BENSONHURST

A quarterly analysis of multifamily sales in Bensonhurst, Brooklyn

2nd Quarter 2018

The RATNER Team Market Report
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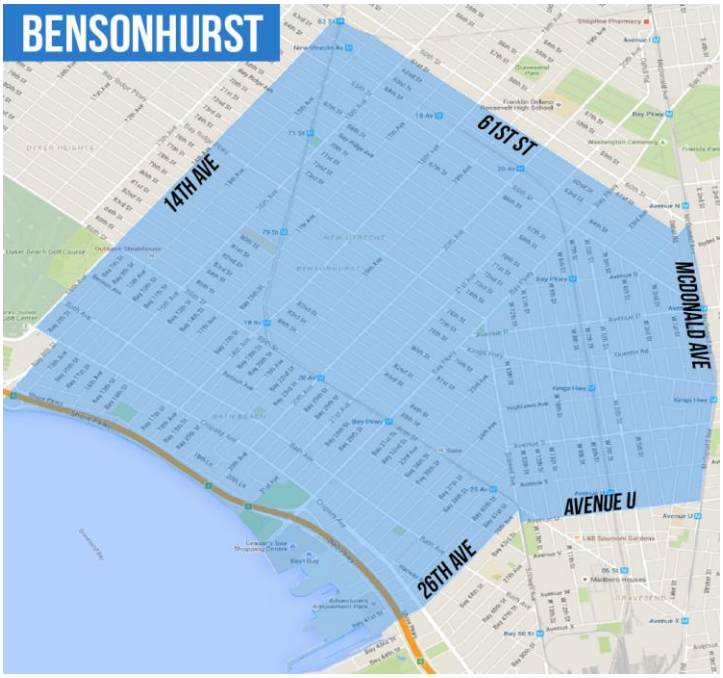
Multifamily Market Report, 2nd Quarter 2018

Bensonhurst, Brooklyn

SUMMARY

SALES VOLUME	NO. OF TRANSACTIONS	AVERAGE PRICE/UNIT	AVERAGE PRICE/SQ.FT.
$25.1M	18	$282K	$329
6% YoY	0% YoY	-28% YoY	-21% YoY

NEIGHBORHOOD BOUNDARIES



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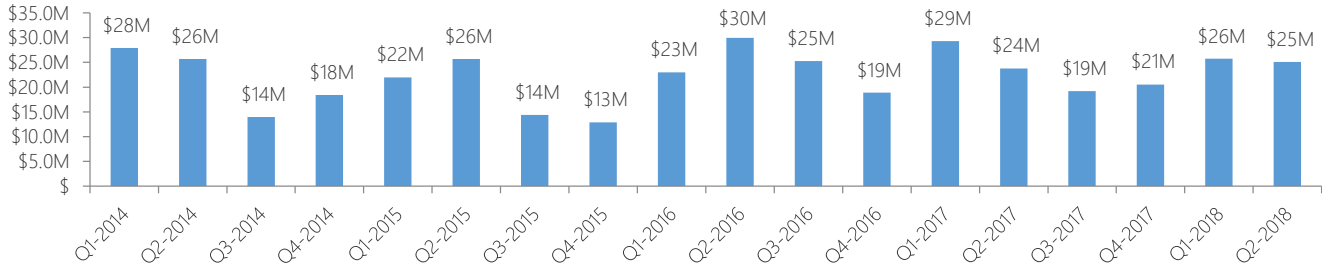
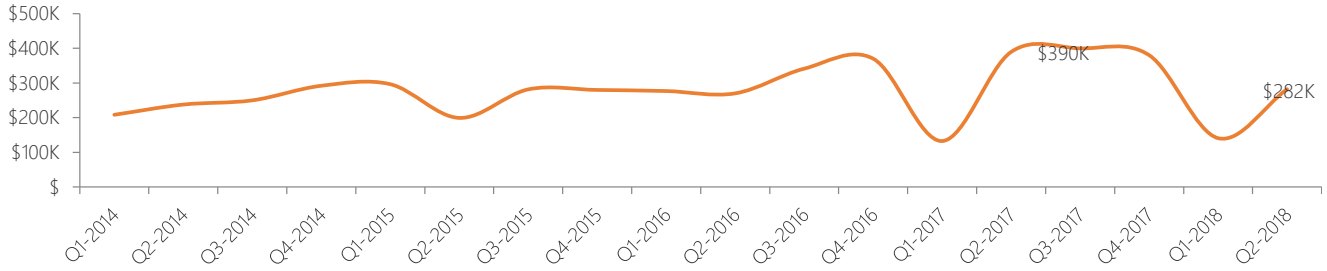
MULTIFAMILY STATS

