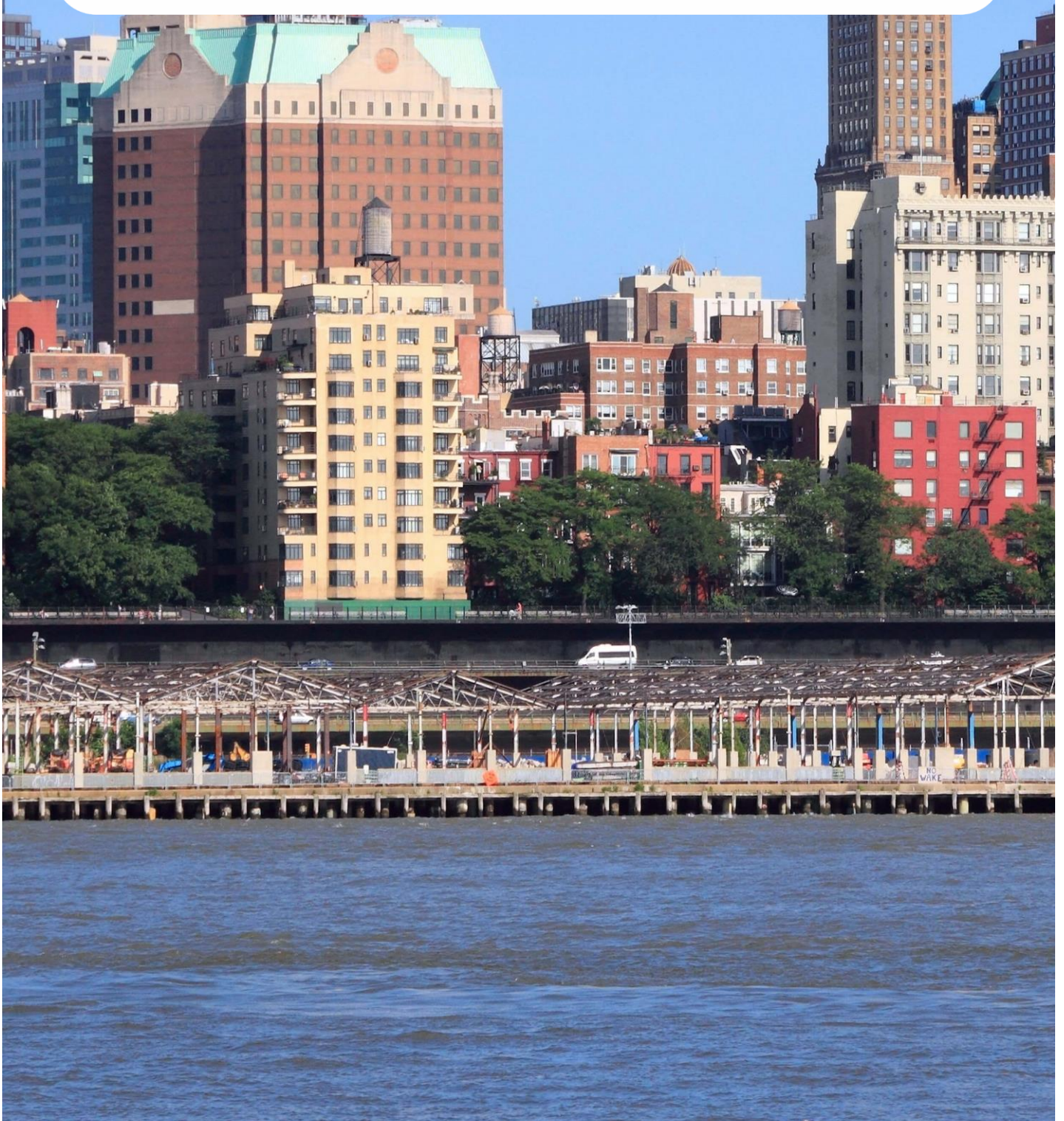


GRAVESEND

A quarterly analysis of multifamily sales
in Gravesend, Brooklyn

4th Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 4th Quarter 2018

Gravesend, Brooklyn

SUMMARY

SALES VOLUME

\$23.M

23% YoY

NO. OF TRANSACTIONS

17

6% YoY

AVERAGE PRICE/UNIT

\$343K

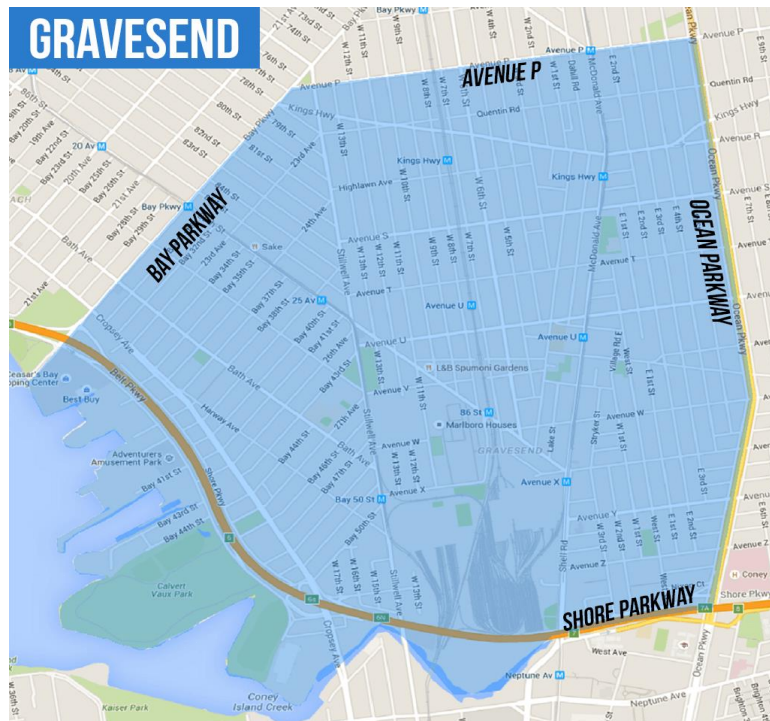
-8% YoY

AVERAGE PRICE/SQ.FT.

