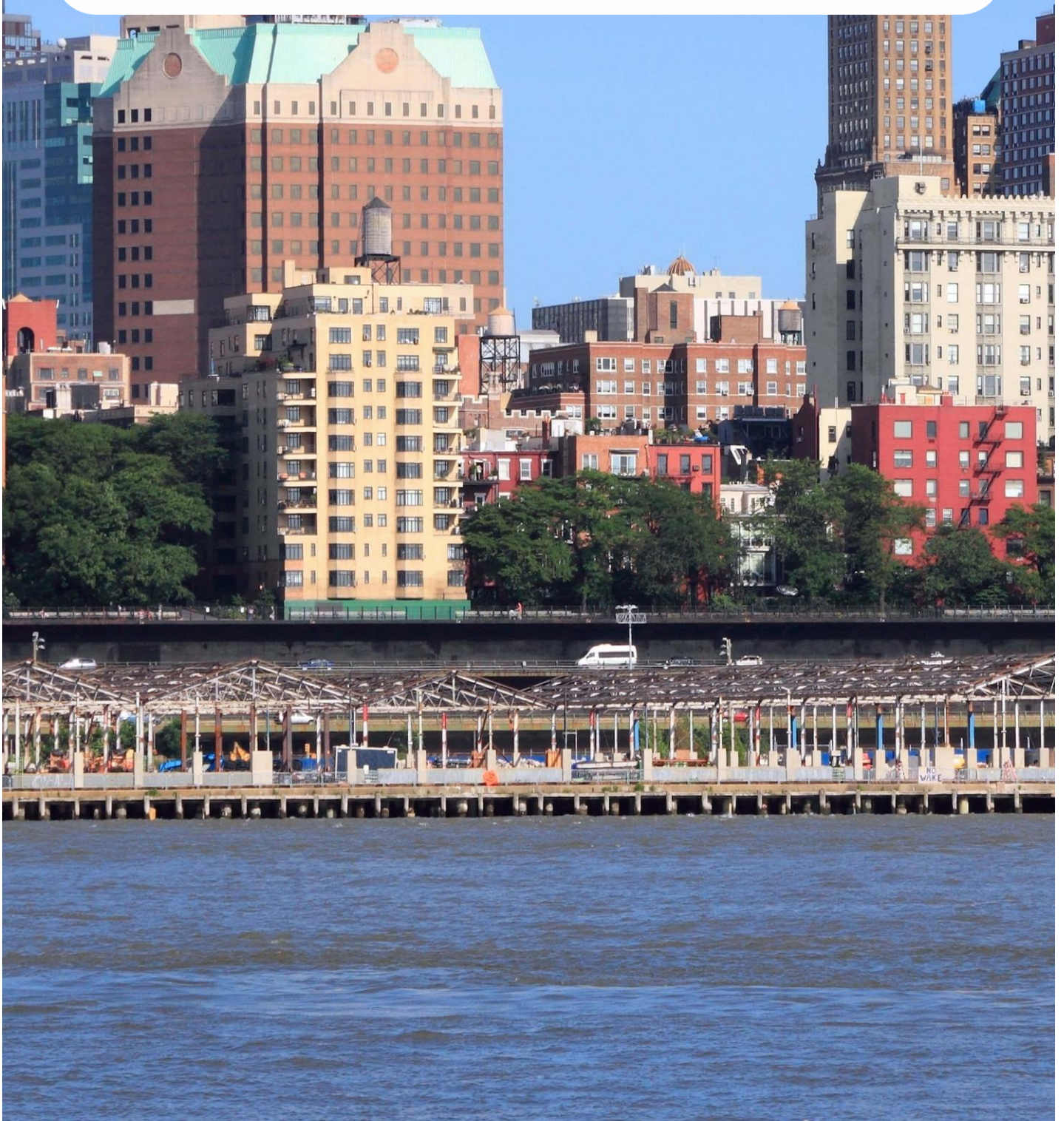


WILLIAMSBURG

A quarterly analysis of multifamily sales
in Williamsburg, Brooklyn

3rd Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 3rd Quarter 2018

Williamsburg, Brooklyn

SUMMARY

SALES VOLUME

\$62.7M

7% YoY

NO. OF TRANSACTIONS

21

-5% YoY

AVERAGE PRICE/UNIT

\$468K

