

# BROOKLYN

## MULTIFAMILY MARKET REPORT

---

2nd Quarter 2017



**The RATNER Team Market Report**

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

# Multifamily Market Report Overview

Released quarterly, the Brooklyn Multifamily Market Report is organized in six distinct sections and it is designed as a guide to the borough's multifamily market. The report includes key market stats, the most up-to-date quarterly sales data, and charts that give a clear picture of current market conditions.

The first section - Multifamily Market Overview - shows the borough's quarterly sales volume and stats on average price per square foot and per unit. Small, medium, and large multifamily buildings are also accounted for separately and sales stats are provided for each category.

Following a list of top 25 most expensive multifamily sales, Brooklyn neighborhoods are ranked by average price per square foot over the past quarter. Each neighborhood has its own one-page snapshot with stats and trends for the local multifamily market.

## Table of Contents

1	Multifamily Market Overview
2	Top 25 Multifamily Sales
3	Map of Neighborhoods
4	Top Neighborhoods
5	Sales Maps
6	Stats by Neighborhood



# Multifamily Market Overview

Brooklyn, 2nd Quarter 2017

Sales volume



-37% YoY

Average price/sq.ft.



12% YoY

Average price/unit



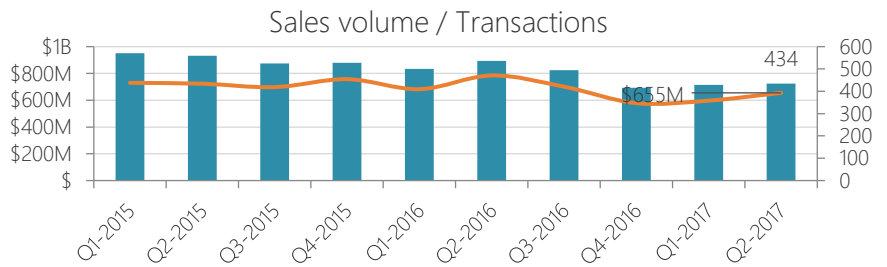
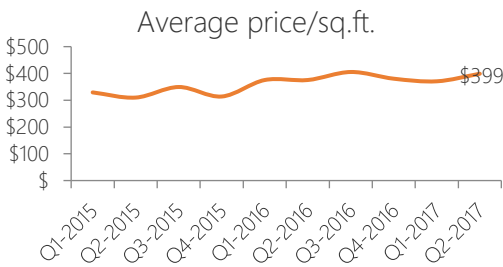
9% YoY

Transactions

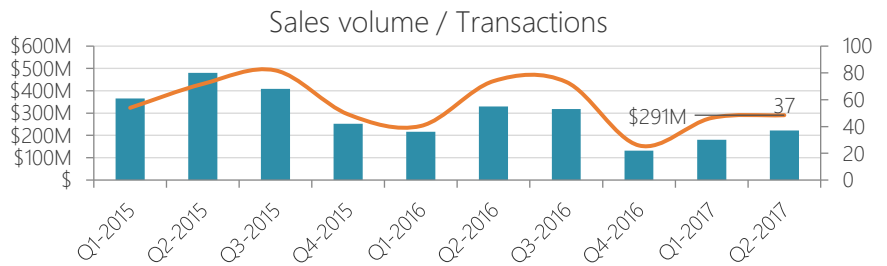
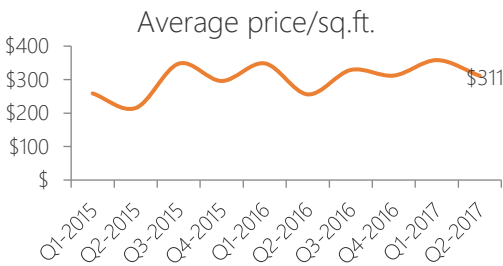


-22% YoY

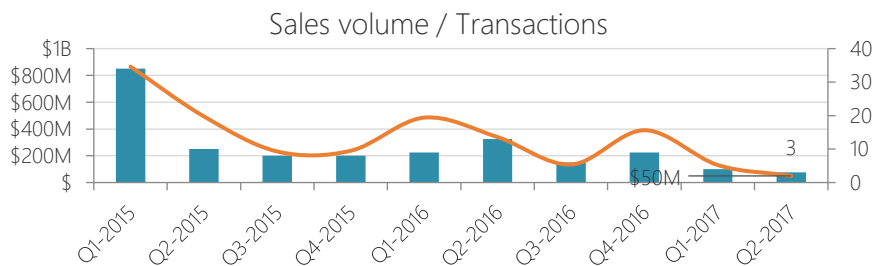
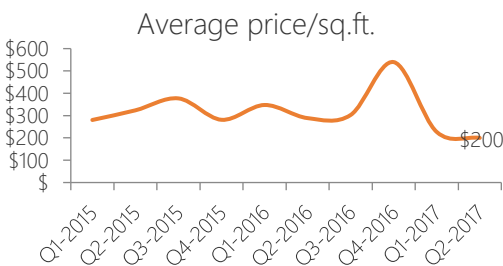
## Small multifamily



## Medium multifamily



## Large multifamily



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



# Top 25 Multifamily Sales

## Brooklyn, 2nd Quarter 2017

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	5301-5311 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5302-5310 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	224 54 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5319-5323 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	364-370 55 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5500 4 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	523 51 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	4702-4704 4 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	448 51 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5609 4 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5207 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5209 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5213 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5211 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5205 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	5203 6 Ave	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	565 56 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
	574 53 St	\$45,839,605	13-Jun-17	169,017	\$271	Sunset Park
2	438 49 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	323 43 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	4920 6 Ave	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	4906 6 Ave	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	441-445 49 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	334 53 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	4922 6 Ave	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	4902 6 Ave	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
	517 49 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park
549 49 St	\$36,279,474	13-Jun-17	118,832	\$305	Sunset Park	
3	70-94 Dahill Rd	\$33,000,000	16-Jun-17	149,450	\$221	Kensington
4	218 S 3 St	\$23,000,000	16-May-17	38,700	\$594	Williamsburg
5	380-386 Lefferts Ave	\$20,025,000	03-May-17	37,763	\$530	Prospect - Lefferts Gardens
6	255 Berry St	\$16,900,000	27-Jun-17	37,500	\$451	Williamsburg
7	761 Bushwick Ave	\$11,700,000	06-Apr-17	57,257	\$204	Bushwick
8	66 Graham Ave	\$11,400,000	05-Apr-17	25,900	\$440	Williamsburg
9	5314-5324 6 Ave	\$11,030,921	13-Jun-17	45,800	\$241	Sunset Park
10	218 Gates Ave	\$9,936,761	08-Jun-17	43,520	\$228	Bedford-Stuyvesant
11	637 Nostrand Ave	\$8,900,000	18-May-17	19,500	\$456	Crown Heights
12	267-269 Clifton Pl	\$7,465,000	18-May-17	17,600	\$424	Bedford-Stuyvesant
13	81 Pierrepont St	\$7,000,000	01-Apr-17	6,569	\$1,066	Brooklyn Heights
14	558 50 St	\$6,850,000	13-Jun-17	22,096	\$310	Sunset Park

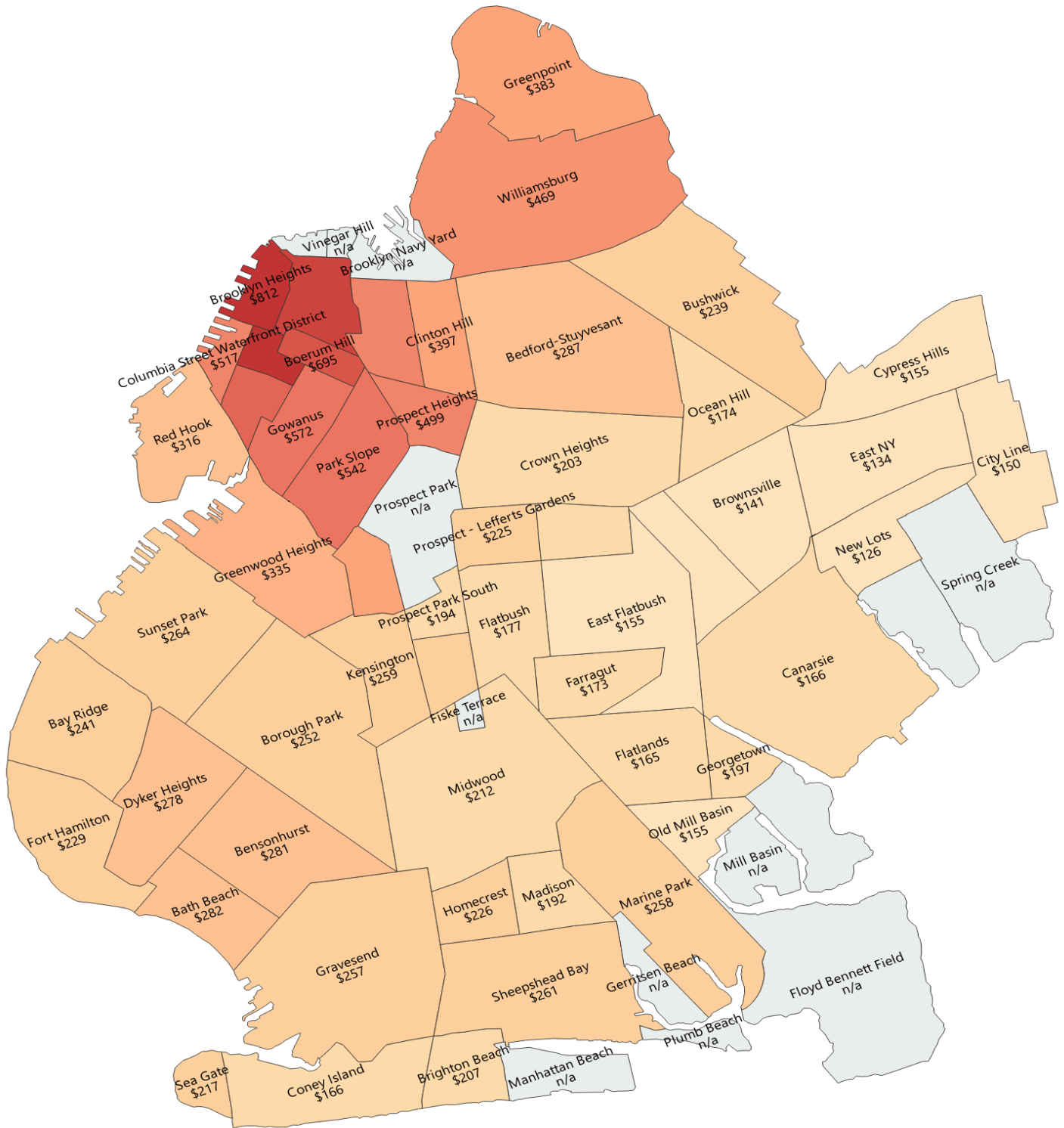


### The RATNER Team Market Report

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

# Map of Neighborhoods

Average price per square foot (past 3 years)



# Top Neighborhoods

## Brooklyn, 2nd Quarter 2017

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Fort Greene	\$998	\$19,720,000	6	\$998	-	-
2	Cobble Hill	\$845	\$19,525,000	6	\$845	-	-
3	Carroll Gardens	\$828	\$21,736,396	8	\$828	-	-
4	Park Slope	\$803	\$32,910,500	12	\$803	-	-
5	Brooklyn Heights	\$757	\$32,278,000	7	\$775	\$725	-
6	Gowanus	\$750	\$7,897,500	3	\$750	-	-
7	Greenwood Heights	\$614	\$7,895,000	5	\$614	-	-
8	Greenpoint	\$562	\$23,440,000	11	\$562	-	-
9	Prospect Heights	\$526	\$15,139,705	6	\$526	-	-
10	Clinton Hill	\$469	\$14,250,000	6	\$469	-	-
11	Williamsburg	\$461	\$121,853,345	32	\$504	\$426	-
12	Bay Ridge	\$432	\$7,046,175	4	\$432	-	-
13	Gravesend	\$427	\$13,896,236	10	\$427	-	-
14	Dyker Heights	\$423	\$9,945,000	7	\$423	-	-
15	Borough Park	\$422	\$25,743,780	19	\$422	-	-
16	Bensonhurst	\$418	\$23,770,878	18	\$418	-	-
17	Madison	\$378	\$4,740,000	3	\$378	-	-
18	Midwood	\$367	\$12,795,500	11	\$367	-	-
19	Bath Beach	\$350	\$5,481,000	4	\$350	-	-
20	Bedford-Stuyvesant	\$340	\$121,837,908	59	\$406	\$291	\$118
21	Crown Heights	\$323	\$64,377,376	24	\$385	\$268	-
22	Brighton Beach	\$292	\$7,090,000	8	\$292	-	-
23	Sunset Park	\$291	\$116,415,000	14	\$373	\$281	-
24	Bushwick	\$281	\$58,059,069	37	\$324	\$177	\$204
25	Sea Gate	\$274	\$2,030,845	3	\$274	-	-
26	Canarsie	\$267	\$2,898,000	4	\$267	-	-
27	Ocean Hill	\$239	\$14,377,649	15	\$239	-	-
28	Kensington	\$235	\$37,000,000	4	\$488	-	\$221
29	Brownsville	\$217	\$11,957,500	10	\$191	\$258	-
30	Flatbush	\$216	\$23,012,720	20	\$210	\$230	-
31	East New York	\$213	\$35,261,663	49	\$212	\$214	-
32	East Flatbush	\$195	\$25,054,275	27	\$204	\$185	-

This is a ranking of Brooklyn neighborhoods based on average sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.



### The RATNER Team Market Report

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

# Sales Maps

Brooklyn, 2nd Quarter 2017

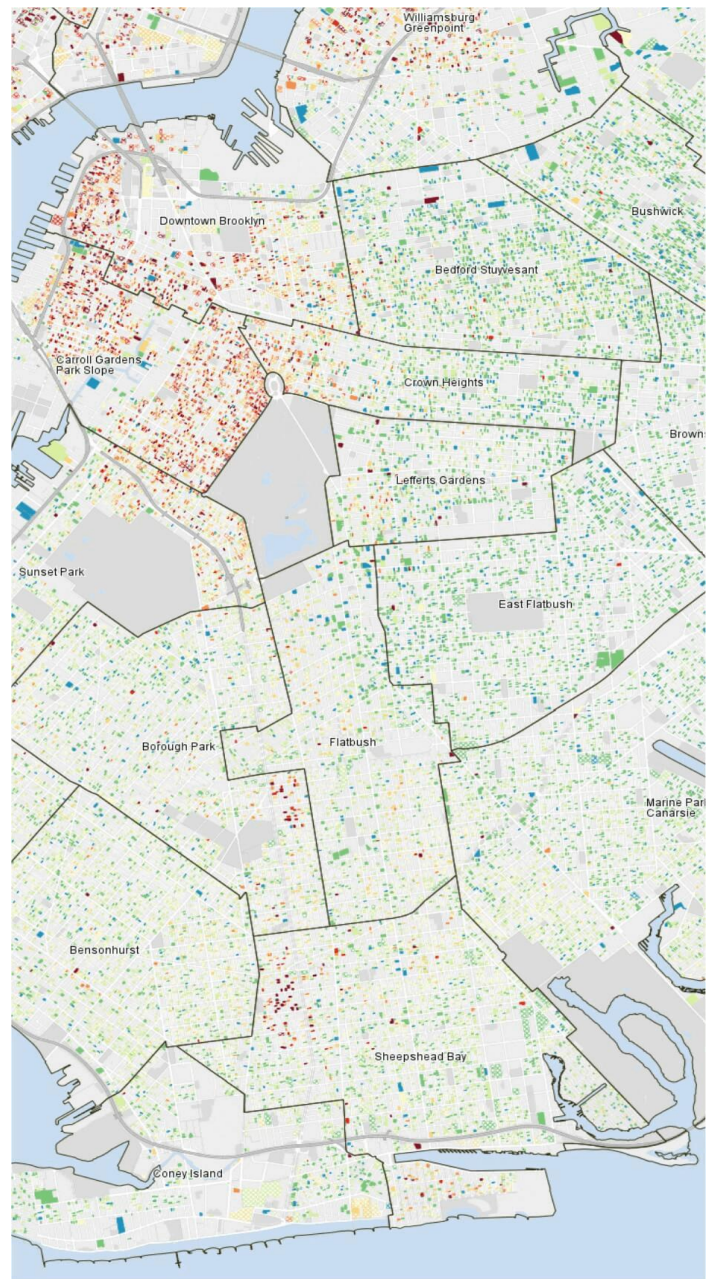
## Recent sales

The map displays recent sales activity. The areas in dark blue were the most active in terms of closed sales.



