

GRAVESEND

A quarterly analysis of multifamily sales
in Gravesend, Brooklyn

Ist Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2018

Gravesend, Brooklyn

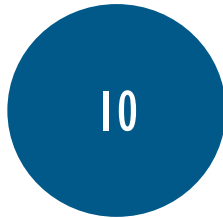
SUMMARY

SALES VOLUME



-22% YoY

NO. OF TRANSACTIONS



-41% YoY

AVERAGE PRICE/UNIT



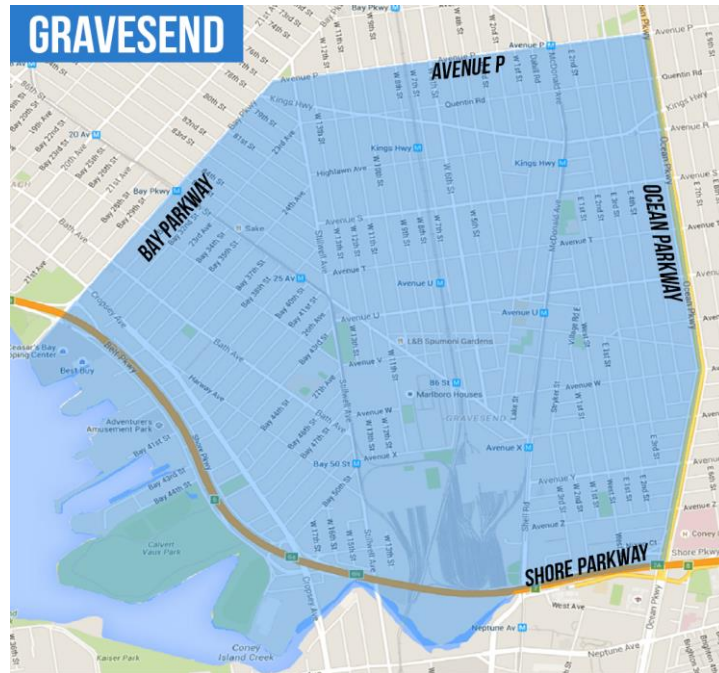
4% YoY

AVERAGE PRICE/SQ.FT.