\$387

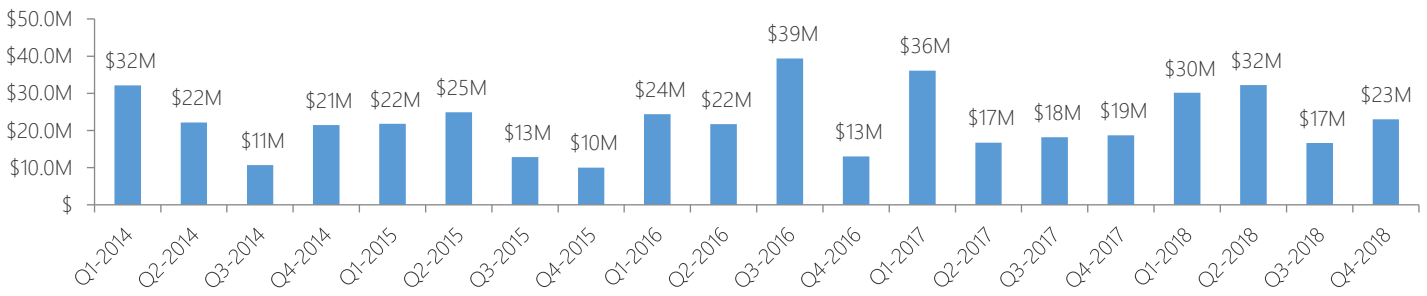
-8% YoY

NEIGHBORHOOD BOUNDARIES

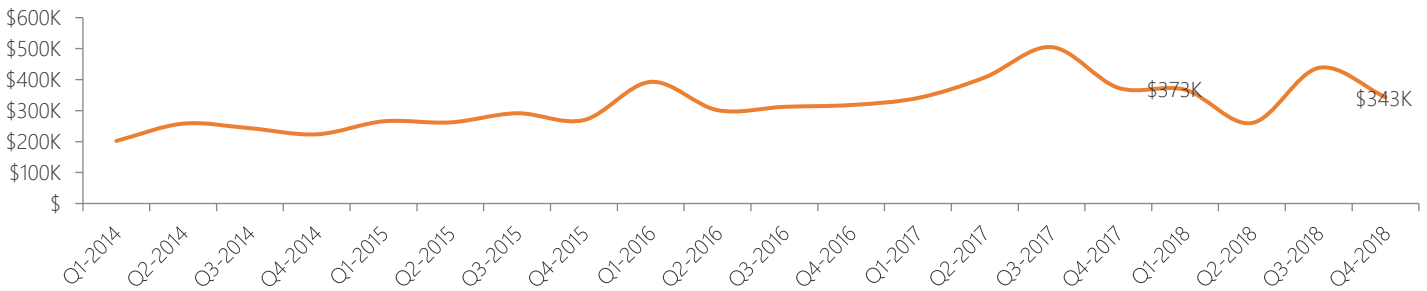


MULTIFAMILY STATS

Sales Volume

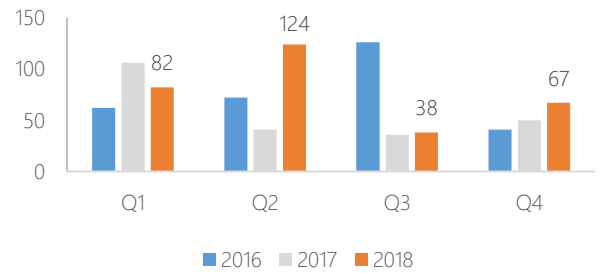


Average Sale Price per Unit



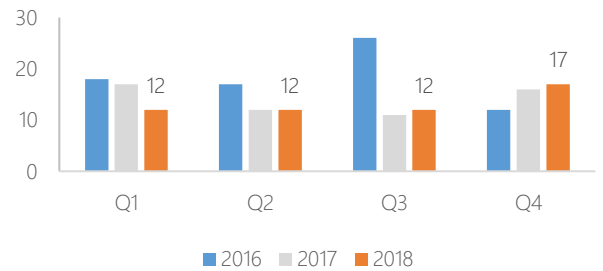
