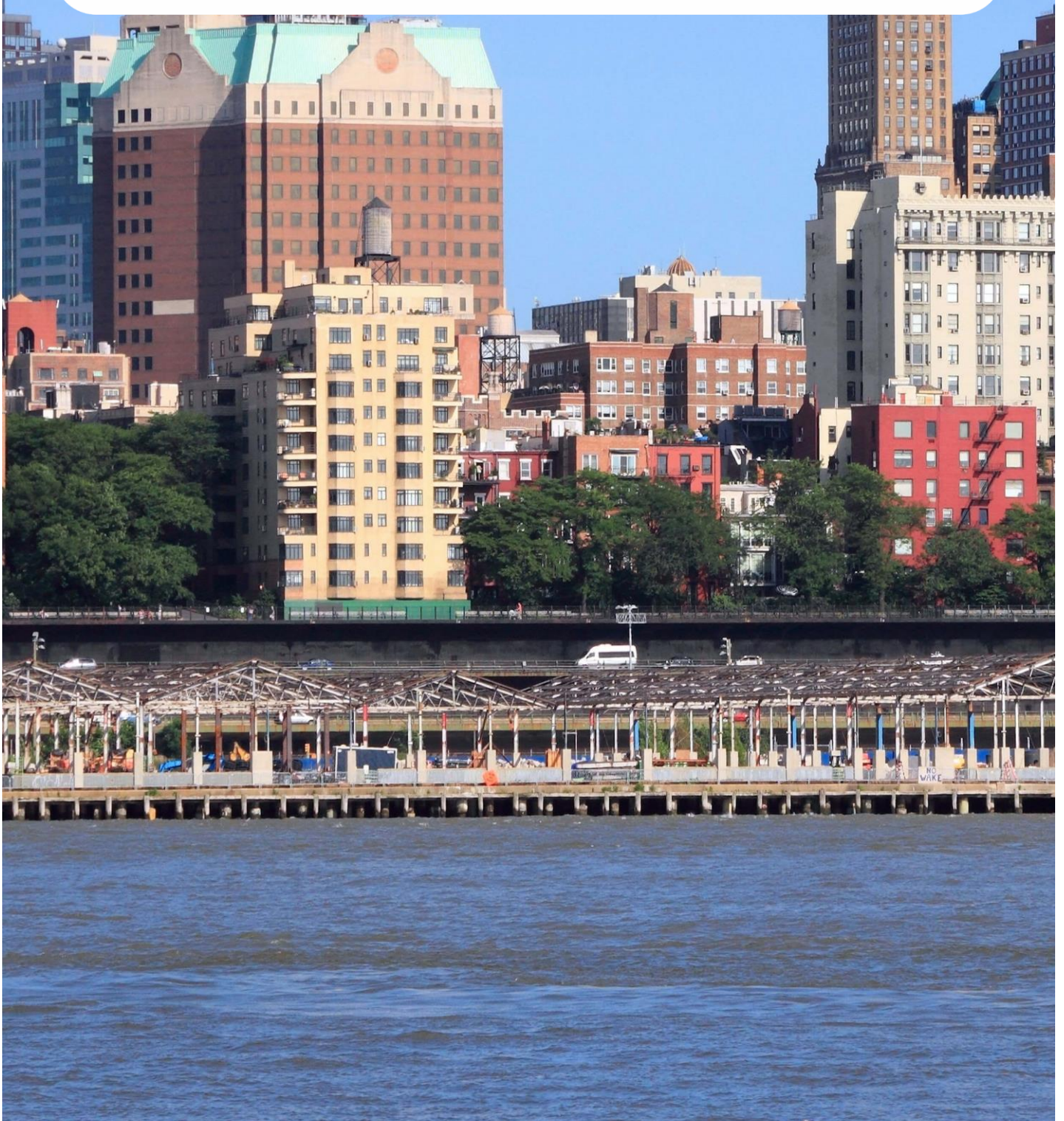


EAST NEW YORK

A quarterly analysis of multifamily sales
in East New York, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 3rd Quarter 2018

