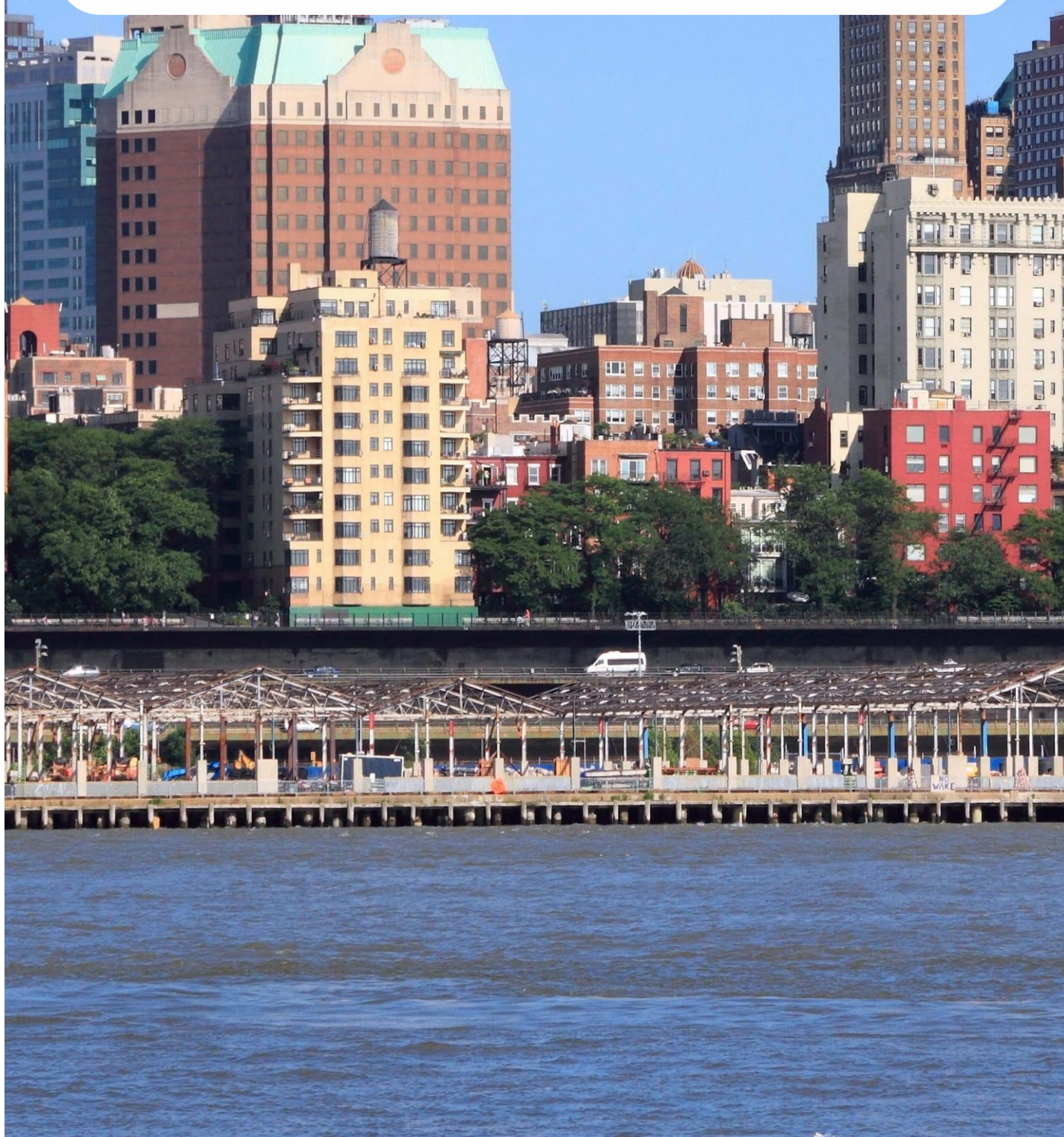


EAST FLATBUSH

A quarterly analysis of multifamily sales
in East Flatbush, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2017

