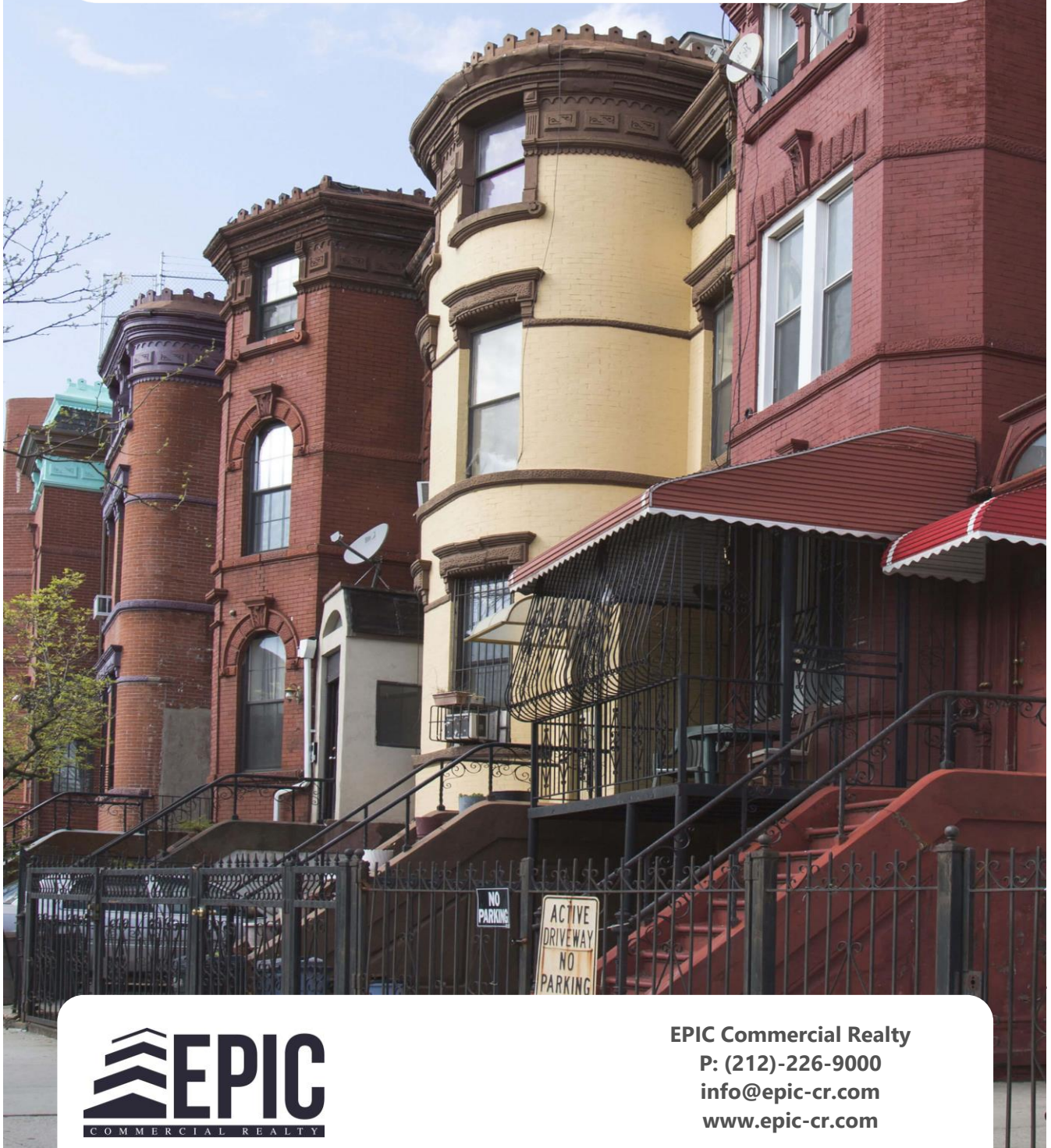


# BEDFORD-STUYVESANT

A quarterly analysis of multifamily sales  
in Bedford-Stuyvesant, Brooklyn

4th Quarter 2018



EPIC Commercial Realty  
P: (212)-226-9000  
[info@epic-cr.com](mailto:info@epic-cr.com)  
[www.epic-cr.com](http://www.epic-cr.com)

