

PARK SLOPE

A quarterly analysis of multifamily sales
in Park Slope, Brooklyn

1st Quarter 2018



The RATNER Team Market Report

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Multifamily Market Report, 1st Quarter 2018

Park Slope, Brooklyn

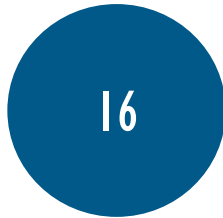
SUMMARY

SALES VOLUME



-13% YoY

NO. OF TRANSACTIONS



33% YoY

AVERAGE PRICE/UNIT



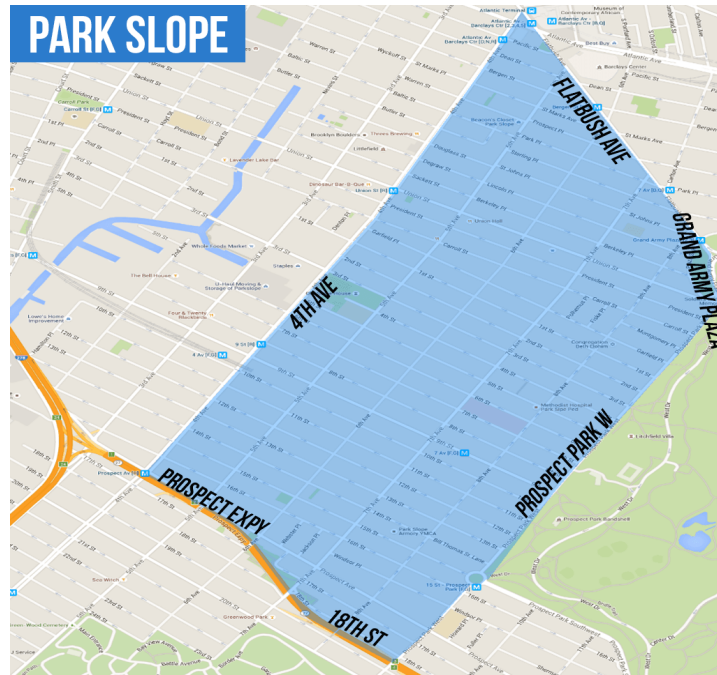
34% YoY

AVERAGE PRICE/SQ.FT.



