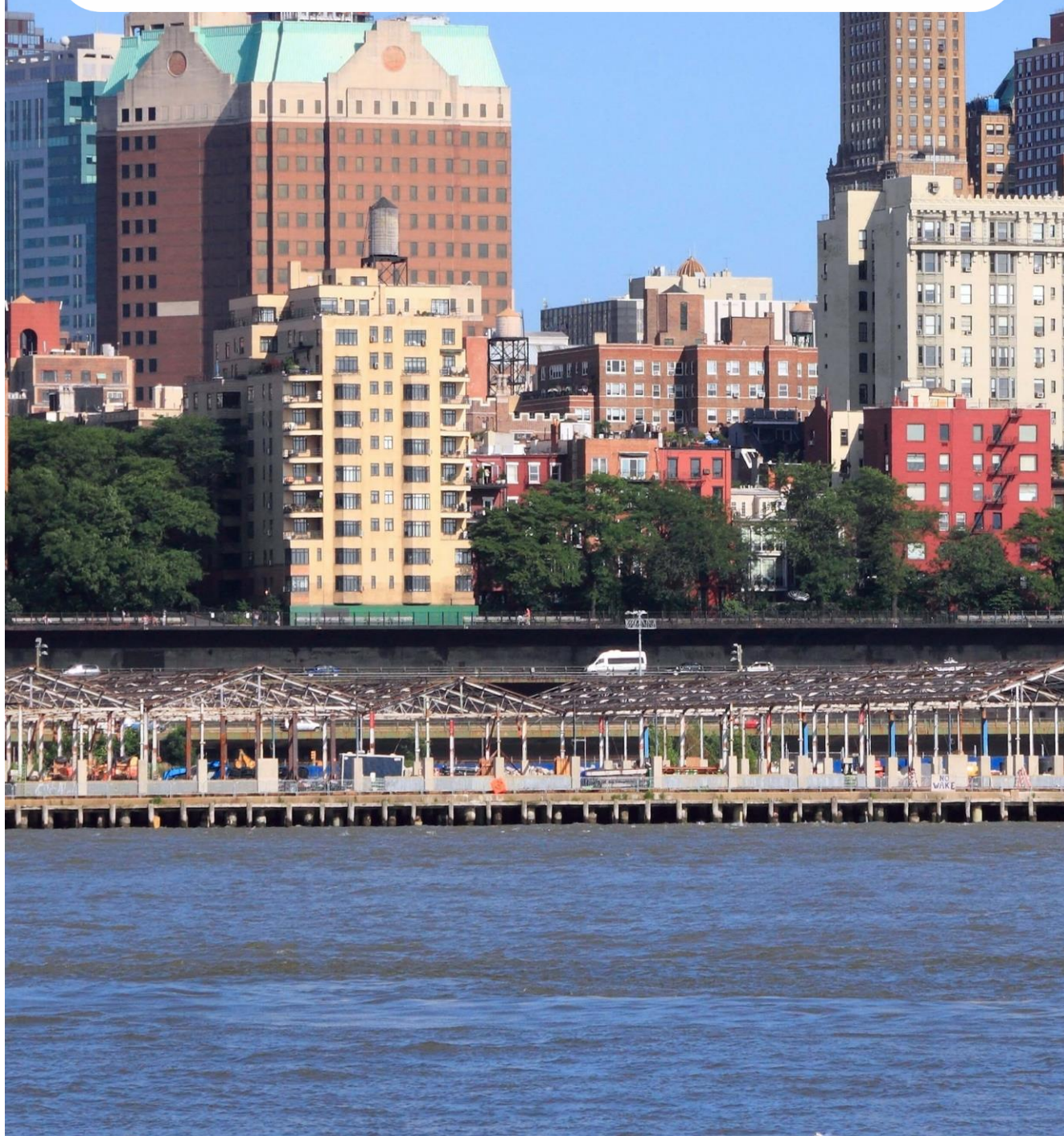


# NORTHERN BROOKLYN

A quarterly analysis of multifamily sales  
in Northern Brooklyn, Brooklyn

Ist Quarter 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

# Multifamily Market Report, 1st Quarter 2018

## Northern Brooklyn, Brooklyn

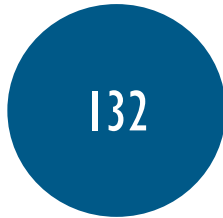
### SUMMARY

SALES VOLUME



-6% YoY

NO. OF TRANSACTIONS



3% YoY

AVERAGE PRICE/UNIT



11% YoY

AVERAGE PRICE/SQ.FT.