# Multifamily Market Report, 4th Quarter 2018

## Bedford-Stuyvesant, Brooklyn

### SUMMARY

SALES VOLUME

**\$104.9M**

17% YoY

NO. OF TRANSACTIONS

**57**

2% YoY

AVERAGE PRICE/UNIT

**\$371K**

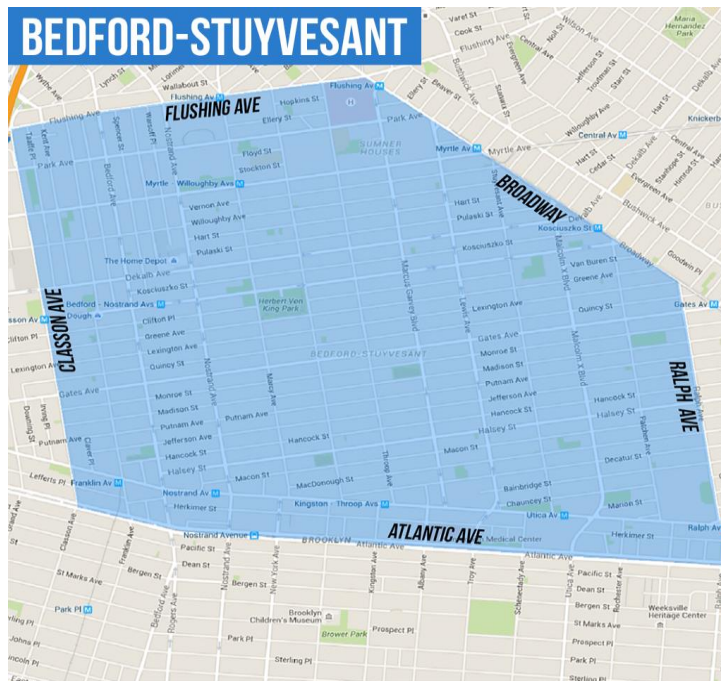
8% YoY

AVERAGE PRICE/SQ.FT.

**\$433**

13% YoY

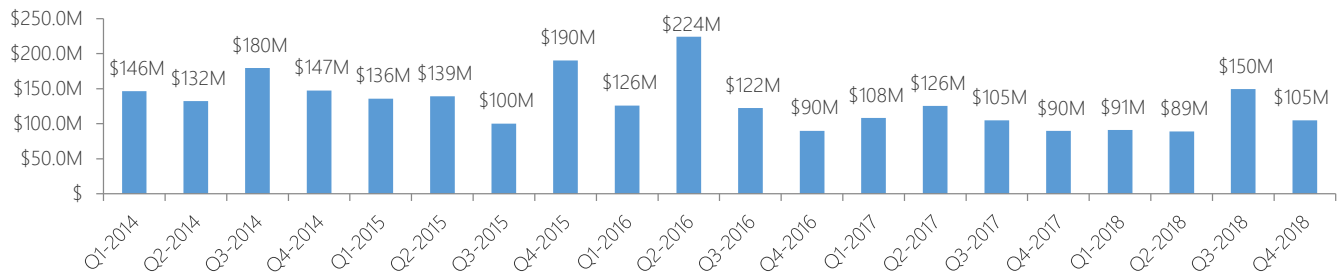
### NEIGHBORHOOD BOUNDARIES



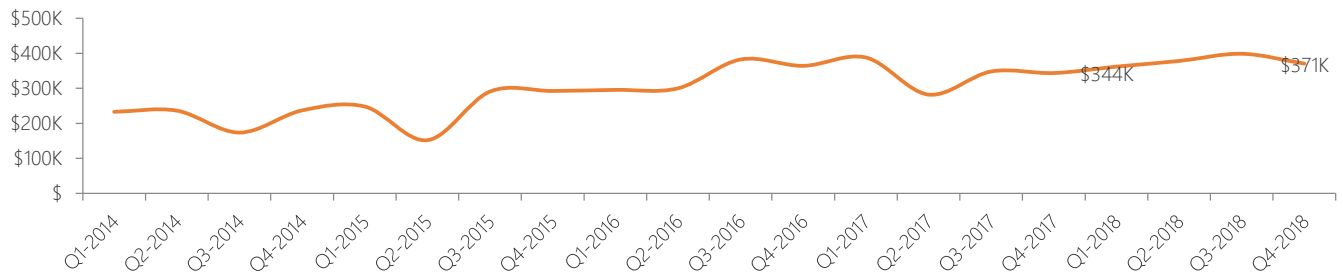
**EPIC Commercial Realty**  
**P: (212)-226-9000**  
**info@epic-cr.com**  
**www.epic-cr.com**