Number of Units Sold

Quarter	2016	2017	2018
Q1	62	106	82
Q2	72	41	124
Q3	126	36	38
Q4	41	50	67



Number of Buildings Sold

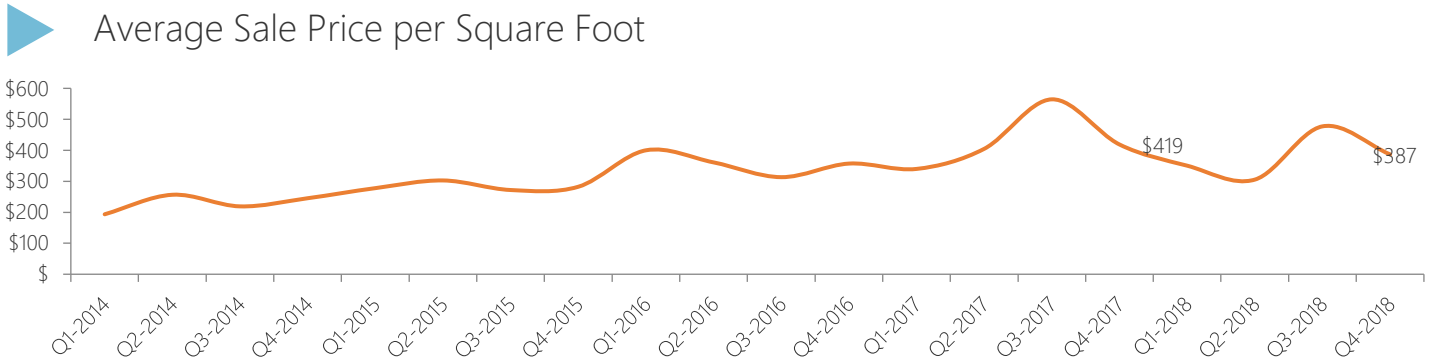
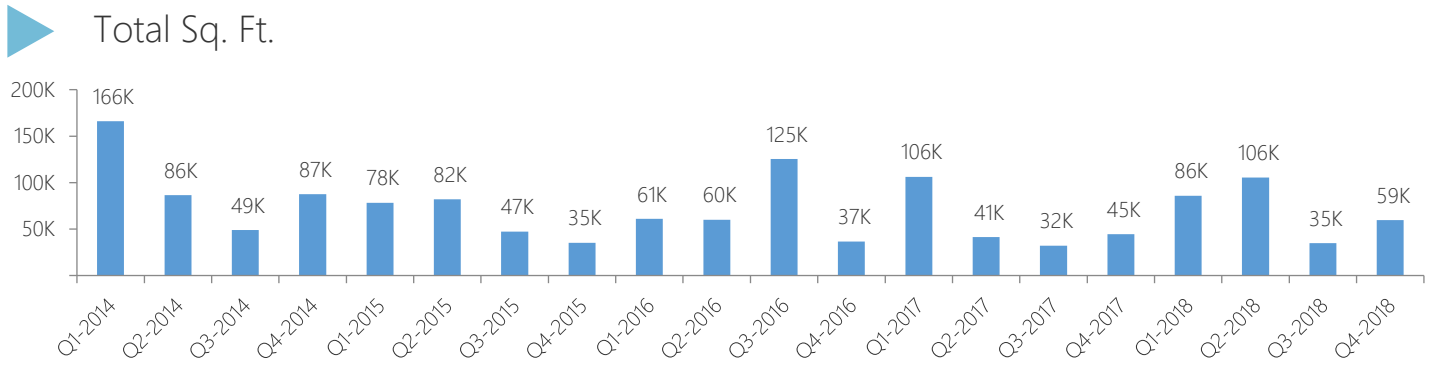
Quarter	2016	2017	2018
Q1	18	17	12
Q2	17	12	12
Q3	26	11	12
Q4	12	16	17



