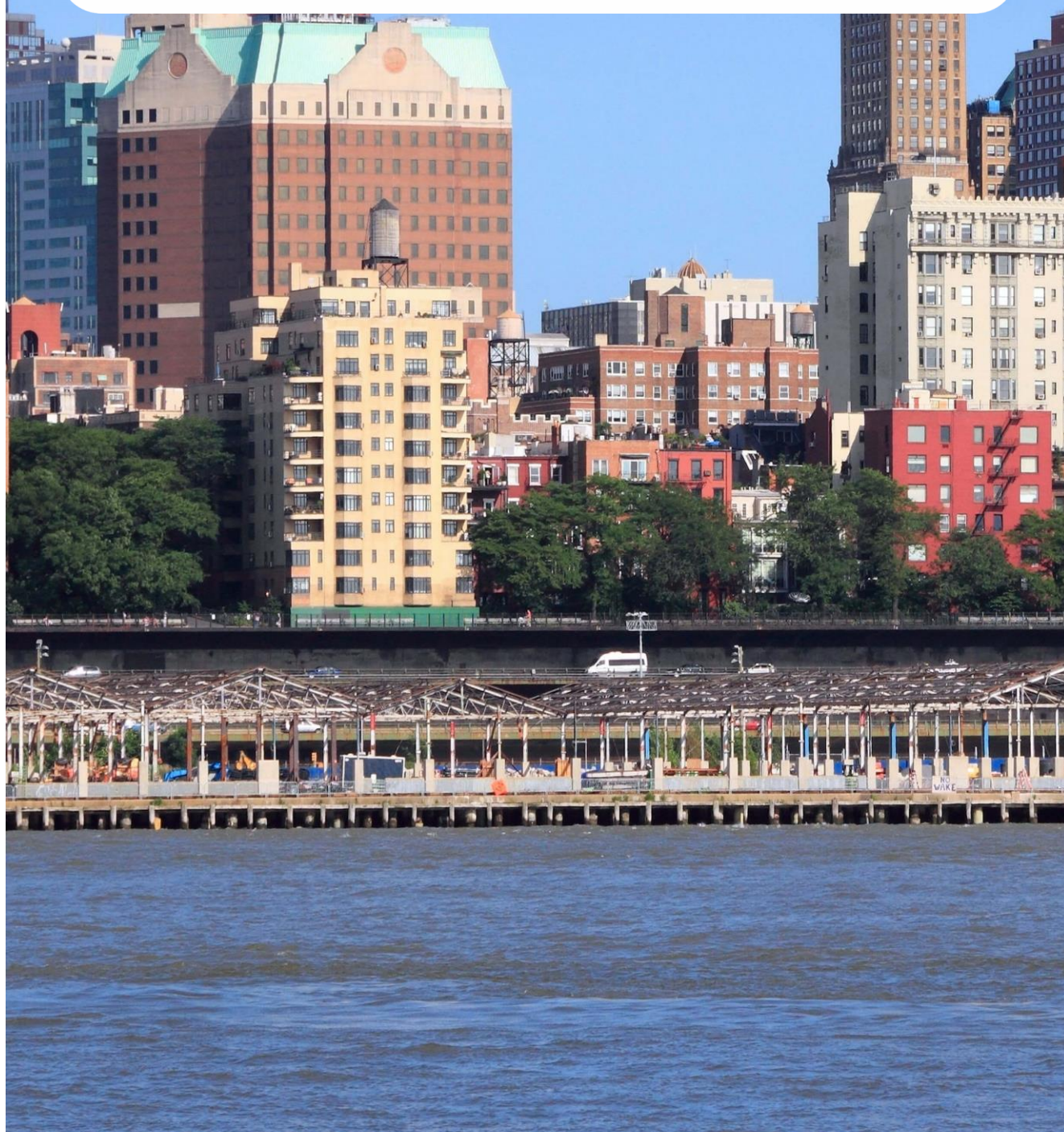


# EAST FLATBUSH

A quarterly analysis of multifamily sales  
in East Flatbush, Brooklyn

3rd Quarter 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Multifamily Market Report, 3rd Quarter 2019

