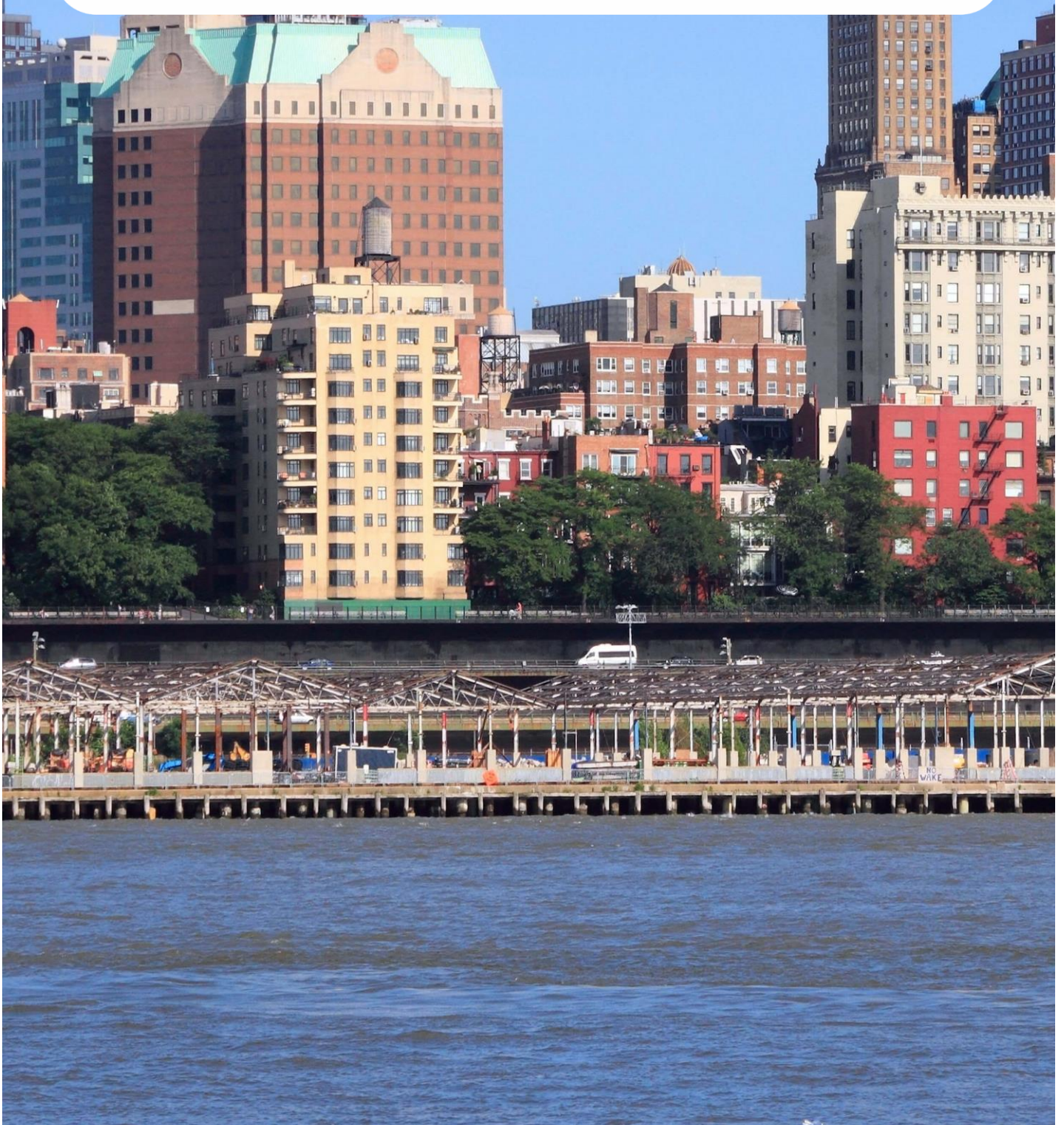


# SOUTHERN BROOKLYN

A quarterly analysis of multifamily sales  
in Southern Brooklyn, Brooklyn

Ist Quarter 2019



**The RATNER Team Market Report**

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# Multifamily Market Report, 1st Quarter 2019

## Southern Brooklyn, Brooklyn

### SUMMARY

SALES VOLUME

**\$130.8M**

77% YoY

NO. OF TRANSACTIONS

**37**

-3% YoY

AVERAGE PRICE/UNIT

**\$277K**

-12% YoY

AVERAGE PRICE/SQ.FT.

