

BROOKLYN

MULTIFAMILY MARKET REPORT

4th Quarter 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: 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.

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Multifamily Market Overview

Brooklyn, 4th Quarter 2017

Sales volume



-27% YoY

Average price/sq.ft.



-9% YoY

Average price/unit



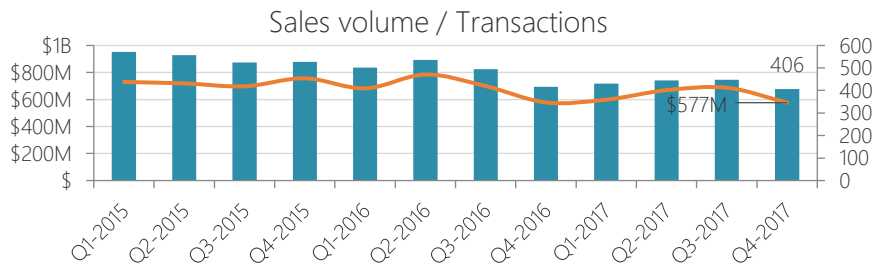
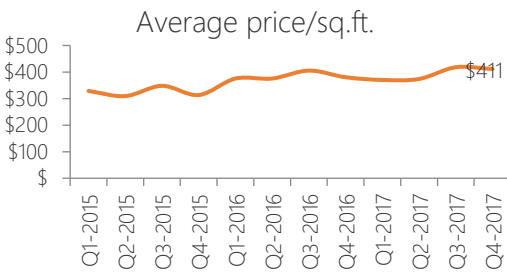
-7% YoY

Transactions

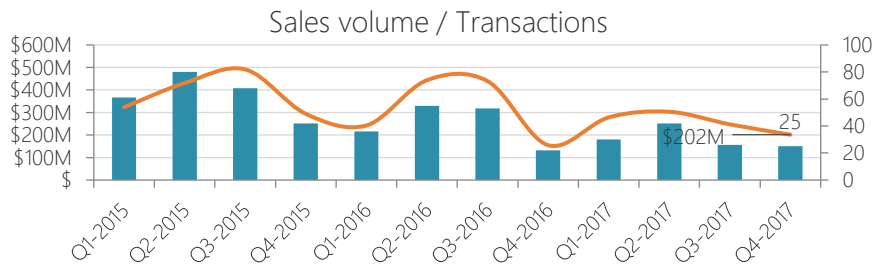
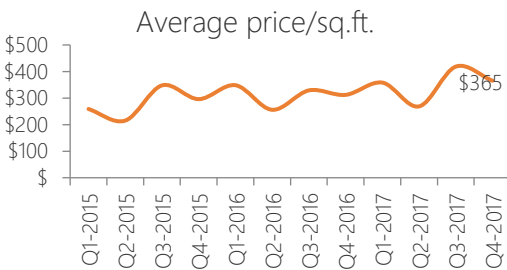


-3% YoY

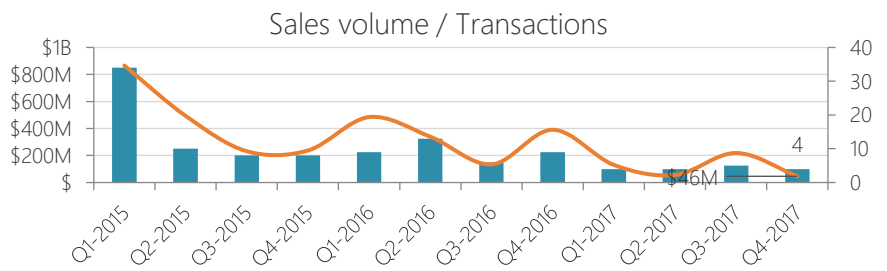
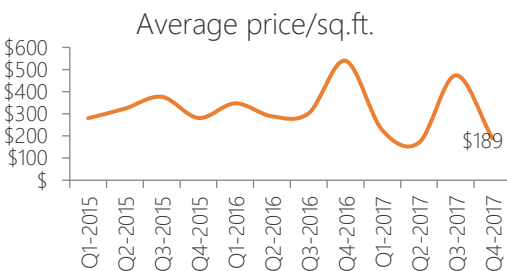
Small multifamily



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, 4th Quarter 2017

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	409 14 St	\$20,750,000	13-Dec-17	27,588	\$752	Park Slope
2	60 N 6 St	\$19,825,000	05-Dec-17	10,000	\$1,982	Williamsburg
3	50 Orange St	\$18,000,000	04-Dec-17	4,112	\$4,377	Brooklyn Heights
4	291-297 Lincoln Pl	\$17,900,000	29-Nov-17	47,004	\$381	Prospect Heights
	292 Lincoln Pl	\$17,900,000	29-Nov-17	47,004	\$381	Prospect Heights
5	182 Prospect Park W	\$14,700,000	13-Dec-17	12,596	\$1,167	Park Slope
	181 Prospect Park W	\$14,700,000	13-Dec-17	12,596	\$1,167	Park Slope
6	837 E 22 St	\$14,650,000	08-Nov-17	64,000	\$229	Midwood
	754 E 23 St	\$14,650,000	08-Nov-17	64,000	\$229	Midwood
7	558 Parkside Ave	\$14,600,000	14-Nov-17	57,600	\$253	Prospect - Lefferts Gardens
	566 Parkside Ave	\$14,600,000	14-Nov-17	57,600	\$253	Prospect - Lefferts Gardens
8	4710 Avenue D	\$13,500,000	20-Nov-17	54,600	\$247	East Flatbush
9	218-220 25 St	\$13,250,000	03-Oct-17	33,150	\$400	Greenwood Heights
10	787 E 46 St	\$13,000,000	20-Nov-17	54,000	\$241	East Flatbush
11	959 St Marks Ave	\$12,850,000	04-Oct-17	50,400	\$255	Crown Heights
12	276 Dean St	\$8,600,000	16-Nov-17	13,768	\$625	Boerum Hill
13	4 Macon St	\$8,300,000	03-Oct-17	29,300	\$283	Bedford-Stuyvesant
14	286 5 Ave	\$8,300,000	13-Dec-17	11,137	\$745	Park Slope
15	3126 Coney Island Ave	\$7,572,338	21-Nov-17	31,480	\$241	Brighton Beach
16	596 Bushwick Ave	\$7,500,000	18-Oct-17	19,460	\$385	Bushwick
17	2337 Pacific St	\$7,500,000	19-Dec-17	46,846	\$160	Ocean Hill
	2334 Pacific St	\$7,500,000	19-Dec-17	46,846	\$160	Ocean Hill
18	128 Lefferts Pl	\$6,930,521	03-Nov-17	86,200	\$80	Clinton Hill
19	107 Montague St	\$6,000,000	01-Nov-17	9,000	\$667	Brooklyn Heights
20	368-370 79 St	\$5,500,000	26-Oct-17	21,600	\$255	Bay Ridge
21	1191 Bedford Ave	\$5,250,000	24-Oct-17	4,840	\$1,085	Bedford-Stuyvesant
22	2818-2820 Foster Ave	\$4,775,000	26-Oct-17	17,280	\$276	Flatbush
23	1502 46 St	\$4,300,000	26-Dec-17	4,389	\$980	Borough Park
24	5205-5207 5 Ave	\$4,250,000	12-Dec-17	14,800	\$287	Sunset Park
25	245 N 8 St	\$4,150,000	02-Nov-17	7,000	\$593	Williamsburg

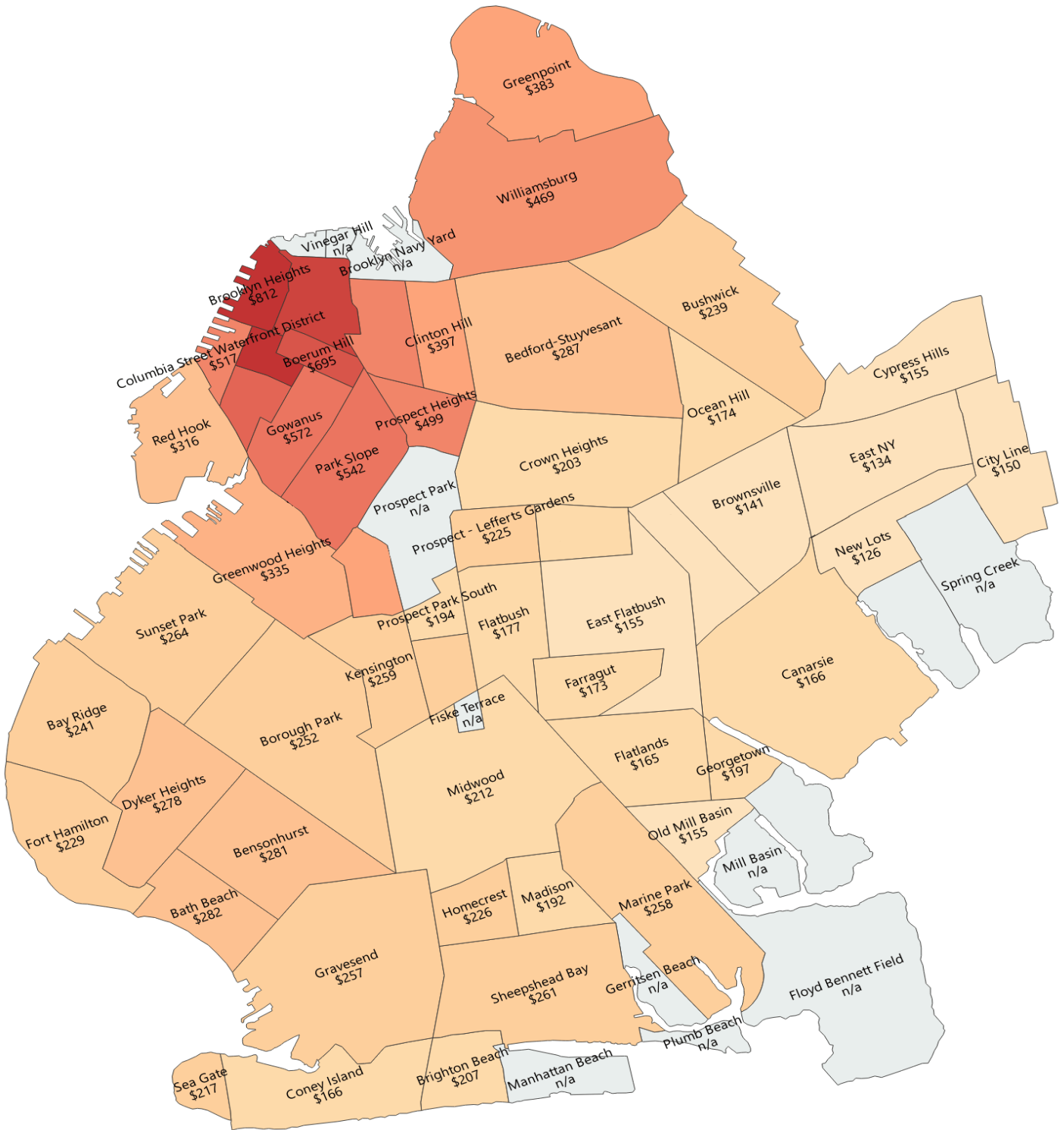


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Map of Neighborhoods

Average price per square foot (past 3 years)



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Top Neighborhoods

Brooklyn, 4th Quarter 2017

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Brooklyn Heights	\$1,264	\$25,442,350	3	-	\$1,264	-
2	Gowanus	\$832	\$6,428,000	3	\$832	-	-
3	Park Slope	\$798	\$74,689,168	16	\$732	\$852	-
4	Boerum Hill	\$750	\$16,080,000	4	\$974	\$625	-
5	Williamsburg	\$749	\$58,700,000	19	\$749	-	-
6	Carroll Gardens	\$660	\$15,068,000	7	\$660	-	-
7	Greenwood Heights	\$468	\$27,929,000	8	\$554	\$400	-
8	Greenpoint	\$467	\$21,387,600	10	\$467	-	-
9	Borough Park	\$466	\$25,868,250	16	\$466	-	-
10	Sheepshead Bay	\$457	\$5,520,000	4	\$457	-	-
11	Dyker Heights	\$455	\$4,469,000	3	\$455	-	-
12	Kensington	\$455	\$13,529,838	9	\$455	-	-
13	Bensonhurst	\$432	\$20,535,000	13	\$432	-	-
14	Gravesend	\$396	\$15,238,000	14	\$396	-	-
15	Bedford-Stuyvesant	\$386	\$88,911,337	55	\$421	\$227	-
16	Bath Beach	\$377	\$7,060,000	6	\$377	-	-
17	Prospect Heights	\$367	\$27,646,184	5	\$343	\$381	-
18	Sunset Park	\$340	\$29,860,000	17	\$394	\$241	-
19	Bushwick	\$325	\$54,603,991	43	\$317	\$385	-
20	Bay Ridge	\$316	\$17,468,000	9	\$356	\$255	-
21	Crown Heights	\$305	\$42,664,532	24	\$352	\$178	\$255
22	Brighton Beach	\$287	\$14,082,338	9	\$364	\$250	-
23	Coney Island	\$280	\$5,415,132	6	\$280	-	-
24	Prospect - Lefferts Gardens	\$280	\$24,300,000	5	\$331	\$253	-
25	Flatbush	\$267	\$13,372,310	11	\$262	\$276	-
26	Midwood	\$266	\$22,540,250	5	\$389	\$250	-
27	Ocean Hill	\$243	\$22,070,250	18	\$332	\$160	-
28	East Flatbush	\$238	\$38,931,138	16	\$235	\$205	\$244
29	Brownsville	\$236	\$5,460,000	8	\$236	-	-
30	East New York	\$221	\$26,851,303	41	\$221	-	-
31	Clinton Hill	\$218	\$22,768,021	7	\$878	-	\$80
32	Canarsie	\$191	\$6,055,000	5	\$155	\$218	-

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

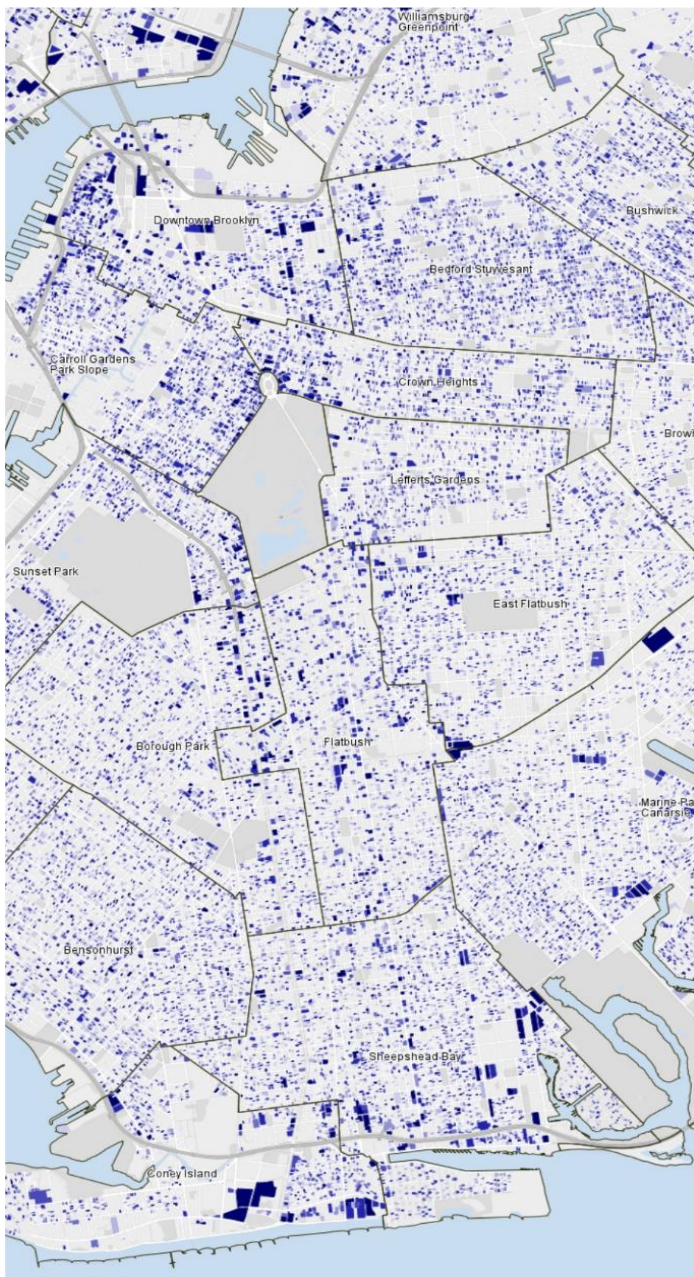
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Sales Maps

