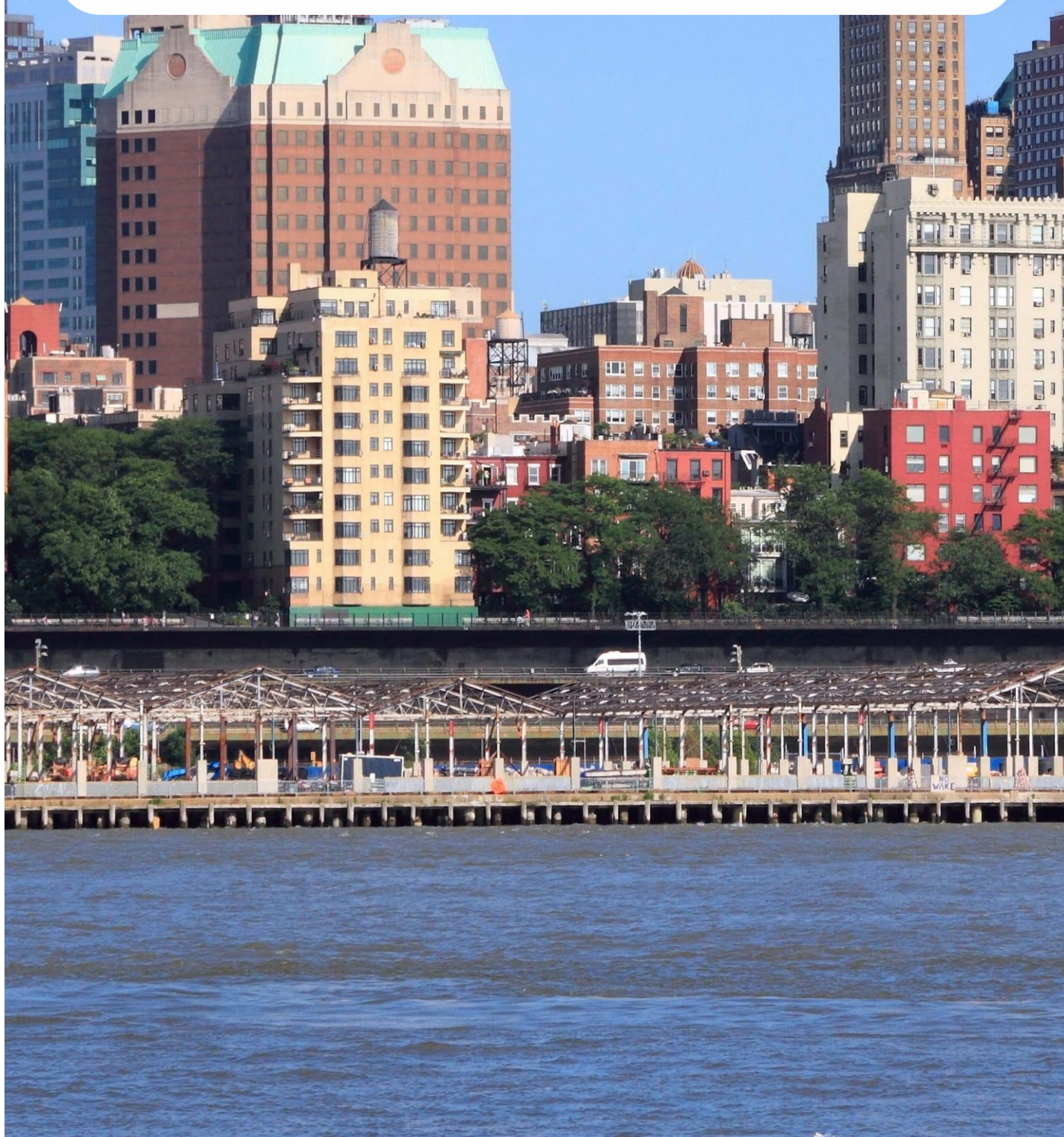


SOUTHWESTERN BROOKLYN

A quarterly analysis of multifamily sales
in Southwestern Brooklyn, 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

