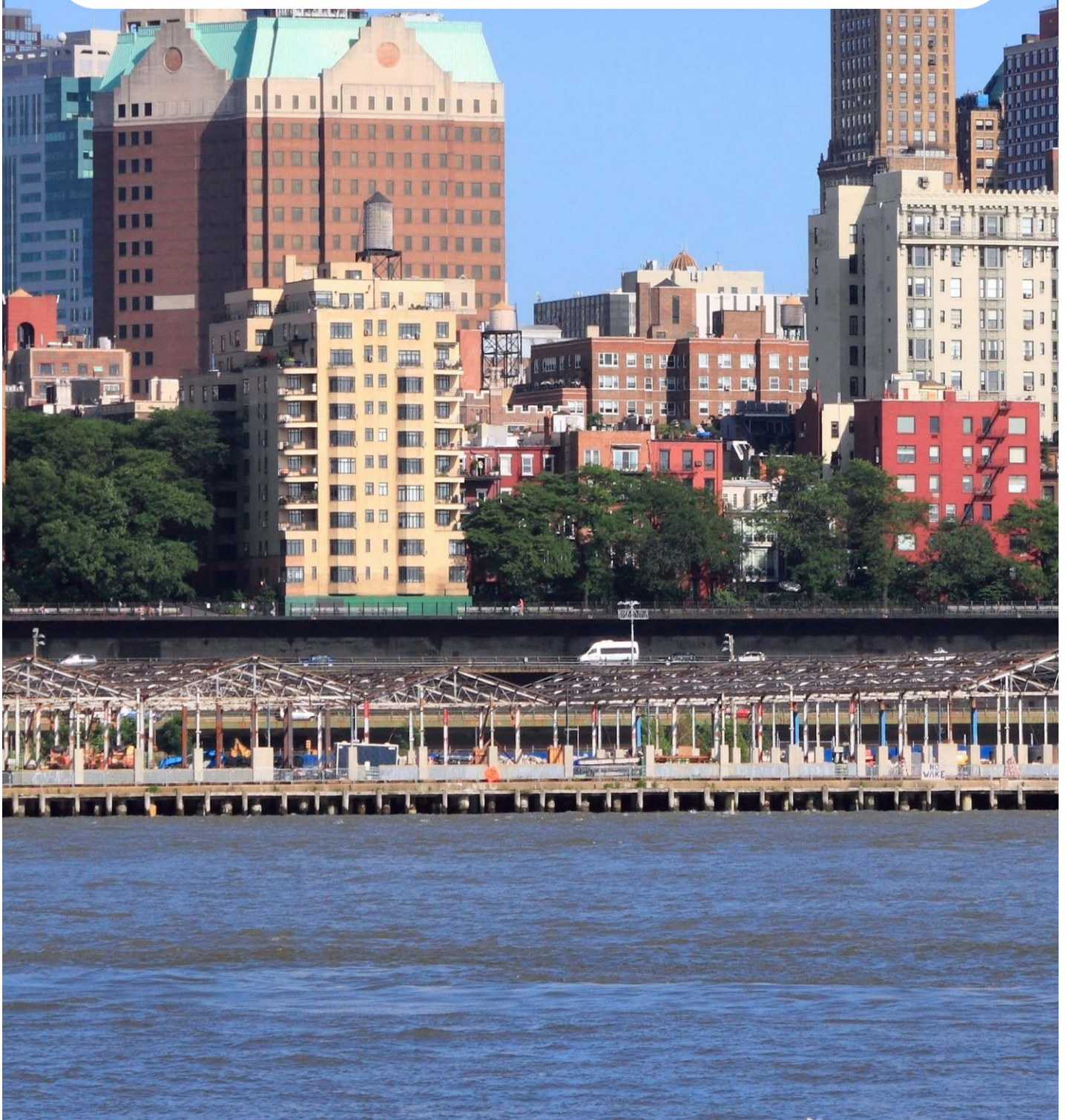


BUSHWICK

A quarterly analysis of multifamily sales
in Bushwick, Brooklyn

4th Quarter 2018



The RATNER Team Market Report

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