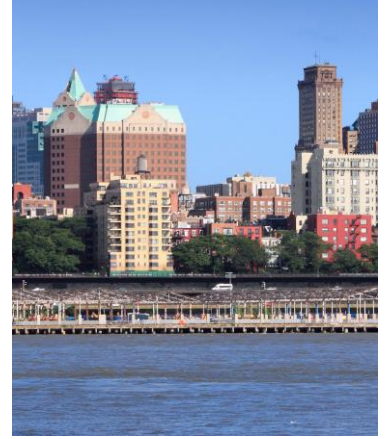
## Price / Sq.ft.

This heat map displays the price per square foot for properties sold in the past 5 years. The areas in dark red are the most expensive.



# Bath Beach

## Brooklyn, 2nd Quarter 2017

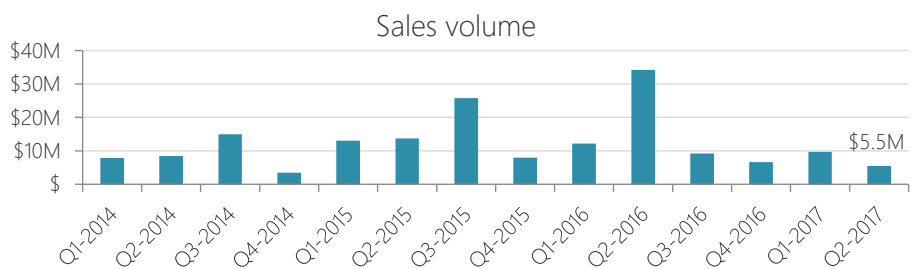


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the locally owned fruit and vegetable stands.

### Sales volume



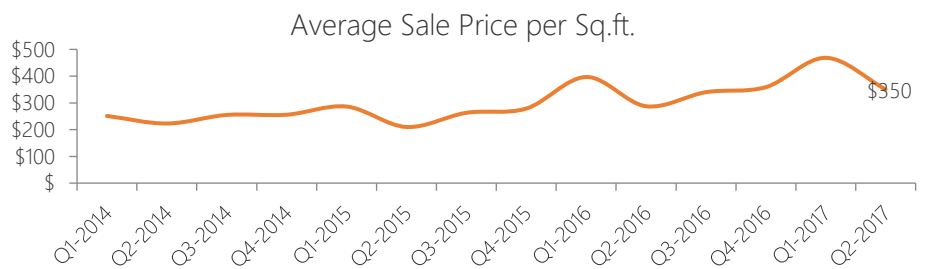
-84% YoY



### Average Sale Price per Sq.ft.



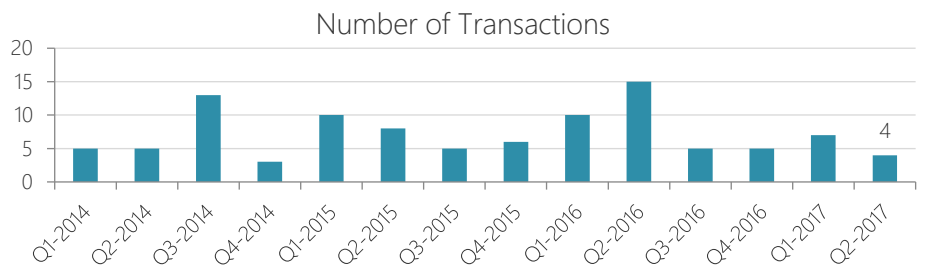
22% YoY



### Number of Transactions



-73% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$391,500	28%	\$350	8%	\$5,481,000	4	4	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

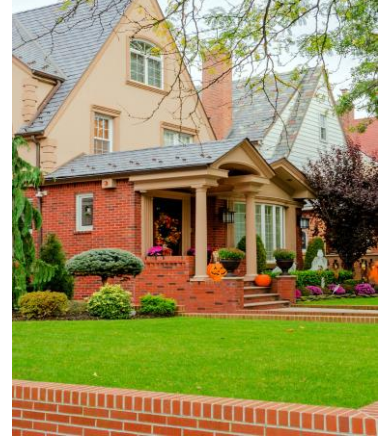
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Bay Ridge

## Brooklyn, 2nd Quarter 2017

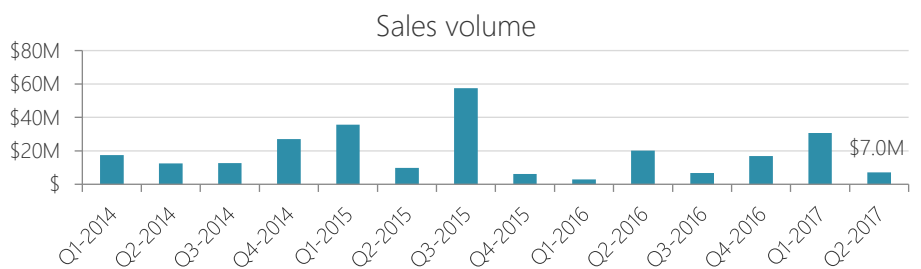


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks include the 69th Street Pier and Owl's Head Park.

### Sales volume



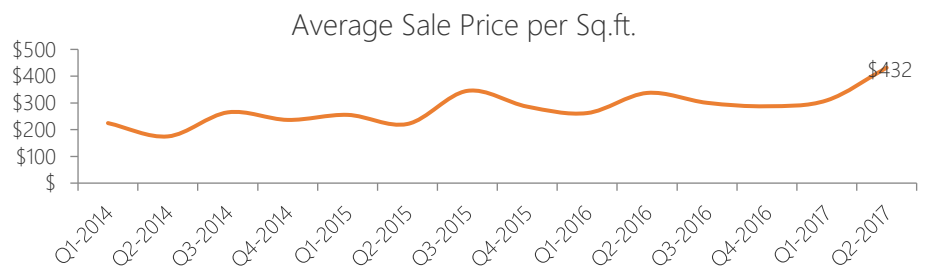
-65% YoY



### Average Sale Price per Sq.ft.



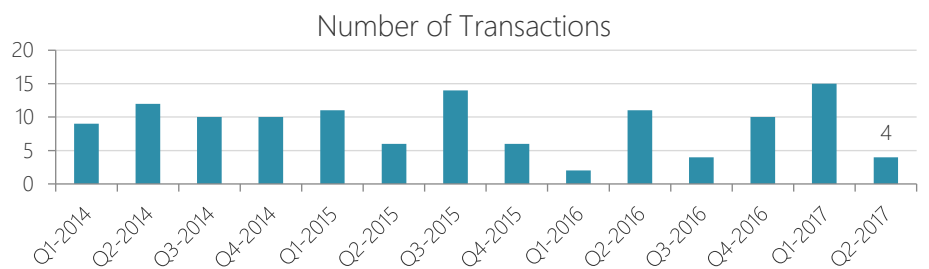
28% YoY



### Number of Transactions



-64% YoY



### Type of Properties Sold

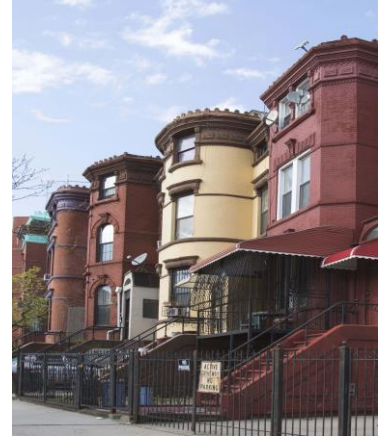
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$324,727	17%	\$432	32%	\$7,046,175	4	3	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Bedford-Stuyvesant

Brooklyn, 2nd Quarter 2017

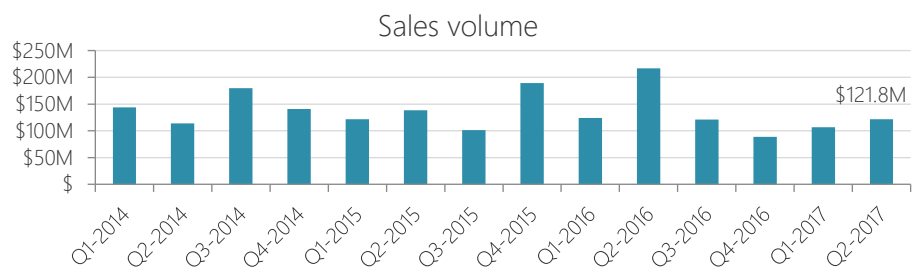


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes half a dozen subway and bus lines.

## Sales volume



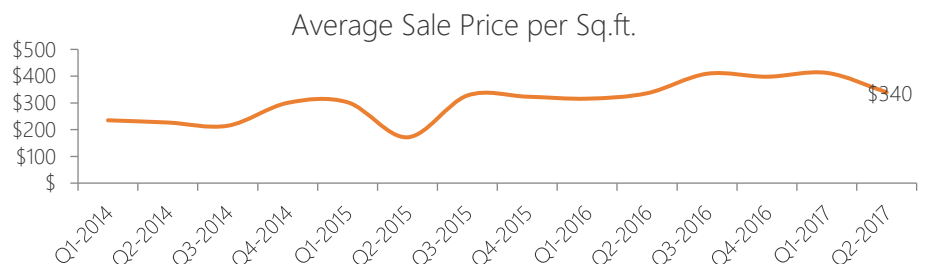
-44% YoY



## Average Sale Price per Sq.ft.



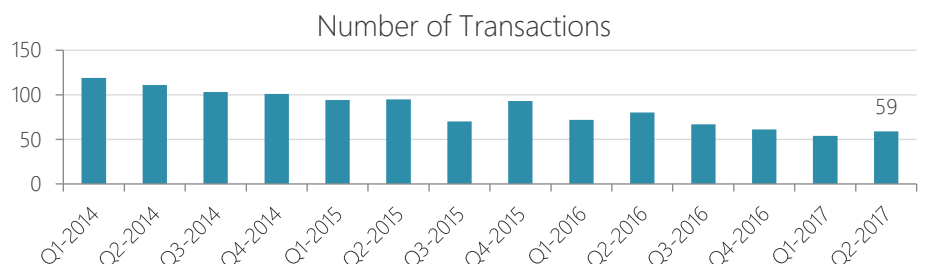
1% YoY



## Number of Transactions



-26% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$432,031	36%	\$406	25%	\$86,406,147	52	53	200
Medium	\$237,223	71%	\$291	76%	\$30,601,761	6	6	129
Large	\$66,164	-88%	\$118	-81%	\$4,830,000	1	2	73

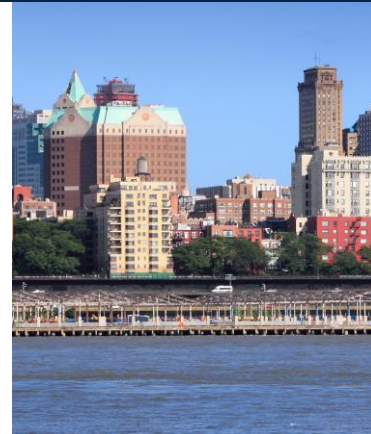
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Bensonhurst

## Brooklyn, 2nd Quarter 2017

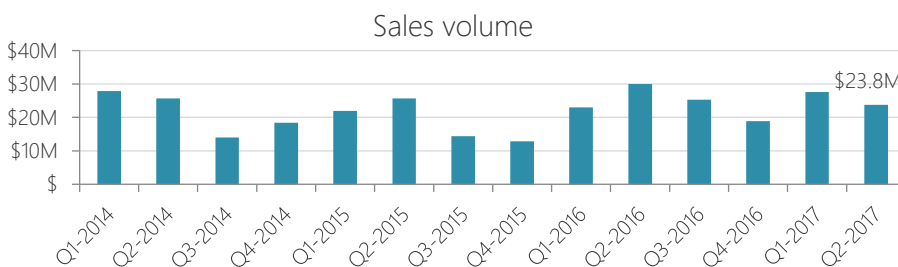
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



### Sales volume



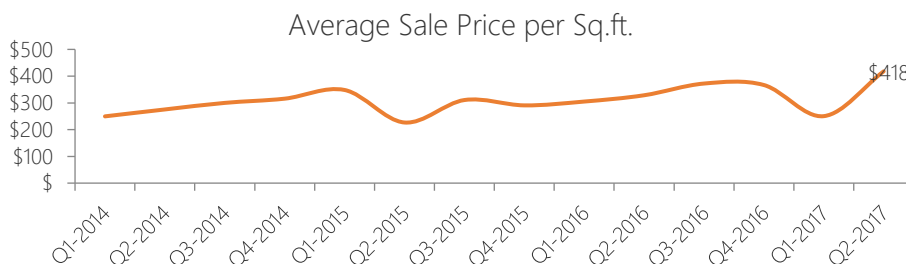
-21% YoY



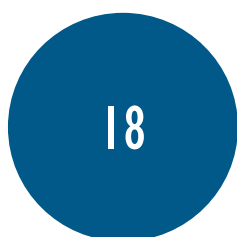
### Average Sale Price per Sq.ft.



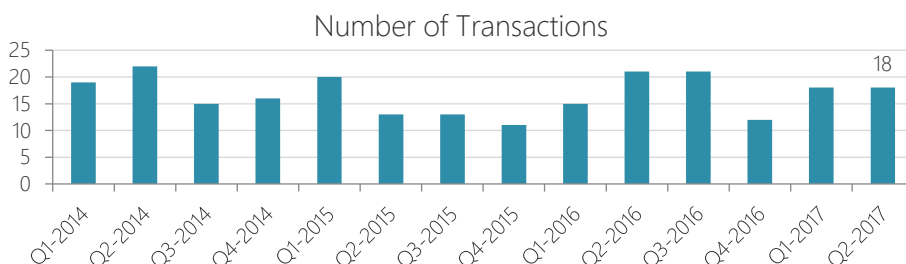
27% YoY



### Number of Transactions



-14% YoY



### Type of Properties Sold

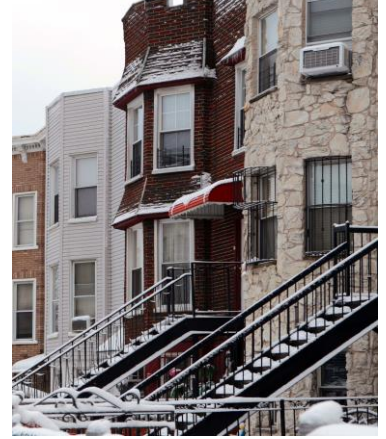
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$389,687	41%	\$418	27%	\$23,770,878	18	18	61
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Borough Park

Brooklyn, 2nd Quarter 2017

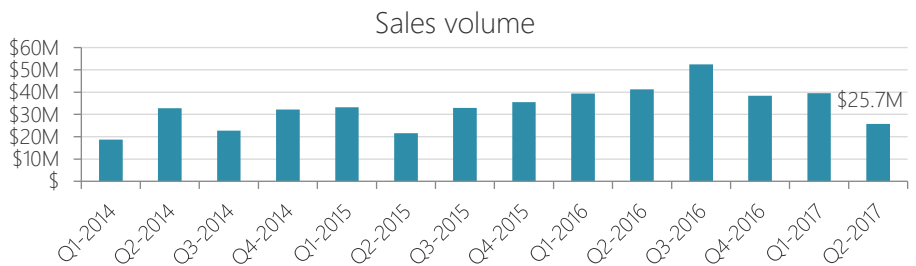


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound in this neighborhood.

## Sales volume



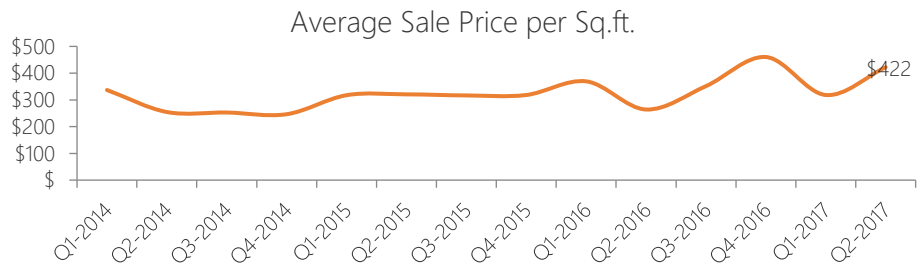
-38% YoY



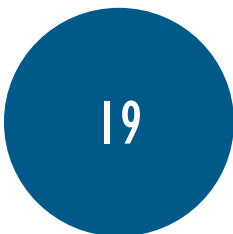
## Average Sale Price per Sq.ft.



