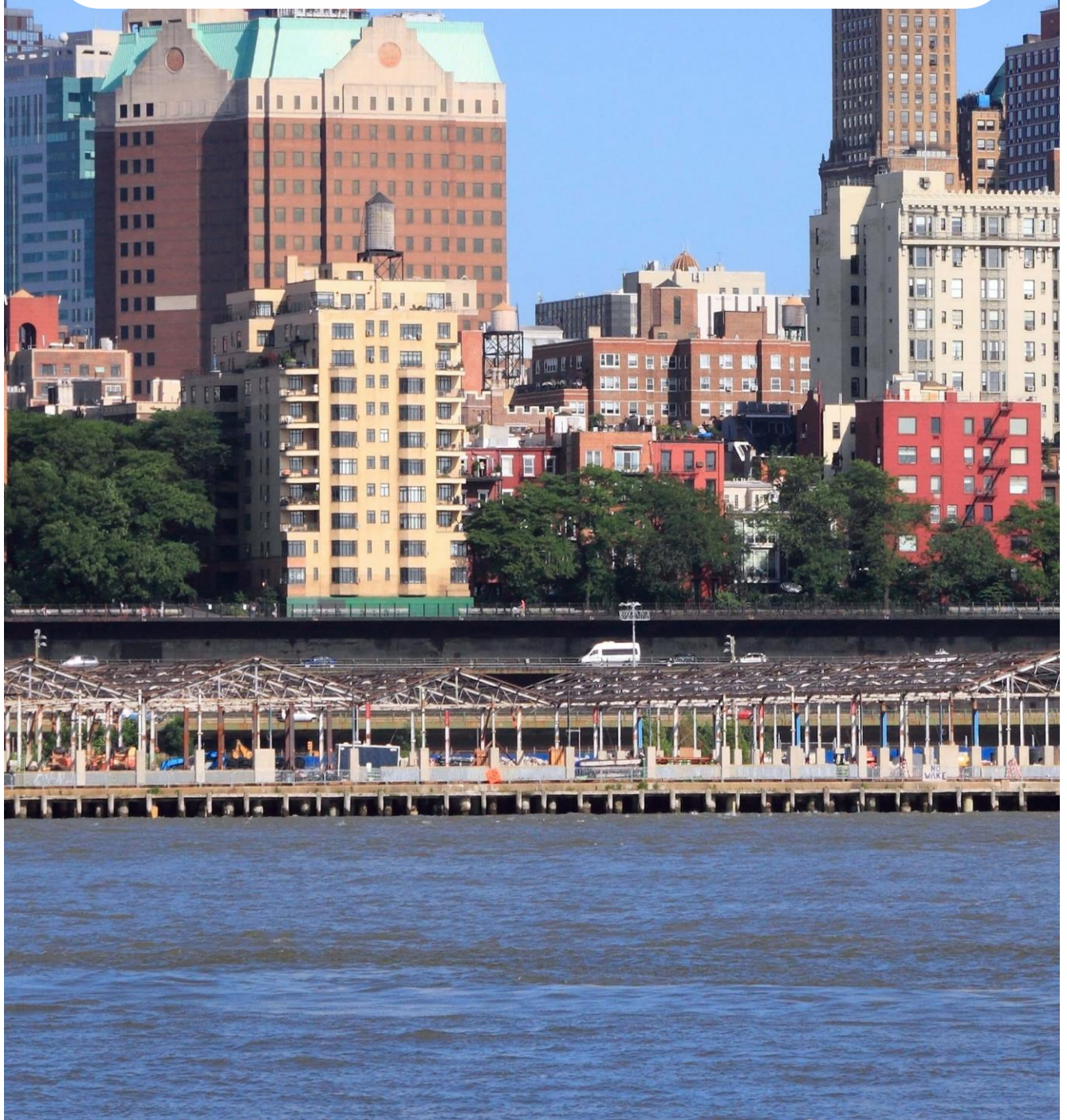


GRAVESEND

A quarterly analysis of multifamily sales
in Gravesend, Brooklyn

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 3rd Quarter 2019

Gravesend, Brooklyn

