

NORTHERN BROOKLYN

A quarterly analysis of multifamily sales
in Northern Brooklyn, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 3rd Quarter 2018

Northern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$314.1M

3% YoY

NO. OF TRANSACTIONS

135

6% YoY

AVERAGE PRICE/UNIT

\$432K

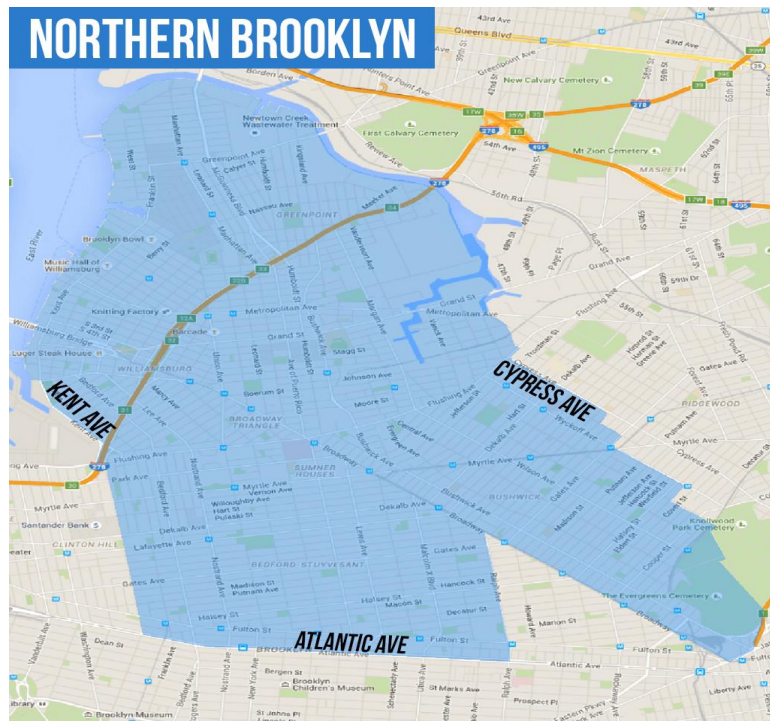
7% YoY

AVERAGE PRICE/SQ.FT.