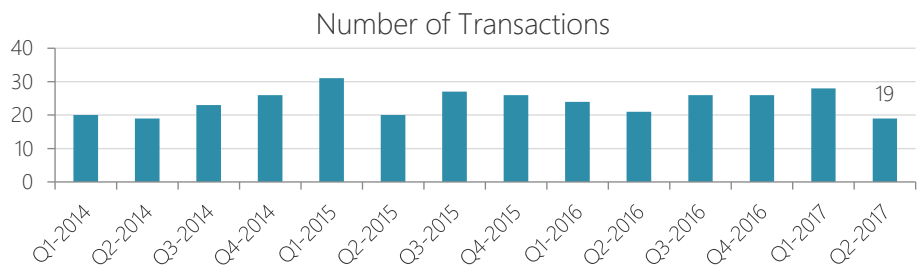
60% YoY



## Number of Transactions



-10% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$402,247	22%	\$422	41%	\$25,743,780	19	19	64
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)



# Brighton Beach

Brooklyn, 2nd Quarter 2017

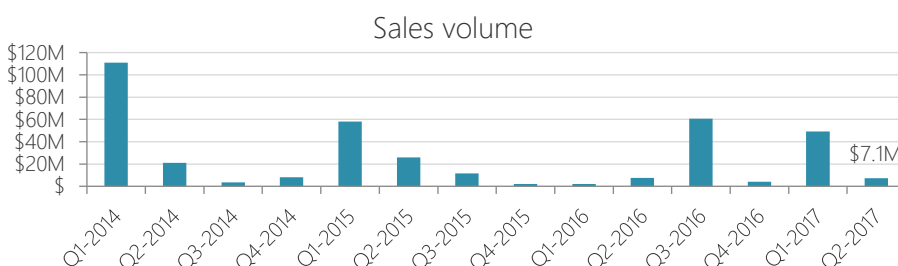


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include both single-family and multi-family homes.

## Sales volume



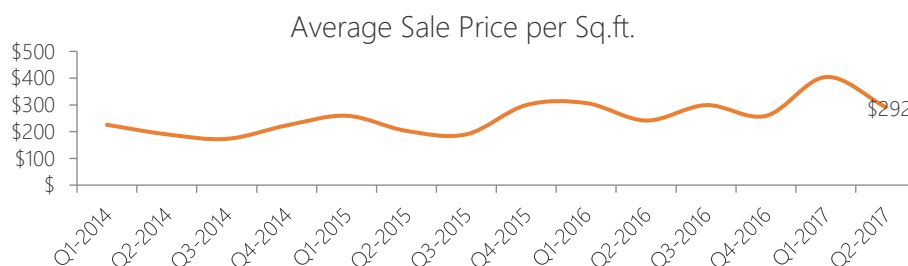
-6% YoY



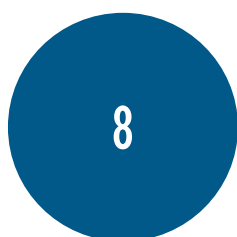
## Average Sale Price per Sq.ft.



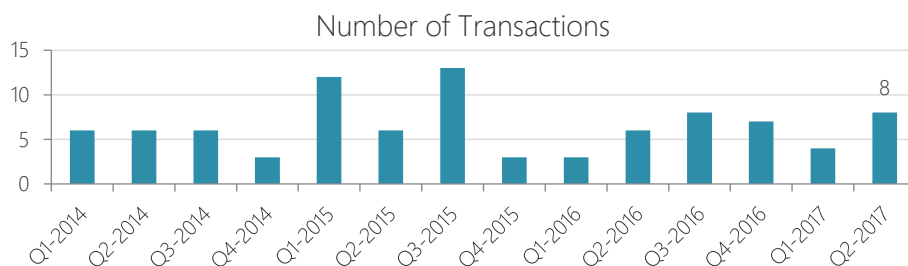
21% YoY



## Number of Transactions



33% YoY



## Type of Properties Sold

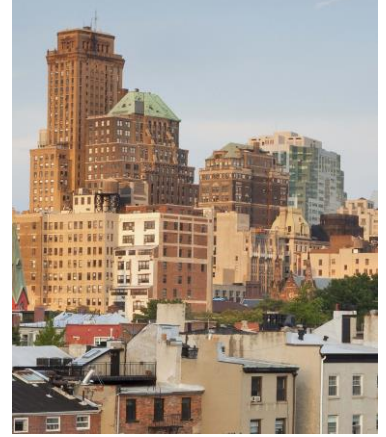
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$214,848	5%	\$292	21%	\$7,090,000	8	8	33
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Brooklyn Heights

## Brooklyn, 2nd Quarter 2017

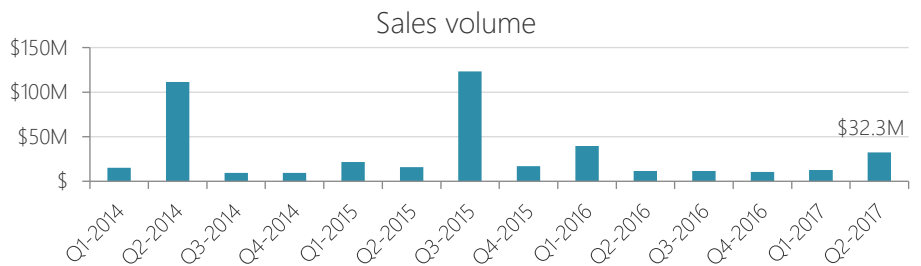


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

### Sales volume



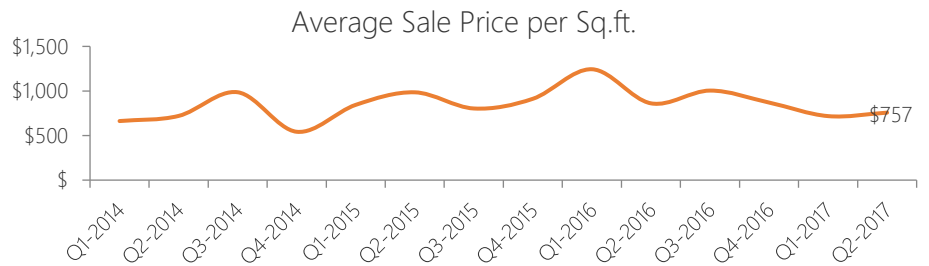
177% YoY



### Average Sale Price per Sq.ft.



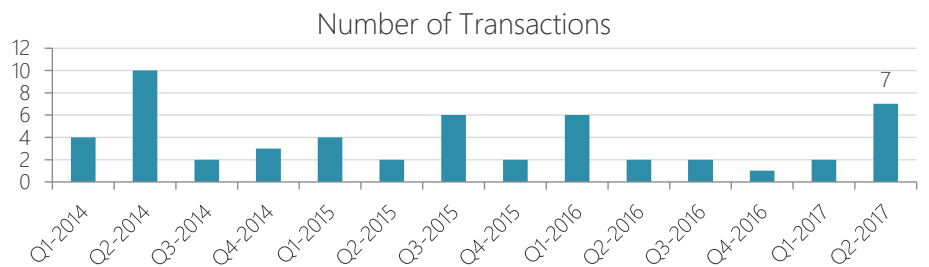
-12% YoY



### Number of Transactions



250% YoY



### Type of Properties Sold

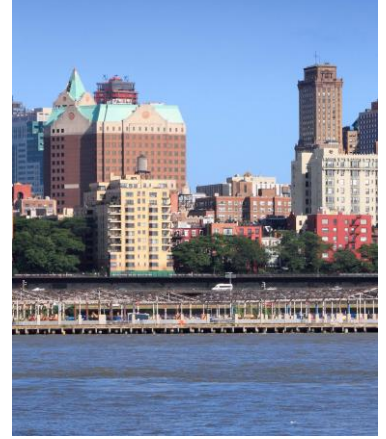
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$726,828	-19%	\$775	-10%	\$21,078,000	5	5	29
Medium	\$560,000	-	\$725	-	\$11,200,000	2	2	20
Large	-	-	-	-	\$0	0	0	0

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



# Brownsville

## Brooklyn, 2nd Quarter 2017

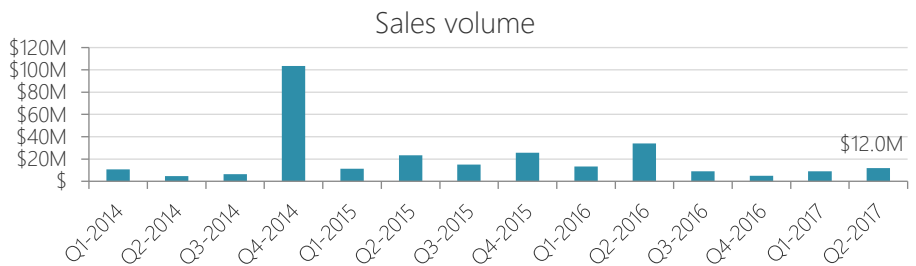


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home to a large swimming pool and bathhouses.

### Sales volume



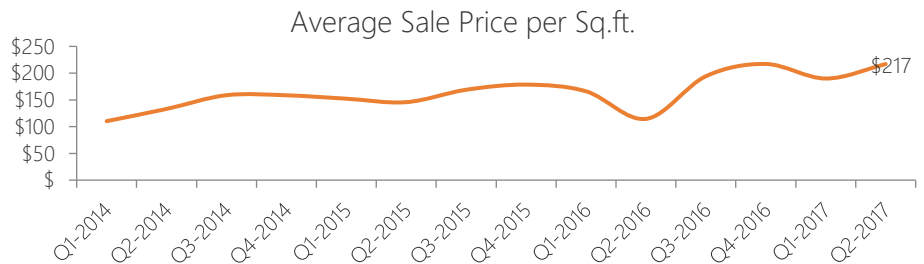
-65% YoY



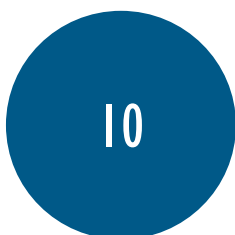
### Average Sale Price per Sq.ft.



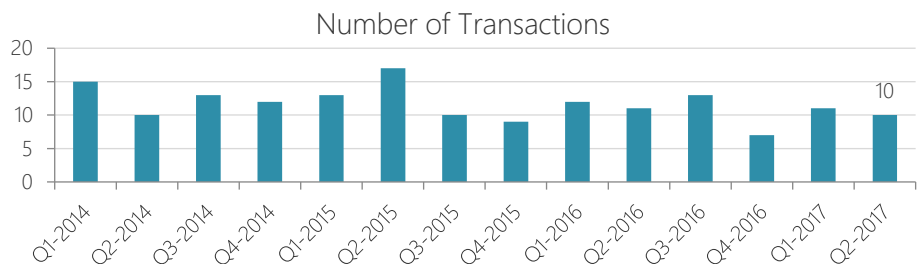
89% YoY



### Number of Transactions



-9% YoY



### Type of Properties Sold

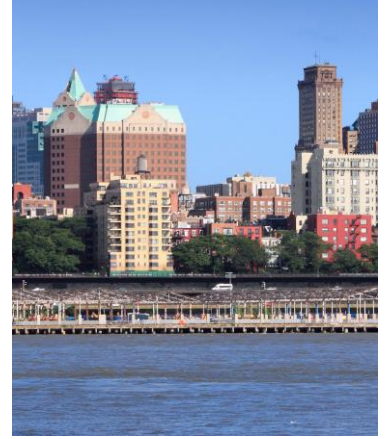
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$184,500	9%	\$191	12%	\$6,457,500	9	9	35
Medium	\$171,875	-20%	\$258	143%	\$5,500,000	1	1	32
Large	-	-	-	-	\$0	0	0	0

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



# Bushwick

## Brooklyn, 2nd Quarter 2017

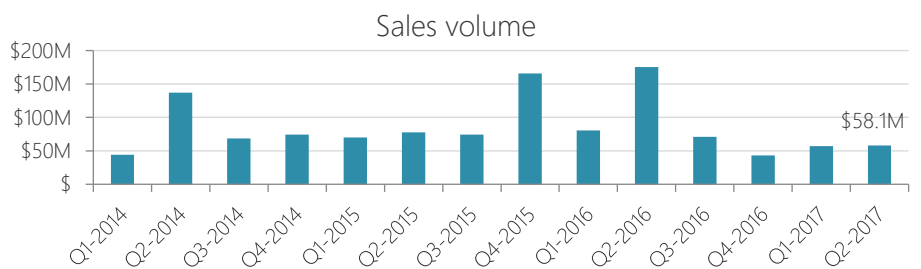


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97% are within a half mile of a subway station.

### Sales volume



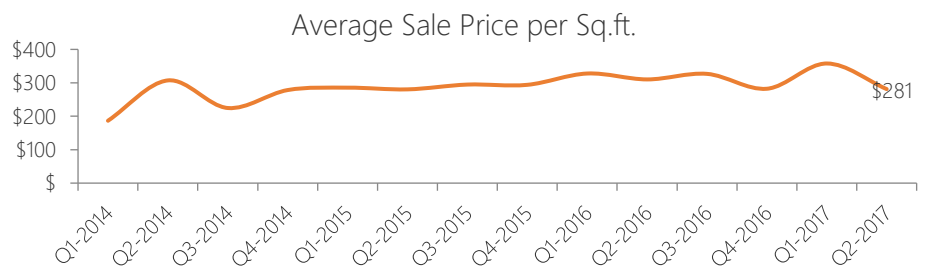
-67% YoY



### Average Sale Price per Sq.ft.



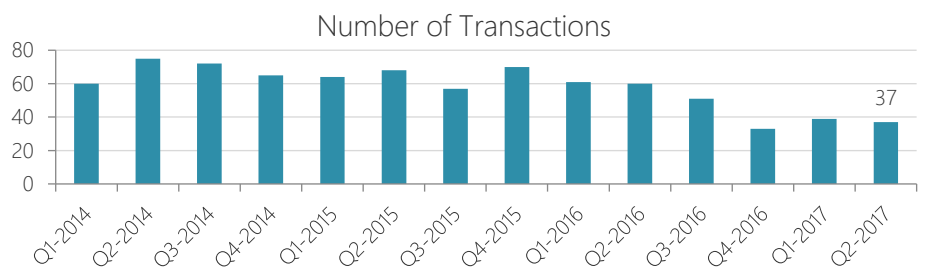
-9% YoY



### Number of Transactions



-38% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$293,727	3%	\$324	0%	\$44,059,069	35	35	150
Medium	\$143,750	-46%	\$177	-42%	\$2,300,000	1	1	16
Large	\$167,143	-33%	\$204	-32%	\$11,700,000	1	1	70

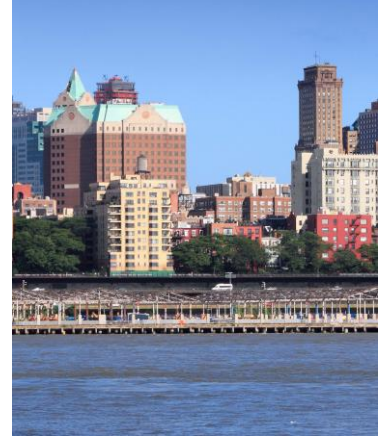
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Canarsie

## Brooklyn, 2nd Quarter 2017

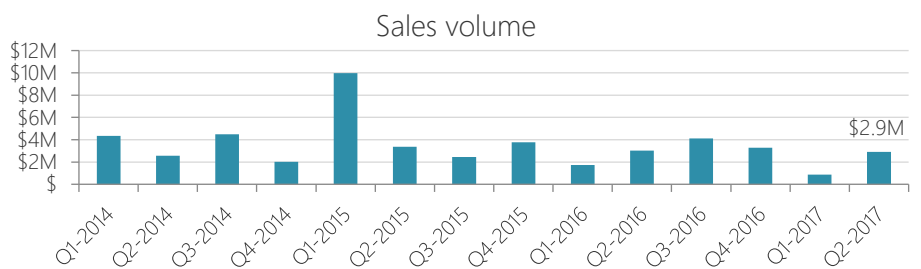


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages, and housing developments near the L train stop.