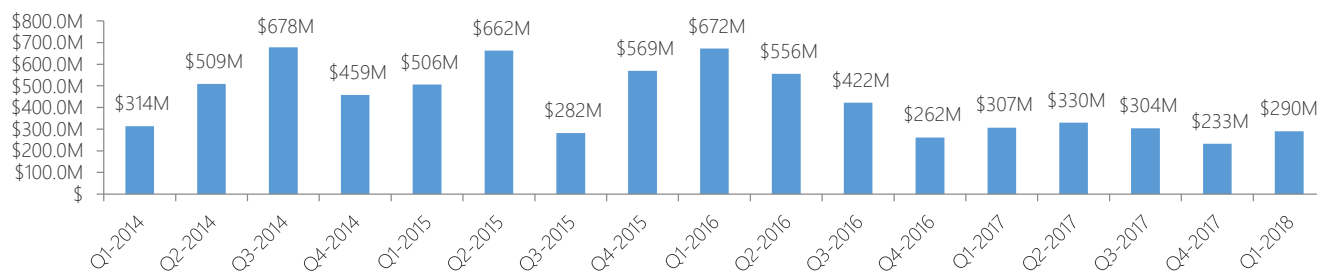
19% YoY

### NEIGHBORHOOD BOUNDARIES

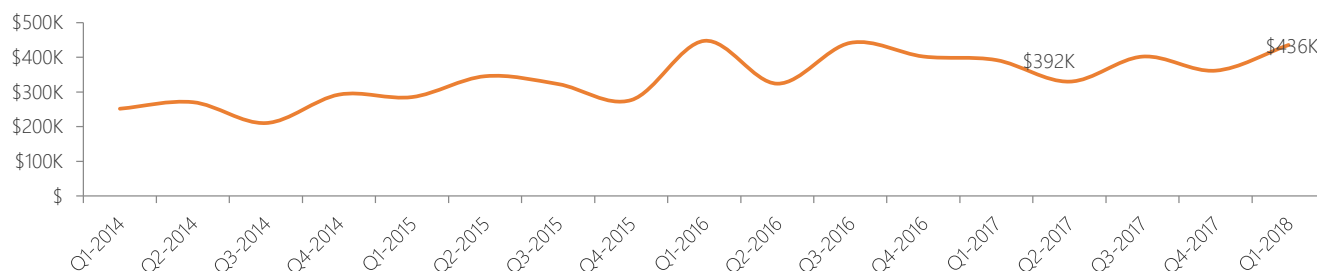


## MULTIFAMILY STATS

### Sales Volume



### Average Sale Price per Unit



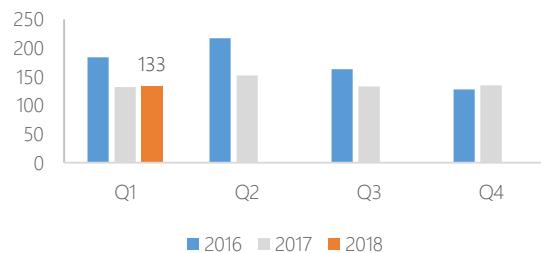
### Number of Units Sold

Quarter	2016	2017	2018
Q1	1501	784	666
Q2	1715	1001	
Q3	951	753	
Q4	650	645	



### Number of Buildings Sold

Quarter	2016	2017	2018
Q1	184	132	133
Q2	217	152	
Q3	163	133	
Q4	128	135	



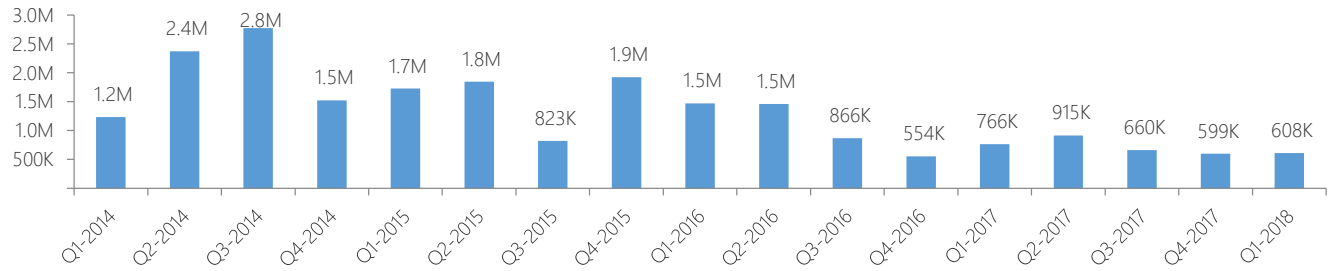