Multifamily Market Report, 4th Quarter 2018

Bushwick, Brooklyn

SUMMARY

SALES VOLUME

\$39.5M

-34% YoY

NO. OF TRANSACTIONS

29

-40% YoY

AVERAGE PRICE/UNIT

\$302K

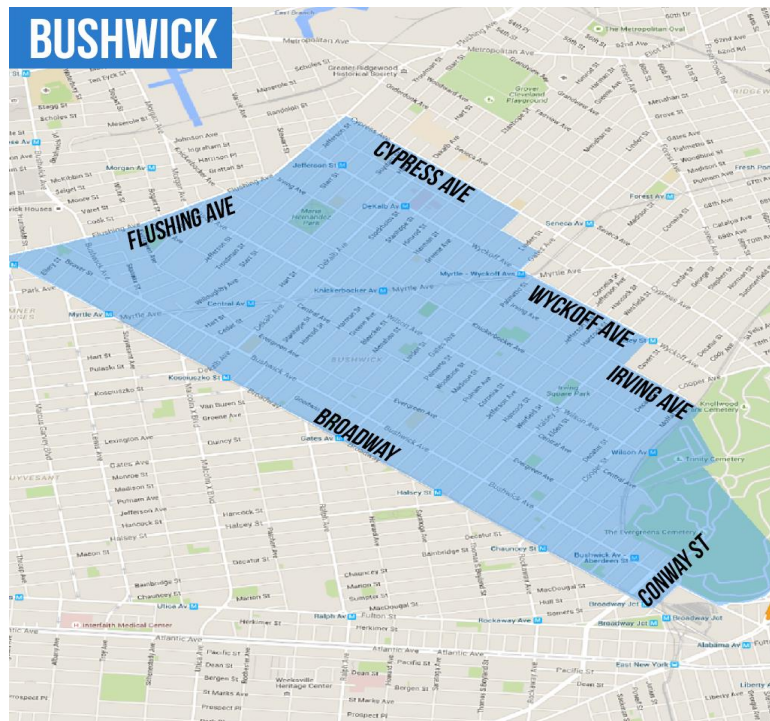
17% YoY

AVERAGE PRICE/SQ.FT.