### Sales volume



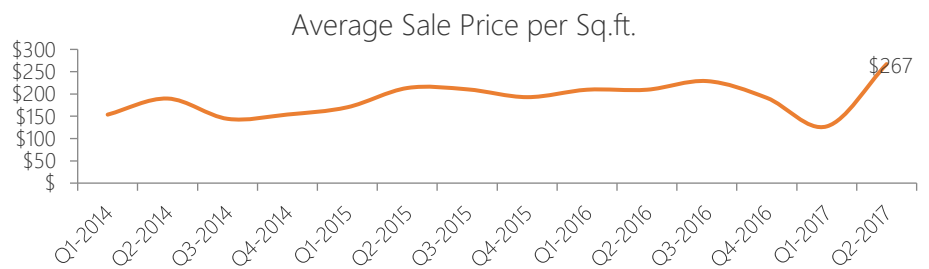
-4% YoY



### Average Sale Price per Sq.ft.



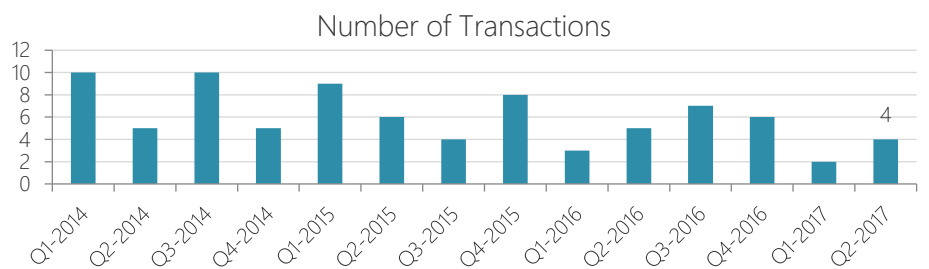
27% YoY



### Number of Transactions



-20% YoY



### Type of Properties Sold

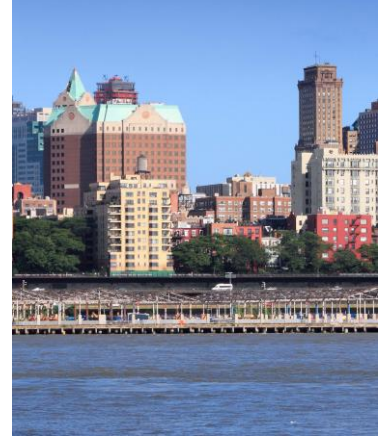
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$222,923	18%	\$267	27%	\$2,898,000	4	4	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Carroll Gardens

Brooklyn, 2nd Quarter 2017

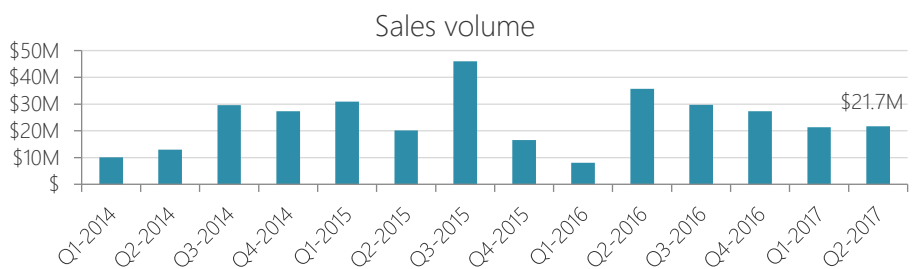


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and G subway trains as well as several express buses.

## Sales volume



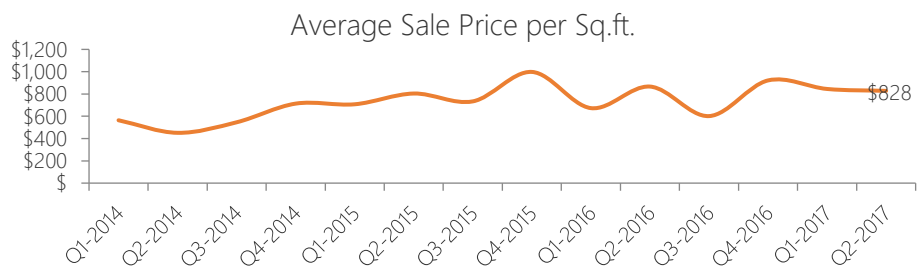
-39% YoY



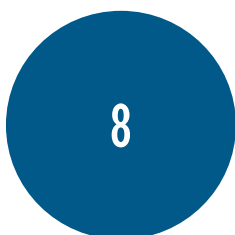
## Average Sale Price per Sq.ft.



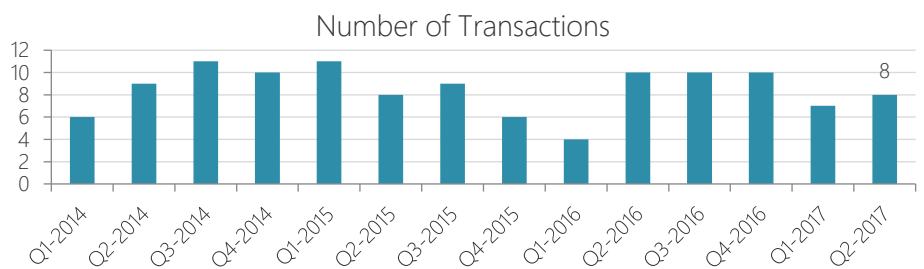
-4% YoY



## Number of Transactions



-20% YoY



## Type of Properties Sold

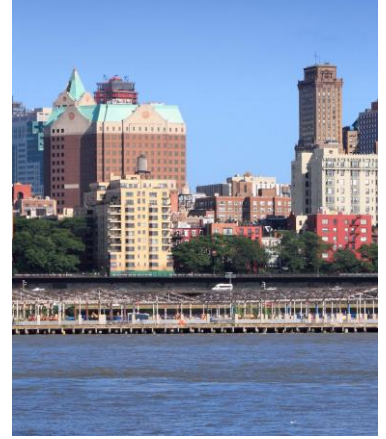
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$776,300	-4%	\$828	-4%	\$21,736,396	8	8	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Clinton Hill

## Brooklyn, 2nd Quarter 2017

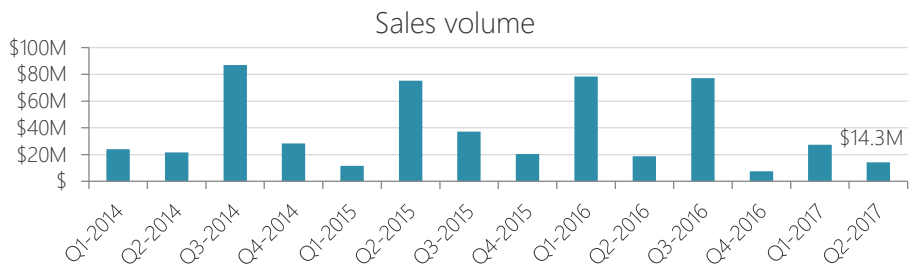


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here. Walking and biking are a dream on the wide tree-lined streets.

### Sales volume



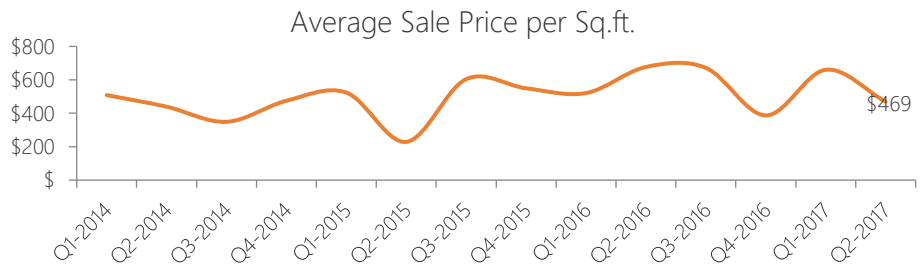
-23% YoY



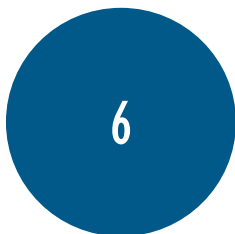
### Average Sale Price per Sq.ft.



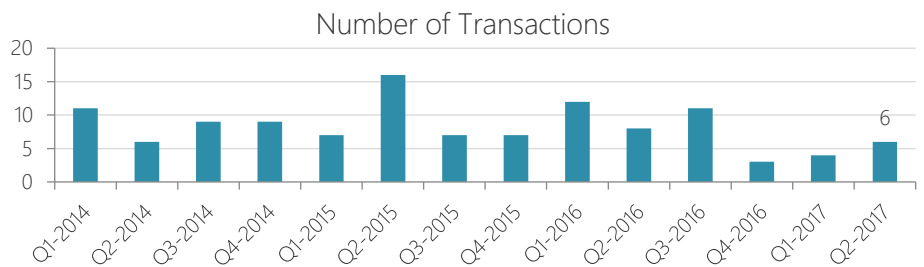
-31% YoY



### Number of Transactions



-25% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$407,143	-41%	\$469	-31%	\$14,250,000	6	6	35
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)



# Cobble Hill

Brooklyn, 2nd Quarter 2017

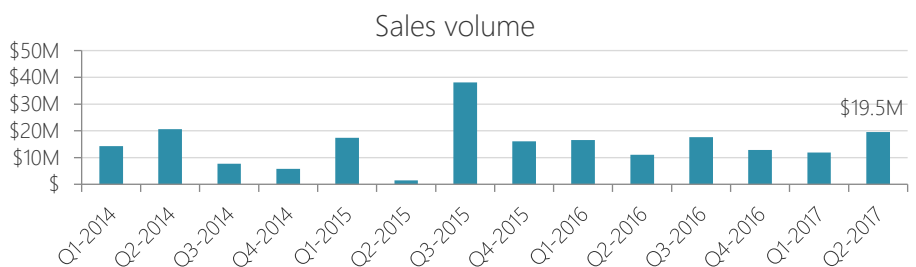


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy and hip this is a popular, growing neighborhood.

## Sales volume



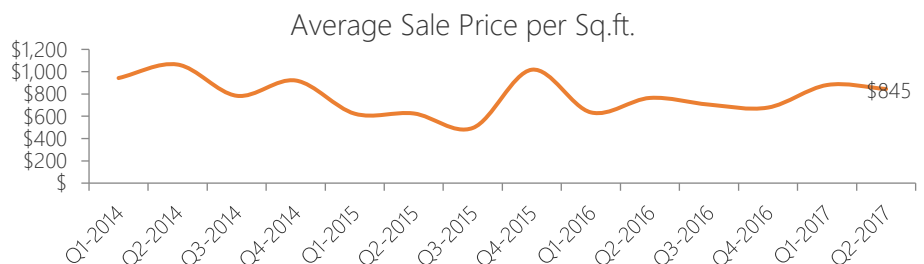
77% YoY



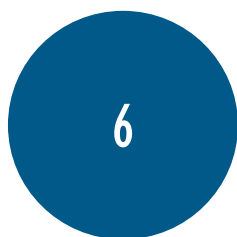
## Average Sale Price per Sq.ft.



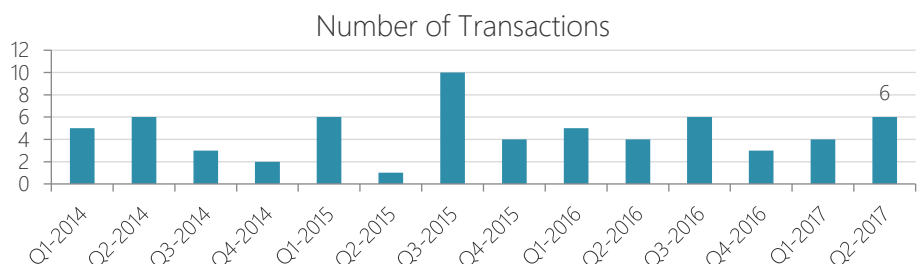
10% YoY



## Number of Transactions



50% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$723,148	-1%	\$845	10%	\$19,525,000	6	6	27
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)



# Crown Heights

Brooklyn, 2nd Quarter 2017

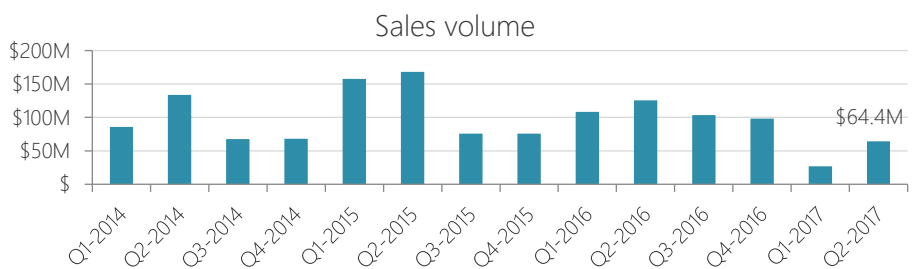


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

## Sales volume



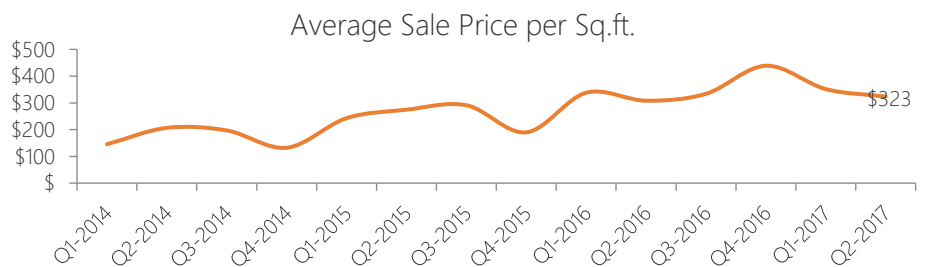
-49% YoY



## Average Sale Price per Sq.ft.



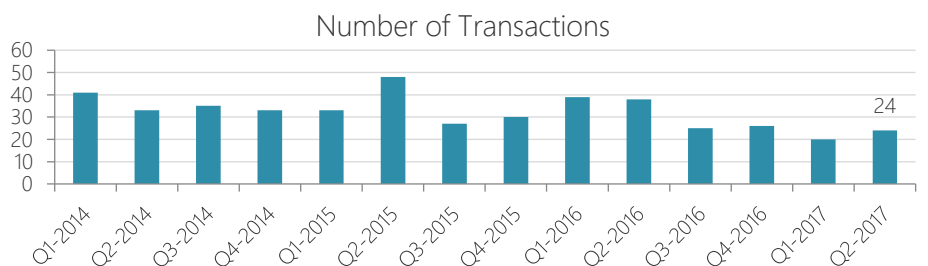
5% YoY



## Number of Transactions



-37% YoY



## Type of Properties Sold

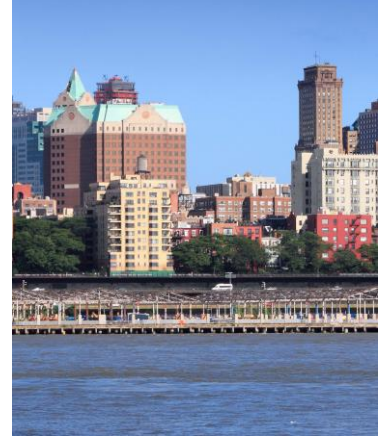
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$400,456	38%	\$385	10%	\$36,441,500	18	20	91
Medium	\$258,666	5%	\$268	-11%	\$27,935,876	6	6	108
Large	-	-	-	-	\$0	0	0	0