### Number of Transactions

Quarter	2016	2017	2018
Q1	177	128	132
Q2	187	143	
Q3	162	127	
Q4	126	134	

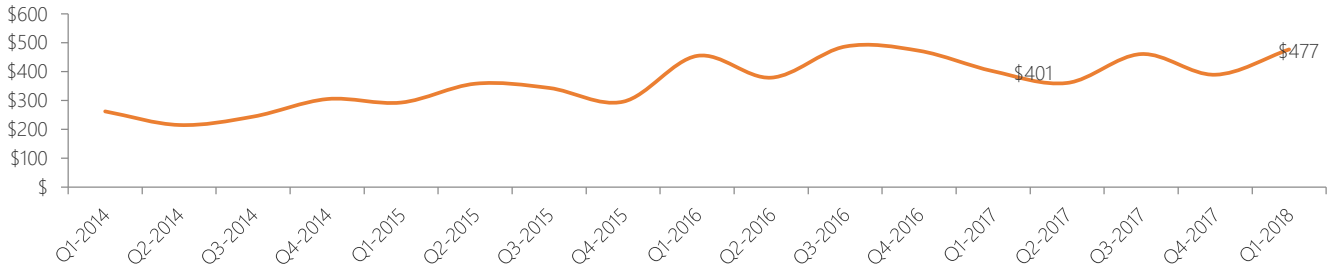




## Total Sq. Ft.



## Average Sale Price per Square Foot

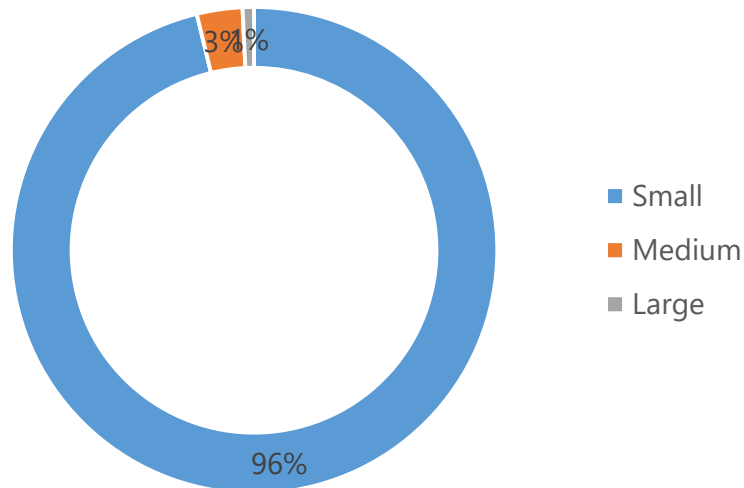


## MULTIFAMILY SIZE

### 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	\$393,532	4%	\$448	9%	\$211,720,214	127	128	538
Medium	\$478,615	47%	\$583	44%	\$35,417,500	4	4	74
Large	\$796,296	49%	\$577	56%	\$43,000,000	1	1	54

