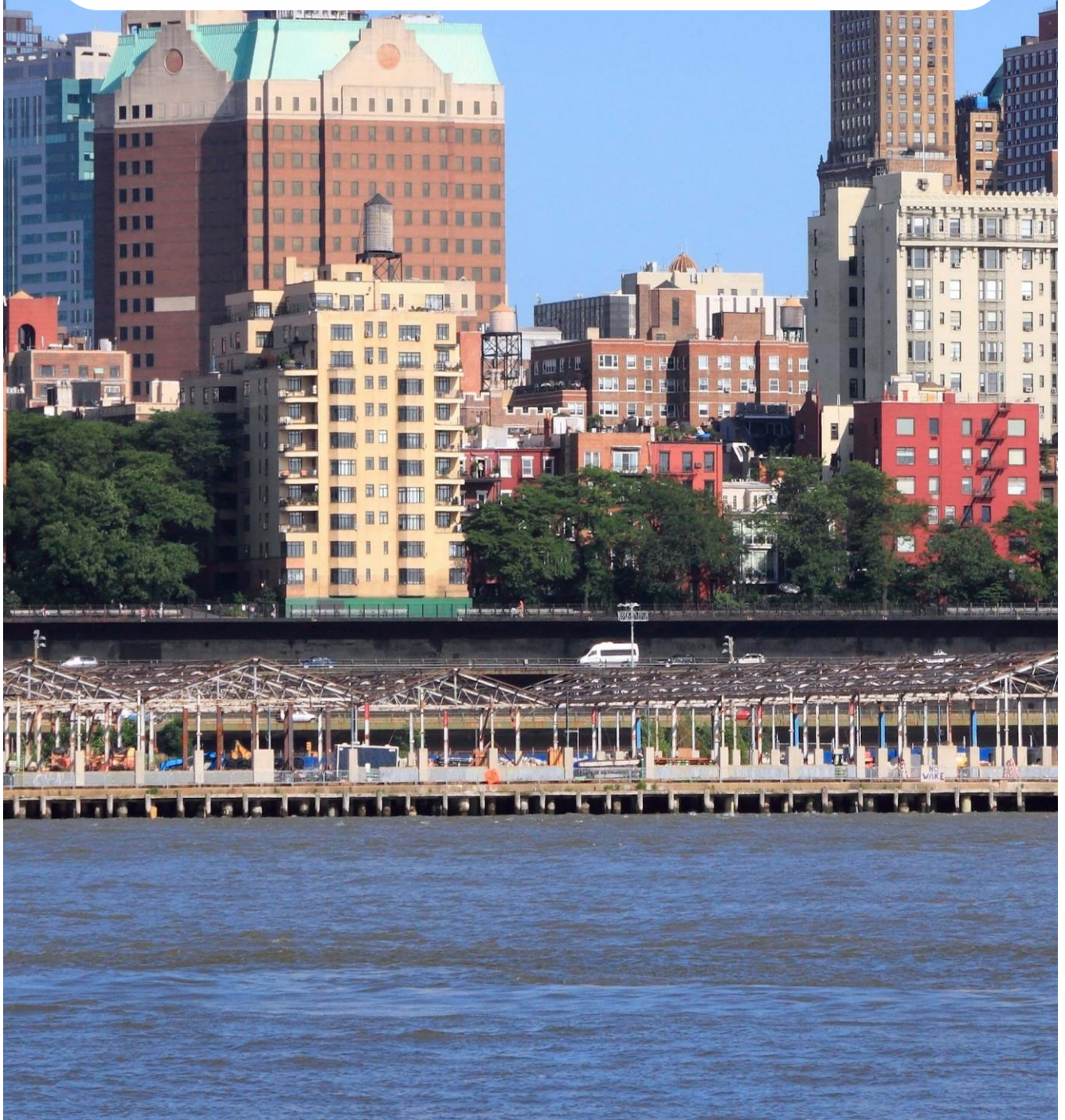


OCEAN HILL

A quarterly analysis of multifamily sales
in Ocean Hill, Brooklyn

3rd Quarter 2019



The RATNER Team Market Report

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

