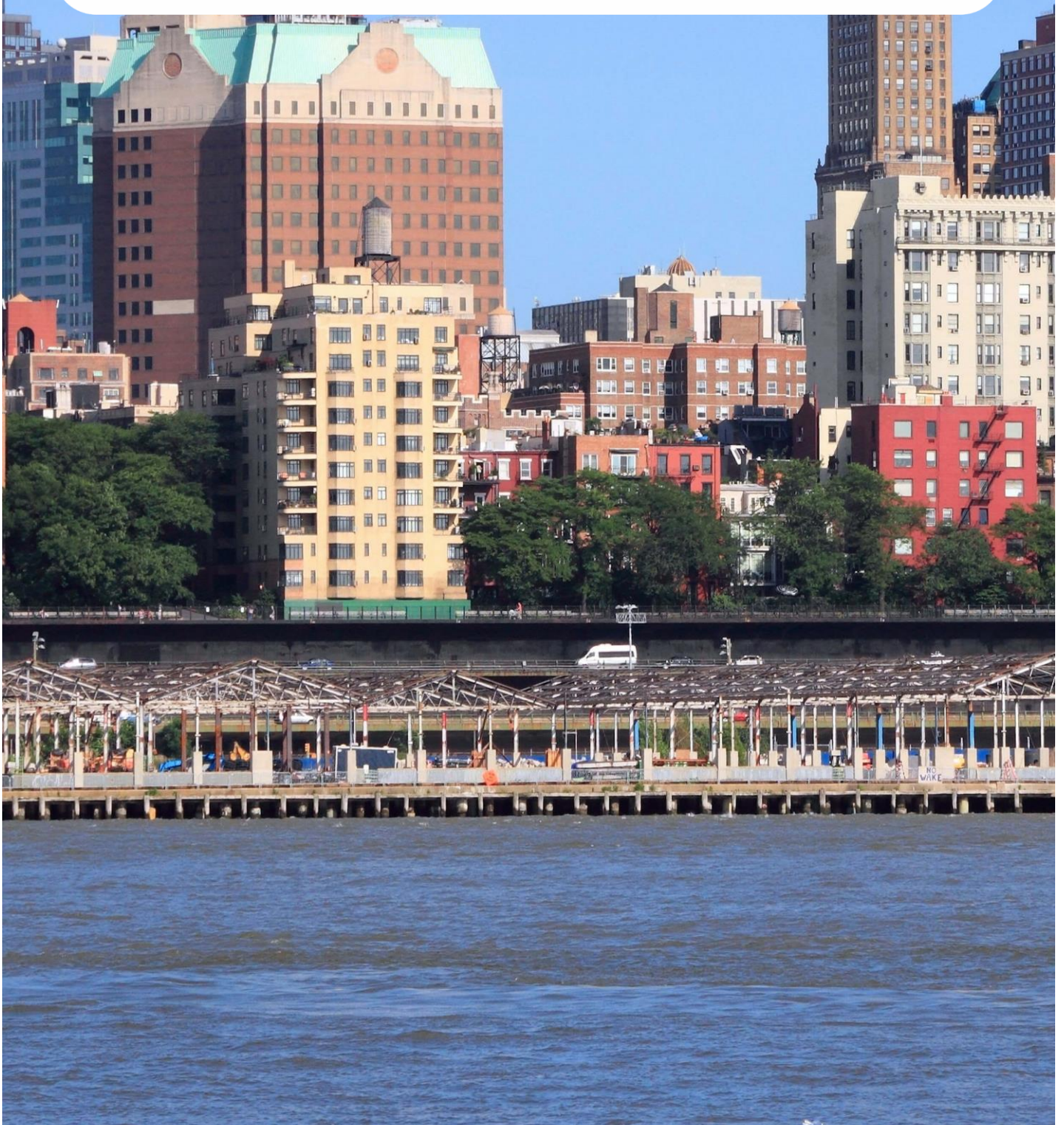


NORTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Northwestern Brooklyn, Brooklyn