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
456 Grand St	28-Feb-18	\$43,000,000	Large multifamily	54	74,573	\$577	No
347 Berry St	29-Mar-18	\$17,500,000	Medium multifamily	24	18,619	\$940	No
759-761 Manhattan Ave	29-Jan-18	\$9,400,000	Medium multifamily	18	21,250	\$442	No
227-229 Kingsland Ave	28-Mar-18	\$5,445,000	Medium multifamily	16	11,900	\$458	No
5 Mac Donough St	1-Mar-18	\$5,150,000	Small multifamily	8	8,856	\$582	No
172 Skillman Ave	9-Mar-18	\$4,900,000	Small multifamily	8	6,326	\$775	No
238-240 N 5 St	12-Mar-18	\$4,700,000	Small multifamily	8	6,232	\$754	No
662 Madison St	21-Mar-18	\$4,310,000	Small multifamily	8	10,160	\$424	No
1215 Myrtle Ave	28-Feb-18	\$3,950,000	Small multifamily	6	7,920	\$499	No
900 Flushing Ave	11-Jan-18	\$3,500,000	Small multifamily	6	4,350	\$805	No
707 Willoughby Ave	12-Feb-18	\$3,500,000	Small multifamily	3	3,880	\$521	Yes
705 Willoughby Ave	12-Feb-18	\$3,500,000	Small multifamily	3	2,835	\$521	Yes
249 N 8 St	15-Mar-18	\$3,350,000	Small multifamily	8	7,000	\$479	No
411-413 Meeker Ave	15-Mar-18	\$3,200,000	Small multifamily	5	4,096	\$781	No
482 Tompkins Ave	26-Mar-18	\$3,072,500	Medium multifamily	16	8,982	\$342	No
117 Berry St	20-Feb-18	\$3,050,000	Small multifamily	4	3,000	\$1,017	No
725 Metropolitan Ave	17-Jan-18	\$2,975,000	Small multifamily	6	4,140	\$719	No
797 Grand St	12-Mar-18	\$2,800,000	Small multifamily	6	3,870	\$724	No
1271 Willoughby Ave	22-Feb-18	\$2,700,000	Small multifamily	6	5,103	\$529	No
183 Hooper St	31-Jan-18	\$2,700,000	Small multifamily	4	4,560	\$592	No
156 Hewes St	27-Mar-18	\$2,600,000	Small multifamily	3	4,488	\$579	No
62 Skillman Ave	27-Feb-18	\$2,550,000	Small multifamily	5	4,400	\$580	No
700 Putnam Ave	19-Mar-18	\$2,520,000	Small multifamily	4	2,804	\$899	No
264 Malcolm X Blvd	14-Feb-18	\$2,500,000	Small multifamily	9	6,319	\$396	No