11% YoY

NEIGHBORHOOD BOUNDARIES

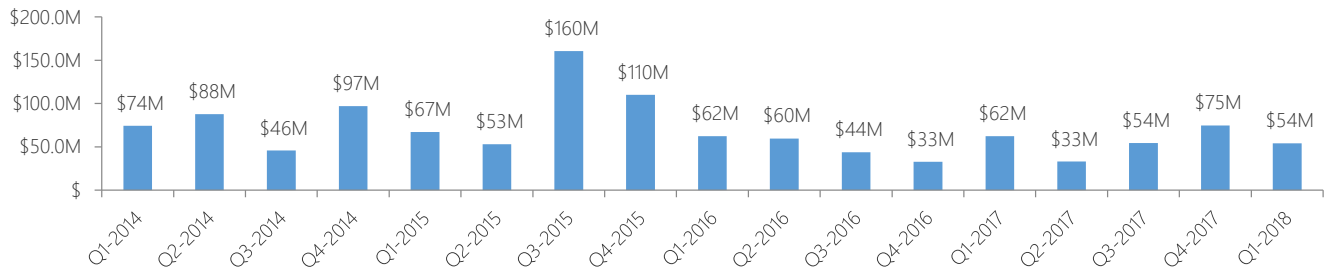


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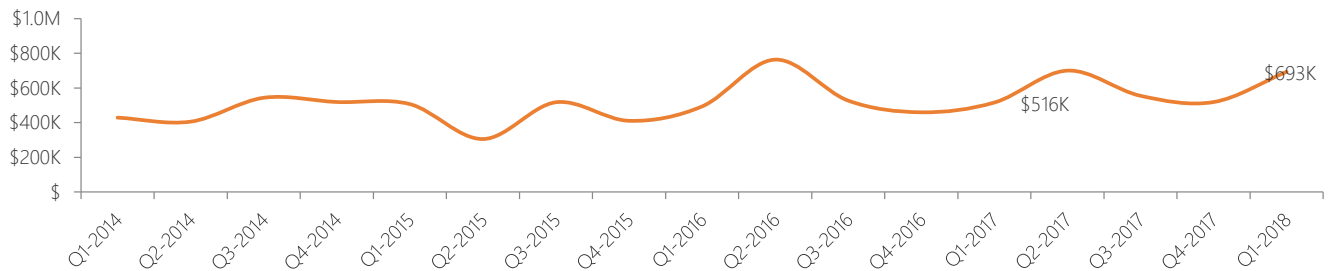
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MULTIFAMILY STATS

Sales Volume



Average Sale Price per Unit



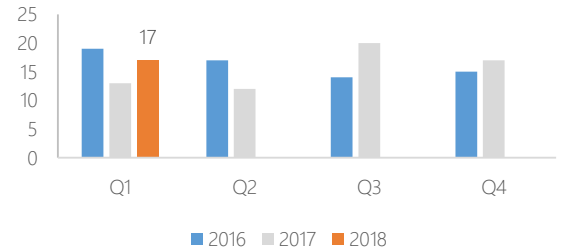
Number of Units Sold

Quarter	2016	2017	2018
Q1	126	121	78
Q2	78	47	
Q3	83	98	
Q4	71	144	



Number of Buildings Sold

Quarter	2016	2017	2018
Q1	19	13	17
Q2	17	12	
Q3	14	20	
Q4	15	17	

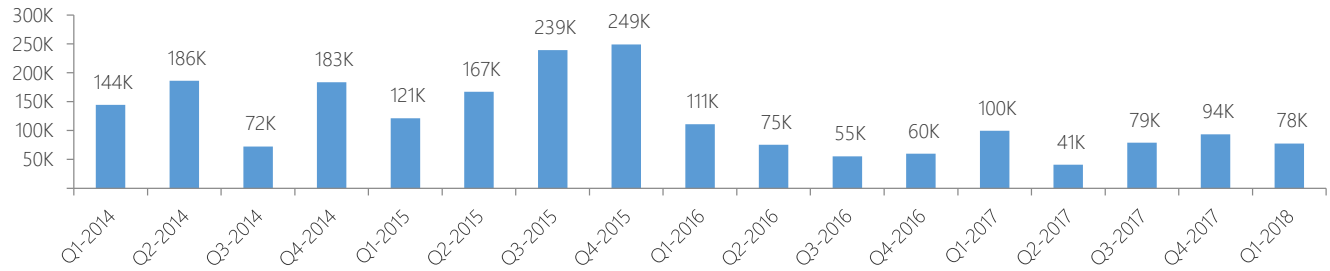


Number of Transactions

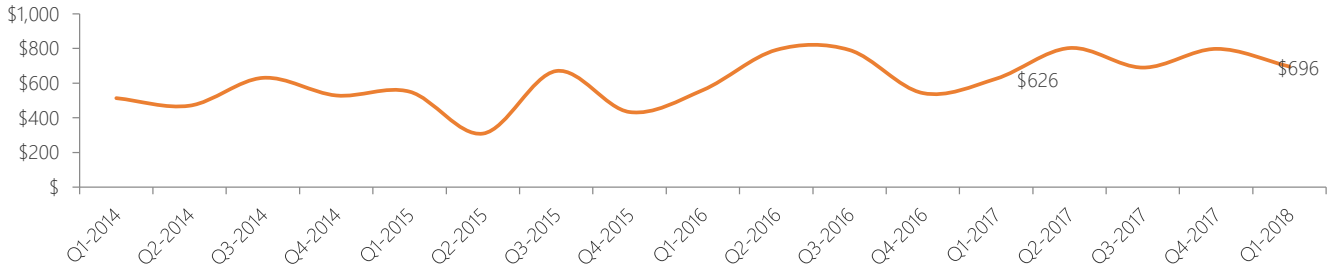
Quarter	2016	2017	2018
Q1	18	12	16
Q2	16	12	
Q3	14	20	
Q4	15	16	



Total Sq. Ft.