\$469

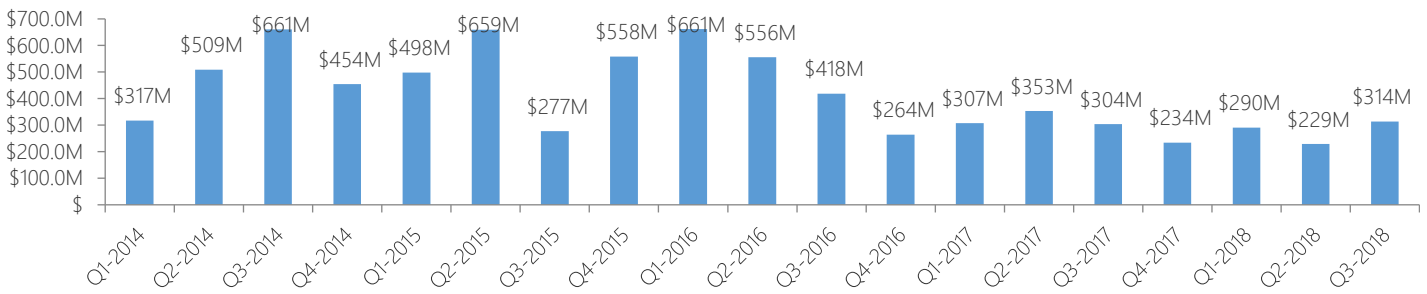
2% YoY

NEIGHBORHOOD BOUNDARIES

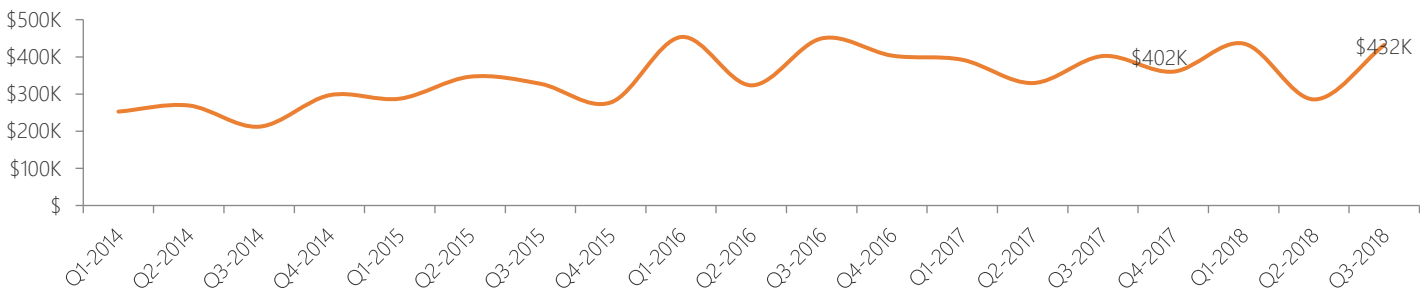


MULTIFAMILY STATS

Sales Volume

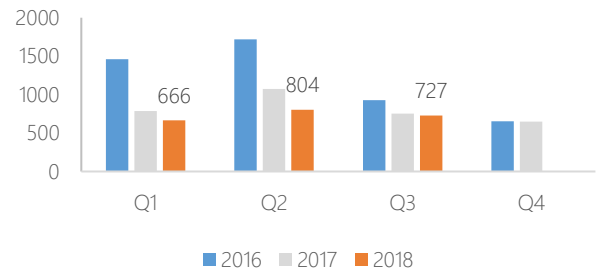


Average Sale Price per Unit



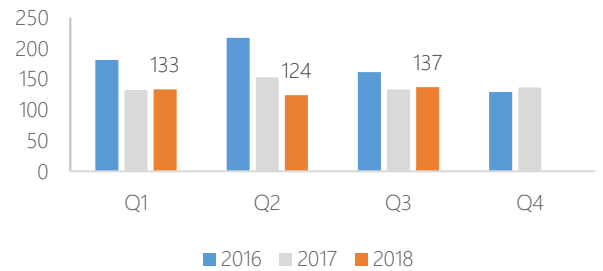
Number of Units Sold

Quarter	2016	2017	2018
Q1	1459	784	666
Q2	1719	1073	804
Q3	927	753	727
Q4	654	649	



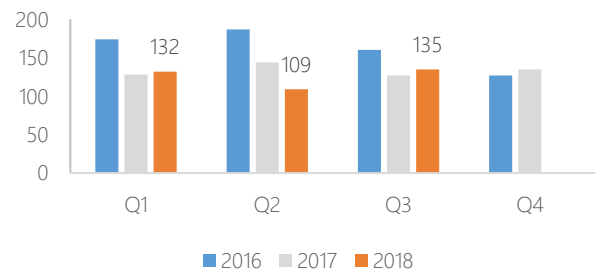
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	181	132	133
Q2	217	153	124
Q3	161	133	137
Q4	129	136	

