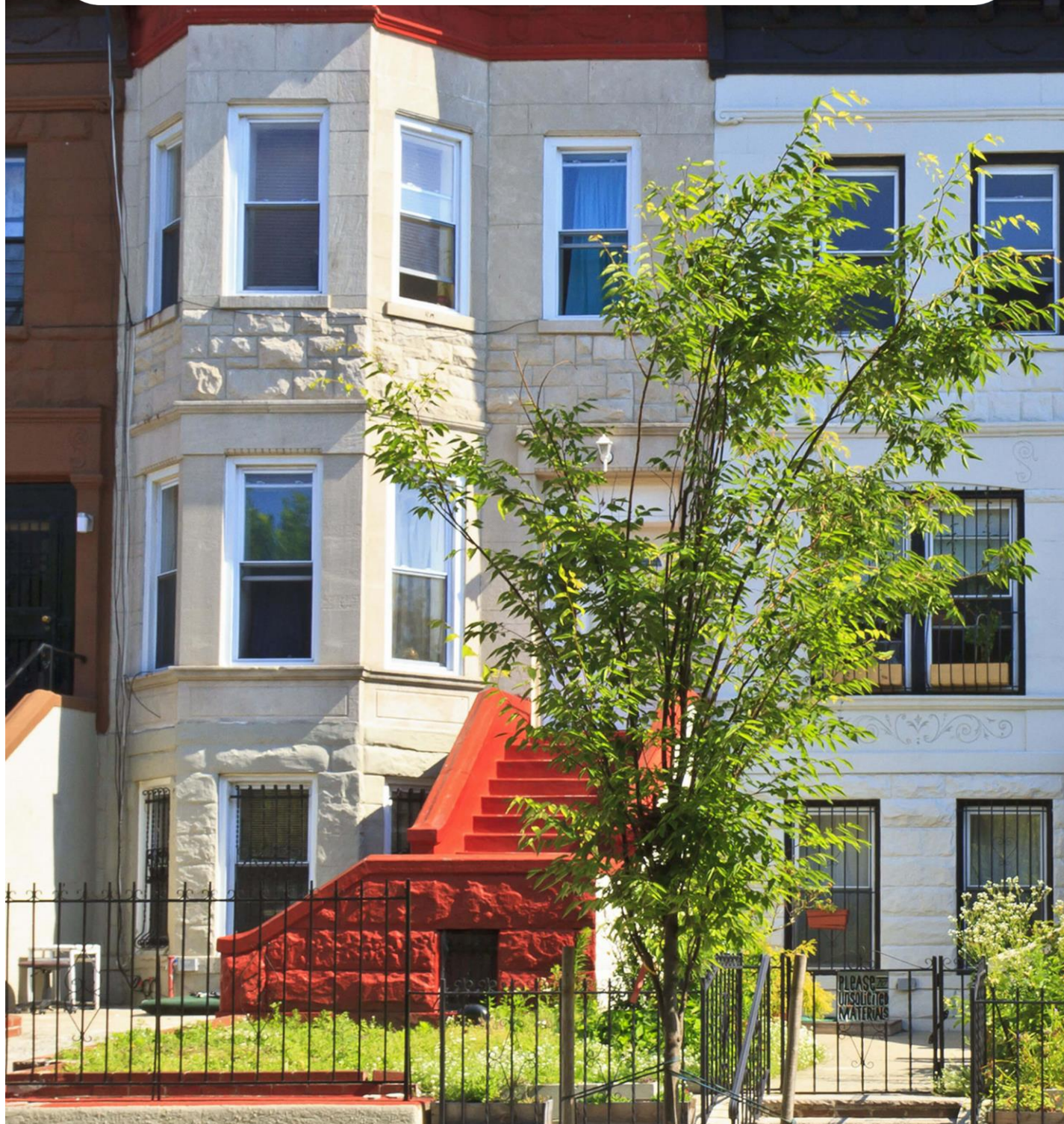


CROWN HEIGHTS

A quarterly analysis of multifamily sales
in Crown Heights, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 3rd Quarter 2018