East New York, Brooklyn

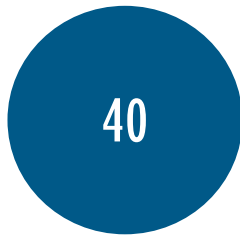
SUMMARY

SALES VOLUME



-6% YoY

NO. OF TRANSACTIONS



5% YoY

AVERAGE PRICE/UNIT



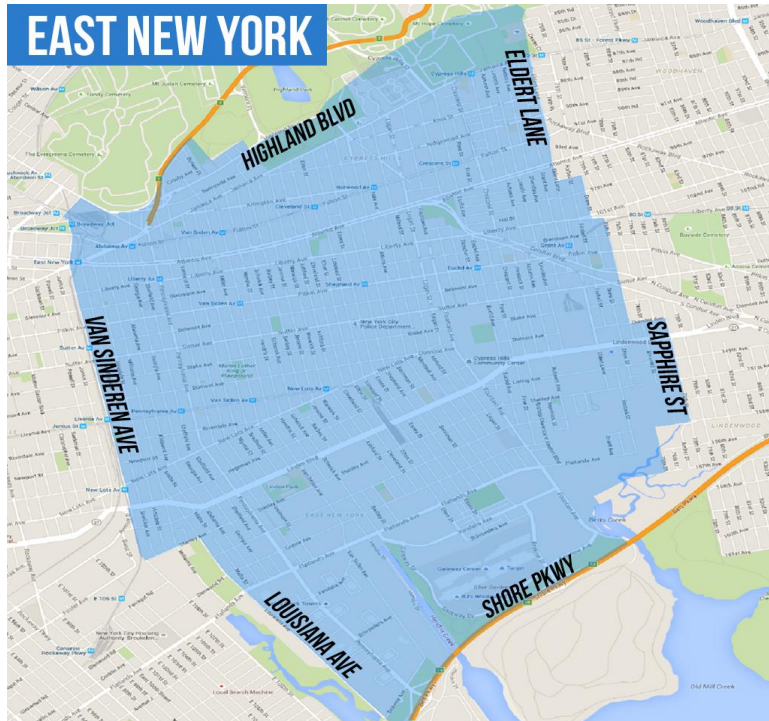
9% YoY

AVERAGE PRICE/SQ.FT.



