

BAY RIDGE

A quarterly analysis of multifamily sales
in Bay Ridge, Brooklyn

1st Quarter 2018

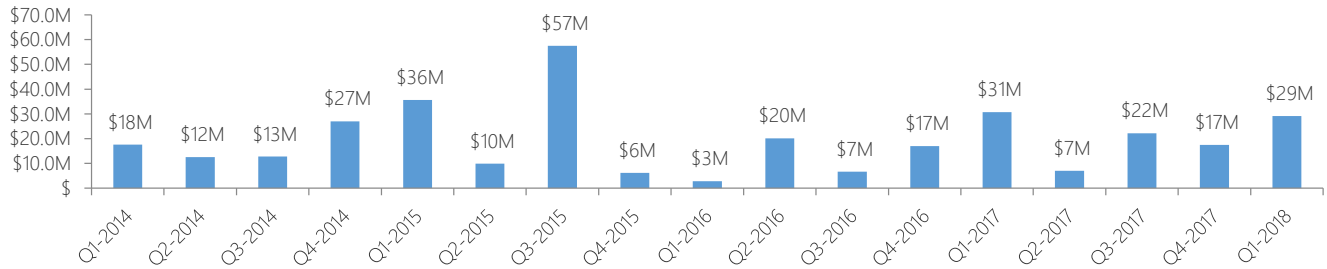


The RATNER Team Market Report

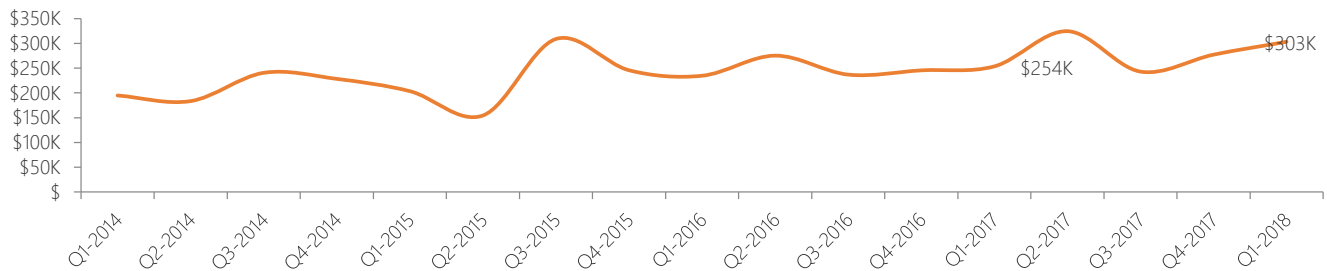
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MULTIFAMILY STATS

Sales Volume

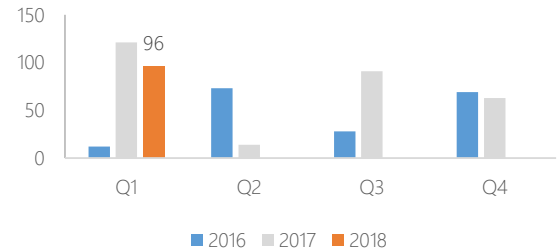


Average Sale Price per Unit



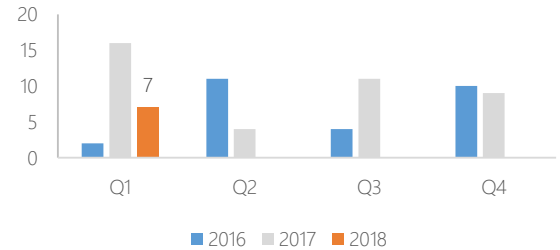
Number of Units Sold

Quarter	2016	2017	2018
Q1	12	121	96
Q2	73	14	
Q3	28	91	
Q4	69	63	



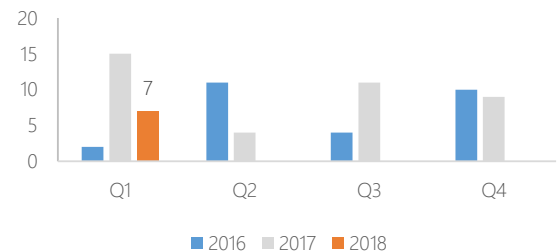
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	2	16	7
Q2	11	4	
Q3	4	11	
Q4	10	9	