Number of Transactions

Quarter	2016	2017	2018
Q1	18	17	11
Q2	16	12	12
Q3	22	11	12
Q4	12	16	17



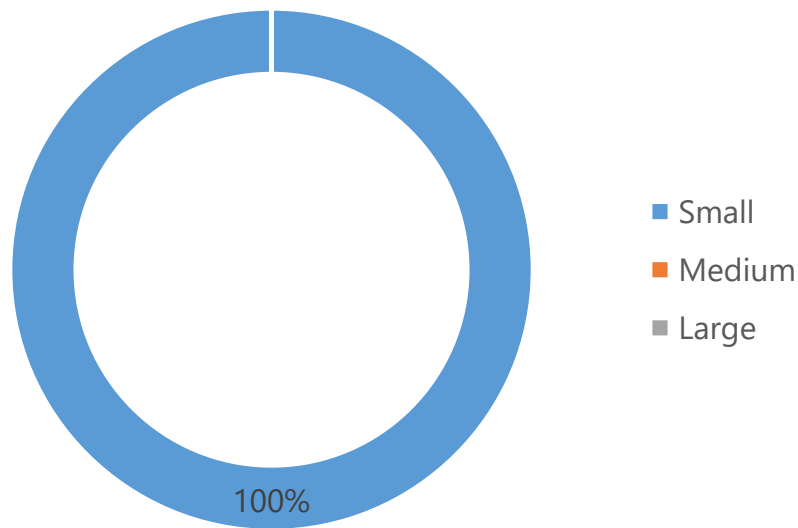


MULTIFAMILY SIZE

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	\$343,284	-8%	\$387	-8%	\$23,000,000	17	17	67
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
2125 E First St	19-Dec-18	\$1,950,000	Small multifamily	3	2,720	\$717	No
2239 83rd St	29-Oct-18	\$1,950,000	Small multifamily	3	2,827	\$690	No
246 Avenue U	6-Nov-18	\$1,880,000	Small multifamily	8	6,560	\$287	No
2261 85th St	11-Dec-18	\$1,850,000	Small multifamily	4	3,280	\$564	No
1653 W Seventh St	3-Oct-18	\$1,750,000	Small multifamily	6	6,300	\$278	No
2121 West St	3-Oct-18	\$1,600,000	Small multifamily	4	3,707	\$432	No
210 Bay 46 St	8-Nov-18	\$1,500,000	Small multifamily	3	3,235	\$464	No
157 Bay 38 St	11-Oct-18	\$1,390,000	Small multifamily	3	2,256	\$616	No
81 Van Sicklen St	7-Nov-18	\$1,350,000	Small multifamily	3	2,242	\$602	No
16 Van Sicklen St	10-Oct-18	\$1,300,000	Small multifamily	6	6,089	\$213	No
2370 E Second St	13-Nov-18	\$1,145,000	Small multifamily	3	3,405	\$336	No
2430 E Second St	27-Nov-18	\$1,060,000	Small multifamily	3	2,480	\$427	No
461 Avenue X	10-Oct-18	\$1,000,000	Small multifamily	3	2,880	\$347	No
1942 W Fifth St	27-Dec-18	\$970,000	Small multifamily	3	1,692	\$573	No
39 28th Ave	5-Oct-18	\$940,000	Small multifamily	3	2,326	\$404	No
136 Avenue U	18-Oct-18	\$765,000	Small multifamily	6	5,070	\$151	No
1969 W Sixth St	30-Oct-18	\$600,000	Small multifamily	3	2,400	\$250	No



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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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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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SPARTAN RENOVATIONS



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