**\$275**

-22% YoY

### NEIGHBORHOOD BOUNDARIES



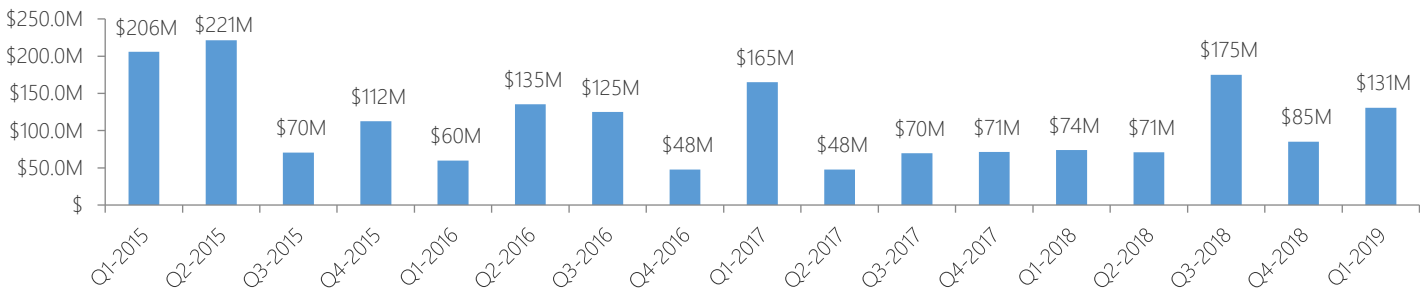
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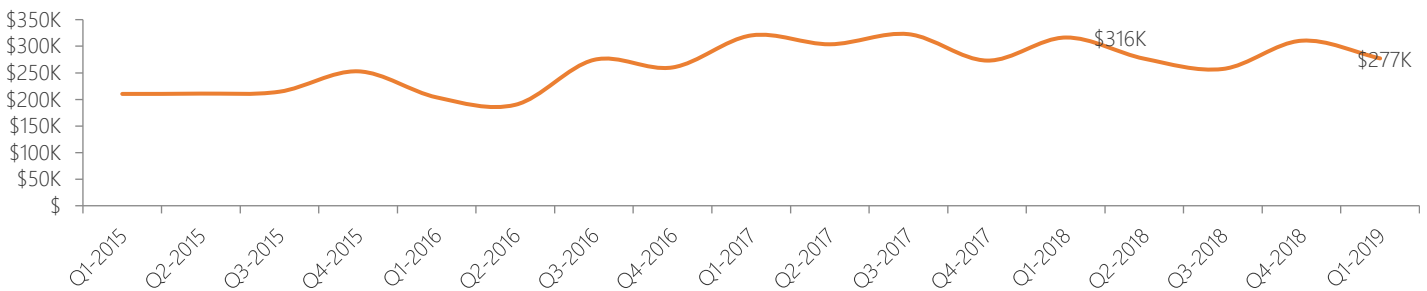