Multifamily Market Report, 3rd Quarter 2019

Ocean Hill, Brooklyn

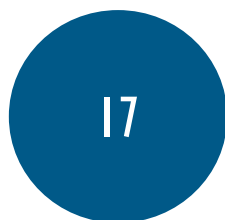
SUMMARY

SALES VOLUME



88% YoY

NO. OF TRANSACTIONS



143% YoY

AVERAGE PRICE/UNIT



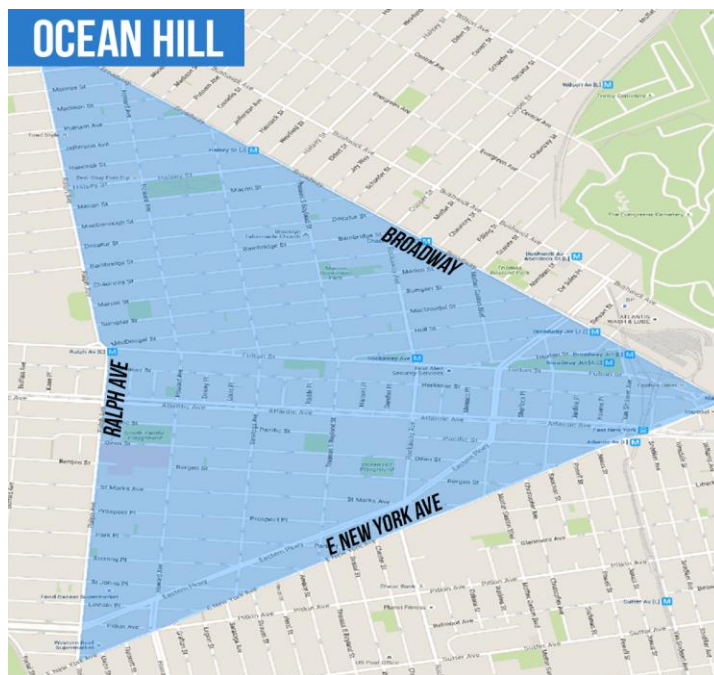
6% YoY

AVERAGE PRICE/SQ.FT.



