

BROOKLYN

MULTIFAMILY MARKET REPORT

Ist Quarter 2016



Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Multifamily Market Report Overview

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

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

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

Table of Contents

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

Multifamily Market Overview

Brooklyn, 1st Quarter 2016

Sales volume



-24% YoY

Average price/sq.ft.



42% YoY

Average price/unit



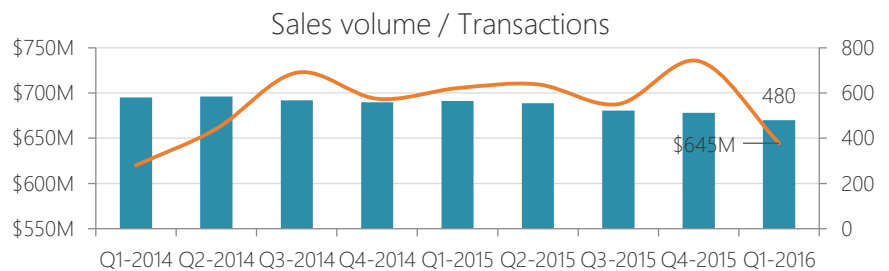
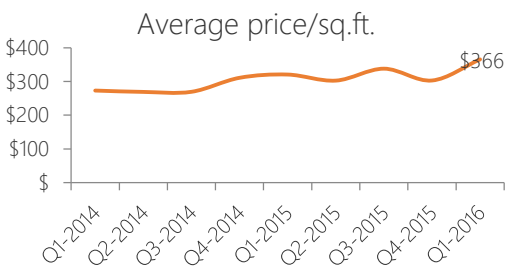
46% YoY

Transactions

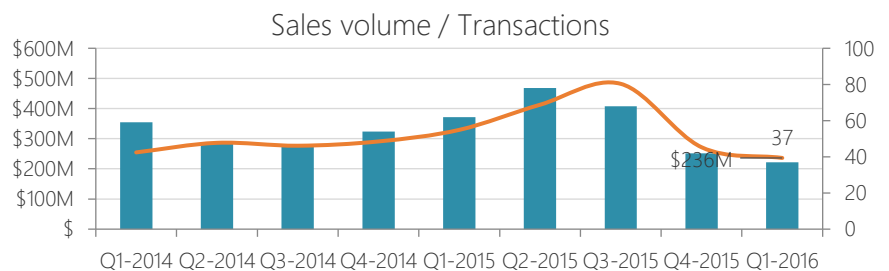
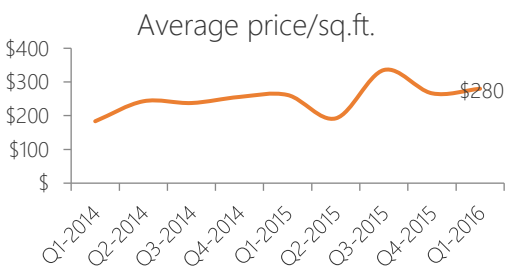


-20% YoY

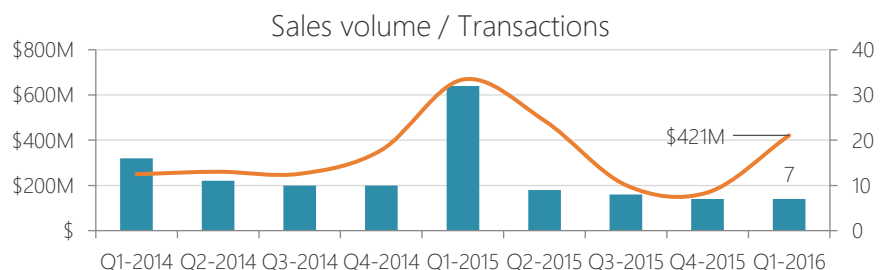
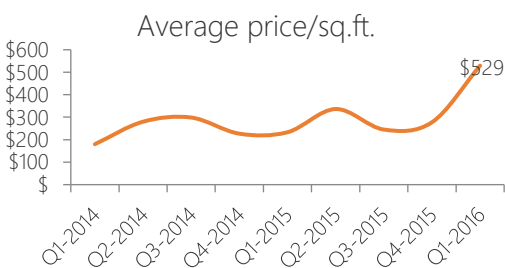
Small multifamily