Brooklyn, 4th Quarter 2017

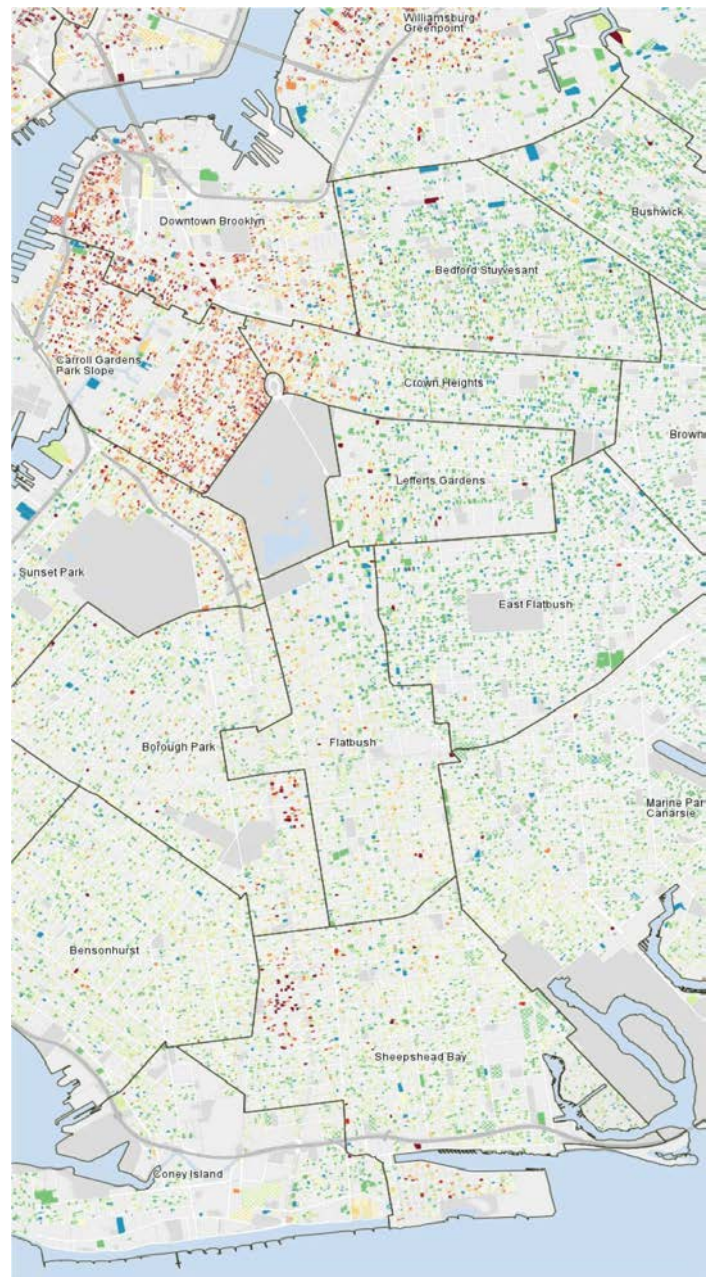
Recent sales

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



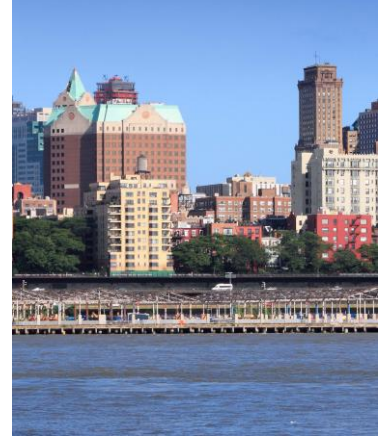
Price / Sq.ft.

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, 4th Quarter 2017

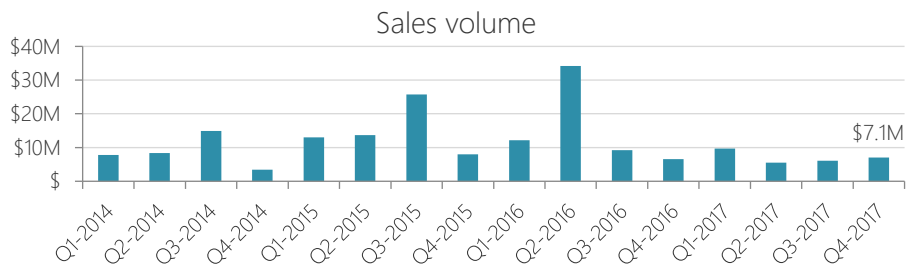


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

Sales volume



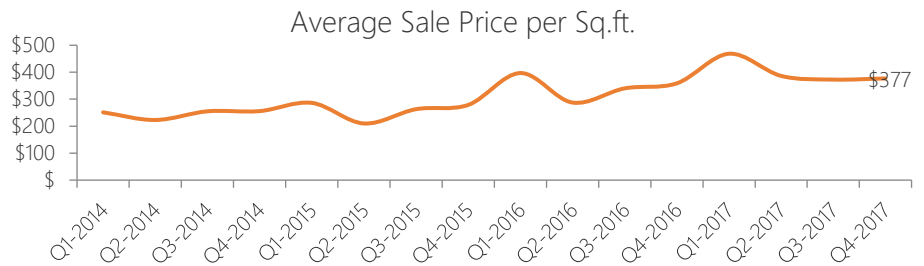
7% YoY



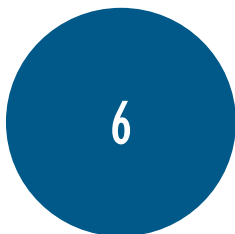
Average Sale Price per Sq.ft.



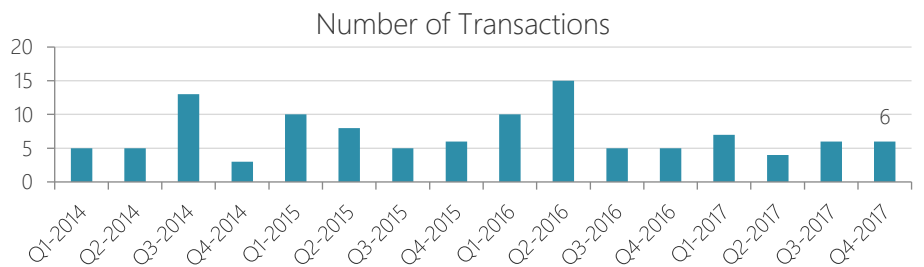
5% YoY



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	\$320,909	-27%	\$377	5%	\$7,060,000	6	6	22
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, 4th Quarter 2017

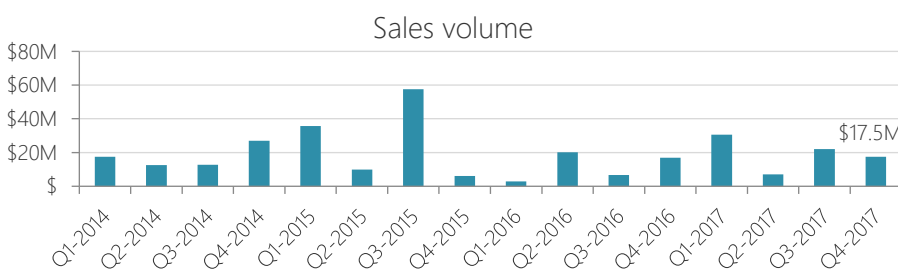


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

Sales volume



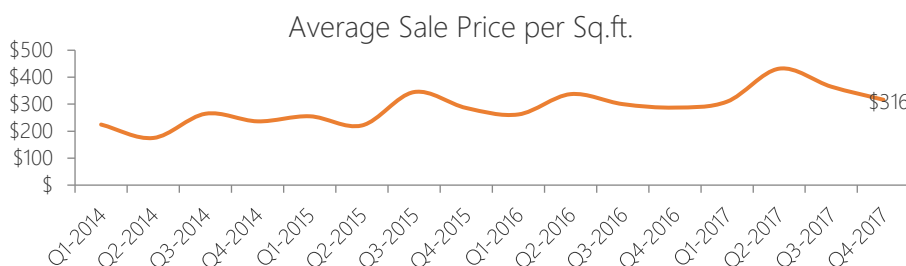
3% YoY



Average Sale Price per Sq.ft.



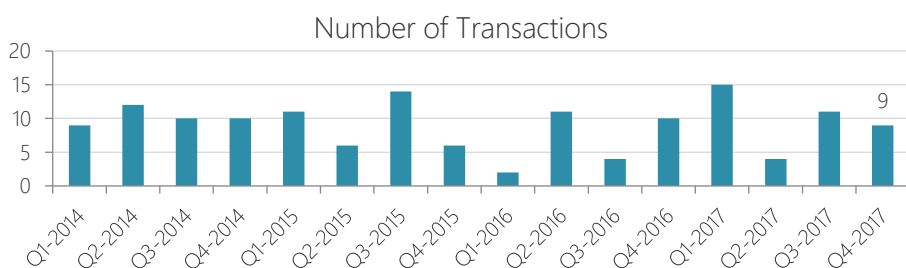
10% YoY



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	\$306,872	14%	\$356	20%	\$11,968,000	8	8	39
Medium	\$229,167	15%	\$255	-4%	\$5,500,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

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



Bedford-Stuyvesant

Brooklyn, 4th Quarter 2017

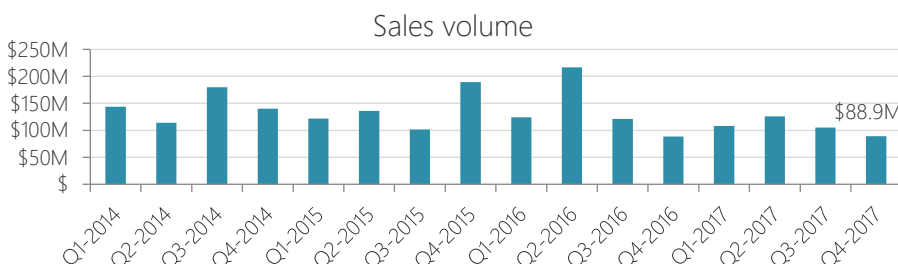


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Sales volume



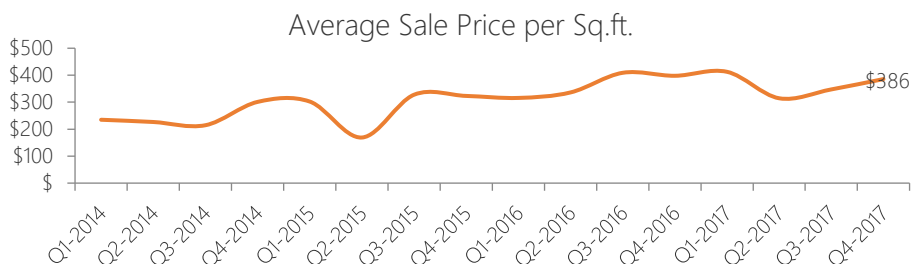
0% YoY



Average Sale Price per Sq.ft.



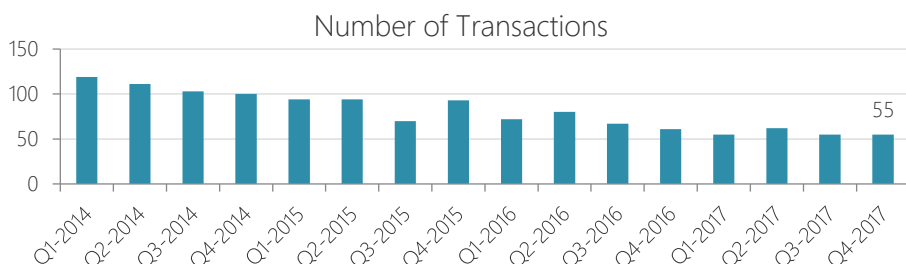
-3% YoY



Number of Transactions



-10% YoY



Type of Properties Sold

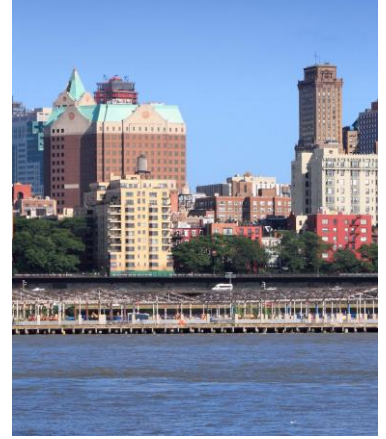
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$371,081	-3%	\$421	4%	\$79,411,337	53	53	214
Medium	\$256,757	17%	\$227	-25%	\$9,500,000	2	2	37
Large	-	-	-	-	\$0	0	0	0

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



Bensonhurst

Brooklyn, 4th Quarter 2017

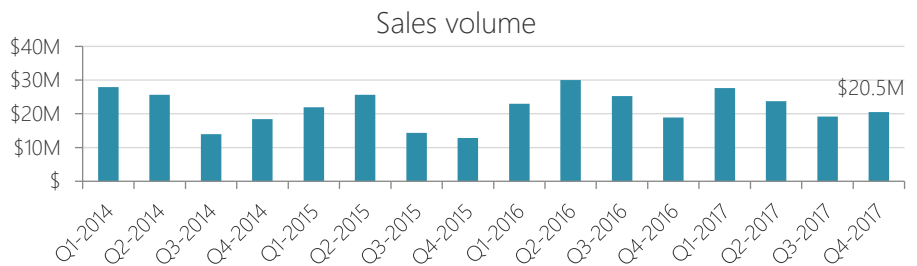


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

Sales volume



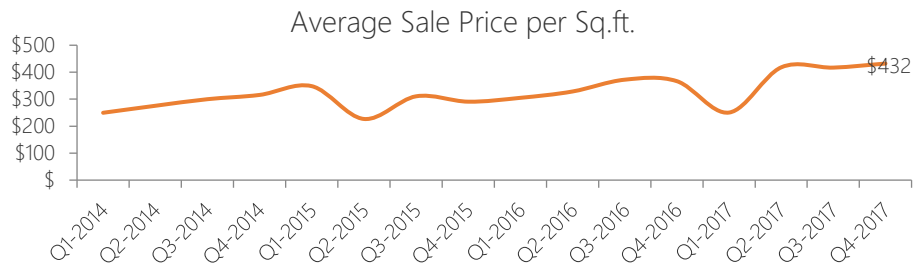
9% YoY



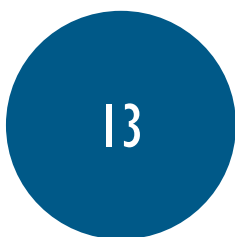
Average Sale Price per Sq.ft.



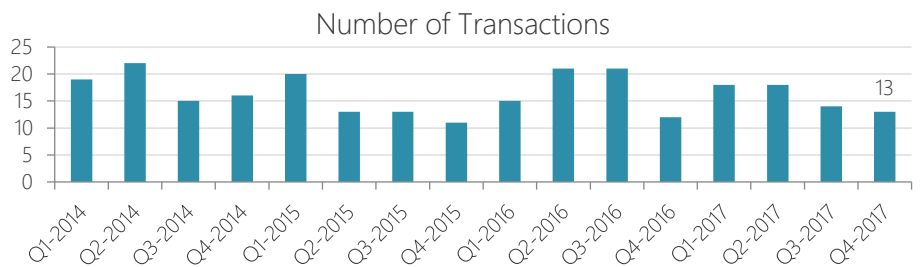
18% YoY



Number of Transactions



8% 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	\$380,278	-1%	\$432	8%	\$20,535,000	13	13	54
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)



Boerum Hill

Brooklyn, 4th Quarter 2017

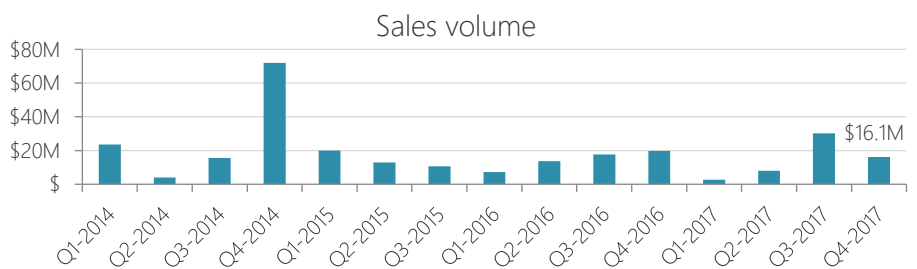


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks include BAM and the Invisible Dog Art Center.