Ist Quarter 2019



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2019

Northwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$130.1M

-72% YoY

NO. OF TRANSACTIONS

45

-20% YoY

AVERAGE PRICE/UNIT

\$647K

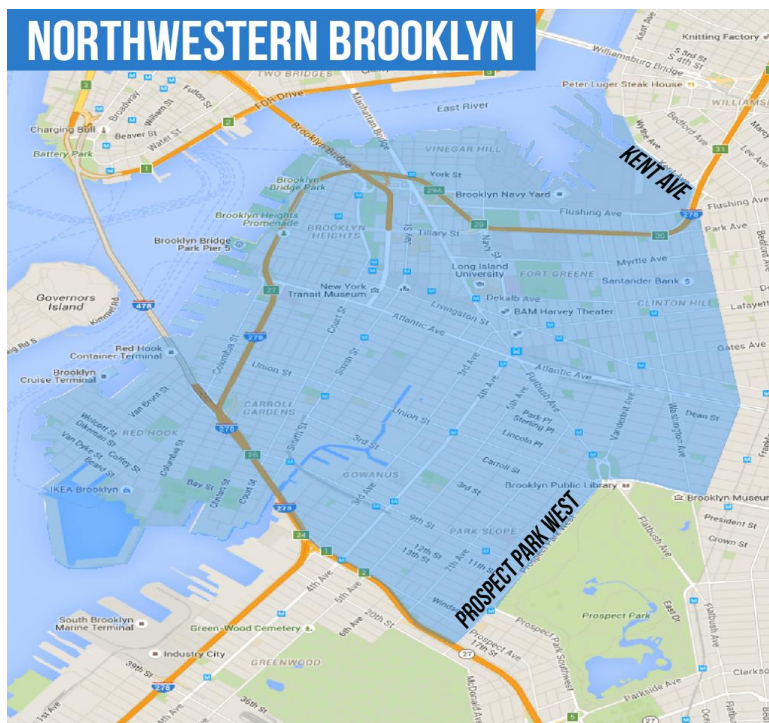
18% YoY

AVERAGE PRICE/SQ.FT.