## MULTIFAMILY STATS

### Sales Volume

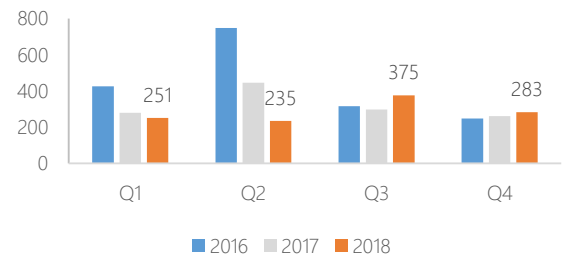


### Average Sale Price per Unit



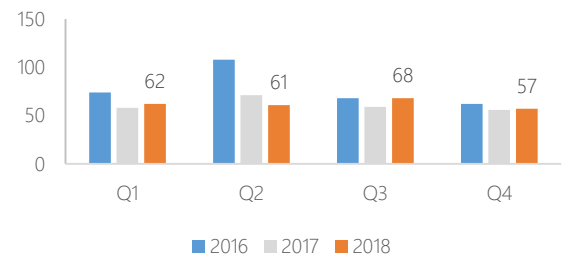
### Number of Units Sold

Quarter	2016	2017	2018
Q1	426	279	251
Q2	748	445	235
Q3	316	298	375
Q4	247	261	283