Sales volume



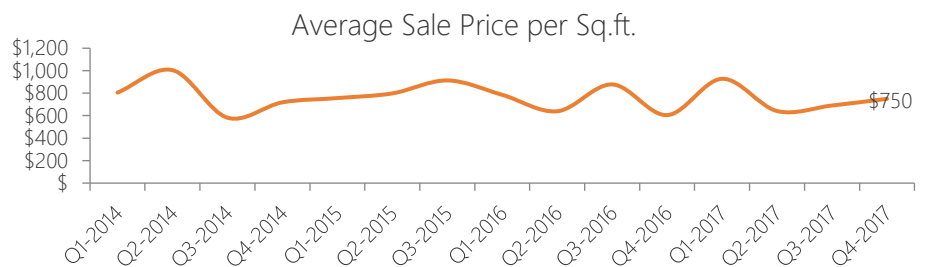
-18% YoY



Average Sale Price per Sq.ft.



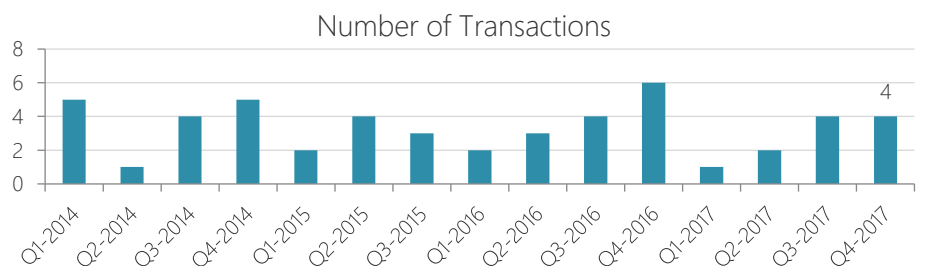
24% YoY



Number of Transactions



-33% YoY



Type of Properties Sold

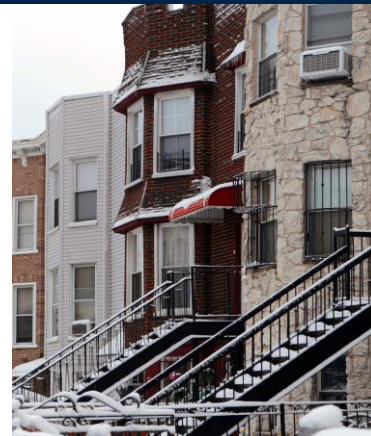
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$831,111	21%	\$974	23%	\$7,480,000	3	3	9
Medium	\$537,500	545%	\$625	365%	\$8,600,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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



Borough Park

Brooklyn, 4th Quarter 2017

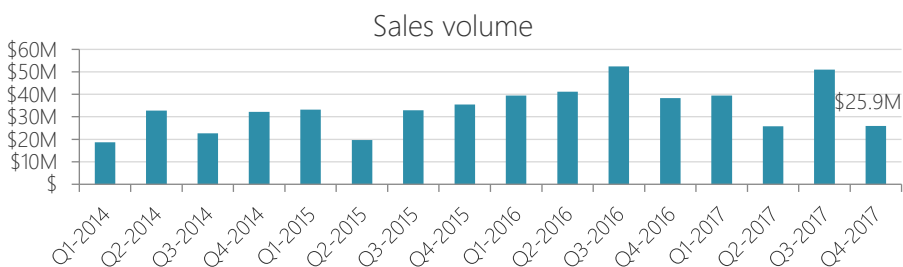


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Sales volume



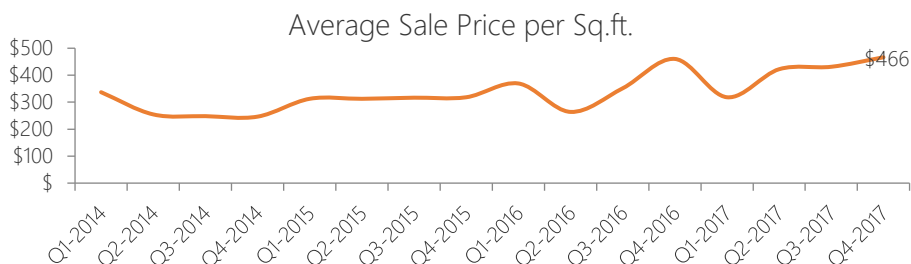
-33% YoY



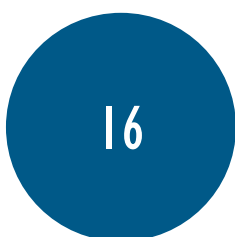
Average Sale Price per Sq.ft.



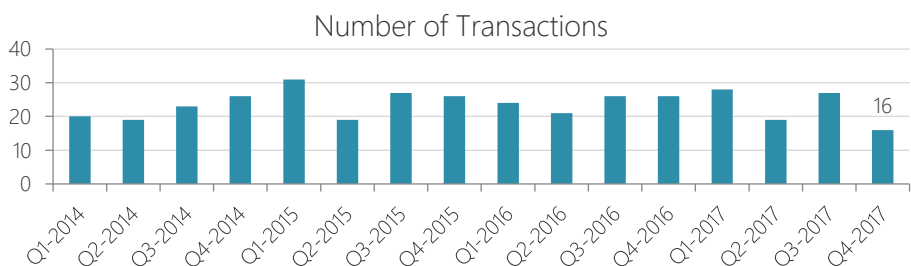
1% YoY



Number of Transactions



-38% YoY



Type of Properties Sold

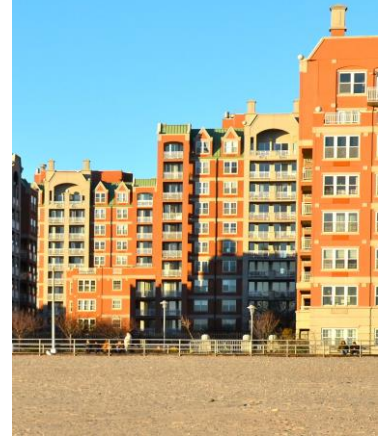
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$424,070	-3%	\$466	1%	\$25,868,250	16	16	61
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Brighton Beach

Brooklyn, 4th Quarter 2017

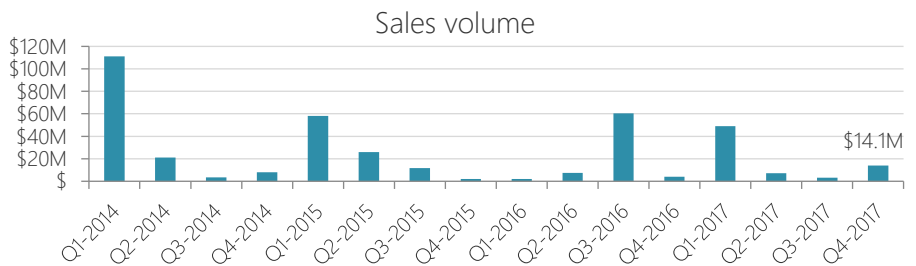


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

Sales volume



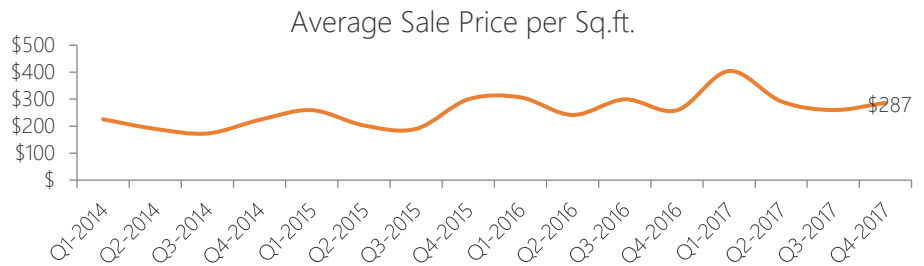
250% YoY



Average Sale Price per Sq.ft.



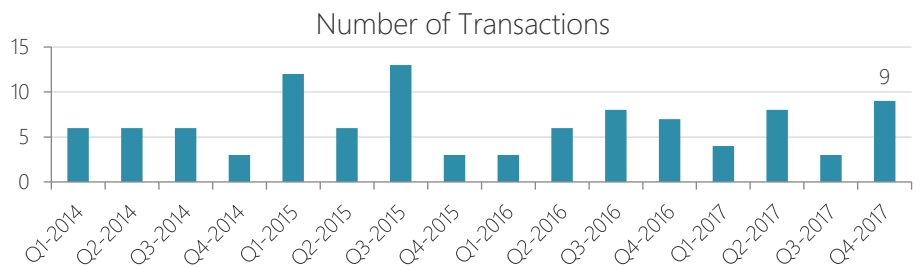
11% YoY



Number of Transactions



29% YoY



Type of Properties Sold

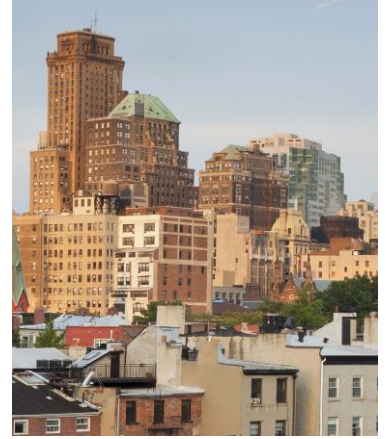
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$271,905	69%	\$364	41%	\$5,710,000	7	7	21
Medium	\$167,447	-	\$250	-	\$8,372,338	2	2	50
Large	-	-	-	-	\$0	0	0	0

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



Brooklyn Heights

Brooklyn, 4th Quarter 2017

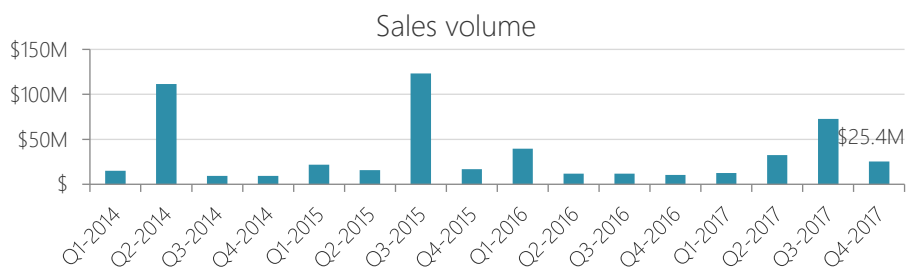


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

Sales volume



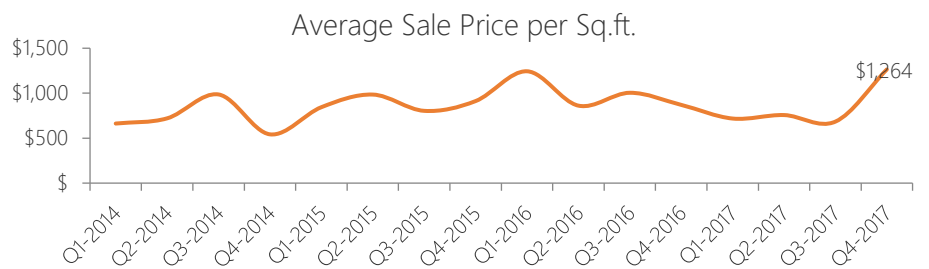
147% YoY



Average Sale Price per Sq.ft.



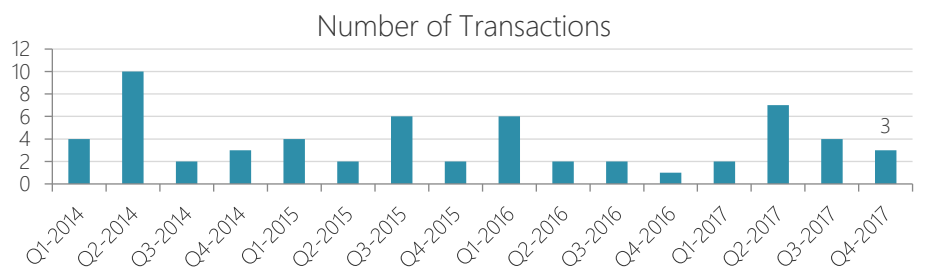
45% YoY



Number of Transactions



200% YoY



Type of Properties Sold

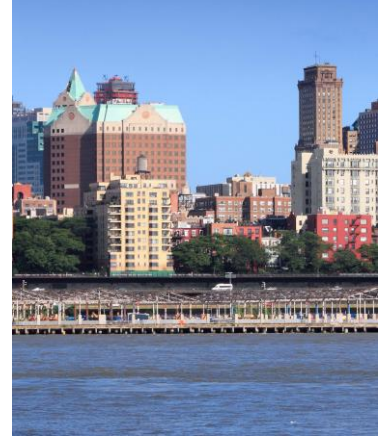
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	-	-	-	-	\$0	0	0	0
Medium	\$636,059	-7%	\$1,264	45%	\$25,442,350	3	3	40
Large	-	-	-	-	\$0	0	0	0

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



Brownsville

Brooklyn, 4th Quarter 2017

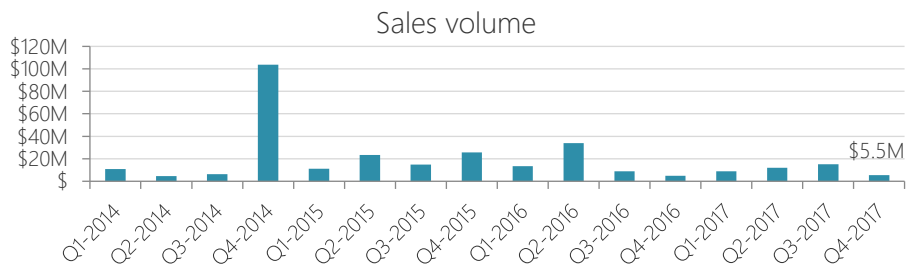


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

Sales volume



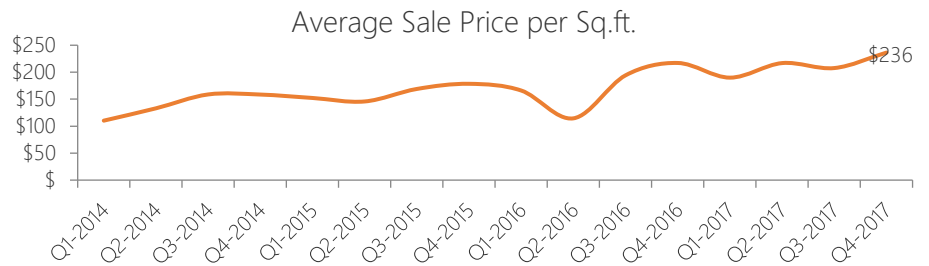
10% YoY



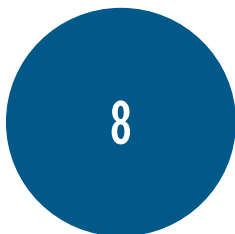
Average Sale Price per Sq.ft.