Average Sale Price per Square Foot

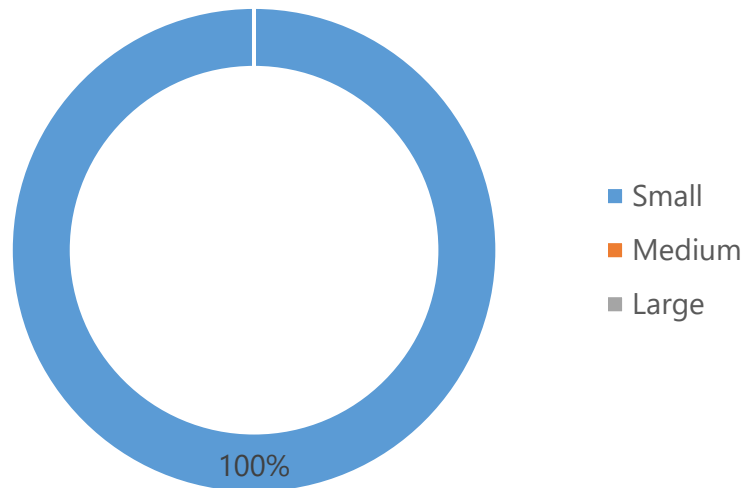


MULTIFAMILY SIZE

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	\$693,321	11%	\$696	4%	\$54,079,000	16	17	78
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
641 President St	15-Mar-18	\$7,000,000	Small multifamily	5	10,400	\$673	No
462 Prospect Ave	10-Jan-18	\$6,300,000	Small multifamily	8	7,200	\$438	Yes
460 Prospect Ave	10-Jan-18	\$6,300,000	Small multifamily	8	7,200	\$438	Yes
11 Montgomery Pl	9-Jan-18	\$5,490,000	Small multifamily	5	5,598	\$981	No
158 Garfield Pl	12-Mar-18	\$4,250,000	Small multifamily	8	7,820	\$543	No
445 Bergen St	29-Jan-18	\$4,000,000	Small multifamily	4	5,000	\$800	No
590 10 St	15-Feb-18	\$3,558,000	Small multifamily	4	3,888	\$915	No
576 11 St	30-Mar-18	\$3,444,000	Small multifamily	3	2,376	\$1,449	No
629 Carroll St	12-Feb-18	\$2,750,000	Small multifamily	3	3,060	\$899	No
584 11 St	8-Jan-18	\$2,725,000	Small multifamily	3	2,508	\$1,087	No
539 11 St	26-Mar-18	\$2,550,000	Small multifamily	3	2,790	\$914	No
21 Garfield Pl	9-Jan-18	\$2,425,000	Small multifamily	3	2,280	\$1,064	No
332 9 St	27-Mar-18	\$2,300,000	Small multifamily	4	3,132	\$734	No
52 Garfield Pl	19-Jan-18	\$2,300,000	Small multifamily	3	2,400	\$958	No
257 13 St	2-Feb-18	\$2,250,000	Small multifamily	3	2,729	\$824	No
359 12 St	18-Jan-18	\$2,200,000	Small multifamily	8	6,720	\$327	No
334 15 St	2-Feb-18	\$537,000	Small multifamily	3	2,613	\$206	No



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THE RATNER TEAM



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Residential Sales &
Rental Specialist

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- 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