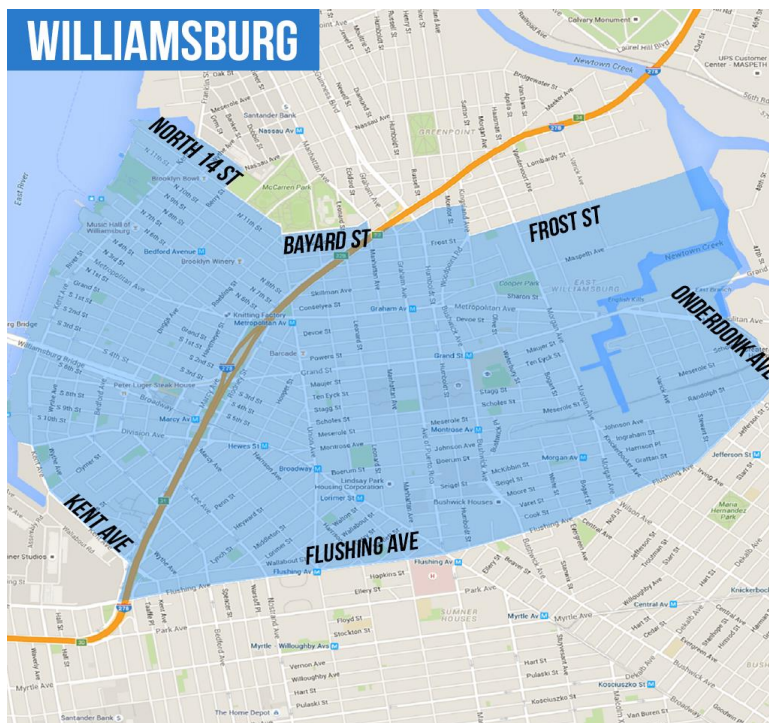
1% YoY

AVERAGE PRICE/SQ.FT.

\$614

5% YoY

NEIGHBORHOOD BOUNDARIES

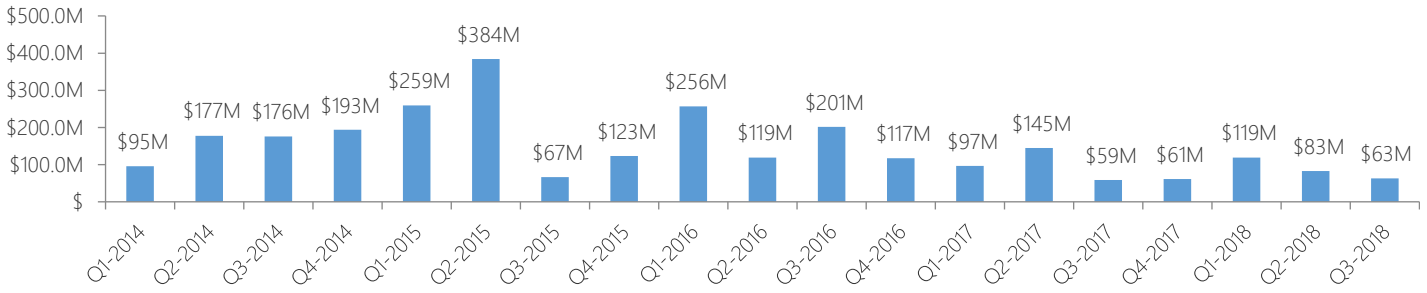


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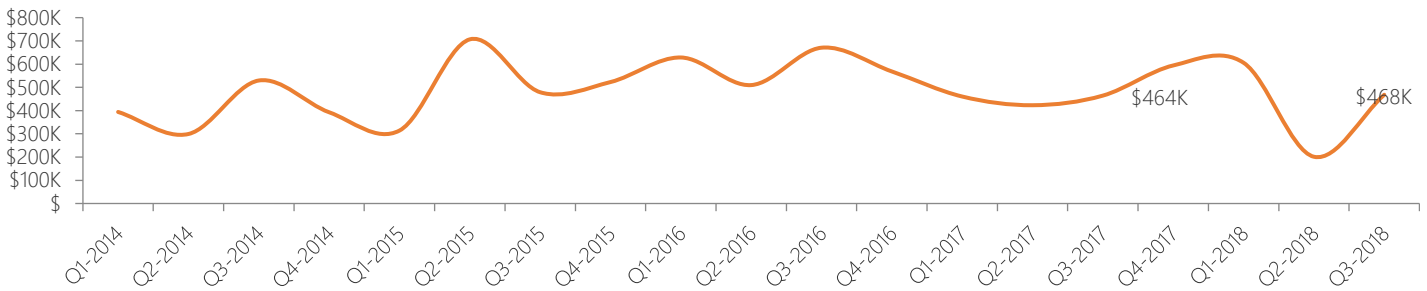
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MULTIFAMILY STATS