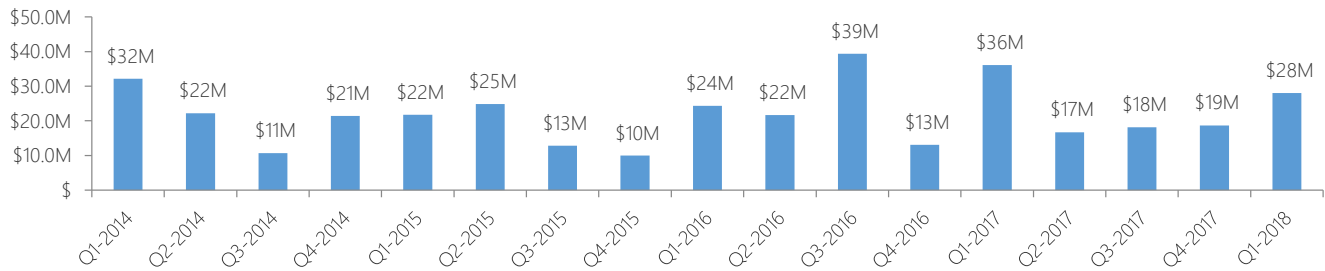
0% YoY

NEIGHBORHOOD BOUNDARIES

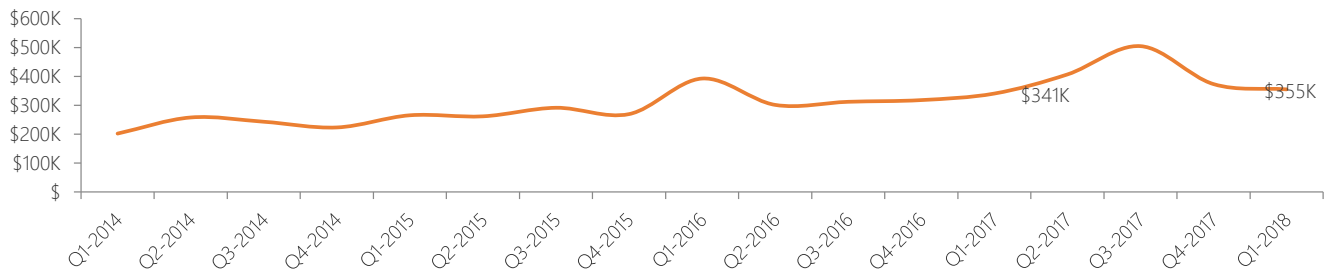


MULTIFAMILY STATS

Sales Volume

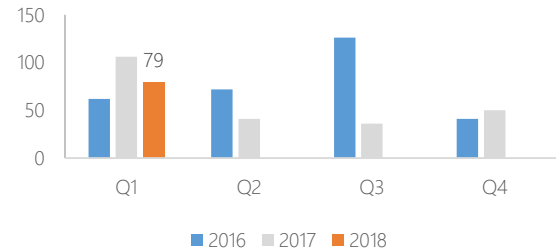


Average Sale Price per Unit



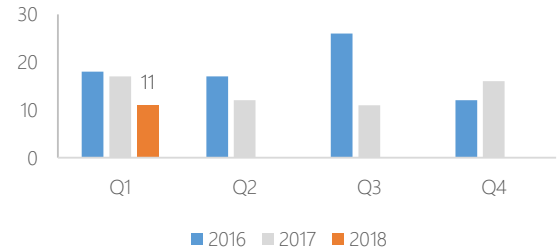
Number of Units Sold

Quarter	2016	2017	2018
Q1	62	106	79
Q2	72	41	
Q3	126	36	
Q4	41	50	



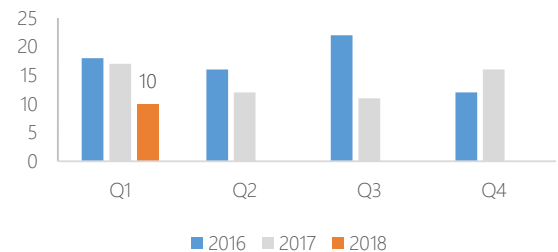
Number of Buildings Sold

Quarter	2016	2017	2018
Q1	18	17	11
Q2	17	12	
Q3	26	11	
Q4	12	16	

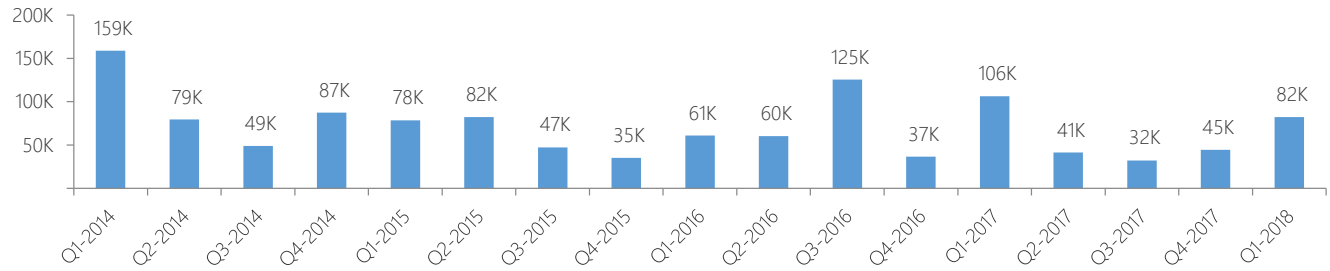


Number of Transactions

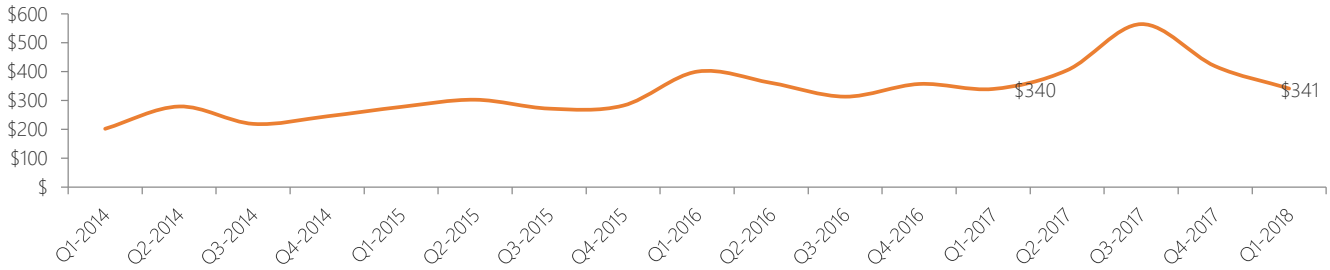
Quarter	2016	2017	2018
Q1	18	17	10
Q2	16	12	
Q3	22	11	
Q4	12	16	



Total Sq. Ft.



Average Sale Price per Square Foot

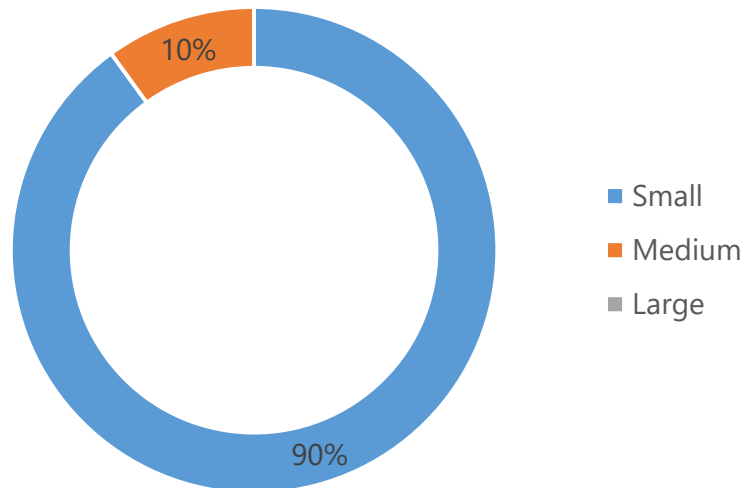


MULTIFAMILY SIZE

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	\$427,838	12%	\$433	2%	\$15,830,000	9	10	37
Medium	\$291,114	0%	\$268	3%	\$12,226,800	1	1	42
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
2302 85 St	11-Jan-18	\$12,226,800	Medium multifamily	42	45,600	\$268	No
2210 Ocean Pkwy	5-Feb-18	\$3,700,000	Small multifamily	3	2,724	\$1,358	No
1711 E 3 St	26-Mar-18	\$3,000,000	Small multifamily	6	5,865	\$270	Yes
1709 E 3 St	26-Mar-18	\$3,000,000	Small multifamily	6	5,253	\$270	Yes
44 Bay 37 St	7-Feb-18	\$1,850,000	Small multifamily	4	3,828	\$483	No
2550 E 1 St	31-Jan-18	\$1,600,000	Small multifamily	3	4,494	\$356	No
1661 W 4 St	12-Mar-18	\$1,400,000	Small multifamily	3	2,512	\$557	No
2260 83 St	22-Mar-18	\$1,300,000	Small multifamily	3	2,999	\$433	No
2325 W 1 St	19-Mar-18	\$1,100,000	Small multifamily	3	2,496	\$441	No
1736 Dahill Rd	28-Feb-18	\$980,000	Small multifamily	3	2,940	\$333	No
2345 E 2 St	15-Mar-18	\$900,000	Small multifamily	3	3,480	\$259	No



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THE RATNER TEAM



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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