Crown Heights, Brooklyn

SUMMARY

SALES VOLUME

\$57.8M

53% YoY

NO. OF TRANSACTIONS

19

-24% YoY

AVERAGE PRICE/UNIT

\$340K

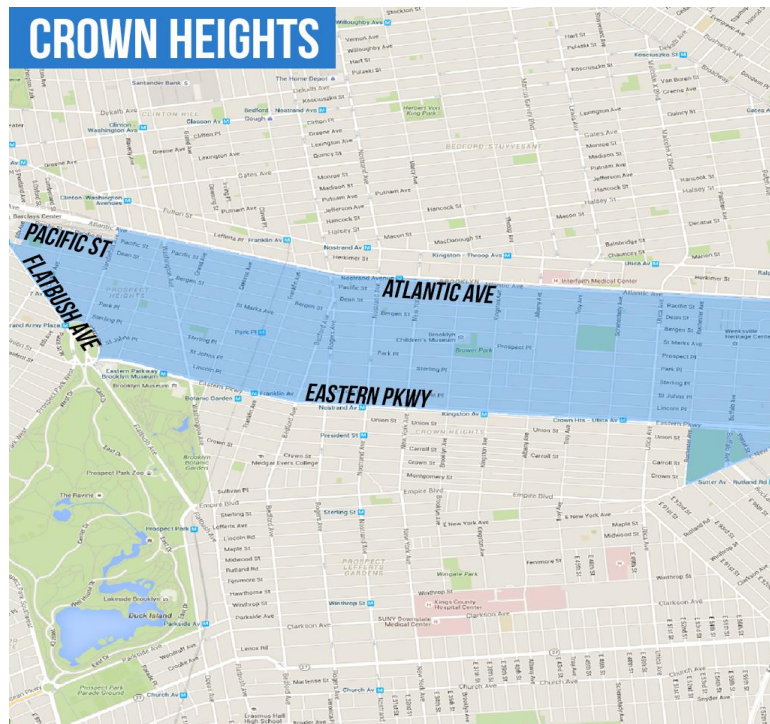
18% YoY

AVERAGE PRICE/SQ.FT.

\$402

21% YoY

NEIGHBORHOOD BOUNDARIES

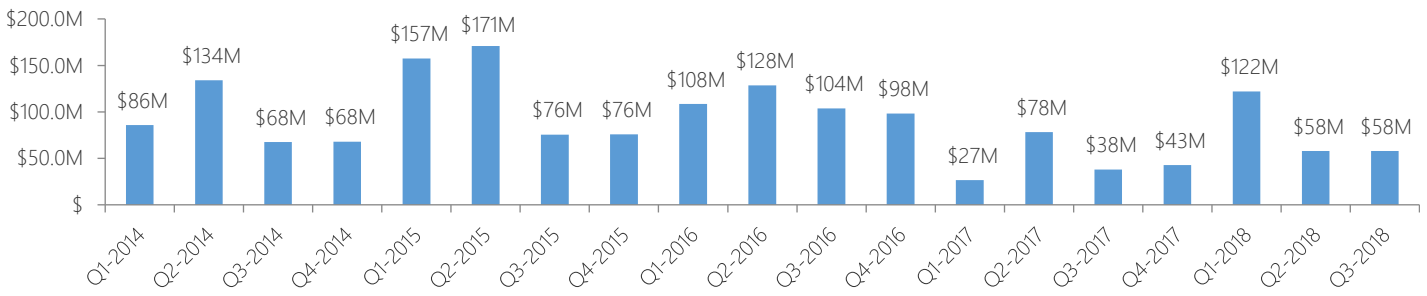


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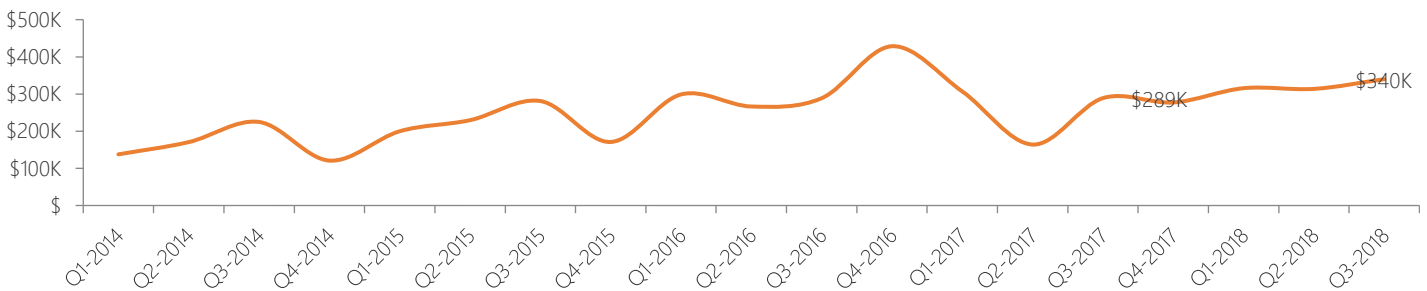
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MULTIFAMILY STATS