## East Flatbush, Brooklyn

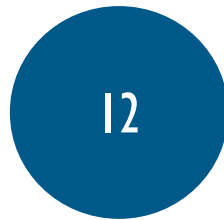
### SUMMARY

SALES VOLUME



-71% YoY

NO. OF TRANSACTIONS



-54% YoY

AVERAGE PRICE/UNIT



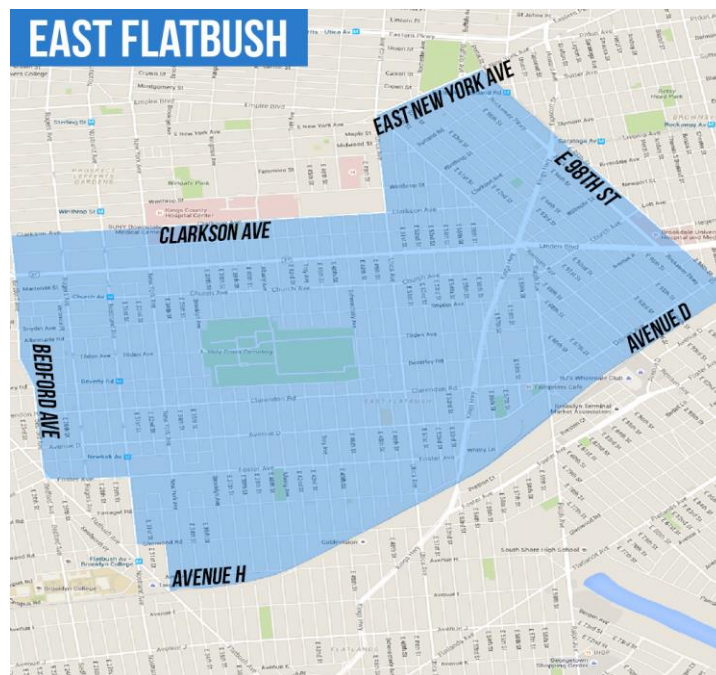
35% YoY

AVERAGE PRICE/SQ.FT.