Southwestern Brooklyn, Brooklyn

SUMMARY

SALES VOLUME

\$133.2M

27% YoY

NO. OF TRANSACTIONS

72

0% YoY

AVERAGE PRICE/UNIT

\$366K

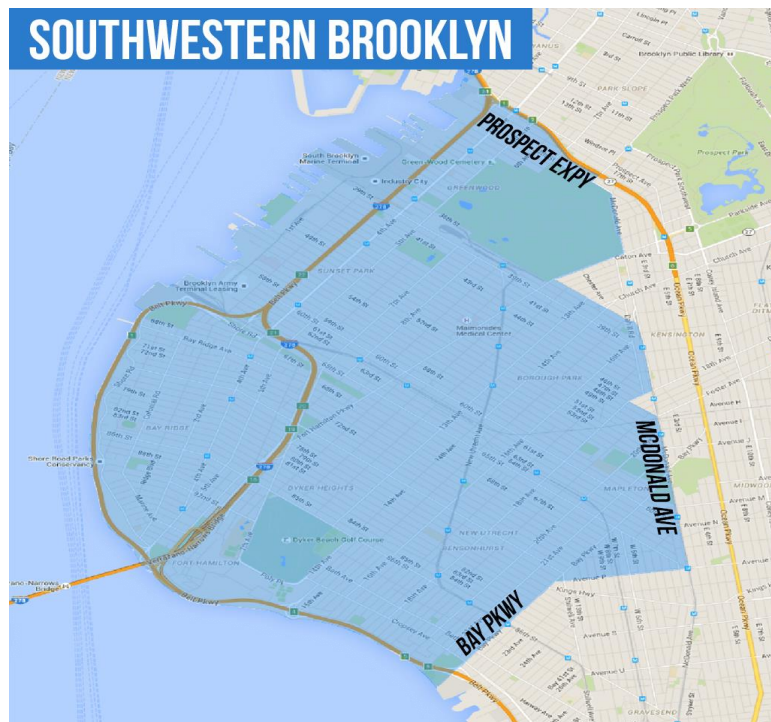
9% YoY

AVERAGE PRICE/SQ.FT.