East Flatbush, Brooklyn

SUMMARY

SALES VOLUME

\$38.9M

71% YoY

NO. OF TRANSACTIONS

16

-16% YoY

AVERAGE PRICE/UNIT

\$206K

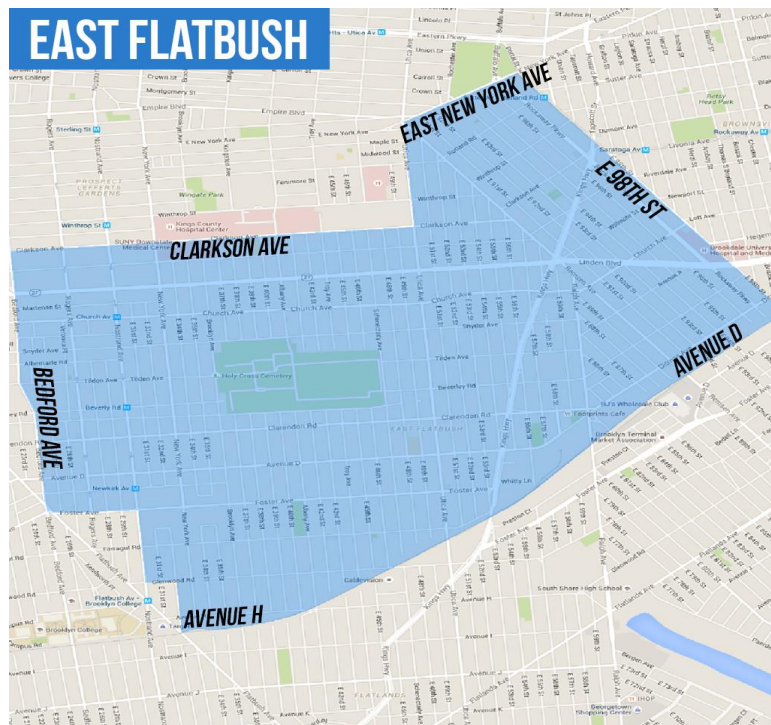
22% YoY

AVERAGE PRICE/SQ.FT.