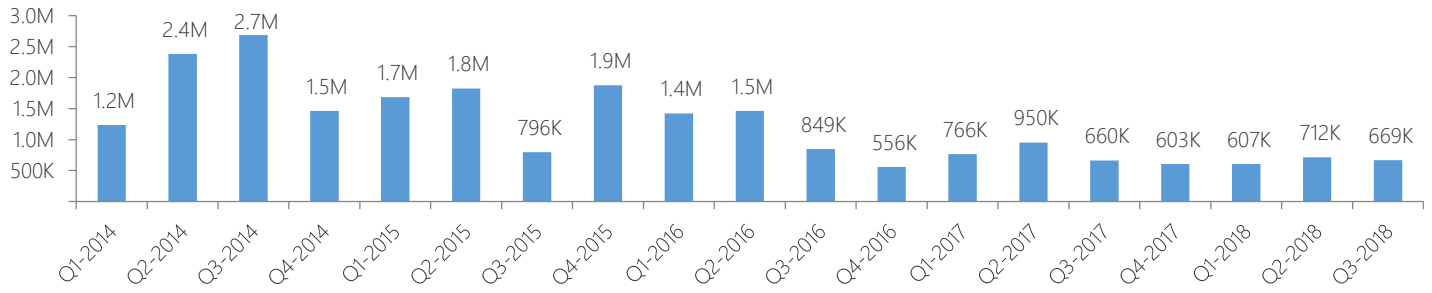


Number of Transactions

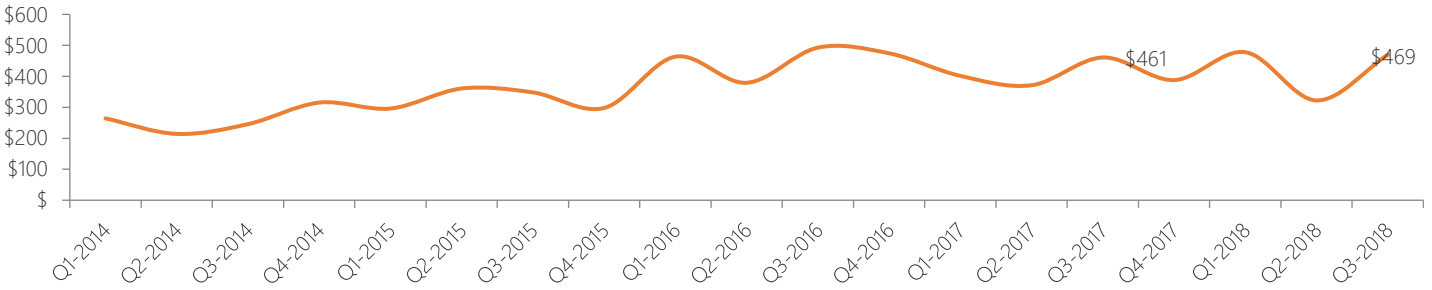
Quarter	2016	2017	2018
Q1	174	128	132
Q2	187	144	109
Q3	160	127	135
Q4	127	135	



Total Sq. Ft.



Average Sale Price per Square Foot

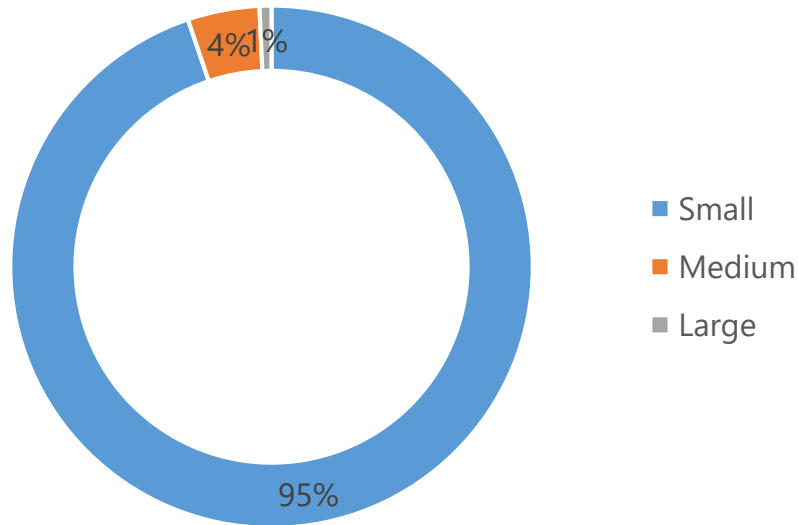


MULTIFAMILY SIZE

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	\$445,308	9%	\$487	14%	\$258,723,948	128	130	581
Medium	\$441,484	43%	\$454	39%	\$40,175,000	6	6	91
Large	\$276,364	-46%	\$307	-78%	\$15,200,000	1	1	55