Sales Volume

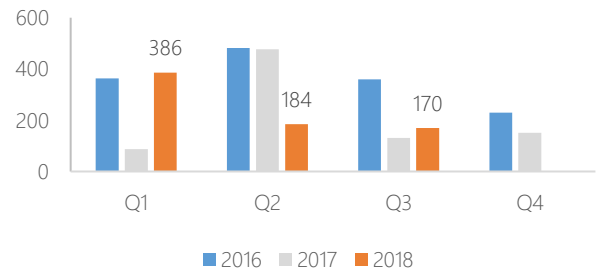


Average Sale Price per Unit



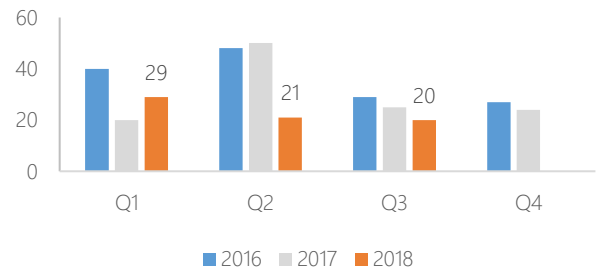
Number of Units Sold

Quarter	2016	2017	2018
Q1	363	87	386
Q2	482	477	184
Q3	359	131	170
Q4	229	151	



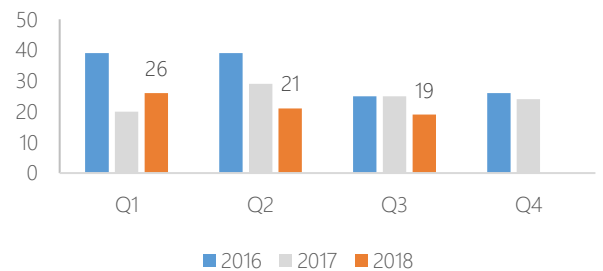
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	40	20	29
Q2	48	50	21
Q3	29	25	20
Q4	27	24	

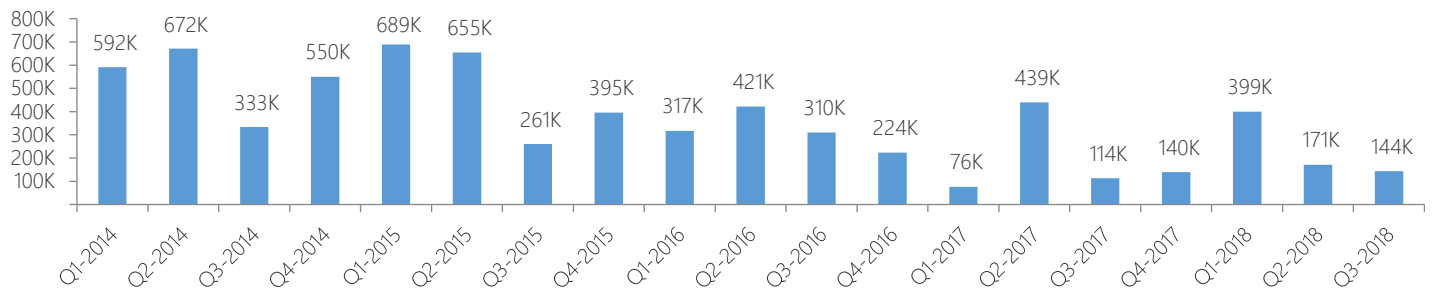


Number of Transactions

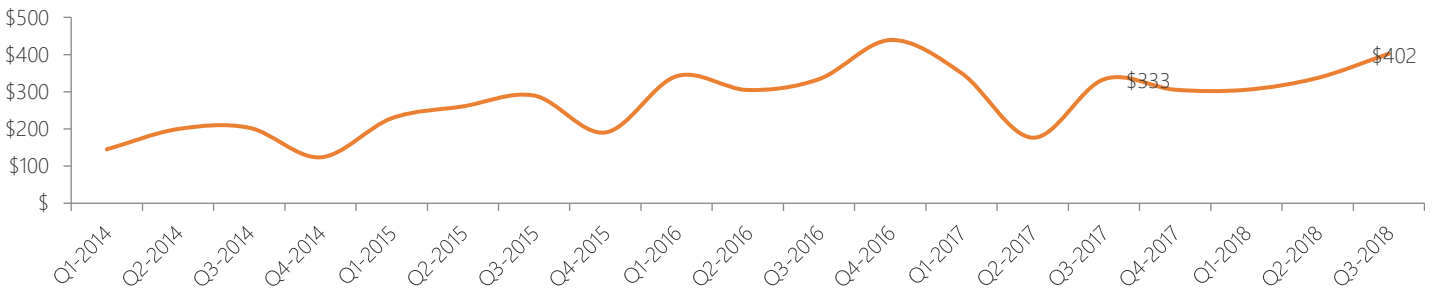
Quarter	2016	2017	2018
Q1	39	20	26
Q2	39	29	21
Q3	25	25	19
Q4	26	24	



Total Sq. Ft.