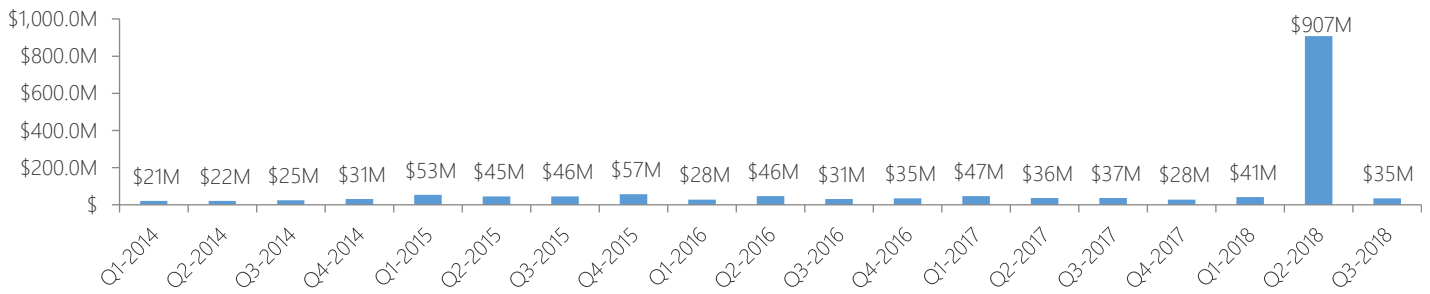
11% YoY

NEIGHBORHOOD BOUNDARIES

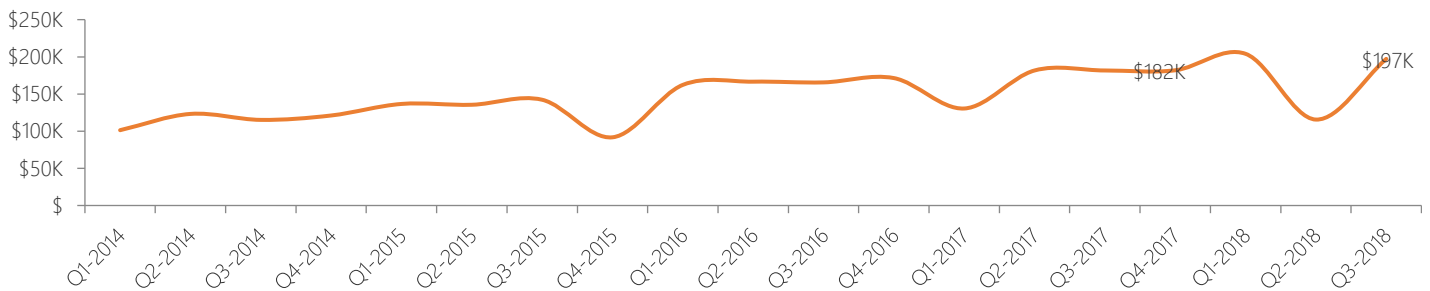


MULTIFAMILY STATS

Sales Volume

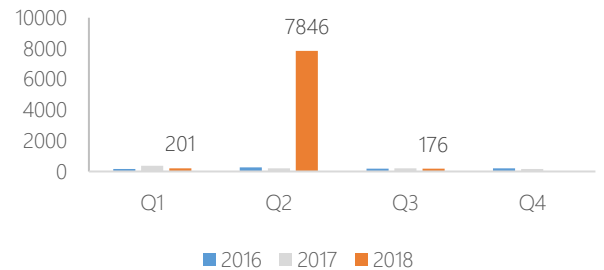


Average Sale Price per Unit



Number of Units Sold

Quarter	2016	2017	2018
Q1	170	362	201
Q2	276	199	7846
Q3	190	203	176