\$398

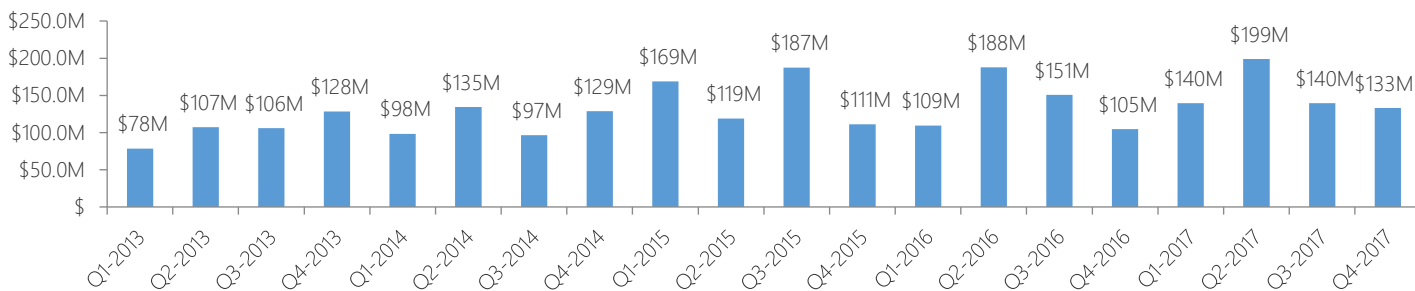
9% YoY

NEIGHBORHOOD BOUNDARIES

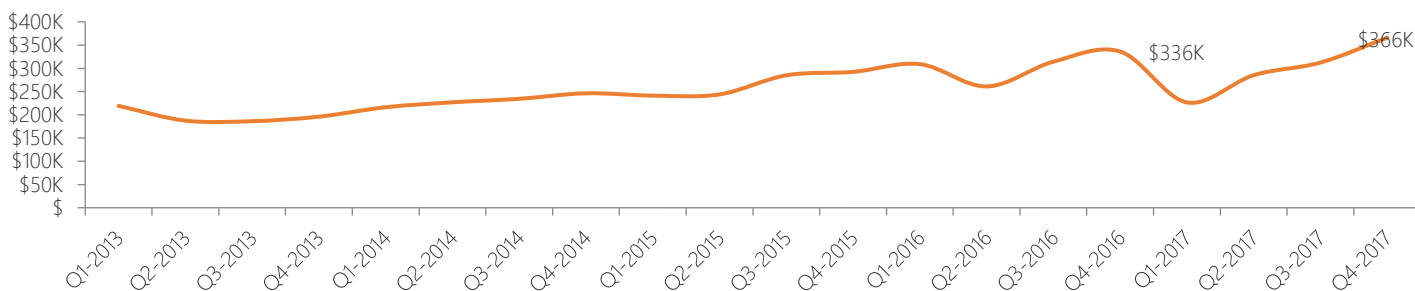


MULTIFAMILY STATS

Sales Volume

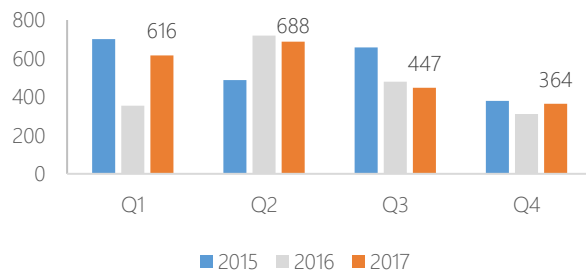


Average Sale Price per Unit



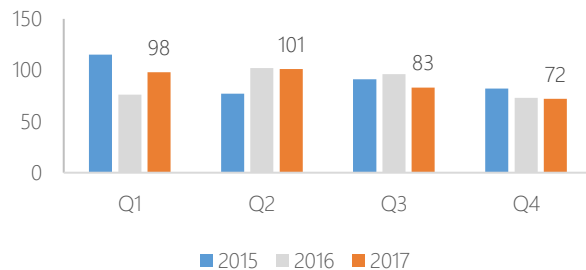
Number of Units Sold

Quarter	2015	2016	2017
Q1	700	354	616
Q2	487	719	688
Q3	657	479	447
Q4	380	311	364