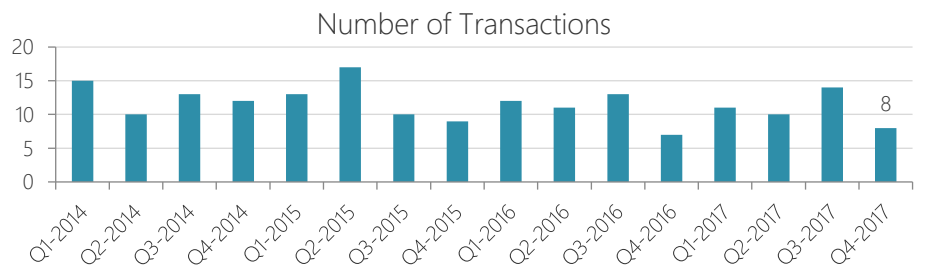
9% YoY



Number of Transactions



14% YoY



Type of Properties Sold

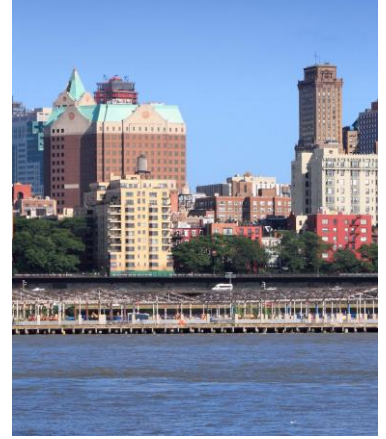
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$176,129	-4%	\$236	9%	\$5,460,000	8	8	31
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Bushwick

Brooklyn, 4th Quarter 2017

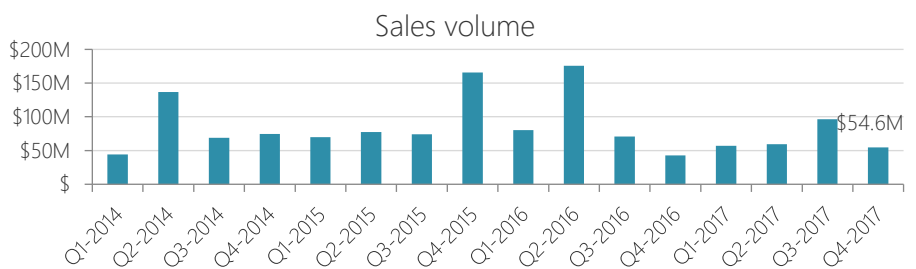


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

Sales volume



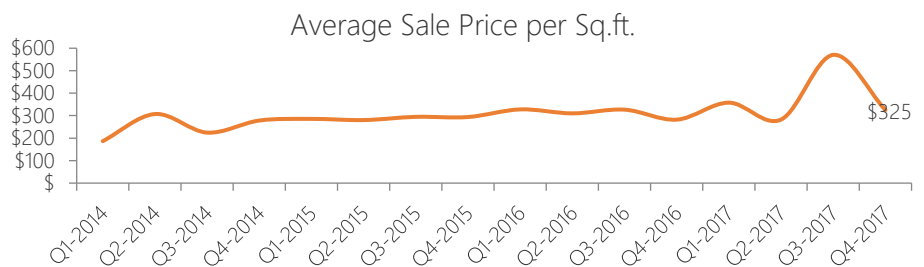
27% YoY



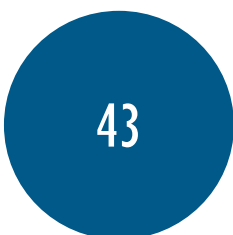
Average Sale Price per Sq.ft.



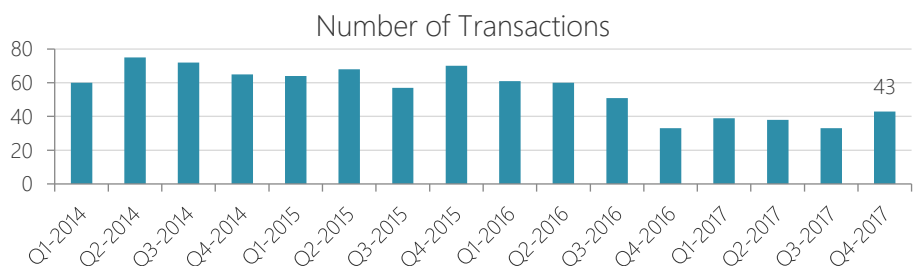
15% YoY



Number of Transactions



30% YoY



Type of Properties Sold

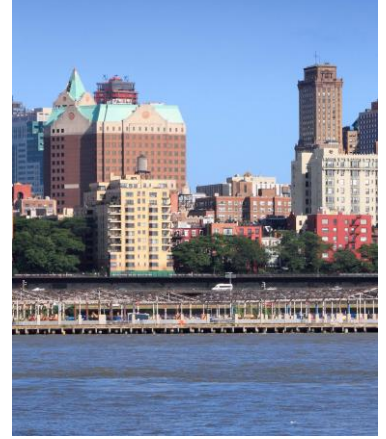
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$282,060	12%	\$317	12%	\$47,103,991	42	42	167
Medium	\$340,909	-	\$385	-	\$7,500,000	1	1	22
Large	-	-	-	-	\$0	0	0	0

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



Canarsie

Brooklyn, 4th Quarter 2017

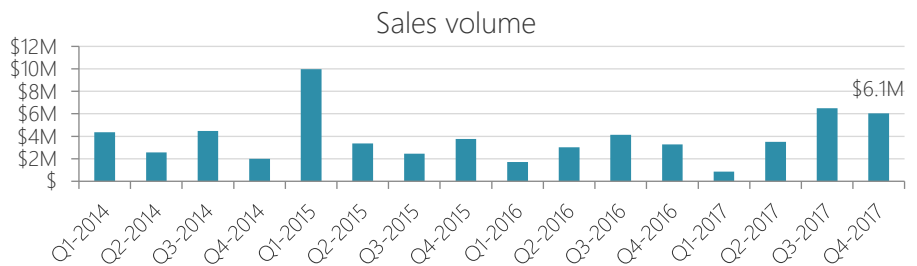


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

Sales volume



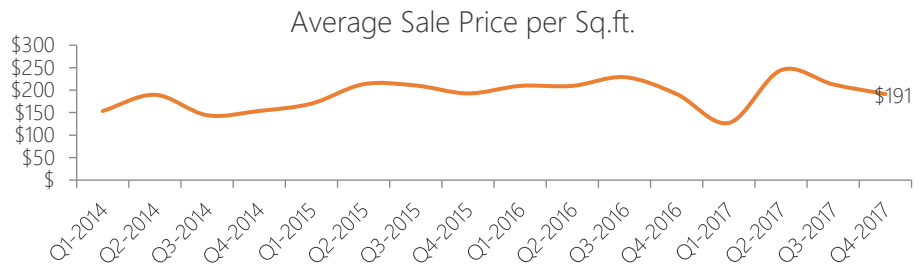
84% YoY



Average Sale Price per Sq.ft.



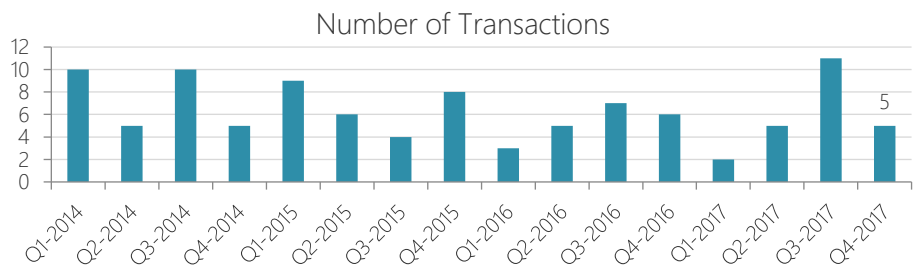
0% YoY



Number of Transactions



-17% YoY



Type of Properties Sold

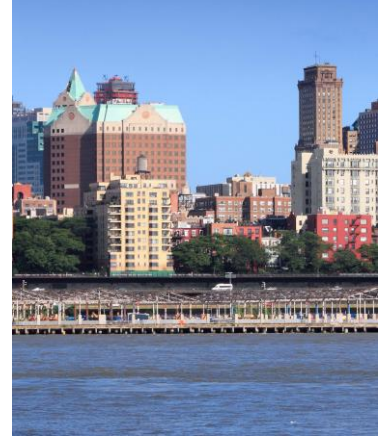
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$171,250	-6%	\$155	-19%	\$2,055,000	4	4	12
Medium	\$190,476	-	\$218	-	\$4,000,000	1	1	21
Large	-	-	-	-	\$0	0	0	0

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



Carroll Gardens

Brooklyn, 4th Quarter 2017

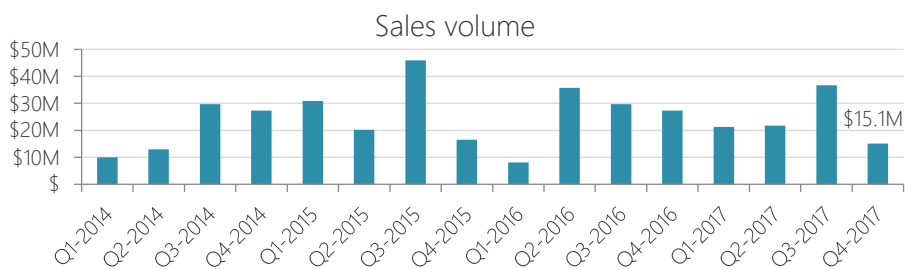


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

Sales volume



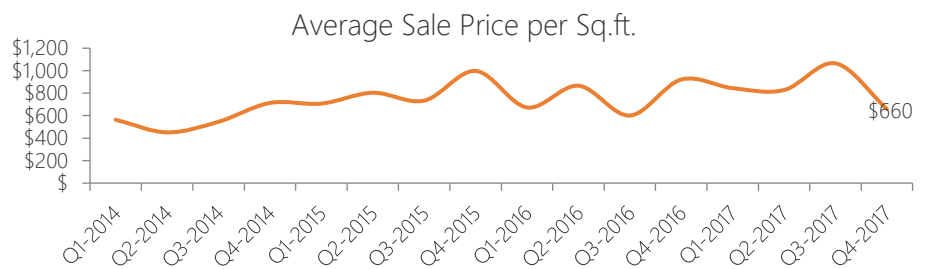
-45% YoY



Average Sale Price per Sq.ft.



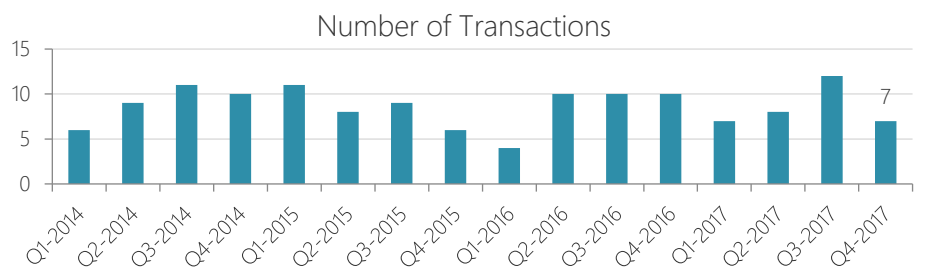
-28% YoY



Number of Transactions



-30% YoY



Type of Properties Sold

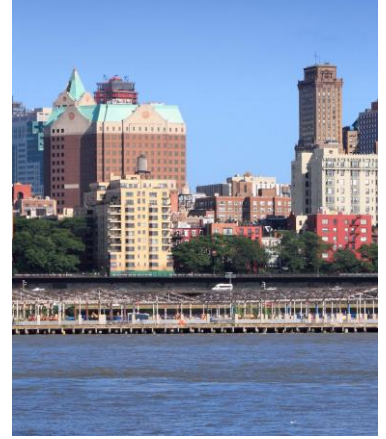
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$627,833	-12%	\$660	-28%	\$15,068,000	7	7	24
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Clinton Hill

Brooklyn, 4th Quarter 2017

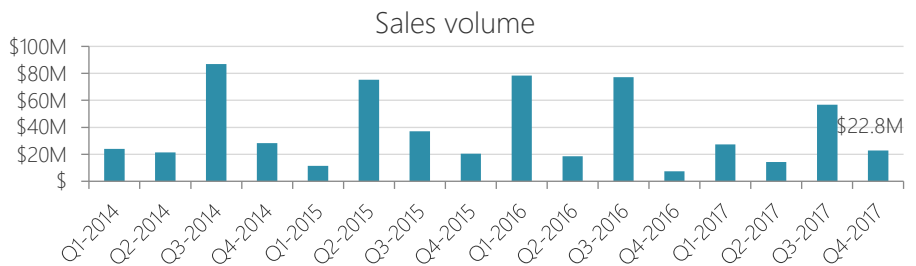


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

Sales volume



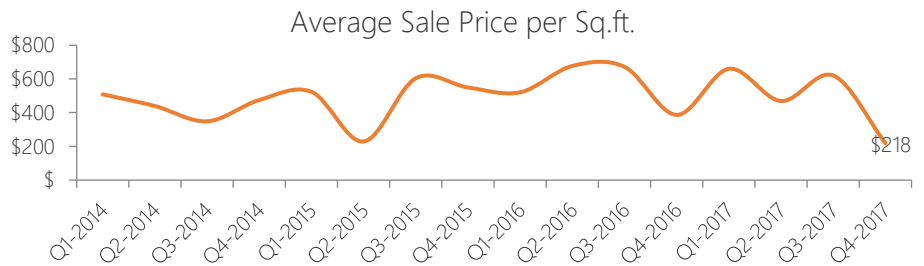
210% YoY



Average Sale Price per Sq.ft.



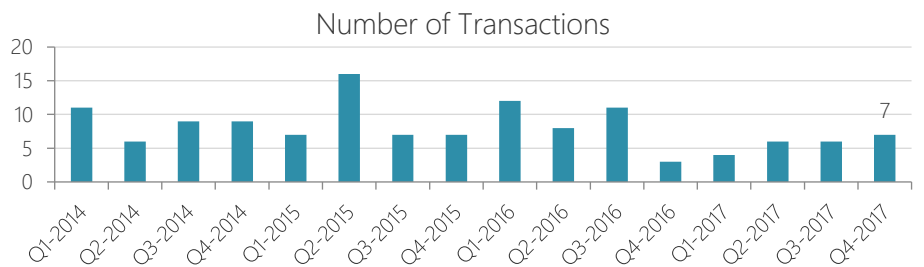
-44% YoY



Number of Transactions



133% YoY



Type of Properties Sold

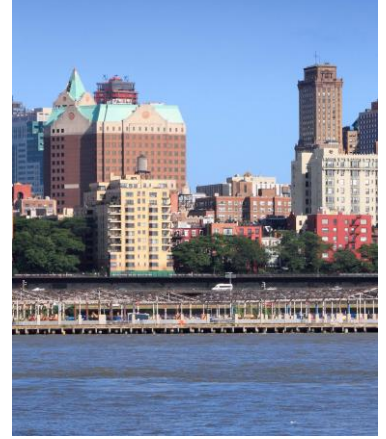
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$791,875	159%	\$878	127%	\$15,837,500	6	6	20
Medium	-	-	-	-	\$0	0	0	0
Large	\$77,871	-	\$80	-	\$6,930,521	1	1	89

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



Coney Island

Brooklyn, 4th Quarter 2017

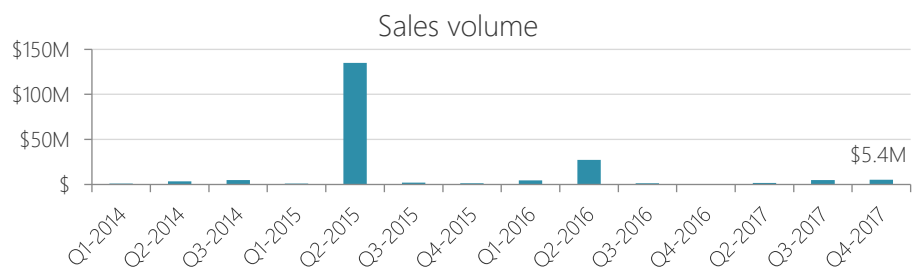


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

Sales volume



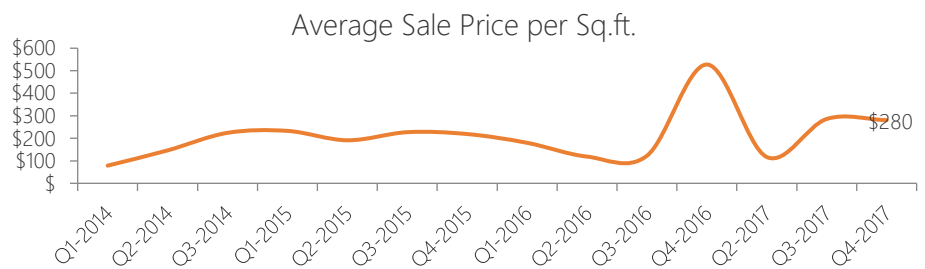
1566% YoY



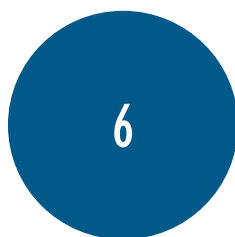
Average Sale Price per Sq.ft.