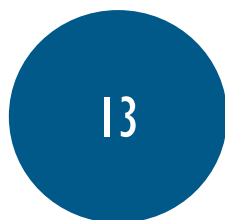
SUMMARY

SALES VOLUME



18% YoY

NO. OF TRANSACTIONS



8% YoY

AVERAGE PRICE/UNIT



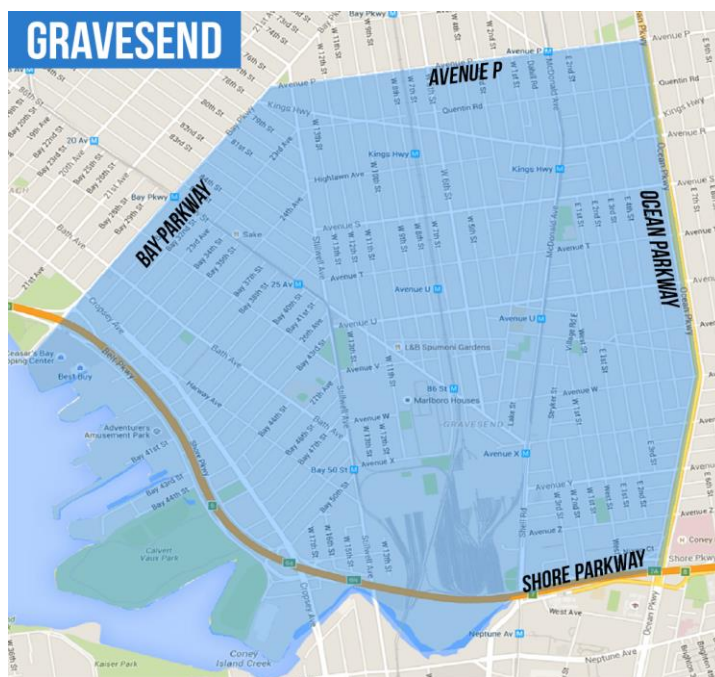
-33% YoY

AVERAGE PRICE/SQ.FT.