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
957 Greene Ave	9-Jul-18	\$15,200,000	Large multifamily	55	49,434	\$307	No
81 Beaver St	17-Sep-18	\$14,000,000	Medium multifamily	17	43,000	\$326	No
390 S Second St	1-Aug-18	\$12,225,000	Medium multifamily	19	13,826	\$884	No
150 Patchen Ave	21-Sep-18	\$6,950,000	Small multifamily	8	6,424	\$541	Yes
148 Patchen Ave	21-Sep-18	\$6,950,000	Small multifamily	8	6,424	\$541	Yes
431 Wythe Ave	9-Jul-18	\$6,600,000	Small multifamily	8	4,400	\$750	Yes
433 Wythe Ave	9-Jul-18	\$6,600,000	Small multifamily	8	4,400	\$750	Yes
855 Dekalb Ave	9-Aug-18	\$6,350,000	Medium multifamily	15	15,000	\$423	No
908 Greene Ave	23-Jul-18	\$6,107,253	Small multifamily	4	3,024	\$82	Yes
880 Greene Ave	23-Jul-18	\$6,107,253	Small multifamily	8	7,420	\$82	Yes
861 Greene Ave	23-Jul-18	\$6,107,253	Small multifamily	8	7,800	\$82	Yes
914 Greene Ave	23-Jul-18	\$6,107,253	Small multifamily	4	3,024	\$82	Yes
917 Greene Ave	23-Jul-18	\$6,107,253	Medium multifamily	13	14,400	\$82	Yes
272 Broadway	2-Aug-18	\$4,500,000	Small multifamily	9	8,523	\$528	No
223 Devoe St	20-Sep-18	\$4,085,000	Small multifamily	6	4,125	\$990	No
818 Manhattan Ave	14-Sep-18	\$4,000,000	Small multifamily	4	6,000	\$667	No
308 Kosciuszko St	21-Sep-18	\$3,600,000	Small multifamily	8	7,800	\$462	No
236 Howard Ave	21-Sep-18	\$3,600,000	Small multifamily	8	11,000	\$327	No
165 Howard Ave	21-Sep-18	\$3,450,000	Small multifamily	8	10,080	\$342	No
552 Gates Ave	21-Sep-18	\$3,400,000	Small multifamily	8	8,302	\$410	No
623 Halsey St	21-Sep-18	\$3,400,000	Small multifamily	8	9,960	\$341	No
134 Kingsland Ave	27-Jul-18	\$3,400,000	Small multifamily	5	5,355	\$635	No
313 S Fourth St	9-Jul-18	\$3,300,000	Medium multifamily	13	6,000	\$550	No
7 Ridgewood Pl	24-Jul-18	\$3,210,000	Small multifamily	8	6,000	\$535	No
319 S Fifth St	23-Aug-18	\$3,195,000	Small multifamily	4	3,280	\$974	No
379 Knickerbocker Ave	17-Jul-18	\$3,162,000	Small multifamily	4	5,260	\$601	No
332 Rodney St	9-Jul-18	\$3,100,000	Small multifamily	7	4,400	\$705	No
438 Union Ave	25-Jul-18	\$3,100,000	Small multifamily	5	3,750	\$827	No
154 Nassau Ave	24-Sep-18	\$3,100,000	Small multifamily	6	4,650	\$667	No
373 Knickerbocker Ave	17-Jul-18	\$3,051,500	Small multifamily	5	4,900	\$623	No
50 Mac Donough St	7-Aug-18	\$3,016,379	Small multifamily	8	15,520	\$194	No
837 Bedford Ave	24-Jul-18	\$3,000,000	Medium multifamily	17	7,000	\$429	No
590 Bushwick Ave	21-Sep-18	\$2,950,000	Small multifamily	5	4,500	\$656	No