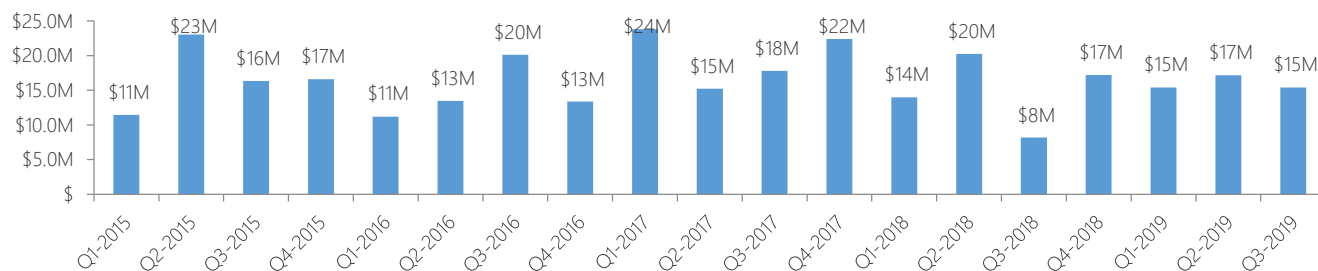
10% YoY

NEIGHBORHOOD BOUNDARIES

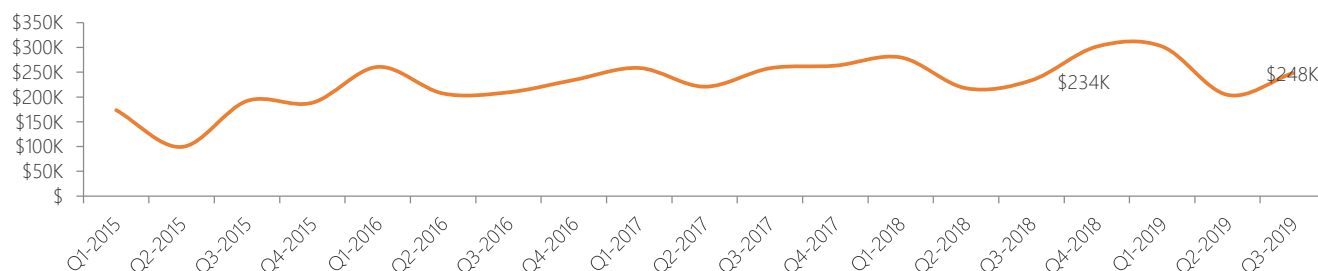


MULTIFAMILY STATS

Sales Volume

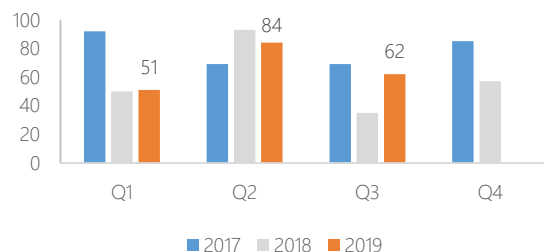


Average Sale Price per Unit



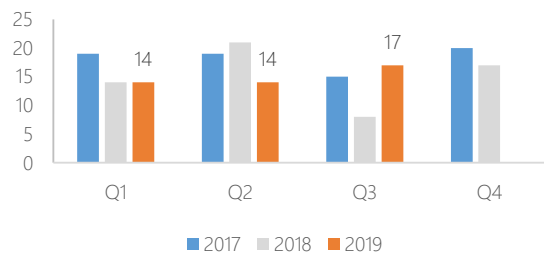
Number of Units Sold

Quarter	2017	2018	2019
Q1	92	50	51
Q2	69	93	84
Q3	69	35	62
Q4	85	57	



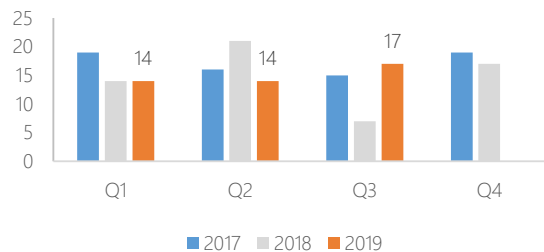
Number of Buildings Sold

Quarter	2017	2018	2019
Q1	19	14	14
Q2	19	21	14
Q3	15	8	17
Q4	20	17	

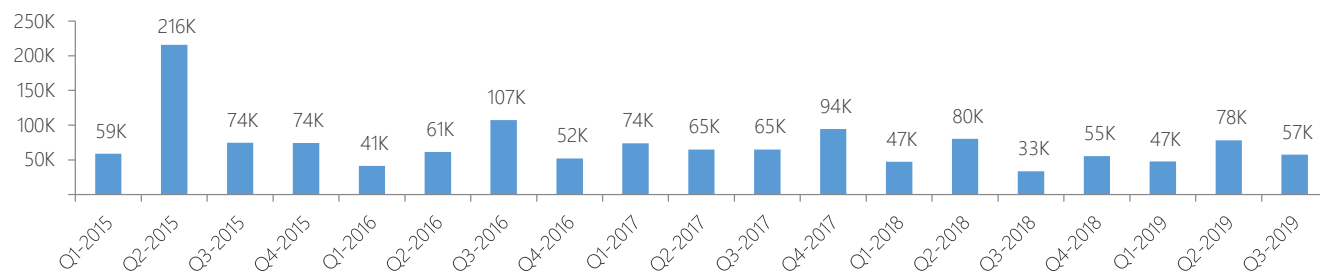


Number of Transactions

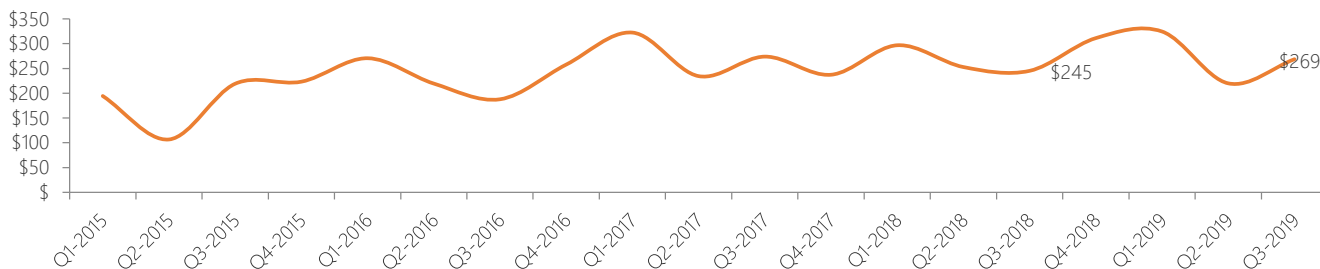
Quarter	2017	2018	2019
Q1	19	14	14
Q2	16	21	14
Q3	15	7	17
Q4	19	17	



Total Sq. Ft.



Average Sale Price per Square Foot

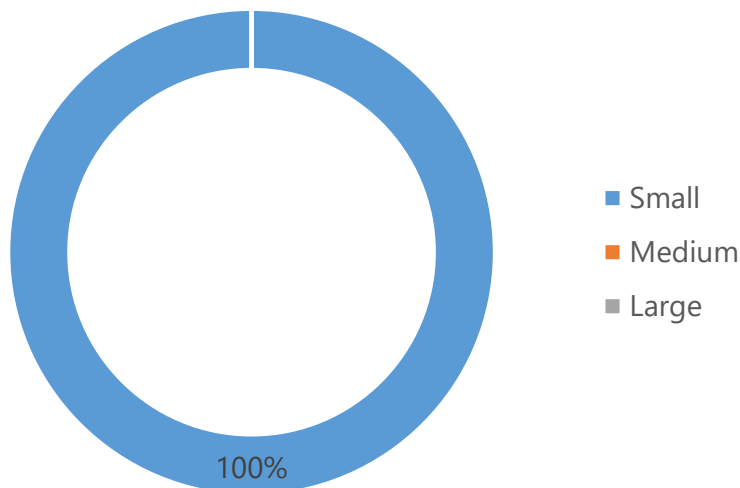


MULTIFAMILY SIZE

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	\$248,361	6%	\$269	10%	\$15,398,383	17	17	62
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
532 Chauncey St	17-Sep-19	\$1,625,000	Small multifamily	6	5,355	\$303	No
225 Thomas S Boyland St	27-Sep-19	\$1,435,000	Small multifamily	3	2,040	\$703	No