\$712

19% YoY

NEIGHBORHOOD BOUNDARIES

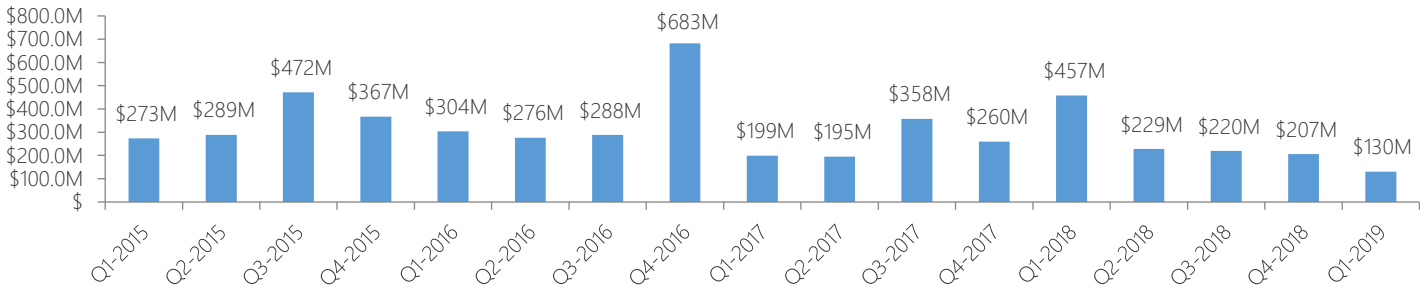


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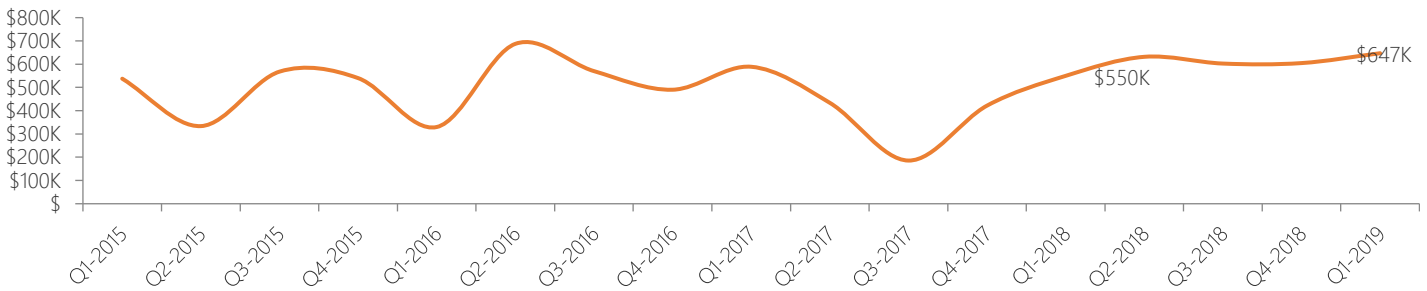
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MULTIFAMILY STATS

Sales Volume

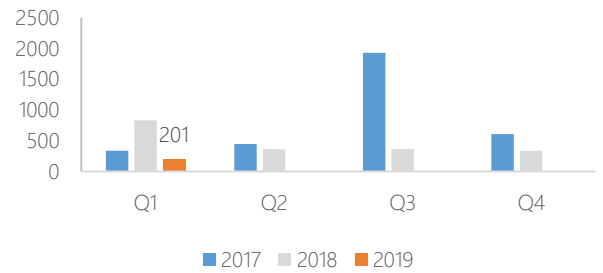


Average Sale Price per Unit



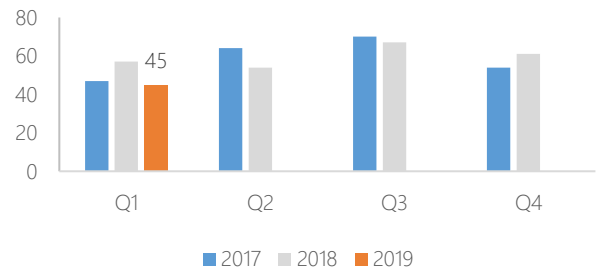
Number of Units Sold

Quarter	2017	2018	2019
Q1	335	832	201
Q2	449	362	
Q3	1928	365	
Q4	609	337	



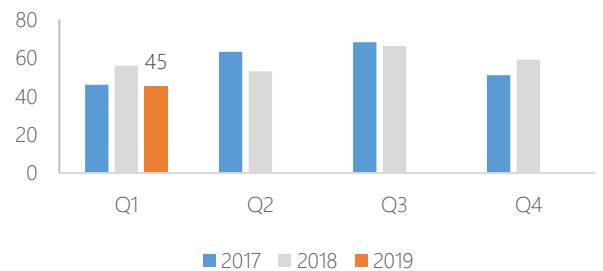
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	47	57	45
Q2	64	54	
Q3	70	67	
Q4	54	61	

