

# **BROOKLYN**

## **RESIDENTIAL MARKET REPORT**

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June 2016



## Residential Market Report Overview

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

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Brooklyn's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Brooklyn neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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# The RATNER Team Market Reports

## Residential Market Overview

Brooklyn, June 2016

### Median Sale Price



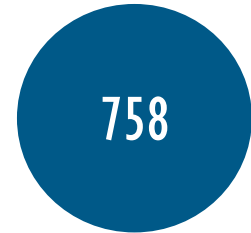
9% YoY

### Median Price/Sq.ft.



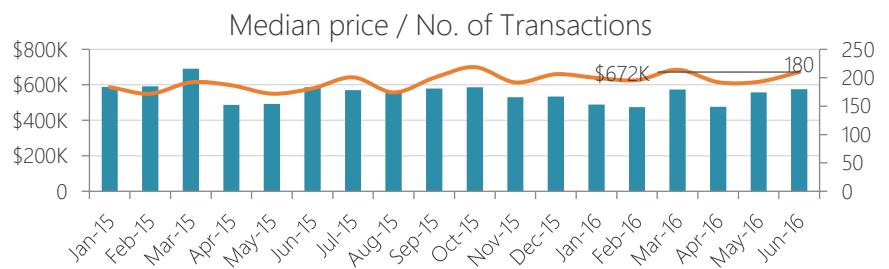
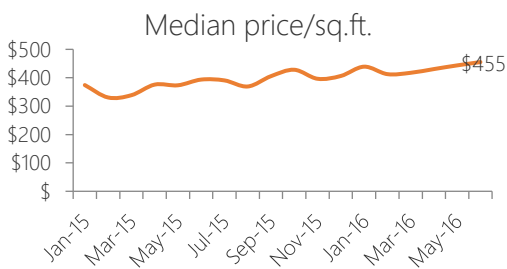
-2% YoY

### No. of Transactions

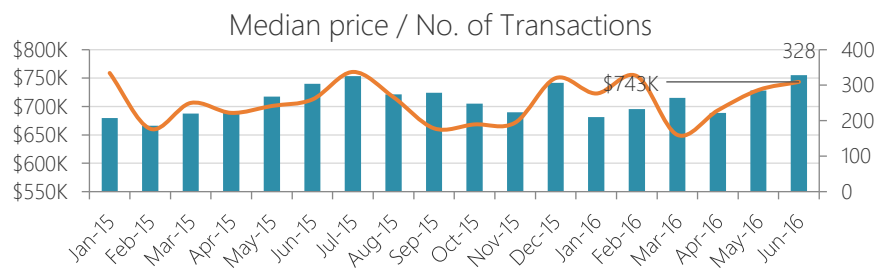
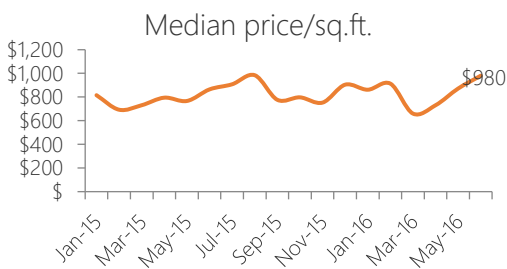


0% YoY

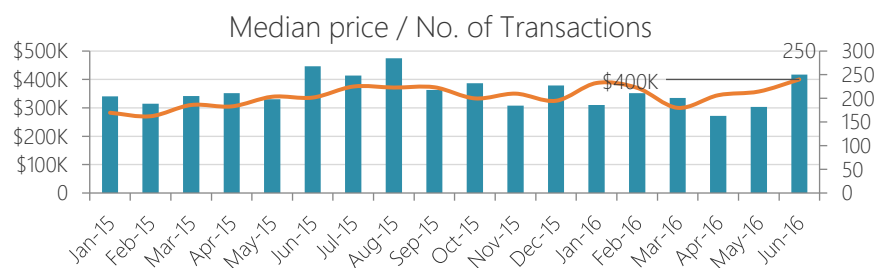
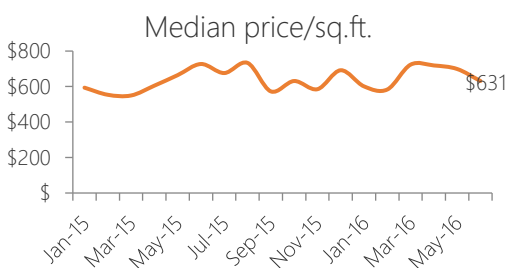
### Single family



### Condo



### Coop



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# The RATNER Team Market Reports

## Top 10 Residential Sales

Brooklyn, June 2016

### Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	243 Dean St	\$4,900,000	09-Jun-16	3,360	\$1,458	Boerum Hill
2	190 State St	\$3,900,000	09-Jun-16	2,280	\$1,711	Downtown Brooklyn
3	954 Ocean Pkwy	\$3,400,000	24-Jun-16	2,352	\$1,446	Midwood
4	363 5 St	\$2,750,000	23-Jun-16	2,690	\$1,022	Park Slope
5	164 Mac Donough St	\$2,500,000	21-Jun-16	2,628	\$951	Bedford-Stuyvesant
6	57 Midwood St	\$2,250,000	20-Jun-16	3,848	\$585	Prospect - Lefferts Gardens
7	21 Clermont Ave	\$2,110,500	29-Jun-16	2,295	\$920	Fort Greene
8	459 Rugby Rd	\$2,075,000	29-Jun-16	2,104	\$986	Ditmas Park
9	31 Clermont Ave	\$2,014,099	30-Jun-16	2,295	\$878	Fort Greene
10	25 Clermont Ave	\$2,013,204	24-Jun-16	2,295	\$877	Fort Greene

### Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	72 Poplar Street #TH	\$7,102,294	14-Jun-16	4,445	\$1,598	Brooklyn Heights
2	229 De Graw Street #1	\$4,320,000	27-Jun-16	4,386	\$985	Cobble Hill
3	365 Bridge Street #26B	\$3,385,000	14-Jun-16	2,761	\$1,226	Downtown Brooklyn
4	2 Northside Piers #16K	\$3,250,000	13-Jun-16	1,810	\$1,796	Williamsburg
5	210 Pacific Street #3E	\$3,006,027	03-Jun-16	-	-	Boerum Hill
6	1 Grand Army Plaza #7G	\$2,825,000	02-Jun-16	2,108	\$1,340	Prospect Heights
7	9 College Place #3E	\$2,700,000	09-Jun-16	1,404	\$1,923	Brooklyn Heights
8	400 Avenue U #PH6D	\$2,650,000	21-Jun-16	2,240	\$1,183	Gravesend
9	440 Kent Avenue #22A	\$2,457,000	10-Jun-16	1,790	\$1,373	Williamsburg
10	322 Hicks Street #PH	\$2,395,000	24-Jun-16	1,602	\$1,495	Brooklyn Heights

### Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	2 Grace Ct #2Y	\$2,185,150	29-Jun-16	-	-	Brooklyn Heights
2	374 Clinton St #2	\$1,925,000	02-Jun-16	-	-	Carroll Gardens
3	135 Eastern Pkwy #14A	\$1,825,000	09-Jun-16	-	-	Prospect Heights
4	25 Garden Pl #3	\$1,825,000	28-Jun-16	1,356	\$1,346	Brooklyn Heights
5	99 Clinton St #4	\$1,781,505	03-Jun-16	1,547	\$1,152	Downtown Brooklyn
6	47 Plaza St W #5B	\$1,685,000	29-Jun-16	1,600	\$1,053	Park Slope
7	21 Monroe Pl #1	\$1,625,000	29-Jun-16	1,300	\$1,250	Brooklyn Heights
8	420 12 St #B2	\$1,600,000	20-Jun-16	-	-	Park Slope
9	34 Plaza St E #307	\$1,399,000	30-Jun-16	-	-	Prospect Heights
10	19 Sterling Pl #2R	\$1,350,000	14-Jun-16	-	-	Park Slope

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## Top Neighborhoods

Brooklyn, June 2016

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	DUMBO	\$1,379	\$1,412,500	8	\$1,412,500	-	-
2	Brooklyn Heights	\$1,346	\$773,000	31	\$2,395,000	\$725,000	-
3	Williamsburg	\$1,122	\$781,500	70	\$781,500	\$295,000	\$1,152,500
4	Park Slope	\$1,118	\$955,000	59	\$1,035,000	\$840,000	\$2,237,500
5	Prospect Heights	\$1,106	\$825,000	32	\$870,713	\$810,000	-
6	Gowanus	\$1,103	\$1,065,000	6	\$1,180,000	\$725,000	-
7	Downtown Brooklyn	\$1,078	\$944,000	36	\$1,029,500	\$500,000	\$3,900,000
8	Carroll Gardens	\$1,058	\$925,000	6	\$925,000	\$1,252,500	-
9	Fort Greene	\$1,016	\$489,967	34	\$455,224	\$399,000	\$2,013,651
10	Greenpoint	\$1,010	\$927,500	8	\$828,750	-	\$1,526,000
11	Columbia Street Waterfront District	\$997	\$961,681	4	\$961,681	-	-
12	Clinton Hill	\$948	\$735,000	18	\$865,513	\$647,500	-
13	Cobble Hill	\$884	\$680,000	9	\$1,150,623	\$500,000	-
14	Bushwick	\$855	\$998,500	6	\$786,750	-	\$2,000,000
15	Sunset Park	\$732	\$450,000	8	\$500,000	\$402,424	-
16	Windsor Terrace	\$694	\$722,500	9	\$850,000	\$590,000	\$1,400,000
17	Prospect - Lefferts Gardens	\$673	\$1,750,000	3	-	-	\$1,750,000
18	Bath Beach	\$644	\$481,350	9	\$743,323	\$267,500	\$790,000
19	Bedford-Stuyvesant	\$614	\$684,500	27	\$675,000	-	\$1,337,000
20	Borough Park	\$609	\$665,500	11	\$625,000	\$348,000	\$995,000
21	Prospect Park South	\$591	\$410,000	6	\$466,000	\$375,000	\$2,000,000
22	Ditmas Park	\$581	\$490,000	9	-	\$465,000	\$2,075,000
23	Dyker Heights	\$580	\$724,200	10	\$570,000	-	\$872,000
24	Fort Hamilton	\$563	\$415,000	12	\$745,000	\$222,005	\$979,500
25	Crown Heights	\$557	\$702,500	16	\$621,000	\$70,000	\$1,375,000
26	Flatbush	\$553	\$595,676	7	\$595,676	\$567,000	\$1,150,000
27	Brighton Beach	\$550	\$400,000	21	\$555,000	\$199,000	\$540,000
28	Kensington	\$542	\$462,000	16	\$660,000	\$450,000	\$889,500
29	Gravesend	\$523	\$384,306	23	\$460,010	\$257,000	\$750,500
30	Midwood	\$521	\$481,558	38	\$641,498	\$304,000	\$1,148,250
31	Bay Ridge	\$512	\$458,000	15	\$520,000	\$250,000	\$775,000
32	Bensonhurst	\$471	\$670,000	8	\$650,000	-	\$870,000
33	Marine Park	\$454	\$620,000	19	-	\$145,000	\$622,500
34	Sheepshead Bay	\$425	\$341,000	38	\$535,475	\$180,000	\$720,000
35	Wingate	\$395	\$460,000	4	\$520,000	\$163,000	\$480,000
36	Old Mill Basin	\$391	\$500,000	7	-	-	\$500,000
37	Flatlands	\$387	\$319,000	12	-	\$122,000	\$376,000
38	Farragut	\$382	\$479,000	6	-	\$152,500	\$510,000
39	Mill Basin	\$373	\$905,000	8	-	-	\$905,000
40	Gerritsen Beach	\$347	\$379,000	15	-	\$175,500	\$395,000

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

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

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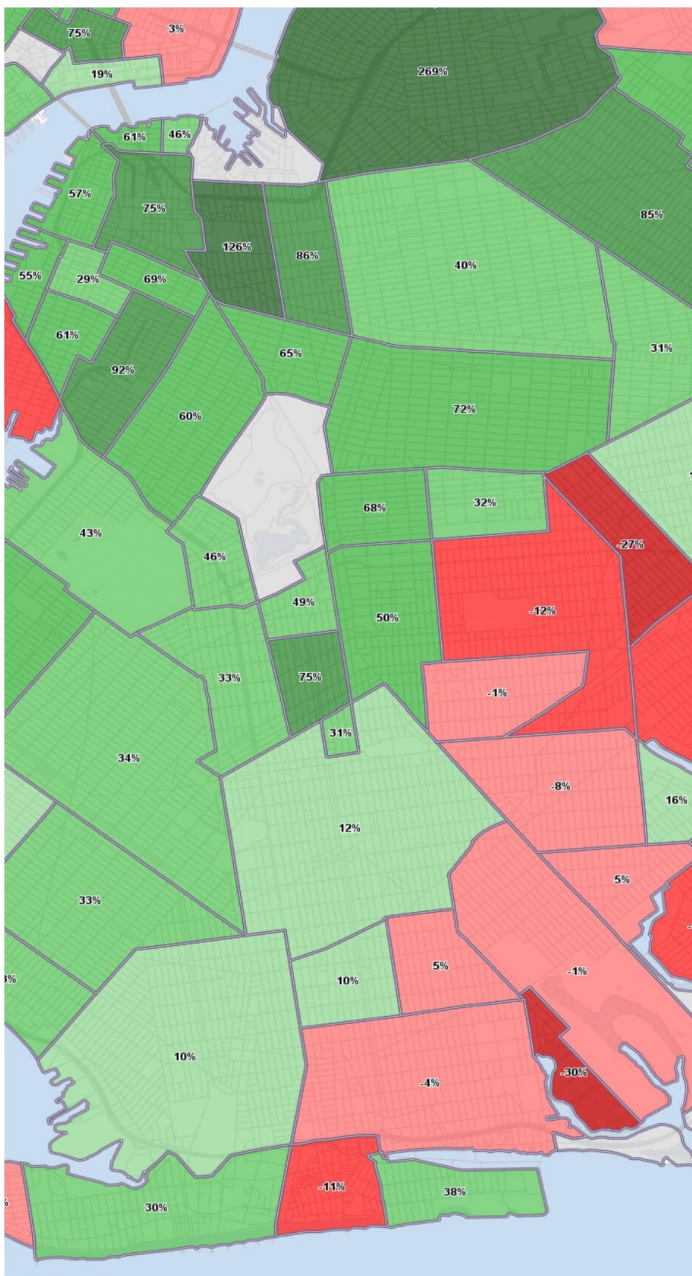
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## Sales Maps

Brooklyn, June 2016

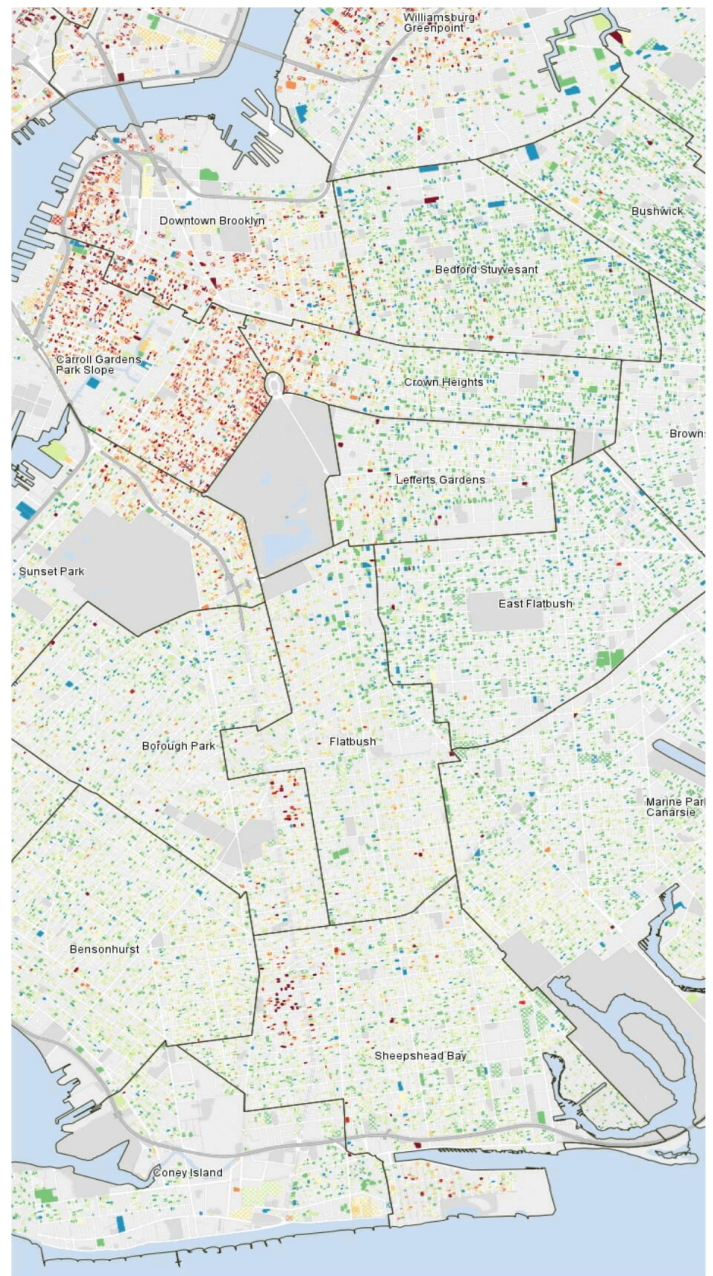
### Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



### Price / Sq.ft.

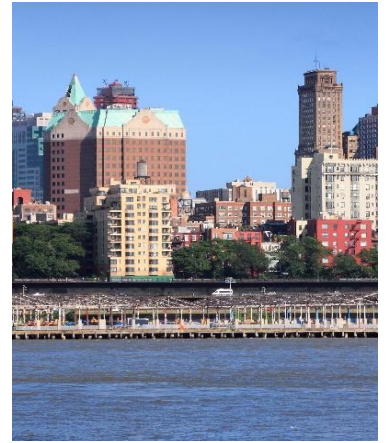
The map displays Price per sq.ft. for properties sold in the last 5 years.



# The RATNER Team Market Reports

## Bath Beach

Brooklyn, June 2016

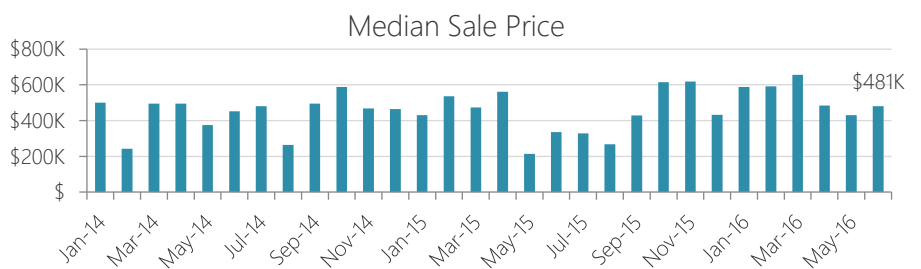


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

### Median Sale Price



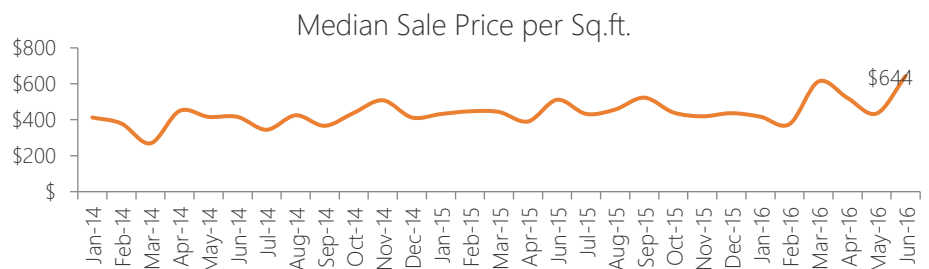
44% YoY



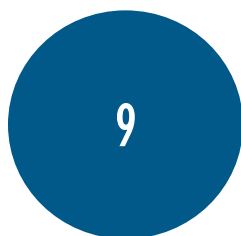
### Median Sale Price per Sq.ft.