Sales Volume

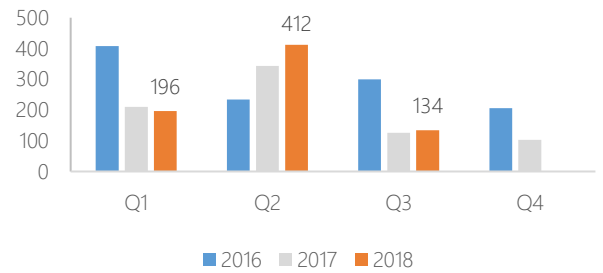


Average Sale Price per Unit



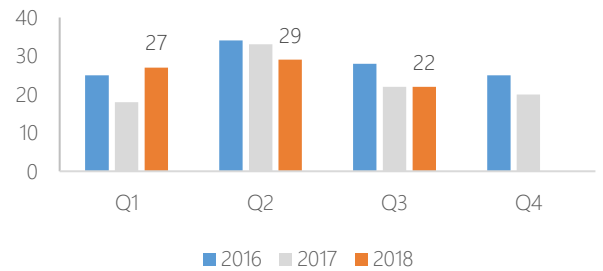
Number of Units Sold

Quarter	2016	2017	2018
Q1	408	210	196
Q2	234	343	412
Q3	300	126	134
Q4	206	103	



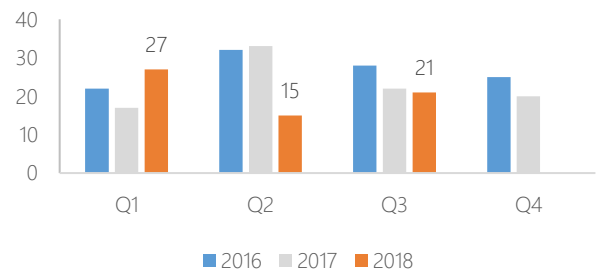
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	25	18	27
Q2	34	33	29
Q3	28	22	22
Q4	25	20	