## MULTIFAMILY STATS

### Sales Volume

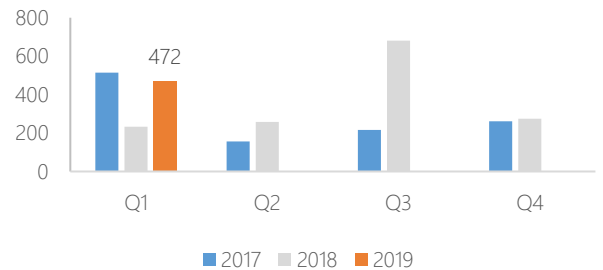


### Average Sale Price per Unit



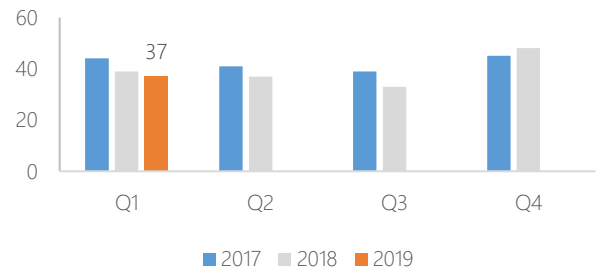
### Number of Units Sold

Quarter	2017	2018	2019
Q1	515	233	472
Q2	157	257	
Q3	216	680	
Q4	261	274	



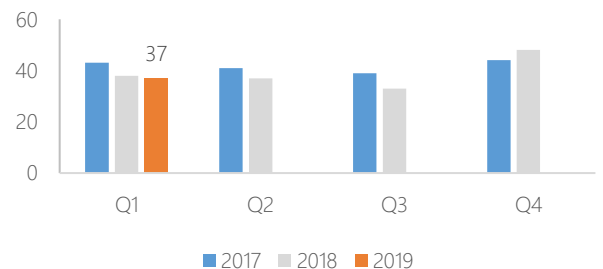
### Number of Buildings Sold

Quarter	2017	2018	2019
Q1	44	39	37
Q2	41	37	
Q3	39	33	
Q4	45	48	

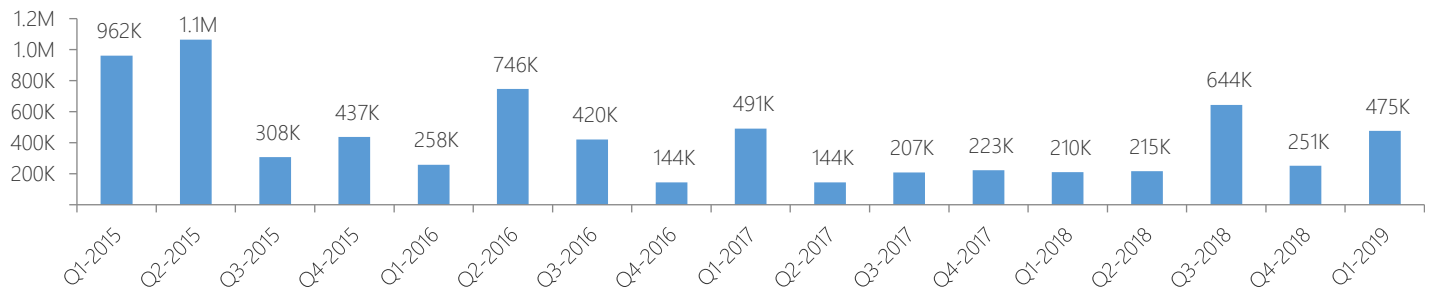


### Number of Transactions

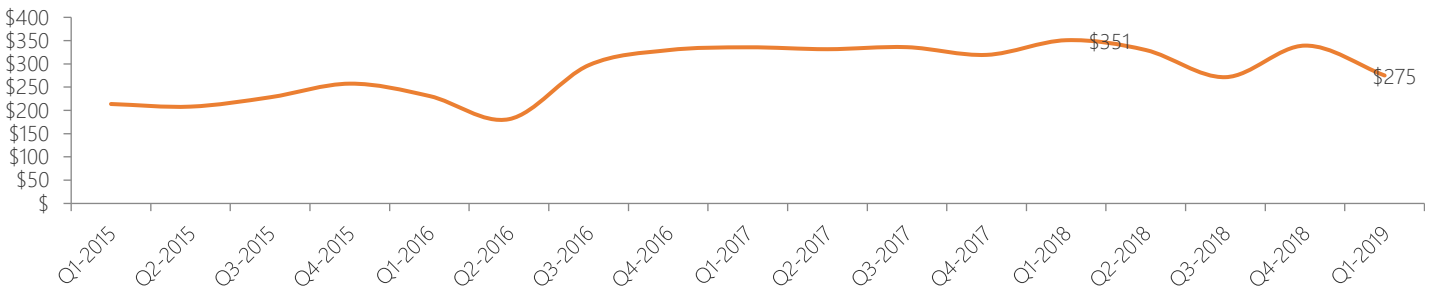
Quarter	2017	2018	2019
Q1	43	38	37
Q2	41	37	
Q3	39	33	
Q4	44	48	