146 Newton St	8-Feb-18	\$2,450,000	Small multifamily	6	5,100	\$480	No
312 Mac Donough St	9-Mar-18	\$2,400,000	Small multifamily	3	3,692	\$650	No
516 Lorimer St	6-Mar-18	\$2,361,738	Small multifamily	3	2,100	\$1,125	No
178 Skillman Ave	23-Mar-18	\$2,300,000	Small multifamily	7	5,363	\$429	No
16 Stanhope St	9-Feb-18	\$2,300,000	Small multifamily	8	8,500	\$271	No
222 N Henry St	30-Jan-18	\$2,267,500	Small multifamily	3	3,282	\$691	No
856 Greene Ave	29-Mar-18	\$2,250,000	Small multifamily	6	5,808	\$387	No
140 Frost St	2-Feb-18	\$2,250,000	Small multifamily	6	3,750	\$600	No
551 Leonard St	16-Jan-18	\$2,175,000	Small multifamily	3	2,700	\$806	No
20 Monitor St	22-Mar-18	\$2,075,000	Small multifamily	3	2,921	\$710	No
192 Kent St	9-Feb-18	\$2,075,000	Small multifamily	6	3,375	\$615	No
220 N 6 St	31-Jan-18	\$2,050,000	Small multifamily	3	3,960	\$518	No
443 Wilson Ave	1-Mar-18	\$2,040,000	Small multifamily	8	6,600	\$309	No
57 Franklin St	29-Mar-18	\$2,000,000	Small multifamily	3	2,640	\$758	No
1054 Bedford Ave	6-Feb-18	\$1,995,000	Small multifamily	4	2,520	\$792	No
475 Greene Ave	9-Jan-18	\$1,990,000	Small multifamily	3	2,700	\$737	No
157 Franklin Ave	27-Mar-18	\$1,900,000	Small multifamily	3	2,344	\$811	No
1010 Lorimer St	4-Jan-18	\$1,900,000	Small multifamily	4	5,775	\$329	No
296 Macon St	2-Feb-18	\$1,900,000	Small multifamily	3	4,800	\$396	No
247 Devoe St	20-Mar-18	\$1,875,000	Small multifamily	6	4,500	\$417	No
677 Greene Ave	26-Jan-18	\$1,875,000	Small multifamily	3	3,192	\$587	No
724 Lorimer St	12-Feb-18	\$1,850,000	Small multifamily	6	4,125	\$448	No
188 Green St	19-Mar-18	\$1,825,000	Small multifamily	6	4,125	\$442	No
169 Bayard St	22-Feb-18	\$1,825,000	Small multifamily	3	2,448	\$746	No
27 Newel St	18-Jan-18	\$1,800,000	Small multifamily	3	3,099	\$581	No
627 Bedford Ave	21-Mar-18	\$1,800,000	Small multifamily	3	4,468	\$403	No