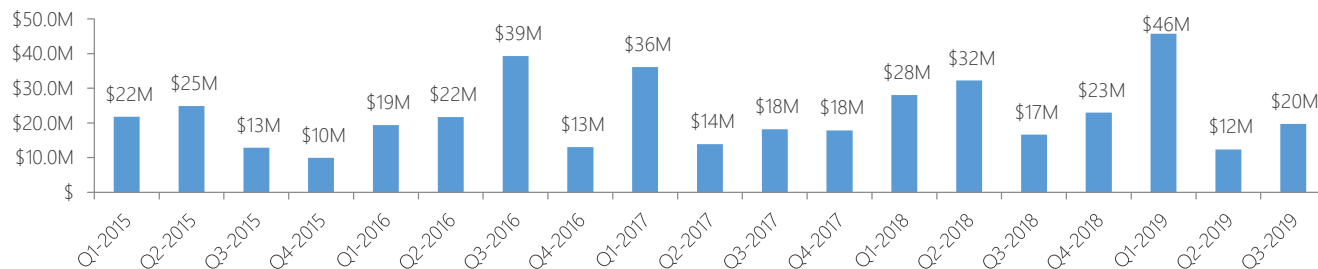
-35% YoY

NEIGHBORHOOD BOUNDARIES

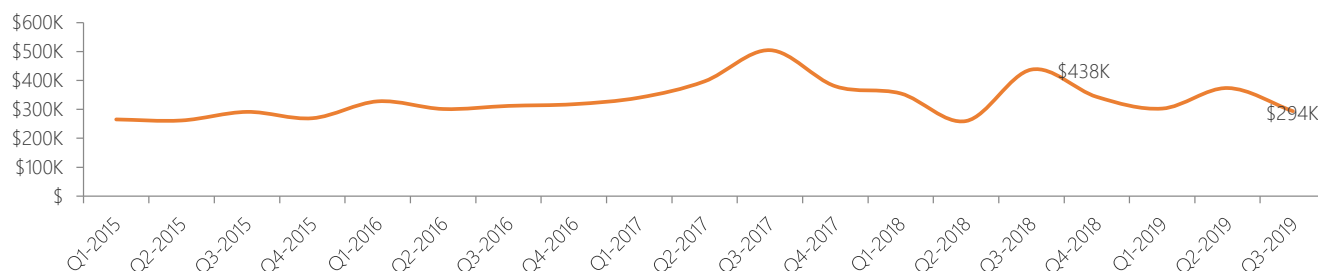


MULTIFAMILY STATS

Sales Volume

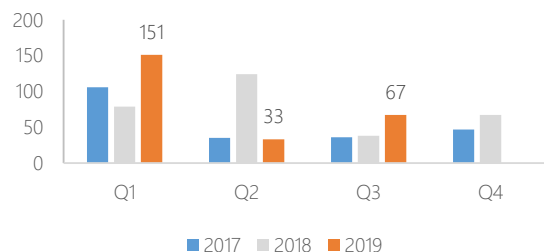


Average Sale Price per Unit



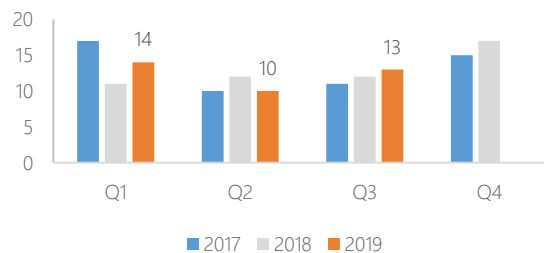
Number of Units Sold

Quarter	2017	2018	2019
Q1	106	79	151
Q2	35	124	33
Q3	36	38	67
Q4	47	67	



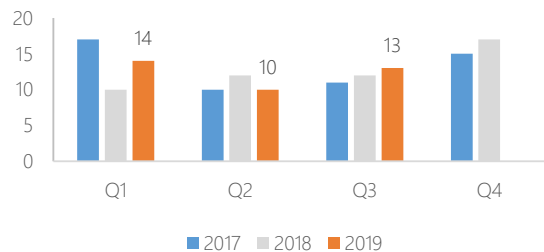
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	17	11	14
Q2	10	12	10
Q3	11	12	13
Q4	15	17	