## Total Sq. Ft.



## Average Sale Price per Square Foot

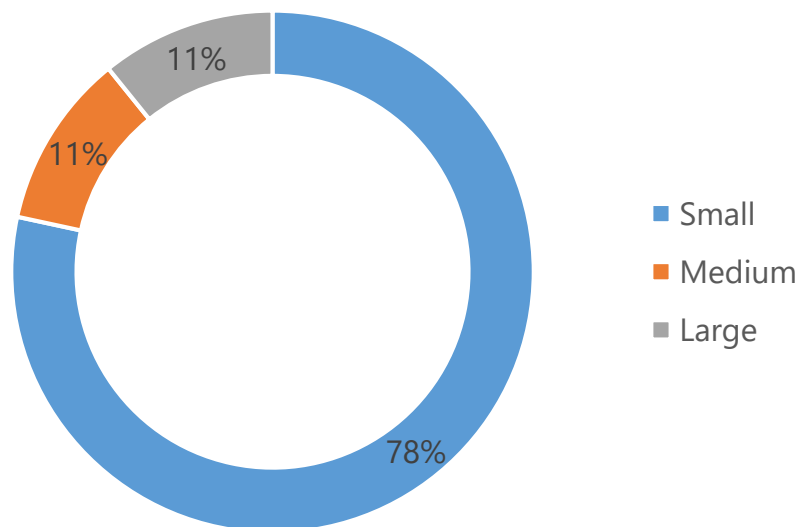


## MULTIFAMILY SIZE

### 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	\$341,424	-7%	\$392	0%	\$35,508,141	29	29	104
Medium	\$223,214	-12%	\$299	2%	\$15,625,000	4	4	70
Large	\$267,282	-	\$239	-	\$79,650,059	4	4	298

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
1701 W Third St	10-Jan-19	\$28,028,095	Large multifamily	107	121,680	\$230	No
1561 E 13th St	10-Jan-19	\$18,007,663	Large multifamily	66	71,000	\$254	No
900 Avenue H	10-Jan-19	\$17,767,559	Large multifamily	65	77,000	\$231	No
2016 Avenue N	10-Jan-19	\$15,846,742	Large multifamily	60	63,000	\$252	No
2233 Ocean Ave	10-Jan-19	\$5,200,000	Medium multifamily	27	18,000	\$289	No
2031 Ocean Ave	10-Jan-19	\$5,200,000	Medium multifamily	19	15,040	\$346	No
2405 Nostrand Ave	6-Mar-19	\$2,800,000	Medium multifamily	12	10,620	\$264	No
1820 Coney Island Ave	8-Feb-19	\$2,425,000	Medium multifamily	12	8,600	\$282	No
2249 W First St	15-Mar-19	\$2,170,000	Small multifamily	3	2,574	\$843	No
219 Avenue I	25-Mar-19	\$1,852,541	Small multifamily	3	2,724	\$680	No
1638 W Sixth St	29-Jan-19	\$1,800,000	Small multifamily	4	3,564	\$505	No
1867 W Fifth St	4-Jan-19	\$1,770,000	Small multifamily	4	3,432	\$516	No
12 Bay 32 St	8-Jan-19	\$1,750,000	Small multifamily	4	3,527	\$496	No
2348 Benson Ave	29-Mar-19	\$1,680,000	Small multifamily	4	3,600	\$467	No
31 Highlawn Ave	10-Jan-19	\$1,620,000	Small multifamily	4	3,131	\$517	No
1721 Voorhies Ave	31-Jan-19	\$1,500,000	Small multifamily	6	5,400	\$278	No
58 Bay 40 St	25-Feb-19	\$1,466,000	Small multifamily	3	3,264	\$449	No
1969 W Eleventh St	8-Jan-19	\$1,447,000	Small multifamily	3	2,340	\$618	No
3002 Avenue K	23-Jan-19	\$1,425,000	Small multifamily	6	4,500	\$317	No
3970 Nostrand Ave	30-Jan-19	\$1,410,000	Small multifamily	3	3,328	\$424	No
2826 Bragg St	29-Mar-19	\$1,398,000	Small multifamily	3	3,564	\$392	No
932 E Fifth St	27-Feb-19	\$1,350,000	Small multifamily	3	3,750	\$360	No
2136 E Eighth St	30-Jan-19	\$1,287,600	Small multifamily	4	3,120	\$413	No
1673 W Tenth St	29-Mar-19	\$1,270,000	Small multifamily	3	1,968	\$645	No
2516 E 27th St	11-Feb-19	\$1,250,000	Small multifamily	3	2,560	\$488	No
1975 E 17th St	28-Mar-19	\$1,135,000	Small multifamily	4	3,276	\$346	No
3036 Brighton 6 St	31-Jan-19	\$982,000	Small multifamily	3	2,176	\$451	No
2830 W 19th St	22-Mar-19	\$950,000	Small multifamily	4	2,800	\$339	No
2349 W Twelfth St	14-Mar-19	\$920,000	Small multifamily	3	1,700	\$541	No
3062 Brighton 3 St	21-Feb-19	\$825,000	Small multifamily	4	3,017	\$273	No
3058 Brighton 3 St	21-Feb-19	\$825,000	Small multifamily	4	3,017	\$273	No
2522 W Second St	18-Jan-19	\$760,000	Small multifamily	3	2,812	\$270	No
2463 E Twelfth St	18-Jan-19	\$750,000	Small multifamily	4	2,880	\$260	No
75 27th Ave	1-Feb-19	\$705,000	Small multifamily	3	3,180	\$222	No
2848 W 19th St	3-Jan-19	\$460,000	Small multifamily	3	2,204	\$209	No
1616 E Second St	21-Mar-19	\$400,000	Small multifamily	3	3,276	\$122	No
456 Lake St	7-Feb-19	\$350,000	Small multifamily	3	3,825	\$92	No