\$317

14% YoY

NEIGHBORHOOD BOUNDARIES

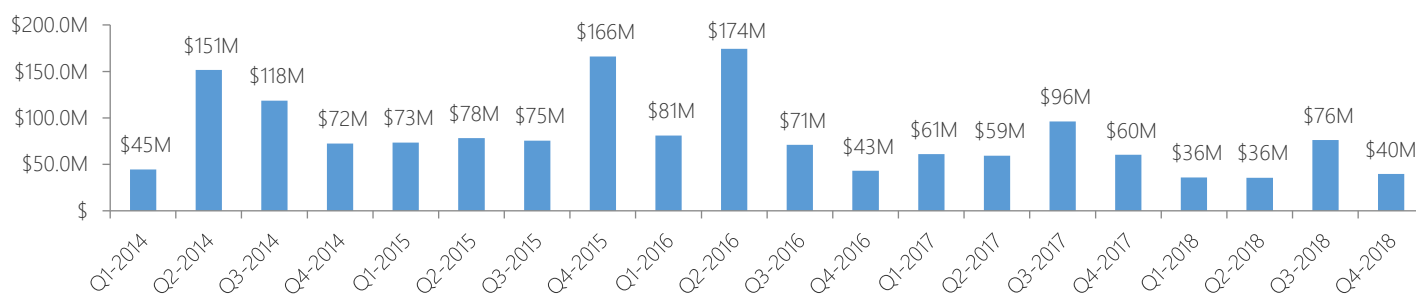


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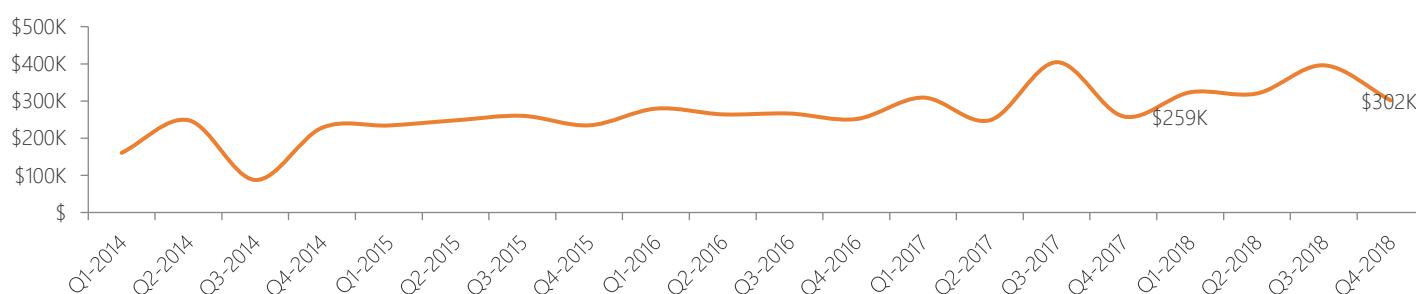
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MULTIFAMILY STATS

Sales Volume

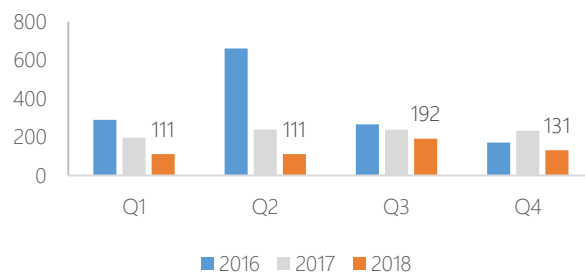


Average Sale Price per Unit



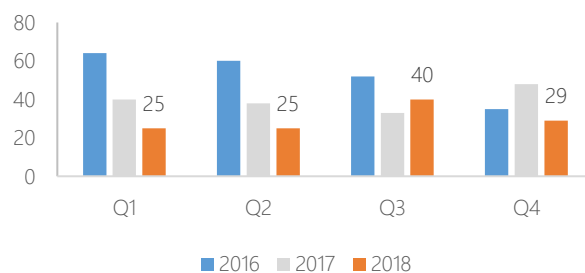
Number of Units Sold

Quarter	2016	2017	2018
Q1	290	197	111
Q2	660	239	111
Q3	266	238	192
Q4	171	233	131



