

FLATBUSH

A quarterly analysis of multifamily sales
in Flatbush, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 3rd Quarter 2018

Flatbush, Brooklyn

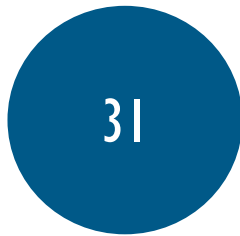
SUMMARY

SALES VOLUME



172% YoY

NO. OF TRANSACTIONS



121% YoY

AVERAGE PRICE/UNIT



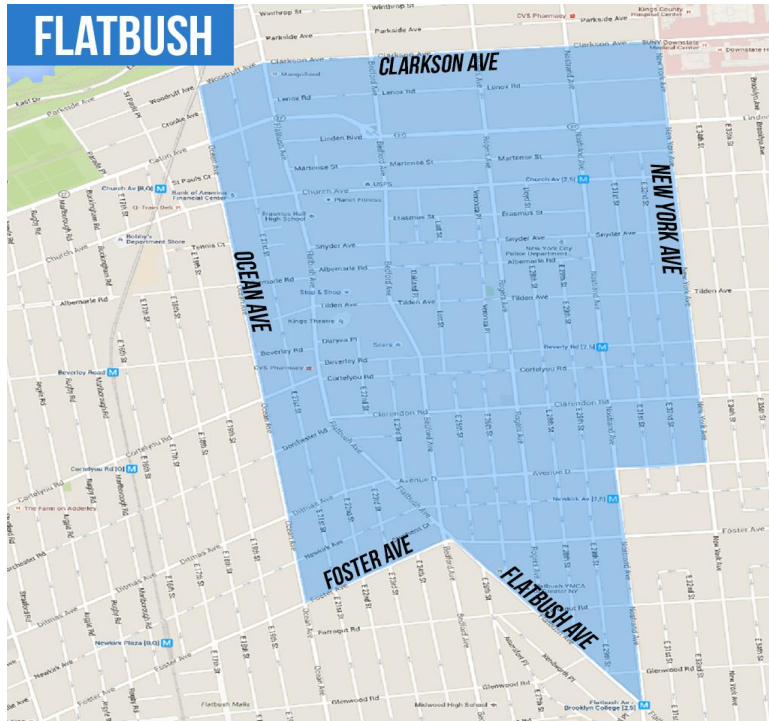
0% YoY

AVERAGE PRICE/SQ.FT.