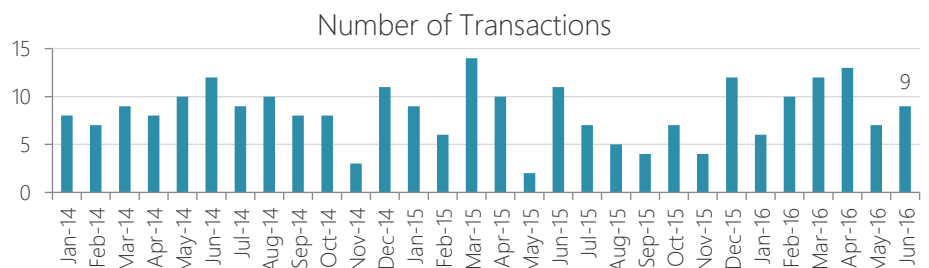
26% YoY



### Number of Transactions



-18% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$743,323	49%	\$613	14%	3
Coops	\$267,500	7%	-	-	4
Houses	\$790,000	9%	\$813	66%	1

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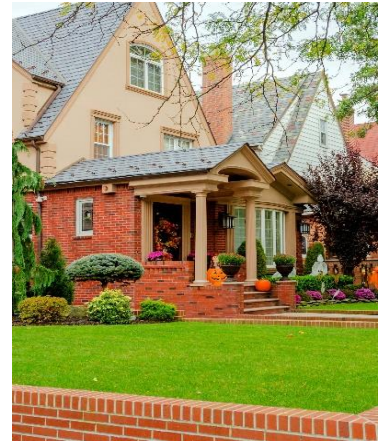
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# The RATNER Team Market Reports

## Bay Ridge

Brooklyn, June 2016

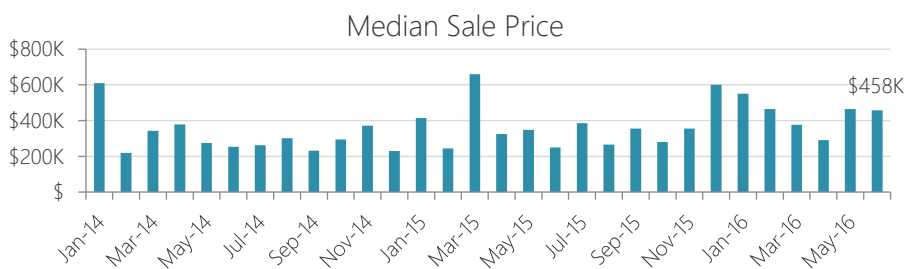


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

### Median Sale Price

**\$458K**

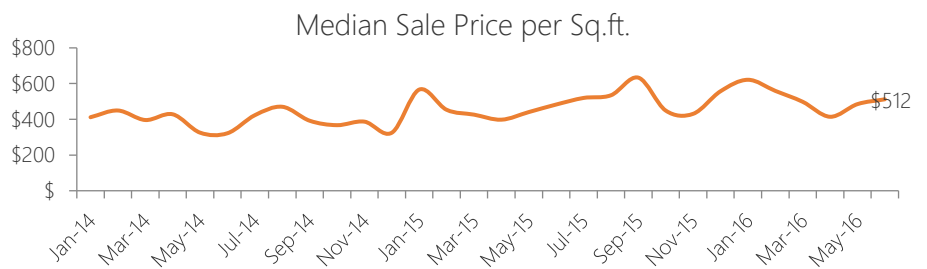
83% YoY



### Median Sale Price per Sq.ft.

**\$512**

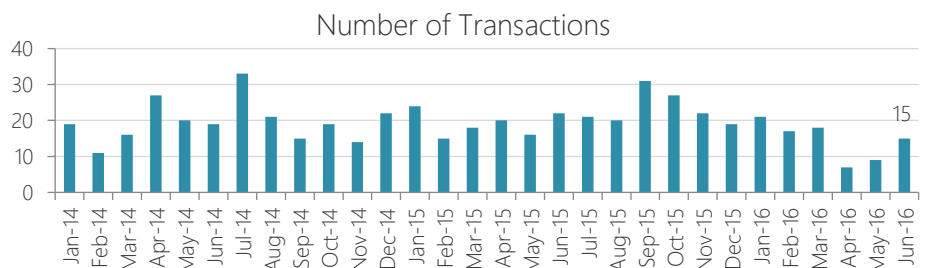
6% YoY



### Number of Transactions

**15**

-32% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$520,000	-	\$472	-	1
Coops	\$250,000	6%	\$435	11%	8
Houses	\$775,000	-24%	\$613	-2%	6

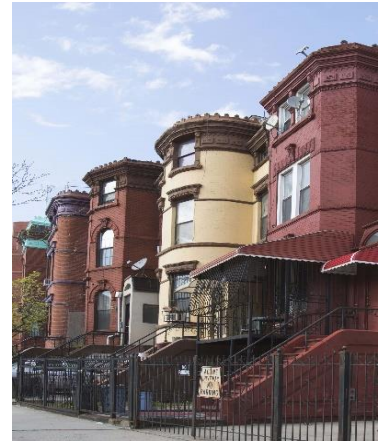
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# The RATNER Team Market Reports

## Bedford-Stuyvesant

Brooklyn, June 2016

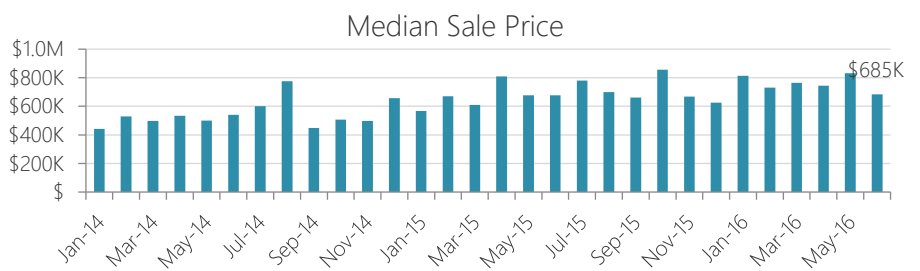


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

### Median Sale Price

**\$685K**

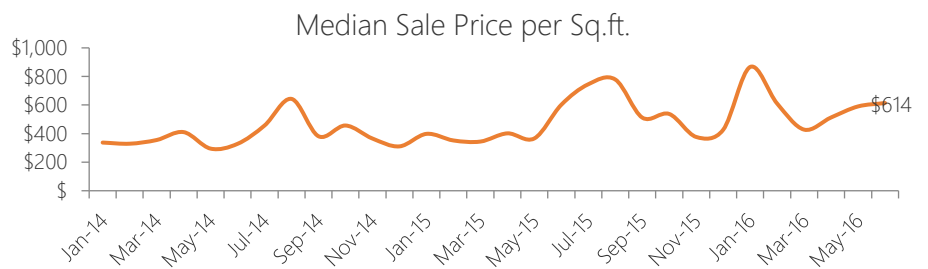
1% YoY



### Median Sale Price per Sq.ft.

**\$614**

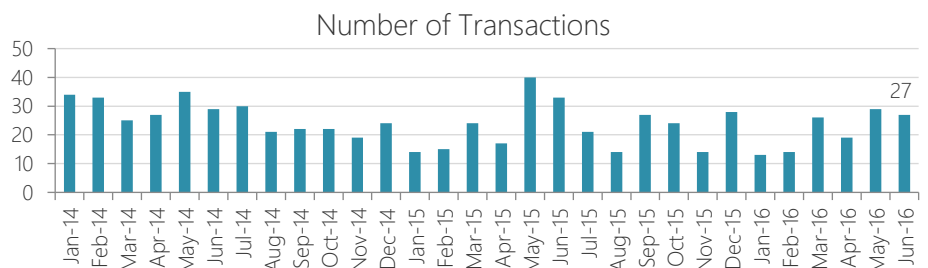
2% YoY



### Number of Transactions

**27**

-18% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	0%	\$640	-4%	21
Coops	-	-	-	-	0
Houses	\$1,337,000	160%	\$614	150%	6

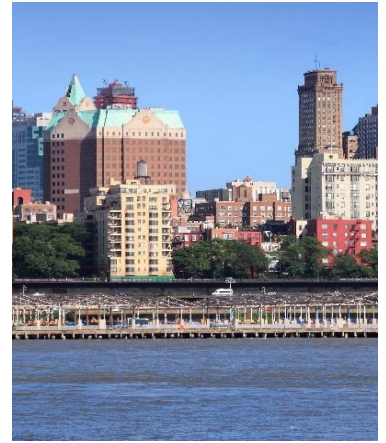
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# The RATNER Team Market Reports

## Bensonhurst

Brooklyn, June 2016

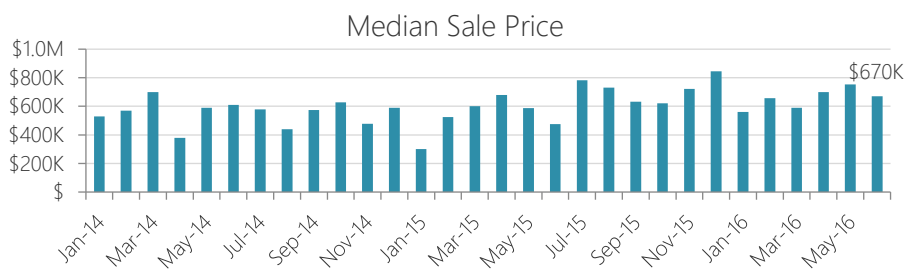


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

### Median Sale Price



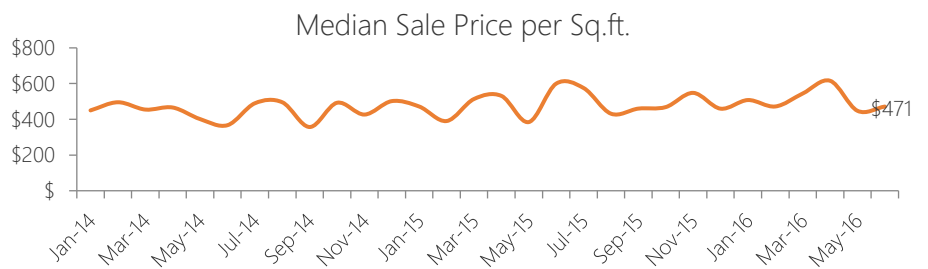
41% YoY



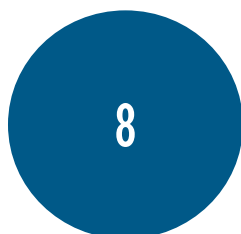
### Median Sale Price per Sq.ft.



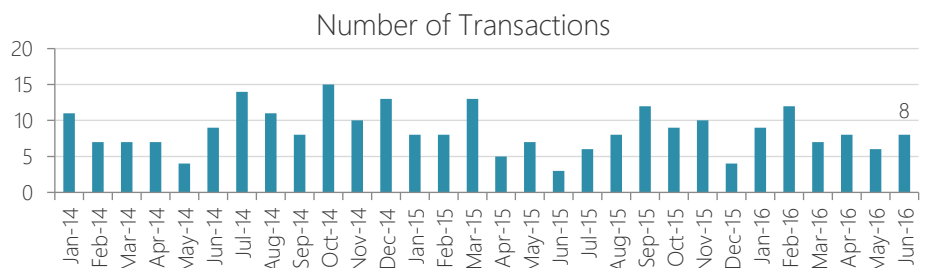
-21% YoY



### Number of Transactions



167% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$650,000	38%	\$609	-4%	3
Coops	-	-	-	-	0
Houses	\$870,000	34%	\$420	-26%	4

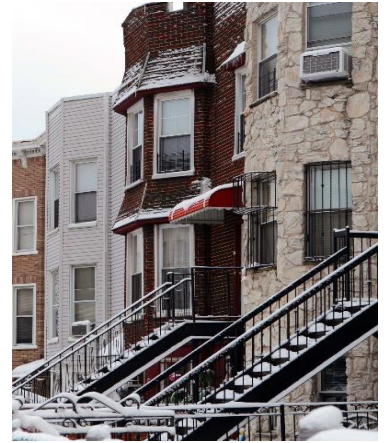
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# The RATNER Team Market Reports

## Borough Park

Brooklyn, June 2016

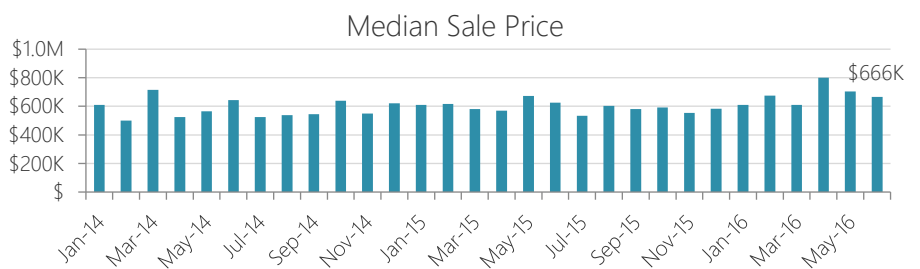


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

### Median Sale Price



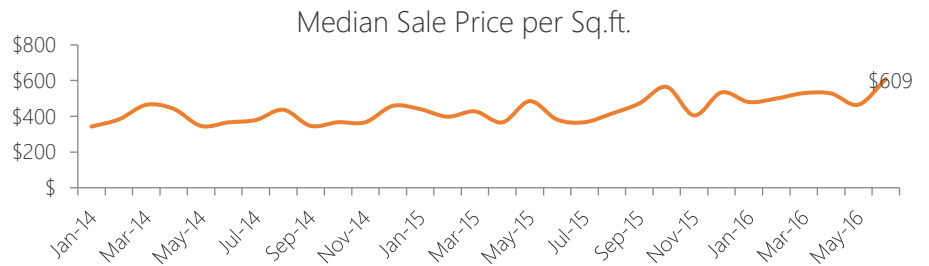
6% YoY



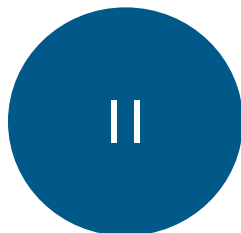
### Median Sale Price per Sq.ft.



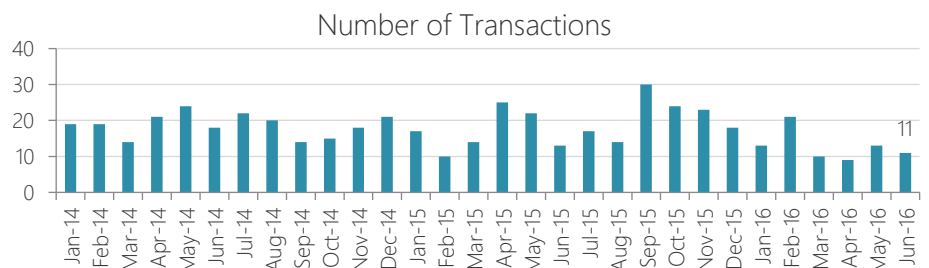
59% YoY



### Number of Transactions



-15% YoY



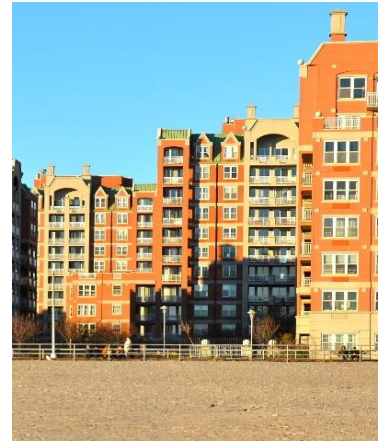
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$625,000	0%	\$577	51%	7
Coops	\$348,000	-	-	-	1
Houses	\$995,000	29%	\$716	74%	3

# The RATNER Team Market Reports

## Brighton Beach

Brooklyn, June 2016

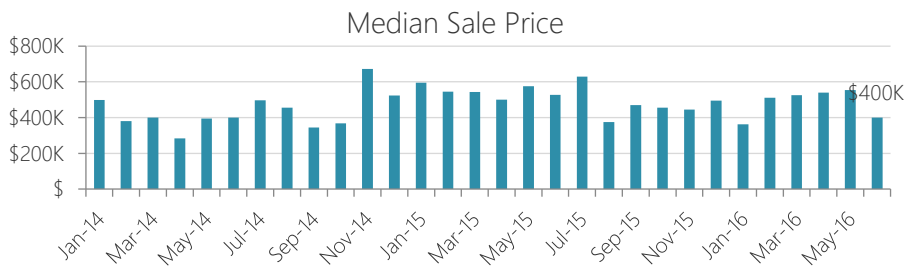


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

### Median Sale Price

**\$400K**

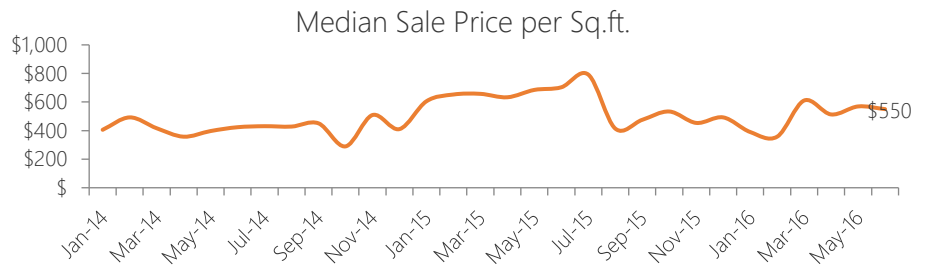
-24% YoY



### Median Sale Price per Sq.ft.

**\$550**

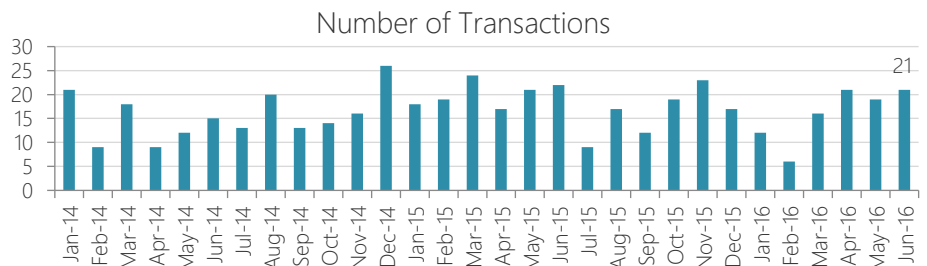
-22% YoY



### Number of Transactions

**21**

-5% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$555,000	-9%	\$516	-27%	6
Coops	\$199,000	-3%	-	-	12
Houses	\$540,000	-	\$584	-	3

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# The RATNER Team Market Reports

## Brooklyn Heights

Brooklyn, June 2016

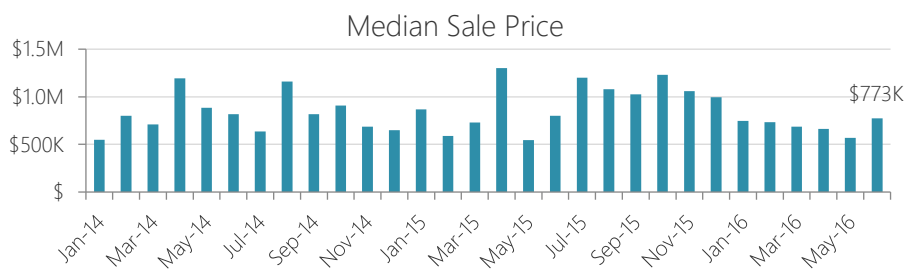


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

### Median Sale Price

**\$773K**

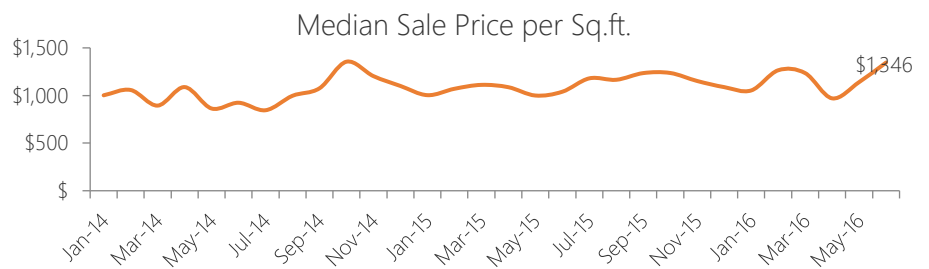
-3% YoY



### Median Sale Price per Sq.ft.

**\$1,346**

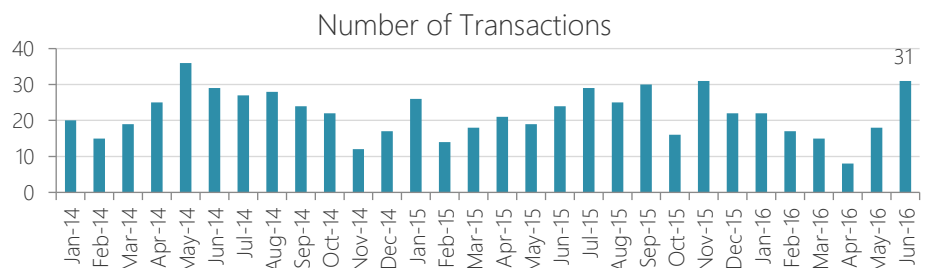
29% YoY



### Number of Transactions

**31**

29% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,395,000	197%	\$1,495	37%	6
Coops	\$725,000	-9%	\$1,171	20%	26
Houses	-	-	-	-	0

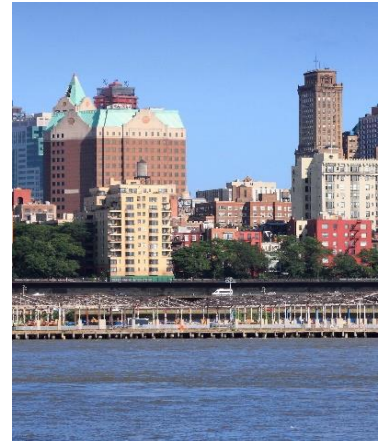
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# The RATNER Team Market Reports

## Bushwick

Brooklyn, June 2016

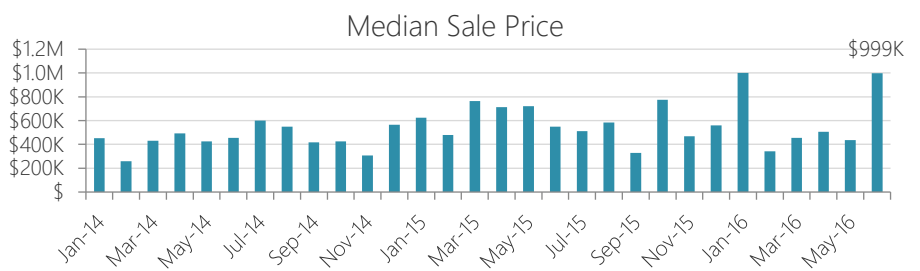


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

### Median Sale Price



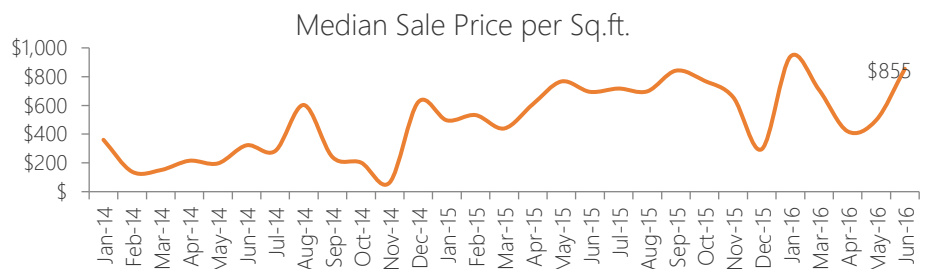
82% YoY



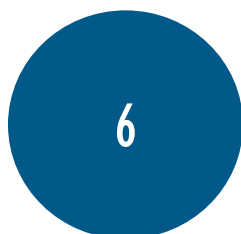
### Median Sale Price per Sq.ft.