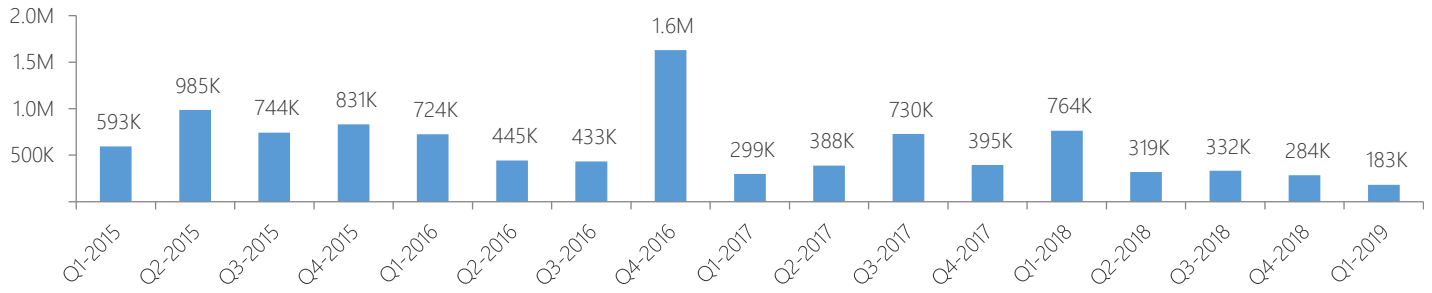


Number of Transactions

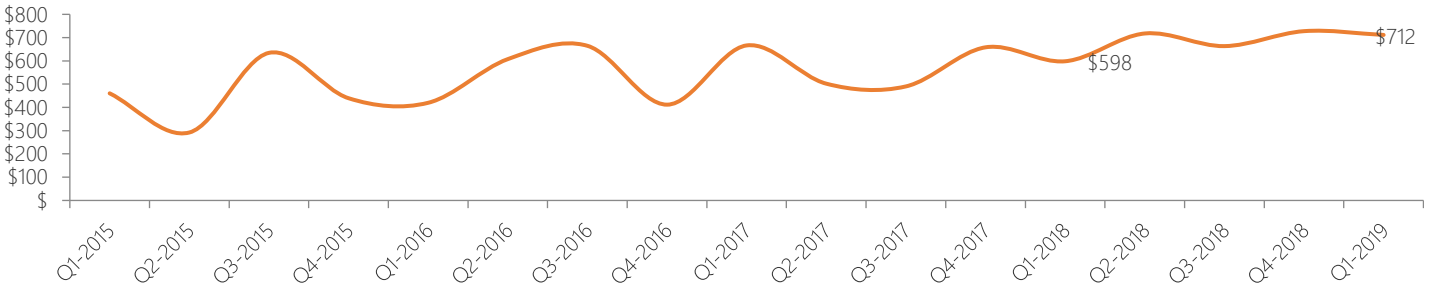
Quarter	2017	2018	2019
Q1	46	56	45
Q2	63	53	
Q3	68	66	
Q4	51	59	



Total Sq. Ft.