## The RATNER Team Market Report

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

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
298 Troutman St	17-Jan-18	\$1,800,000	Small multifamily	5	4,650	\$387	No
75 Eldert St	27-Mar-18	\$1,799,000	Small multifamily	3	3,900	\$461	No
221 Roebling St	2-Mar-18	\$1,750,000	Small multifamily	3	1,800	\$972	No
196 Russell St	23-Feb-18	\$1,750,000	Small multifamily	3	2,766	\$633	No
79 Powers St	19-Mar-18	\$1,710,000	Small multifamily	3	1,848	\$925	No
662 Halsey St	24-Jan-18	\$1,704,748	Small multifamily	6	4,875	\$350	No
698 A Dekalb Ave	7-Feb-18	\$1,700,000	Small multifamily	3	2,850	\$596	No
406 Greene Ave	16-Feb-18	\$1,700,000	Small multifamily	3	3,600	\$472	No
188 Java St	21-Feb-18	\$1,700,000	Small multifamily	6	3,375	\$504	No
245 Decatur St	15-Feb-18	\$1,700,000	Small multifamily	3	3,096	\$549	No
167 Ross St	27-Mar-18	\$1,700,000	Small multifamily	4	2,520	\$675	No
390 Stuyvesant Ave	13-Mar-18	\$1,675,000	Small multifamily	3	4,416	\$379	No
328 Eldert St	2-Mar-18	\$1,625,000	Small multifamily	6	5,850	\$278	No
233 Maujer St	23-Feb-18	\$1,600,000	Small multifamily	4	2,480	\$645	No
418 Mac Donough St	6-Mar-18	\$1,590,000	Small multifamily	3	2,904	\$548	No
51 Division Ave	19-Jan-18	\$1,590,000	Small multifamily	3	2,400	\$663	No
243 Nassau Ave	21-Feb-18	\$1,580,000	Small multifamily	3	2,160	\$731	No
521 Putnam Ave	23-Mar-18	\$1,550,000	Small multifamily	3	3,600	\$431	No
615 Halsey St	29-Jan-18	\$1,525,000	Small multifamily	4	2,501	\$610	No
1380 Dekalb Ave	22-Jan-18	\$1,500,000	Small multifamily	8	6,500	\$231	No
796 Macon St	16-Jan-18	\$1,500,000	Small multifamily	4	4,000	\$375	No
740 Putnam Ave	2-Feb-18	\$1,500,000	Small multifamily	3	3,420	\$439	No
218 Keap St	14-Mar-18	\$1,500,000	Small multifamily	3	3,528	\$425	No
825 Putnam Ave	27-Mar-18	\$1,450,000	Small multifamily	5	3,360	\$432	No
885 Lafayette Ave	30-Jan-18	\$1,400,000	Small multifamily	3	3,556	\$394	No
258 Stuyvesant Ave	9-Feb-18	\$1,400,000	Small multifamily	3	3,360	\$417	No
514 Hart St	17-Jan-18	\$1,400,000	Small multifamily	3	3,100	\$452	No
896 Madison St	8-Mar-18	\$1,390,000	Small multifamily	8	6,500	\$214	No
25 Hart St	6-Feb-18	\$1,375,000	Small multifamily	3	3,120	\$441	No
237 Starr St	8-Feb-18	\$1,355,000	Small multifamily	3	2,200	\$616	No
127 Lewis Ave	22-Mar-18	\$1,350,000	Small multifamily	3	3,000	\$450	No
1473 Bushwick Ave	8-Mar-18	\$1,350,000	Small multifamily	6	4,725	\$286	No
726 Lorimer St	5-Feb-18	\$1,350,000	Small multifamily	6	4,125	\$327	No
760 Halsey St	22-Mar-18	\$1,349,300	Small multifamily	3	2,530	\$533	No
165 Monroe St	8-Feb-18	\$1,300,000	Small multifamily	3	3,180	\$409	No
408 Hancock St	12-Feb-18	\$1,300,000	Small multifamily	3	3,500	\$371	No
1911 Atlantic Ave	8-Jan-18	\$1,280,000	Small multifamily	4	2,124	\$603	No
69 Decatur St	12-Jan-18	\$1,260,000	Small multifamily	6	3,240	\$389	No
350 Halsey St	31-Jan-18	\$1,256,000	Small multifamily	4	2,600	\$483	No
754 A Willoughby Ave	27-Feb-18	\$1,250,000	Small multifamily	3	3,600	\$347	No
496 Central Ave	31-Jan-18	\$1,220,000	Small multifamily	3	2,925	\$417	No
545 Meeker Ave	15-Feb-18	\$1,200,000	Small multifamily	6	4,500	\$267	No
724 Lafayette Ave	10-Mar-18	\$1,163,701	Small multifamily	4	1,913	\$608	No
593 Hancock St	17-Jan-18	\$1,150,000	Small multifamily	3	2,772	\$415	No
425 Monroe St	13-Mar-18	\$1,150,000	Small multifamily	3	2,820	\$408	No
657 Greene Ave	26-Mar-18	\$1,130,000	Small multifamily	4	2,800	\$404	No
473 Lafayette Ave	22-Jan-18	\$1,100,000	Small multifamily	3	3,168	\$347	No
419 Decatur St	26-Mar-18	\$1,100,000	Small multifamily	3	2,343	\$469	No
1656 Dekalb Ave	12-Jan-18	\$1,075,000	Small multifamily	6	5,175	\$208	No
450 Throop Ave	26-Mar-18	\$1,050,000	Small multifamily	3	2,957	\$355	No