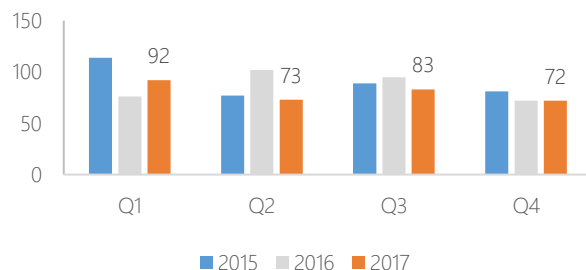
Number of Buildings Sold

Quarter	2015	2016	2017
Q1	115	76	98
Q2	77	102	101
Q3	91	96	83
Q4	82	73	72

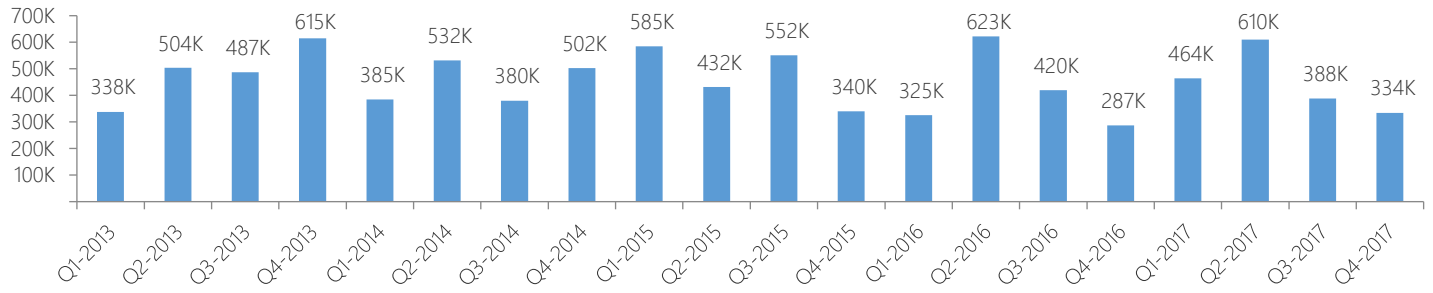


Number of Transactions

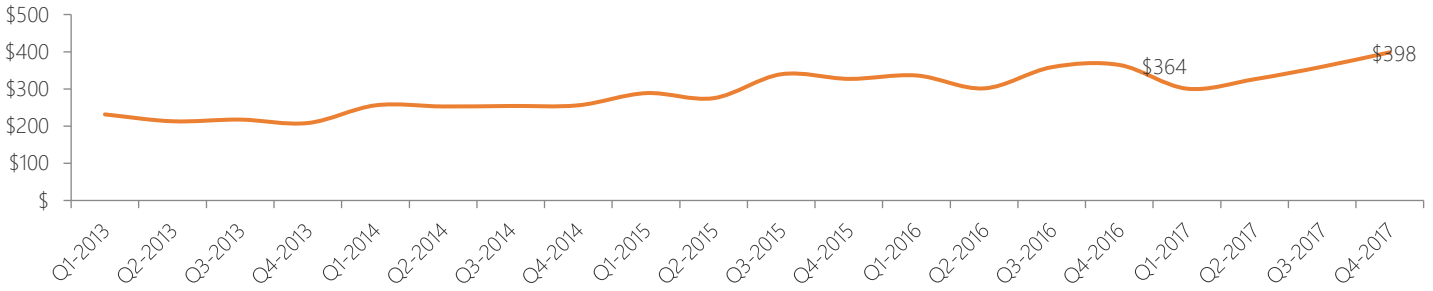
Quarter	2015	2016	2017
Q1	114	76	92
Q2	77	102	73
Q3	89	95	83
Q4	81	72	72



Total Sq. Ft.