Q4	204	153	



Number of Buildings Sold

Quarter	2016	2017	2018
Q1	45	50	44
Q2	60	51	54
Q3	47	39	40
Q4	52	43	

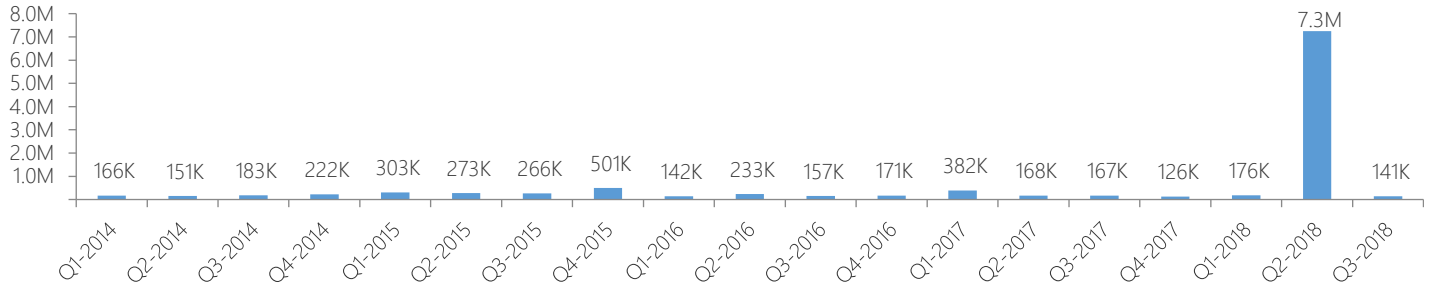


Number of Transactions

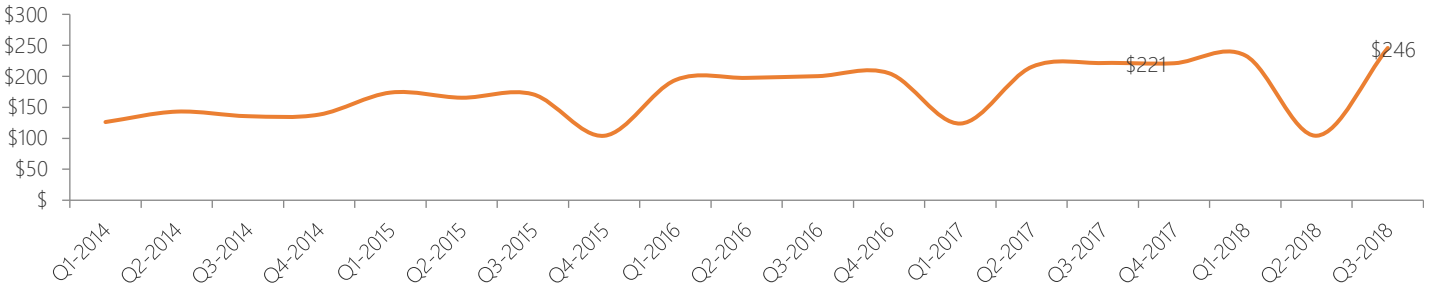
Quarter	2016	2017	2018
Q1	45	50	42
Q2	58	50	50
Q3	47	38	40
Q4	51	43	



Total Sq. Ft.