218 Hull St	26-Sep-19	\$1,350,000	Small multifamily	8	7,600	\$178	No
1394 Eastern Pkwy	3-Sep-19	\$1,200,000	Small multifamily	3	3,192	\$376	No
81 Hull St	11-Jul-19	\$1,200,000	Small multifamily	3	3,336	\$360	No
55 A Rockaway Ave	31-Jul-19	\$995,000	Small multifamily	3	3,300	\$302	No
1855 Park Pl	13-Aug-19	\$950,000	Small multifamily	3	3,300	\$288	No
320 Mac Dougal St	20-Aug-19	\$940,000	Small multifamily	6	4,500	\$209	No
616 Bainbridge St	12-Jul-19	\$850,050	Small multifamily	3	2,700	\$315	No
1792 St Johns Pl	23-Sep-19	\$845,000	Small multifamily	3	3,150	\$268	No
293 Mac Dougal St	5-Sep-19	\$700,000	Small multifamily	3	1,920	\$365	No
2154 Bergen St	26-Aug-19	\$650,000	Small multifamily	3	2,046	\$318	No
1517 St Marks Ave	25-Sep-19	\$645,000	Small multifamily	3	2,748	\$235	No
1983 Eastern Pkwy	20-Sep-19	\$600,000	Small multifamily	3	3,900	\$154	No
238 Mac Dougal St	5-Sep-19	\$567,000	Small multifamily	3	3,600	\$158	No
402 Marion St	30-Aug-19	\$438,000	Small multifamily	3	2,080	\$211	No
10 Monaco Pl	22-Aug-19	\$408,333	Small multifamily	3	2,565	\$159	No