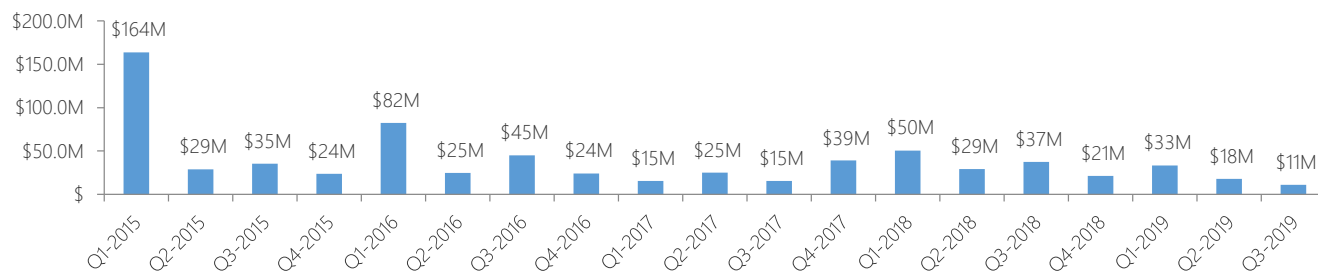
51% YoY

### NEIGHBORHOOD BOUNDARIES

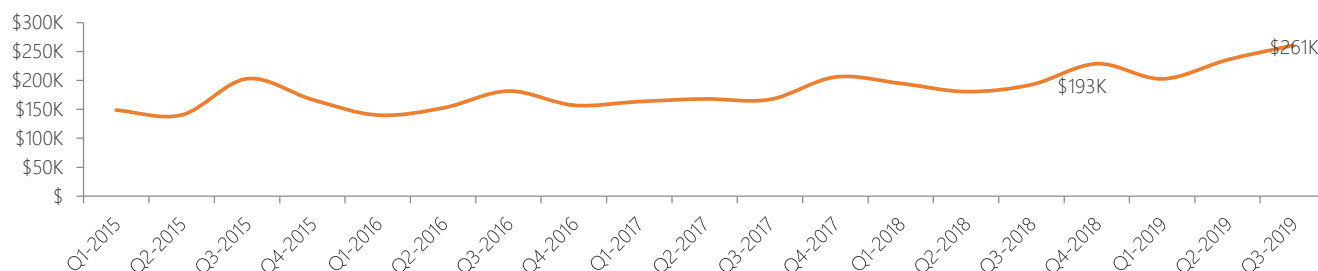


MULTIFAMILY STATS

Sales Volume

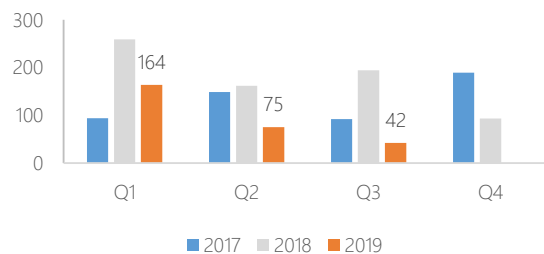


Average Sale Price per Unit



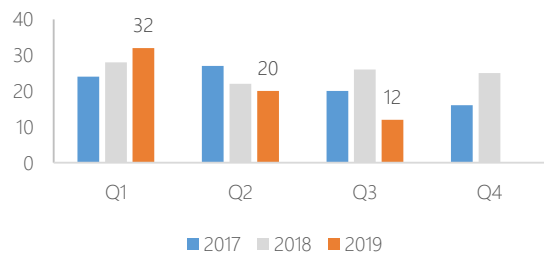
Number of Units Sold

Quarter	2017	2018	2019
Q1	94	259	164
Q2	149	162	75
Q3	92	194	42
Q4	189	93	



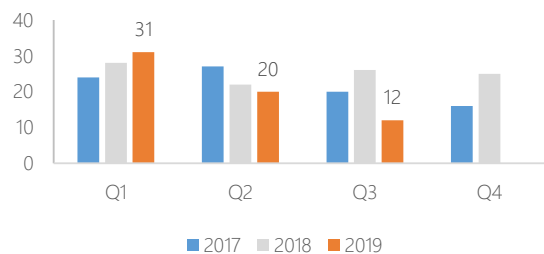
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	24	28	32
Q2	27	22	20
Q3	20	26	12
Q4	16	25	