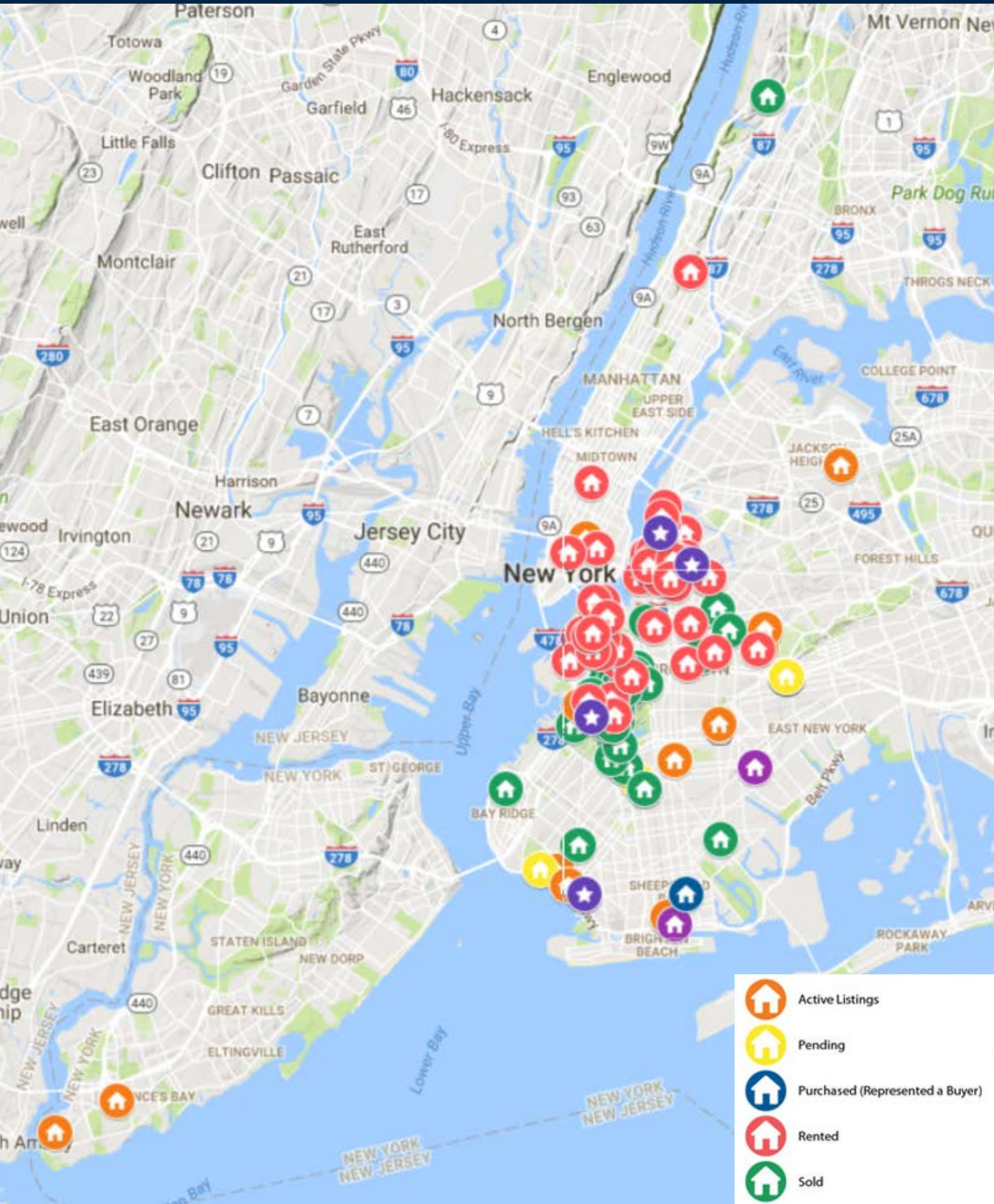
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

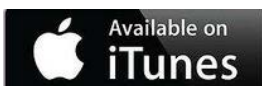
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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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