

GREENPOINT

A quarterly analysis of multifamily sales
in Greenpoint, Brooklyn

4th Quarter 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report, 4th Quarter 2017

Greenpoint, Brooklyn

SUMMARY

SALES VOLUME

\$21.4M

57% YoY

NO. OF TRANSACTIONS

10

43% YoY

AVERAGE PRICE/UNIT

\$419K

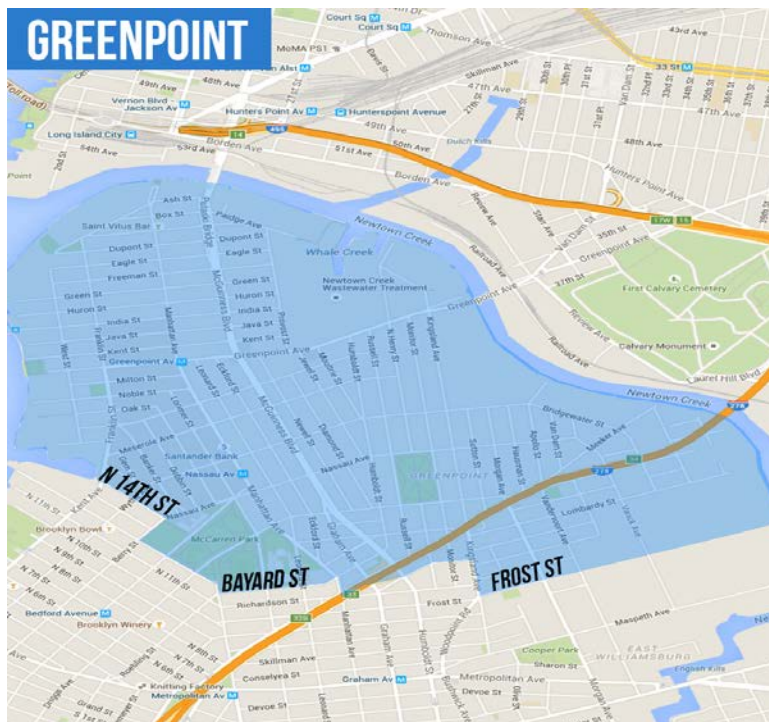
-8% YoY

AVERAGE PRICE/SQ.FT.