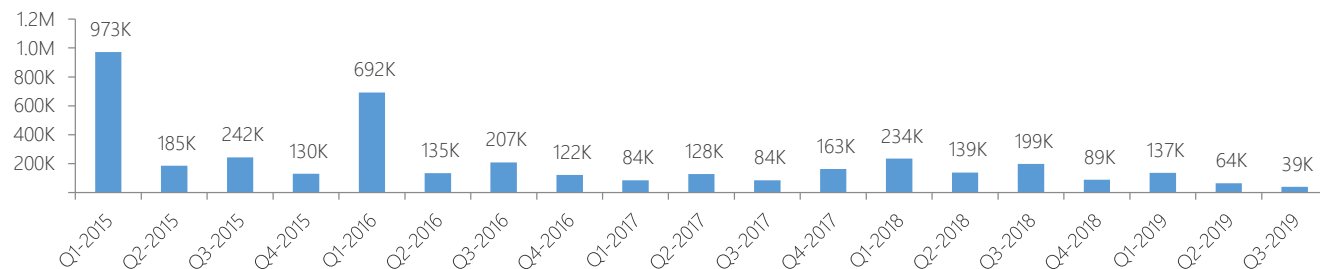


Number of Transactions

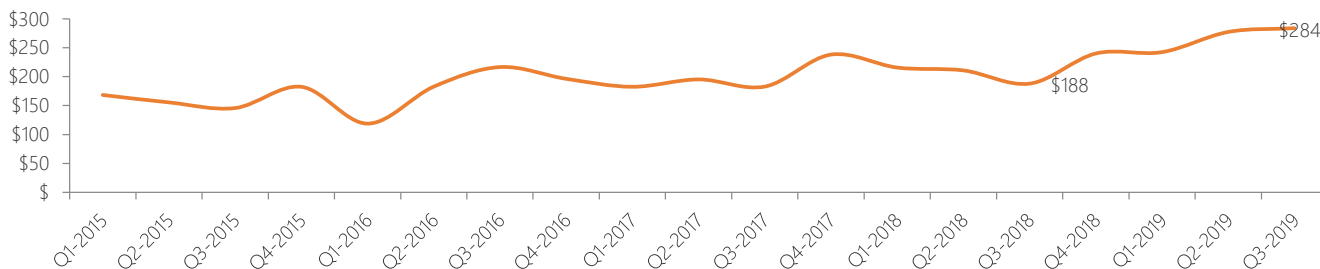
Quarter	2017	2018	2019
Q1	24	28	31
Q2	27	22	20
Q3	20	26	12
Q4	16	25	



Total Sq. Ft.



Average Sale Price per Square Foot

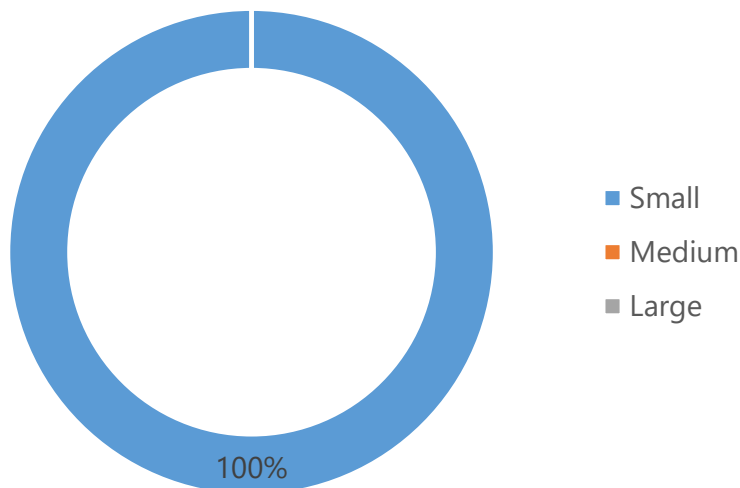


MULTIFAMILY SIZE

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	\$260,762	28%	\$284	32%	\$10,952,000	12	12	42
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
126 E 54th St	13-Aug-19	\$1,400,000	Small multifamily	3	3,036	\$461	No
89 E 46th St	30-Jul-19	\$1,350,000	Small multifamily	3	3,600	\$375	No
250 E 94th St	26-Sep-19	\$1,250,000	Small multifamily	4	3,600	\$347	No
482 E 93rd St	17-Sep-19	\$1,170,000	Small multifamily	6	3,600	\$325	No
446 Linden Blvd	30-Jul-19	\$947,000	Small multifamily	3	3,414	\$277	No
716 E 96th St	26-Sep-19	\$900,000	Small multifamily	3	4,536	\$198	No
194 E 95th St	26-Jul-19	\$866,000	Small multifamily	4	3,195	\$271	No
1027 Lenox Rd	18-Sep-19	\$700,000	Small multifamily	3	3,040	\$230	No
9103 Avenue A	5-Aug-19	\$680,000	Small multifamily	3	2,640	\$258	No
5811 Snyder Ave	29-Aug-19	\$660,000	Small multifamily	3	2,480	\$266	No
217 E 94th St	29-Jul-19	\$515,000	Small multifamily	4	3,280	\$157	No
31 E 57th St	16-Sep-19	\$514,000	Small multifamily	3	2,156	\$238	No