Average Sale Price per Square Foot

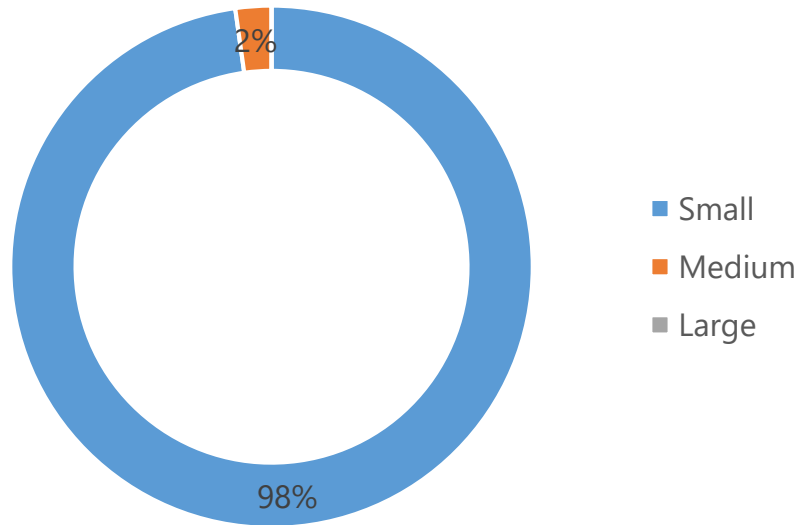


MULTIFAMILY SIZE

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	\$674,921	-1%	\$762	7%	\$120,810,936	44	44	179
Medium	\$420,455	-17%	\$383	-36%	\$9,250,000	1	1	22
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
108 Luquer St	12-Feb-19	\$9,250,000	Medium multifamily	22	24,150	\$383	No
76 Pierrepont St	28-Mar-19	\$5,480,000	Small multifamily	6	6,368	\$861	No
441 First St	15-Feb-19	\$5,400,000	Small multifamily	8	8,960	\$603	No
77 Second Pl	15-Jan-19	\$4,410,000	Small multifamily	3	4,256	\$1,036	No
848 President St	26-Feb-19	\$4,300,000	Small multifamily	5	3,916	\$1,098	No
166 Lafayette Ave	6-Mar-19	\$3,960,000	Small multifamily	4	4,800	\$825	No
817 Eighth Ave	16-Jan-19	\$3,600,000	Small multifamily	8	5,576	\$646	No
304 Clinton St	11-Jan-19	\$3,500,000	Small multifamily	4	3,000	\$1,167	No
207 President St	19-Mar-19	\$3,350,000	Small multifamily	4	2,550	\$1,314	No
476 Second St	22-Jan-19	\$3,300,000	Small multifamily	3	3,456	\$955	No
379 Clinton St	20-Feb-19	\$3,275,000	Small multifamily	3	3,400	\$963	No
349 Hoyt St	11-Mar-19	\$3,225,000	Small multifamily	4	5,200	\$620	No
147 16th St	18-Mar-19	\$3,220,000	Small multifamily	3	2,736	\$1,177	No
540 Eighth St	8-Feb-19	\$3,175,000	Small multifamily	3	3,024	\$1,050	No
25 Second St	7-Mar-19	\$3,165,000	Small multifamily	3	2,700	\$1,172	No
314 De Graw St	16-Jan-19	\$3,160,000	Small multifamily	4	3,680	\$859	No
414 Fourth Ave	1-Mar-19	\$3,100,000	Small multifamily	7	5,004	\$620	No
100 Third Pl	8-Jan-19	\$3,100,000	Small multifamily	3	3,400	\$912	No
284 Seventh St	3-Jan-19	\$3,100,000	Small multifamily	3	2,700	\$1,148	No
424 Atlantic Ave	25-Jan-19	\$3,100,000	Small multifamily	4	3,600	\$861	No
185 Dean St	24-Jan-19	\$3,070,000	Small multifamily	4	3,256	\$943	No
128 Third Pl	11-Feb-19	\$2,895,000	Small multifamily	3	2,400	\$1,206	No
352 Sixth Ave	4-Mar-19	\$2,850,000	Small multifamily	4	4,125	\$691	No
268 Sterling Pl	23-Jan-19	\$2,750,000	Small multifamily	6	2,867	\$959	No
60 Third St	9-Jan-19	\$2,727,603	Small multifamily	3	1,490	\$1,831	No
294 St James Pl	7-Jan-19	\$2,700,000	Small multifamily	4	2,550	\$1,059	No
295 Clermont Ave	18-Jan-19	\$2,610,000	Small multifamily	3	3,864	\$675	No
218 Carlton Ave	27-Feb-19	\$2,550,000	Small multifamily	3	2,160	\$1,181	No
299 Vanderbilt Ave	24-Jan-19	\$2,325,000	Small multifamily	7	3,000	\$775	No
73 Columbia St	7-Jan-19	\$2,200,000	Small multifamily	3	2,400	\$917	No
150 Luquer St	10-Jan-19	\$2,200,000	Small multifamily	3	2,400	\$917	No
300 15th St	2-Jan-19	\$2,190,000	Small multifamily	3	2,028	\$1,080	No
48 St Felix St	22-Feb-19	\$2,100,000	Small multifamily	3	2,860	\$734	No
309 Prospect Pl	27-Feb-19	\$2,100,000	Small multifamily	4	4,800	\$438	No
187 St Marks Ave	30-Jan-19	\$2,100,000	Small multifamily	8	8,088	\$260	No
187 Bond St	12-Mar-19	\$2,050,000	Small multifamily	7	5,200	\$394	No
351 Warren St	29-Mar-19	\$1,910,000	Small multifamily	3	2,425	\$788	No
401 Sterling Pl	15-Feb-19	\$1,900,000	Small multifamily	4	2,307	\$824	No
242 Van Brunt St	25-Mar-19	\$1,900,000	Small multifamily	3	2,278	\$834	No
282 Tenth St	22-Jan-19	\$1,600,000	Small multifamily	3	2,295	\$697	No
79 Vanderbilt Ave	30-Jan-19	\$1,560,000	Small multifamily	3	2,928	\$533	No
47 Vanderbilt Ave	5-Mar-19	\$1,450,000	Small multifamily	3	3,600	\$403	No
194 W Ninth St	11-Mar-19	\$1,100,000	Small multifamily	3	2,160	\$509	No
598 Henry St	7-Mar-19	\$825,000	Small multifamily	4	3,600	\$229	No
177 Luquer St	20-Feb-19	\$228,333	Small multifamily	3	5,230	\$44	No