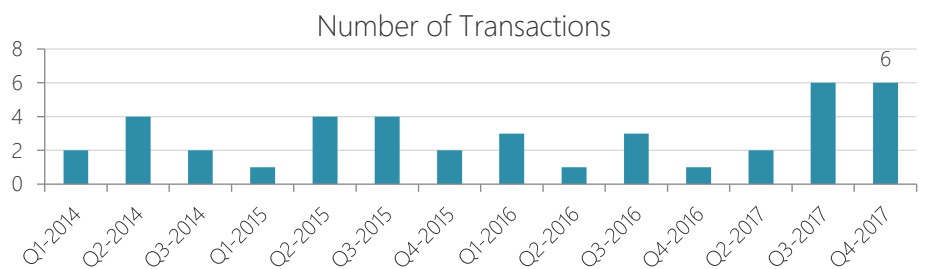
-47% YoY



Number of Transactions



500% 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	\$285,007	163%	\$280	-47%	\$5,415,132	6	6	19
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, 4th Quarter 2017

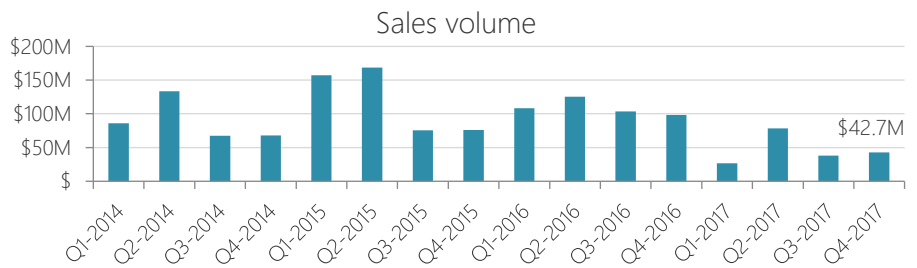


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Sales volume



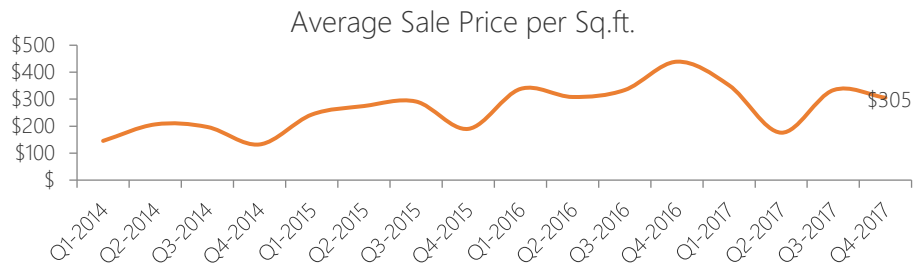
-57% YoY



Average Sale Price per Sq.ft.



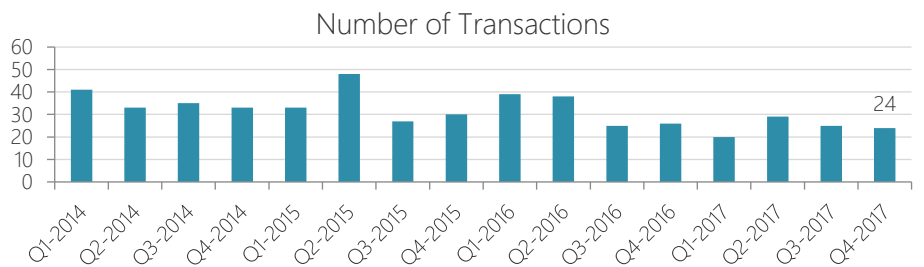
-30% YoY



Number of Transactions



-8% YoY



Type of Properties Sold

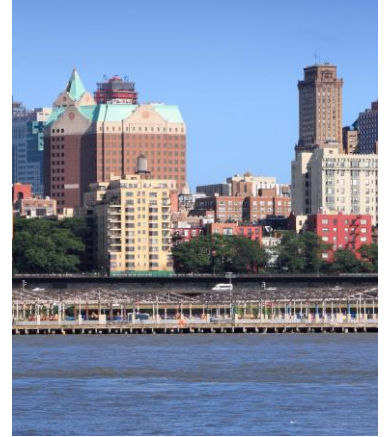
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$329,031	10%	\$352	8%	\$28,114,532	22	21	83
Medium	\$106,250	-56%	\$178	-49%	\$1,700,000	1	1	16
Large	\$247,115	-69%	\$255	-58%	\$12,850,000	1	1	52

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



Dyker Heights

Brooklyn, 4th Quarter 2017

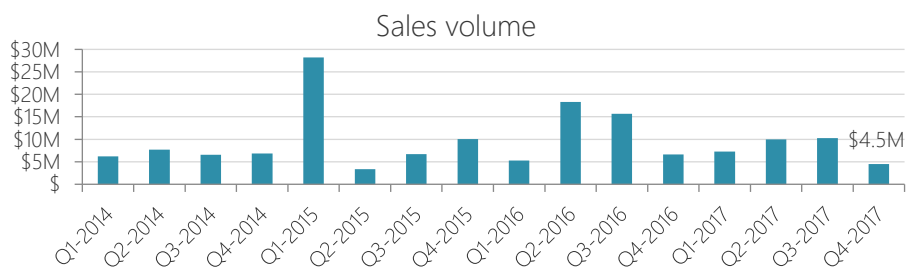


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

Sales volume



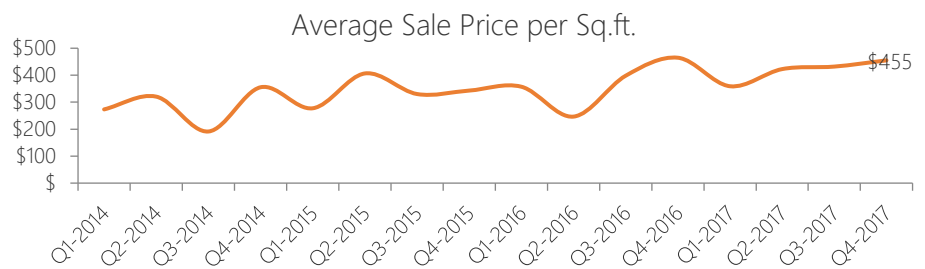
-33% YoY



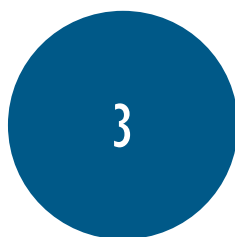
Average Sale Price per Sq.ft.



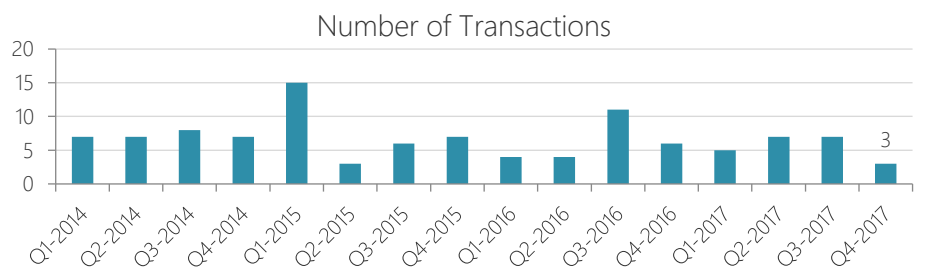
-2% YoY



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	\$372,417	1%	\$455	-2%	\$4,469,000	3	3	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

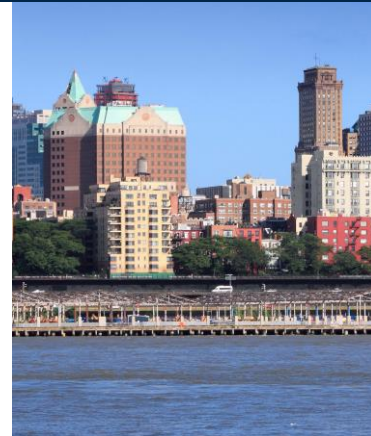
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



East Flatbush

Brooklyn, 4th Quarter 2017

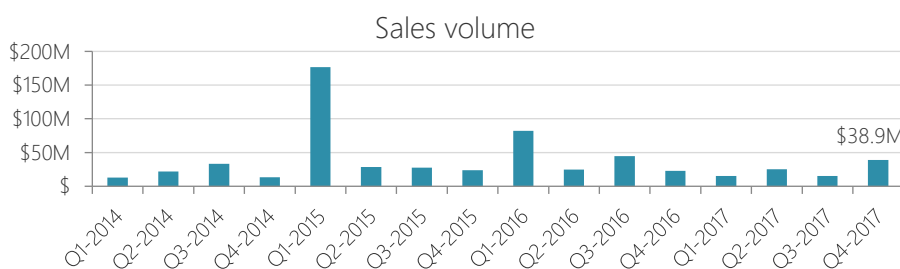
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



Sales volume



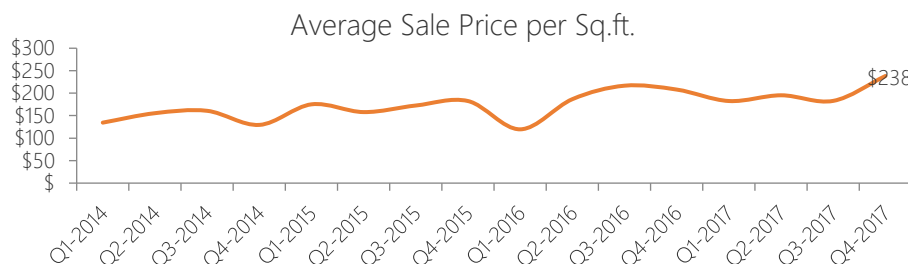
71% YoY



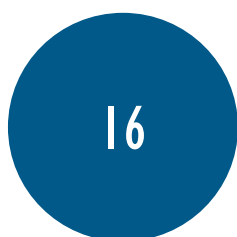
Average Sale Price per Sq.ft.



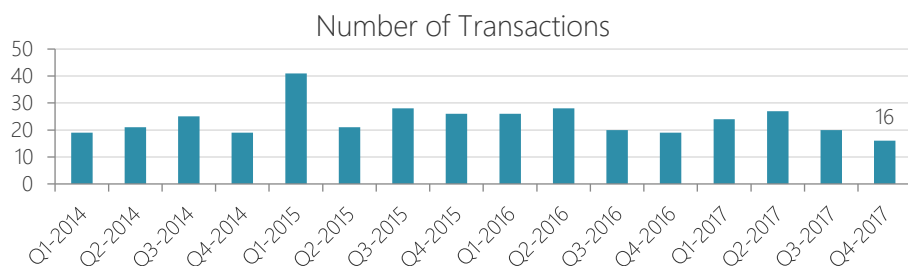
15% YoY



Number of Transactions



-16% YoY



Type of Properties Sold

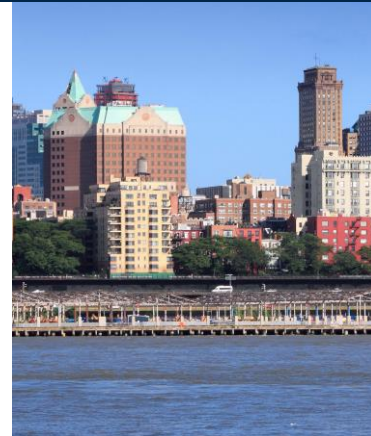
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$210,581	37%	\$235	33%	\$9,476,138	13	13	45
Medium	\$184,688	-1%	\$205	-18%	\$2,955,000	1	1	16
Large	\$207,031	-	\$244	-	\$26,500,000	2	2	128

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



East New York

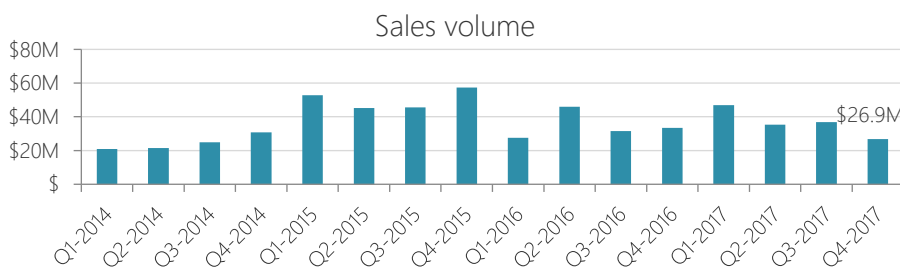
Brooklyn, 4th Quarter 2017



Sales volume



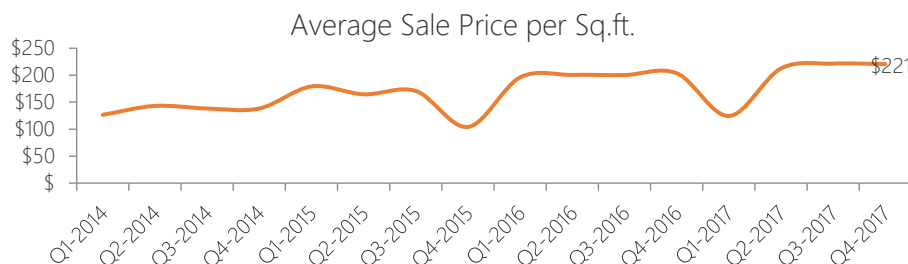
-20% YoY



Average Sale Price per Sq.ft.



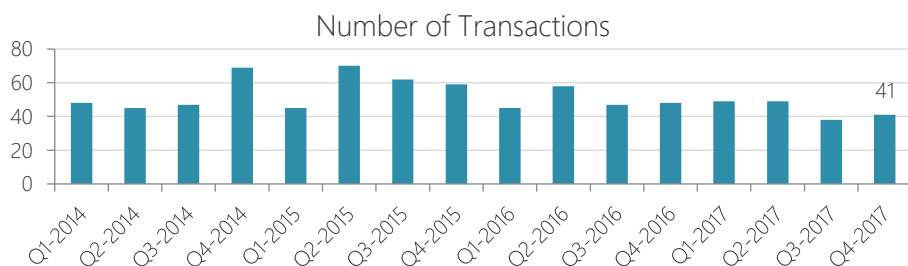
8% YoY



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	\$182,662	4%	\$221	7%	\$26,851,303	41	41	147
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

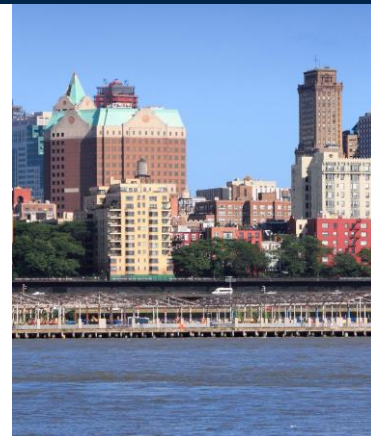
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



Flatbush

Brooklyn, 4th Quarter 2017

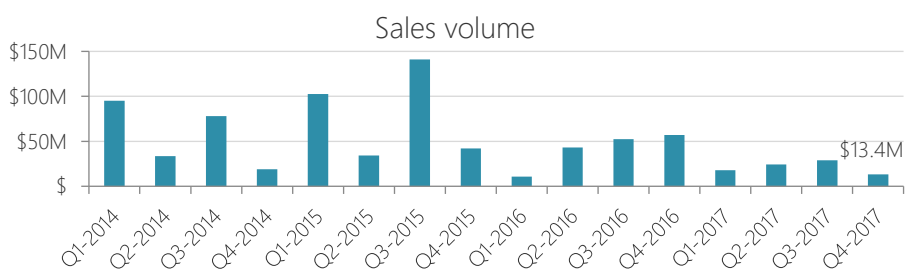
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



Sales volume



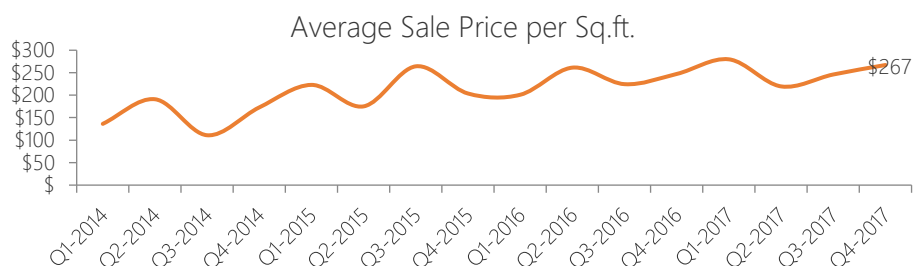
-77% YoY



Average Sale Price per Sq.ft.