Average Sale Price per Square Foot

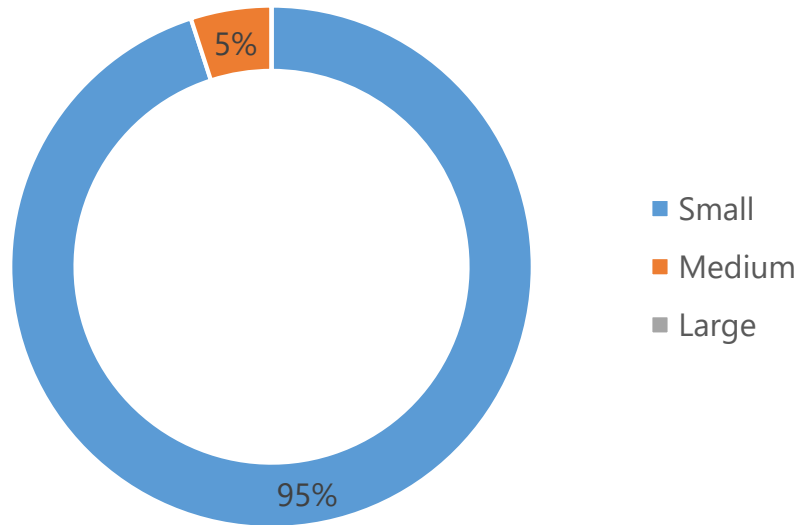


MULTIFAMILY SIZE

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	\$197,735	1%	\$240	6%	\$27,089,678	38	38	137
Medium	\$195,513	25%	\$269	28%	\$7,625,000	2	2	39
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
1 Elton St	10-Jul-18	\$5,750,000	Medium multifamily	27	22,946	\$251	No
816 Belmont Ave	14-Aug-18	\$1,875,000	Medium multifamily	12	5,400	\$347	No
834 New Lots Ave	2-Aug-18	\$1,442,350	Small multifamily	5	5,260	\$274	No
435 Lincoln Ave	29-Aug-18	\$1,200,000	Small multifamily	6	5,712	\$210	No
3412 Fulton St	9-Aug-18	\$1,125,000	Small multifamily	4	3,675	\$306	No
228 Logan St	14-Sep-18	\$1,100,000	Small multifamily	3	3,138	\$351	No
330 Shepherd Ave	20-Sep-18	\$959,000	Small multifamily	4	2,626	\$365	No
580 Georgia Ave	6-Aug-18	\$885,000	Small multifamily	6	3,198	\$277	No
94 Fountain Ave	20-Sep-18	\$860,000	Small multifamily	3	2,835	\$303	No
2302 Pitkin Ave	28-Sep-18	\$860,000	Small multifamily	3	3,120	\$276	No
20 Logan St	25-Jul-18	\$860,000	Small multifamily	3	1,680	\$512	No
684 Bradford St	11-Jul-18	\$849,000	Small multifamily	3	2,520	\$337	No
676 Miller Ave	14-Aug-18	\$835,000	Small multifamily	6	6,000	\$139	No
646 Miller Ave	16-Aug-18	\$825,000	Small multifamily	4	3,198	\$258	No
552 Warwick St	13-Aug-18	\$800,000	Small multifamily	4	3,198	\$250	No
512 Euclid Ave	21-Sep-18	\$790,000	Small multifamily	3	1,920	\$411	No
238 Fountain Ave	29-Aug-18	\$785,600	Small multifamily	3	2,640	\$298	No
598 Liberty Ave	11-Jul-18	\$753,505	Small multifamily	3	3,240	\$233	No
227 Richmond St	29-Aug-18	\$750,000	Small multifamily	4	2,750	\$273	No
372 Montauk Ave	21-Aug-18	\$725,000	Small multifamily	3	3,000	\$242	No
120 Weldon St	24-Jul-18	\$680,000	Small multifamily	3	2,140	\$318	No
1258 Blake Ave	30-Aug-18	\$677,833	Small multifamily	3	2,168	\$313	No
1258 Blake Ave	30-Aug-18	\$677,833	Small multifamily	3	2,168	\$313	No
789 Vermont St	11-Jul-18	\$665,000	Small multifamily	4	3,340	\$199	No
59 O'Brien Pl	7-Aug-18	\$650,000	Small multifamily	3	2,456	\$265	No
721 New Jersey Ave	28-Sep-18	\$649,000	Small multifamily	3	1,992	\$326	No
1101 Sutter Ave	24-Aug-18	\$640,000	Small multifamily	3	1,600	\$400	No
59 O'Brien Pl	7-Aug-18	\$610,000	Small multifamily	3	2,456	\$248	No
996 Belmont Ave	7-Aug-18	\$600,000	Small multifamily	3	2,772	\$216	No
486 Pennsylvania Ave	18-Jul-18	\$600,000	Small multifamily	3	2,560	\$234	No
750 Cleveland St	17-Sep-18	\$560,000	Small multifamily	3	3,229	\$173	No
134 Shepherd Ave	27-Sep-18	\$545,000	Small multifamily	3	2,472	\$220	No
428 Ashford St	15-Aug-18	\$540,000	Small multifamily	3	2,784	\$194	No
133 Autumn Ave	3-Jul-18	\$515,000	Small multifamily	3	2,260	\$228	No
640 Elton St	27-Sep-18	\$395,558	Small multifamily	4	2,960	\$134	No
530 Hegeman Ave	9-Jul-18	\$375,000	Small multifamily	4	2,920	\$128	No
225 Grant Ave	12-Jul-18	\$360,000	Small multifamily	3	2,320	\$155	No
604 Pennsylvania Ave	6-Sep-18	\$350,000	Small multifamily	3	2,560	\$137	No
1067 New Lots Ave	19-Sep-18	\$320,000	Small multifamily	6	4,770	\$67	No
1147 Blake Ave	30-Aug-18	\$275,000	Small multifamily	4	3,280	\$84	No



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THE RATNER TEAM



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Residential Sales &
Rental Specialist

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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
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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
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