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

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

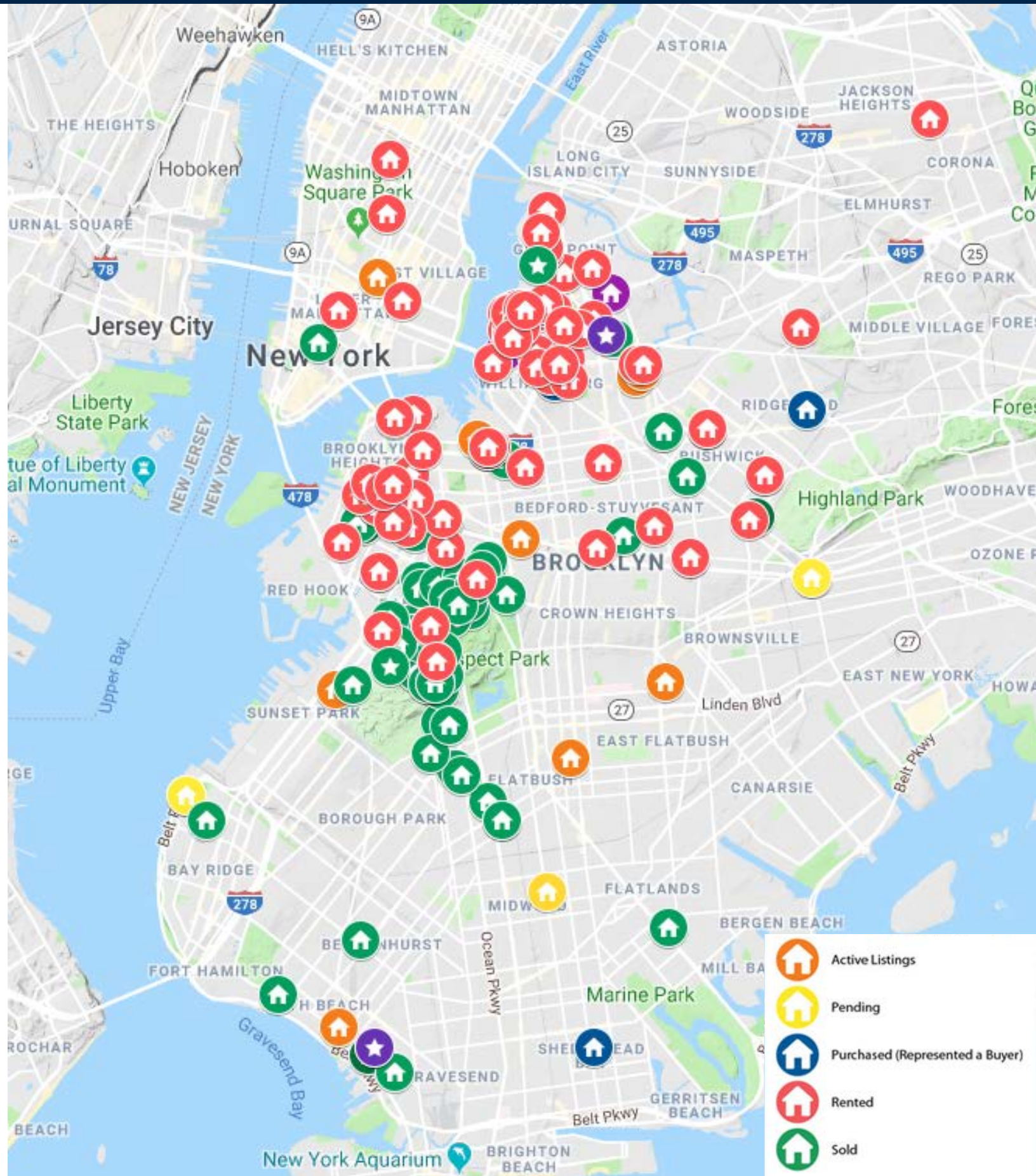
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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- |                                 |                              |                                |                                     |
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| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | 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                           |
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| 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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