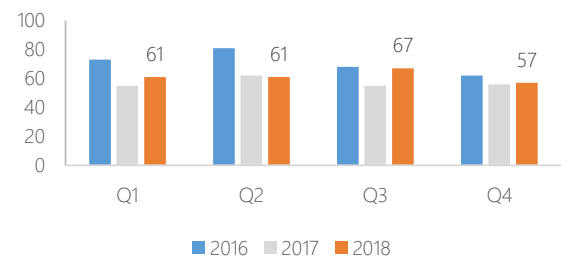
### Number of Buildings Sold

Quarter	2016	2017	2018
Q1	74	58	62
Q2	108	71	61
Q3	68	59	68
Q4	62	56	57



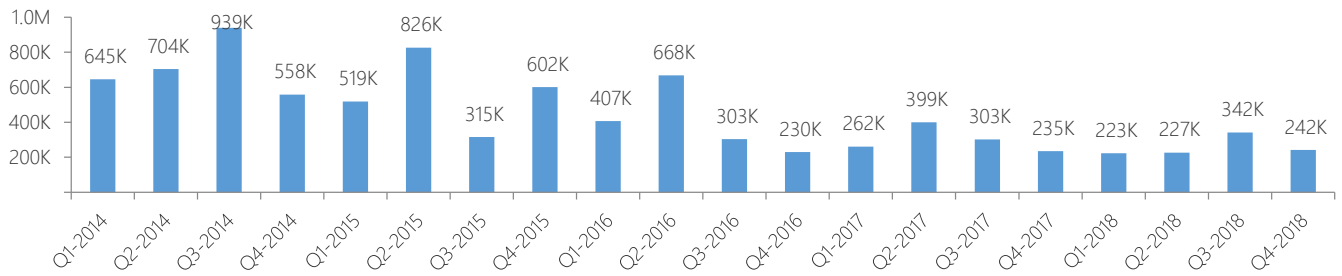
### Number of Transactions

Quarter	2016	2017	2018
Q1	73	55	61
Q2	81	62	61
Q3	68	55	67
Q4	62	56	57

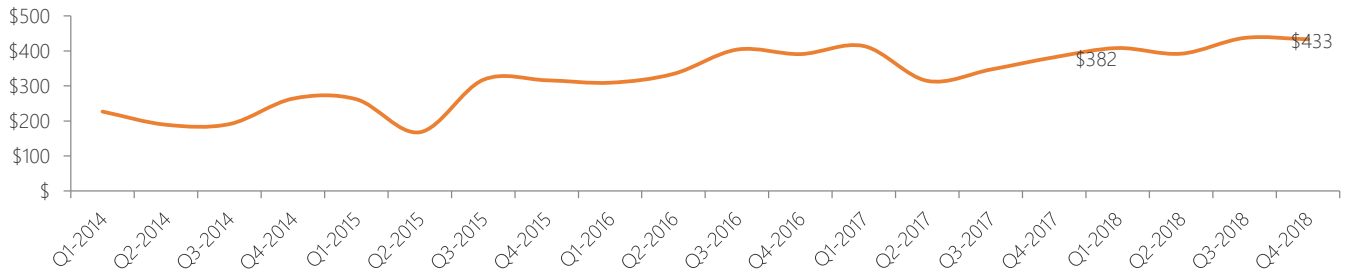


**EPIC Commercial Realty**  
**P: (212)-226-9000**  
**info@epic-cr.com**  
**www.epic-cr.com**

## Total Sq. Ft.



## Average Sale Price per Square Foot

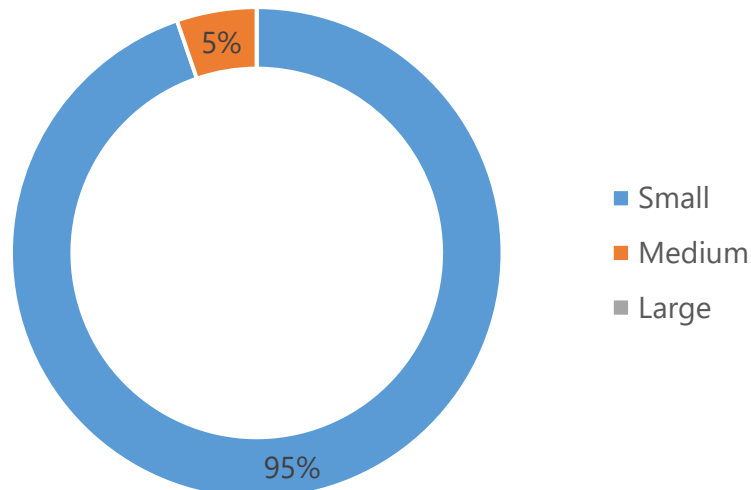


## MULTIFAMILY SIZE

### 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	\$376,418	5%	\$419	1%	\$89,211,166	54	54	237
Medium	\$340,652	33%	\$537	137%	\$15,670,000	3	3	46
Large	-	-	-	-	\$0	0	0	0

Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



**EPIC Commercial Realty**  
**P: (212)-226-9000**  
**info@epic-cr.com**  
**www.epic-cr.com**



## LIST OF TRANSACTIONS

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
879 Dekalb Ave	6-Dec-18	\$6,900,000	Medium multifamily	20	9,800	\$704	No
227 Hancock St	28-Nov-18	\$6,100,000	Medium multifamily	16	11,520	\$530	No
872 Jefferson Ave	21-Dec-18	\$3,150,000	Small multifamily	6	4,875	\$646	No
654 Putnam Ave	6-Dec-18	\$2,975,000	Small multifamily	9	8,000	\$372	No
319 Malcolm X Blvd	6-Dec-18	\$2,925,000	Small multifamily	8	9,000	\$325	No
364 Jefferson Ave	19-Dec-18	\$2,800,000	Small multifamily	3	3,892	\$719	No
210 Lewis Ave	15-Nov-18	\$2,670,000	Medium multifamily	10	7,883	\$339	No
285 Mac Donough St	30-Oct-18	\$2,600,000	Small multifamily	8	6,160	\$422	No
185 Chauncey St	17-Oct-18	\$2,550,000	Small multifamily	4	7,500	\$340	No
419 Marcus Garvey Blvd	6-Dec-18	\$2,550,000	Small multifamily	8	4,400	\$580	No
804 Macon St	6-Dec-18	\$2,425,000	Small multifamily	8	6,000	\$404	No
697 Jefferson Ave	19-Dec-18	\$2,263,400	Small multifamily	4	2,472	\$916	No
231 Bainbridge St	18-Dec-18	\$2,250,000	Small multifamily	6	6,160	\$365	No
433 Greene Ave	19-Oct-18	\$2,150,000	Small multifamily	3	3,360	\$640	No
40 Nostrand Ave	15-Oct-18	\$2,000,000	Small multifamily	6	8,384	\$239	No
698 Flushing Ave	10-Dec-18	\$2,000,000	Small multifamily	5	5,125	\$390	No
125 Bainbridge St	13-Dec-18	\$1,977,900	Small multifamily	3	4,132	\$479	No
814 Macon St	6-Dec-18	\$1,975,000	Small multifamily	6	4,275	\$462	No
441 Tompkins Ave	11-Oct-18	\$1,950,000	Small multifamily	4	5,200	\$375	No
913 Lafayette Ave	19-Dec-18	\$1,947,500	Small multifamily	3	4,275	\$456	No
402 Franklin Ave	21-Nov-18	\$1,820,000	Small multifamily	3	2,876	\$633	No
326 Quincy St	20-Dec-18	\$1,800,000	Small multifamily	3	3,300	\$545	No
808 Macon St	6-Dec-18	\$1,800,000	Small multifamily	6	4,275	\$421	No
226 Monroe St	14-Nov-18	\$1,750,000	Small multifamily	4	4,800	\$365	No
273 Malcolm X Blvd	10-Oct-18	\$1,700,000	Small multifamily	4	4,290	\$396	No
554 Gates Ave	4-Oct-18	\$1,637,500	Small multifamily	3	3,887	\$421	No
1096 Dekalb Ave	22-Oct-18	\$1,600,000	Small multifamily	5	3,800	\$421	No
171 Madison St	27-Dec-18	\$1,600,000	Small multifamily	4	3,168	\$505	No
661 Jefferson Ave	30-Oct-18	\$1,600,000	Small multifamily	3	3,536	\$452	No
476 Decatur St	14-Dec-18	\$1,575,000	Small multifamily	3	3,184	\$495	No
421 Marcus Garvey Blvd	6-Dec-18	\$1,575,000	Small multifamily	7	4,400	\$358	No
487 Putnam Ave	12-Oct-18	\$1,510,000	Small multifamily	3	2,565	\$589	No
14 Macon St	30-Nov-18	\$1,500,000	Small multifamily	3	2,392	\$627	No
755 Jefferson Ave	19-Oct-18	\$1,490,000	Small multifamily	3	2,693	\$553	No
829 Halsey St	6-Dec-18	\$1,475,000	Small multifamily	6	4,850	\$304	No
283 Monroe St	29-Nov-18	\$1,475,000	Small multifamily	4	3,600	\$410	No
827 Quincy St	30-Oct-18	\$1,400,000	Small multifamily	3	3,300	\$424	No
571 Putnam Ave	30-Oct-18	\$1,388,888	Small multifamily	3	3,120	\$445	No
113 Jefferson Ave	13-Dec-18	\$1,300,000	Small multifamily	3	2,668	\$487	No
702 Greene Ave	28-Dec-18	\$1,300,000	Small multifamily	4	3,600	\$361	No
184 Herkimer St	15-Oct-18	\$1,300,000	Small multifamily	3	2,688	\$484	No
185 Pulaski St	2-Nov-18	\$1,285,000	Small multifamily	3	2,964	\$434	No
438 Lewis Ave	10-Dec-18	\$1,220,000	Small multifamily	3	2,772	\$440	No
808 Greene Ave	3-Dec-18	\$1,200,000	Small multifamily	3	3,096	\$388	No
638 Monroe St	13-Dec-18	\$1,200,000	Small multifamily	3	2,079	\$577	No
154 Herkimer St	9-Nov-18	\$1,173,455	Small multifamily	7	2,800	\$419	No
468 Quincy St	19-Nov-18	\$1,150,000	Small multifamily	3	3,344	\$344	No
129 Malcolm X Blvd	24-Oct-18	\$1,100,000	Small multifamily	8	4,680	\$235	No
951 Greene Ave	3-Dec-18	\$1,100,000	Small multifamily	3	2,580	\$426	No
261 Kosciuszko St	18-Oct-18	\$1,100,000	Small multifamily	3	2,250	\$489	No



**EPIC Commercial Realty**  
**P: (212)-226-9000**  
**info@epic-cr.com**  
**www.epic-cr.com**

Address	Sale date	Sale price	Property type	Units	Sqft	Price/sqft	Pkg. deal
546 Monroe St	24-Oct-18	\$999,999	Small multifamily	8	1,356	\$737	No
119 Mac Donough St	6-Nov-18	\$987,525	Small multifamily	4	3,864	\$256	No
556 Halsey St	2-Oct-18	\$980,000	Small multifamily	3	2,600	\$377	No
511 A Monroe St	20-Nov-18	\$900,000	Small multifamily	3	3,068	\$293	No
23 Hart St	16-Oct-18	\$670,000	Small multifamily	3	3,120	\$215	No
23 Hart St	16-Oct-18	\$660,000	Small multifamily	3	3,120	\$212	No
511 A Monroe St	20-Nov-18	\$400,000	Small multifamily	3	3,068	\$130	No



**EPIC Commercial Realty**  
**P: (212)-226-9000**  
**info@epic-cr.com**  
**www.epic-cr.com**