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
65 Bainbridge St	28-Feb-18	\$1,025,000	Small multifamily	3	2,107	\$486	No
972 Greene Ave	22-Feb-18	\$1,011,111	Small multifamily	3	5,460	\$185	No
234 Quincy St	5-Feb-18	\$1,010,000	Small multifamily	3	4,290	\$235	No
787 Meeker Ave	4-Jan-18	\$1,000,000	Small multifamily	4	2,713	\$369	No
30 Monroe St	21-Feb-18	\$999,000	Small multifamily	3	1,773	\$563	No
21 Louis Pl	11-Jan-18	\$978,000	Small multifamily	3	1,965	\$498	No
954 Madison St	14-Mar-18	\$960,000	Small multifamily	3	2,814	\$341	No
838 Hancock St	10-Jan-18	\$950,000	Small multifamily	3	2,250	\$422	No
231 A Madison St	26-Mar-18	\$950,000	Small multifamily	4	2,320	\$409	No
1087 Madison St	25-Jan-18	\$940,000	Small multifamily	3	3,000	\$313	No
264 Kosciuszko St	1-Feb-18	\$935,000	Small multifamily	3	4,013	\$233	No
124 Pulaski St	22-Mar-18	\$901,116	Small multifamily	3	3,080	\$293	No
1263 Hancock St	23-Jan-18	\$895,000	Small multifamily	3	3,000	\$298	No
195 Hewes St	19-Mar-18	\$850,000	Small multifamily	3	2,478	\$343	No
732 Madison St	8-Jan-18	\$850,000	Small multifamily	3	1,800	\$472	No
234 St Nicholas Ave	8-Jan-18	\$850,000	Small multifamily	3	2,700	\$315	No
126 Schaefer St	26-Jan-18	\$850,000	Small multifamily	3	2,430	\$350	No
805 Herkimer St	8-Mar-18	\$840,000	Small multifamily	3	2,536	\$331	No
715 Mac Donough St	8-Feb-18	\$825,000	Small multifamily	3	2,925	\$282	No
1312 Bushwick Ave	26-Mar-18	\$815,000	Small multifamily	3	2,580	\$316	No
1351 Decatur St	21-Mar-18	\$800,000	Small multifamily	3	3,000	\$267	No
238 Woodbine St	17-Jan-18	\$800,000	Small multifamily	3	2,430	\$329	No
790 Quincy St	31-Jan-18	\$689,000	Small multifamily	6	2,310	\$298	No
106 Kingsland Ave	5-Feb-18	\$650,000	Small multifamily	4	3,060	\$212	No
1200 Myrtle Ave	4-Jan-18	\$600,000	Small multifamily	3	4,110	\$146	No
331 Nostrand Ave	28-Feb-18	\$497,000	Small multifamily	8	5,214	\$95	No
416 Monroe St	28-Feb-18	\$497,000	Small multifamily	6	5,990	\$83	No
531 Macon St	27-Mar-18	\$440,000	Small multifamily	3	2,100	\$210	No
97 A Pulaski St	13-Mar-18	\$435,000	Small multifamily	3	3,528	\$123	No
1108 Bushwick Ave	19-Mar-18	\$400,000	Small multifamily	4	2,400	\$167	No
110 Huron St	7-Feb-18	\$381,000	Small multifamily	6	4,875	\$78	No
88 Eldert St	5-Feb-18	\$370,000	Small multifamily	3	3,000	\$123	No
325 Bainbridge St	22-Mar-18	\$340,000	Small multifamily	3	2,408	\$141	No



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)