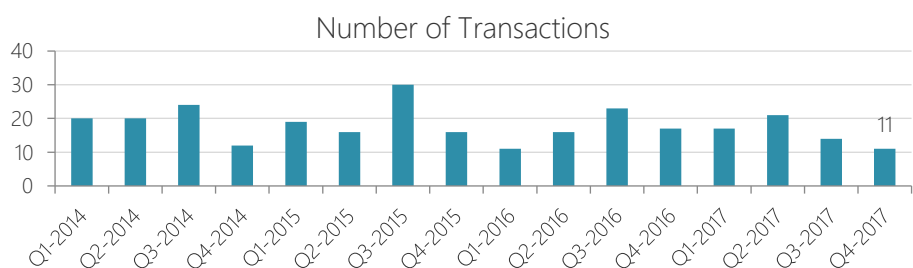
8% YoY



Number of Transactions



-35% 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	\$245,637	-4%	\$262	-5%	\$8,597,310	10	10	35
Medium	\$198,958	-7%	\$276	18%	\$4,775,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

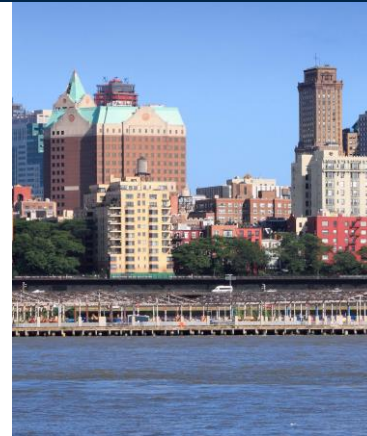
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



Gowanus

Brooklyn, 4th Quarter 2017

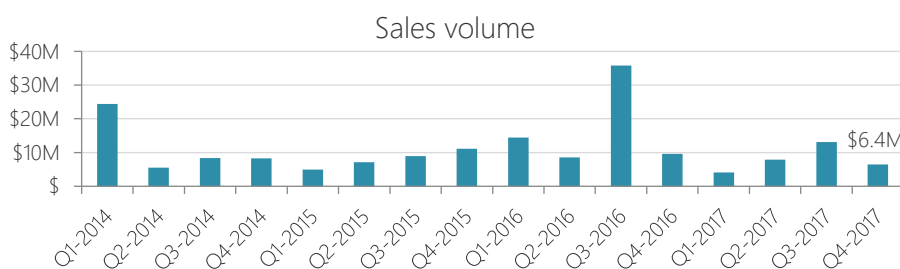
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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



Sales volume



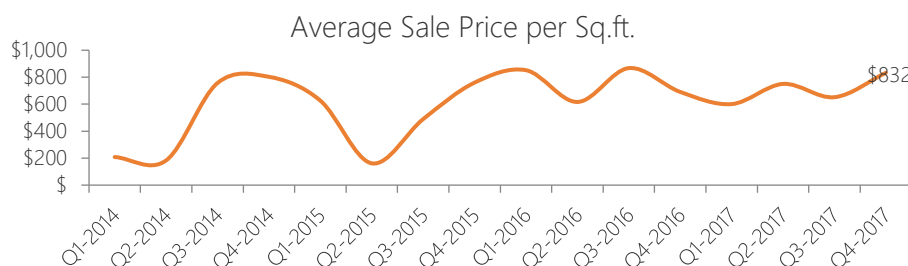
-33% YoY



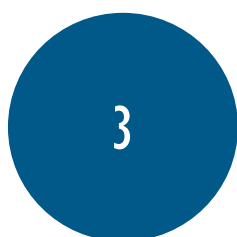
Average Sale Price per Sq.ft.



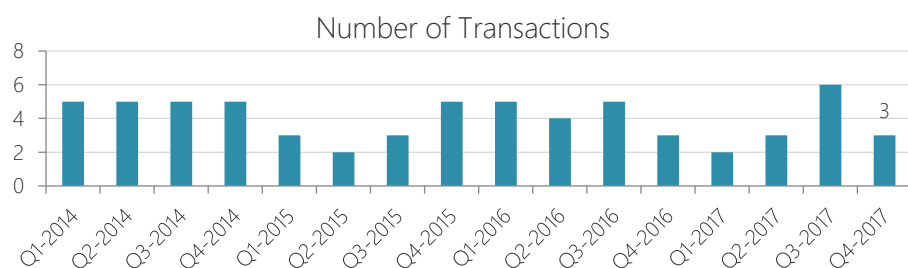
21% YoY



Number of Transactions



0% YoY



Type of Properties Sold

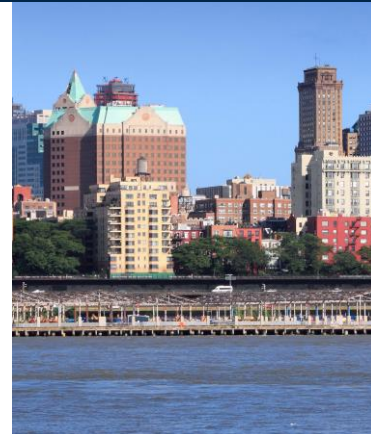
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$579,667	9%	\$832	21%	\$6,428,000	3	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Gravesend

Brooklyn, 4th Quarter 2017

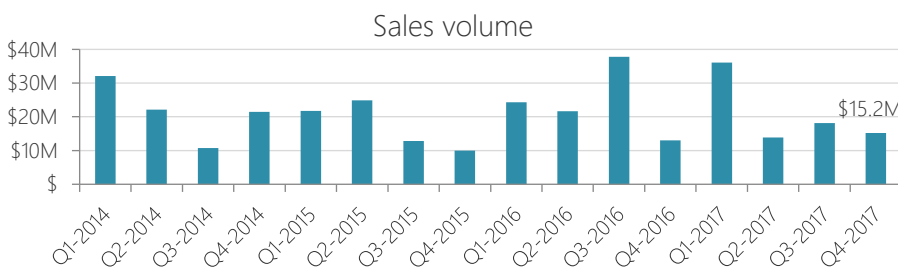


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Sales volume



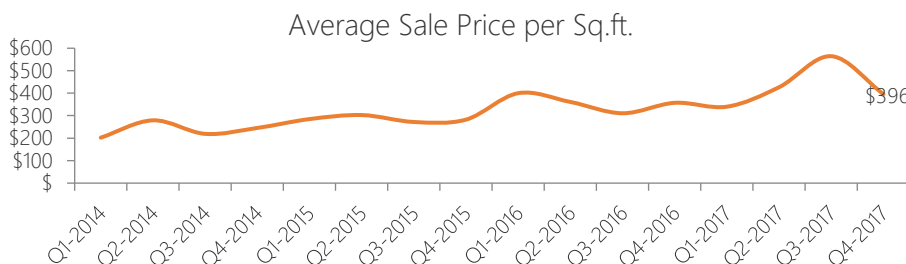
17% YoY



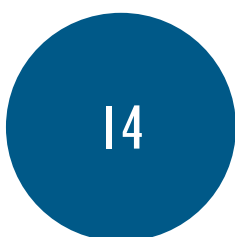
Average Sale Price per Sq.ft.



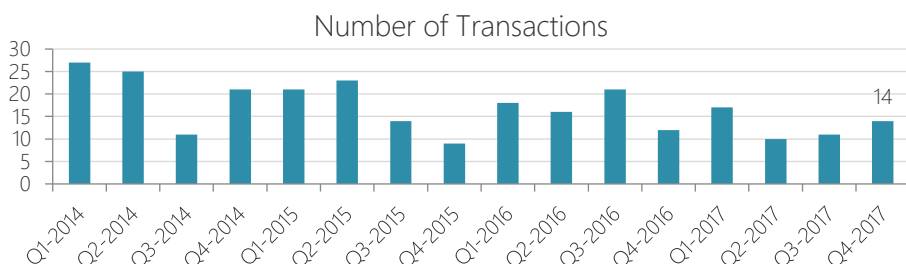
11% YoY



Number of Transactions



17% YoY



Type of Properties Sold

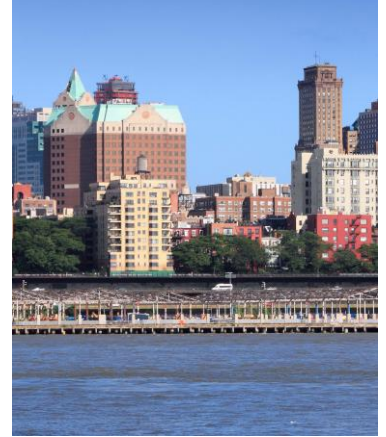
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$346,318	9%	\$396	11%	\$15,238,000	14	14	44
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Greenpoint

Brooklyn, 4th Quarter 2017

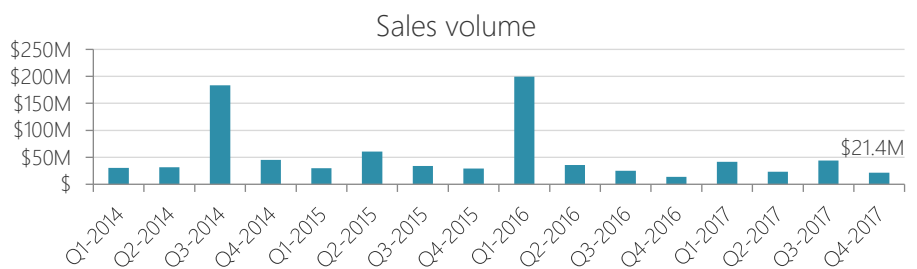


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Sales volume



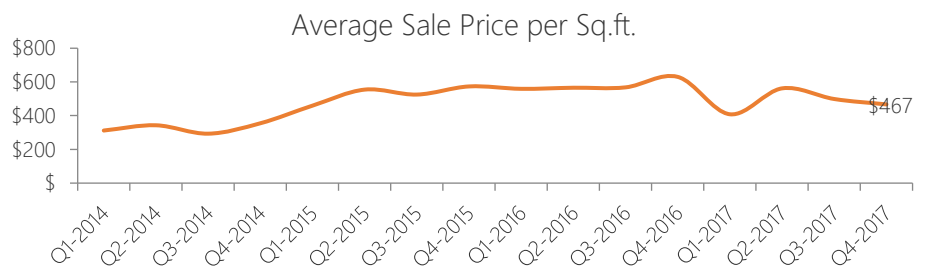
57% YoY



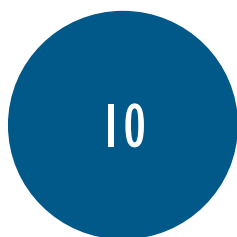
Average Sale Price per Sq.ft.



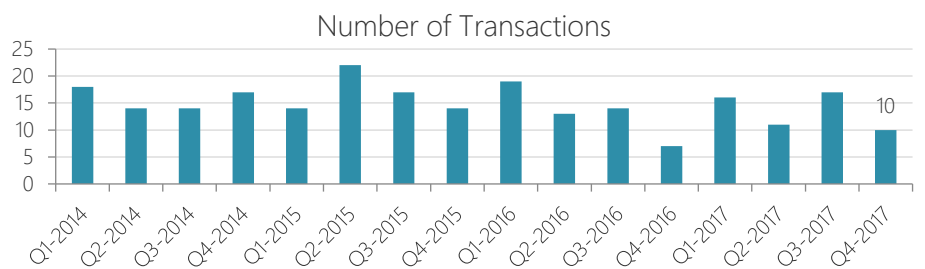
-26% YoY



Number of Transactions



43% YoY



Type of Properties Sold

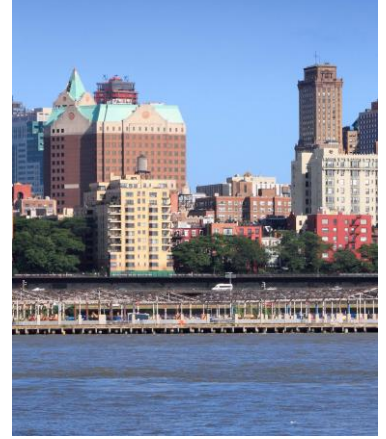
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$419,365	-8%	\$467	-26%	\$21,387,600	10	11	51
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Greenwood Heights

Brooklyn, 4th Quarter 2017

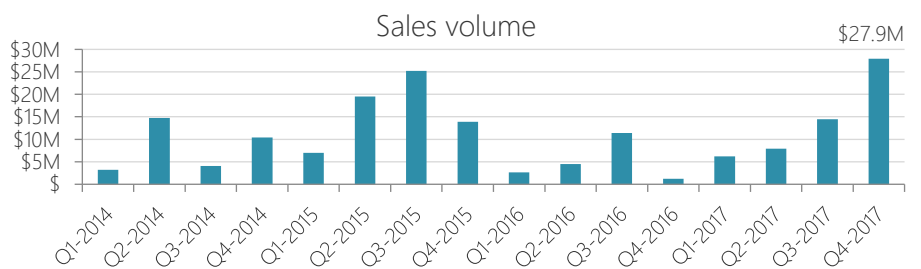


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

Sales volume



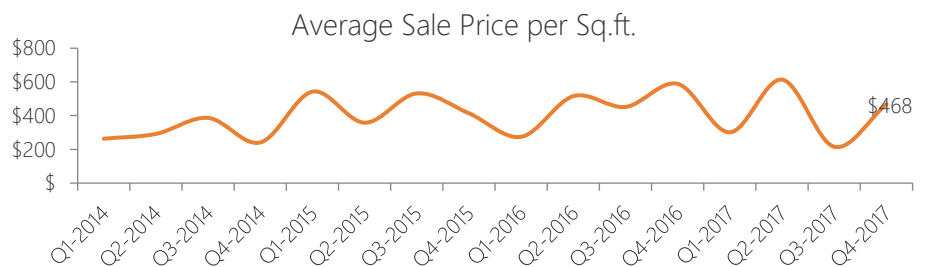
2134% YoY



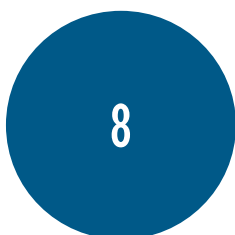
Average Sale Price per Sq.ft.



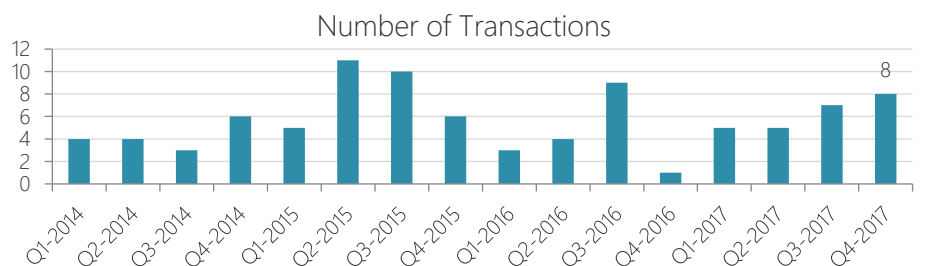
-20% YoY



Number of Transactions



700% 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	\$419,400	1%	\$554	-6%	\$14,679,000	7	7	35
Medium	\$576,087	-	\$400	-	\$13,250,000	1	1	23
Large	-	-	-	-	\$0	0	0	0

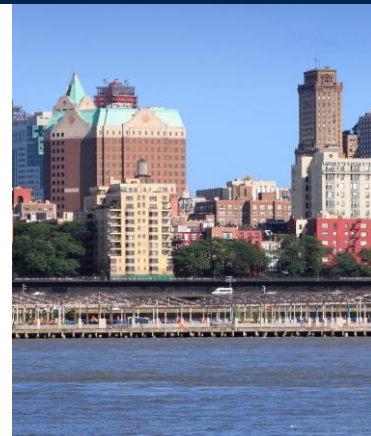
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



Kensington

Brooklyn, 4th Quarter 2017

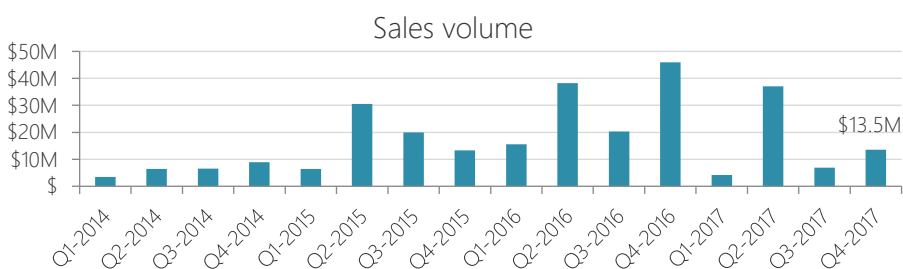
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



Sales volume



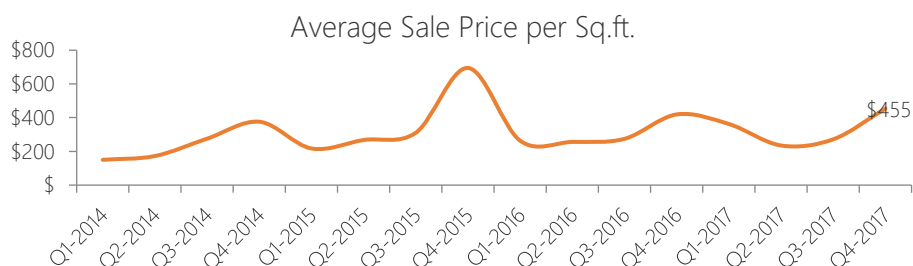
-71% YoY



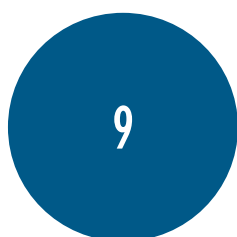
Average Sale Price per Sq.ft.