Medium multifamily



Large multifamily



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

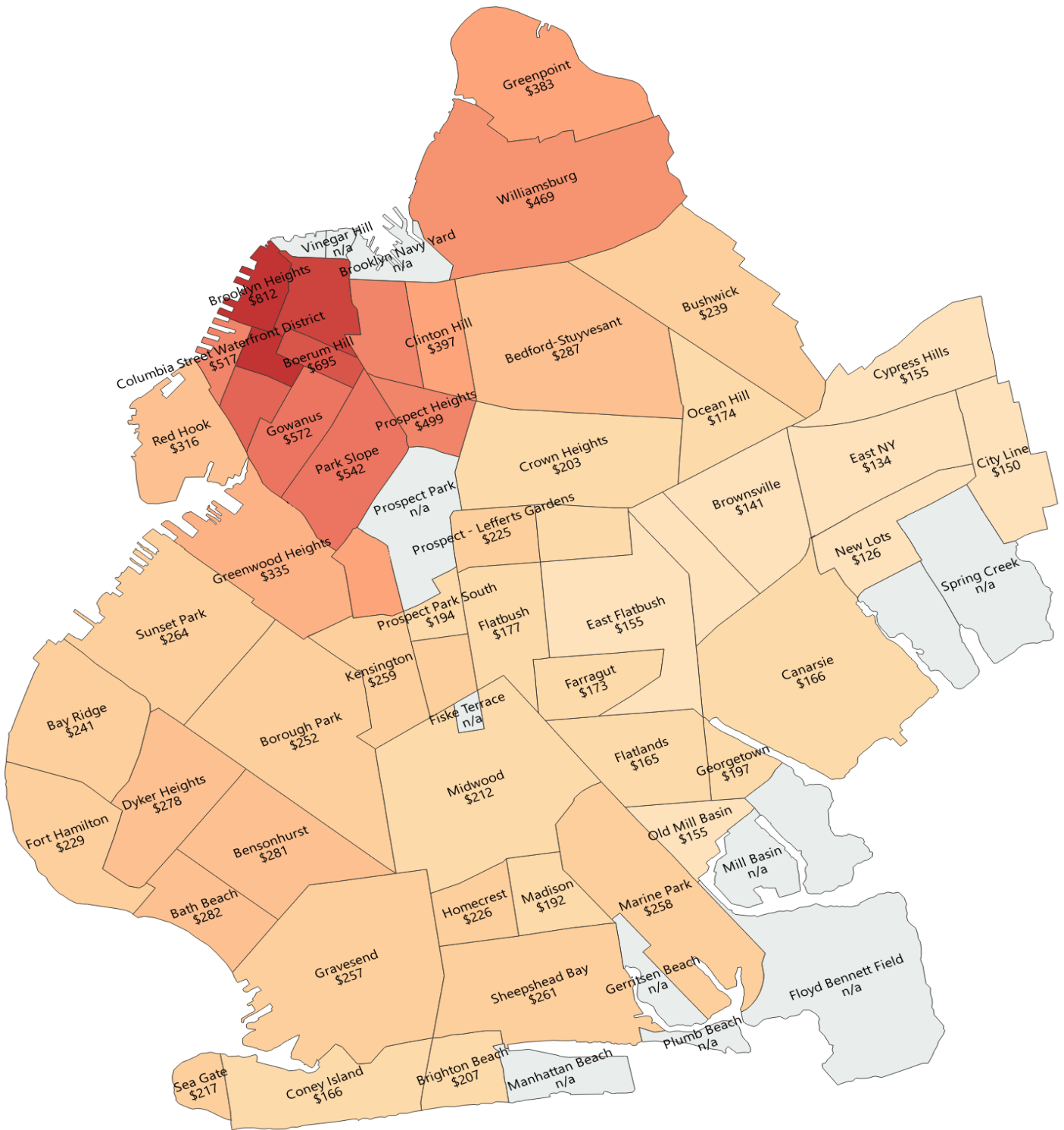
Top 25 Multifamily Sales

Brooklyn, 1st Quarter 2016

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	246 N 8 St	\$125,000,000	01-Mar-16	151,766	\$824	Williamsburg
	255 N 7 St	\$125,000,000	01-Mar-16	151,766	\$824	Williamsburg
2	110-112 Green St	\$103,500,000	21-Jan-16	173,476	\$597	Greenpoint
3	239 N 9 St	\$79,672,500	31-Mar-16	147,700	\$539	Williamsburg
	261 N 9 St	\$79,672,500	31-Mar-16	147,700	\$539	Williamsburg
	249 N 10 St	\$79,672,500	31-Mar-16	147,700	\$539	Williamsburg
4	379 Washington Ave	\$56,500,000	31-Mar-16	113,924	\$496	Clinton Hill
5	305-319 Mc Guinness Blvd	\$31,000,000	20-Jan-16	40,000	\$775	Greenpoint
6	1302 Newkirk Ave	\$25,000,000	27-Jan-16	95,040	\$263	Ditmas Park
7	15-25 Crown St	\$20,750,000	02-Feb-16	51,000	\$407	Crown Heights
8	1059 Union St	\$17,850,000	22-Mar-16	42,285	\$422	Crown Heights
9	991 President St	\$17,000,000	26-Jan-16	46,112	\$369	Crown Heights
	993 President St	\$17,000,000	26-Jan-16	46,112	\$369	Crown Heights
10	50 Orange St	\$13,500,000	12-Jan-16	4,112	\$3,283	Brooklyn Heights
11	889 Park Ave	\$12,769,852	09-Feb-16	57,125	\$224	Bedford-Stuyvesant
12	106-108 Meserole Ave	\$11,000,000	23-Feb-16	14,634	\$752	Greenpoint
13	239-257 Banker St	\$10,947,968	21-Mar-16	63,100	\$174	Greenpoint
14	576 5 Ave	\$10,700,000	25-Feb-16	37,800	\$283	Park Slope
	572 5 Ave	\$10,700,000	25-Feb-16	37,800	\$283	Park Slope
15	312 12 St	\$9,200,000	15-Mar-16	14,644	\$628	Park Slope
16	811 Grand St	\$9,000,000	28-Jan-16	20,203	\$445	Williamsburg
17	442-446 Decatur St	\$8,000,000	24-Mar-16	29,103	\$275	Bedford-Stuyvesant
18	122 Montague St	\$7,575,000	21-Mar-16	6,800	\$1,114	Brooklyn Heights
19	879 Lenox Rd	\$7,075,000	15-Mar-16	38,640	\$183	East Flatbush
20	398 8 St	\$7,000,000	27-Jan-16	7,992	\$876	Park Slope
21	109 Franklin St	\$6,950,000	12-Jan-16	8,228	\$845	Greenpoint
22	139 Montague St	\$6,200,000	01-Mar-16	6,440	\$963	Brooklyn Heights
23	2657 Bedford Ave	\$6,000,000	10-Feb-16	27,840	\$216	Midwood
24	385 Vernon Ave	\$5,900,000	22-Feb-16	14,615	\$404	Bedford-Stuyvesant
25	600 Ocean Ave	\$5,850,000	04-Feb-16	24,258	\$241	Prospect Park South

Map of Neighborhoods

Average price per square foot (past 3 years)



Top Neighborhoods

Brooklyn, 1st Quarter 2016

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Brooklyn Heights	\$1,244	\$39,425,000	6	\$940	\$3,283	-
2	Prospect Heights	\$965	\$9,600,000	4	\$965	-	-
3	Gowanus	\$852	\$14,440,000	5	\$852	-	-
4	Fort Greene	\$678	\$6,750,000	3	\$678	-	-
5	Cobble Hill	\$635	\$16,530,000	5	\$635	-	-
6	Williamsburg	\$586	\$255,583,804	24	\$511	\$175	\$683
7	Greenpoint	\$553	\$192,467,968	17	\$600	\$779	\$484
8	Park Slope	\$552	\$59,318,750	17	\$717	\$379	-
9	Clinton Hill	\$503	\$71,249,000	9	\$539	\$492	\$496
10	Windsor Terrace	\$494	\$5,658,596	4	\$494	-	-
11	Gravesend	\$418	\$20,714,150	15	\$418	-	-
12	Bath Beach	\$390	\$10,743,950	9	\$390	-	-
13	Dyker Heights	\$357	\$5,245,000	4	\$357	-	-
14	Prospect - Lefferts Gardens	\$334	\$7,205,000	3	\$334	-	-
15	Bushwick	\$323	\$74,948,488	59	\$323	-	-
16	Sunset Park	\$311	\$24,155,000	18	\$356	\$228	-
17	Borough Park	\$311	\$40,141,011	26	\$322	\$268	-
18	Bensonhurst	\$301	\$21,569,300	14	\$359	\$214	-
19	Ocean Hill	\$293	\$17,799,524	18	\$293	-	-
20	Bedford-Stuyvesant	\$289	\$109,695,789	65	\$370	\$175	-
21	Wingate	\$288	\$5,153,536	6	\$288	-	-
22	Midwood	\$285	\$16,273,600	10	\$352	\$216	-
23	Prospect Park South	\$283	\$8,800,000	3	\$428	\$241	-
24	Crown Heights	\$282	\$106,434,238	37	\$298	\$242	\$407
25	Greenwood Heights	\$275	\$2,640,703	3	\$275	-	-
26	Ditmas Park	\$262	\$28,925,000	3	\$325	\$236	\$263
27	Kensington	\$255	\$14,248,333	10	\$250	\$259	-
28	Sheepshead Bay	\$242	\$4,700,000	6	\$242	-	-
29	Georgetown	\$237	\$2,375,000	3	\$237	-	-
30	Sea Gate	\$235	\$2,790,520	4	\$235	-	-
31	New Lots	\$213	\$4,229,000	7	\$213	-	-
32	Canarsie	\$210	\$1,722,319	3	\$210	-	-
33	Flatbush	\$201	\$10,597,000	11	\$189	\$264	-
34	East NY	\$200	\$10,081,838	17	\$200	-	-
35	Cypress Hills	\$199	\$9,990,500	15	\$199	-	-
36	Farragut	\$197	\$2,208,000	4	\$197	-	-
37	Coney Island	\$180	\$4,483,837	3	\$180	-	-
38	East Flatbush	\$176	\$16,248,929	11	\$165	\$182	-
39	City Line	\$173	\$3,001,616	5	\$173	-	-
40	Brownsville	\$164	\$12,643,382	11	\$174	\$157	-

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.