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



# Dyker Heights

Brooklyn, 2nd Quarter 2017

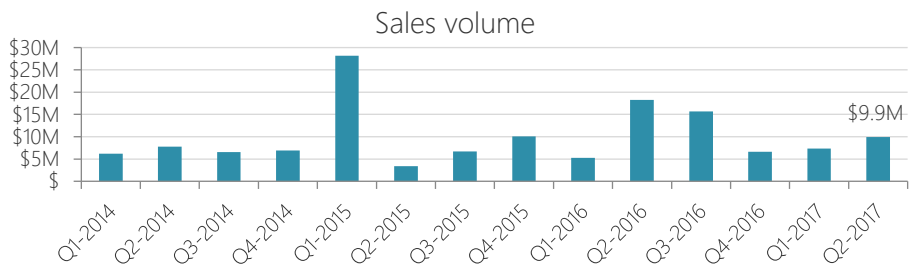


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

## Sales volume



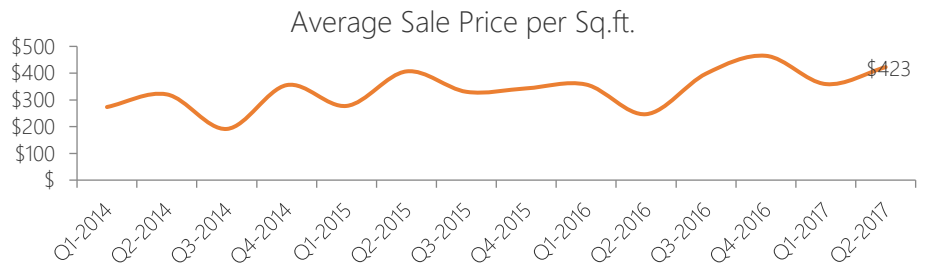
-46% YoY



## Average Sale Price per Sq.ft.



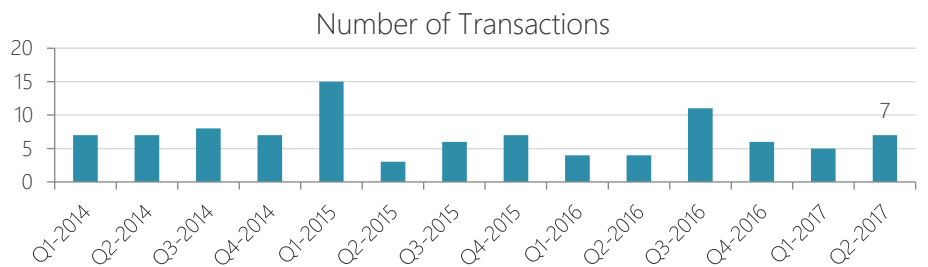
71% YoY



## Number of Transactions



75% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$397,800	55%	\$423	37%	\$9,945,000	7	7	25
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

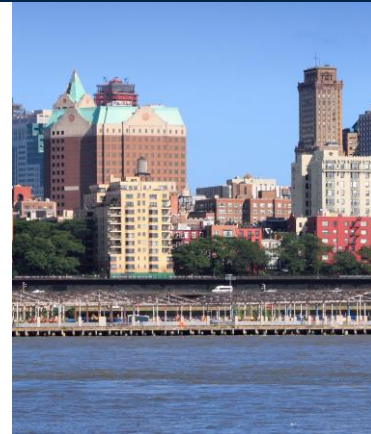
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# East Flatbush

## Brooklyn, 2nd Quarter 2017

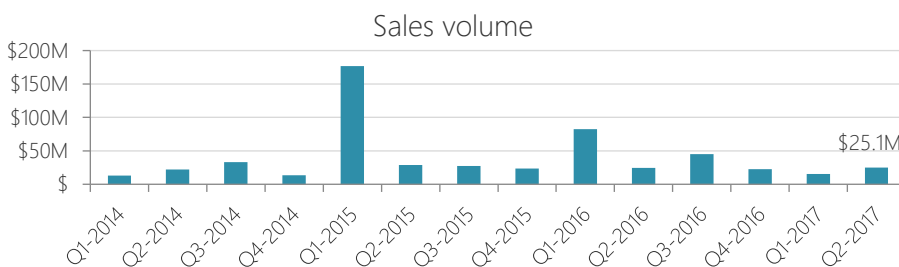
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



### Sales volume



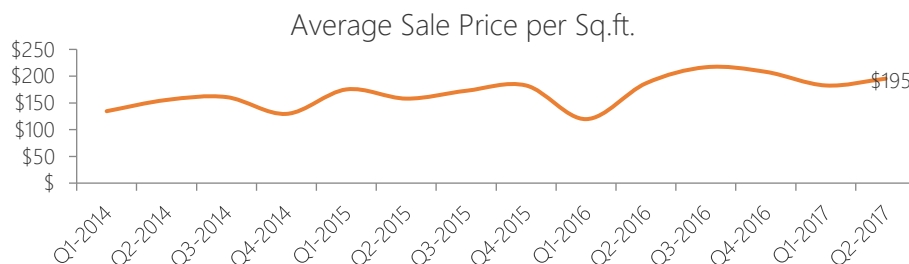
1% YoY



### Average Sale Price per Sq.ft.



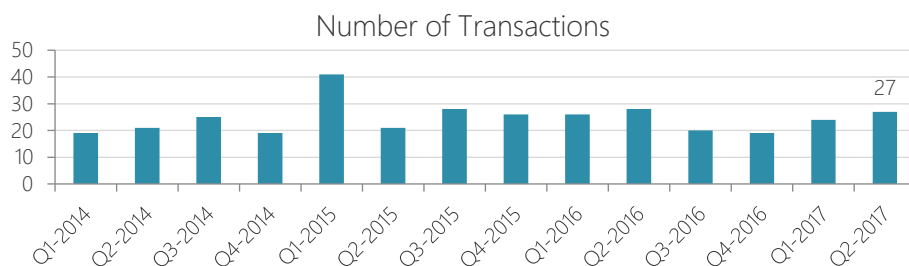
5% YoY



### Number of Transactions



-4% YoY



### Type of Properties Sold

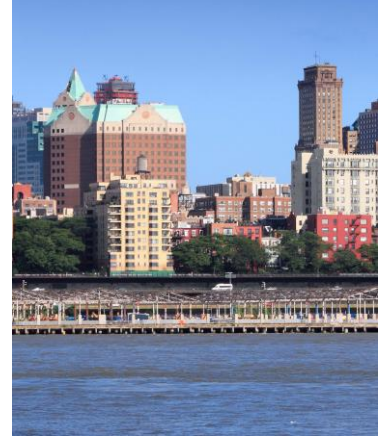
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$170,784	4%	\$204	10%	\$14,004,275	23	23	82
Medium	\$164,925	22%	\$185	-2%	\$11,050,000	4	4	67
Large	-	-	-	-	\$0	0	0	0

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



# East New York

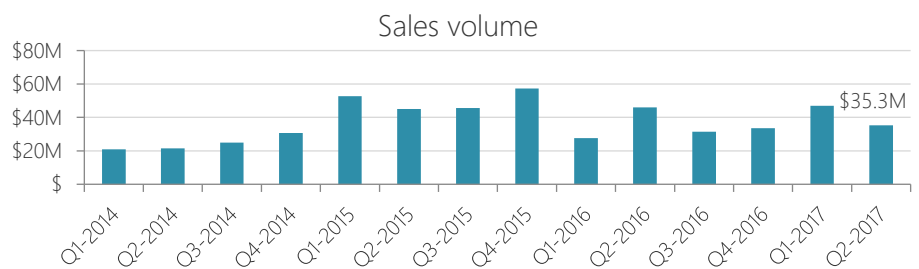
Brooklyn, 2nd Quarter 2017



## Sales volume



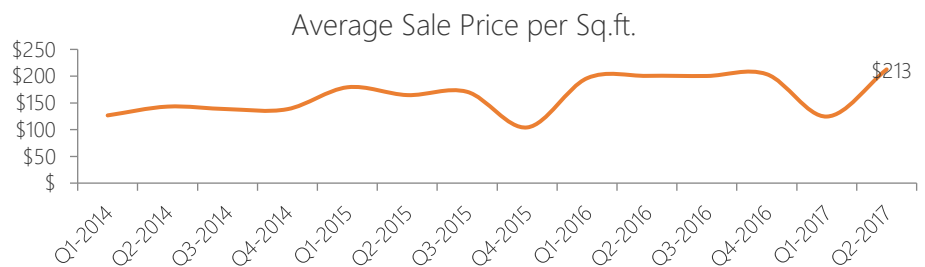
-23% YoY



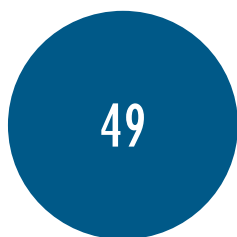
## Average Sale Price per Sq.ft.



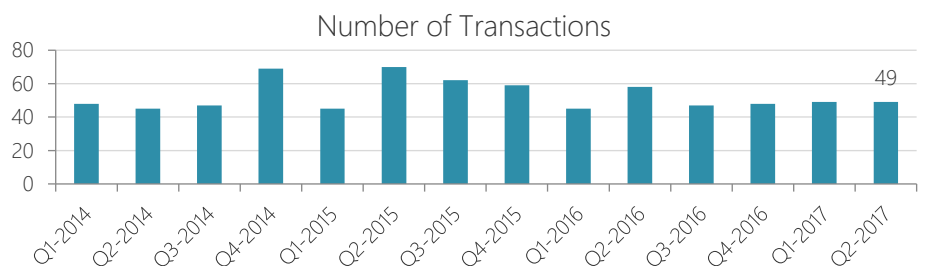
6% YoY



## Number of Transactions



-16% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$181,704	12%	\$212	12%	\$32,161,663	48	49	177
Medium	\$163,158	-6%	\$214	-4%	\$3,100,000	1	1	19
Large	-	-	-	-	\$0	0	0	0

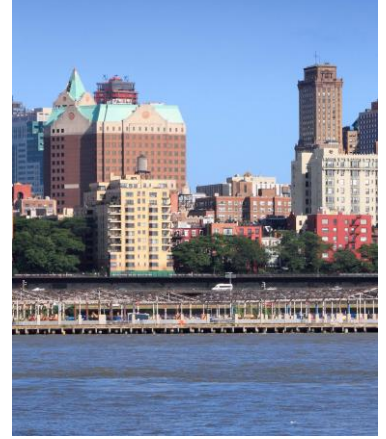
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Flatbush

## Brooklyn, 2nd Quarter 2017

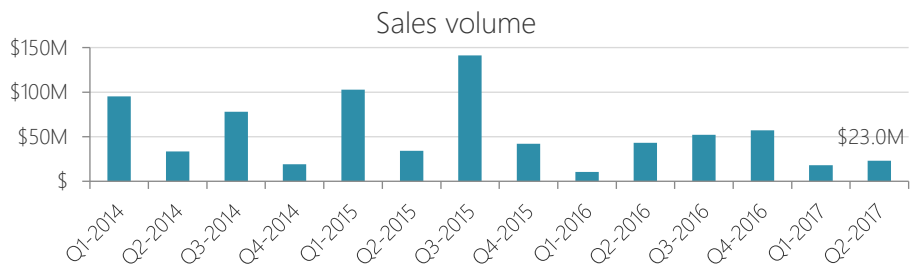


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service this neighborhood, which makes commuting to Manhattan a breeze.

### Sales volume



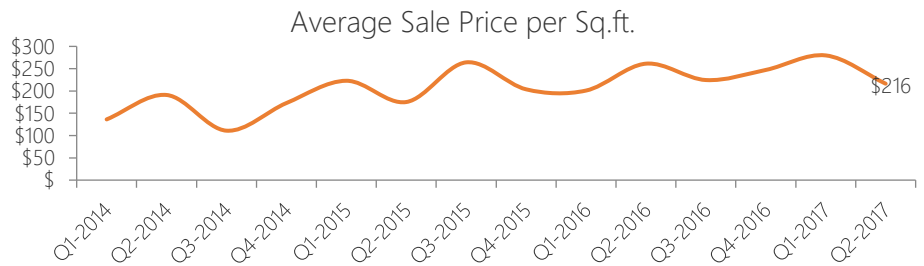
-46% YoY



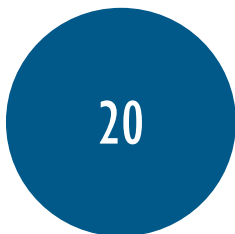
### Average Sale Price per Sq.ft.



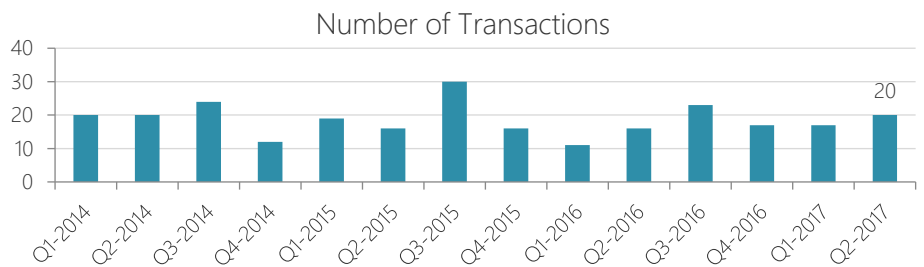
-17% YoY



### Number of Transactions



25% YoY



### Type of Properties Sold

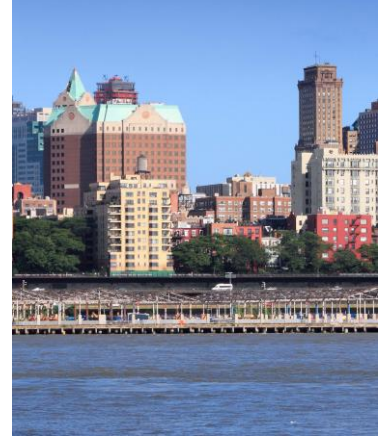
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$200,484	-25%	\$210	-34%	\$15,637,720	17	17	78
Medium	\$175,595	-21%	\$230	0%	\$7,375,000	3	3	42
Large	-	-	-	-	\$0	0	0	0

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



# Fort Greene

## Brooklyn, 2nd Quarter 2017

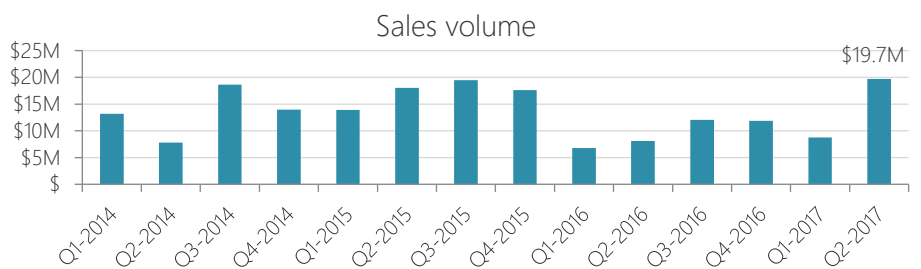


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other attractions include the Paul Robeson Theater.

### Sales volume



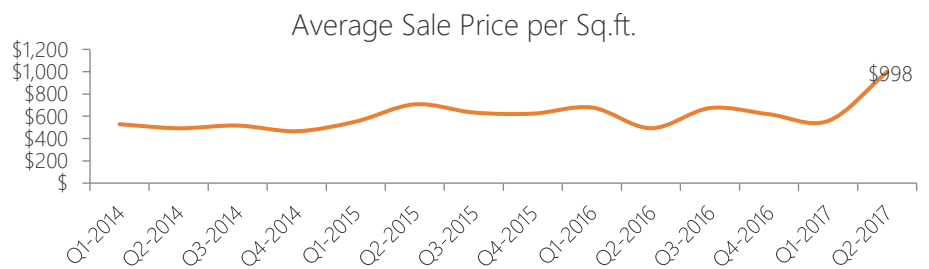
144% YoY



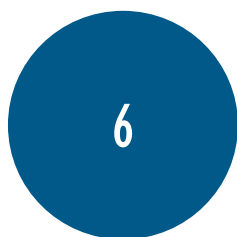
### Average Sale Price per Sq.ft.