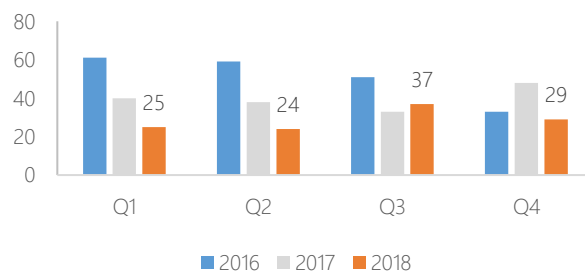
Number of Buildings Sold

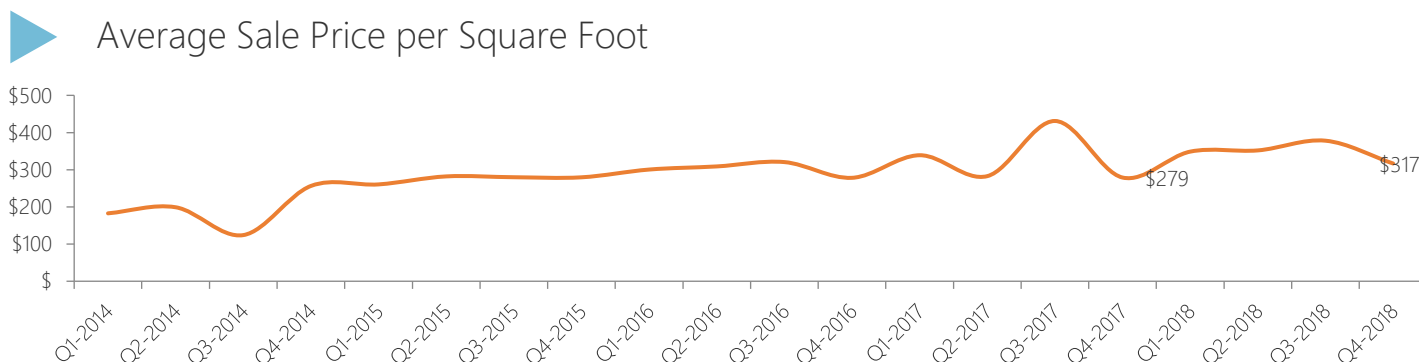
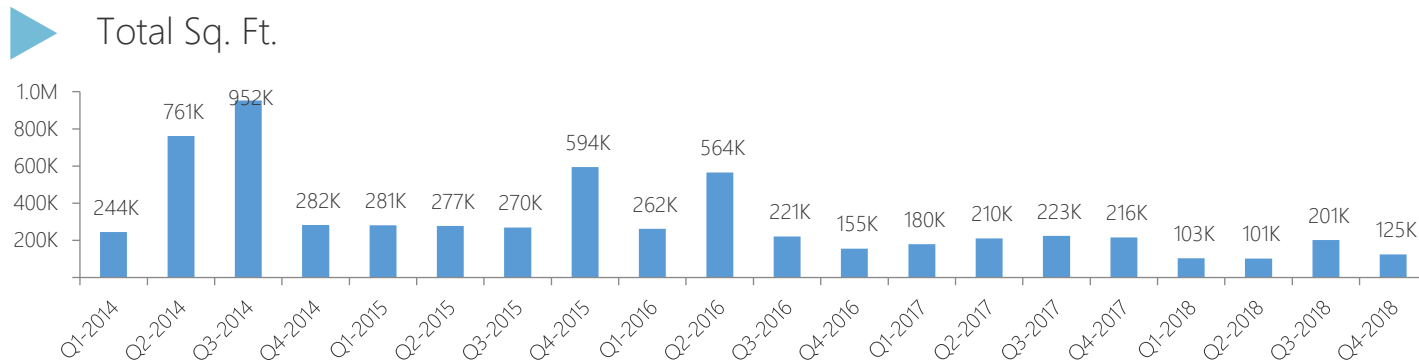
Quarter	2016	2017	2018
Q1	64	40	25
Q2	60	38	25
Q3	52	33	40
Q4	35	48	29