77 Weirfield St	9-Jul-18	\$2,900,000	Small multifamily	6	3,000	\$967	No
1038 Bedford Ave	21-Sep-18	\$2,850,000	Small multifamily	5	5,400	\$528	No
110 Calyer St	10-Jul-18	\$2,825,000	Small multifamily	8	7,258	\$389	No
35 Monroe St	6-Sep-18	\$2,825,000	Small multifamily	3	2,916	\$969	No
30 Monroe St	31-Jul-18	\$2,705,000	Small multifamily	3	1,773	\$1,526	No
142 Grove St	21-Sep-18	\$2,650,000	Small multifamily	6	4,500	\$589	No
410 Hancock St	26-Sep-18	\$2,650,000	Small multifamily	3	3,500	\$757	No
72 Conselyea St	6-Sep-18	\$2,600,000	Small multifamily	3	3,040	\$855	No
371 Irving Ave	21-Sep-18	\$2,600,000	Small multifamily	8	8,640	\$301	No
124 Jefferson Ave	21-Sep-18	\$2,550,000	Small multifamily	9	4,308	\$592	No
810 Marcy Ave	24-Jul-18	\$2,500,000	Small multifamily	3	2,400	\$1,042	No
528 Leonard St	19-Jul-18	\$2,500,000	Small multifamily	3	3,200	\$781	No
553 Wilson Ave	1-Aug-18	\$2,500,000	Small multifamily	7	5,025	\$498	No
754 Putnam Ave	21-Sep-18	\$2,465,000	Small multifamily	3	3,620	\$681	No
167 Irving Ave	12-Jul-18	\$2,450,000	Small multifamily	6	5,508	\$445	No
75 Jackson St	22-Aug-18	\$2,400,000	Small multifamily	5	2,880	\$833	No
400 Stuyvesant Ave	26-Sep-18	\$2,350,000	Small multifamily	9	4,224	\$556	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
405 Madison St	14-Aug-18	\$2,330,000	Small multifamily	4	3,420	\$681	No
250 Manhattan Ave	6-Sep-18	\$2,300,000	Small multifamily	9	10,637	\$216	No
137 Patchen Ave	21-Sep-18	\$2,300,000	Small multifamily	6	6,801	\$338	No
375 Knickerbocker Ave	17-Jul-18	\$2,286,500	Small multifamily	4	5,387	\$424	No
1267 Broadway	21-Sep-18	\$2,270,000	Small multifamily	4	8,400	\$270	No
378 Halsey St	12-Jul-18	\$2,250,000	Small multifamily	3	3,200	\$703	No
42 Devoe St	25-Jul-18	\$2,213,699	Small multifamily	3	2,571	\$861	No
166 Bleecker St	21-Sep-18	\$2,200,000	Small multifamily	6	4,875	\$451	No
372 Jefferson Ave	9-Jul-18	\$2,200,000	Small multifamily	4	3,600	\$611	No
111 Madison St	6-Aug-18	\$2,190,000	Small multifamily	3	4,959	\$442	No
496 Van Buren St	23-Jul-18	\$2,150,000	Small multifamily	4	3,150	\$683	No
822 Broadway	21-Sep-18	\$2,150,000	Small multifamily	5	4,169	\$516	No
803 Putnam Ave	12-Sep-18	\$2,125,000	Small multifamily	3	3,360	\$632	No
832 Metropolitan Ave	3-Jul-18	\$2,100,000	Small multifamily	3	2,316	\$907	No
526 Graham Ave	26-Sep-18	\$2,100,000	Small multifamily	6	3,600	\$583	No
487 Halsey St	13-Sep-18	\$2,100,000	Small multifamily	4	2,722	\$771	No