Average Sale Price per Square Foot

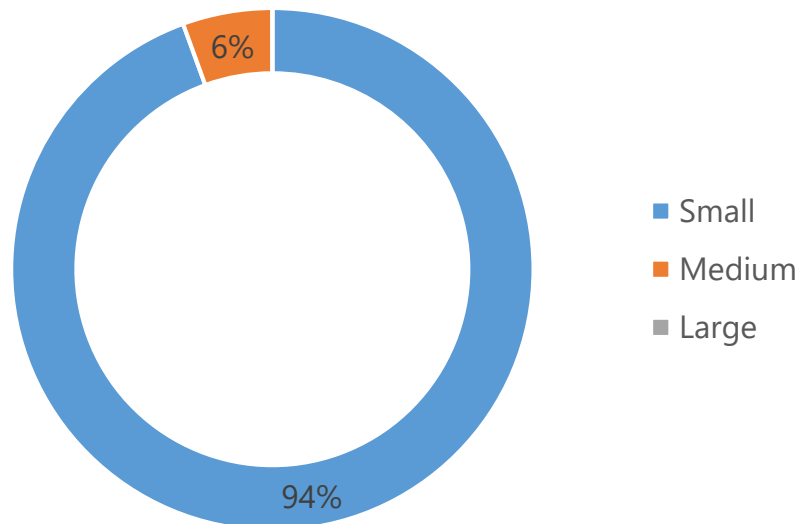


MULTIFAMILY SIZE

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	\$371,143	7%	\$431	15%	\$106,889,250	68	68	288
Medium	\$346,053	48%	\$306	16%	\$26,300,000	4	4	76
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
218-220 25 St	3-Oct-17	\$13,250,000	Medium multifamily	23	33,150	\$400	No
368-370 79 St	26-Oct-17	\$5,500,000	Medium multifamily	24	21,600	\$255	No
1502 46 St	26-Dec-17	\$4,300,000	Small multifamily	3	4,389	\$980	No
5205-5207 5 Ave	12-Dec-17	\$4,250,000	Medium multifamily	13	14,800	\$287	No
335 18 St	29-Nov-17	\$3,900,000	Small multifamily	6	3,700	\$1,054	No
337 18 St	27-Nov-17	\$3,736,000	Small multifamily	8	4,068	\$918	No
426 61 St	4-Oct-17	\$3,300,000	Medium multifamily	16	16,512	\$200	No
6110 7 Ave	17-Nov-17	\$2,725,000	Small multifamily	4	3,300	\$826	No
1264 49 St	28-Dec-17	\$2,425,000	Small multifamily	3	6,200	\$391	No
5124 17 Ave	20-Dec-17	\$2,350,500	Small multifamily	3	4,669	\$503	No
126 29 St	9-Nov-17	\$2,350,000	Small multifamily	8	7,996	\$294	No
1738 60 St	13-Dec-17	\$2,200,000	Small multifamily	4	4,000	\$550	No
7102 20 Ave	28-Dec-17	\$2,200,000	Small multifamily	5	5,400	\$407	No
4913 7 Ave	12-Dec-17	\$2,080,000	Small multifamily	3	3,300	\$630	No
602 61 St	16-Nov-17	\$2,000,000	Small multifamily	3	3,240	\$617	No
7023 20 Ave	6-Oct-17	\$2,000,000	Small multifamily	6	5,400	\$370	No
6752 5 Ave	20-Nov-17	\$2,000,000	Small multifamily	7	5,675	\$352	No
1924 68 St	13-Dec-17	\$1,850,000	Small multifamily	4	3,510	\$527	No
1958 68 St	13-Oct-17	\$1,850,000	Small multifamily	4	3,510	\$527	No
1570 41 St	23-Nov-17	\$1,815,750	Small multifamily	4	3,200	\$567	No
46 92 St	13-Nov-17	\$1,778,000	Small multifamily	3	3,400	\$523	No
451 78 St	28-Dec-17	\$1,750,000	Small multifamily	6	5,100	\$343	No
9446 Ridge Blvd	14-Dec-17	\$1,730,000	Small multifamily	3	3,300	\$524	No
1462 66 St	13-Oct-17	\$1,730,000	Small multifamily	6	3,300	\$524	No
1843 66 St	20-Oct-17	\$1,720,000	Small multifamily	3	2,640	\$652	No
870 40 St	5-Oct-17	\$1,705,000	Small multifamily	6	3,120	\$546	No
4422 3 Ave	8-Dec-17	\$1,700,000	Small multifamily	4	7,220	\$235	No
320 49 St	11-Oct-17	\$1,645,000	Small multifamily	8	9,072	\$181	No
1213 79 St	10-Nov-17	\$1,600,000	Small multifamily	3	2,992	\$535	No
1252 41 St	23-Oct-17	\$1,600,000	Small multifamily	3	2,010	\$796	No
1059 64 St	6-Nov-17	\$1,600,000	Small multifamily	3	2,320	\$690	No
515 52 St	25-Oct-17	\$1,580,000	Small multifamily	3	2,700	\$585	No
1536 W 10 St	11-Oct-17	\$1,550,000	Small multifamily	4	3,600	\$431	No
319 Bay 8 St	5-Dec-17	\$1,550,000	Small multifamily	3	3,321	\$467	No
190 Bay 20 St	12-Dec-17	\$1,520,000	Small multifamily	4	3,000	\$507	No
1806 59 St	17-Nov-17	\$1,508,000	Small multifamily	4	2,800	\$539	No
6725 Colonial Rd	2-Nov-17	\$1,500,000	Small multifamily	3	3,400	\$441	No
630 40 St	6-Oct-17	\$1,500,000	Small multifamily	3	3,540	\$424	No
1157 73 St	28-Dec-17	\$1,480,000	Small multifamily	3	2,030	\$729	No
1529 71 St	27-Dec-17	\$1,450,000	Small multifamily	3	2,520	\$575	No
218 20 St	13-Nov-17	\$1,425,000	Small multifamily	3	2,208	\$645	No
1756 63 St	28-Nov-17	\$1,398,000	Small multifamily	6	4,824	\$290	No
6606 10 Ave	1-Nov-17	\$1,389,000	Small multifamily	6	4,800	\$289	No
203 29 St	6-Dec-17	\$1,375,000	Small multifamily	3	2,361	\$582	No
466 54 St	6-Nov-17	\$1,350,000	Small multifamily	7	2,700	\$500	No
930 40 St	3-Oct-17	\$1,335,000	Small multifamily	4	2,600	\$513	No
340 41 St	6-Nov-17	\$1,325,000	Small multifamily	3	3,000	\$442	No
909 46 St	29-Nov-17	\$1,321,500	Small multifamily	3	2,680	\$493	No
2130 82 St	21-Nov-17	\$1,320,000	Small multifamily	3	3,020	\$437	No
8746 17 Ave	23-Oct-17	\$1,300,000	Small multifamily	3	4,194	\$310	No