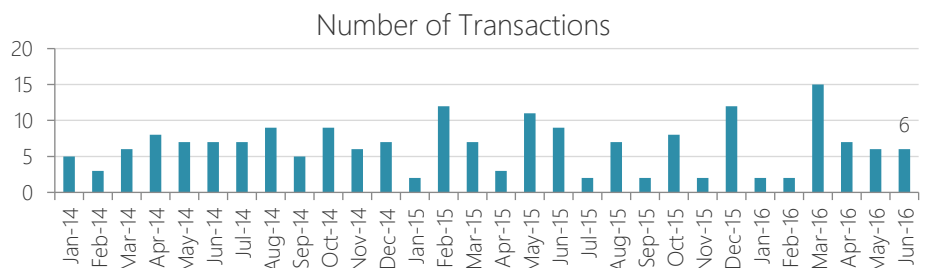
23% YoY



### Number of Transactions



-33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$786,750	43%	\$917	28%	4
Coops	-	-	-	-	0
Houses	\$2,000,000	285%	\$601	56%	1

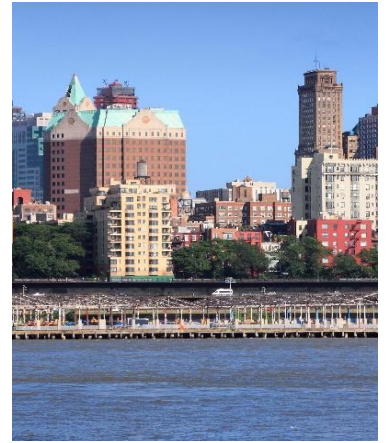
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# The RATNER Team Market Reports

## Canarsie

Brooklyn, June 2016

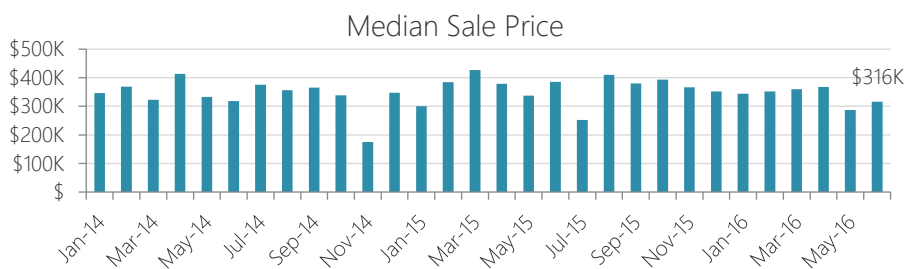


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

### Median Sale Price

**\$316K**

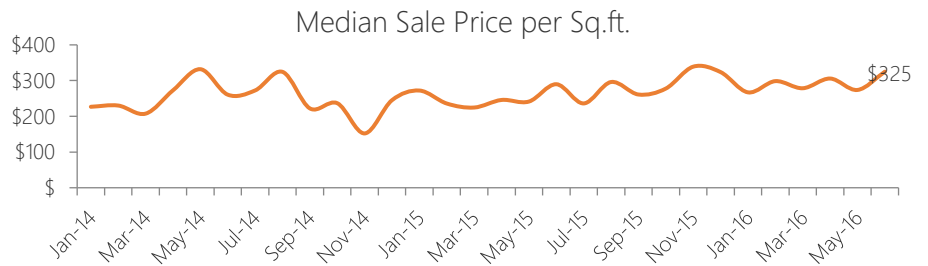
-18% YoY



### Median Sale Price per Sq.ft.

**\$325**

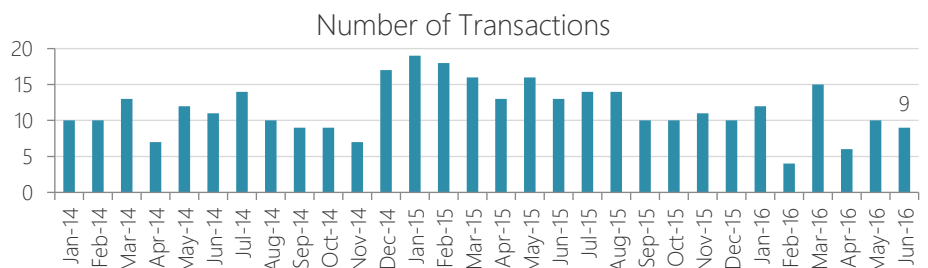
12% YoY



### Number of Transactions

**9**

-31% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$285,000	-34%	\$313	6%	3
Coops	-	-	-	-	0
Houses	\$410,000	6%	\$337	21%	6

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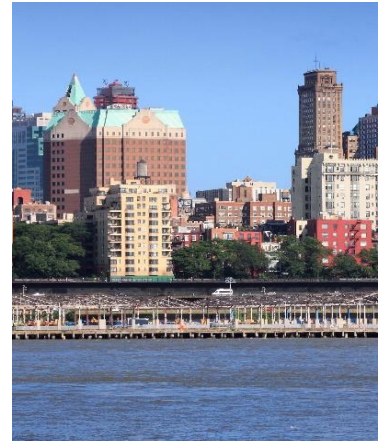
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# The RATNER Team Market Reports

## Carroll Gardens

Brooklyn, June 2016

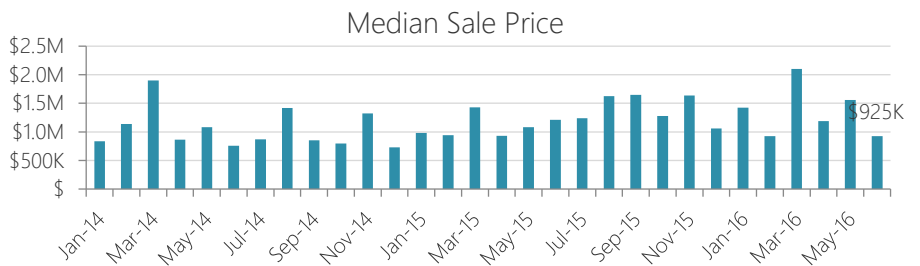


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

### Median Sale Price



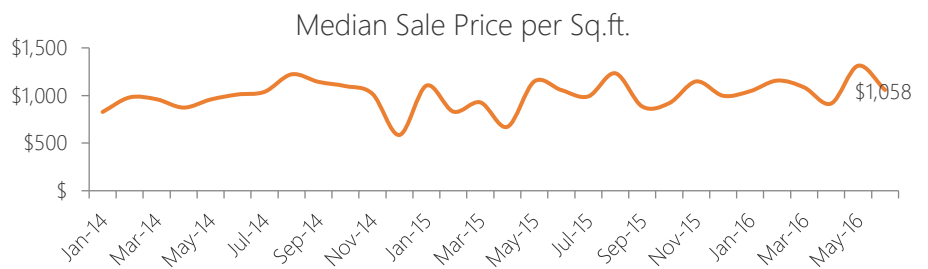
-24% YoY



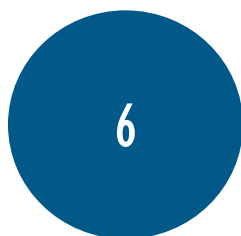
### Median Sale Price per Sq.ft.



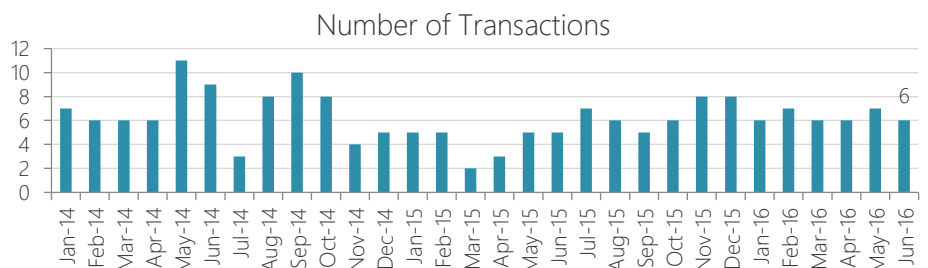
0% YoY



### Number of Transactions



20% YoY



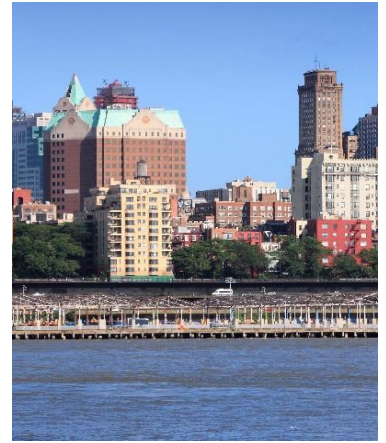
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$925,000	-33%	\$1,058	4%	3
Coops	\$1,252,500	8%	-	-	2
Houses	-	-	-	-	0

# The RATNER Team Market Reports

## Clinton Hill

Brooklyn, June 2016

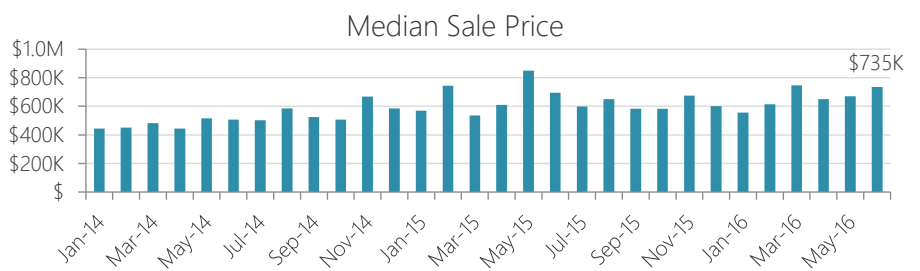


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

### Median Sale Price

**\$735K**

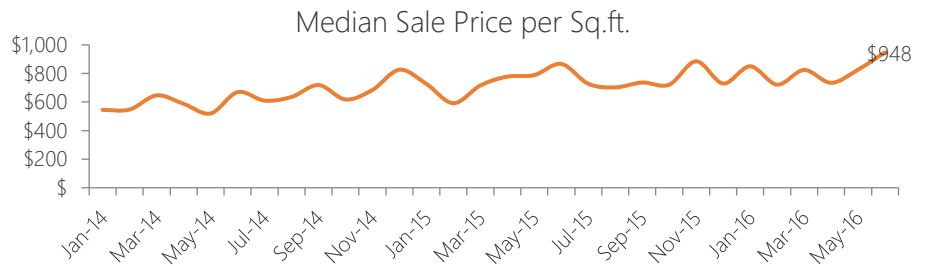
6% YoY



### Median Sale Price per Sq.ft.

**\$948**

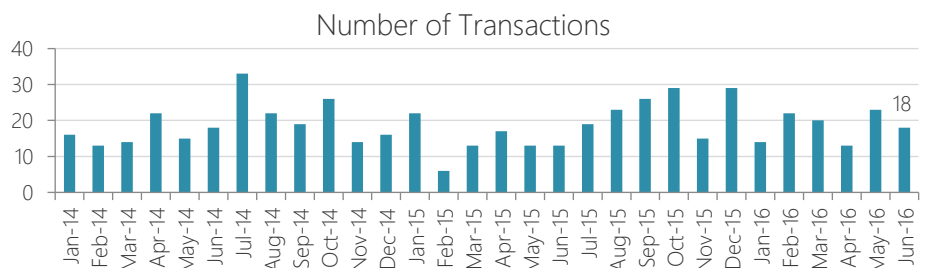
9% YoY



### Number of Transactions

**18**

38% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$865,513	21%	\$1,008	8%	9
Coops	\$647,500	13%	\$788	4%	9
Houses	-	-	-	-	0

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# The RATNER Team Market Reports

## Cobble Hill

Brooklyn, June 2016

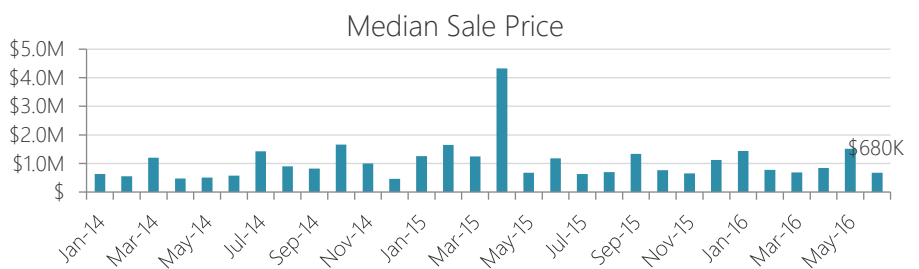


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

### Median Sale Price

**\$680K**

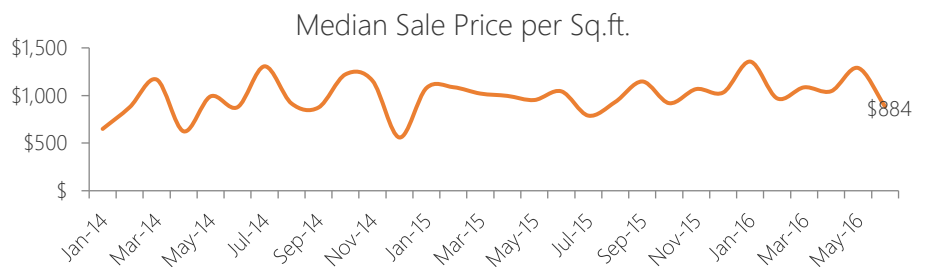
-42% YoY



### Median Sale Price per Sq.ft.

**\$884**

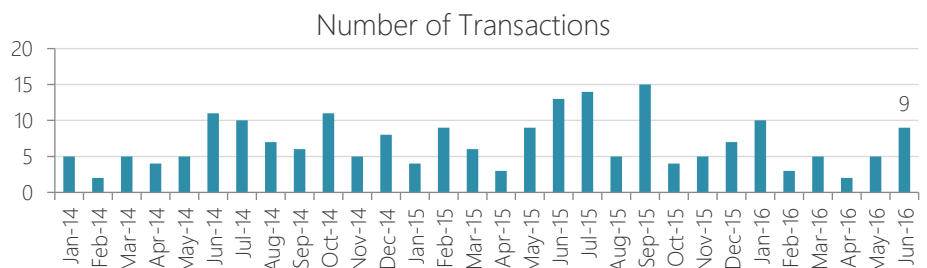
-15% YoY



### Number of Transactions

**9**

-31% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,150,623	-10%	\$934	2%	6
Coops	\$500,000	-47%	\$833	-27%	3
Houses	-	-	-	-	0

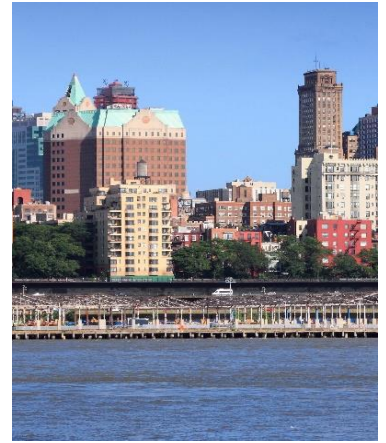
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# The RATNER Team Market Reports

## Columbia Street Waterfront District

Brooklyn, June 2016

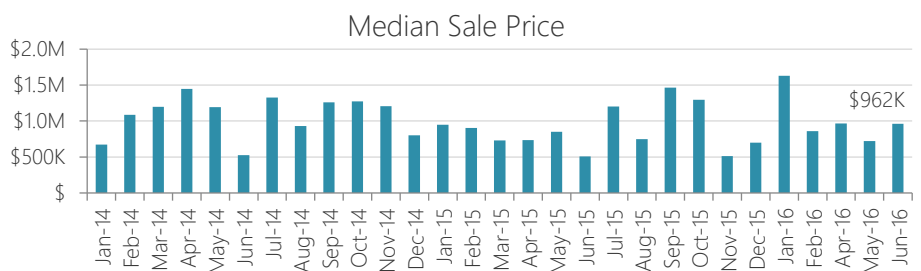


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential buildings.

### Median Sale Price

**\$962K**

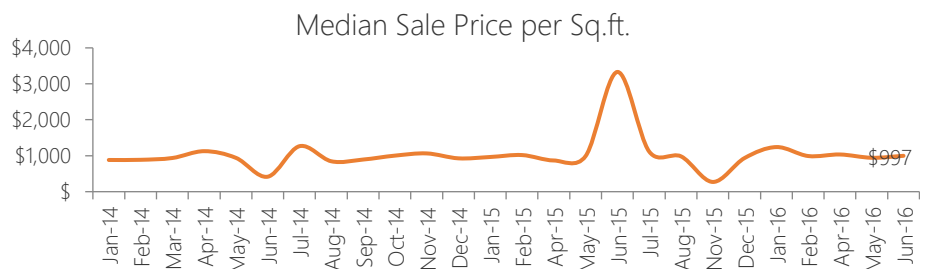
89% YoY



### Median Sale Price per Sq.ft.

**\$997**

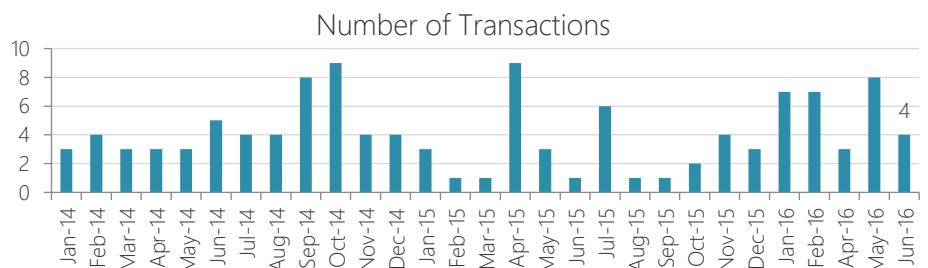
-70% YoY



### Number of Transactions

**4**

300% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$961,681	89%	\$997	-70%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0

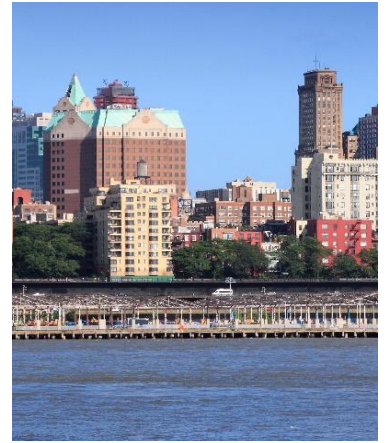
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# The RATNER Team Market Reports

## Coney Island

Brooklyn, June 2016

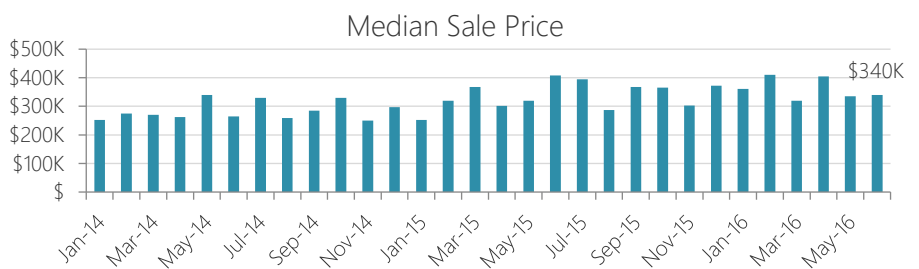


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

### Median Sale Price

**\$340K**

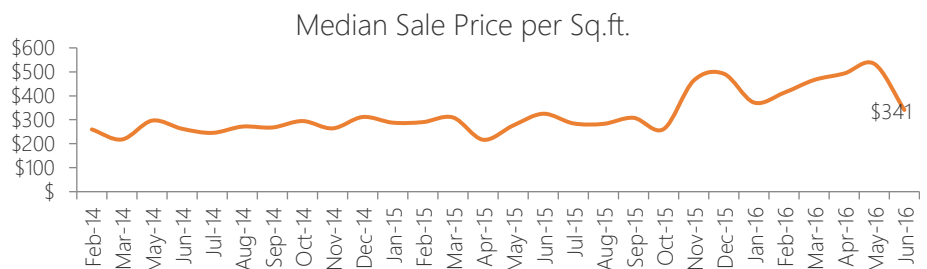
-17% YoY



### Median Sale Price per Sq.ft.

**\$341**

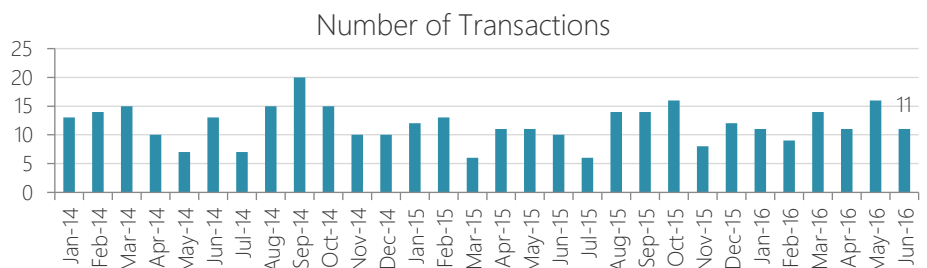
5% YoY



### Number of Transactions

**11**

10% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$340,000	20%	\$341	-	9
Houses	\$313,375	-26%	\$241	-19%	2

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# The RATNER Team Market Reports

## Crown Heights

Brooklyn, June 2016

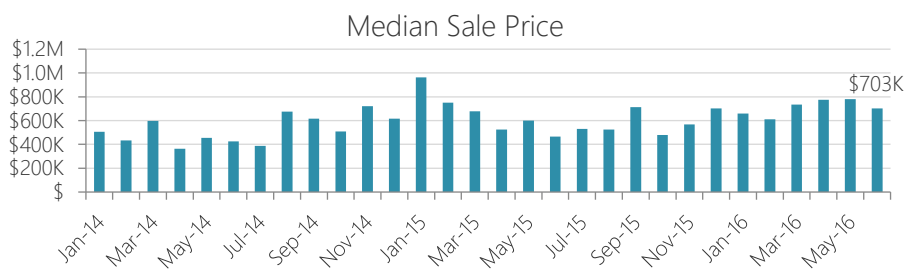


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

### Median Sale Price



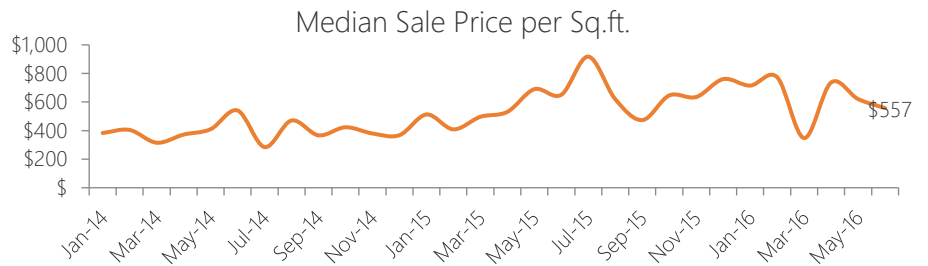
50% YoY



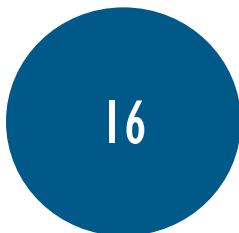
### Median Sale Price per Sq.ft.



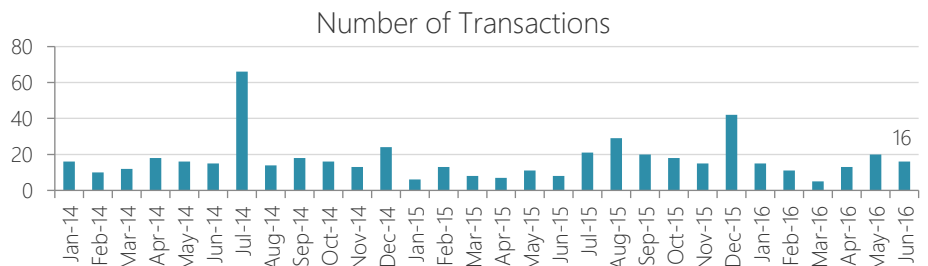
-14% YoY



### Number of Transactions



100% YoY



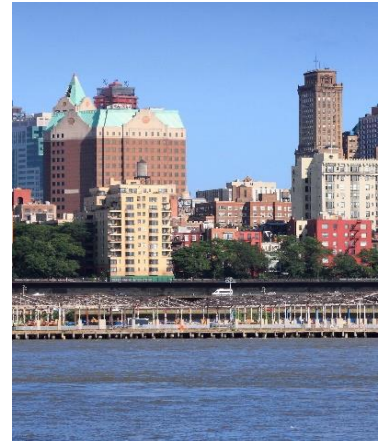
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$621,000	-16%	\$637	-8%	9
Coops	\$70,000	-79%	\$775	262%	3
Houses	\$1,375,000	293%	\$496	90%	3

# The RATNER Team Market Reports

## Ditmas Park

Brooklyn, June 2016

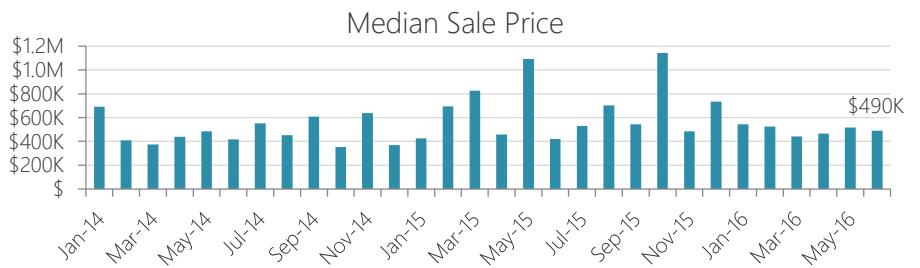


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars, a food co-op, and restaurants.