Sales Maps

Brooklyn, 1st Quarter 2016

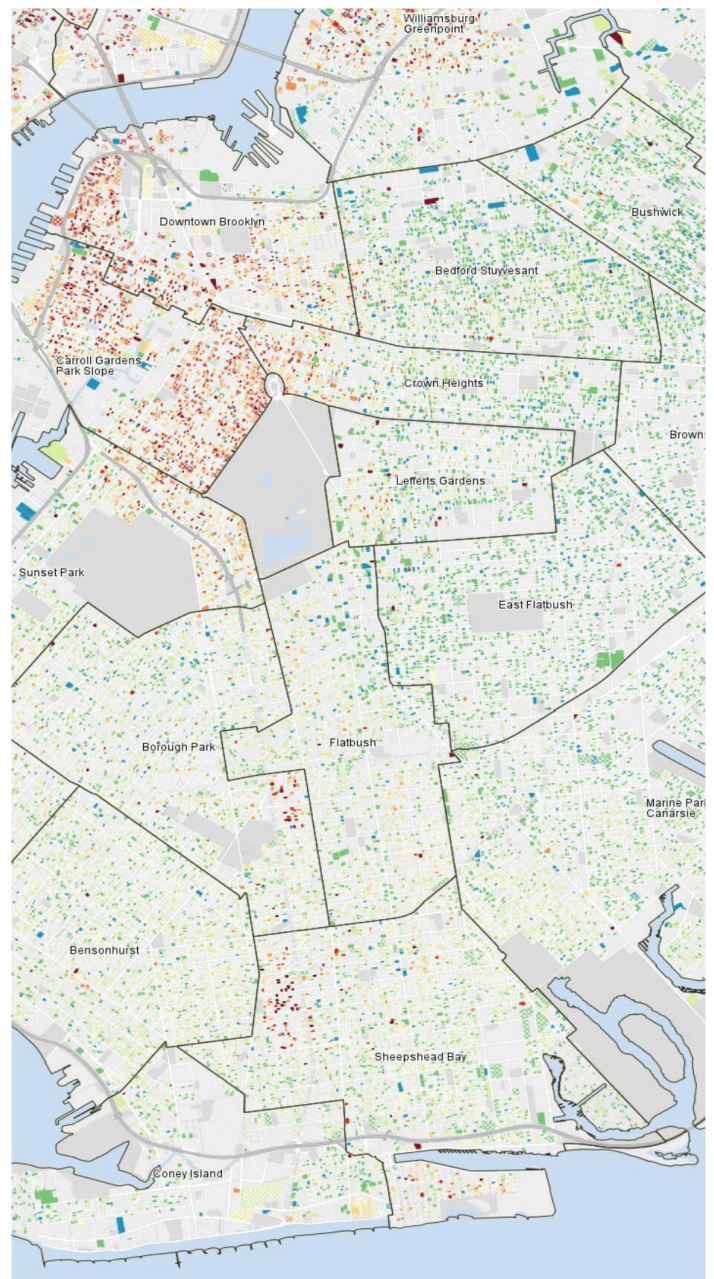
Recent sales

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



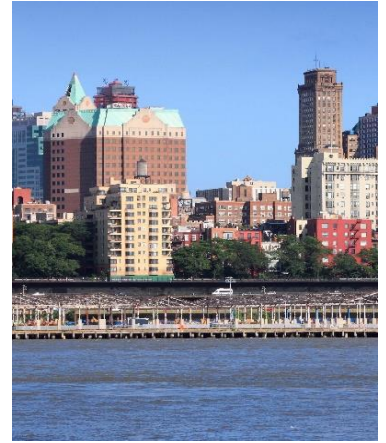
Price / Sq.ft.

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, 1st Quarter 2016

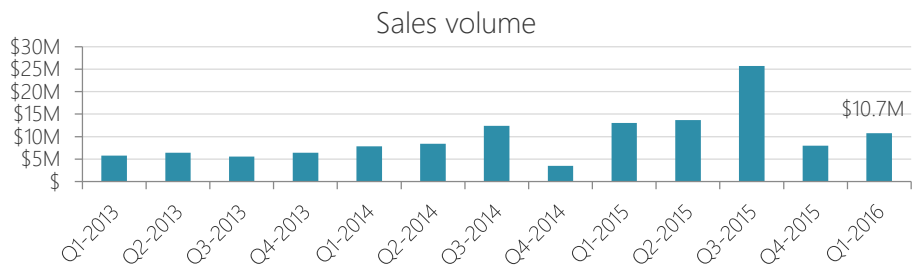


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

Sales volume



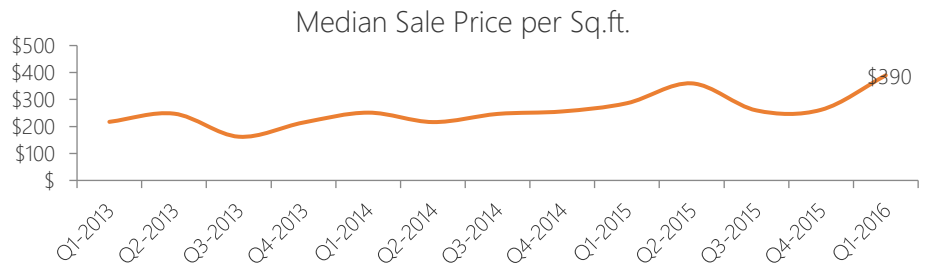
-17% YoY



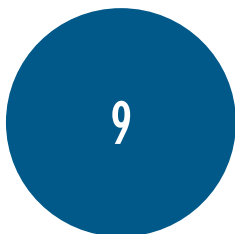
Median Sale Price per Sq.ft.



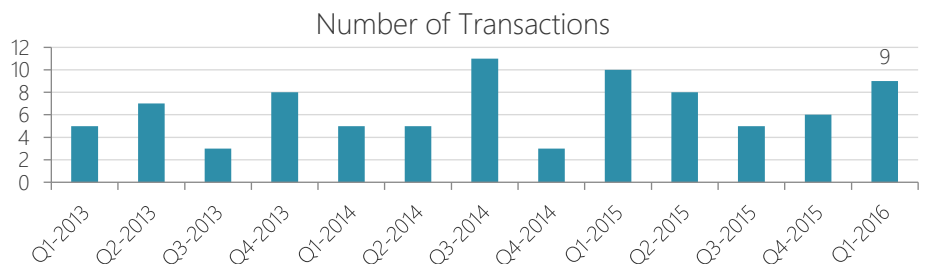
36% YoY



Number of Transactions



-10% YoY



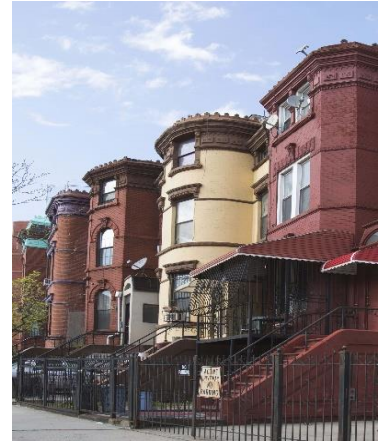
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$325,574	12%	\$390	29%	\$10,743,950	9	9	33
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Bedford-Stuyvesant