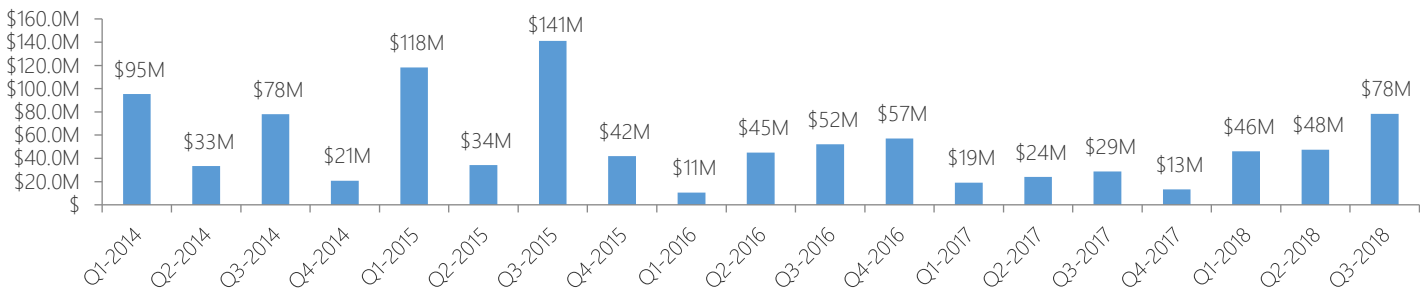
-2% YoY

NEIGHBORHOOD BOUNDARIES

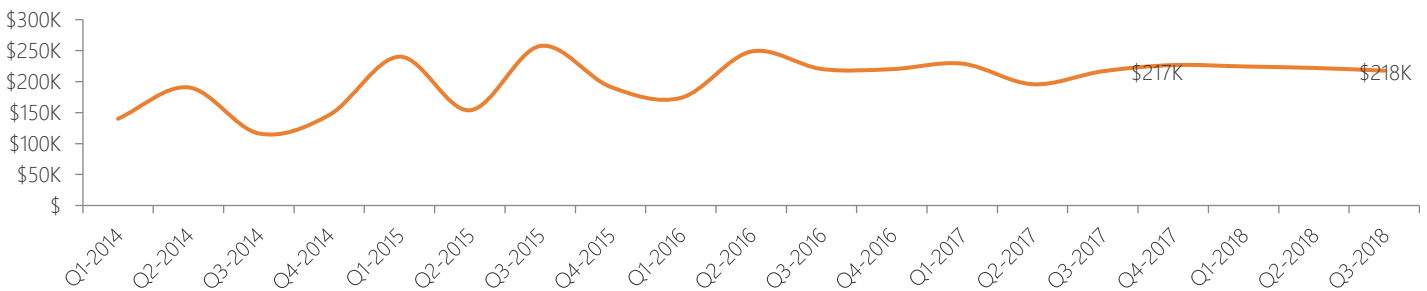


MULTIFAMILY STATS

Sales Volume

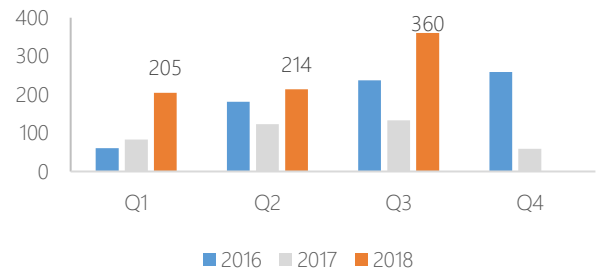


Average Sale Price per Unit



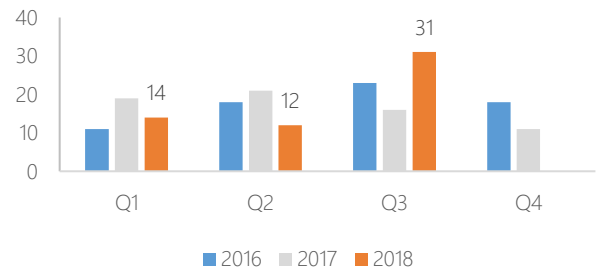
Number of Units Sold

Quarter	2016	2017	2018
Q1	61	83	205
Q2	181	123	214
Q3	237	133	360
Q4	259	59	



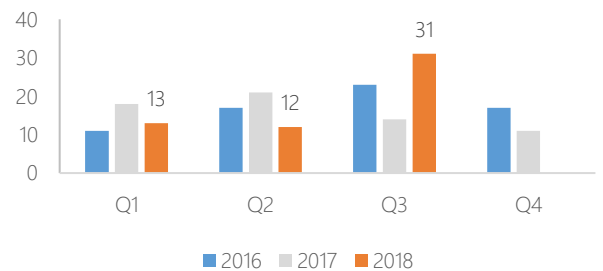
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	11	19	14
Q2	18	21	12
Q3	23	16	31
Q4	18	11	