### Median Sale Price



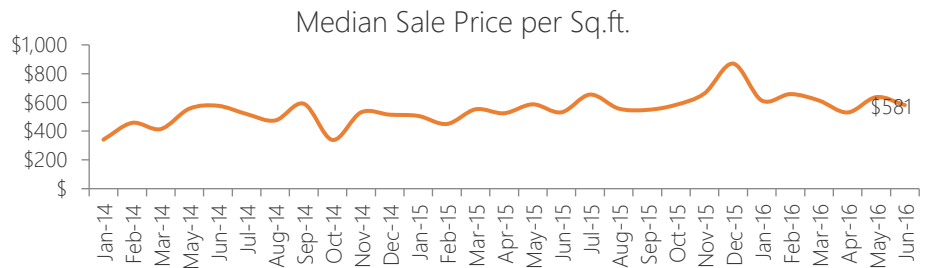
17% YoY



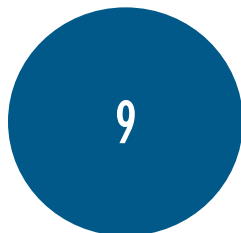
### Median Sale Price per Sq.ft.



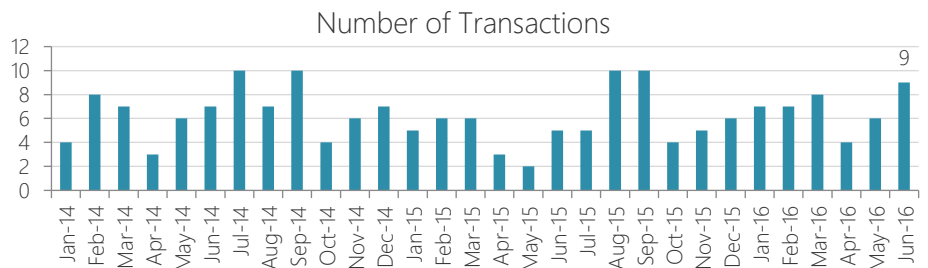
9% YoY



### Number of Transactions



80% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$465,000	11%	\$578	9%	8
Houses	\$2,075,000	-	\$986	-	1

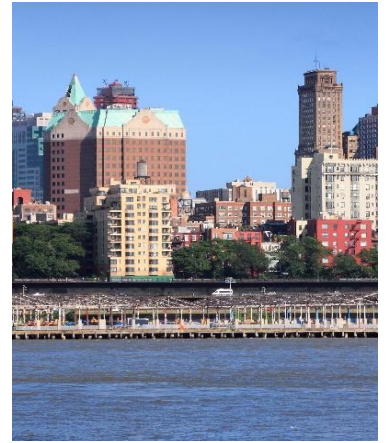
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# The RATNER Team Market Reports

## Downtown Brooklyn

Brooklyn, June 2016

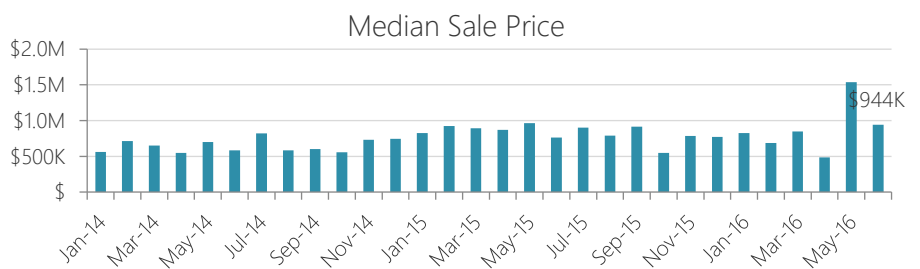


As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools, and many bus lines and subway stations.

### Median Sale Price

**\$944K**

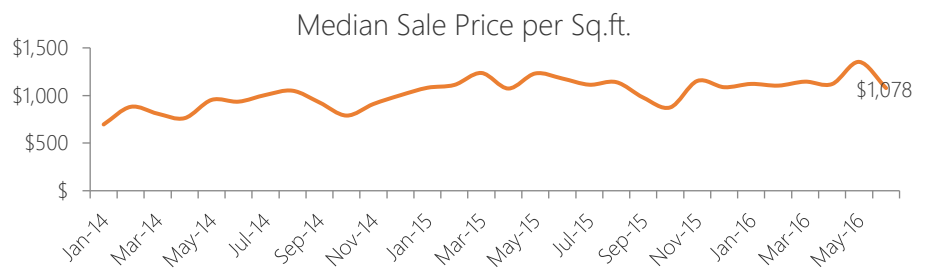
23% YoY



### Median Sale Price per Sq.ft.

**\$1,078**

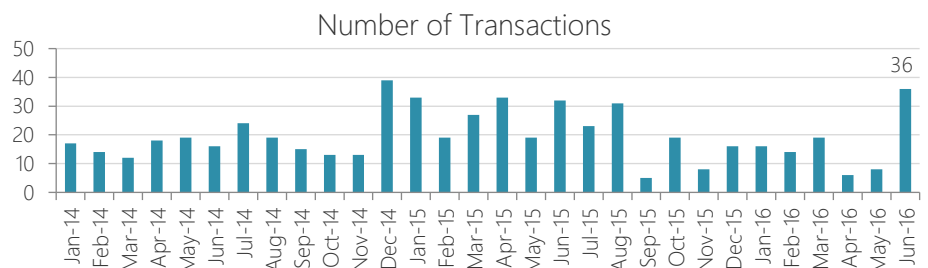
-9% YoY



### Number of Transactions

**36**

13% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,029,500	2%	\$1,117	-12%	25
Coops	\$500,000	-6%	\$713	-2%	10
Houses	\$3,900,000	-	\$1,711	-	1

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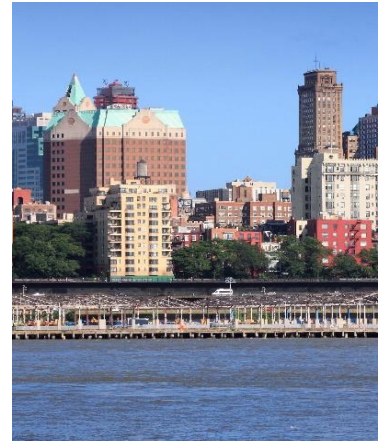
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# The RATNER Team Market Reports

## DUMBO

Brooklyn, June 2016

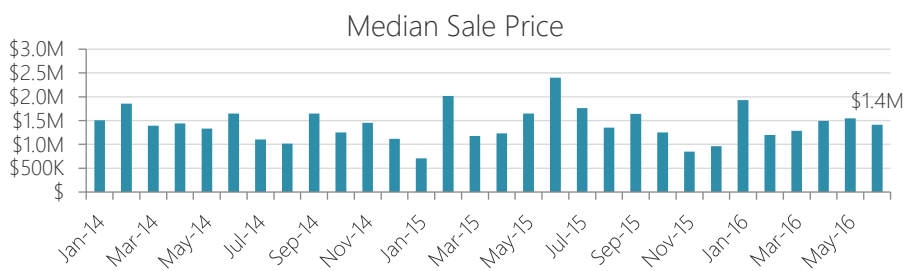


The trendy neighborhood of DUMBO is as classy as it is sassy. With a hip vibe today built on a historic past there's a mixture of converted warehouses and vintage loft spaces – some with views of the Brooklyn Bridge and the Manhattan skyline. Trendy shops, hip bars, and manicured waterfront spaces can be found throughout this popular neighborhood.

### Median Sale Price



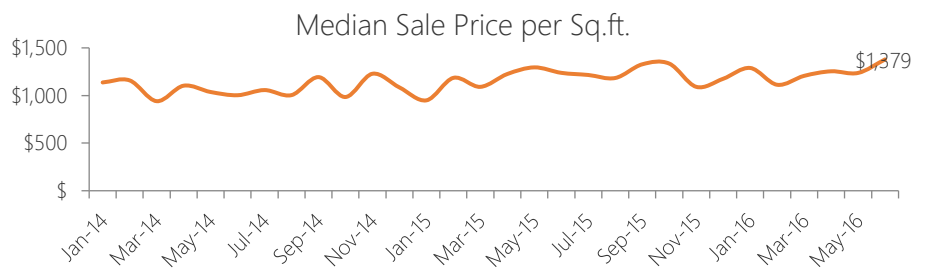
-41% YoY



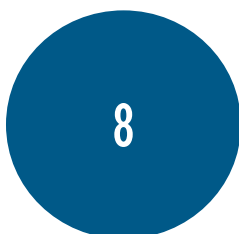
### Median Sale Price per Sq.ft.



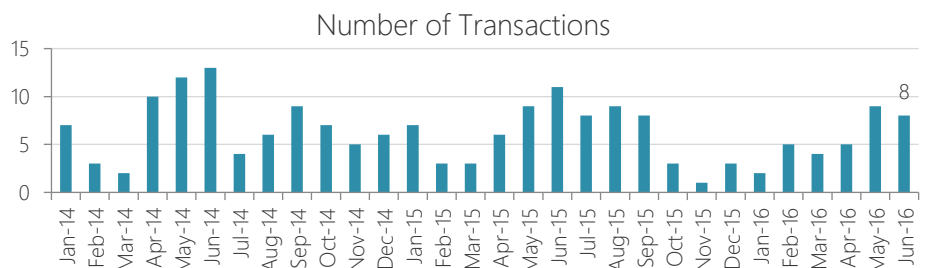
11% YoY



### Number of Transactions



-27% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,412,500	3%	\$1,379	11%	8
Coops	-	-	-	-	0
Houses	-	-	-	-	0

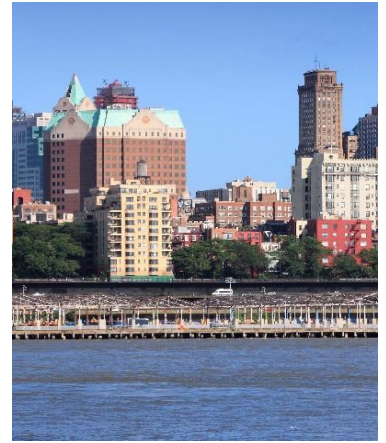
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# The RATNER Team Market Reports

## Dyker Heights

Brooklyn, June 2016

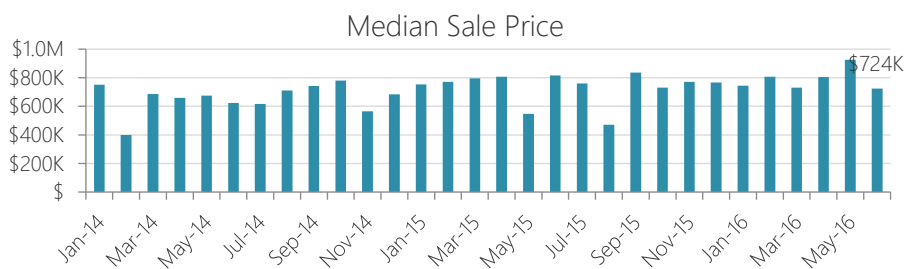


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

### Median Sale Price

**\$724K**

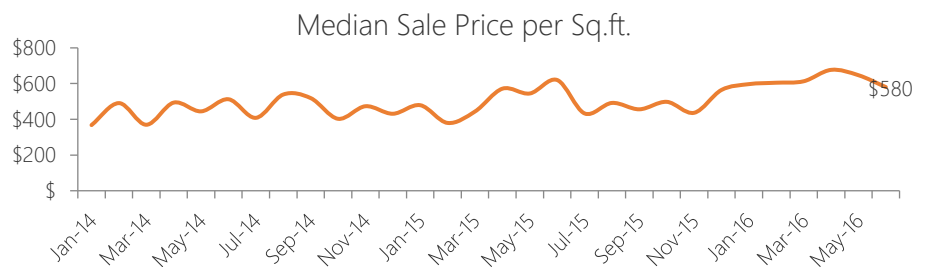
-11% YoY



### Median Sale Price per Sq.ft.

**\$580**

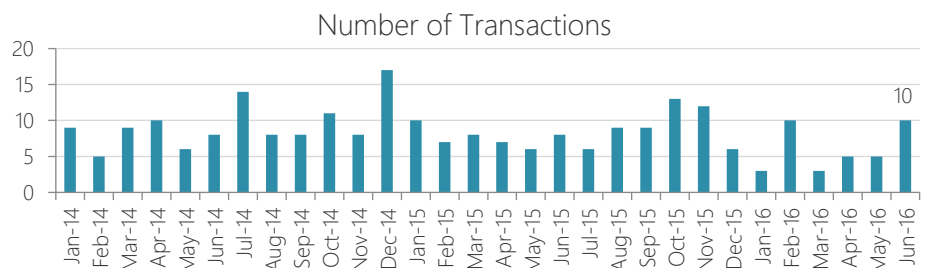
-6% YoY



### Number of Transactions

**10**

25% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$570,000	10%	\$473	-23%	2
Coops	-	-	-	-	0
Houses	\$872,000	6%	\$580	-8%	8

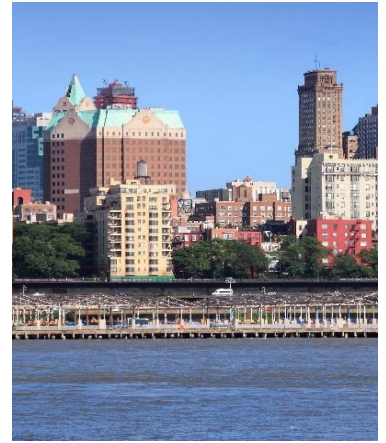
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# The RATNER Team Market Reports

## East Flatbush

Brooklyn, June 2016

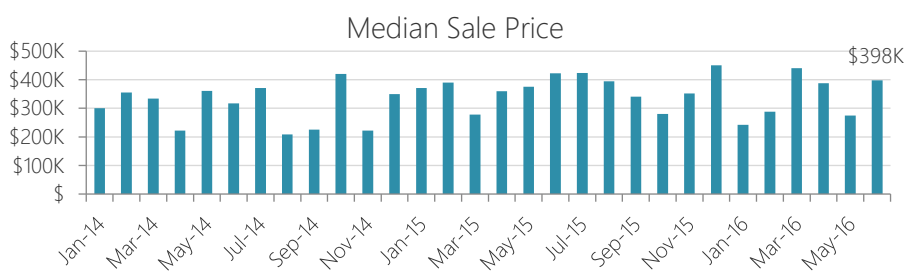


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

### Median Sale Price

**\$398K**

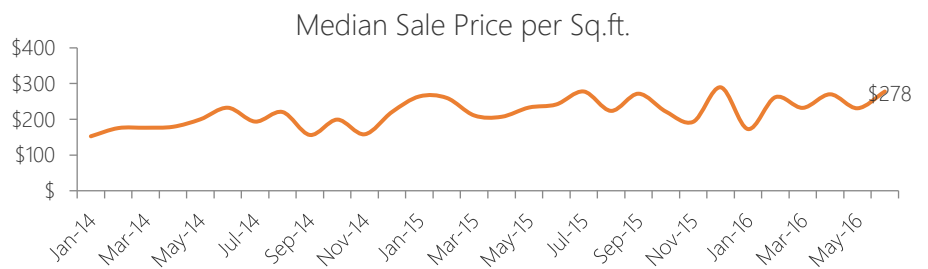
-6% YoY



### Median Sale Price per Sq.ft.

**\$278**

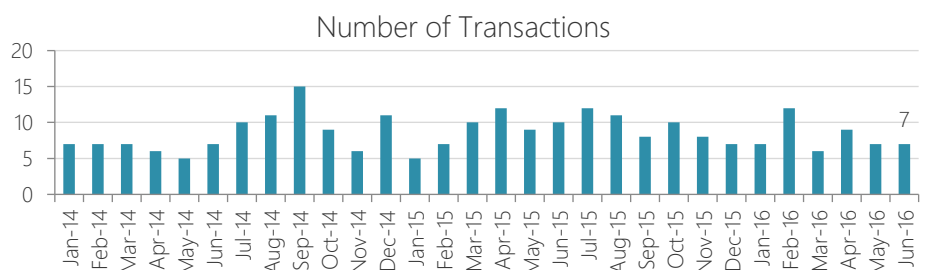
15% YoY



### Number of Transactions

**7**

-30% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$397,520	-10%	\$278	15%	7

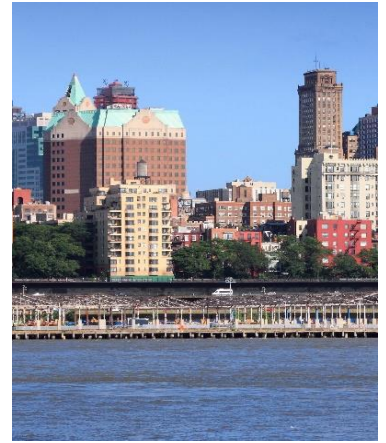
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# The RATNER Team Market Reports

## Farragut

Brooklyn, June 2016

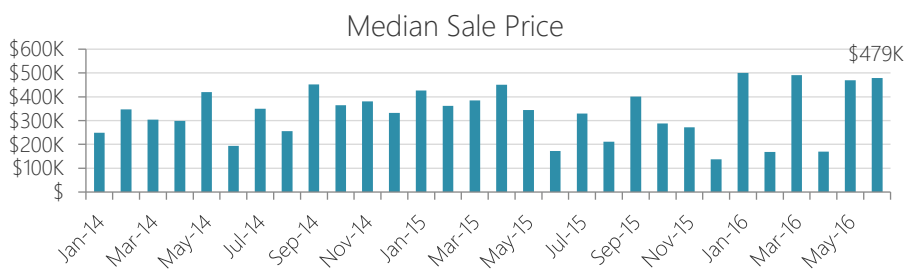


A subsection of East Flatbush, Farragut is just 15 miles from Midtown and directly south of the Holy Cross Cemetery. It offers the epitome of urban life with a large variety of eateries along Flatbush Avenue. Many residents own cars but Farragut is an easily walkable neighborhood with subway stations for the 2 and 5 plus local and express buses.

### Median Sale Price



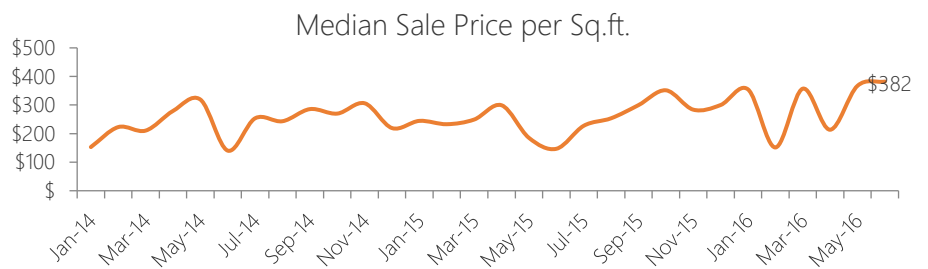
178% YoY



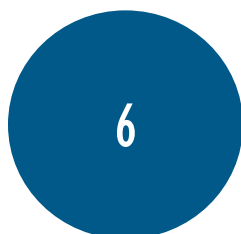
### Median Sale Price per Sq.ft.



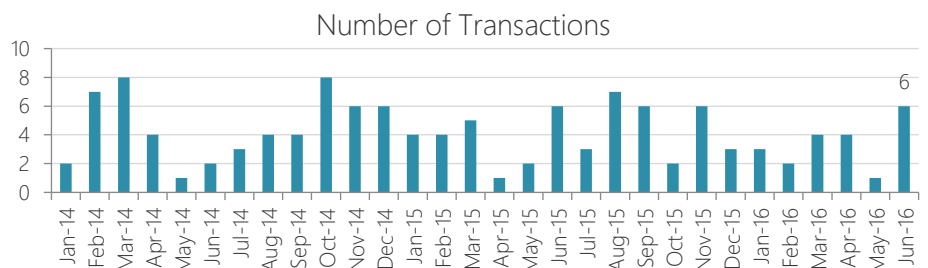
160% YoY



### Number of Transactions



0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$152,500	-5%	-	-	2
Houses	\$510,000	176%	\$382	160%	3

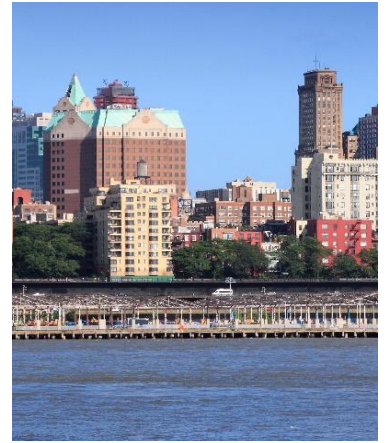
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# The RATNER Team Market Reports

## Flatbush

Brooklyn, June 2016

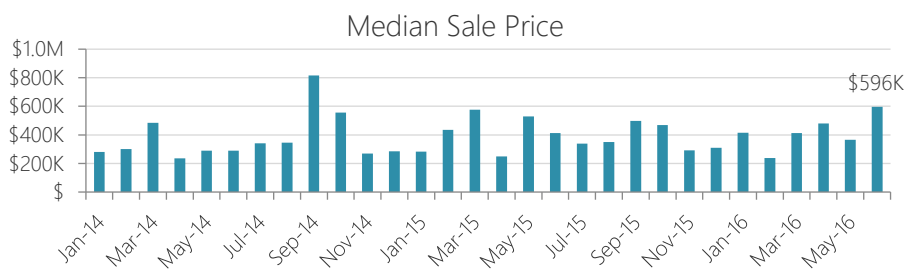


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

### Median Sale Price



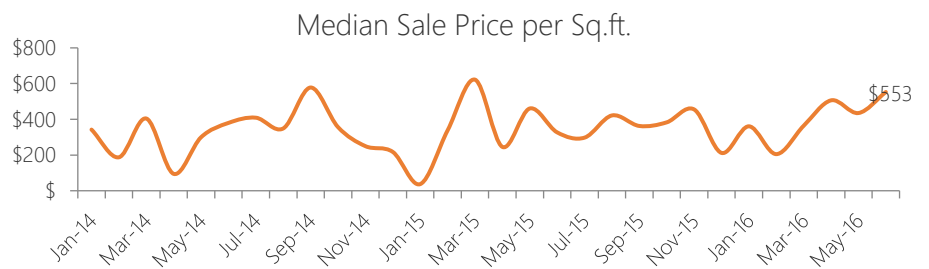
45% YoY



### Median Sale Price per Sq.ft.



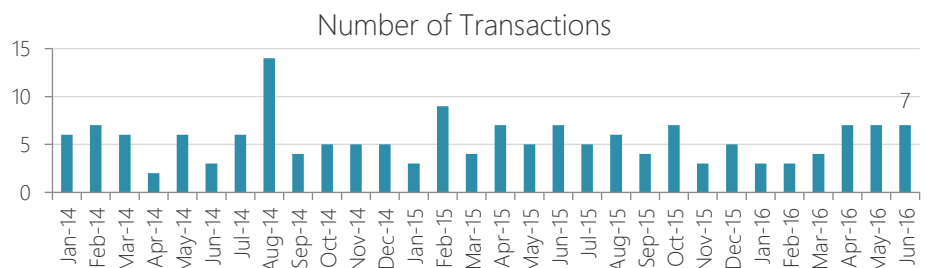
69% YoY



### Number of Transactions



0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$595,676	56%	\$588	127%	4
Coops	\$567,000	68%	\$423	11%	1
Houses	\$1,150,000	76%	\$595	75%	1

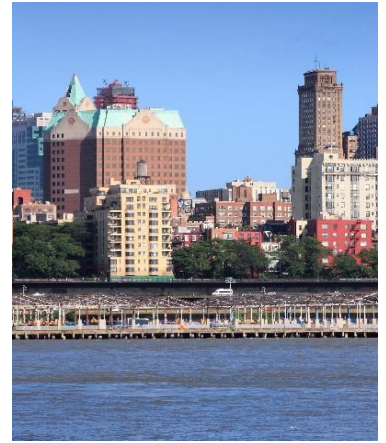
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# The RATNER Team Market Reports

## Flatlands

Brooklyn, June 2016

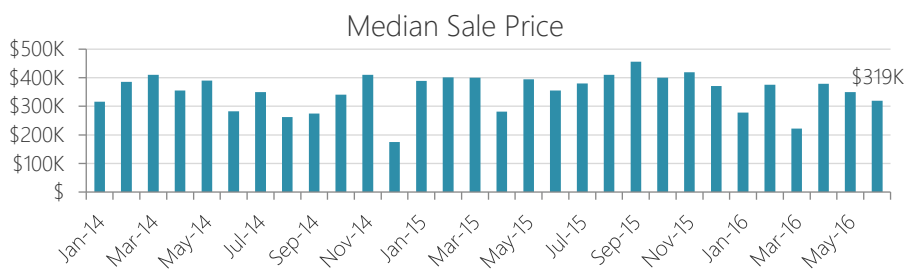


With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features numerous retail stores and restaurants.