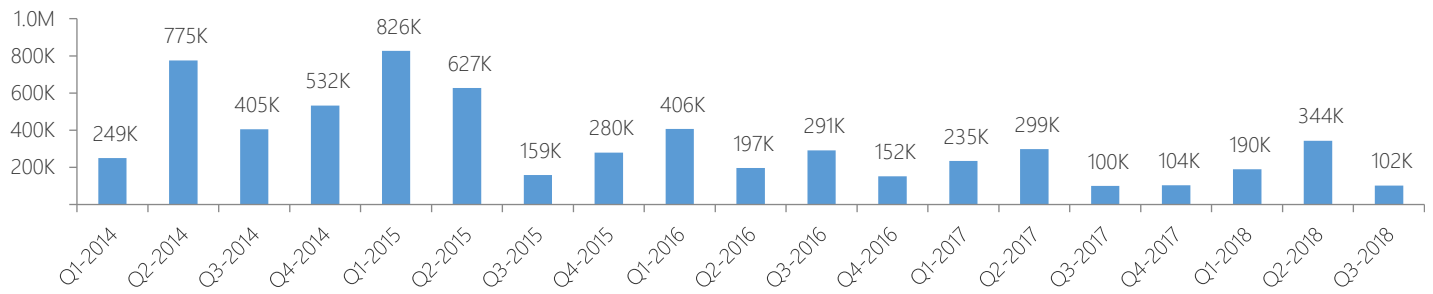


Number of Transactions

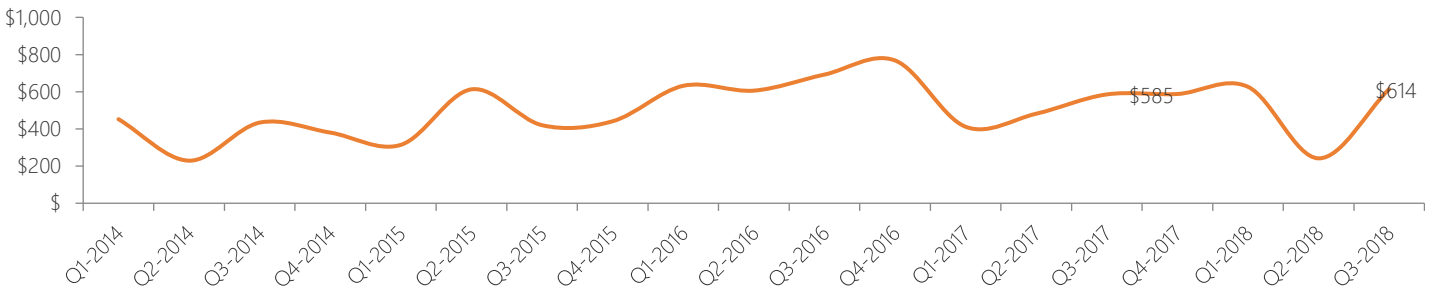
Quarter	2016	2017	2018
Q1	22	17	27
Q2	32	33	15
Q3	28	22	21
Q4	25	20	



Total Sq. Ft.



Average Sale Price per Square Foot

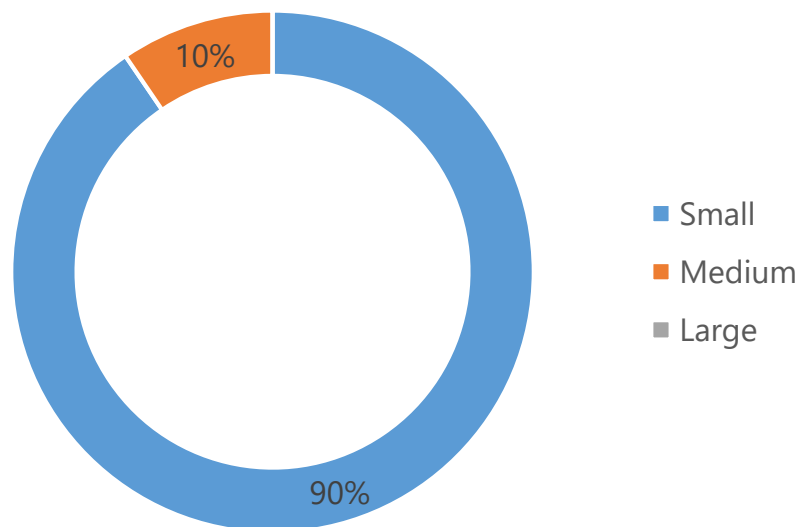


MULTIFAMILY SIZE

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	\$462,801	2%	\$574	10%	\$47,205,718	19	20	102
Medium	\$485,156	-2%	\$783	-11%	\$15,525,000	2	2	32
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
390 S Second St	1-Aug-18	\$12,225,000	Medium multifamily	19	13,826	\$884	No
433 Wythe Ave	9-Jul-18	\$6,600,000	Small multifamily	8	4,400	\$750	Yes
431 Wythe Ave	9-Jul-18	\$6,600,000	Small multifamily	8	4,400	\$750	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
313 S Fourth St	9-Jul-18	\$3,300,000	Medium multifamily	13	6,000	\$550	No
319 S Fifth St	23-Aug-18	\$3,195,000	Small multifamily	4	3,280	\$974	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
72 Conselyea St	6-Sep-18	\$2,600,000	Small multifamily	3	3,040	\$855	No
75 Jackson St	22-Aug-18	\$2,400,000	Small multifamily	5	2,880	\$833	No
250 Manhattan Ave	6-Sep-18	\$2,300,000	Small multifamily	9	10,637	\$216	No
42 Devoe St	25-Jul-18	\$2,213,699	Small multifamily	3	2,571	\$861	No
832 Metropolitan Ave	3-Jul-18	\$2,100,000	Small multifamily	3	2,316	\$907	No
318 Humboldt St	7-Aug-18	\$1,988,431	Small multifamily	7	5,000	\$398	No
147 Powers St	26-Jul-18	\$1,905,000	Small multifamily	3	2,625	\$726	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
69 Bushwick Ave	29-Aug-18	\$1,650,000	Small multifamily	6	3,312	\$498	No
274 Penn St	20-Aug-18	\$800,000	Small multifamily	3	2,490	\$321	No
158 Heyward St	31-Jul-18	\$513,000	Small multifamily	3	2,322	\$221	No
188-190 Grand St	13-Aug-18	\$455,588	Small multifamily	4	7,500	\$61	No



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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
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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