Sales Volume

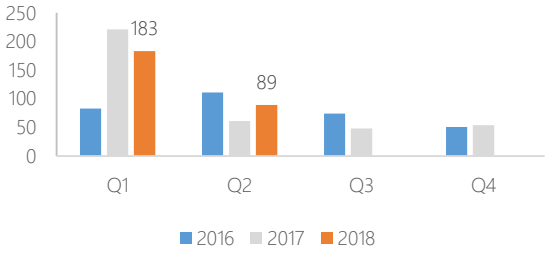


Average Sale Price per Unit



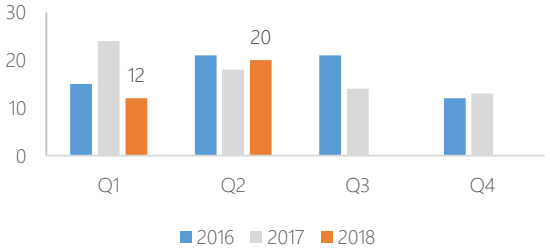
Number of Units Sold

Quarter	2016	2017	2018
Q1	83	221	183
Q2	111	61	89
Q3	74	48	
Q4	51	54	



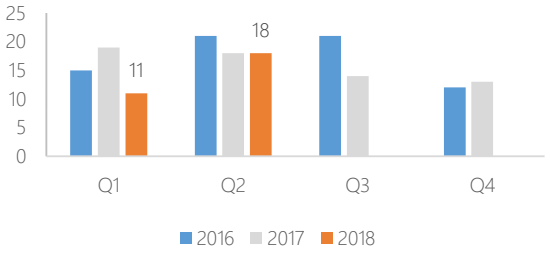
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	15	24	12
Q2	21	18	20
Q3	21	14	
Q4	12	13	

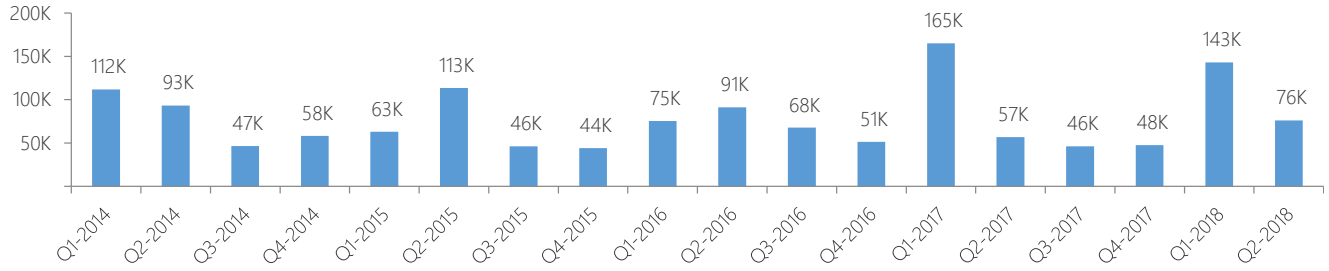


Number of Transactions

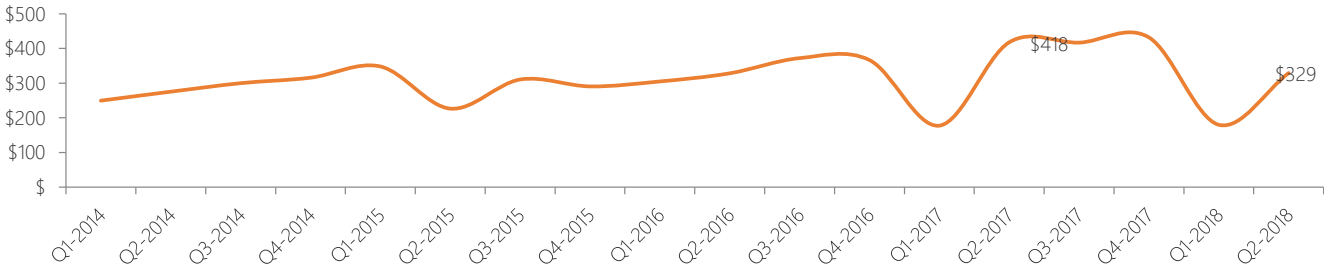
Quarter	2016	2017	2018
Q1	15	19	11
Q2	21	18	18
Q3	21	14	
Q4	12	13	