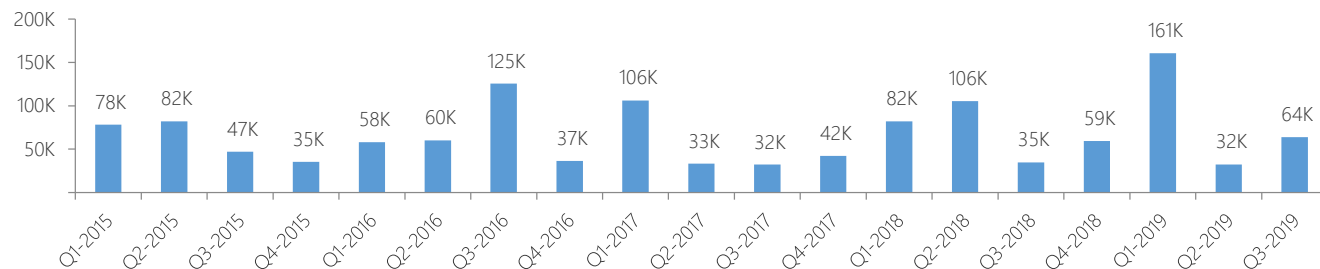


Number of Transactions

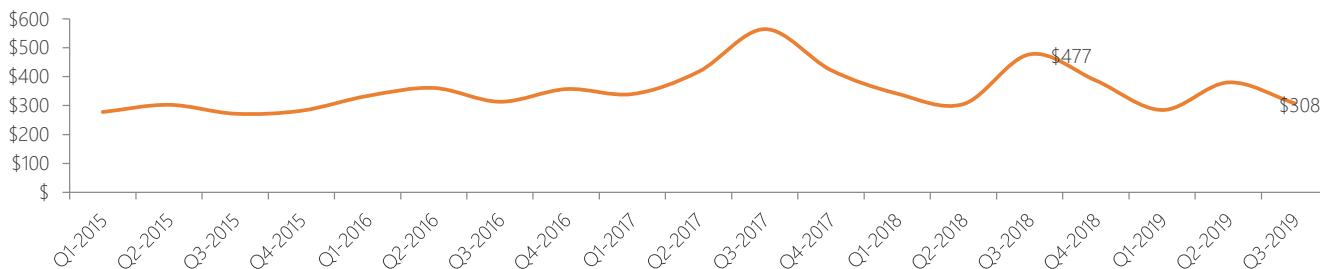
Quarter	2017	2018	2019
Q1	17	10	14
Q2	10	12	10
Q3	11	12	13
Q4	15	17	



Total Sq. Ft.



Average Sale Price per Square Foot

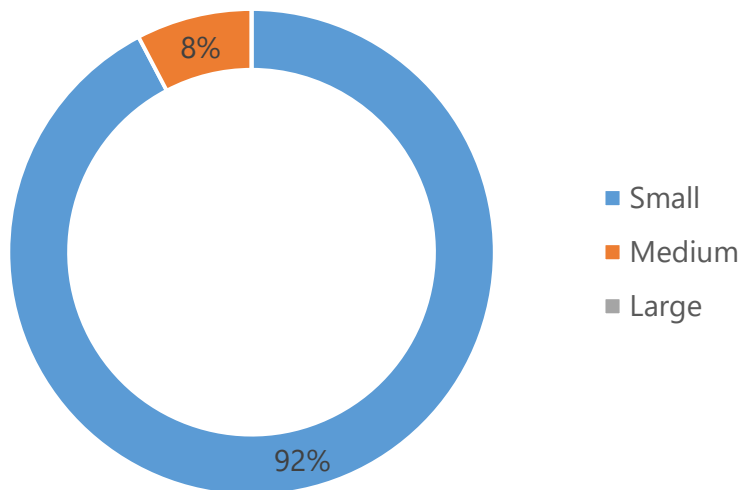


MULTIFAMILY SIZE

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	\$336,979	-23%	\$369	-23%	\$15,838,000	12	12	47
Medium	\$192,500	-	\$183	-	\$3,850,000	1	1	20
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
22 Bay 37 St	28-Aug-19	\$3,850,000	Medium multifamily	20	21,000	\$183	No
2414 W First St	25-Sep-19	\$2,250,000	Small multifamily	7	3,300	\$682	Yes
68 Bay 32 St	23-Jul-19	\$1,800,000	Small multifamily	3	3,725	\$483	No
1653 W Seventh St	13-Sep-19	\$1,790,000	Small multifamily	6	6,300	\$284	No
1659 W Seventh St	2-Jul-19	\$1,600,000	Small multifamily	6	6,300	\$254	No
1752 Dahill Rd	19-Jul-19	\$1,500,000	Small multifamily	3	2,940	\$510	No
1964 W Eleventh St	6-Sep-19	\$1,355,000	Small multifamily	3	2,728	\$497	No
2287 E Third St	6-Aug-19	\$1,275,000	Small multifamily	3	2,948	\$432	No
28 Southgate Ct	28-Aug-19	\$1,235,000	Small multifamily	3	3,240	\$381	No
2446 E First St	25-Jul-19	\$995,000	Small multifamily	3	2,880	\$345	No
108 28th Ave	20-Aug-19	\$908,000	Small multifamily	3	1,448	\$627	No
2237 West St	24-Jul-19	\$900,000	Small multifamily	3	3,476	\$259	No
2455 85th St	6-Aug-19	\$230,000	Small multifamily	4	3,588	\$64	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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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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| 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 |
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