### Median Sale Price



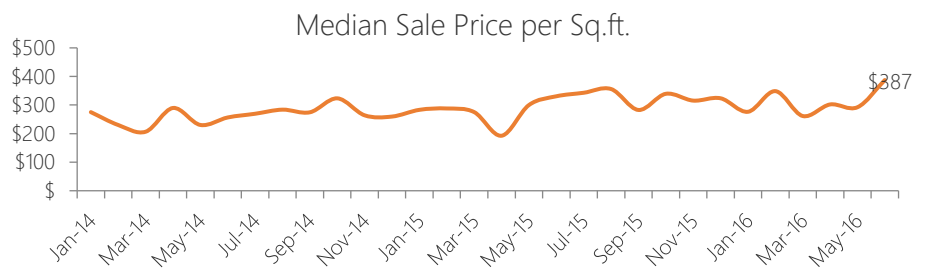
-10% YoY



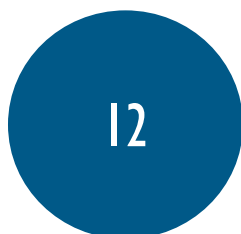
### Median Sale Price per Sq.ft.



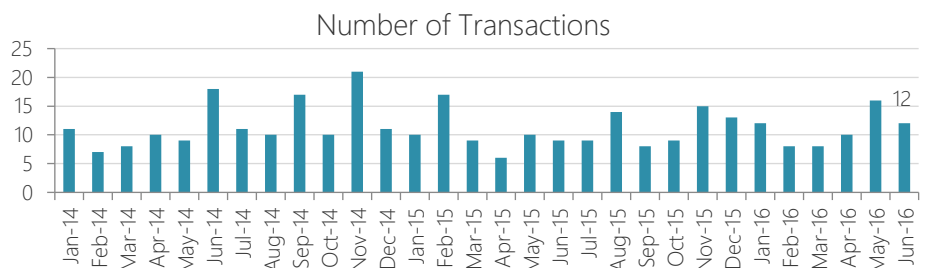
17% YoY



### Number of Transactions



33% YoY



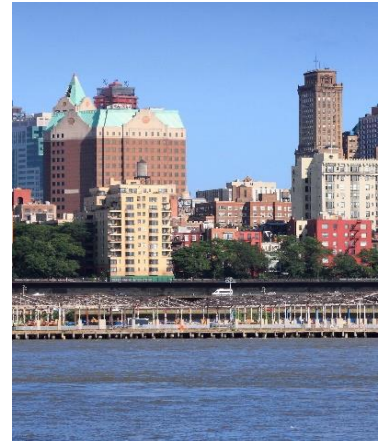
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$122,000	-6%	\$69	-	6
Houses	\$376,000	-18%	\$387	17%	7

# The RATNER Team Market Reports

## Fort Greene

Brooklyn, June 2016

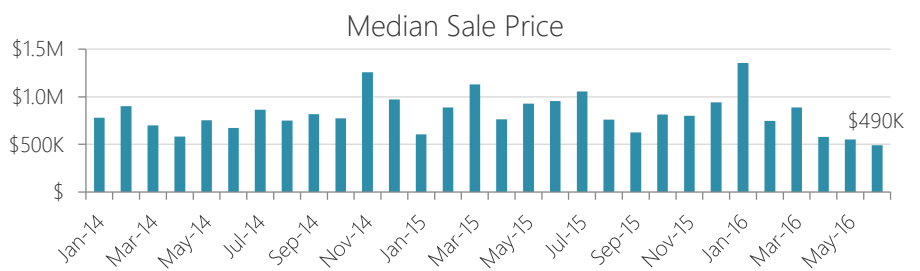


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

### Median Sale Price



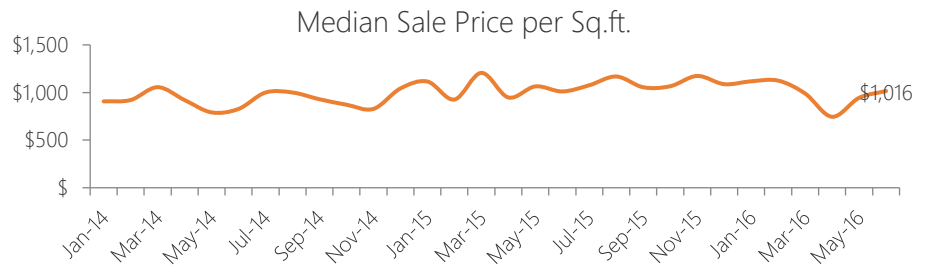
-49% YoY



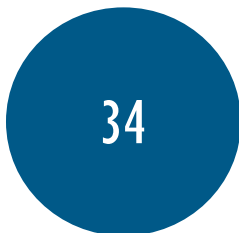
### Median Sale Price per Sq.ft.



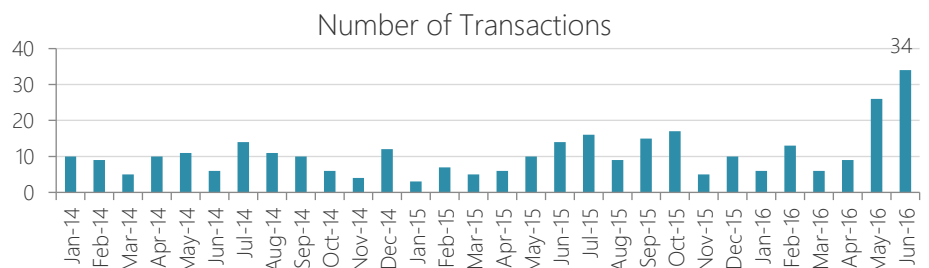
0% YoY



### Number of Transactions



143% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$455,224	-56%	\$1,089	7%	26
Coops	\$399,000	-36%	-	-	3
Houses	\$2,013,651	-14%	\$877	8%	4

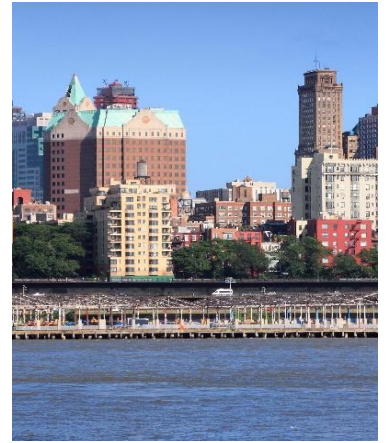
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# The RATNER Team Market Reports

## Fort Hamilton

Brooklyn, June 2016

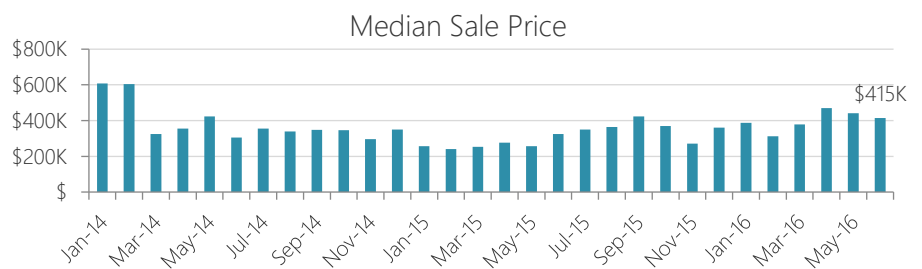


Fort Hamilton is only a square mile and it is located in the southwestern corner of Brooklyn. Most buildings are pre-war and the real estate market is known for its constancy. New developments have made their way to the neighborhood in recent years.

### Median Sale Price

**\$415K**

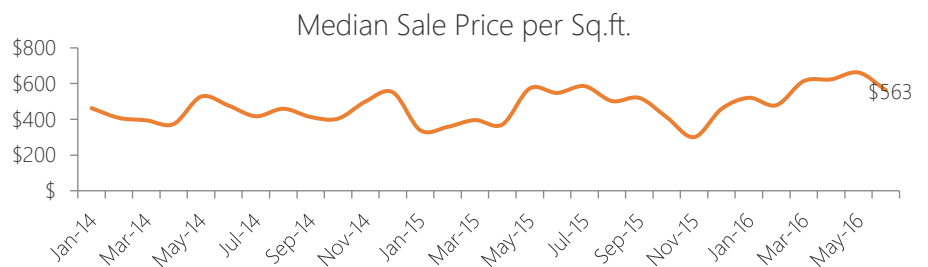
28% YoY



### Median Sale Price per Sq.ft.

**\$563**

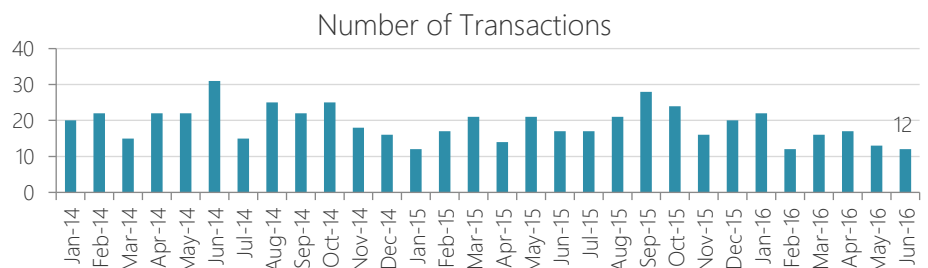
3% YoY



### Number of Transactions

**12**

-29% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$745,000	47%	\$621	27%	1
Coops	\$222,005	-30%	\$396	-7%	9
Houses	\$979,500	29%	\$661	12%	2

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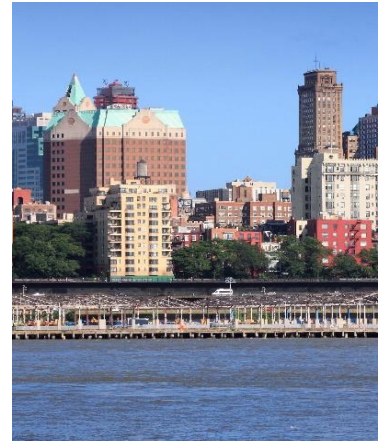
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# The RATNER Team Market Reports

## Georgetown

Brooklyn, June 2016

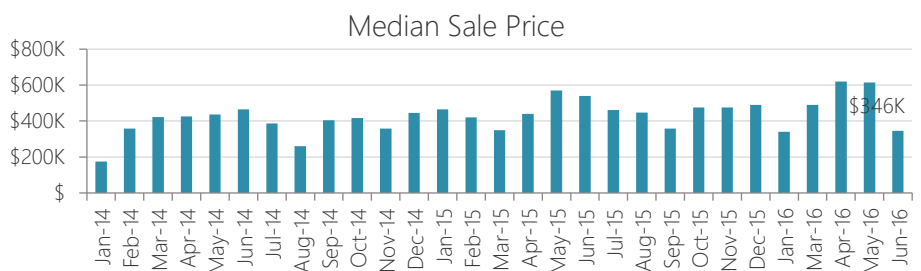


An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall, the area has a distinctive suburban feel.

### Median Sale Price

**\$346K**

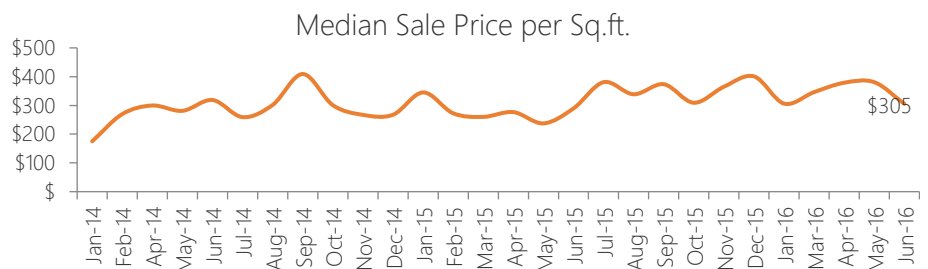
-36% YoY



### Median Sale Price per Sq.ft.

**\$305**

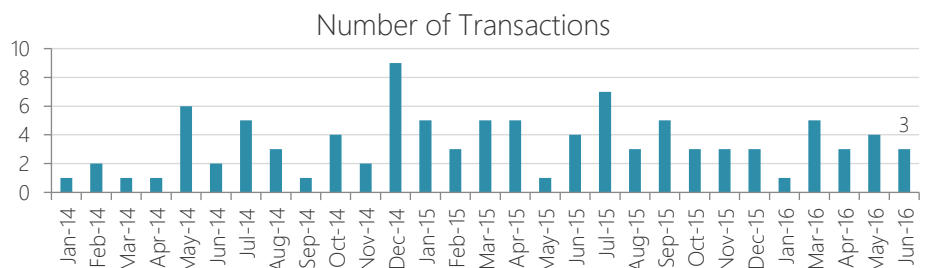
5% YoY



### Number of Transactions

**3**

-25% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$346,430	-24%	\$305	7%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

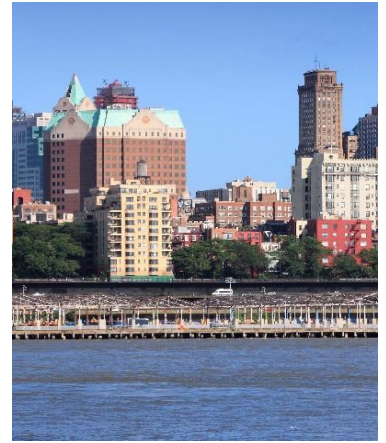
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# The RATNER Team Market Reports

## Gerritsen Beach

Brooklyn, June 2016

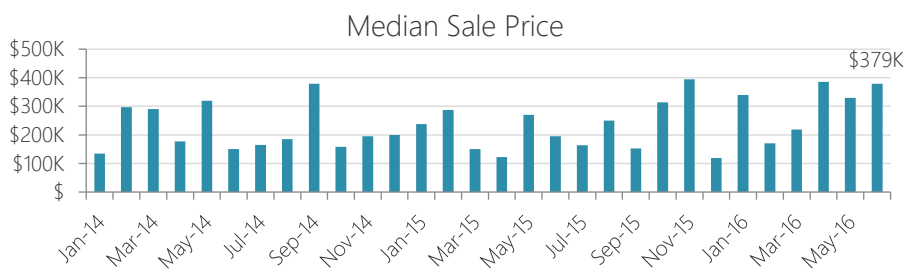


Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties and street fairs take place all summer long.

### Median Sale Price

**\$379K**

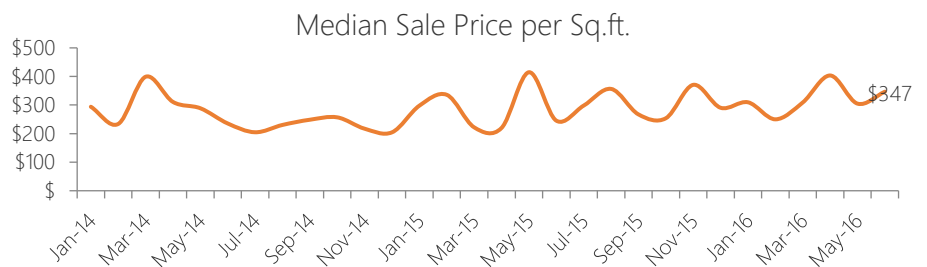
94% YoY



### Median Sale Price per Sq.ft.

**\$347**

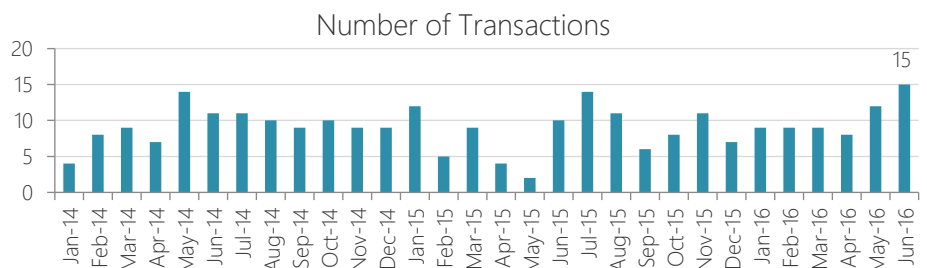
41% YoY



### Number of Transactions

**15**

50% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$175,500	35%	\$186	15%	2
Houses	\$395,000	20%	\$358	6%	12

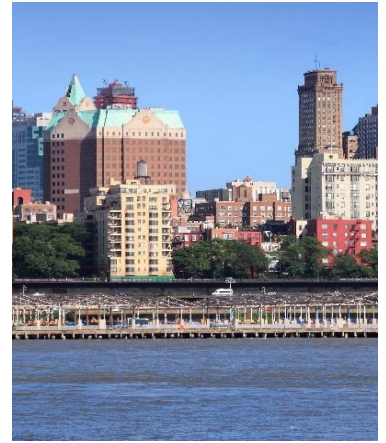
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# The RATNER Team Market Reports

## Gowanus

Brooklyn, June 2016

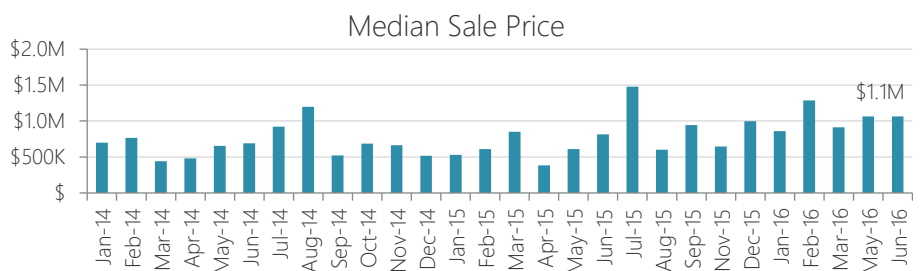


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

### Median Sale Price

**\$1.06M**

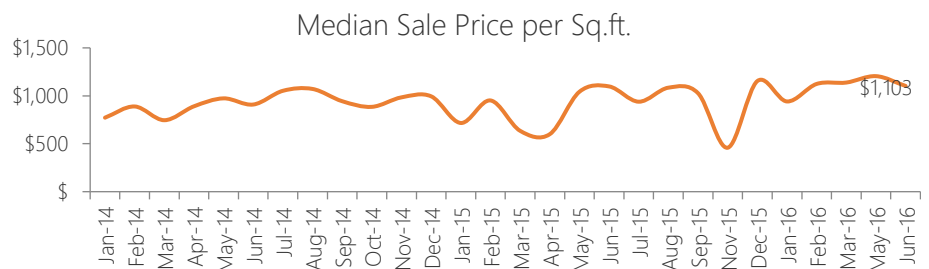
31% YoY



### Median Sale Price per Sq.ft.

**\$1,103**

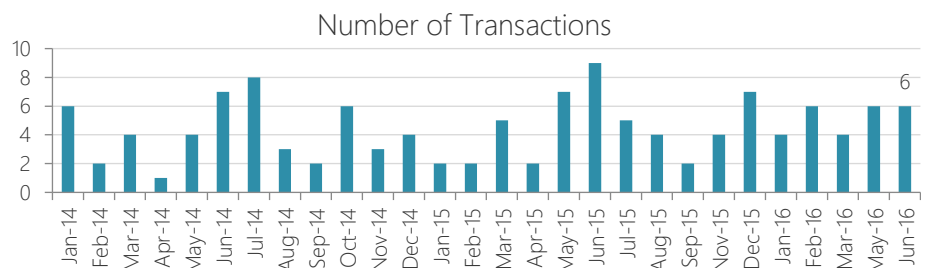
0% YoY



### Number of Transactions

**6**

-33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,180,000	38%	\$1,103	0%	4
Coops	\$725,000	18%	-	-	1
Houses	-	-	-	-	0

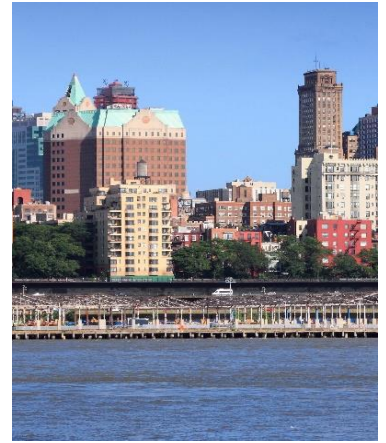
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# The RATNER Team Market Reports