Brooklyn, 1st Quarter 2016

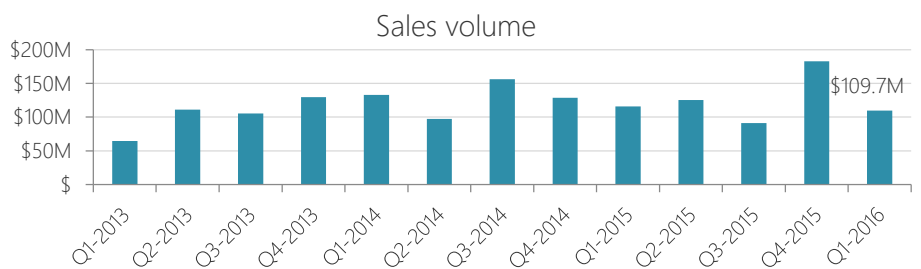


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Sales volume



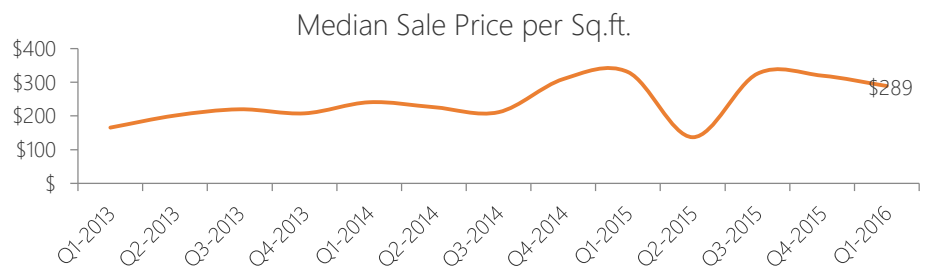
-5% YoY



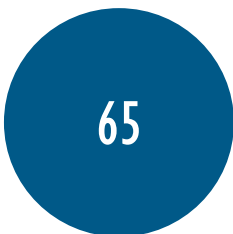
Median Sale Price per Sq.ft.



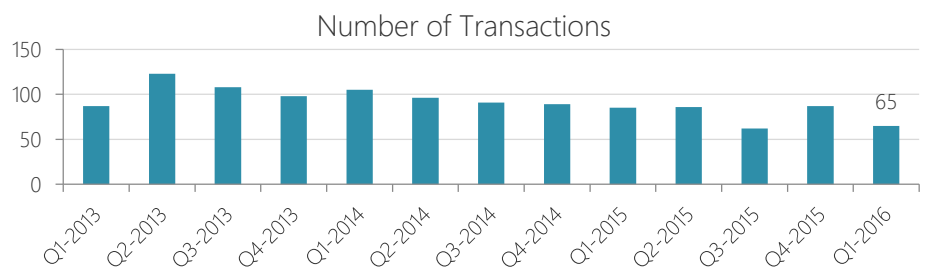
-13% YoY



Number of Transactions



-24% YoY



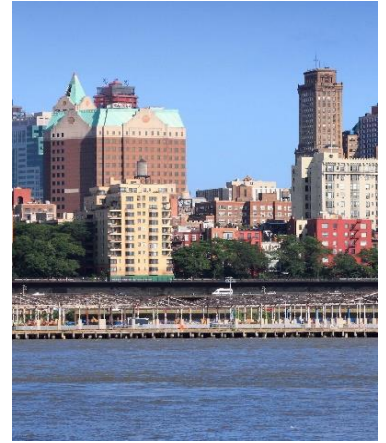
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$321,575	15%	\$370	15%	\$82,001,737	61	62	255
Medium	\$238,742	-31%	\$175	-57%	\$27,694,052	4	4	116
Large	-	-	-	-	\$0	0	0	0

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

Bensonhurst

Brooklyn, 1st Quarter 2016

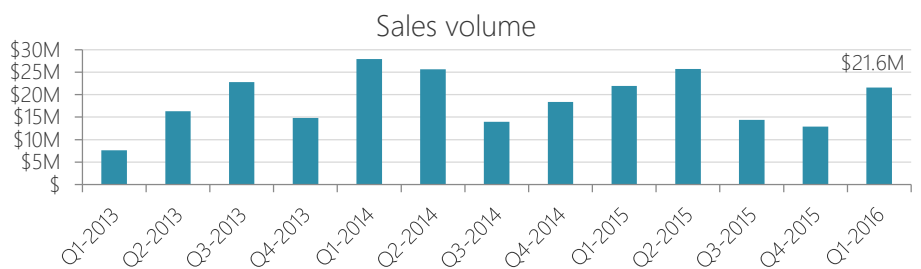


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

Sales volume



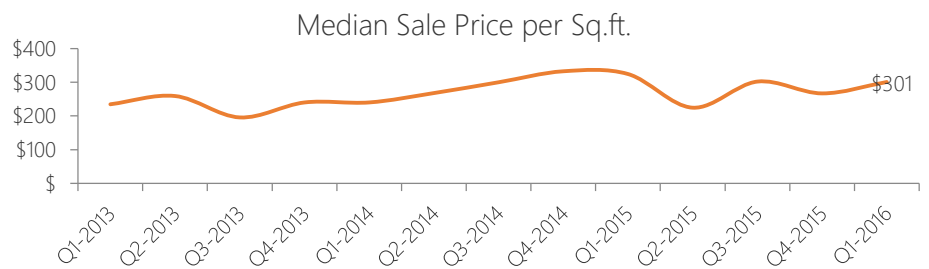
-2% YoY



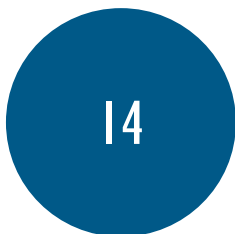
Median Sale Price per Sq.ft.



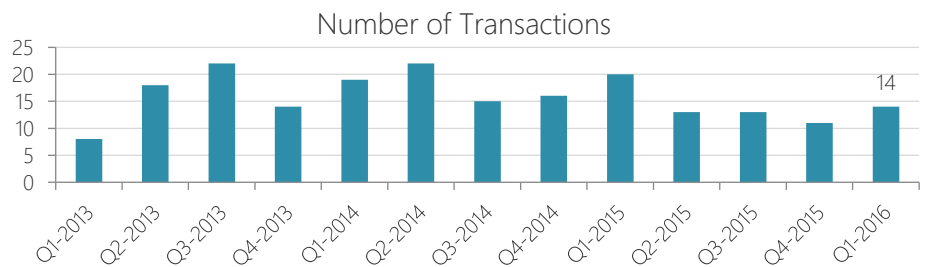
-7% YoY



Number of Transactions



-30% YoY



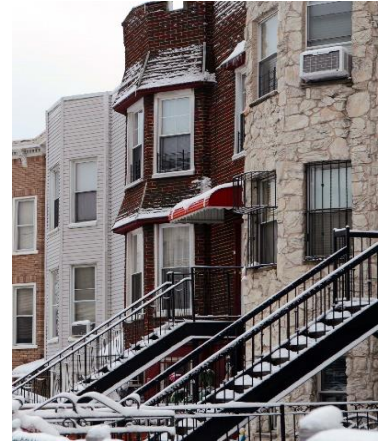
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$321,235	8%	\$359	11%	\$15,419,300	12	12	48
Medium	\$198,387	-	\$214	-	\$6,150,000	2	2	31
Large	-	-	-	-	\$0	0	0	0

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

Borough Park

Brooklyn, 1st Quarter 2016

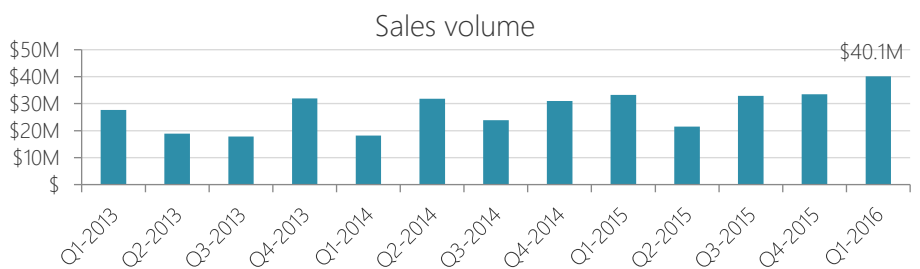


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Sales volume



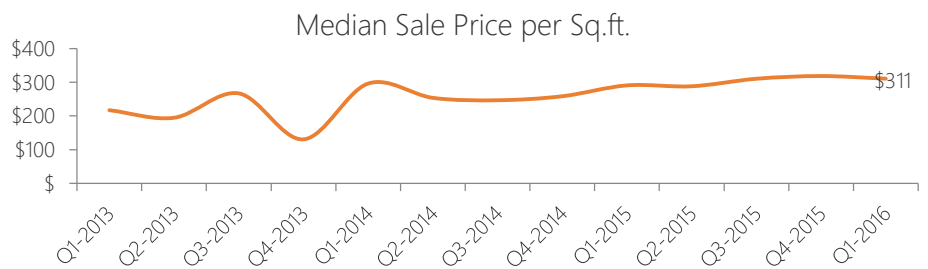
21% YoY



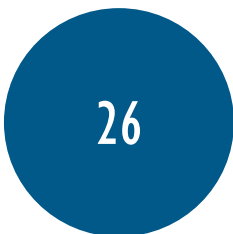
Median Sale Price per Sq.ft.