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# THE RATNER TEAM



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Brooklyn Expert

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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)"

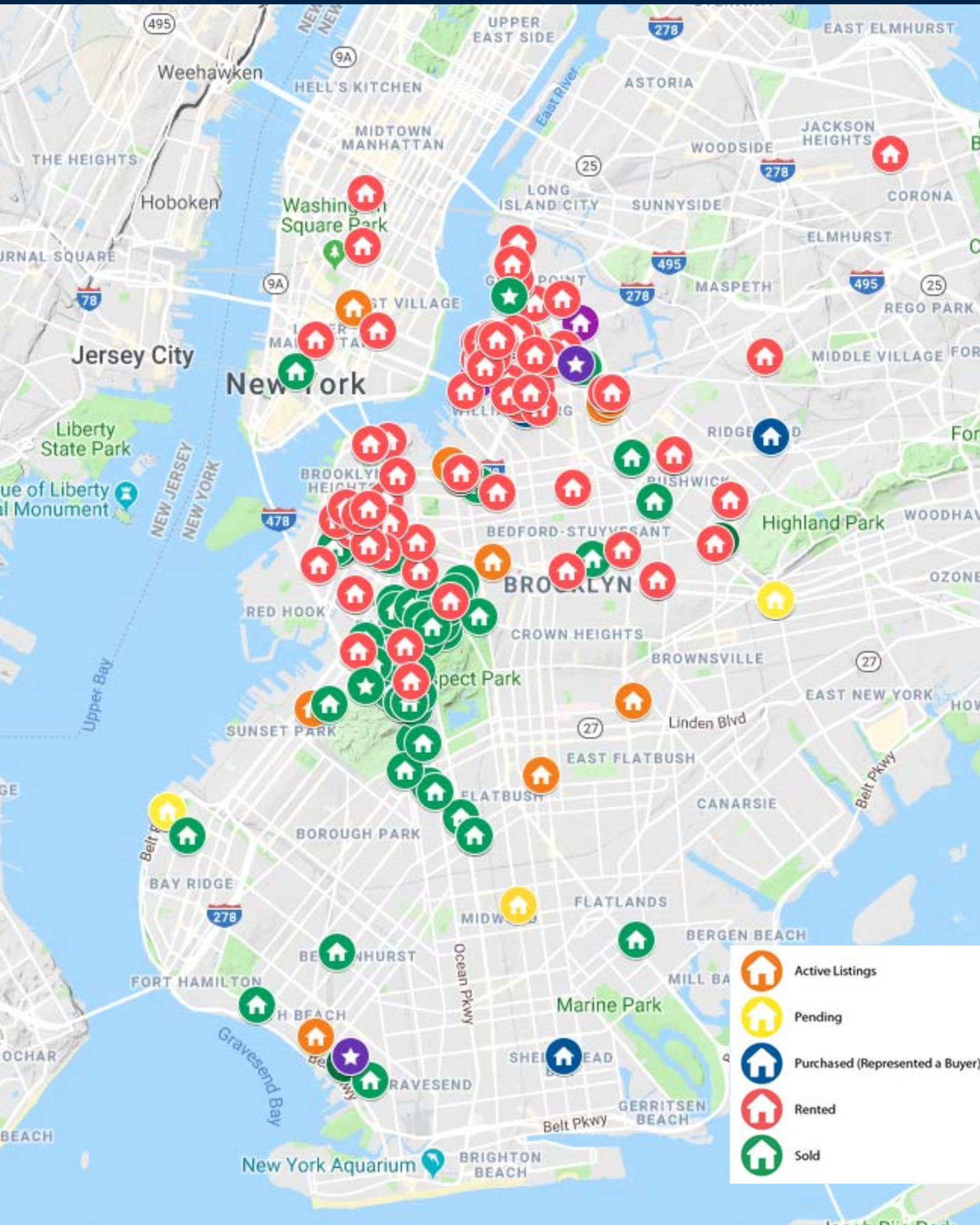
"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The 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

[READ MORE REVIEWS](#)







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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
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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