115 Bainbridge St	19-Jul-18	\$2,100,000	Small multifamily	4	3,600	\$583	No
310 Tompkins Ave	16-Aug-18	\$2,057,116	Small multifamily	4	4,620	\$445	No
575 Macon St	16-Jul-18	\$2,000,000	Small multifamily	3	2,928	\$683	No
454 A Jefferson Ave	3-Aug-18	\$2,000,000	Small multifamily	4	3,000	\$667	No
259 Kosciuszko St	30-Aug-18	\$2,000,000	Small multifamily	4	2,852	\$701	No
318 Humboldt St	7-Aug-18	\$1,988,431	Small multifamily	7	5,000	\$398	No
389 Monroe St	26-Jul-18	\$1,968,028	Small multifamily	3	2,310	\$852	No
147 Powers St	26-Jul-18	\$1,905,000	Small multifamily	3	2,625	\$726	No
25 Mc Guinness Blvd	9-Aug-18	\$1,900,000	Small multifamily	3	3,076	\$618	No
80 Green St	24-Aug-18	\$1,900,000	Small multifamily	3	2,640	\$720	No
110 Devoe St	24-Jul-18	\$1,900,000	Small multifamily	3	2,448	\$776	No
81 Powers St	10-Jul-18	\$1,800,000	Small multifamily	3	2,280	\$789	No
562 A Morgan Ave	31-Jul-18	\$1,800,000	Small multifamily	4	4,088	\$440	No
196 Kingsland Ave	31-Jul-18	\$1,800,000	Small multifamily	6	4,125	\$436	No
838 Halsey St	29-Aug-18	\$1,775,000	Small multifamily	3	3,174	\$559	No
1048 Decatur St	9-Aug-18	\$1,725,000	Small multifamily	6	4,725	\$365	No
122 Stockholm St	23-Aug-18	\$1,700,000	Small multifamily	3	3,420	\$497	No
1058 Herkimer St	2-Jul-18	\$1,700,000	Small multifamily	4	3,600	\$472	No
810 Macon St	13-Sep-18	\$1,660,000	Small multifamily	6	4,275	\$388	No
25 Cornelia St	27-Jul-18	\$1,650,000	Small multifamily	3	3,000	\$550	No
69 Bushwick Ave	29-Aug-18	\$1,650,000	Small multifamily	6	3,312	\$498	No
395 Stanhope St	15-Aug-18	\$1,590,000	Small multifamily	3	3,360	\$473	No
185 Putnam Ave	31-Jul-18	\$1,565,000	Small multifamily	3	2,768	\$565	No
89 Beadel St	14-Aug-18	\$1,555,000	Small multifamily	4	3,300	\$471	No
561 Quincy St	16-Aug-18	\$1,550,000	Small multifamily	3	3,588	\$432	No
429 Tompkins Ave	15-Aug-18	\$1,550,000	Small multifamily	3	4,160	\$373	No
784 Halsey St	16-Jul-18	\$1,525,500	Small multifamily	3	3,135	\$487	No
968 Myrtle Ave	6-Jul-18	\$1,525,000	Small multifamily	3	3,003	\$508	No
285 Kingsland Ave	16-Aug-18	\$1,525,000	Small multifamily	3	2,376	\$642	No
284 Grove St	15-Aug-18	\$1,489,500	Small multifamily	3	3,300	\$451	No
127 Jefferson Ave	23-Jul-18	\$1,479,000	Small multifamily	3	3,600	\$411	No
1146 Dekalb Ave	21-Sep-18	\$1,470,000	Small multifamily	3	3,360	\$438	No
451 Pulaski St	27-Aug-18	\$1,450,000	Small multifamily	3	2,982	\$486	No
78 De Sales Pl	25-Jul-18	\$1,442,000	Small multifamily	3	2,650	\$544	No