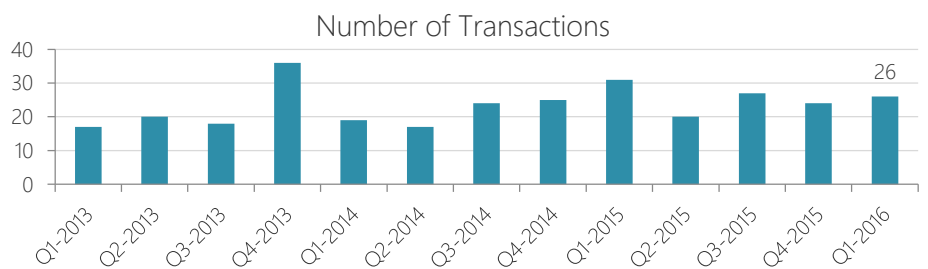
7% YoY



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	\$335,623	13%	\$322	11%	\$32,891,011	24	24	98
Medium	\$258,929	-	\$268	-	\$7,250,000	2	2	28
Large	-	-	-	-	\$0	0	0	0

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

Brooklyn Heights

Brooklyn, 1st Quarter 2016

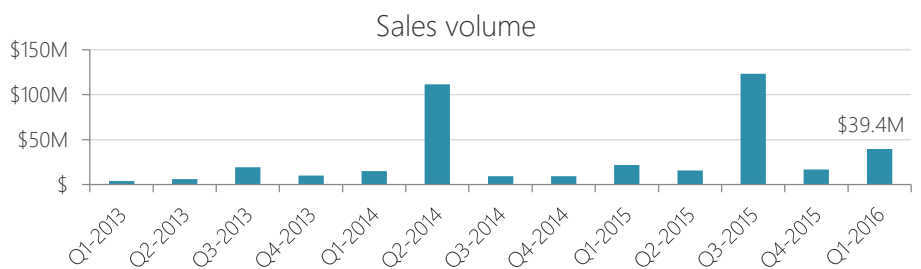


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

Sales volume



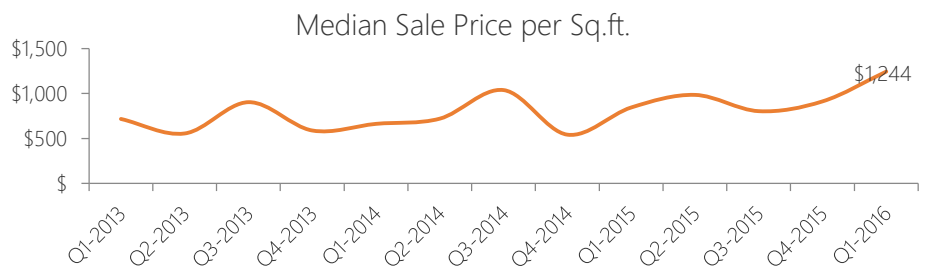
82% YoY



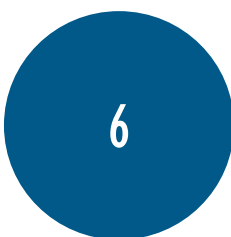
Median Sale Price per Sq.ft.



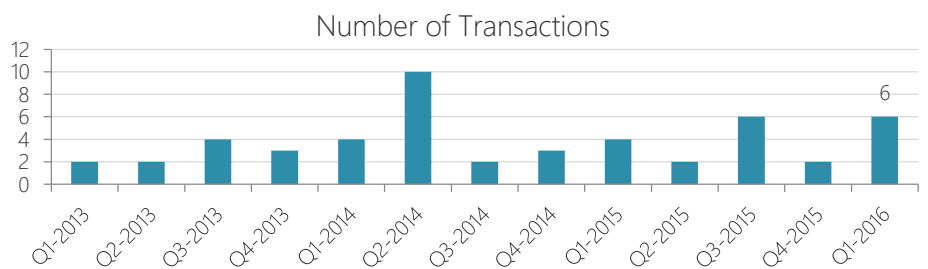
47% YoY



Number of Transactions



50% YoY



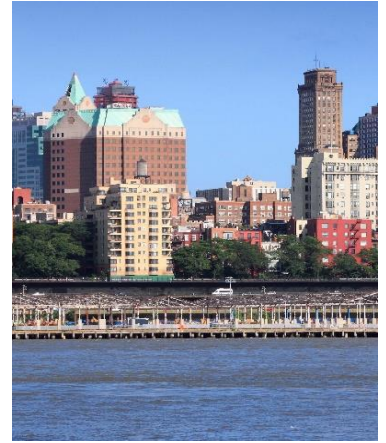
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$893,966	7%	\$940	11%	\$25,925,000	5	5	29
Medium	\$675,000	-	\$3,283	-	\$13,500,000	1	1	20
Large	-	-	-	-	\$0	0	0	0

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

Brownsville

Brooklyn, 1st Quarter 2016

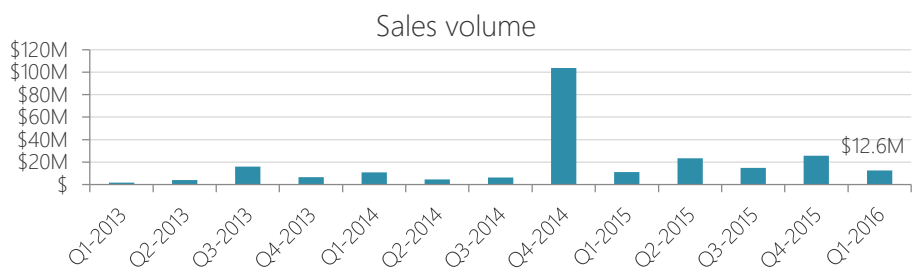


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

Sales volume



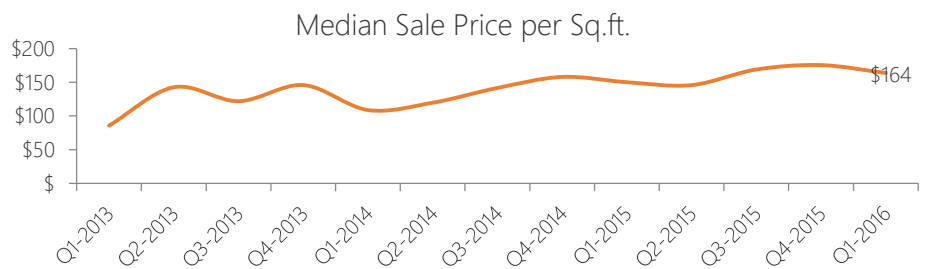
13% YoY



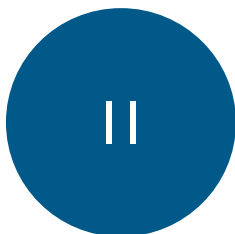
Median Sale Price per Sq.ft.