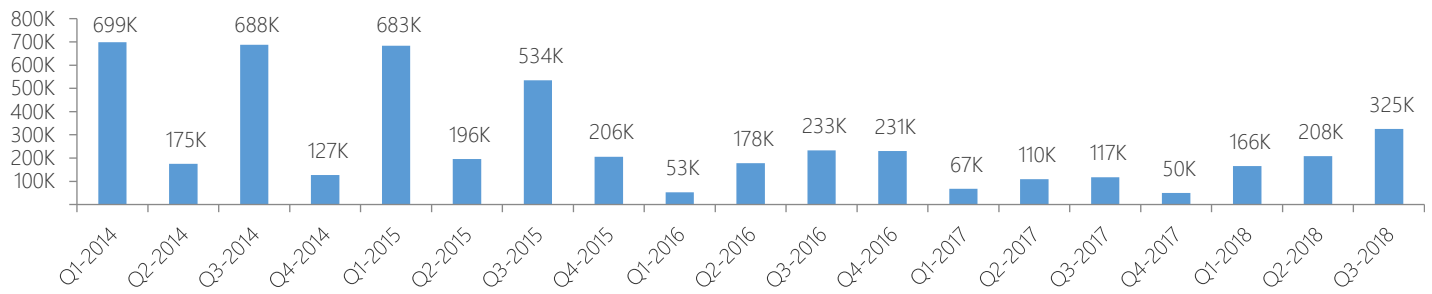


Number of Transactions

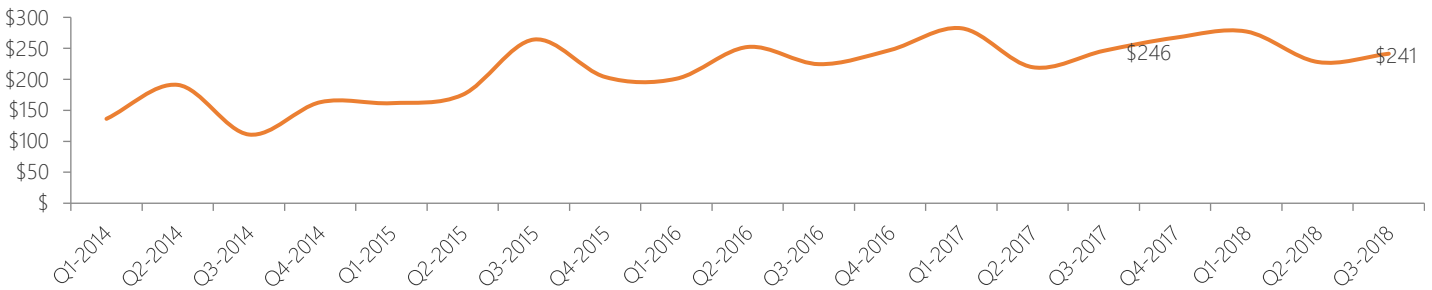
Quarter	2016	2017	2018
Q1	11	18	13
Q2	17	21	12
Q3	23	14	31
Q4	17	11	



Total Sq. Ft.