\$238

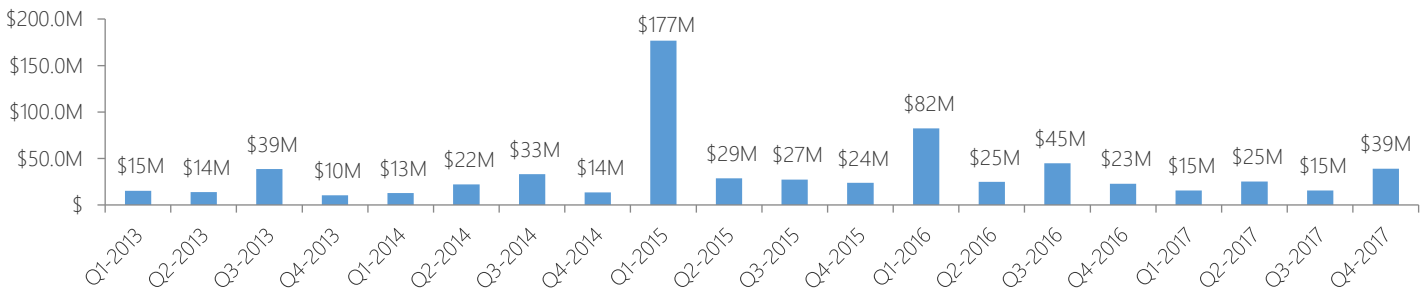
15% YoY

NEIGHBORHOOD BOUNDARIES

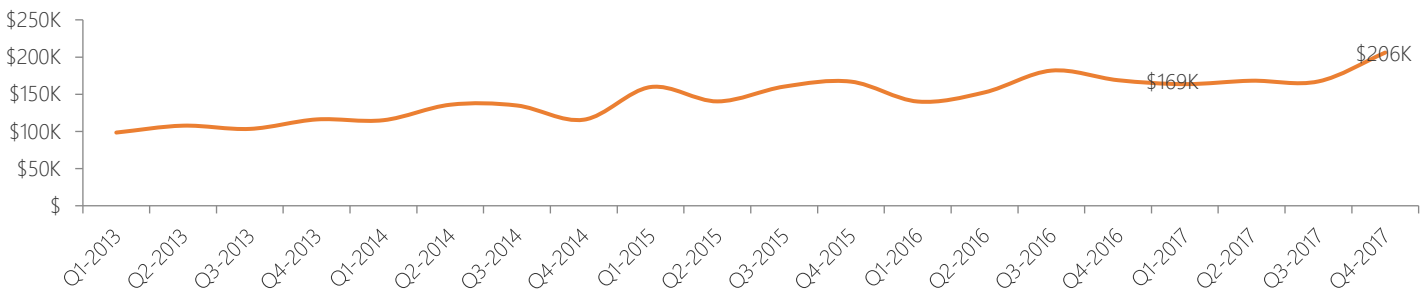


MULTIFAMILY STATS

Sales Volume

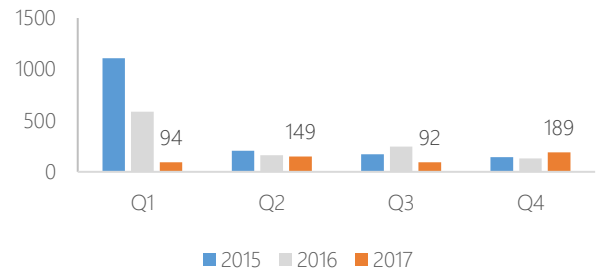


Average Sale Price per Unit



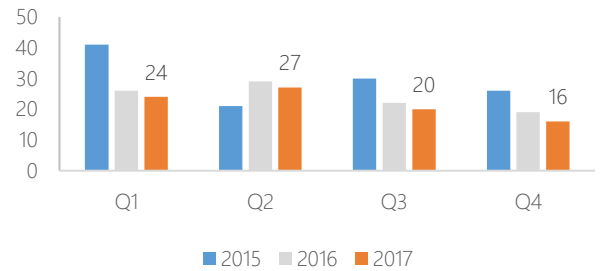
Number of Units Sold

Quarter	2015	2016	2017
Q1	1107	587	94
Q2	205	162	149
Q3	171	247	92
Q4	142	132	189



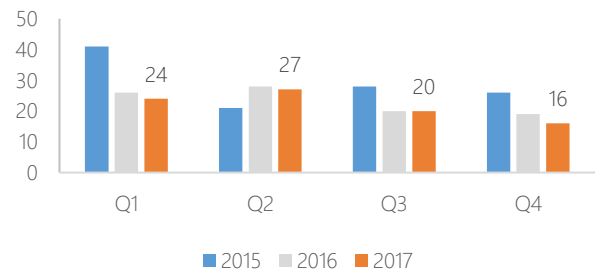
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	41	26	24
Q2	21	29	27
Q3	30	22	20
Q4	26	19	16