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Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
365 Madison St	14-Sep-18	\$1,425,000	Small multifamily	3	2,400	\$594	No
186 Throop Ave	11-Jul-18	\$1,400,000	Small multifamily	5	2,772	\$505	No
197 Engert Ave	26-Sep-18	\$1,400,000	Small multifamily	6	3,750	\$373	No
533 Mac Donough St	21-Sep-18	\$1,388,000	Small multifamily	3	2,580	\$538	No
198 Hart St	17-Sep-18	\$1,375,000	Small multifamily	3	3,192	\$431	No
231 A Madison St	20-Jul-18	\$1,355,000	Small multifamily	4	2,320	\$584	No
604 Quincy St	26-Jul-18	\$1,350,000	Small multifamily	3	2,700	\$500	No
1467 Greene Ave	24-Jul-18	\$1,340,000	Small multifamily	3	3,300	\$406	No
526 Hancock St	23-Aug-18	\$1,329,000	Small multifamily	3	2,800	\$475	No
292 A Mc Guinness Blvd	24-Jul-18	\$1,325,000	Small multifamily	3	2,976	\$445	No
279 Evergreen Ave	26-Sep-18	\$1,325,000	Small multifamily	6	4,125	\$321	No
586 Quincy St	23-Jul-18	\$1,325,000	Small multifamily	3	3,075	\$431	No
37 Linden St	20-Sep-18	\$1,300,000	Small multifamily	4	1,596	\$815	No
114 Hancock St	31-Aug-18	\$1,300,000	Medium multifamily	10	3,600	\$361	No
734 Macon St	30-Jul-18	\$1,300,000	Small multifamily	3	3,240	\$401	No
12 Ditmars St	20-Aug-18	\$1,300,000	Small multifamily	3	2,850	\$456	No
432 Greene Ave	15-Aug-18	\$1,267,000	Small multifamily	3	2,700	\$469	No
101 Suydam St	7-Aug-18	\$1,250,000	Small multifamily	3	2,112	\$592	No
631 Willoughby Ave	10-Jul-18	\$1,250,000	Small multifamily	4	2,700	\$463	No
1104 Putnam Ave	31-Jul-18	\$1,214,000	Small multifamily	3	3,300	\$368	No
153 St Nicholas Ave	12-Jul-18	\$1,200,000	Small multifamily	3	2,500	\$480	No
378 Quincy St	27-Aug-18	\$1,200,000	Small multifamily	3	2,448	\$490	No
66 Granite St	5-Jul-18	\$1,200,000	Small multifamily	3	1,890	\$635	No
1183 Putnam Ave	25-Jul-18	\$1,200,000	Small multifamily	3	3,000	\$400	No
517 Hancock St	26-Sep-18	\$1,200,000	Small multifamily	3	2,761	\$435	No
53 Mac Donough St	30-Jul-18	\$1,200,000	Small multifamily	3	1,600	\$750	No
38 Lawton St	7-Aug-18	\$1,185,000	Small multifamily	3	2,700	\$439	No
132 Clifton Pl	24-Jul-18	\$1,132,000	Small multifamily	3	3,672	\$308	No
482 Jefferson Ave	16-Aug-18	\$1,079,345	Small multifamily	3	3,240	\$333	No
1140 Jefferson Ave	10-Aug-18	\$1,027,362	Small multifamily	3	3,600	\$285	No
1049 Jefferson Ave	24-Jul-18	\$995,000	Small multifamily	3	3,000	\$332	No
315 Menahan St	22-Aug-18	\$950,000	Small multifamily	6	4,875	\$195	No
541 A Quincy St	5-Jul-18	\$950,000	Small multifamily	3	3,840	\$247	No
1128 Halsey St	13-Sep-18	\$900,000	Small multifamily	3	3,360	\$268	No
1378 Decatur St	13-Sep-18	\$880,000	Small multifamily	6	5,540	\$159	No
274 Penn St	20-Aug-18	\$800,000	Small multifamily	3	2,490	\$321	No
697 C Evergreen Ave	9-Jul-18	\$660,000	Small multifamily	3	3,000	\$220	No
849 A Greene Ave	28-Sep-18	\$650,000	Small multifamily	4	2,250	\$289	No
158 Heyward St	31-Jul-18	\$513,000	Small multifamily	3	2,322	\$221	No
328 Clifton Pl	3-Aug-18	\$500,000	Small multifamily	3	3,375	\$148	No
233 Stuyvesant Ave	24-Jul-18	\$479,000	Small multifamily	8	5,632	\$85	No
188-190 Grand St	13-Aug-18	\$455,588	Small multifamily	4	7,500	\$61	No



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THE RATNER TEAM



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Commercial & Residential
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NYC Condo, Co-op &
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Nate Pfaff

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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THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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