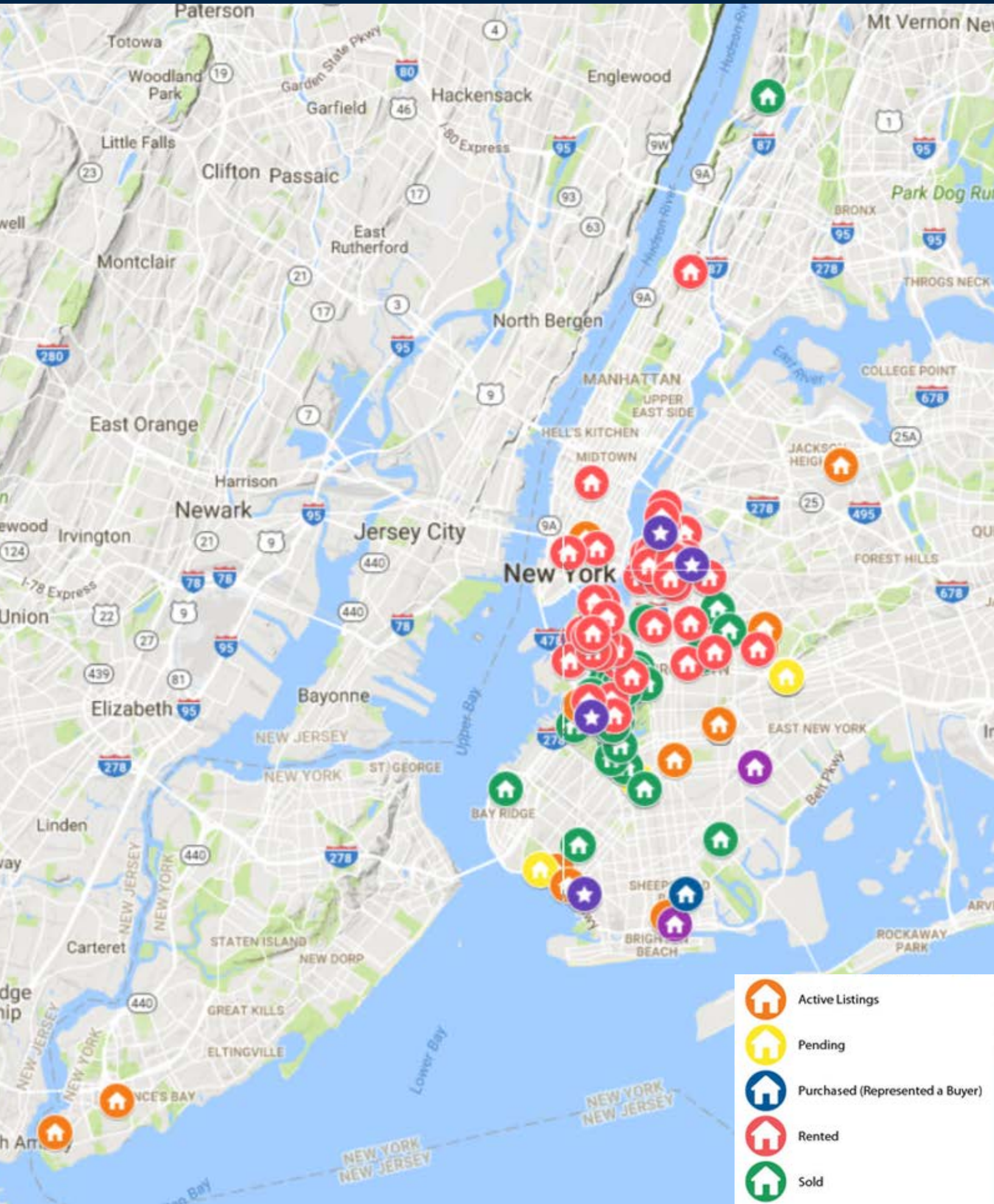
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | 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 | |

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