## 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

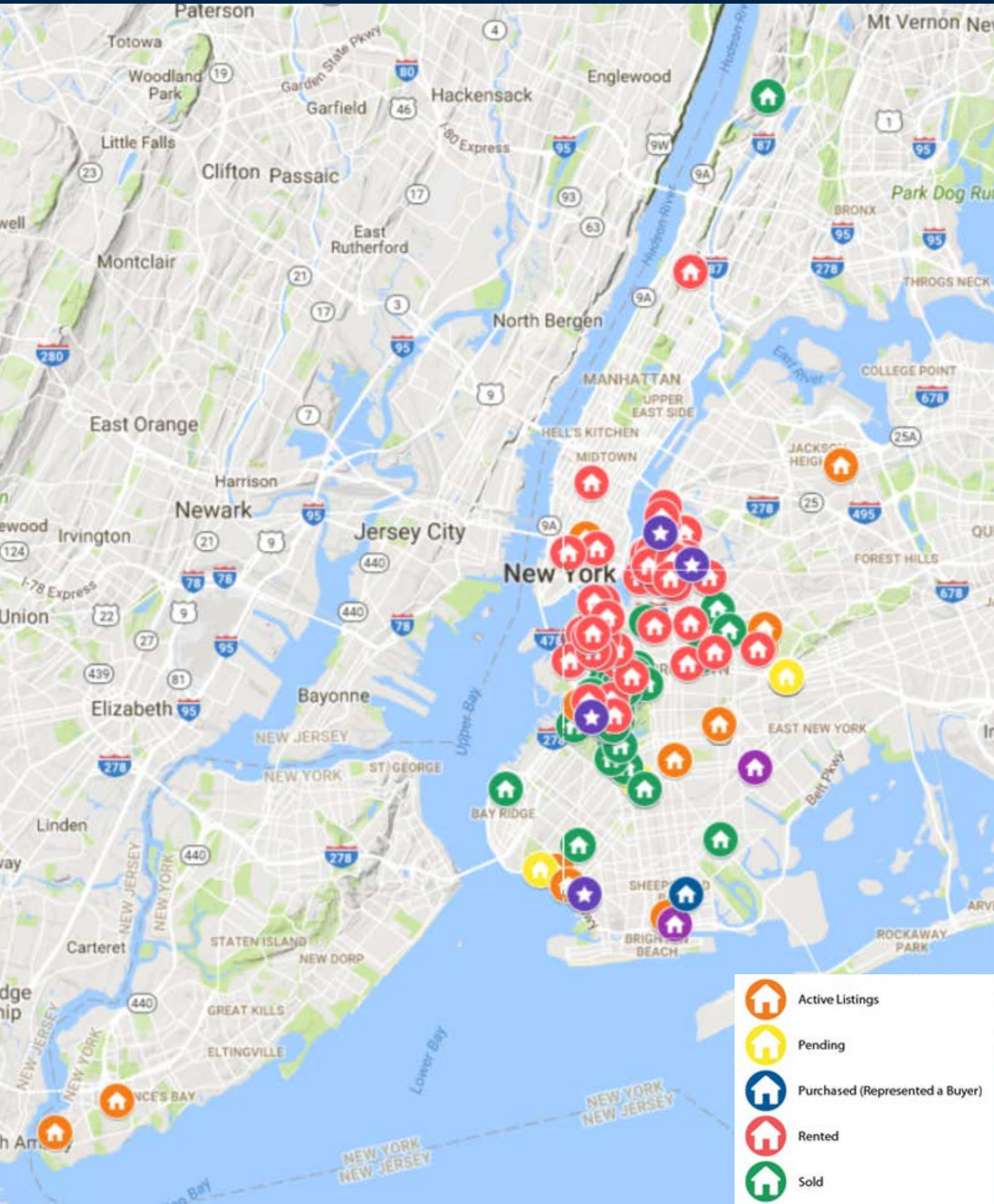
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**



# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)



- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expediters                   | 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   |                                     |

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)







## THE BROOKLYN MADE SHOW

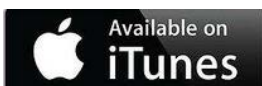
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**