Average Sale Price per Square Foot

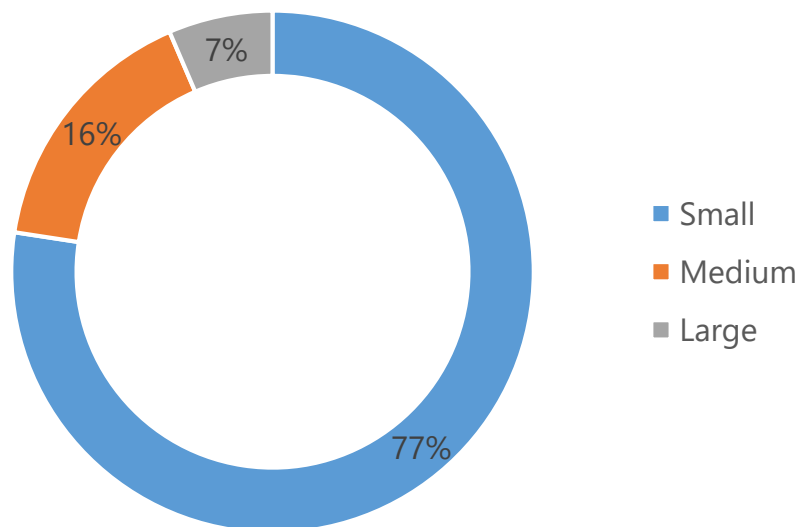


MULTIFAMILY SIZE

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	\$253,113	-6%	\$262	-4%	\$25,058,163	24	24	99
Medium	\$137,521	-19%	\$196	-15%	\$18,290,312	5	5	133
Large	\$273,438	57%	\$257	19%	\$35,000,000	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
346 E 29th St	30-Jul-18	\$22,200,000	Large multifamily	62	66,932	\$332	No
297 Lenox Rd	10-Jul-18	\$12,800,000	Large multifamily	66	69,090	\$185	No
2150 Bedford Ave	2-Jul-18	\$8,500,000	Medium multifamily	47	33,205	\$256	No
1033 Ocean Ave	11-Jul-18	\$4,260,000	Medium multifamily	32	17,100	\$249	No
25 E 21st St	11-Jul-18	\$3,257,361	Medium multifamily	13	15,300	\$213	No
1283 Rogers Ave	18-Sep-18	\$1,650,000	Small multifamily	7	5,350	\$308	No
2116 Regent Pl	11-Jul-18	\$1,602,902	Small multifamily	6	6,318	\$254	No
152 Martense St	3-Jul-18	\$1,550,000	Small multifamily	3	3,282	\$472	No
2112 Regent Pl	11-Jul-18	\$1,493,016	Small multifamily	6	6,318	\$236	No
2108 Regent Pl	11-Jul-18	\$1,351,270	Small multifamily	6	6,318	\$214	No
600 E 22nd St	11-Jul-18	\$1,272,951	Medium multifamily	13	5,720	\$223	No
2578 Bedford Ave	3-Aug-18	\$1,250,000	Small multifamily	3	3,648	\$343	No
375 E 28th St	23-Jul-18	\$1,220,000	Small multifamily	6	5,100	\$239	No
2322 Bedford Ave	11-Jul-18	\$1,123,247	Small multifamily	6	6,720	\$167	No
1782 Nostrand Ave	6-Jul-18	\$1,100,000	Small multifamily	6	4,380	\$251	No
2102 Regent Pl	11-Jul-18	\$1,013,639	Small multifamily	6	6,318	\$160	No
305 Martense St	22-Aug-18	\$1,000,000	Medium multifamily	28	21,840	\$46	No
359 E 32nd St	24-Jul-18	\$960,000	Small multifamily	3	2,320	\$414	No
173 E 32nd St	23-Aug-18	\$950,000	Small multifamily	3	3,000	\$317	No
351 E 26th St	17-Sep-18	\$945,000	Small multifamily	3	3,282	\$288	No
369 E 21st St	11-Jul-18	\$942,989	Small multifamily	5	5,920	\$159	No
1151 Rogers Ave	11-Jul-18	\$915,000	Small multifamily	3	3,240	\$282	No
304 E 29th St	21-Sep-18	\$885,000	Small multifamily	3	2,838	\$312	No
304 E 29th St	19-Sep-18	\$885,000	Small multifamily	3	2,838	\$312	No
2311 Cortelyou Rd	13-Sep-18	\$880,000	Small multifamily	3	1,600	\$550	No
2517 Snyder Ave	14-Sep-18	\$860,000	Small multifamily	3	3,268	\$263	No
366 E 28th St	27-Jul-18	\$825,000	Small multifamily	3	2,080	\$397	No
359 Lenox Rd	30-Aug-18	\$793,100	Small multifamily	3	3,584	\$221	No
25 Linden Blvd	25-Sep-18	\$775,000	Small multifamily	3	2,373	\$327	No
525 E 26th St	31-Aug-18	\$650,000	Small multifamily	3	2,144	\$303	No
3215 Clarendon Rd	7-Sep-18	\$438,000	Small multifamily	3	3,240	\$135	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

[READ MORE REVIEWS](#)



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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
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