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

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

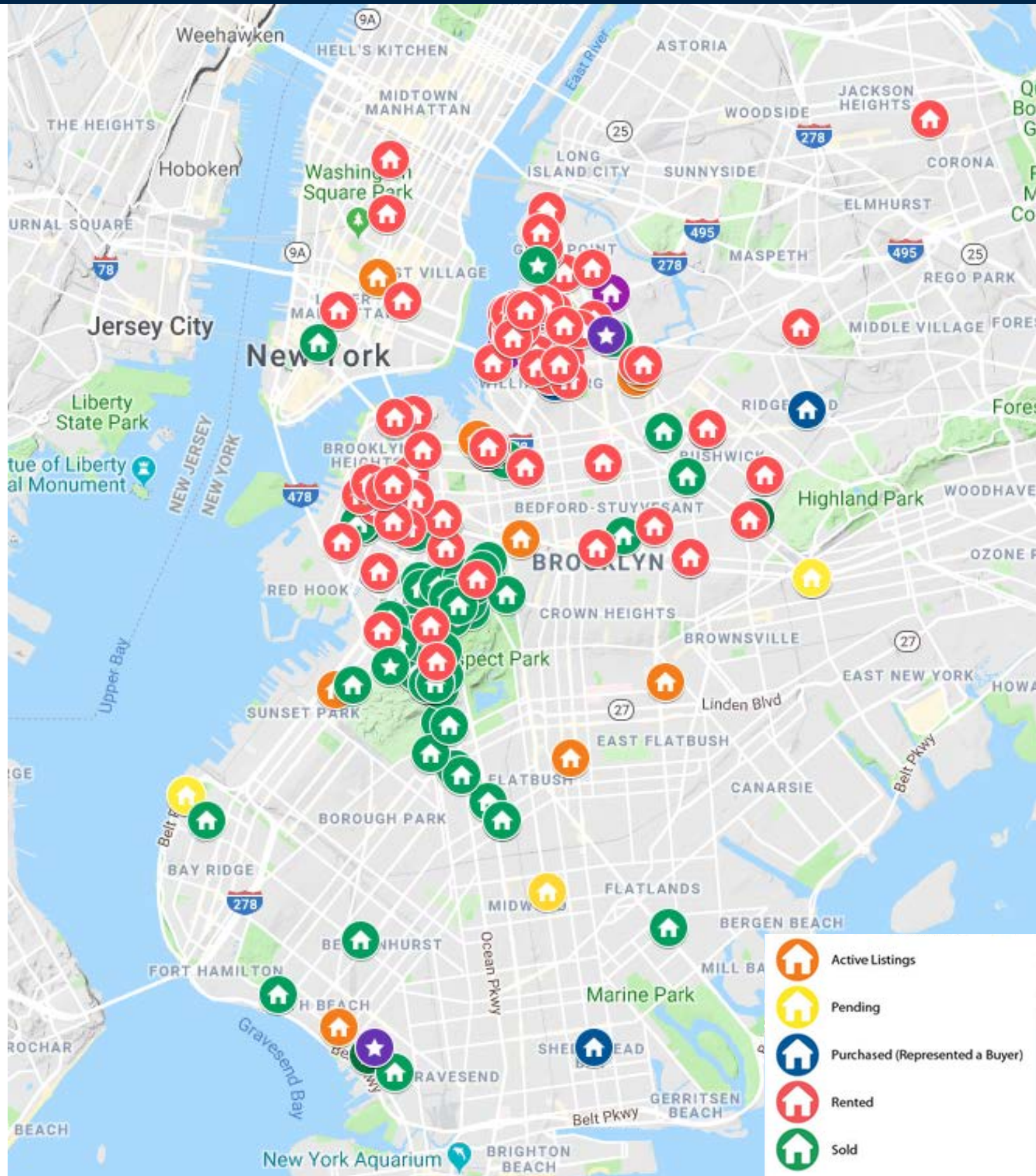
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



The RATNER Team Market Report

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



The RATNER Team Market Report

Phone: 347-501-0860 | Email: Contact@TheRatnerTeam.com



- | | | | |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | 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 | |

www.RatnerTeamVendors.com





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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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