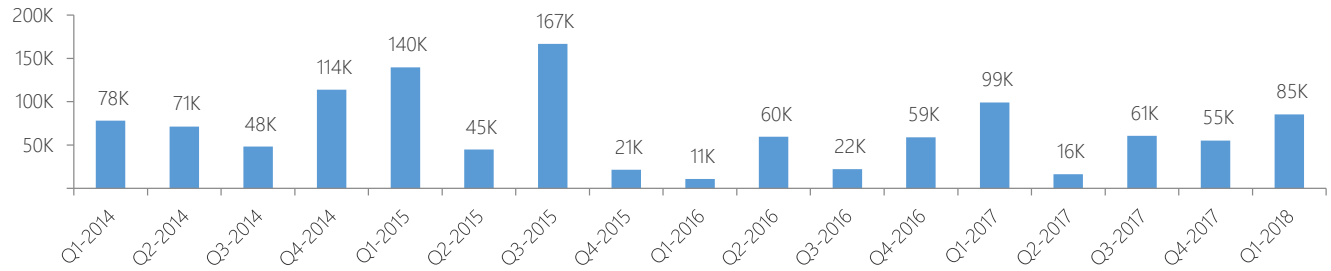


Number of Transactions

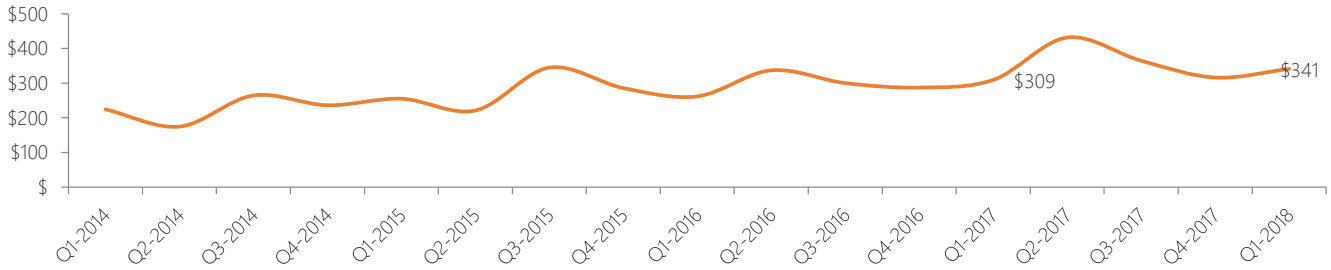
Quarter	2016	2017	2018
Q1	2	15	7
Q2	11	4	
Q3	4	11	
Q4	10	9	



Total Sq. Ft.



Average Sale Price per Square Foot

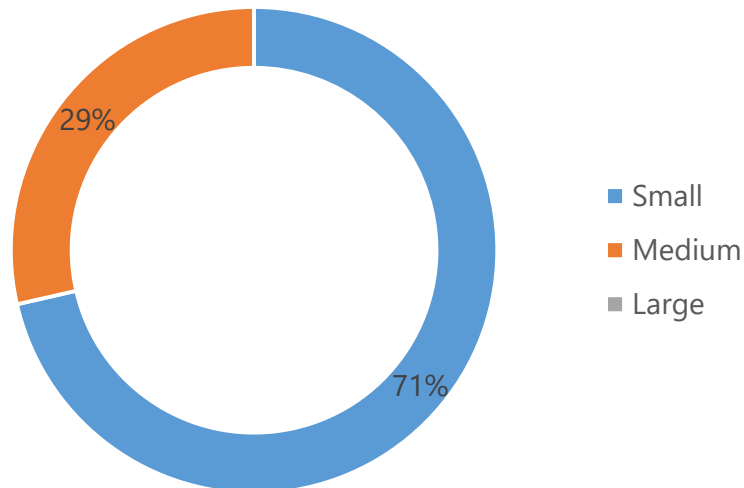


MULTIFAMILY SIZE

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	\$393,500	33%	\$412	29%	\$7,870,000	5	5	20
Medium	\$279,605	29%	\$321	7%	\$21,250,000	2	2	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 74 St	22-Feb-18	\$12,550,000	Medium multifamily	46	41,760	\$301	No
101 Marine Ave	16-Mar-18	\$8,700,000	Medium multifamily	30	24,480	\$355	No
457 68 St	29-Jan-18	\$1,750,000	Small multifamily	6	5,175	\$338	No
548 79 St	8-Jan-18	\$1,720,000	Small multifamily	3	3,030	\$568	No
9425 5 Ave	29-Jan-18	\$1,700,000	Small multifamily	5	4,576	\$372	No
470 Bay Ridge Ave	26-Feb-18	\$1,380,000	Small multifamily	3	3,042	\$454	No
465 Bay Ridge Ave	10-Jan-18	\$1,320,000	Small multifamily	3	3,300	\$400	No