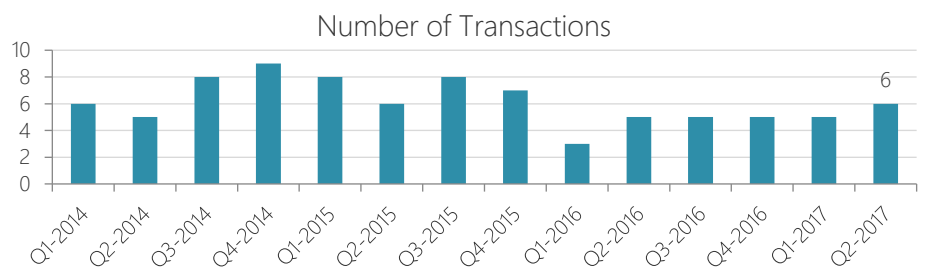
103% YoY



### Number of Transactions



20% YoY



### Type of Properties Sold

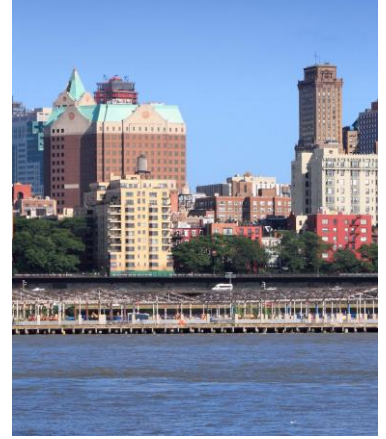
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$730,370	45%	\$998	103%	\$19,720,000	6	6	27
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Gowanus

## Brooklyn, 2nd Quarter 2017

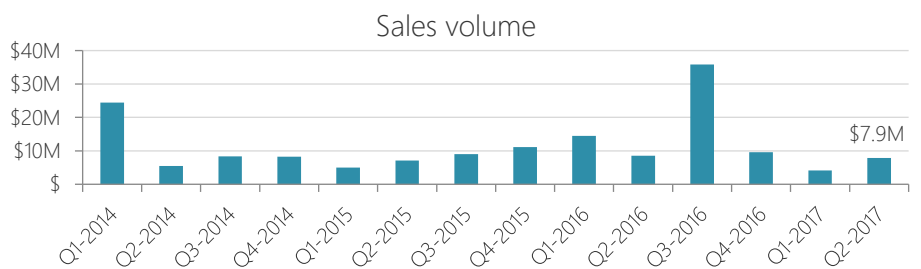


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street Bridge and the site of the Gowanus Memorial Artyard.

### Sales volume



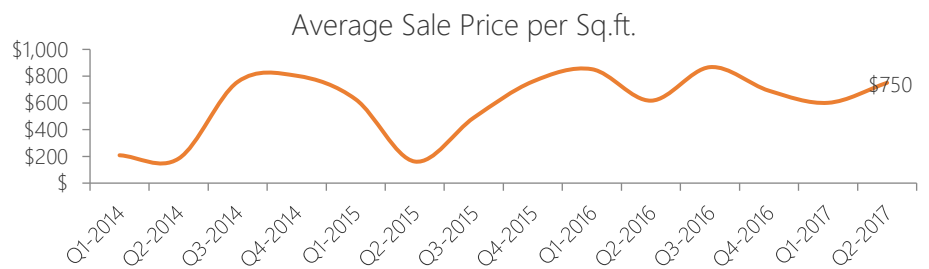
-8% YoY



### Average Sale Price per Sq.ft.



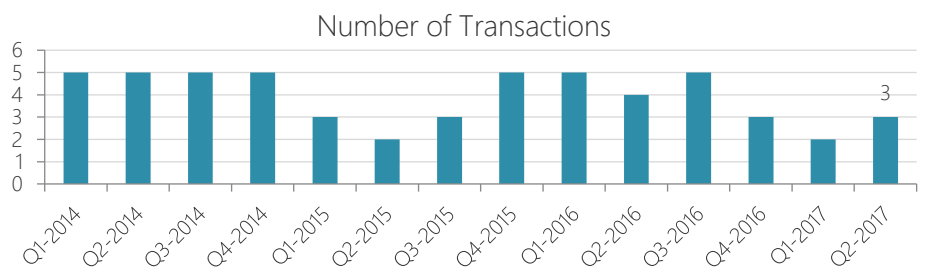
22% YoY



### Number of Transactions



-25% YoY



### Type of Properties Sold

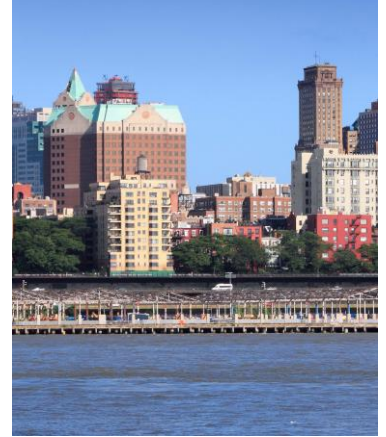
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$658,125	61%	\$750	22%	\$7,897,500	3	3	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Gravesend

## Brooklyn, 2nd Quarter 2017

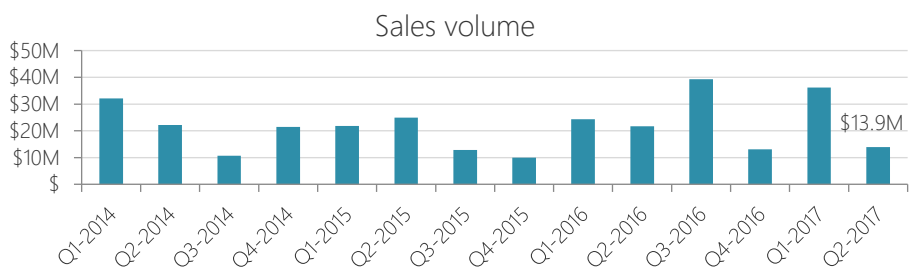


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old Gravesend Cemetery, which was built in the 1600s.

### Sales volume



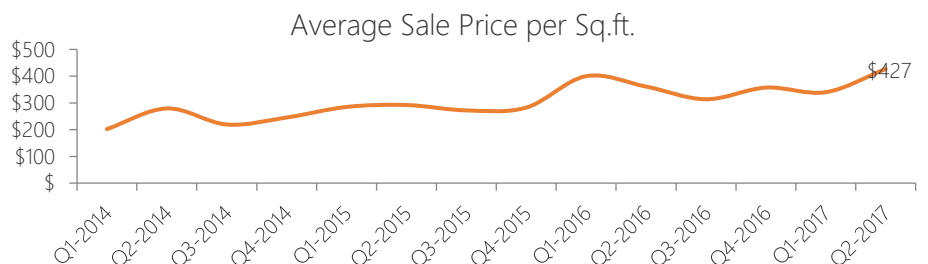
-36% YoY



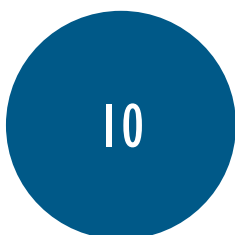
### Average Sale Price per Sq.ft.



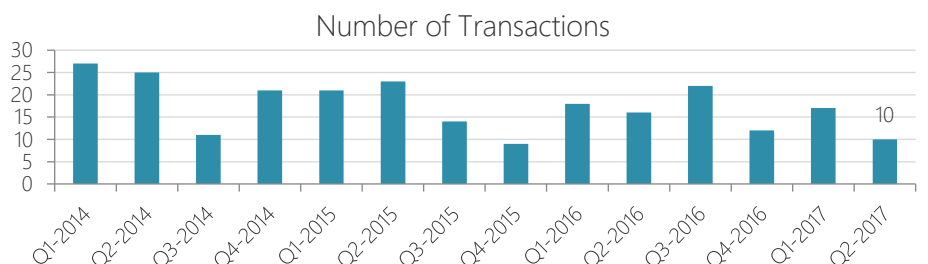
18% YoY



### Number of Transactions



-38% YoY



### Type of Properties Sold

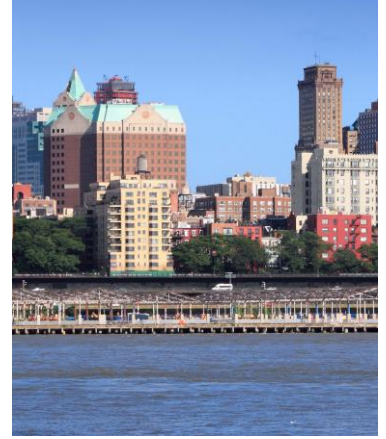
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$397,035	6%	\$427	2%	\$13,896,236	10	10	35
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Greenpoint

## Brooklyn, 2nd Quarter 2017

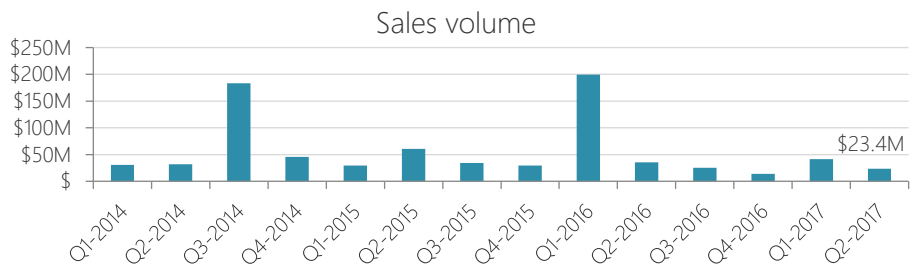


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy public transportation options take the pressure off.

### Sales volume



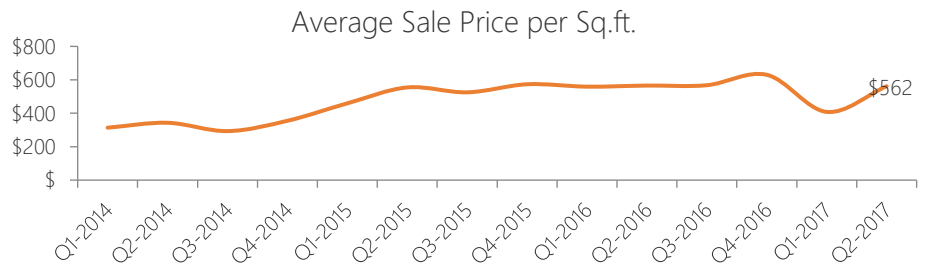
-34% YoY



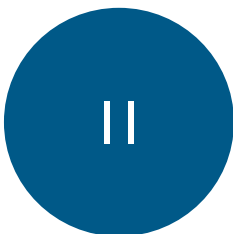
### Average Sale Price per Sq.ft.



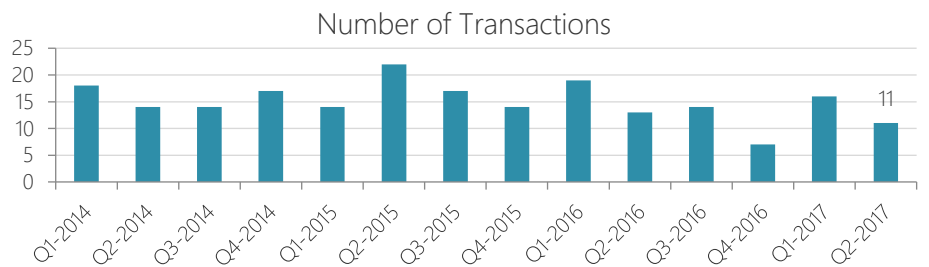
-1% YoY



### Number of Transactions



-15% YoY



### Type of Properties Sold

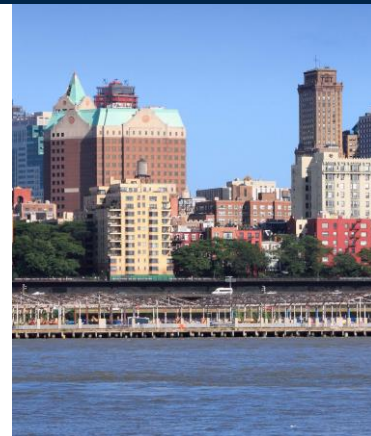
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$509,565	2%	\$562	-1%	\$23,440,000	11	11	46
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Greenwood Heights

Brooklyn, 2nd Quarter 2017

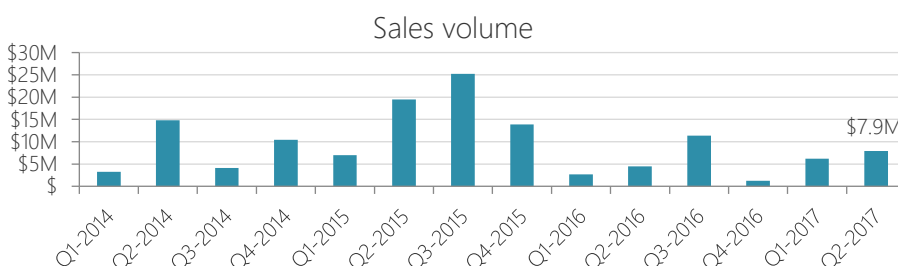


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood in transit, with many new businesses.

## Sales volume



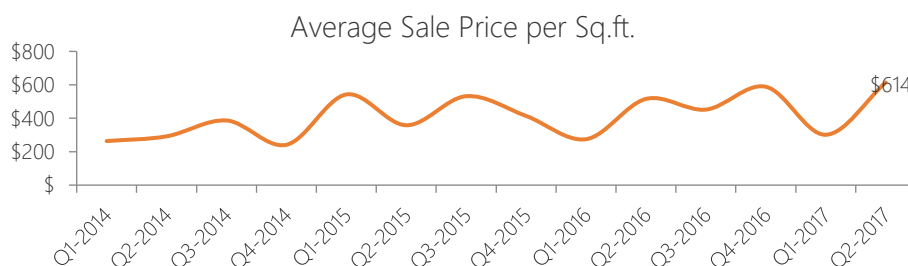
76% YoY



## Average Sale Price per Sq.ft.



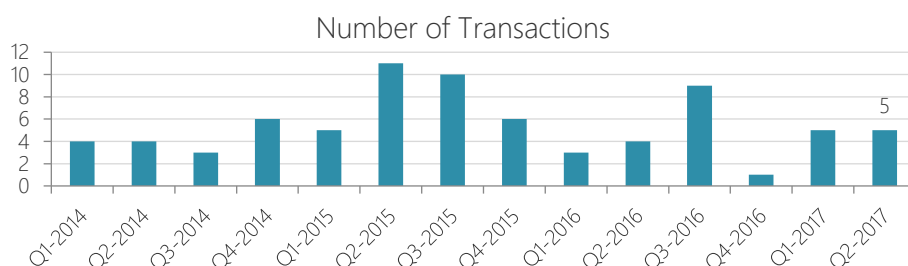
19% YoY



## Number of Transactions



25% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$375,952	0%	\$614	19%	\$7,895,000	5	5	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

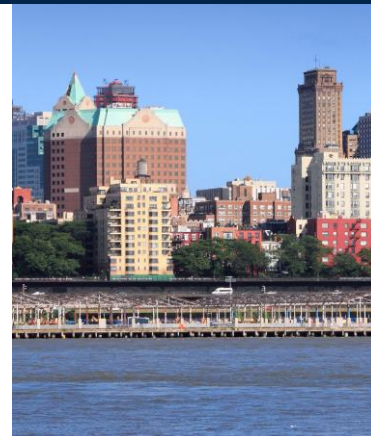
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



# Kensington

## Brooklyn, 2nd Quarter 2017

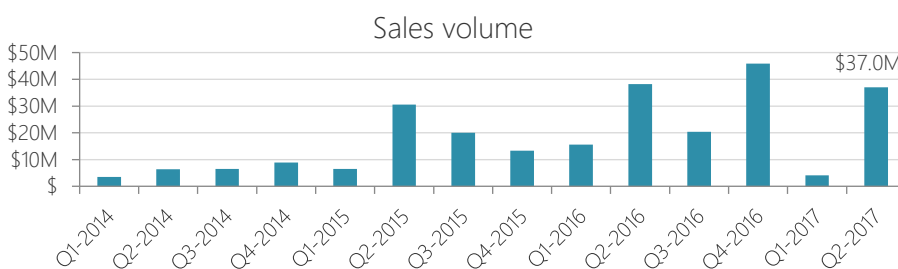
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington is quickly adding new cafes and bars.