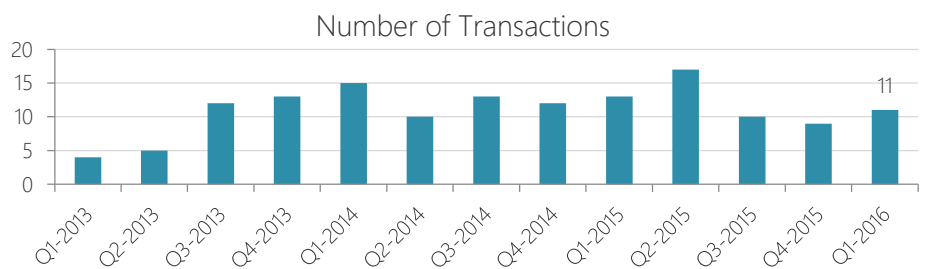
9% YoY



Number of Transactions



-15% YoY



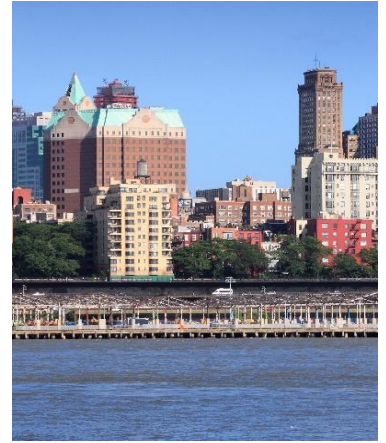
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$146,954	16%	\$174	26%	\$5,143,382	9	10	35
Medium	\$131,579	-1%	\$157	-3%	\$7,500,000	2	2	57
Large	-	-	-	-	\$0	0	0	0

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

Bushwick

Brooklyn, 1st Quarter 2016

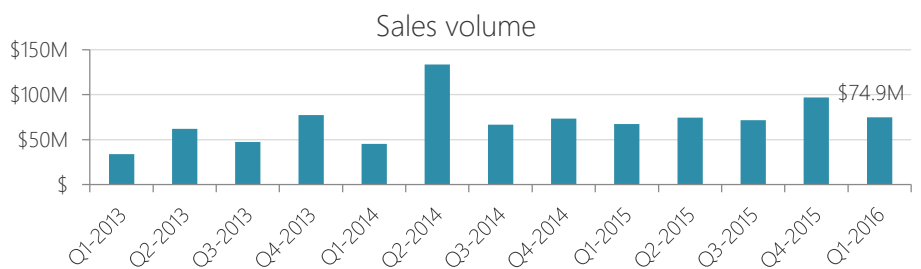


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

Sales volume



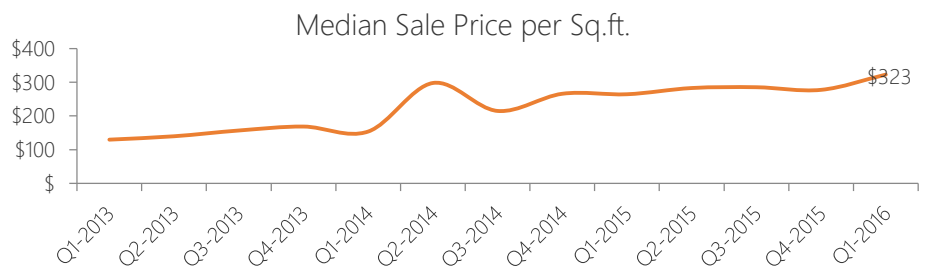
11% YoY



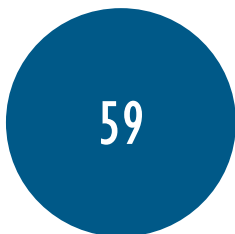
Median Sale Price per Sq.ft.



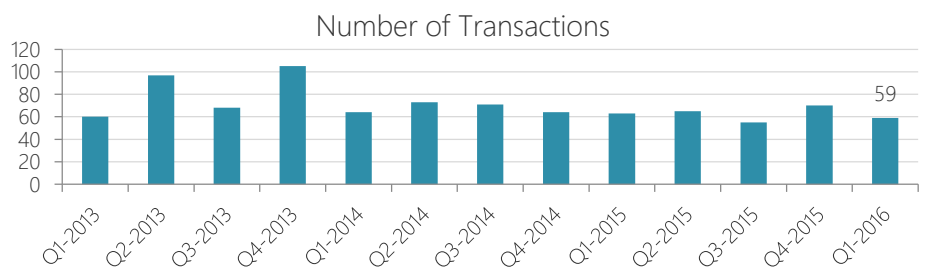
22% YoY



Number of Transactions



-6% YoY



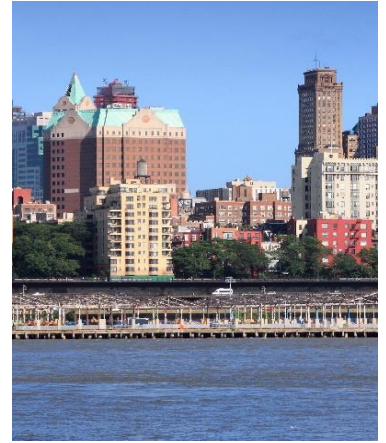
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$272,540	10%	\$323	22%	\$74,948,488	59	59	275
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)

Canarsie

Brooklyn, 1st Quarter 2016

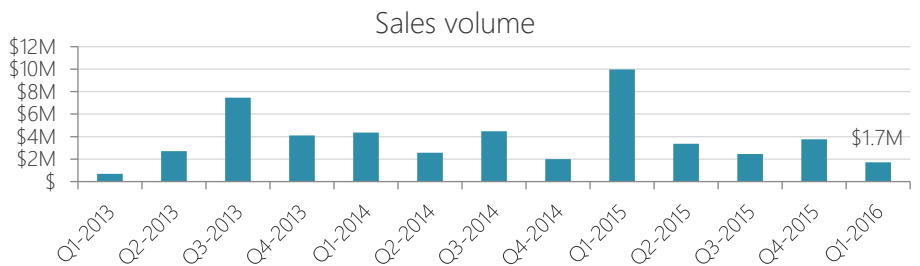


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

Sales volume



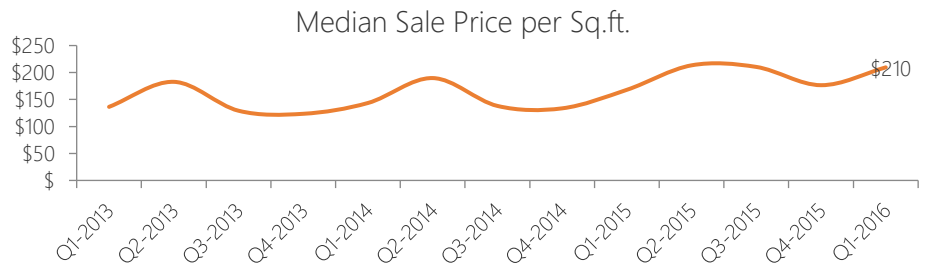
-83% YoY



Median Sale Price per Sq.ft.