\$467

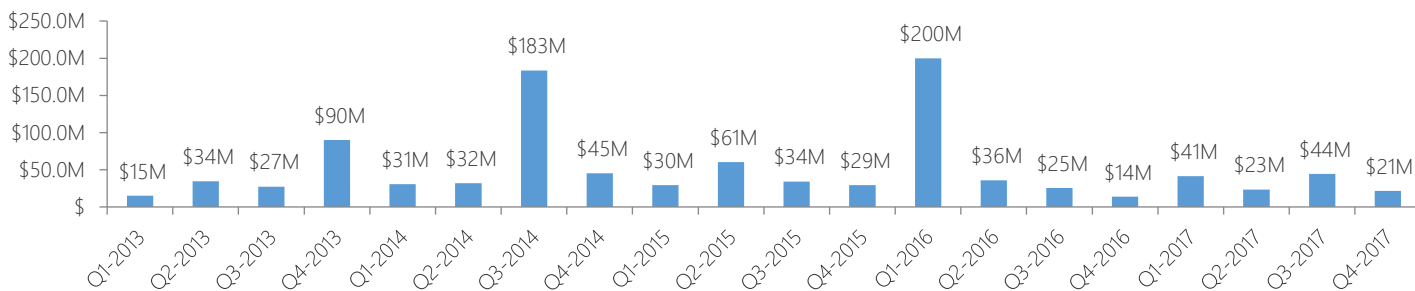
-26% YoY

NEIGHBORHOOD BOUNDARIES

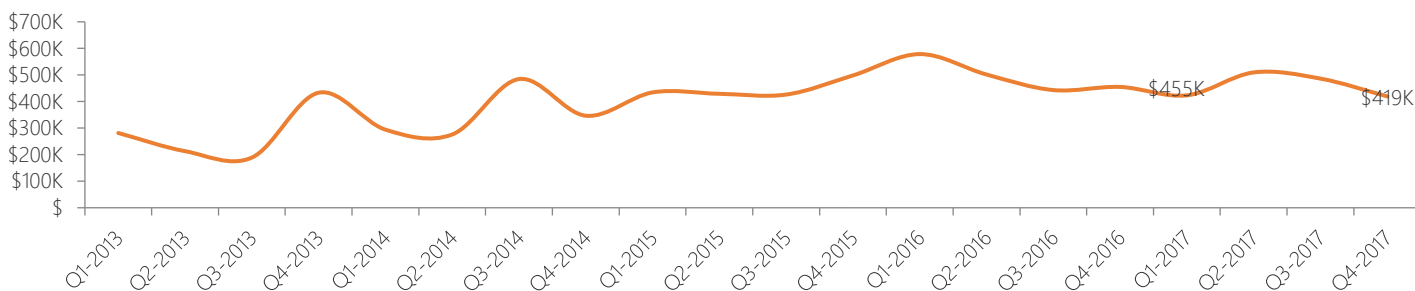


MULTIFAMILY STATS

Sales Volume

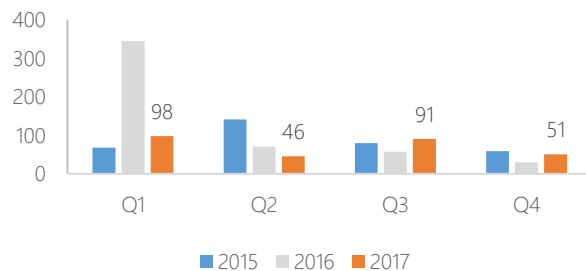


Average Sale Price per Unit



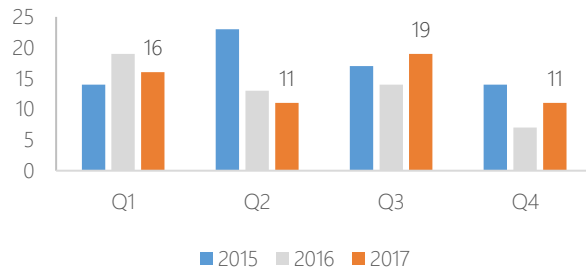
Number of Units Sold

Quarter	2015	2016	2017
Q1	68	345	98
Q2	141	71	46
Q3	80	57	91
Q4	59	30	51



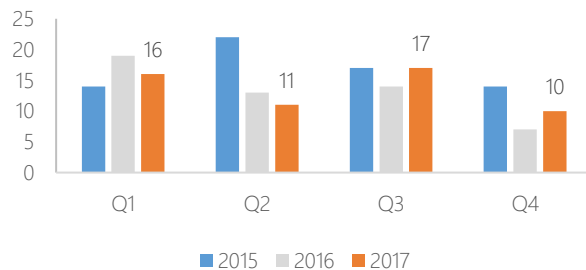
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	14	19	16
Q2	23	13	11
Q3	17	14	19
Q4	14	7	11