THE RATNER TEAM



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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

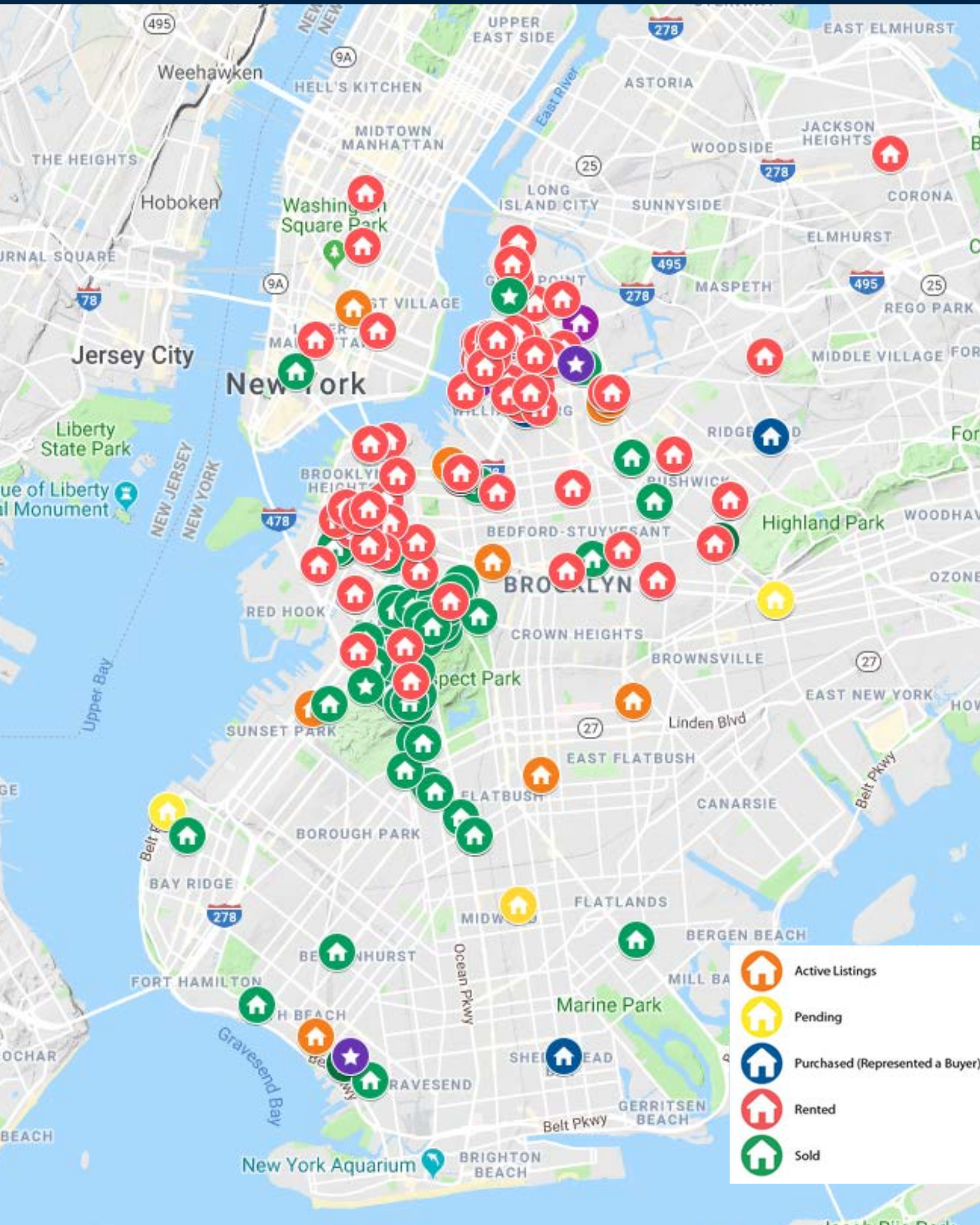
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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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Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
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