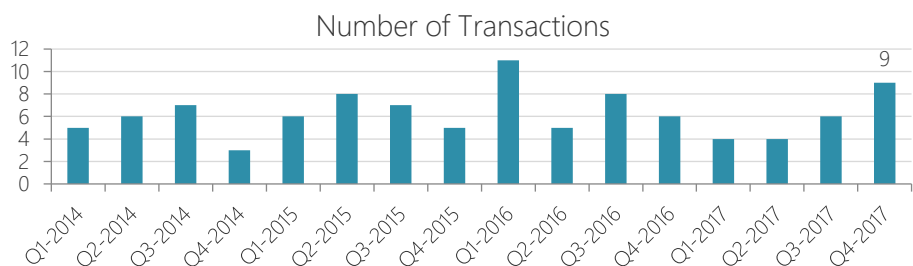
8% YoY



Number of Transactions



50% YoY



Type of Properties Sold

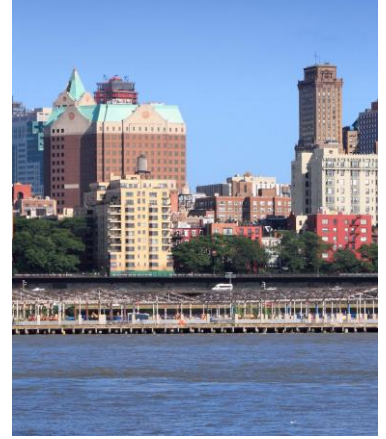
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$364,138	62%	\$455	78%	\$13,529,838	9	8	35
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Midwood

Brooklyn, 4th Quarter 2017

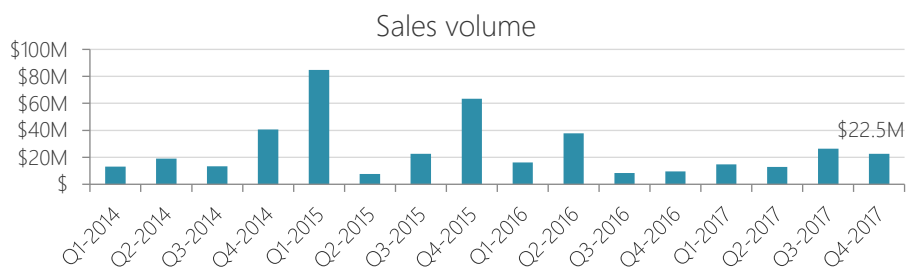


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

Sales volume



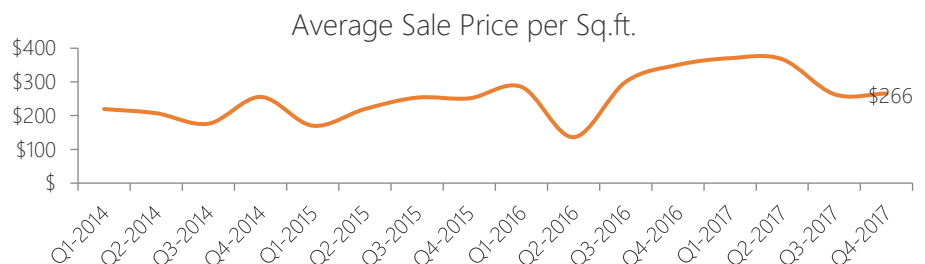
138% YoY



Average Sale Price per Sq.ft.



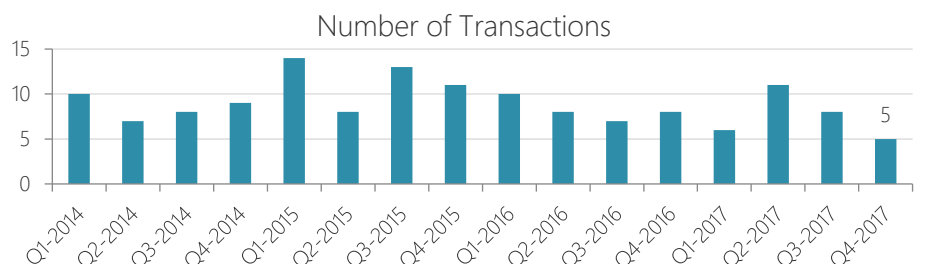
-24% YoY



Number of Transactions



-38% YoY



Type of Properties Sold

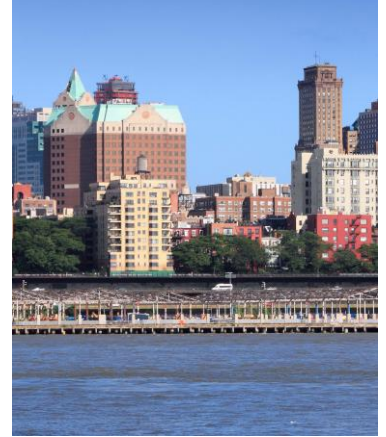
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$342,295	-10%	\$389	11%	\$3,765,250	3	3	11
Medium	\$228,963	-	\$250	-	\$18,775,000	2	3	82
Large	-	-	-	-	\$0	0	0	0

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



Ocean Hill

Brooklyn, 4th Quarter 2017

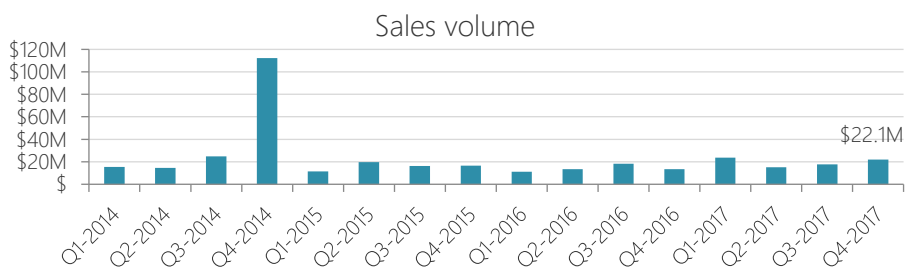


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

Sales volume



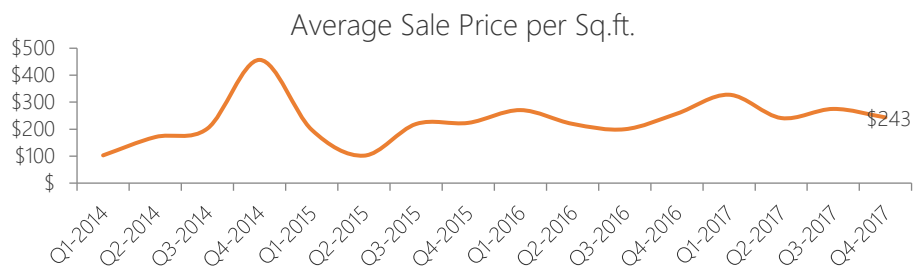
65% YoY



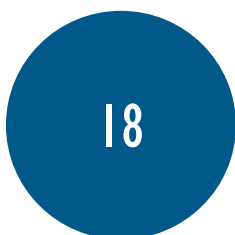
Average Sale Price per Sq.ft.



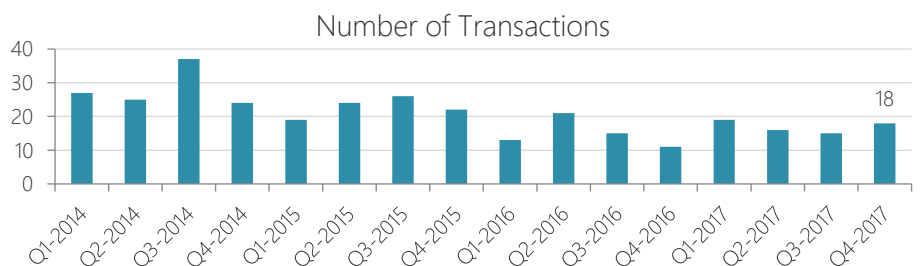
-5% YoY



Number of Transactions



64% YoY



Type of Properties Sold

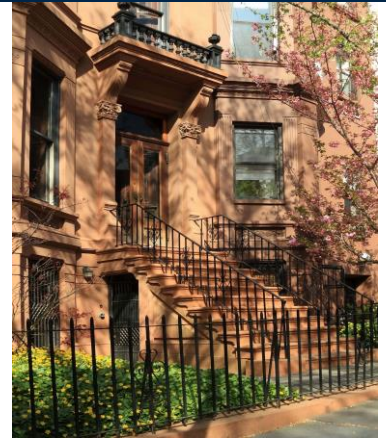
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$280,197	26%	\$332	25%	\$14,570,250	17	17	52
Medium	\$250,000	5%	\$160	-33%	\$7,500,000	1	2	30
Large	-	-	-	-	\$0	0	0	0

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



Park Slope

Brooklyn, 4th Quarter 2017

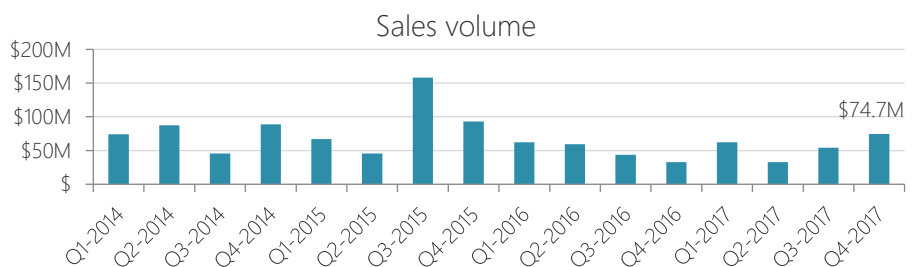


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Sales volume



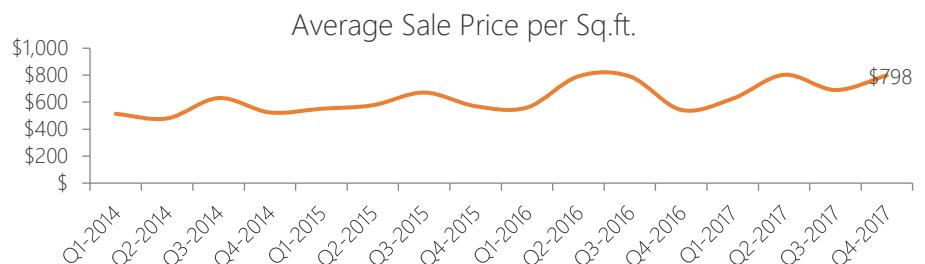
129% YoY



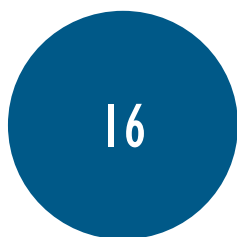
Average Sale Price per Sq.ft.



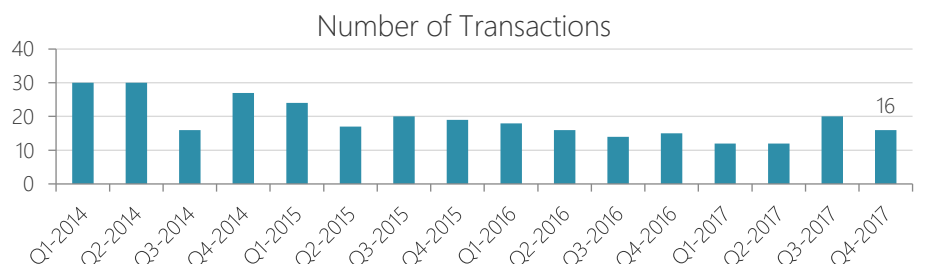
47% YoY



Number of Transactions



7% YoY



Type of Properties Sold

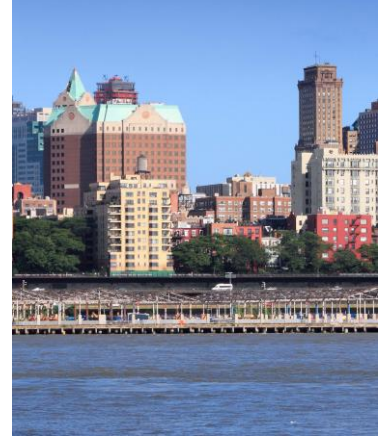
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$703,163	47%	\$732	36%	\$30,939,168	13	13	44
Medium	\$437,500	31%	\$852	46%	\$43,750,000	3	4	100
Large	-	-	-	-	\$0	0	0	0

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



Prospect - Lefferts Gardens

Brooklyn, 4th Quarter 2017

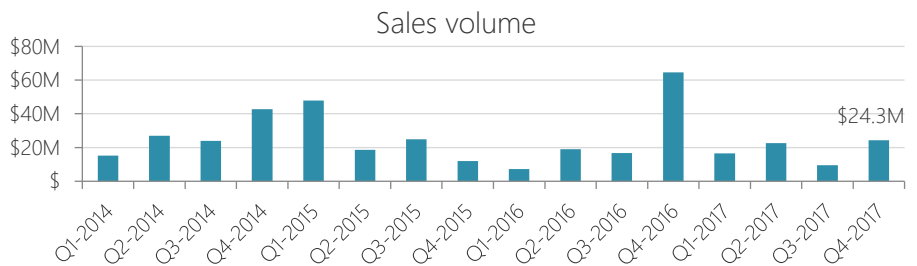


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks include the Lefferts Historic House.

Sales volume



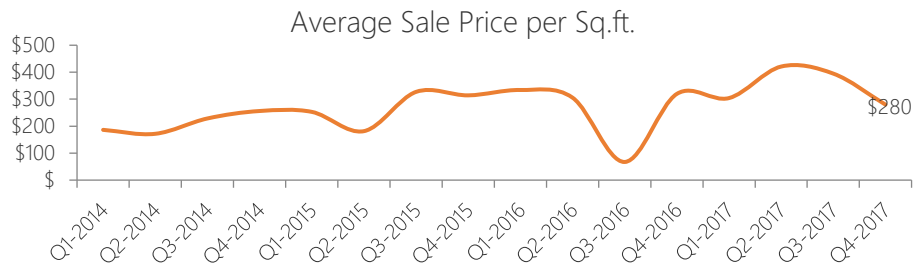
-62% YoY



Average Sale Price per Sq.ft.