Total Sq. Ft.



Average Sale Price per Square Foot

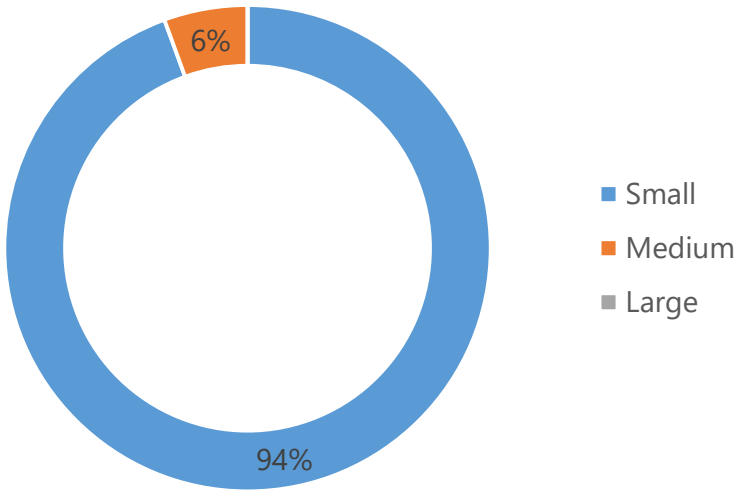


MULTIFAMILY SIZE

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	$298,671	-23%	$337	-19%	$21,803,000	17	19	73
Medium	$205,625	-	$285	-	$3,290,000	1	1	16
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
1751 85th St	14-Jun-18	$3,290,000	Medium multifamily	16	11,556	$285	No
1762 78th St	23-May-18	$2,000,000	Small multifamily	4	3,237	$215	Yes
1748 71st St	23-May-18	$2,000,000	Small multifamily	4	3,000	$215	Yes
1754 66th St	25-Jun-18	$1,820,000	Small multifamily	4	3,157	$576	No
1444 W Eighth St	30-Apr-18	$1,820,000	Small multifamily	6	5,280	$345	No
1406 Bay Ridge Pkwy	9-May-18	$1,700,000	Small multifamily	3	3,576	$475	No
6911 14th Ave	14-Jun-18	$1,660,000	Small multifamily	6	6,000	$277	No
1772 74th St	29-May-18	$1,600,000	Small multifamily	3	2,480	$645	No
2118 83rd St	18-Jun-18	$1,510,000	Small multifamily	3	3,120	$484	No
1749 71st St	21-May-18	$1,450,000	Small multifamily	4	3,000	$483	No
1431 68th St	23-Apr-18	$1,388,000	Small multifamily	3	3,480	$399	No
1680 84th St	11-Jun-18	$1,290,000	Small multifamily	4	3,000	$430	No
1837 74th St	5-Apr-18	$1,200,000	Small multifamily	3	2,000	$600	No
1918 Bay Ridge Pkwy	14-Jun-18	$1,090,000	Small multifamily	6	5,364	$203	No
1588 Dahill Rd	10-Apr-18	$925,000	Small multifamily	3	3,400	$272	No
7011 19th Ave	27-Jun-18	$750,000	Small multifamily	3	2,720	$276	No
1856 85th St	10-Apr-18	$700,000	Small multifamily	3	1,781	$393	No
7118 15th Ave	25-Jun-18	$600,000	Small multifamily	3	3,400	$176	No
1644 66th St	12-Apr-18	$300,000	Small multifamily	4	3,600	$83	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 own 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, knowledgable and kept us informed throughout the proccess. 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 then 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 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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Warren Lewis Sotheby's International Realty

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