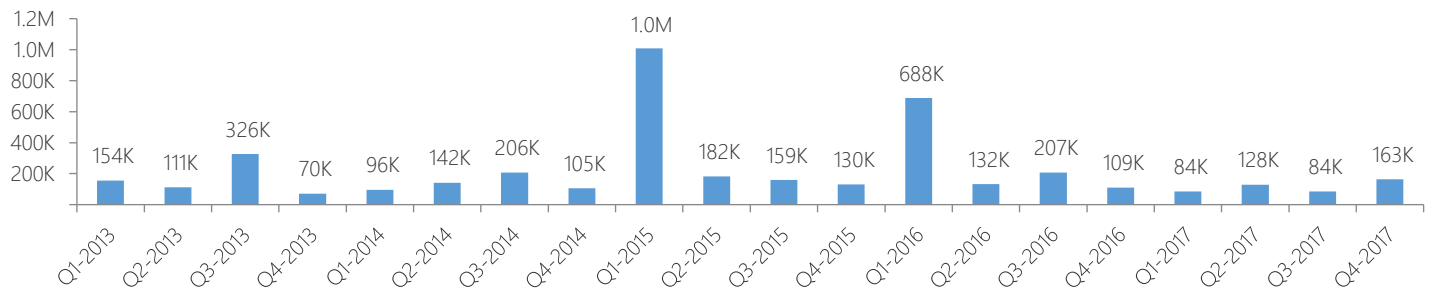


Number of Transactions

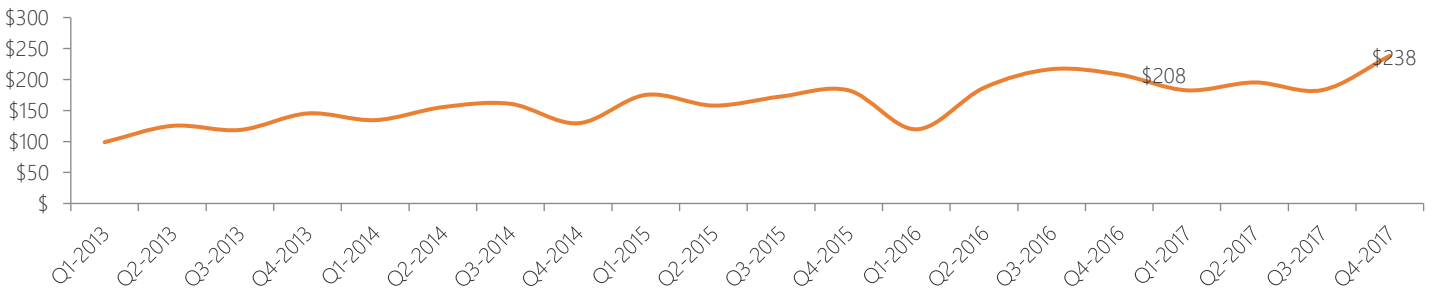
Quarter	2015	2016	2017
Q1	41	26	24
Q2	21	28	27
Q3	28	20	20
Q4	26	19	16



Total Sq. Ft.



Average Sale Price per Square Foot

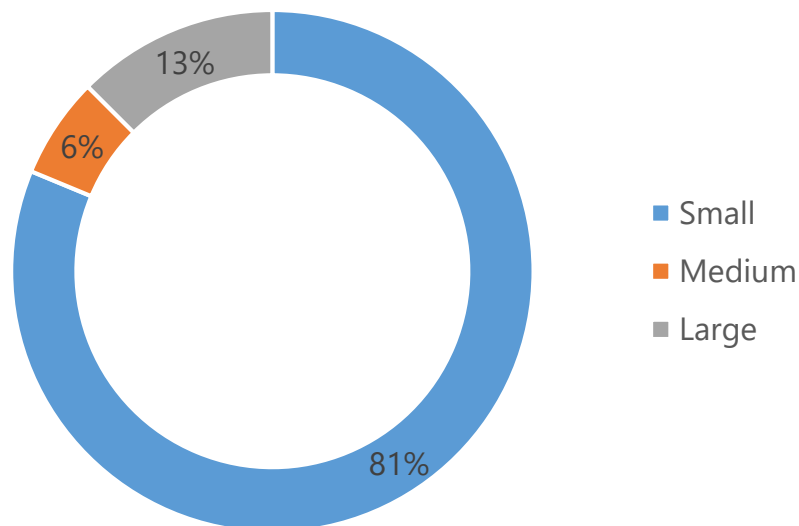


MULTIFAMILY SIZE

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	\$210,581	37%	\$235	33%	\$9,476,138	13	13	45
Medium	\$184,688	-1%	\$205	-18%	\$2,955,000	1	1	16
Large	\$207,031	-	\$244	-	\$26,500,000	2	2	128

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
4710 Avenue D	20-Nov-17	\$13,500,000	Large multifamily	67	54,600	\$247	No
787 E 46 St	20-Nov-17	\$13,000,000	Large multifamily	61	54,000	\$241	No
4501 Snyder Ave	18-Oct-17	\$2,955,000	Medium multifamily	16	14,400	\$205	No
3824 Church Ave	7-Nov-17	\$1,500,000	Small multifamily	6	6,264	\$239	No
3121 Farragut Rd	6-Nov-17	\$1,049,000	Small multifamily	3	2,542	\$413	No
117 E 95 St	5-Dec-17	\$900,000	Small multifamily	4	3,198	\$281	No
790 Troy Ave	31-Oct-17	\$870,000	Small multifamily	4	3,321	\$262	No
142 E 56 St	27-Dec-17	\$750,888	Small multifamily	3	2,584	\$291	No
707 E 96 St	16-Nov-17	\$715,000	Small multifamily	3	2,785	\$257	No
157 E 57 St	14-Nov-17	\$650,000	Small multifamily	3	2,128	\$305	No
410 E 95 St	25-Oct-17	\$635,000	Small multifamily	3	2,480	\$256	No
125 E 52 St	22-Dec-17	\$570,000	Small multifamily	3	2,950	\$193	No
1187 New York Ave	9-Nov-17	\$500,000	Small multifamily	3	3,276	\$153	No
9222 Avenue B	27-Nov-17	\$499,000	Small multifamily	3	2,680	\$186	No
390 E 49 St	4-Dec-17	\$425,000	Small multifamily	3	2,900	\$147	No
388 E 94 St	3-Oct-17	\$412,250	Small multifamily	4	3,296	\$125	No



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
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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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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.

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