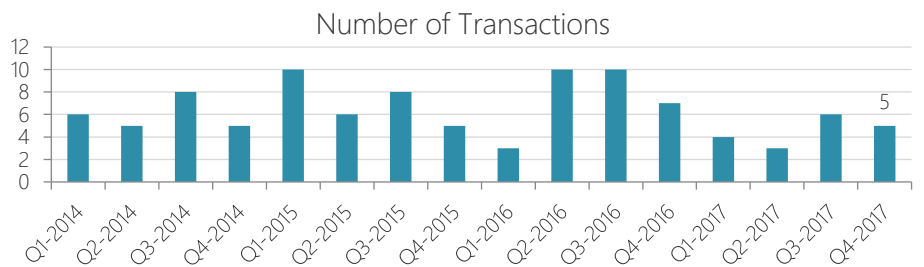
-12% YoY



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	\$373,077	-16%	\$331	-29%	\$9,700,000	4	4	26
Medium	\$247,458	-31%	\$253	-21%	\$14,600,000	1	2	59
Large	-	-	-	-	\$0	0	0	0

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



Prospect Heights

Brooklyn, 4th Quarter 2017

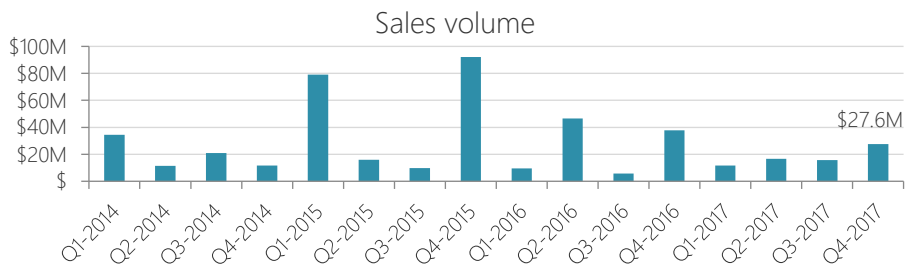


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

Sales volume



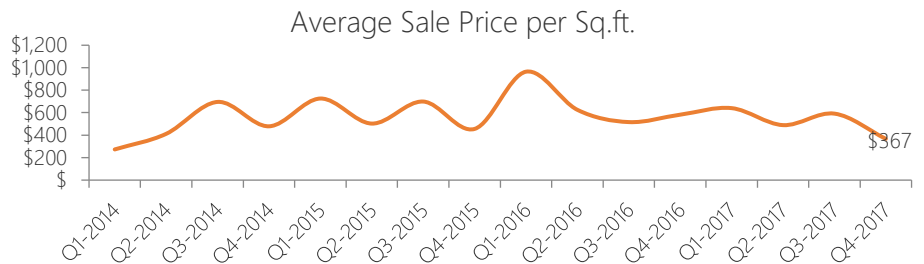
-27% YoY



Average Sale Price per Sq.ft.



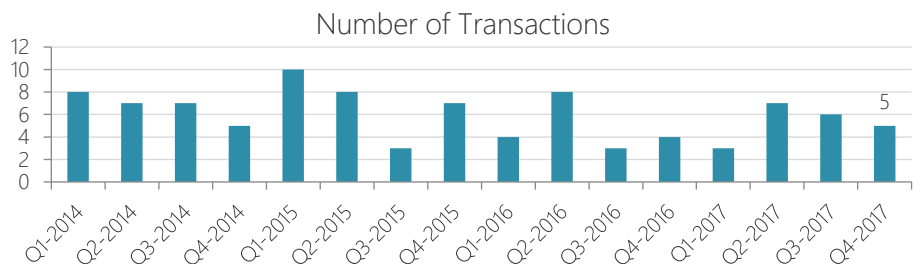
-37% YoY



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	\$406,091	-6%	\$343	-45%	\$9,746,184	4	5	24
Medium	\$358,000	-43%	\$381	-33%	\$17,900,000	1	2	50
Large	-	-	-	-	\$0	0	0	0

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



Sheepshead Bay

Brooklyn, 4th Quarter 2017

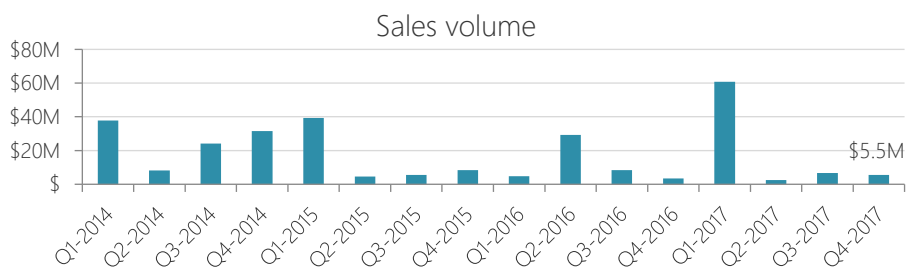


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential projects include row houses and condos.

Sales volume



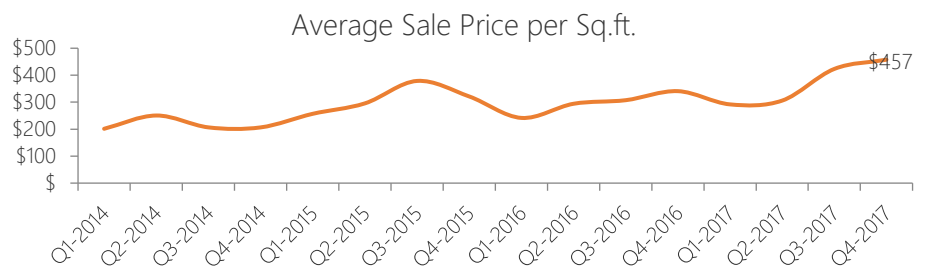
57% YoY



Average Sale Price per Sq.ft.



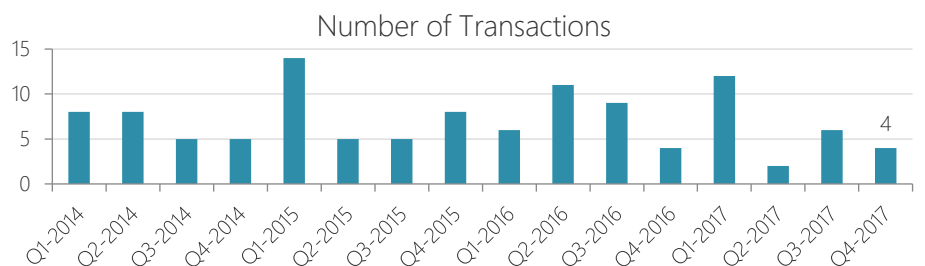
34% YoY



Number of Transactions



0% YoY



Type of Properties Sold

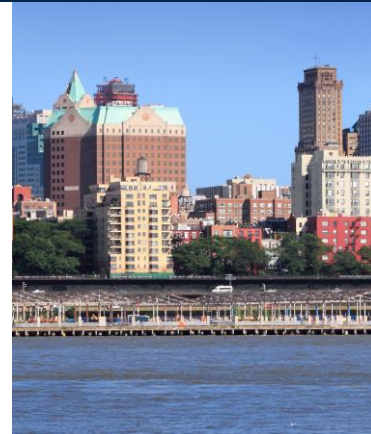
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$368,000	26%	\$457	34%	\$5,520,000	4	4	15
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Sunset Park

Brooklyn, 4th Quarter 2017

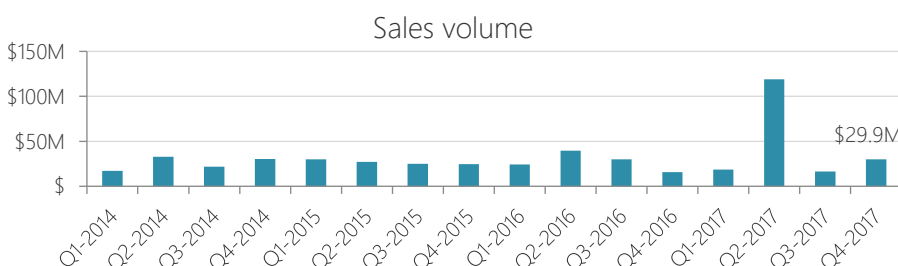


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

Sales volume



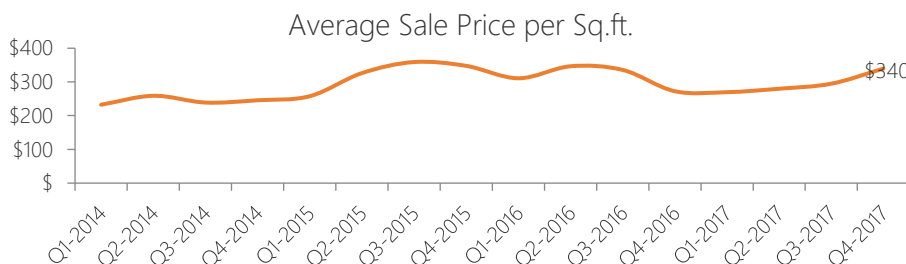
88% YoY



Average Sale Price per Sq.ft.



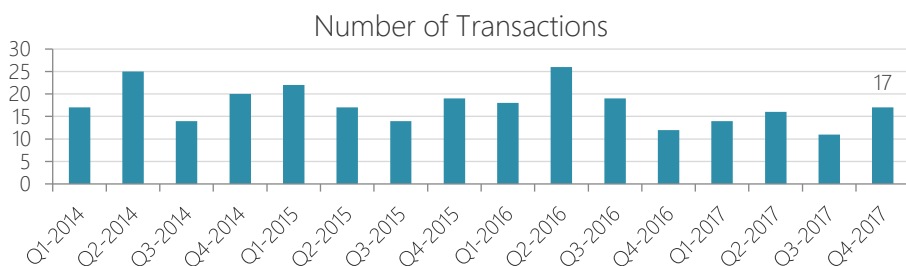
25% YoY



Number of Transactions



42% YoY



Type of Properties Sold

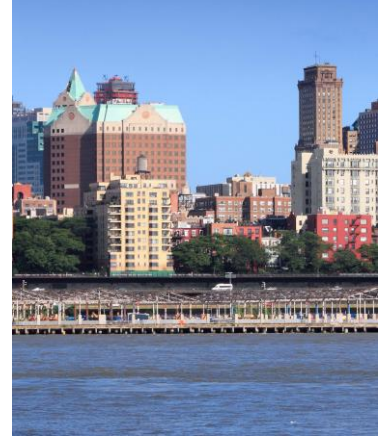
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$343,231	45%	\$394	45%	\$22,310,000	15	15	65
Medium	\$260,345	-	\$241	-	\$7,550,000	2	2	29
Large	-	-	-	-	\$0	0	0	0

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



Williamsburg

Brooklyn, 4th Quarter 2017

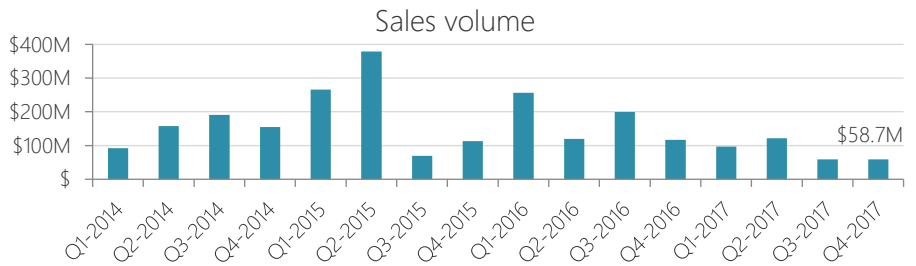


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

Sales volume



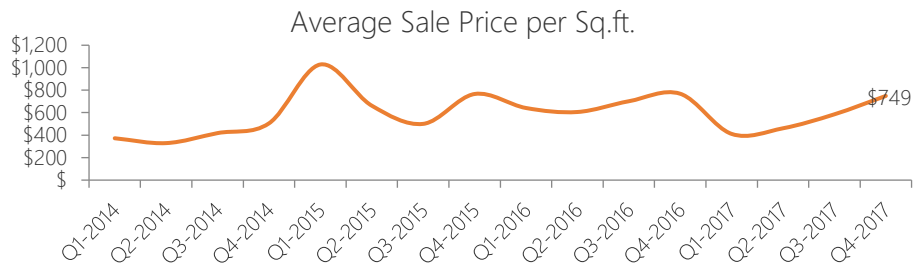
-50% YoY



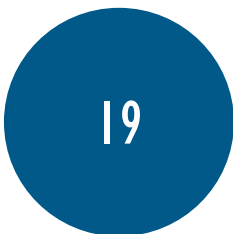
Average Sale Price per Sq.ft.



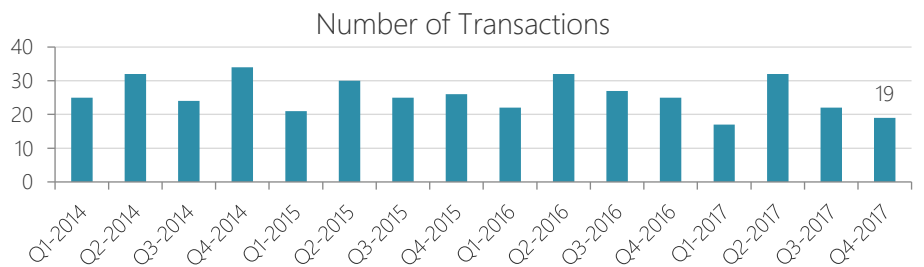
-3% YoY



Number of Transactions



-24% 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	\$690,588	48%	\$749	23%	\$58,700,000	19	19	85
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)





The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
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- New Developments & Development Sites
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The RATNER Team Market Report

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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

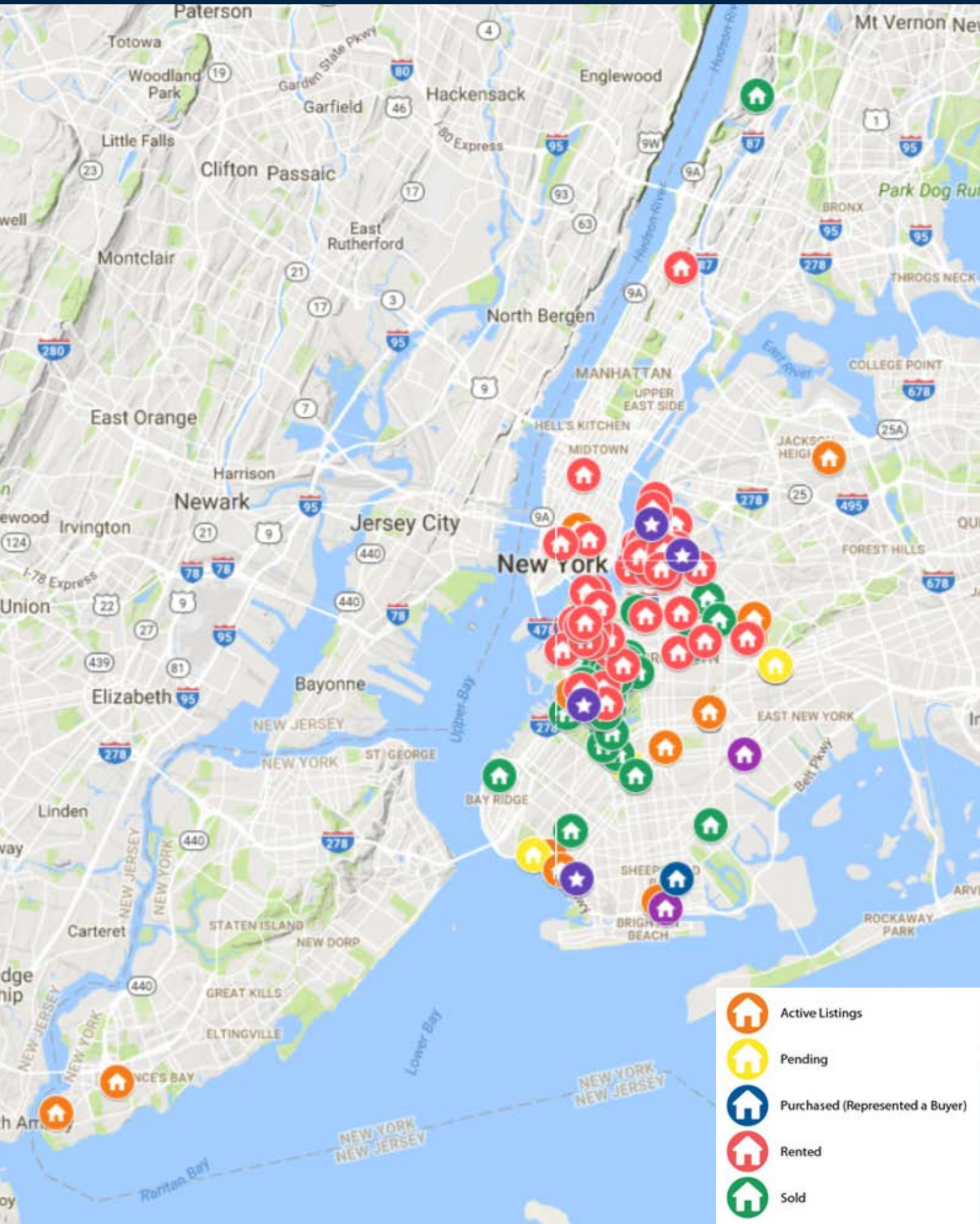
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



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