### Sales volume



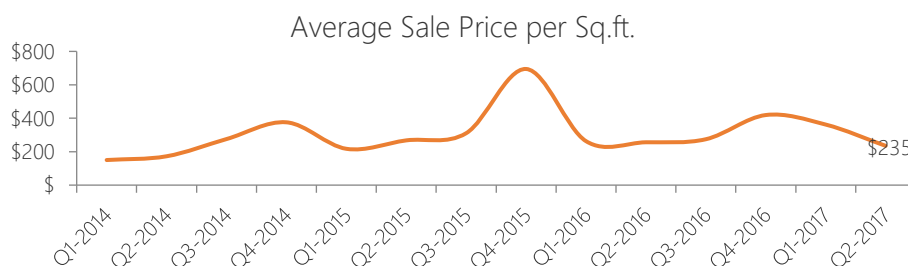
-3% YoY



### Average Sale Price per Sq.ft.



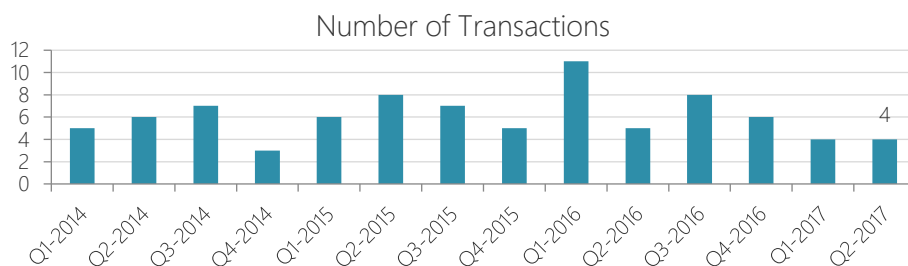
-8% YoY



### Number of Transactions



-20% YoY



### Type of Properties Sold

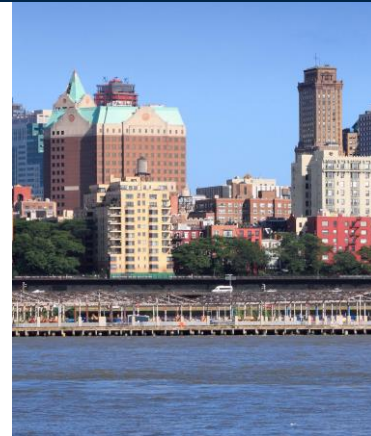
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$444,444	104%	\$488	84%	\$4,000,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	\$270,492	1%	\$221	-18%	\$33,000,000	1	1	122

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



# Madison

## Brooklyn, 2nd Quarter 2017

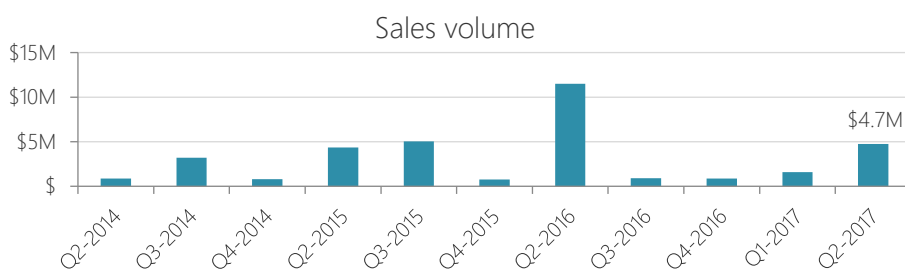


Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco exteriors are common in this neighborhood.

### Sales volume



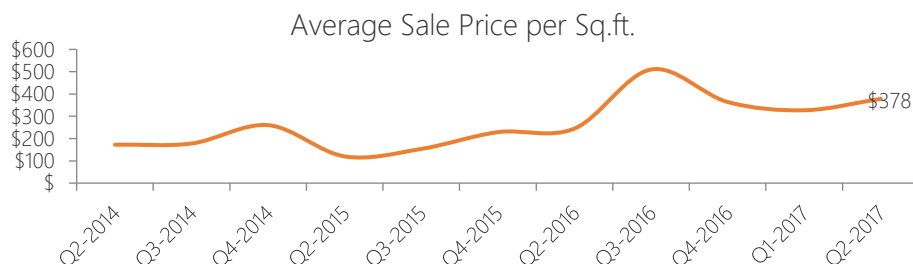
-59% YoY



### Average Sale Price per Sq.ft.



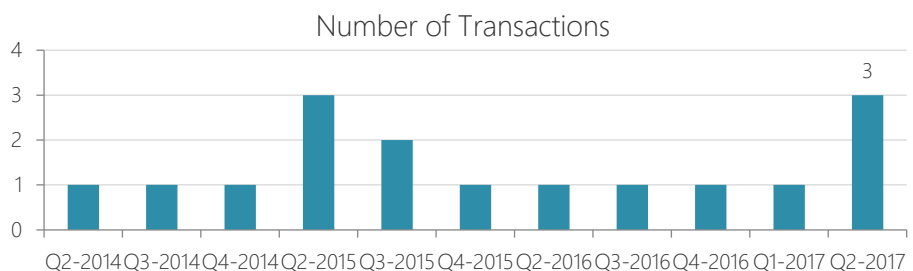
55% YoY



### Number of Transactions



200% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$395,000	-	\$378	-	\$4,740,000	3	3	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

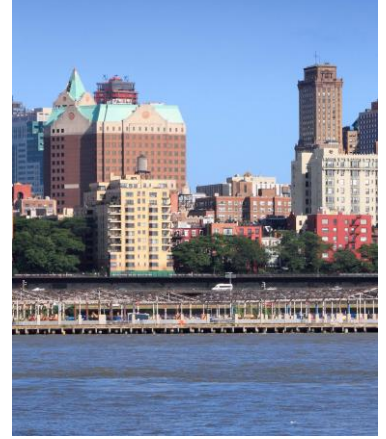
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Midwood

## Brooklyn, 2nd Quarter 2017

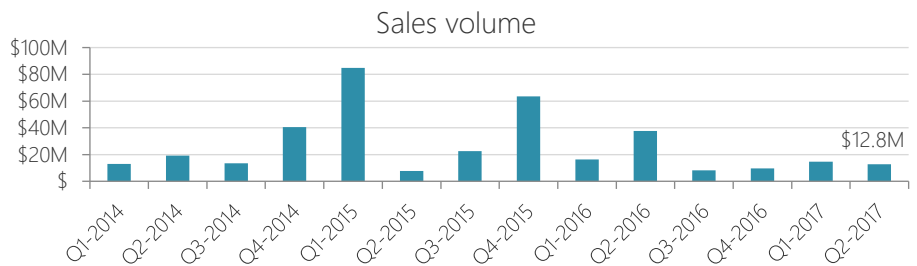


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of delicious bakeries and discounted shopping.

### Sales volume



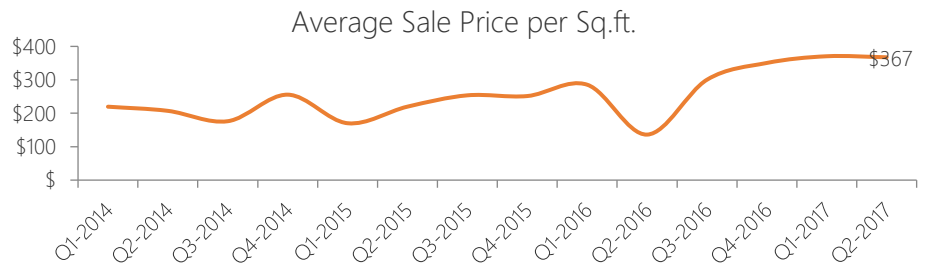
-66% YoY



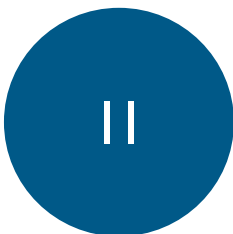
### Average Sale Price per Sq.ft.



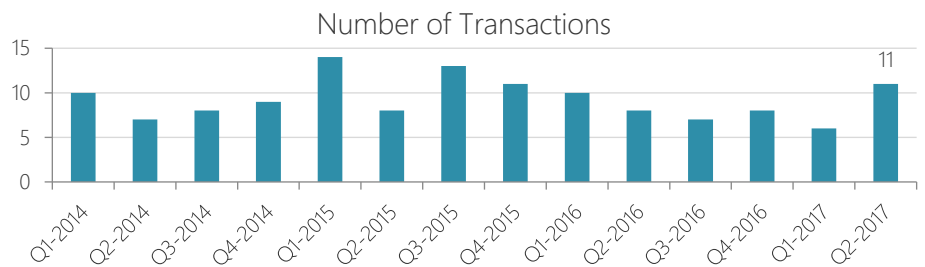
170% YoY



### Number of Transactions



38% YoY



### Type of Properties Sold

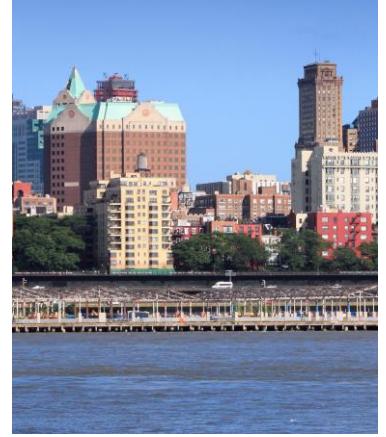
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$319,888	2%	\$367	-4%	\$12,795,500	11	11	40
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Ocean Hill

## Brooklyn, 2nd Quarter 2017

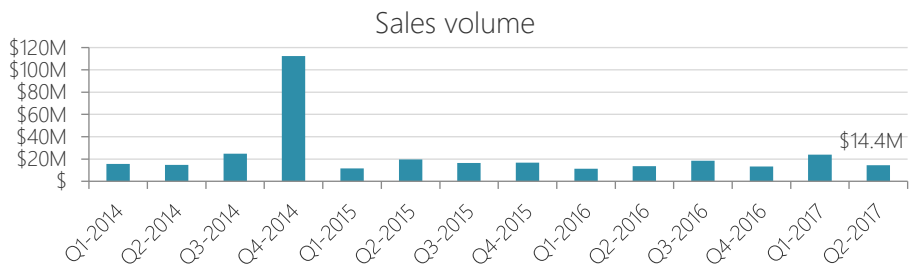


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also increasing its popularity with home buyers.

### Sales volume



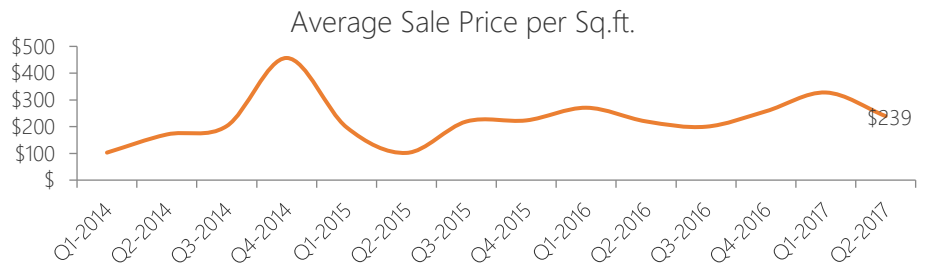
7% YoY



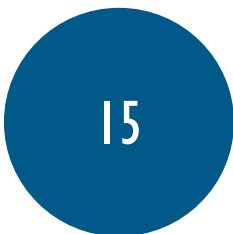
### Average Sale Price per Sq.ft.



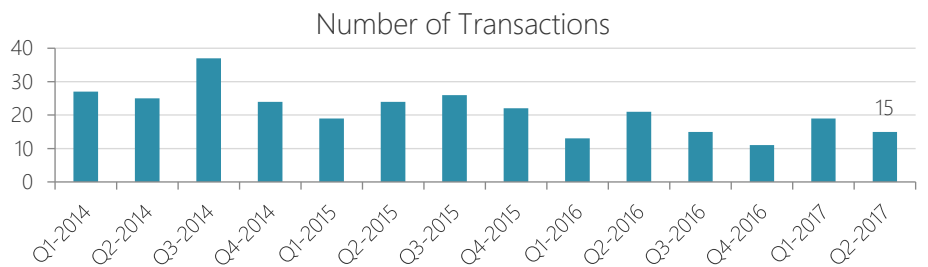
9% YoY



### Number of Transactions



-29% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$228,217	10%	\$239	9%	\$14,377,649	15	18	63
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)



# Park Slope

Brooklyn, 2nd Quarter 2017

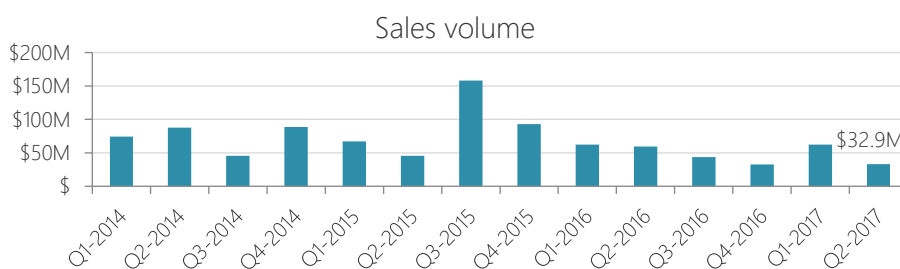


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy to see why it's a top rated neighborhood.

## Sales volume



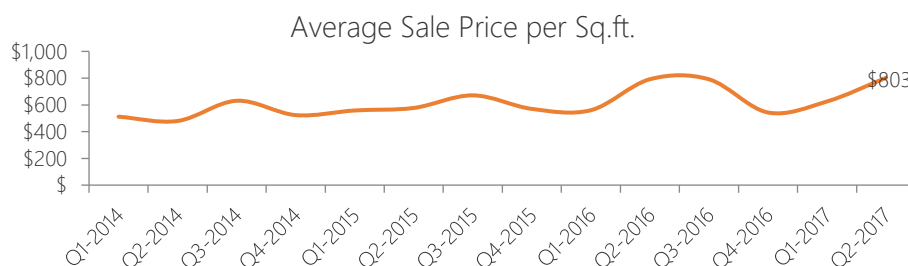
-45% YoY



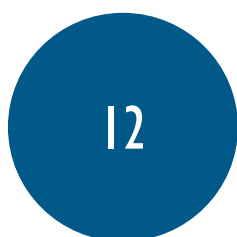
## Average Sale Price per Sq.ft.



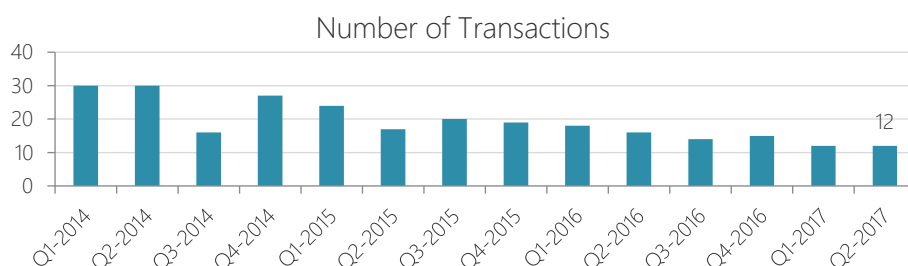
1% YoY



## Number of Transactions



-25% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$700,223	-8%	\$803	1%	\$32,910,500	12	12	47
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)



# Prospect Heights

Brooklyn, 2nd Quarter 2017

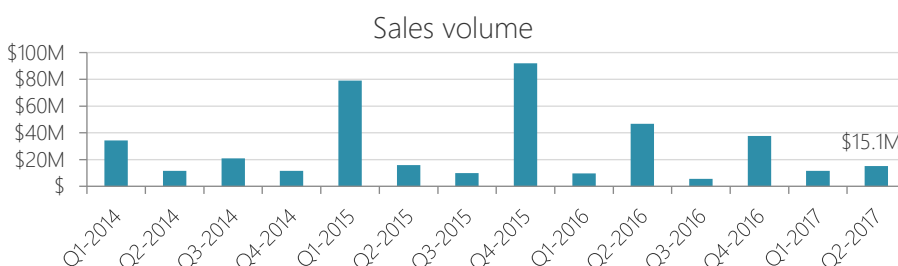


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

## Sales volume



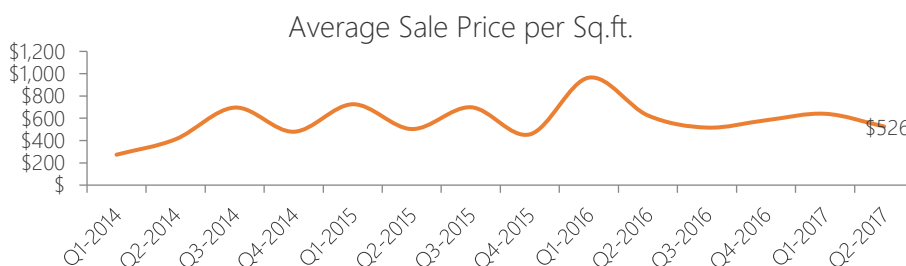
-68% YoY



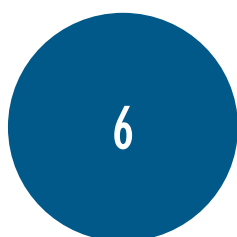
## Average Sale Price per Sq.ft.