## Gravesend

Brooklyn, June 2016

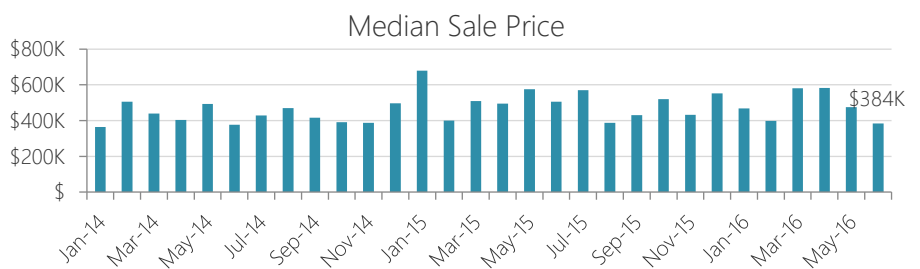


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

### Median Sale Price

**\$384K**

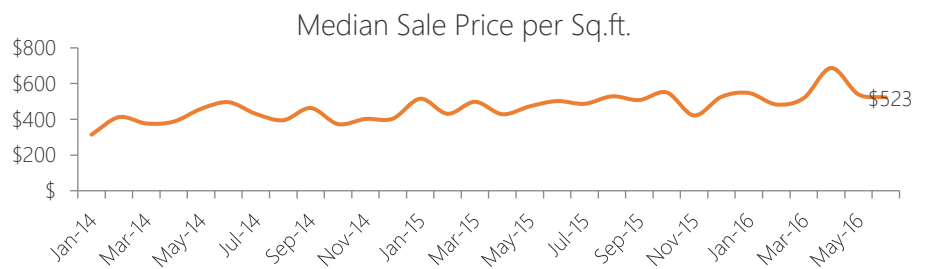
-24% YoY



### Median Sale Price per Sq.ft.

**\$523**

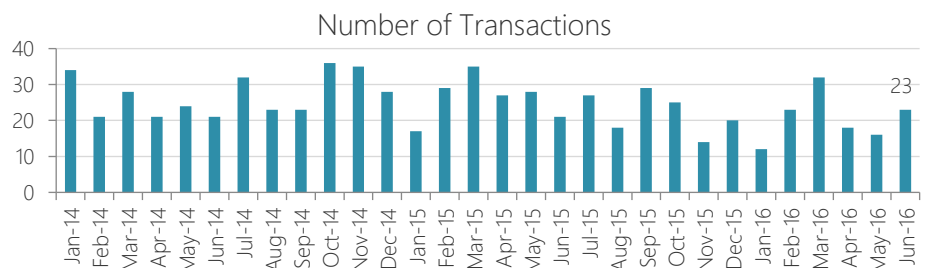
4% YoY



### Number of Transactions

**23**

10% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$460,010	-20%	\$510	2%	11
Coops	\$257,000	14%	-	-	9
Houses	\$750,500	-2%	\$541	-14%	3

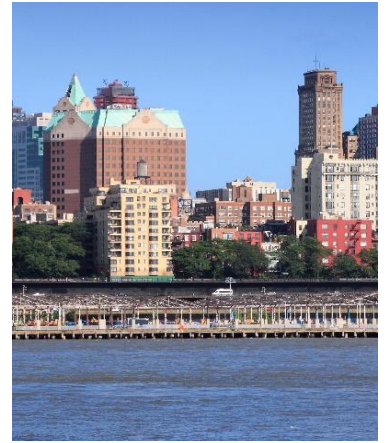
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# The RATNER Team Market Reports

## Greenpoint

Brooklyn, June 2016

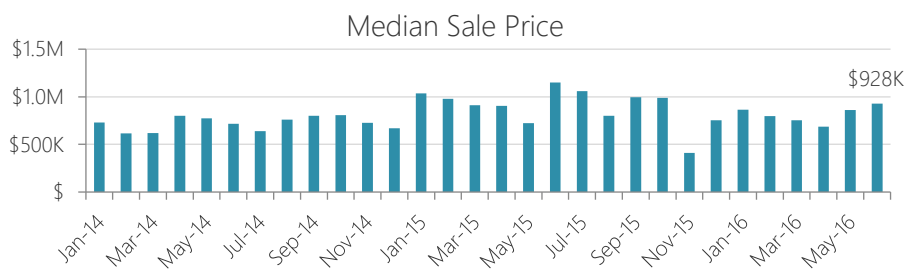


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

### Median Sale Price

**\$928K**

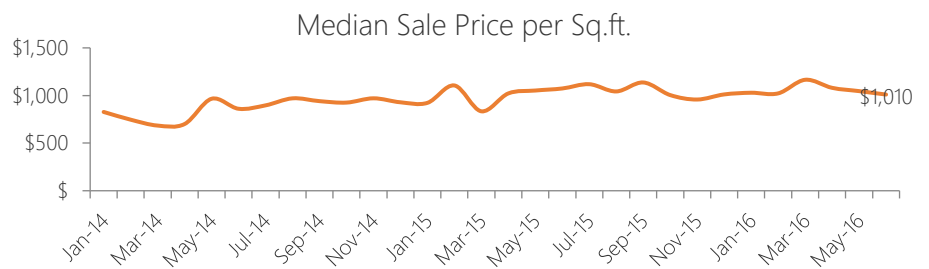
-19% YoY



### Median Sale Price per Sq.ft.

**\$1,010**

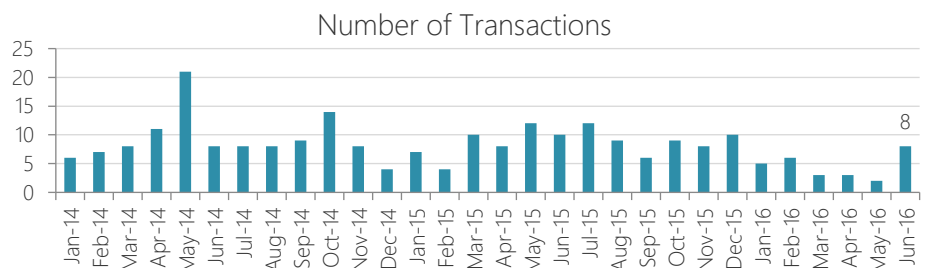
-6% YoY



### Number of Transactions

**8**

-20% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$828,750	-17%	\$1,032	-4%	7
Coops	-	-	-	-	0
Houses	\$1,526,000	-24%	\$778	-36%	1

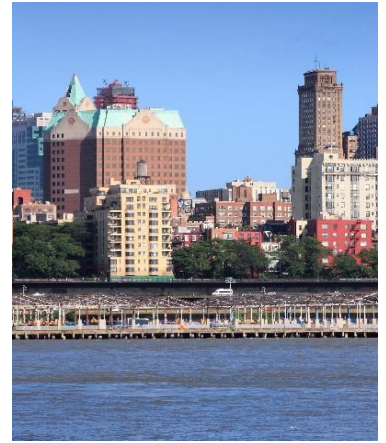
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# The RATNER Team Market Reports

## Kensington

Brooklyn, June 2016

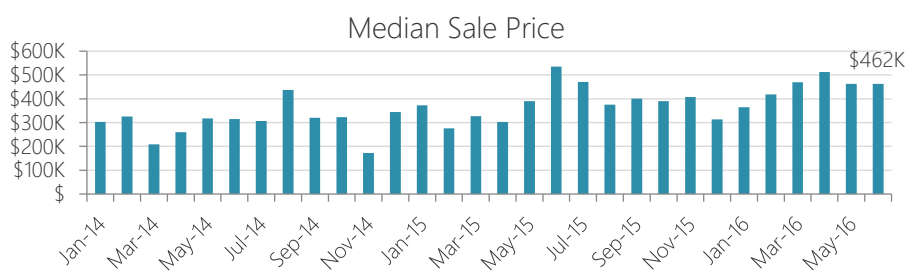


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

### Median Sale Price



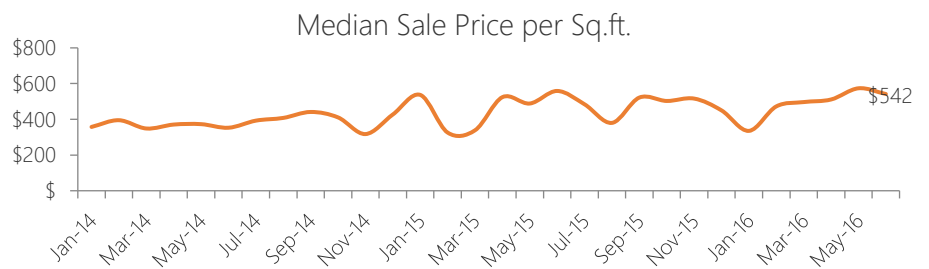
-14% YoY



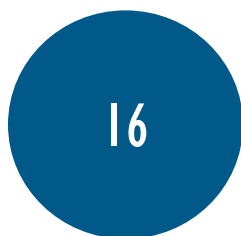
### Median Sale Price per Sq.ft.



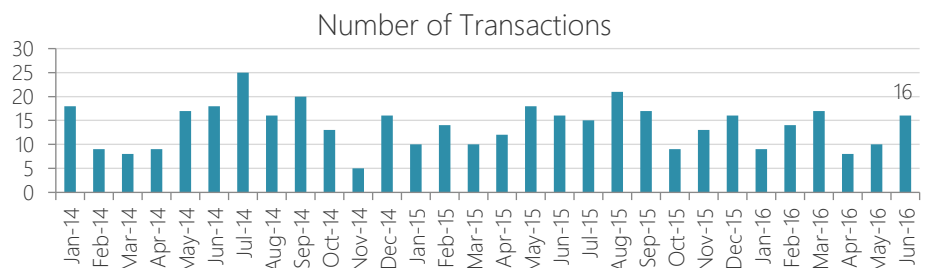
-3% YoY



### Number of Transactions



0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$660,000	-12%	\$695	2%	1
Coops	\$450,000	50%	\$524	-1%	12
Houses	\$889,500	-26%	\$620	-19%	2

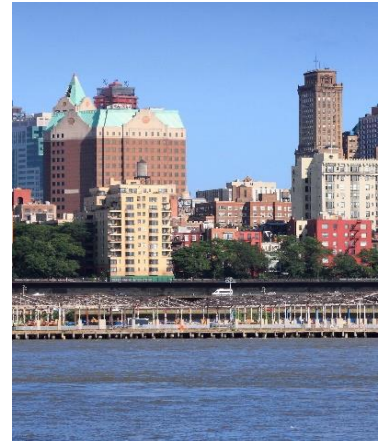
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# The RATNER Team Market Reports

## Madison

Brooklyn, June 2016

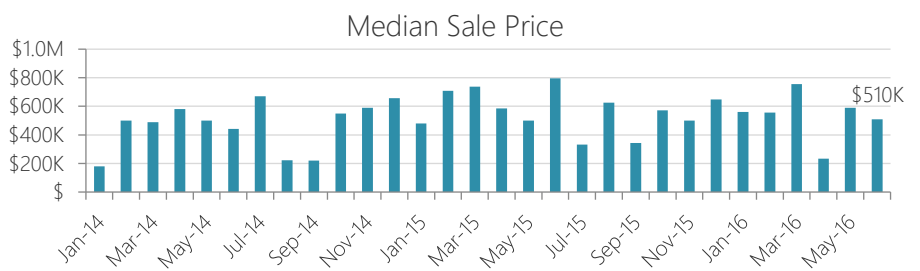


Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco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

### Median Sale Price



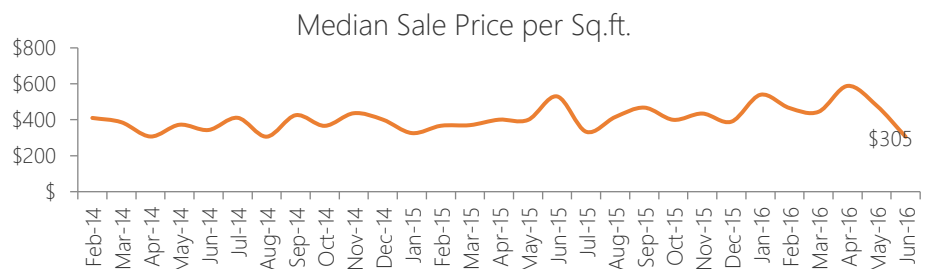
-36% YoY



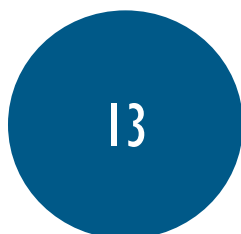
### Median Sale Price per Sq.ft.



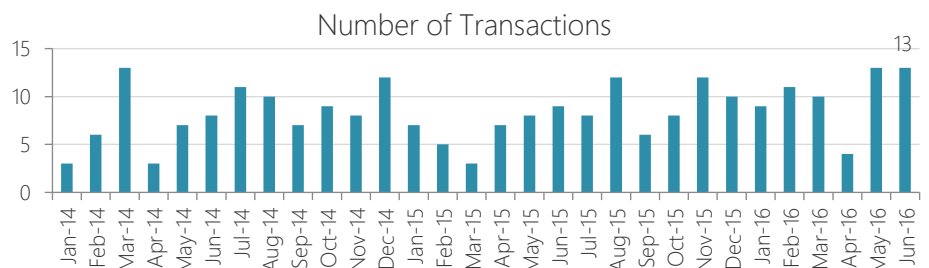
-42% YoY



### Number of Transactions



44% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$532,113	-	-	-	4
Coops	\$157,000	-7%	\$195	-	3
Houses	\$590,000	-26%	\$321	-39%	6

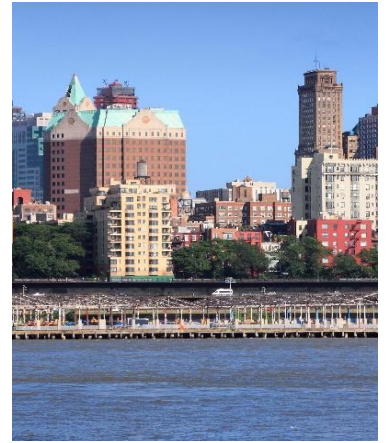
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# The RATNER Team Market Reports

## Marine Park

Brooklyn, June 2016

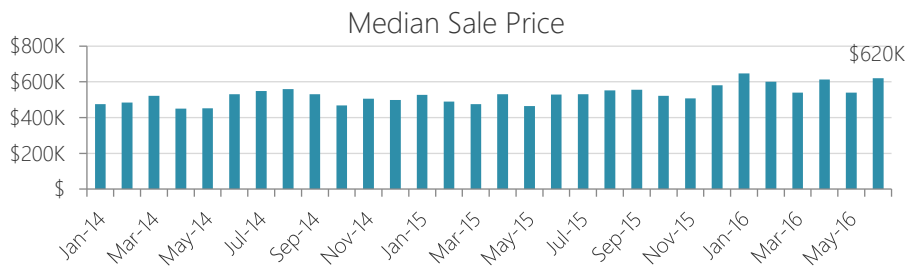


Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark is the Hendrik I. Lott House built in 1800.

### Median Sale Price



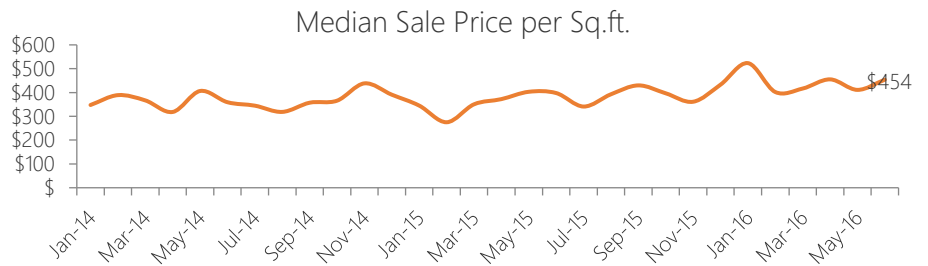
17% YoY



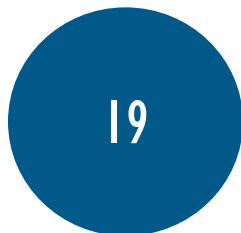
### Median Sale Price per Sq.ft.



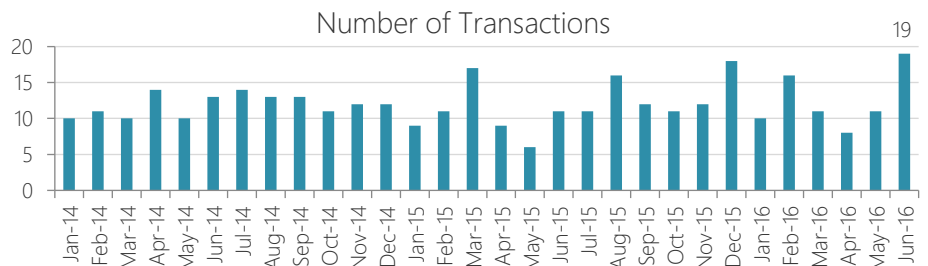
14% YoY



### Number of Transactions



73% YoY



### Type of Properties Sold

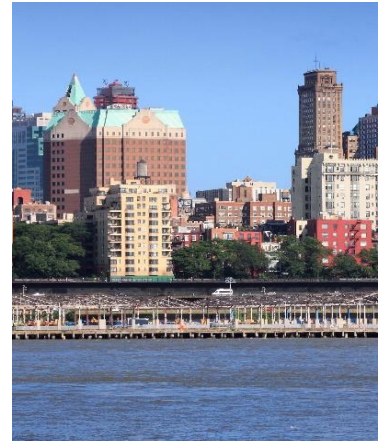
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$145,000	-	-	-	1
Houses	\$622,500	18%	\$454	14%	18



# The RATNER Team Market Reports

## Midwood

Brooklyn, June 2016

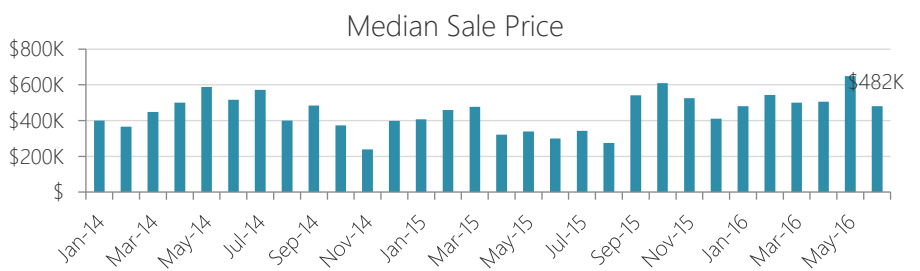


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

### Median Sale Price

**\$482K**

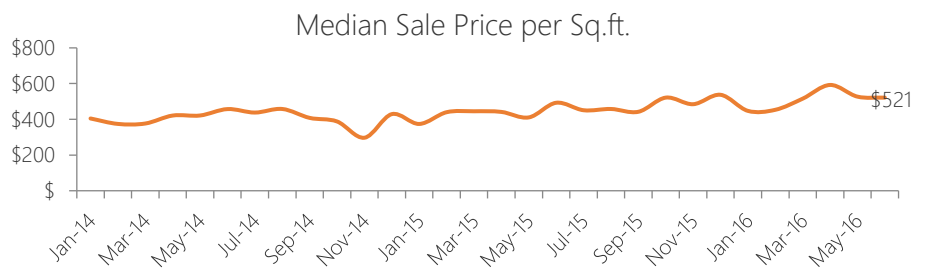
60% YoY



### Median Sale Price per Sq.ft.

**\$521**

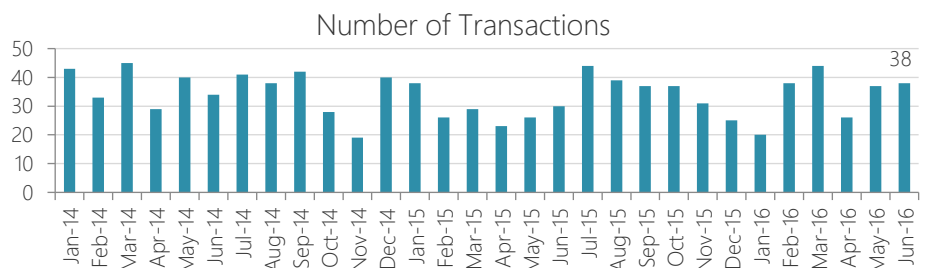
6% YoY



### Number of Transactions

**38**

27% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$641,498	12%	\$533	13%	3
Coops	\$304,000	74%	\$419	15%	19
Houses	\$1,148,250	67%	\$567	15%	16

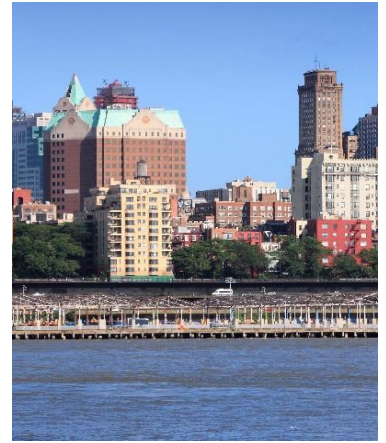
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# The RATNER Team Market Reports

## Mill Basin

Brooklyn, June 2016

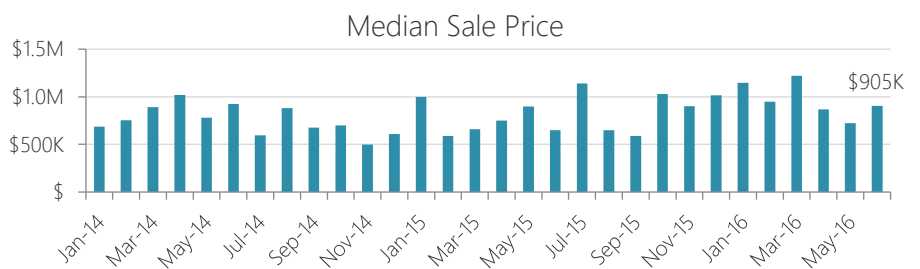


Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings Plaza shopping mall is nearby.