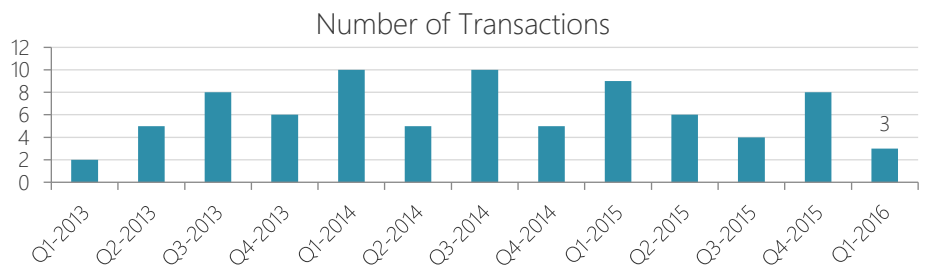
25% YoY



Number of Transactions



-67% YoY



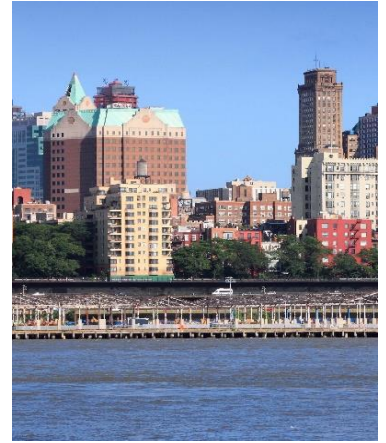
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$191,369	12%	\$210	12%	\$1,722,319	3	3	9
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)

City Line

Brooklyn, 1st Quarter 2016

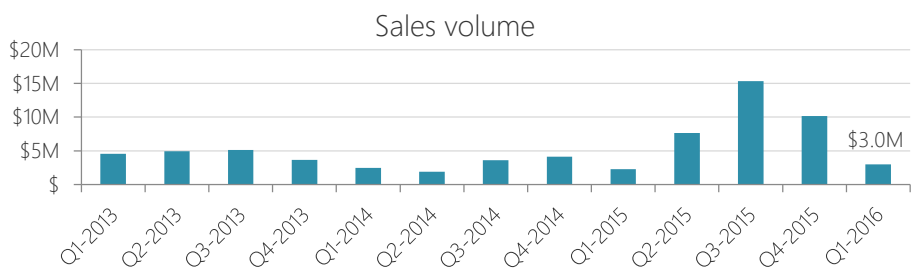


A subsection of East New York, City Line borders Cypress Hills, Ozone Park, and Conduit Boulevard. A branch of the Brooklyn Public Library and the Cypress Hills Houses are just a few of the landmarks nestled in City Line. Liberty Avenue is the main commercial district and is peppered with shops, theaters, galleries, and unique restaurants.

Sales volume



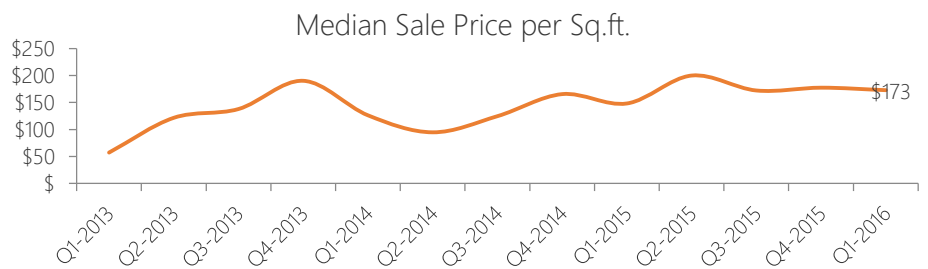
32% YoY



Median Sale Price per Sq.ft.



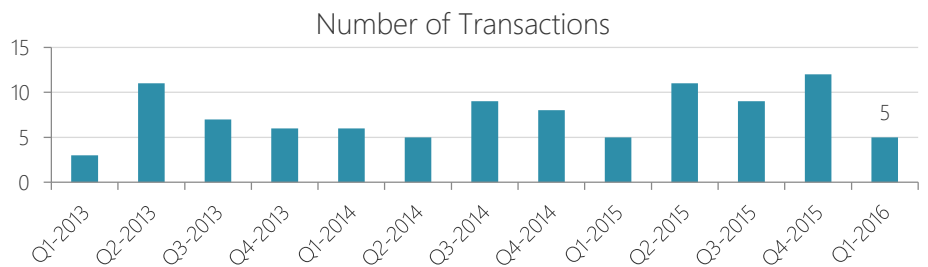
17% YoY



Number of Transactions



0% YoY



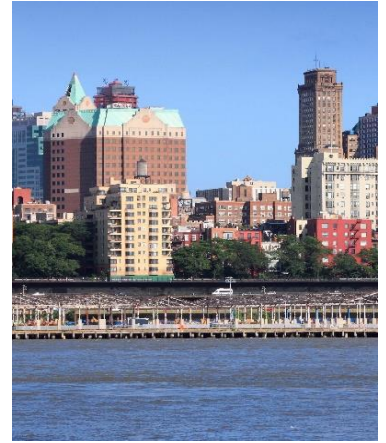
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$157,980	25%	\$173	17%	\$3,001,616	5	5	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)

Clinton Hill

Brooklyn, 1st Quarter 2016

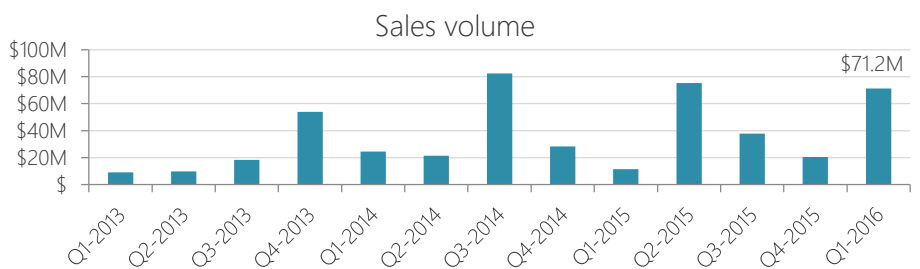


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

Sales volume



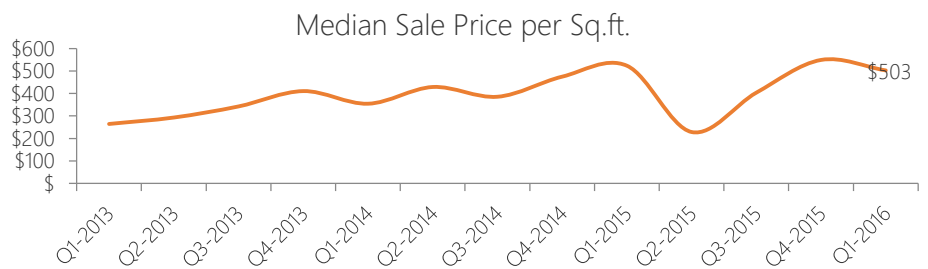
517% YoY



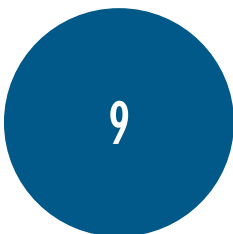
Median Sale Price per Sq.ft.