Average Sale Price per Square Foot

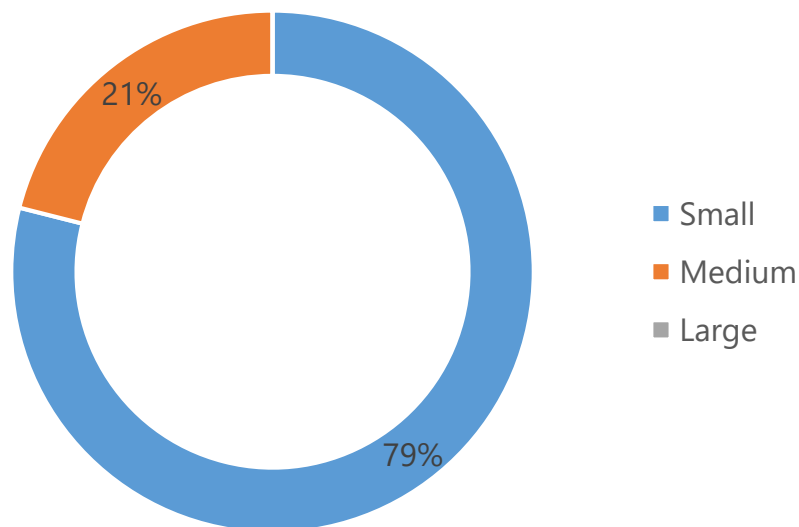


MULTIFAMILY SIZE

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	\$363,589	18%	\$434	23%	\$23,269,667	15	15	64
Medium	\$325,472	56%	\$383	57%	\$34,500,000	4	5	106
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
1030 Carroll St	24-Jul-18	\$18,400,000	Medium multifamily	46	40,890	\$450	No
808 Prospect Pl	21-Sep-18	\$8,650,000	Medium multifamily	24	15,735	\$550	No
938 Eastern Pkwy	29-Aug-18	\$5,600,000	Medium multifamily	12	12,300	\$228	Yes
932 Eastern Pkwy	29-Aug-18	\$5,600,000	Medium multifamily	12	12,300	\$228	Yes
186 New York Ave	19-Jul-18	\$2,270,000	Small multifamily	5	3,977	\$571	No
274 New York Ave	29-Aug-18	\$2,230,000	Small multifamily	3	3,180	\$701	No
1253 Pacific St	12-Sep-18	\$2,120,000	Small multifamily	4	3,769	\$562	No
1308 Pacific St	9-Jul-18	\$2,072,500	Small multifamily	6	4,608	\$450	No
586 Lincoln Pl	31-Aug-18	\$2,000,000	Small multifamily	8	6,792	\$294	No
196 Buffalo Ave	7-Sep-18	\$1,850,000	Medium multifamily	12	8,800	\$210	No
1104 Park Pl	4-Sep-18	\$1,775,000	Small multifamily	3	3,300	\$538	No
259 Rogers Ave	26-Jul-18	\$1,625,000	Small multifamily	4	3,300	\$492	No
1054 Sterling Pl	26-Sep-18	\$1,530,000	Small multifamily	3	2,720	\$563	No
1401 Dean St	20-Sep-18	\$1,510,000	Small multifamily	5	3,600	\$419	No
608 St Marks Ave	13-Aug-18	\$1,500,000	Small multifamily	4	3,000	\$500	No
746 Prospect Pl	14-Aug-18	\$1,490,000	Small multifamily	6	4,500	\$331	No
88 Utica Ave	19-Jul-18	\$999,999	Small multifamily	3	2,820	\$355	No
1260 Prospect Pl	5-Jul-18	\$999,668	Small multifamily	3	2,300	\$435	No
1969 Pacific St	6-Jul-18	\$810,000	Small multifamily	3	2,604	\$311	No
1695 Carroll St	12-Sep-18	\$337,500	Small multifamily	4	3,136	\$108	No



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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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