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THE RATNER TEAM



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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

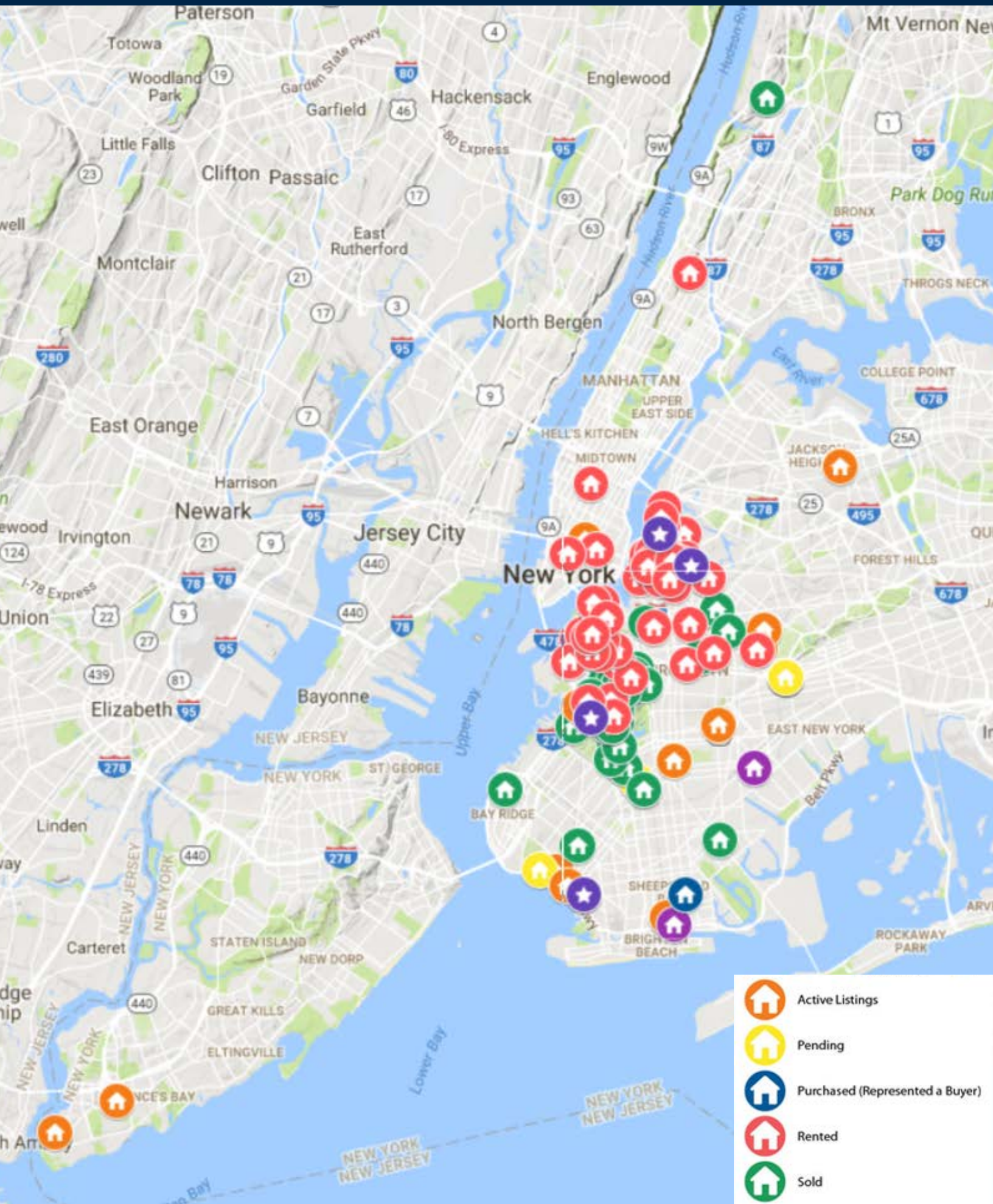
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

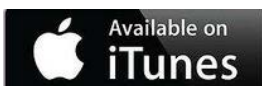
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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.

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