Number of Transactions

Quarter	2016	2017	2018
Q1	61	40	25
Q2	59	38	24
Q3	51	33	37
Q4	33	48	29



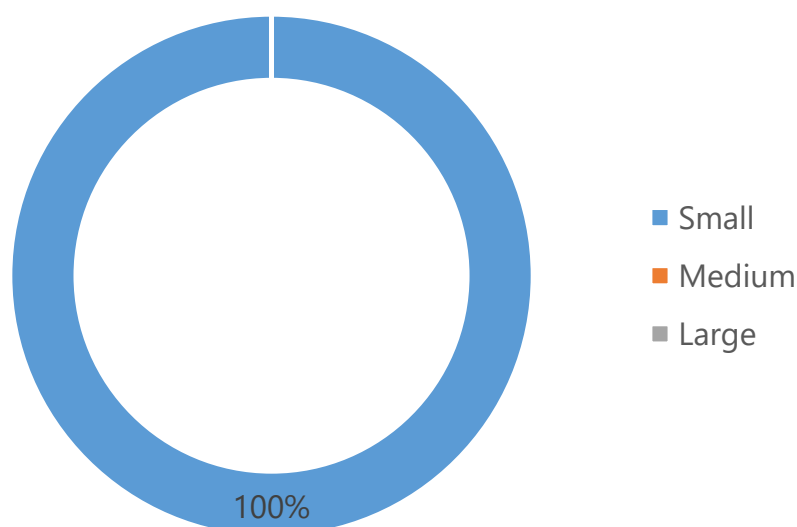


MULTIFAMILY SIZE

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	\$301,678	9%	\$317	3%	\$39,519,841	29	29	131
Medium	-	-	-	-	\$0	0	0	0
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
888 Flushing Ave	7-Nov-18	\$3,825,000	Small multifamily	8	7,000	\$546	No
307 Jefferson St	30-Nov-18	\$3,300,000	Small multifamily	8	6,500	\$508	No
1062 Halsey St	29-Nov-18	\$2,945,000	Small multifamily	6	3,276	\$899	No
1501 Broadway	12-Oct-18	\$2,200,000	Small multifamily	5	8,500	\$259	No
1231 Broadway	3-Oct-18	\$1,950,000	Small multifamily	4	9,000	\$217	No
1476 Myrtle Ave	28-Dec-18	\$1,800,000	Small multifamily	6	4,200	\$429	No
291 Evergreen Ave	18-Dec-18	\$1,790,000	Small multifamily	5	4,125	\$434	No
418 Suydam St	8-Nov-18	\$1,633,841	Small multifamily	6	4,725	\$346	No
627 Wilson Ave	18-Dec-18	\$1,610,000	Small multifamily	5	6,006	\$268	No
1420 Dekalb Ave	30-Oct-18	\$1,600,000	Small multifamily	6	4,350	\$368	No
1384 Greene Ave	6-Nov-18	\$1,500,000	Small multifamily	6	4,275	\$351	No
229 Wyckoff Ave	11-Oct-18	\$1,450,000	Small multifamily	6	4,875	\$297	No
113 Moffat St	12-Dec-18	\$1,350,000	Small multifamily	6	6,150	\$220	No
1399 Jefferson Ave	4-Dec-18	\$1,310,000	Small multifamily	3	3,300	\$397	No
294 Grove St	27-Nov-18	\$1,150,000	Small multifamily	3	3,300	\$348	No
476 Irving Ave	9-Oct-18	\$1,150,000	Small multifamily	3	3,300	\$348	No
1145 Decatur St	15-Nov-18	\$1,050,000	Small multifamily	3	2,700	\$389	No
440 Bleecker St	29-Oct-18	\$1,000,000	Small multifamily	6	5,355	\$187	No
1223 Hancock St	6-Nov-18	\$965,000	Small multifamily	3	2,700	\$357	No
1185 Jefferson Ave	30-Nov-18	\$950,000	Small multifamily	3	2,700	\$352	No
1094 Bushwick Ave	12-Oct-18	\$800,000	Small multifamily	4	1,900	\$421	No
1066 Hancock St	19-Dec-18	\$775,000	Small multifamily	3	2,880	\$269	No
1305 Gates Ave	13-Dec-18	\$750,000	Small multifamily	3	3,900	\$192	No
1525 Greene Ave	3-Dec-18	\$675,000	Small multifamily	3	3,012	\$224	No
1014 Halsey St	11-Dec-18	\$661,000	Small multifamily	3	2,360	\$280	No
1115 Putnam Ave	14-Dec-18	\$400,000	Small multifamily	3	3,000	\$133	No
1115 Jefferson Ave	18-Dec-18	\$390,000	Small multifamily	3	2,700	\$144	No
279 Schaefer St	1-Oct-18	\$350,000	Small multifamily	3	3,465	\$101	No
236 Knickerbocker Ave	2-Oct-18	\$190,000	Small multifamily	5	5,250	\$36	No



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental 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

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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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