### Median Sale Price

**\$905K**

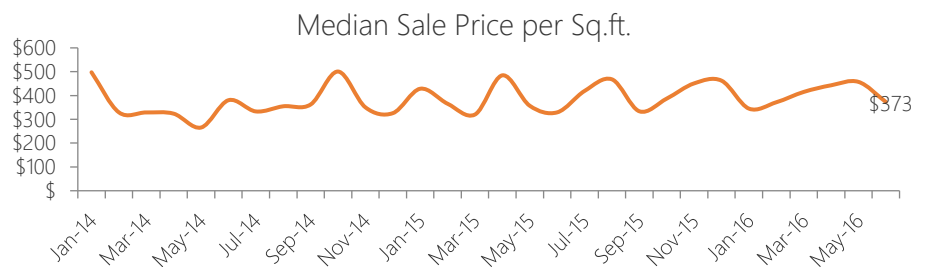
39% YoY



### Median Sale Price per Sq.ft.

**\$373**

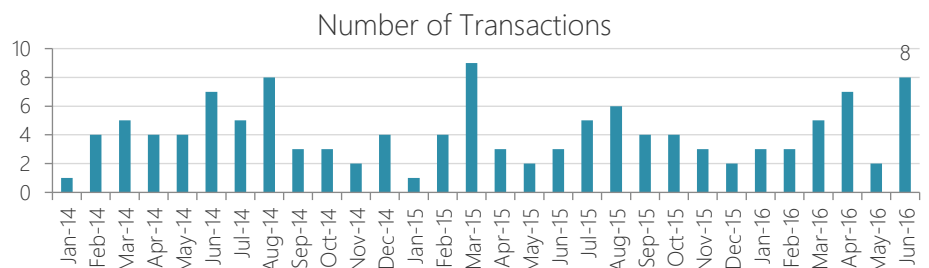
13% YoY



### Number of Transactions

**8**

167% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$905,000	39%	\$373	13%	8

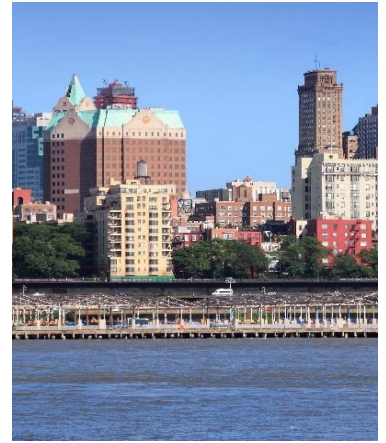
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# The RATNER Team Market Reports

## Old Mill Basin

Brooklyn, June 2016

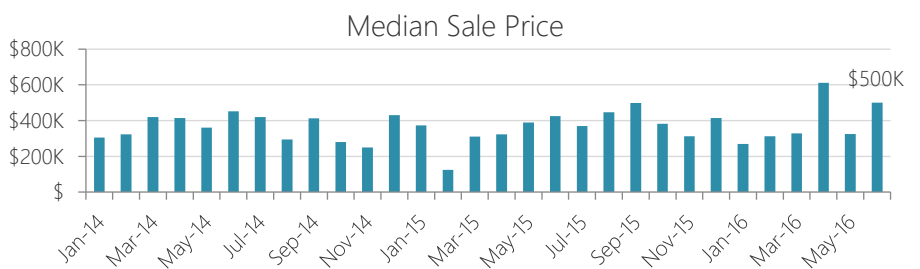


Old Mill Basin is subsection of Mill Basin and features many of the same amenities as its parent neighborhood but with significantly less foot traffic. Homes are tucked away and mostly consist of single-family homes with the rare multi-family home available. Amenities are minimal but the nearby neighborhoods offer plenty to do for residents.

### Median Sale Price

\$500K

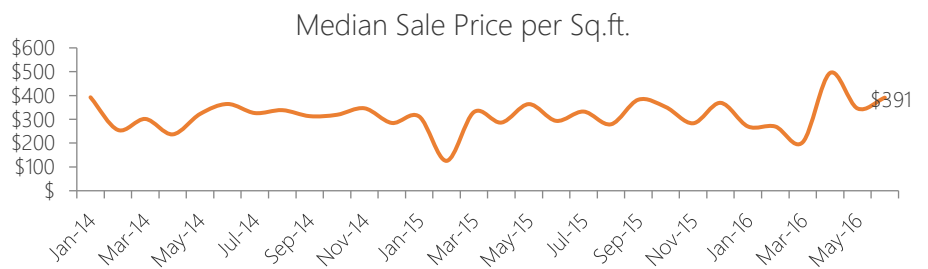
18% YoY



### Median Sale Price per Sq.ft.

\$391

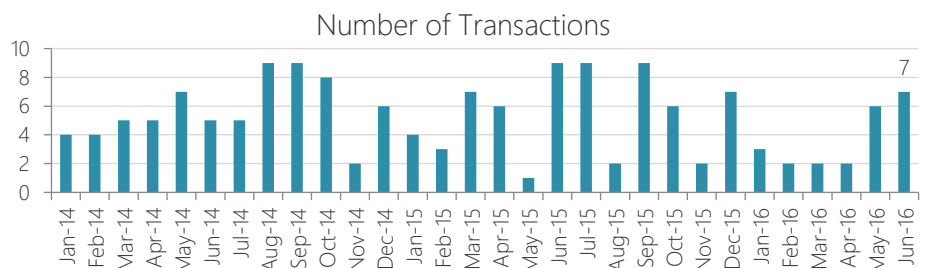
33% YoY



### Number of Transactions

7

-22% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$500,000	18%	\$391	33%	7

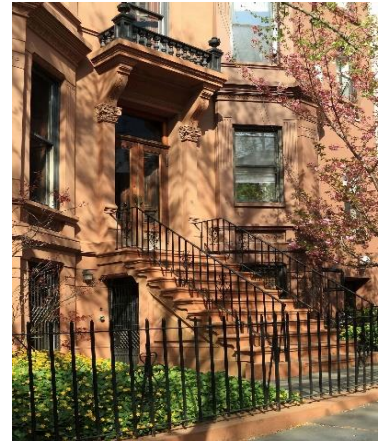
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# The RATNER Team Market Reports

## Park Slope

Brooklyn, June 2016

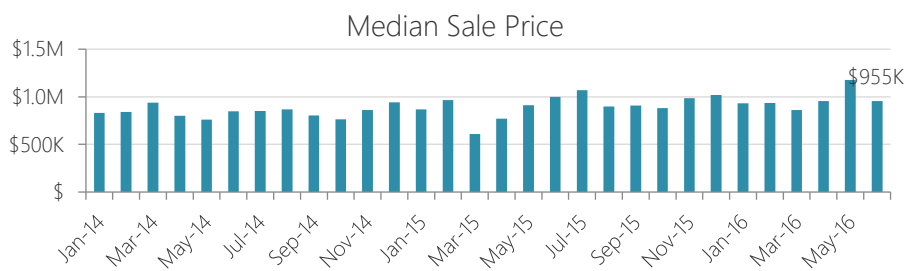


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

### Median Sale Price



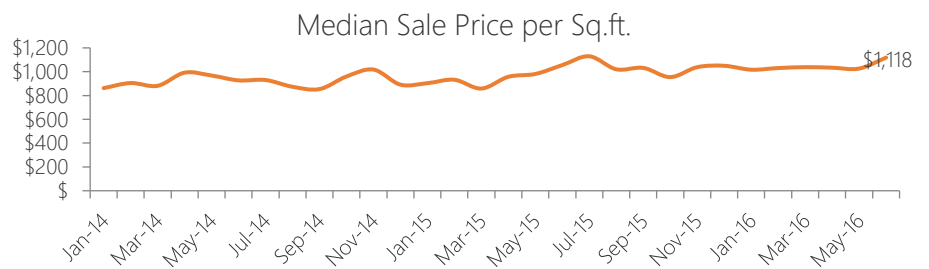
-4% YoY



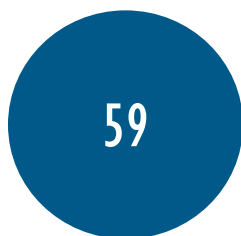
### Median Sale Price per Sq.ft.



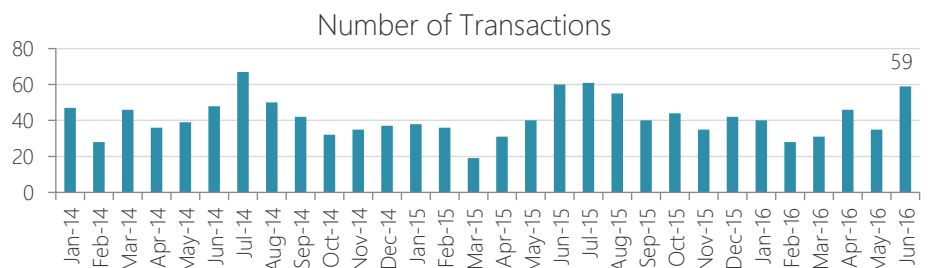
6% YoY



### Number of Transactions



-2% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,035,000	-16%	\$1,162	2%	27
Coops	\$840,000	8%	\$1,004	2%	30
Houses	\$2,237,500	-30%	\$1,004	-12%	2

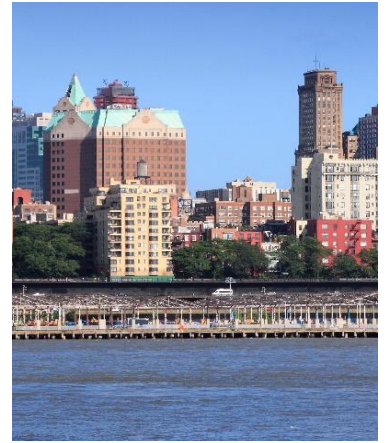
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# The RATNER Team Market Reports

## Prospect - Lefferts Gardens

Brooklyn, June 2016

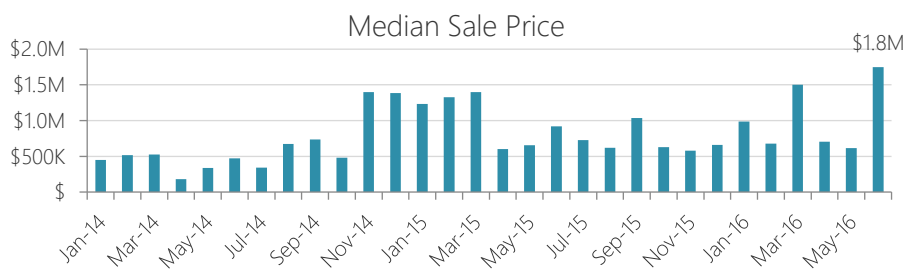


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

### Median Sale Price



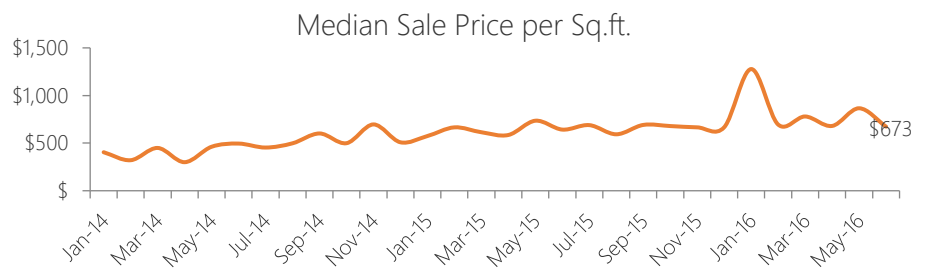
90% YoY



### Median Sale Price per Sq.ft.



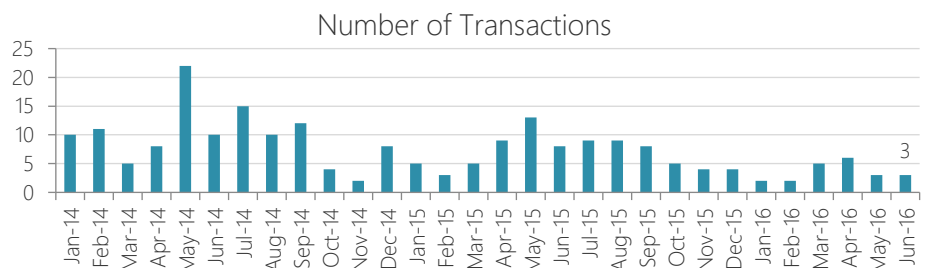
5% YoY



### Number of Transactions



-63% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$1,750,000	59%	\$673	5%	3

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# The RATNER Team Market Reports

## Prospect Heights

Brooklyn, June 2016

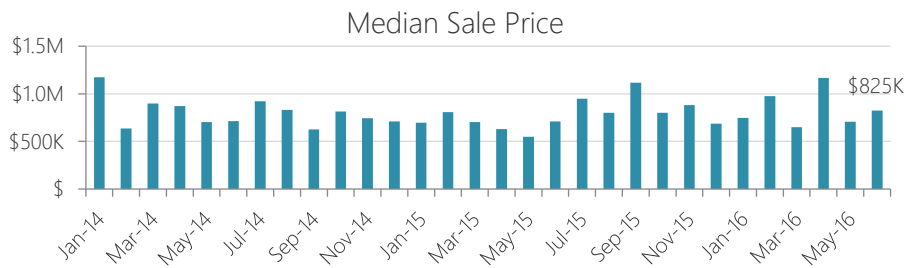


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

### Median Sale Price

**\$825K**

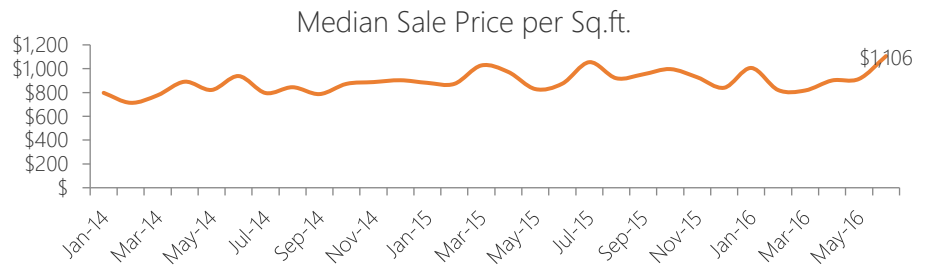
16% YoY



### Median Sale Price per Sq.ft.

**\$1,106**

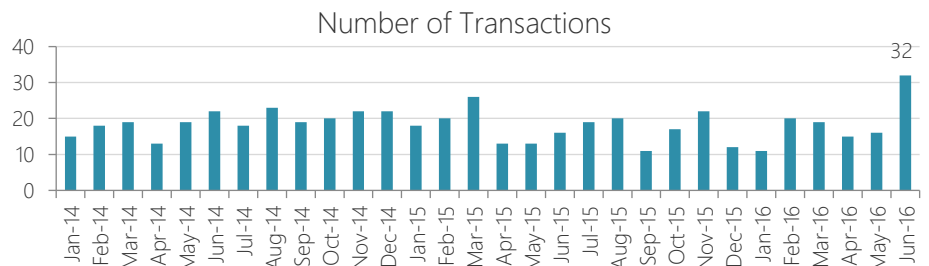
26% YoY



### Number of Transactions

**32**

100% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,713	-32%	\$1,149	33%	20
Coops	\$810,000	16%	\$856	-4%	12
Houses	-	-	-	-	0

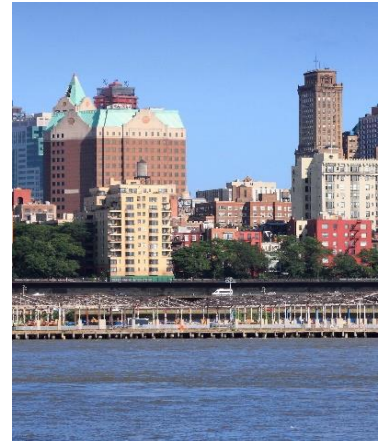
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# The RATNER Team Market Reports

## Prospect Park South

Brooklyn, June 2016

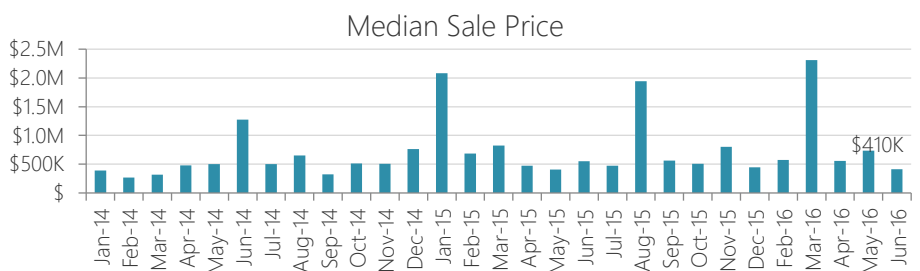


Residents of Prospect Park South enjoy its small town atmosphere while at the same time staying close to some of the more bustling and dynamic Brooklyn neighborhoods. Most homes are freestanding and most streets are lined with trees. Designated as a national historic district, there is a diverse list of architectural styles including Queen Anne and French Revival.

### Median Sale Price



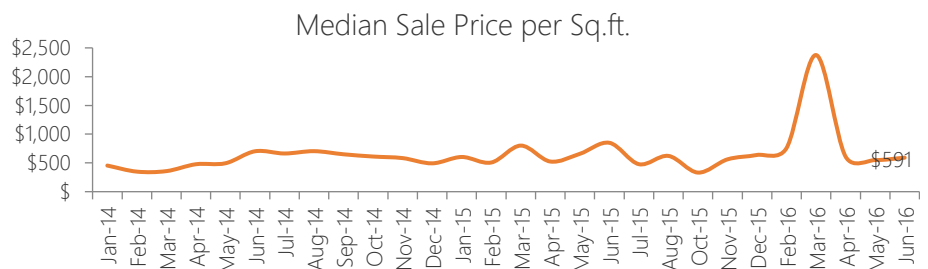
-25% YoY



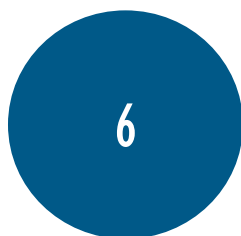
### Median Sale Price per Sq.ft.



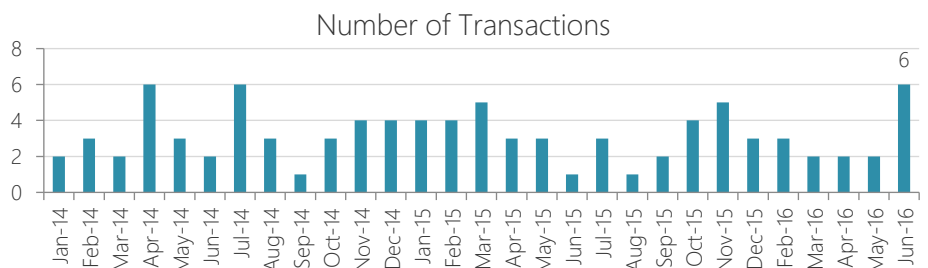
-30% YoY



### Number of Transactions



500% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$466,000	-15%	\$871	2%	1
Coops	\$375,000	-	\$420	-	3
Houses	\$2,000,000	-	\$698	-	1

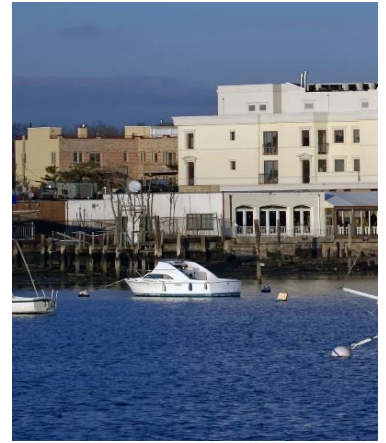
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# The RATNER Team Market Reports

## Sheepshead Bay

Brooklyn, June 2016

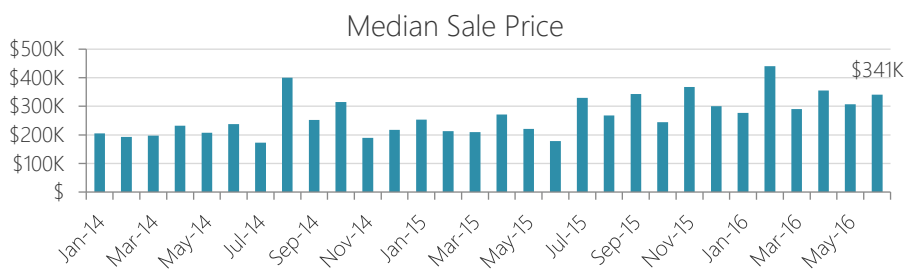


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

### Median Sale Price

**\$341K**

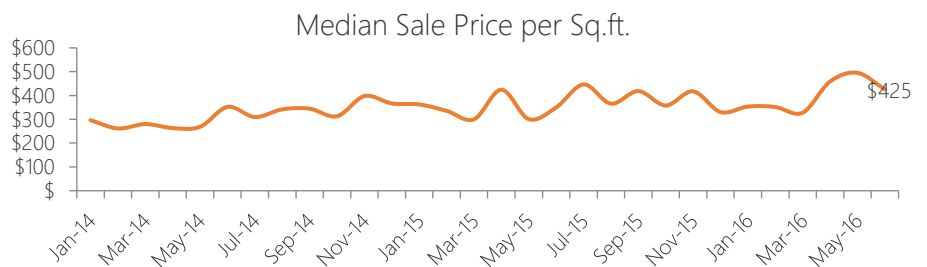
92% YoY



### Median Sale Price per Sq.ft.

**\$425**

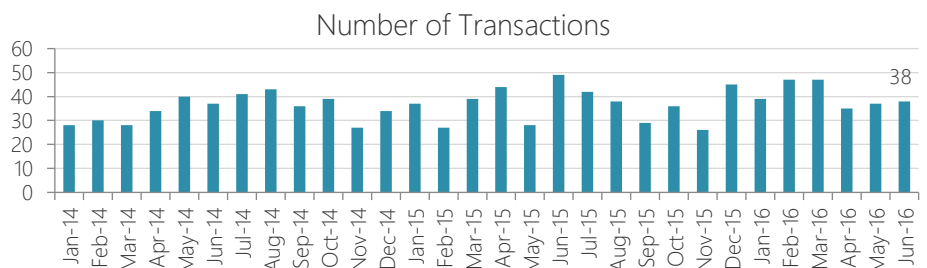
22% YoY



### Number of Transactions

**38**

-22% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$535,475	32%	\$460	3%	7
Coops	\$180,000	26%	\$206	23%	19
Houses	\$720,000	24%	\$444	42%	12

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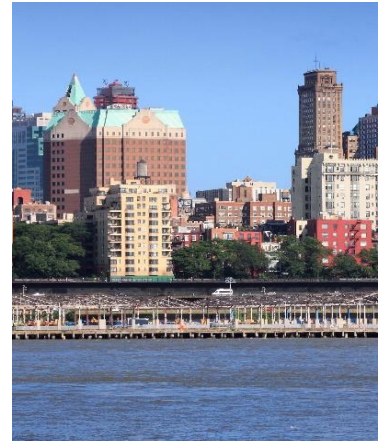
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# The RATNER Team Market Reports