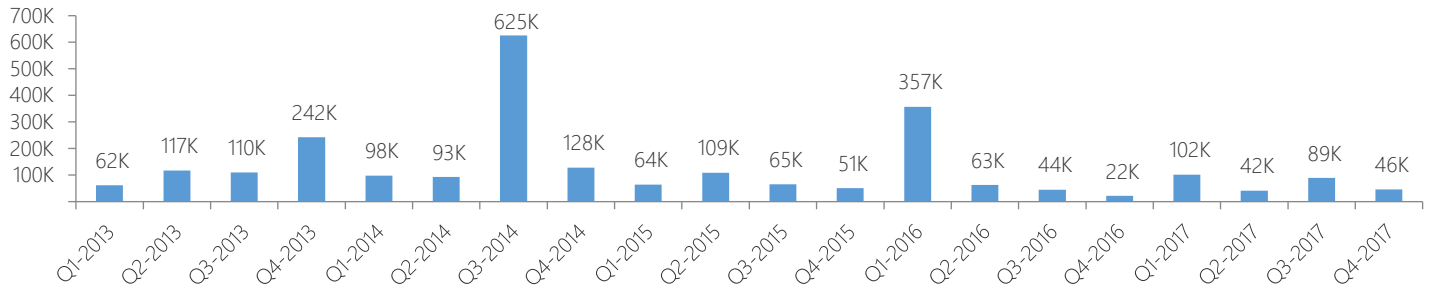


Number of Transactions

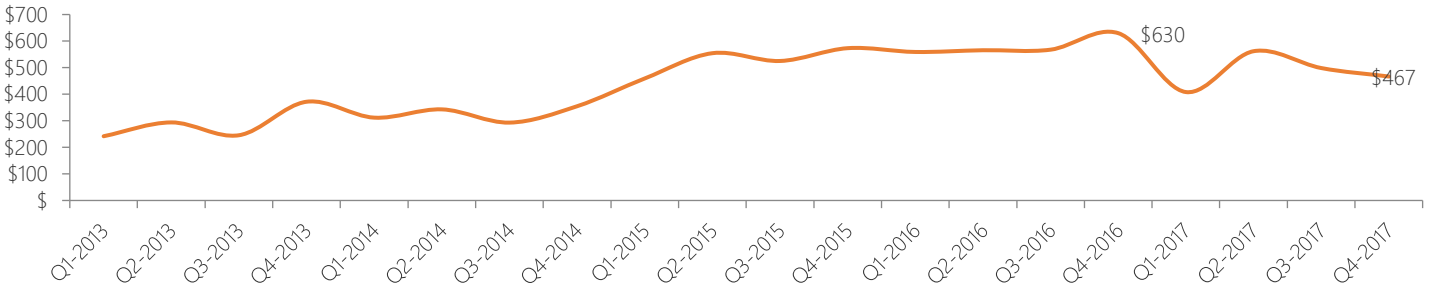
Quarter	2015	2016	2017
Q1	14	19	16
Q2	22	13	11
Q3	17	14	17
Q4	14	7	10



Total Sq. Ft.



Average Sale Price per Square Foot

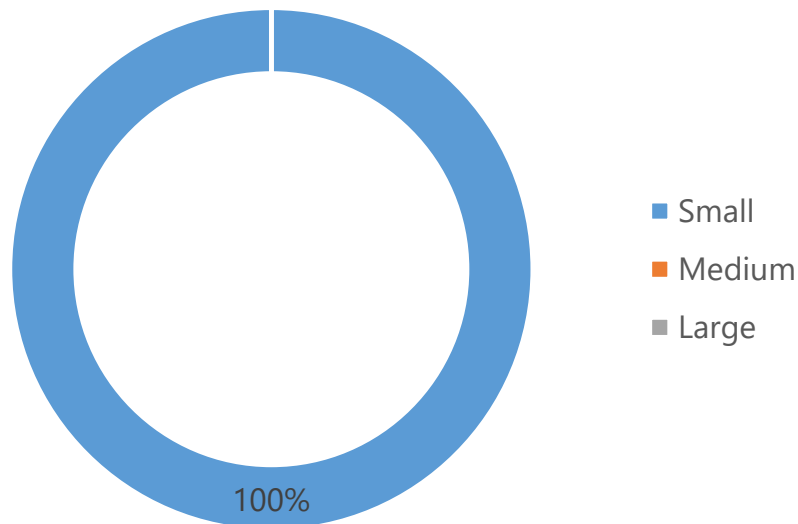


MULTIFAMILY SIZE

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	\$419,365	-8%	\$467	-26%	\$21,387,600	10	11	51
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
38 Driggs Ave	9-Nov-17	\$2,970,000	Small multifamily	6	5,326	\$558	No
590 Leonard St	1-Dec-17	\$2,900,000	Small multifamily	6	4,875	\$595	No
158 Russell St	24-Oct-17	\$2,850,000	Small multifamily	6	4,275	\$667	No
581 Leonard St	19-Dec-17	\$2,300,000	Small multifamily	3	3,375	\$681	No
51 Driggs Ave	6-Dec-17	\$2,260,000	Small multifamily	6	4,875	\$464	No
167 Eagle St	14-Dec-17	\$2,250,600	Small multifamily	3	2,970	\$377	Yes
169 Eagle St	14-Dec-17	\$2,250,600	Small multifamily	4	3,000	\$377	Yes
71 Java St	12-Dec-17	\$2,100,000	Small multifamily	3	2,380	\$882	No
136 Newton St	14-Nov-17	\$1,900,000	Small multifamily	3	4,776	\$398	No
87 Greenpoint Ave	11-Oct-17	\$1,500,000	Small multifamily	8	6,500	\$231	No
218 Monitor St	15-Nov-17	\$357,000	Small multifamily	3	3,480	\$103	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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Nate Pfaff

Residential Sales &
Rental Specialist

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- 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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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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Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

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