The RATNER Team Market Report

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

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
1735 74 St	10-Oct-17	\$1,290,000	Small multifamily	3	2,048	\$630	No
150 Bay 22 St	22-Dec-17	\$1,250,000	Small multifamily	6	3,600	\$347	No
2068 77 St	21-Dec-17	\$1,250,000	Small multifamily	6	5,775	\$216	No
632 73 St	28-Dec-17	\$1,230,000	Small multifamily	6	4,920	\$250	No
274 73 St	27-Oct-17	\$1,230,000	Small multifamily	6	3,780	\$325	No
454 44 St	28-Nov-17	\$1,210,000	Small multifamily	3	2,688	\$450	No
7116 15 Ave	15-Dec-17	\$1,200,000	Small multifamily	3	3,300	\$364	No
5720 6 Ave	14-Dec-17	\$1,180,000	Small multifamily	3	3,105	\$380	No
338 44 St	9-Nov-17	\$1,150,000	Small multifamily	6	4,500	\$256	No
1921 68 St	16-Nov-17	\$1,125,000	Small multifamily	4	3,510	\$321	No
212 33 St	15-Dec-17	\$1,120,000	Small multifamily	3	2,142	\$523	No
1748 63 St	5-Dec-17	\$1,100,000	Small multifamily	6	4,824	\$228	No
1338 47 St	26-Oct-17	\$999,500	Small multifamily	3	3,150	\$317	No
929 60 St	13-Nov-17	\$990,000	Small multifamily	3	1,860	\$532	No
196 Bay 19 St	9-Nov-17	\$980,000	Small multifamily	3	2,508	\$391	No
332 39 St	1-Nov-17	\$980,000	Small multifamily	3	1,440	\$681	No
730 4 Ave	17-Nov-17	\$773,000	Small multifamily	4	4,000	\$193	No
8101 5 Ave	5-Oct-17	\$750,000	Small multifamily	5	4,051	\$185	No
1067 39 St	27-Nov-17	\$485,000	Small multifamily	6	3,900	\$124	No
8845 17 Ave	31-Oct-17	\$460,000	Small multifamily	3	2,112	\$218	No
1050 40 St	2-Nov-17	\$440,000	Small multifamily	3	2,034	\$216	No
424 39 St	28-Nov-17	\$180,000	Small multifamily	6	3,684	\$49	No



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental 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

o: 718-747-8215 | 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

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



The RATNER Team Market Report

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



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	

www.BrooklynMade.Blog/vendors





THE BROOKLYN MADE REAL ESTATE SHOW

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

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.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

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