## Sunset Park

Brooklyn, June 2016

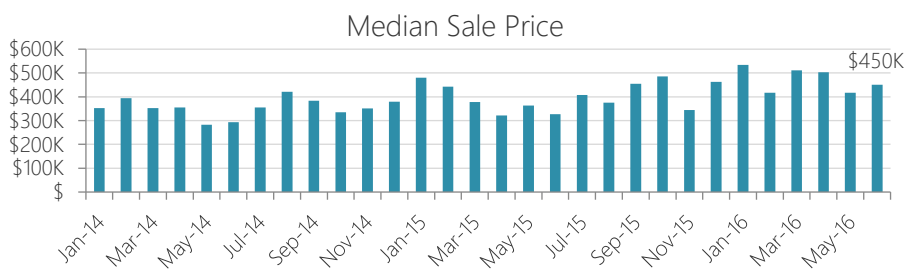


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

### Median Sale Price

**\$450K**

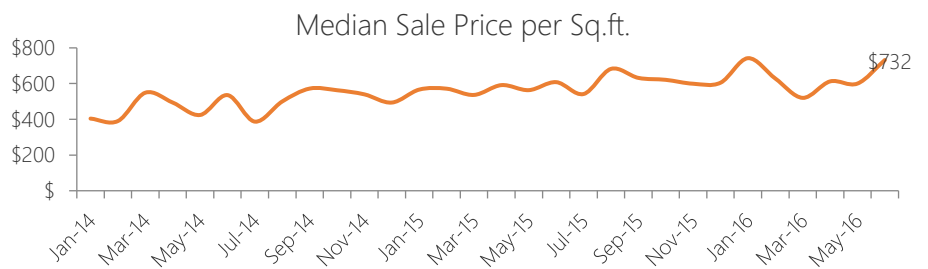
38% YoY



### Median Sale Price per Sq.ft.

**\$732**

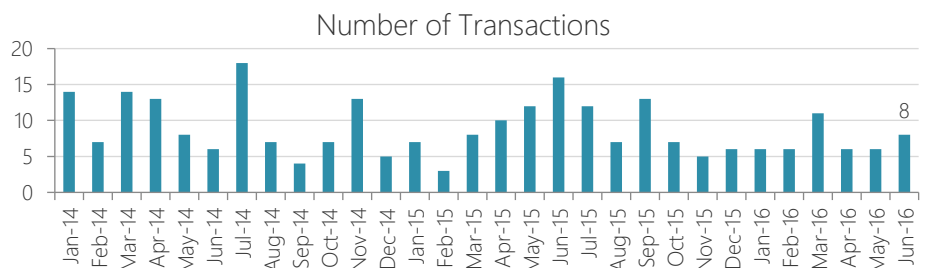
20% YoY



### Number of Transactions

**8**

-50% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$500,000	56%	\$640	12%	2
Coops	\$402,424	22%	\$732	-	6
Houses	-	-	-	-	0

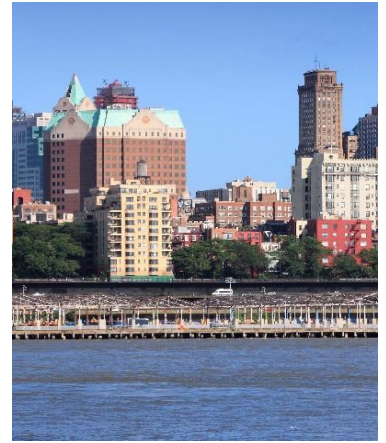
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# The RATNER Team Market Reports

## Williamsburg

Brooklyn, June 2016

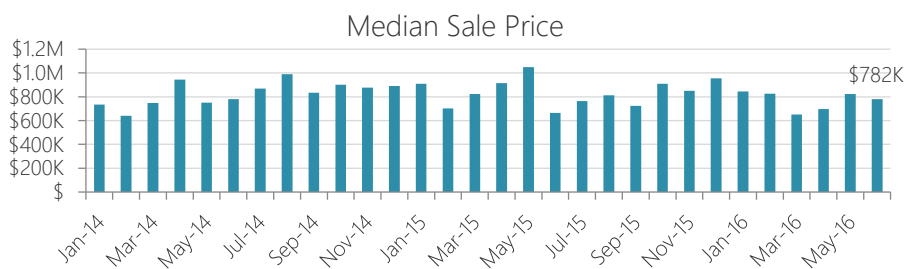


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

### Median Sale Price



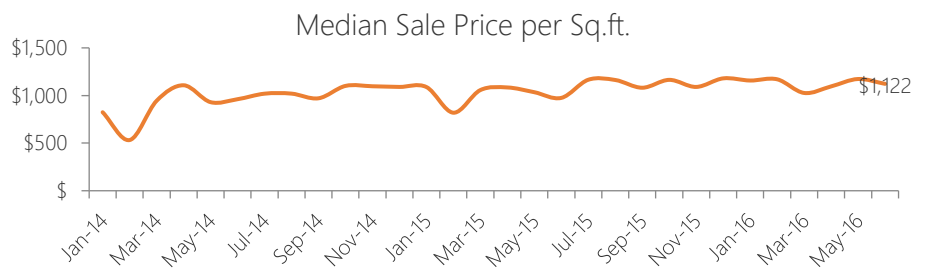
18% YoY



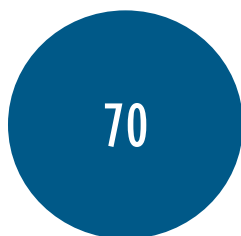
### Median Sale Price per Sq.ft.



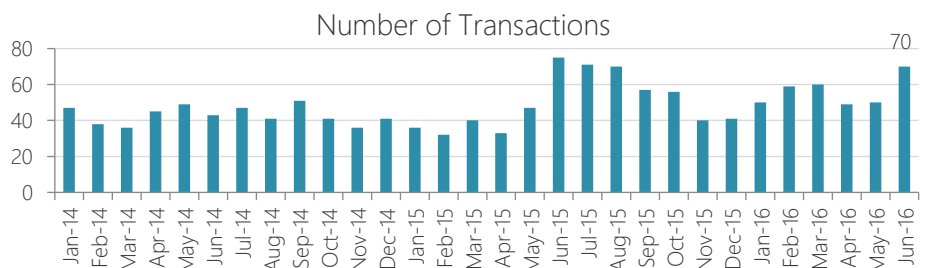
15% YoY



### Number of Transactions



-7% YoY



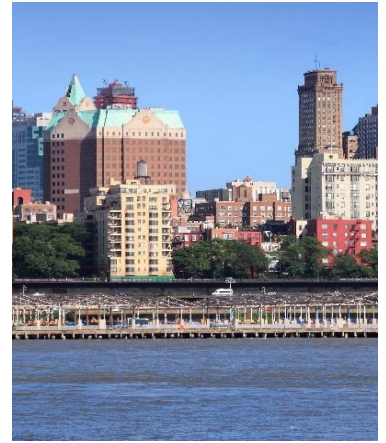
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$781,500	18%	\$1,082	11%	66
Coops	\$295,000	-67%	-	-	2
Houses	\$1,152,500	-21%	\$1,471	5%	2

# The RATNER Team Market Reports

## Windsor Terrace

Brooklyn, June 2016

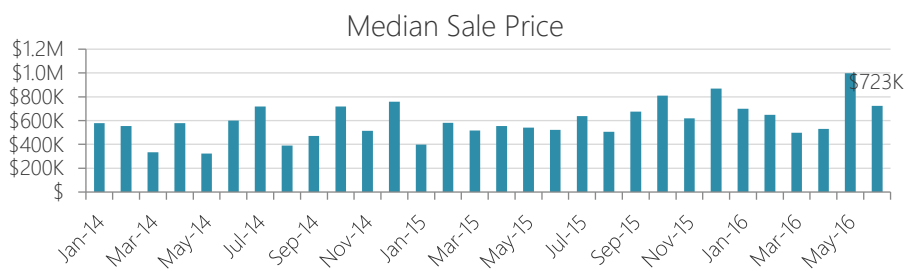


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable but on the rise.

### Median Sale Price



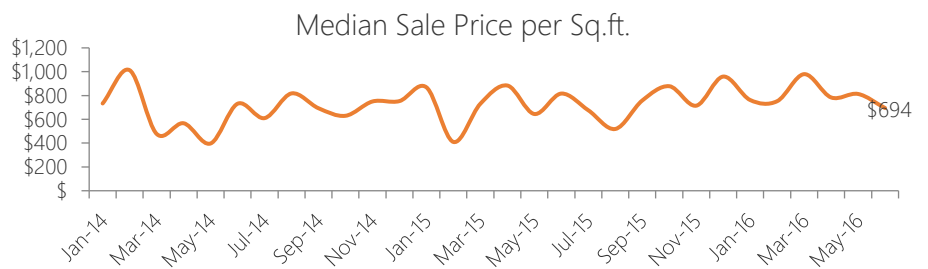
38% YoY



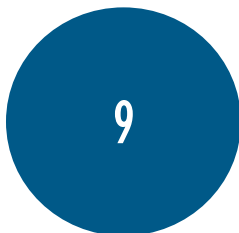
### Median Sale Price per Sq.ft.



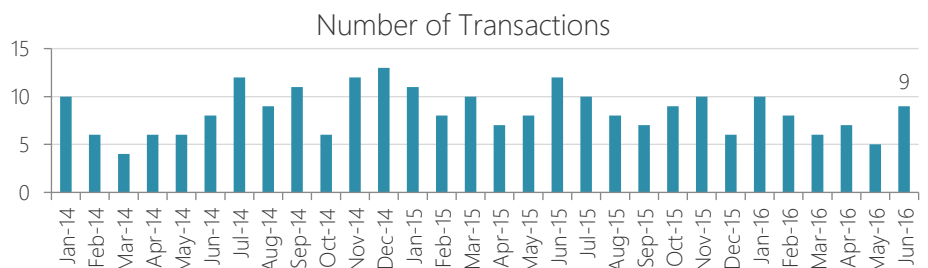
-15% YoY



### Number of Transactions



-25% YoY



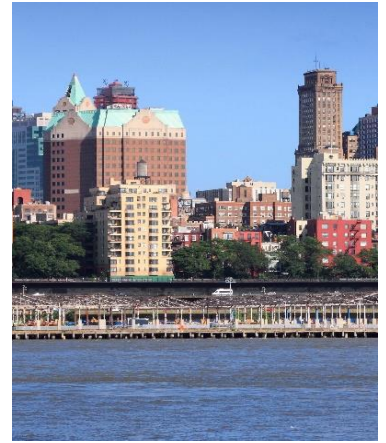
### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	0%	\$1,006	22%	1
Coops	\$590,000	24%	\$523	-26%	7
Houses	\$1,400,000	40%	\$694	-25%	1

# The RATNER Team Market Reports

## Wingate

Brooklyn, June 2016

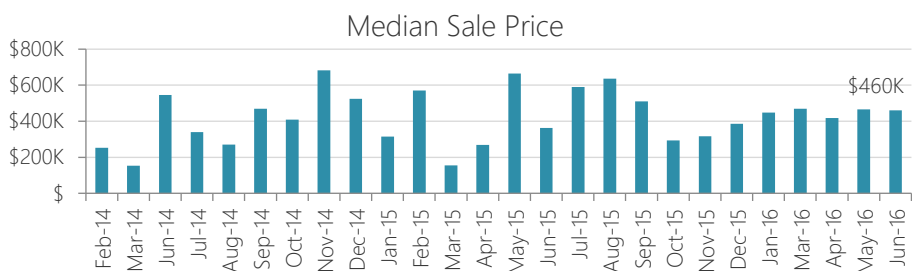


Sometimes considered to be part of East Flatbush or Crown Heights, Wingate is a mostly residential neighborhood with a variety of housing options available. It's close to Brooklyn and reasonably close to Manhattan, which makes it a top choice for commuters. Transportation is quick and easy via subway lines and both local and express buses.

### Median Sale Price

**\$460K**

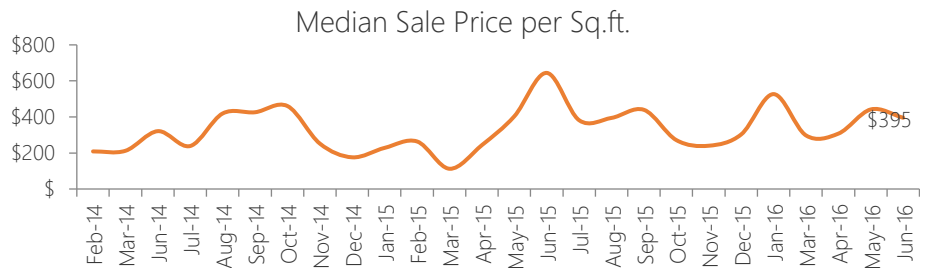
27% YoY



### Median Sale Price per Sq.ft.

**\$395**

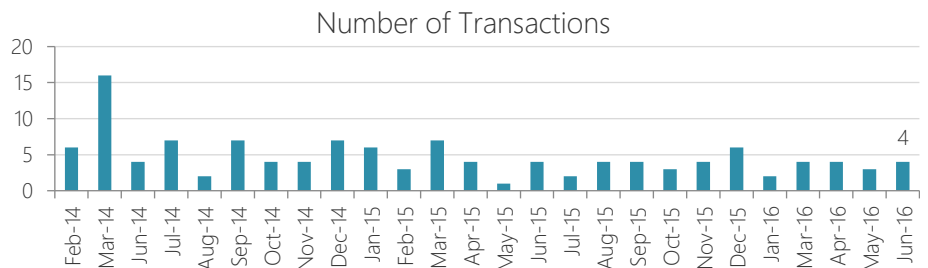
-39% YoY



### Number of Transactions

**4**

0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$520,000	-	\$349	-	1
Coops	\$163,000	-4%	-	-	1
Houses	\$480,000	-10%	\$406	-37%	2

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# The RATNER Team Market Reports

## Attractions

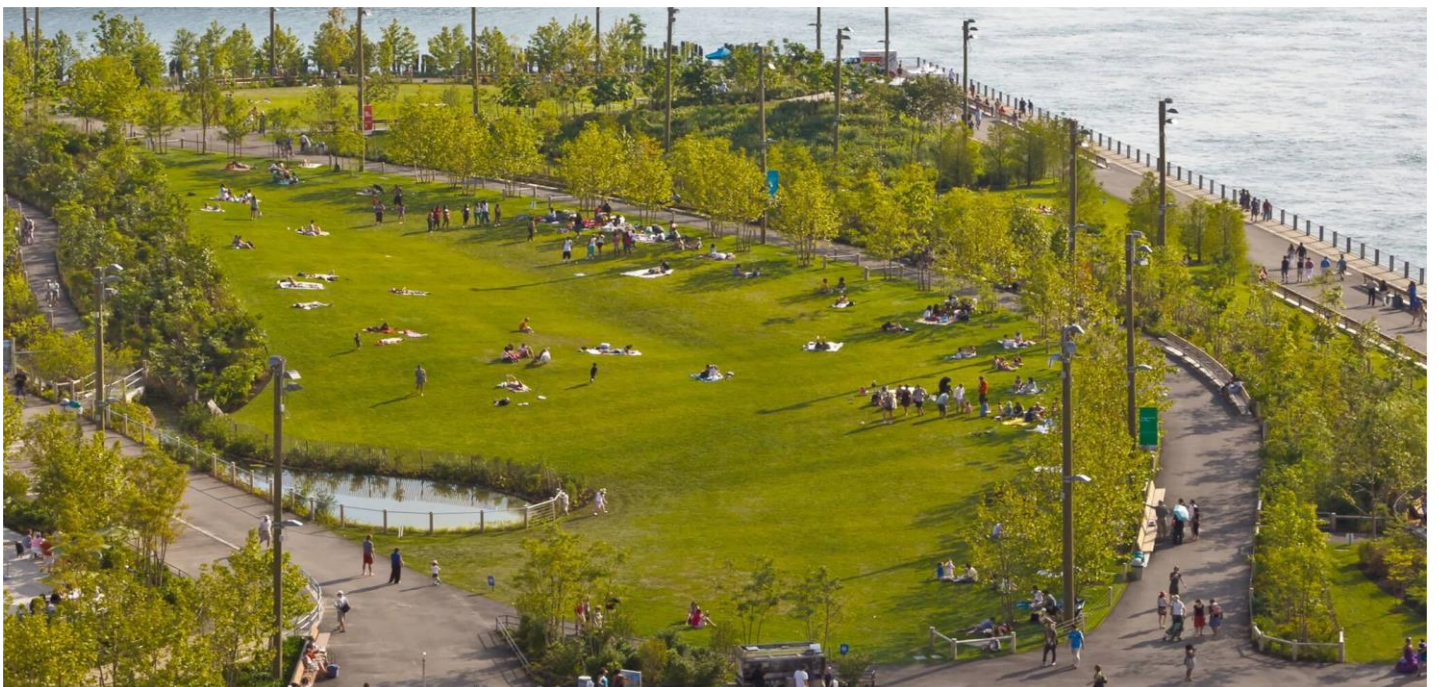
Brooklyn, June 2016

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### Bridge



### Bridge Park



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## Attractions

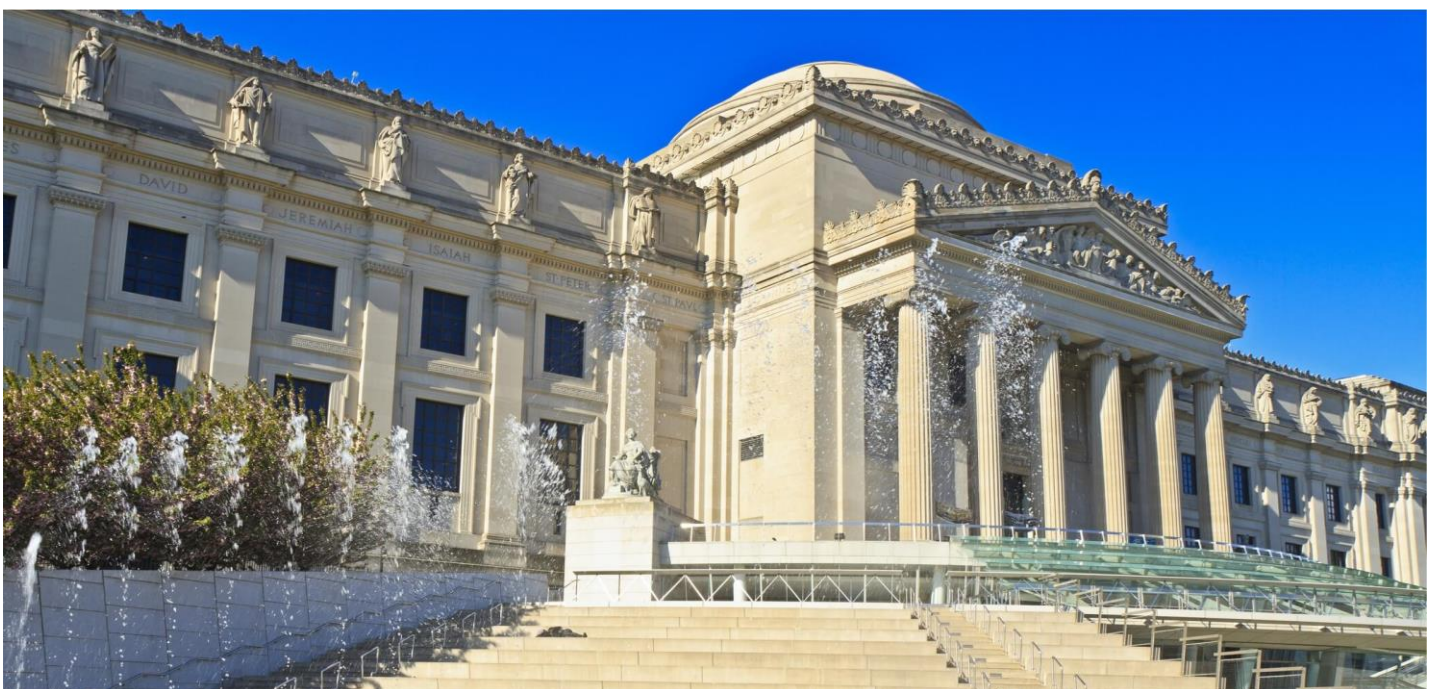
Brooklyn, June 2016

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### Grand Army Plaza



### Museum



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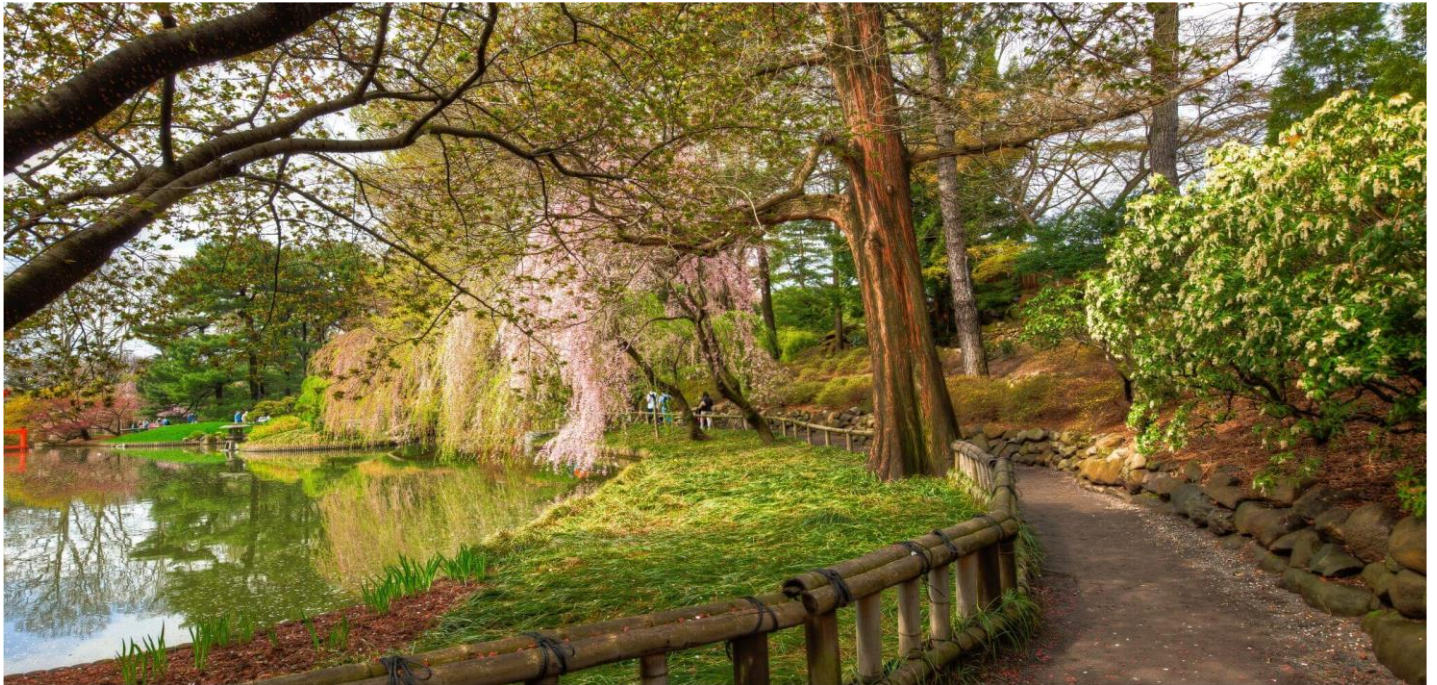
# The RATNER Team Market Reports

## Attractions

Brooklyn, June 2016

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### Botanic Garden



### Luna Park



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