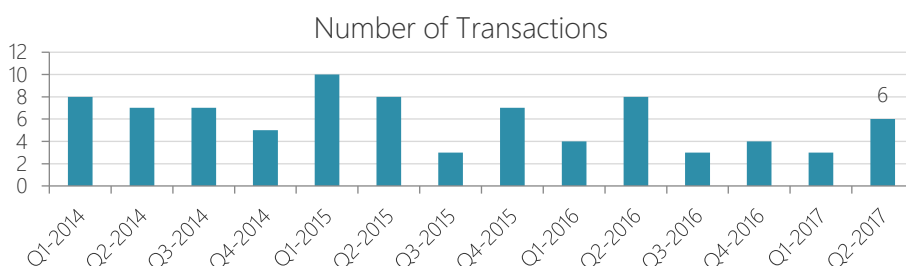
-16% YoY



## Number of Transactions



-25% YoY



## Type of Properties Sold

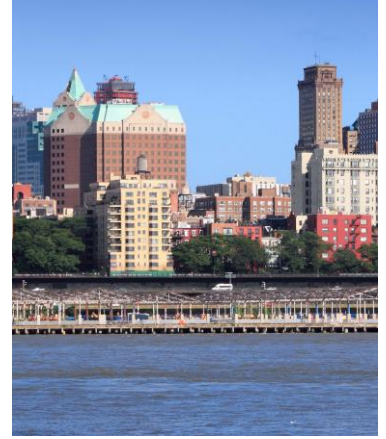
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$504,657	20%	\$526	-16%	\$15,139,705	6	6	30
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



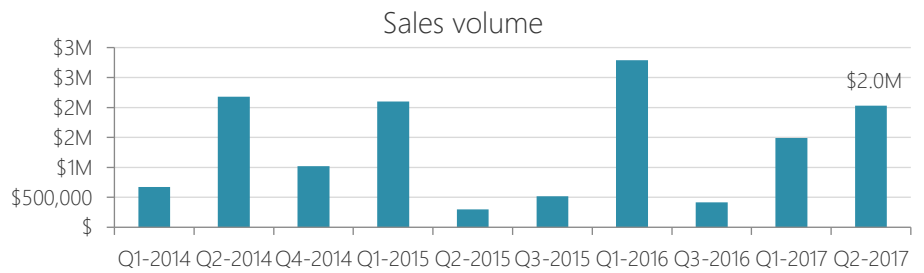
# Sea Gate

Brooklyn, 2nd Quarter 2017

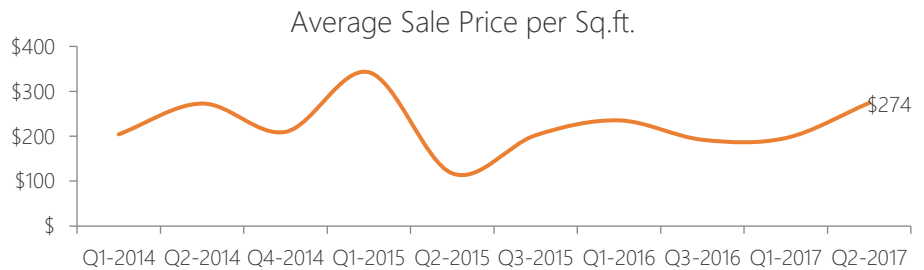


Located on the western end of Coney Island, Sea Gate is a private gated community with mostly single-family houses in a variety of architectural styles including Mediterranean and Queen Anne. There are no stores there and express buses to Manhattan average 80 minutes. Landmarks in the area include Coney Island Light and the chapel in Sea Gate.

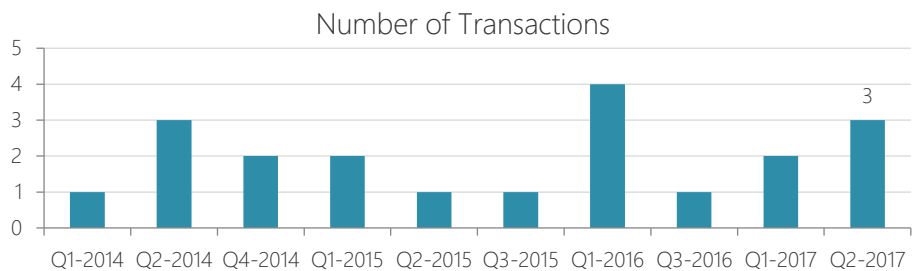
## Sales volume



## Average Sale Price per Sq.ft.



## Number of Transactions



## Type of Properties Sold

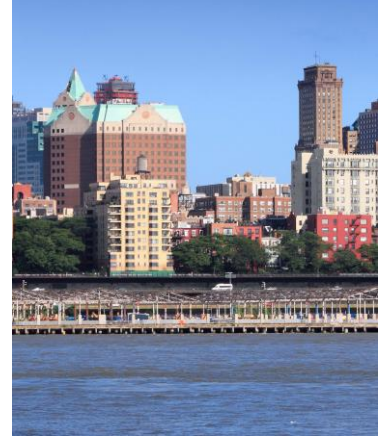
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$203,084	-	\$274	-	\$2,030,845	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Sunset Park

Brooklyn, 2nd Quarter 2017

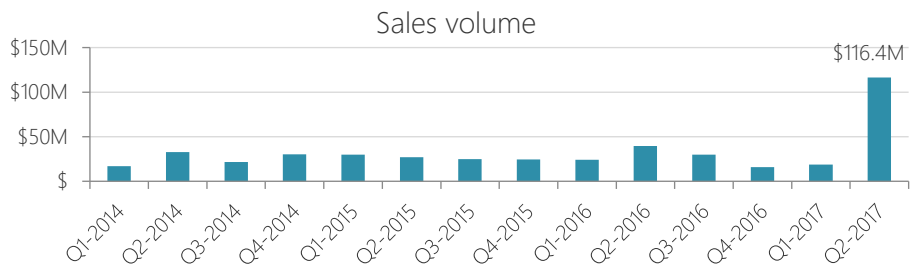


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape where prewar walkups are next to co-ops.

## Sales volume



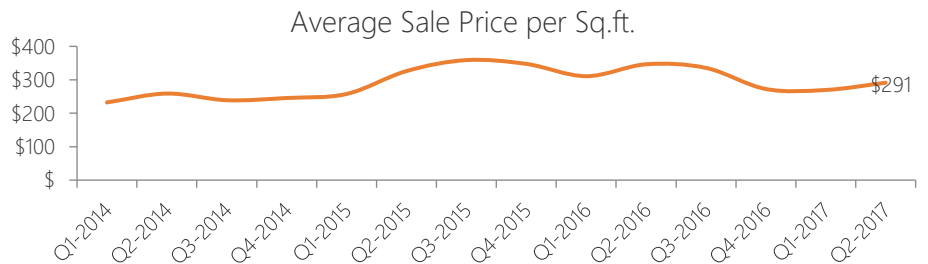
195% YoY



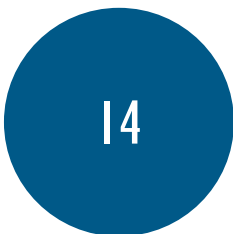
## Average Sale Price per Sq.ft.



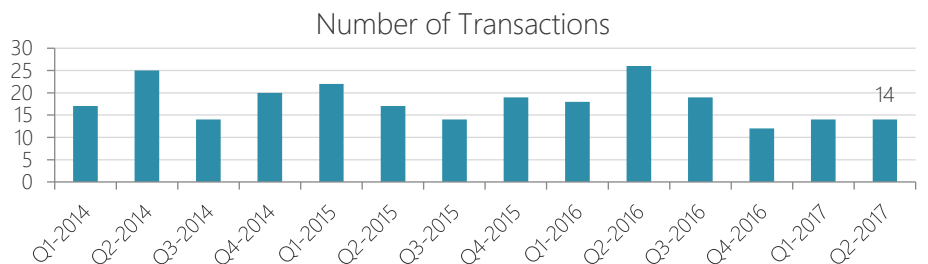
-16% YoY



## Number of Transactions



-46% YoY



## Type of Properties Sold

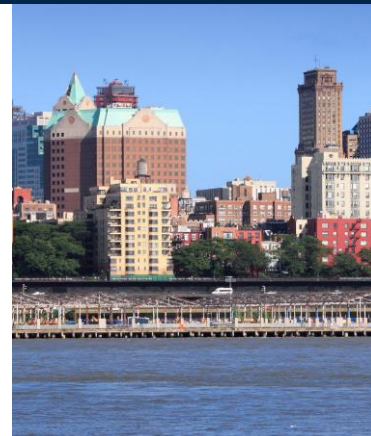
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$328,300	8%	\$373	6%	\$16,415,000	10	10	50
Medium	\$247,525	-9%	\$281	-14%	\$100,000,000	4	31	404
Large	-	-	-	-	\$0	0	0	0

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



# Williamsburg

Brooklyn, 2nd Quarter 2017

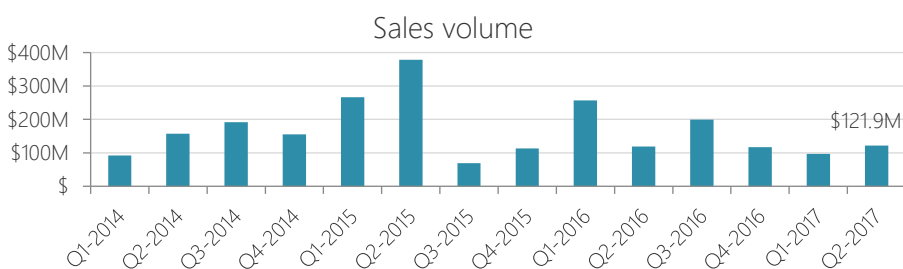


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields, and a wide range of historical landmarks.

## Sales volume



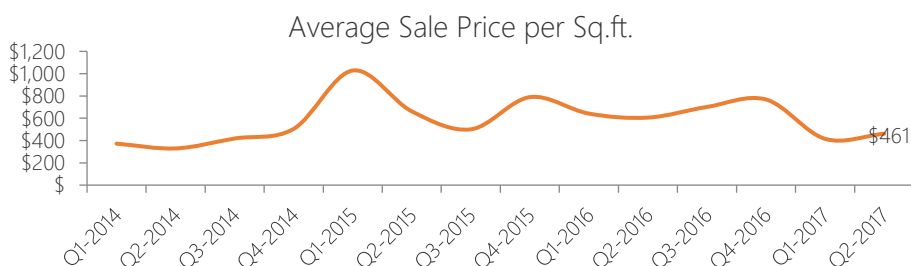
2% YoY



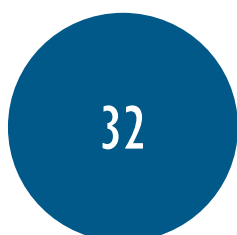
## Average Sale Price per Sq.ft.



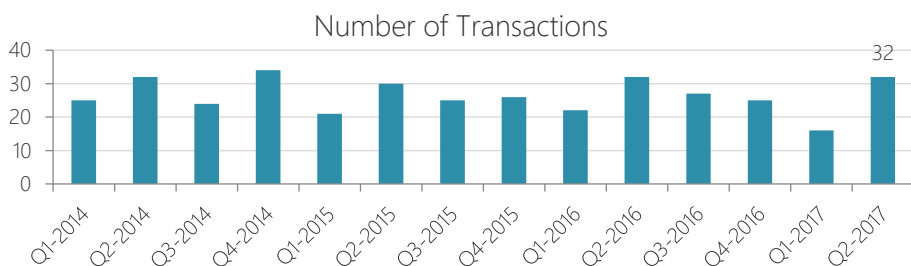
-24% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$467,063	-8%	\$504	-12%	\$59,784,000	26	26	128
Medium	\$434,051	-32%	\$426	-54%	\$62,069,345	6	6	143
Large	-	-	-	-	\$0	0	0	0

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





## 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

Investment Sales  
Retail Leasing  
Residential Sales & Rentals



Nate Pfaff

Residential Sales &  
Rental Specialist



Sandra Levykh

Residential Sales &  
Rental Specialist



John D. "Dan" Connolly

Residential &  
Commercial Sales



Jessie Torres

NYC Condo, Co-op &  
New Development Expert





## David Ratner

Investment Sales  
Retail Leasing Residential  
Sales & Rentals

### Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

### Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



## The RATNER Team Market Report

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



## John D. "Dan" Connolly

Residential &  
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



## The RATNER Team Market Report

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



## Jessie Torres

NYC Condo, Co-op &  
New Development Expert

### Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



## Delivering happiness one home at a time



### Nate Pfaff

Residential Sales &  
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



## The RATNER Team Market Report

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



## Sandra Levykh

Residential Sales &  
Rental Specialist

### New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

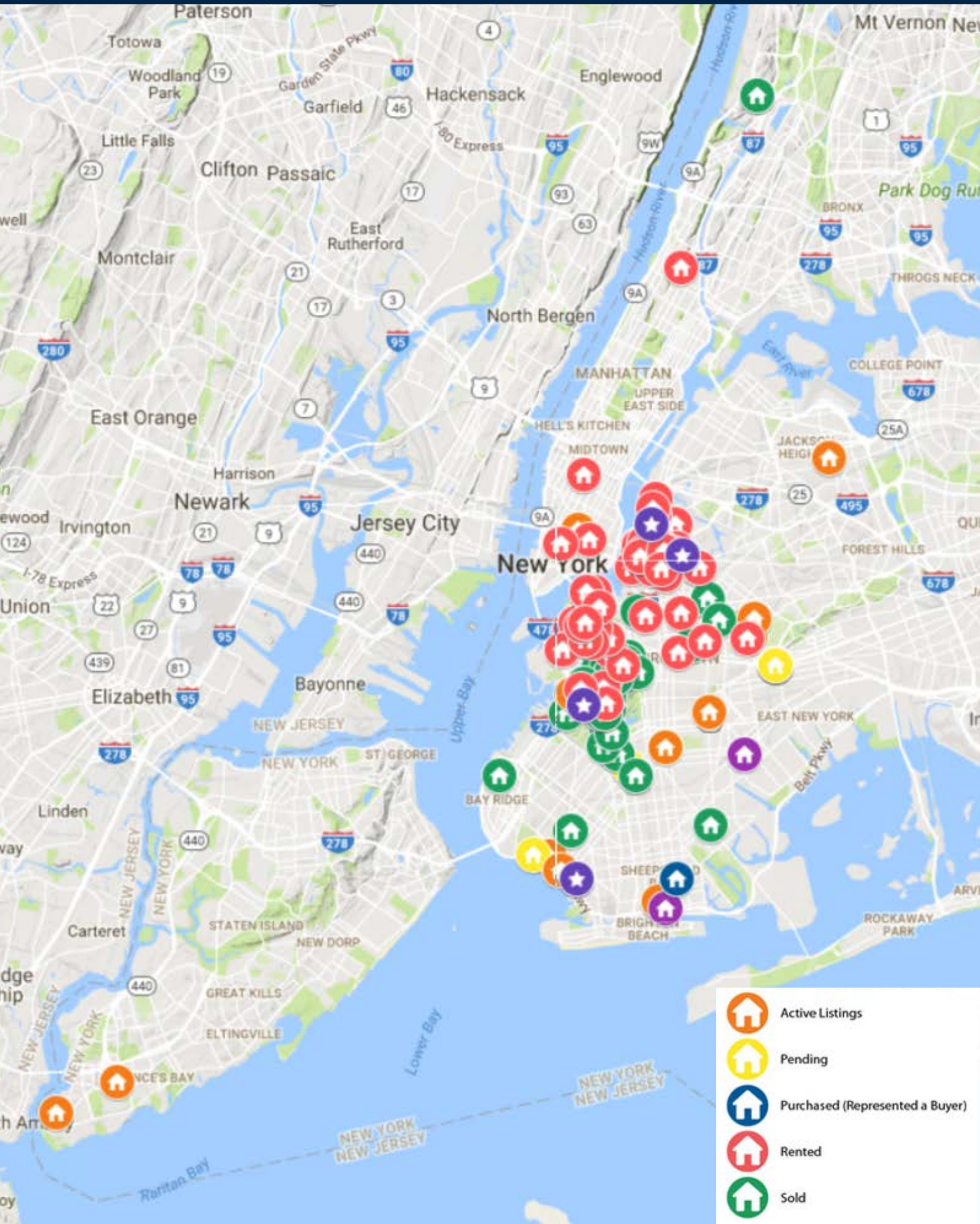
Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

#### Awards and Recognitions:

"Rookie of the Year Award Winner 2016"





# 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	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Driveway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

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







## THE BROOKLYN MADE REAL ESTATE SHOW

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals 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)**