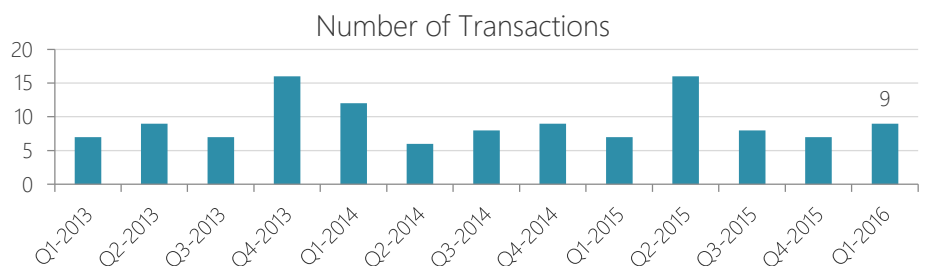
-4% YoY



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	\$357,324	-29%	\$539	3%	\$12,149,000	7	7	34
Medium	\$260,000	-	\$492	-	\$2,600,000	1	1	10
Large	\$656,977	-	\$496	-	\$56,500,000	1	1	86

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

Cobble Hill

Brooklyn, 1st Quarter 2016

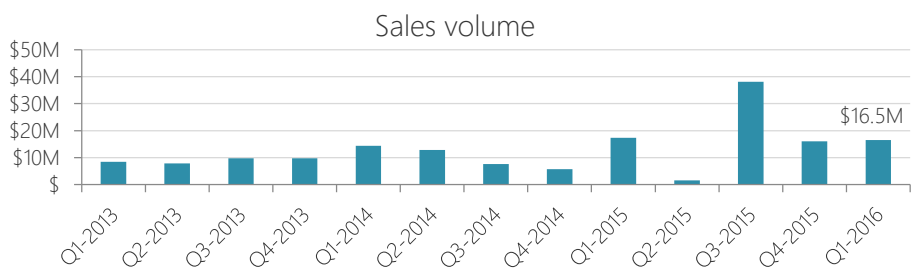


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

Sales volume



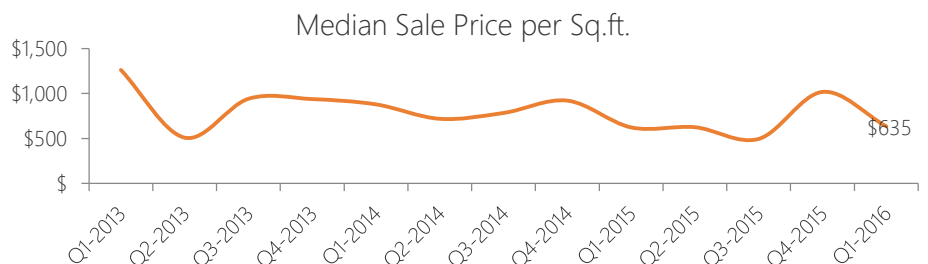
-5% YoY



Median Sale Price per Sq.ft.



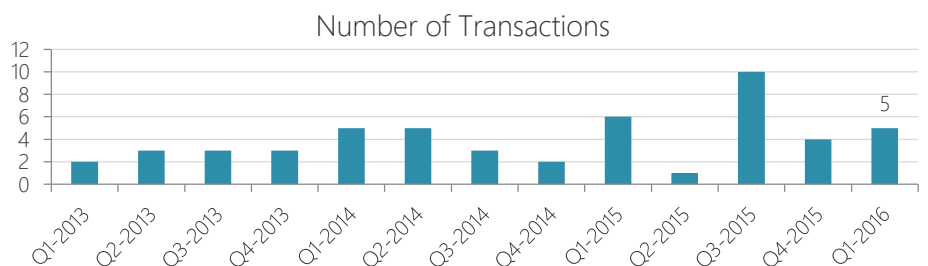
2% YoY



Number of Transactions



-17% YoY



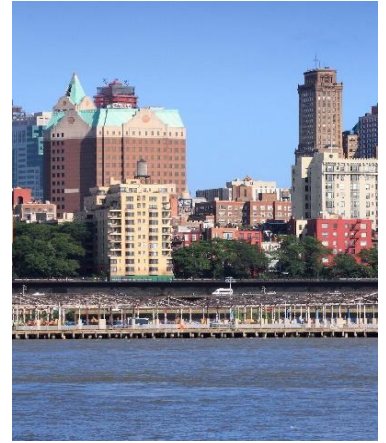
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$688,750	35%	\$635	2%	\$16,530,000	5	5	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)

Coney Island

Brooklyn, 1st Quarter 2016

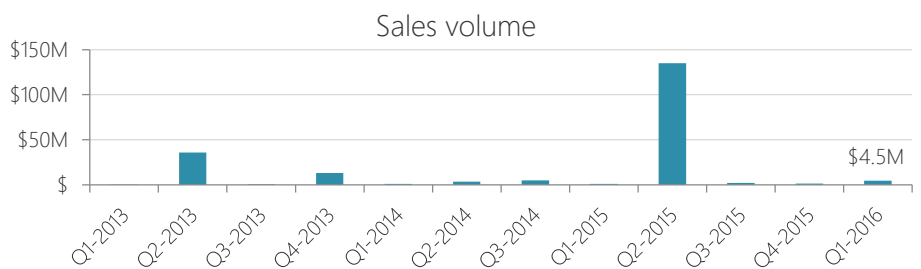


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

Sales volume



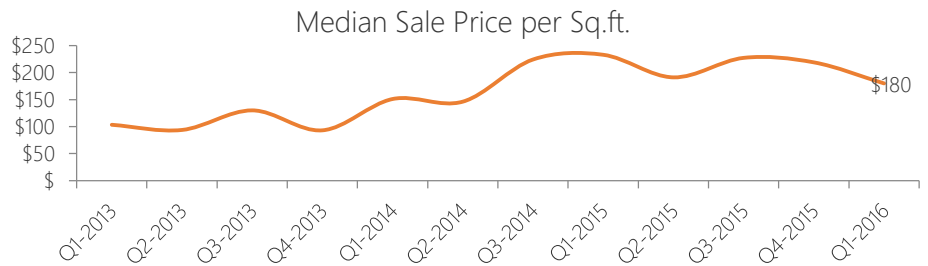
348% YoY



Median Sale Price per Sq.ft.



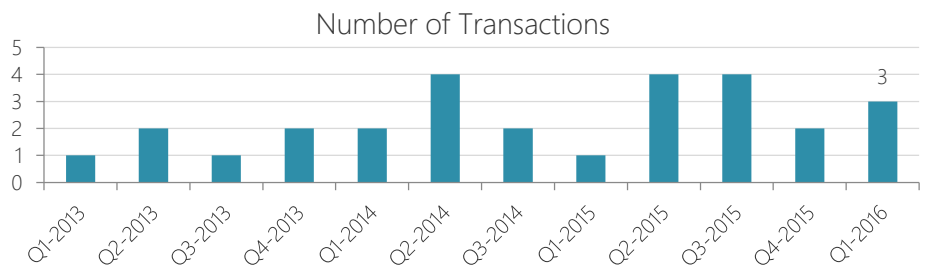
-23% YoY



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	\$140,120	-30%	\$180	-23%	\$4,483,837	3	6	32
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, 1st Quarter 2016

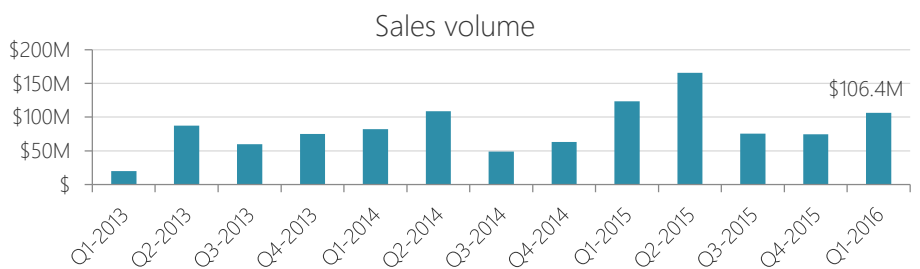


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Sales volume



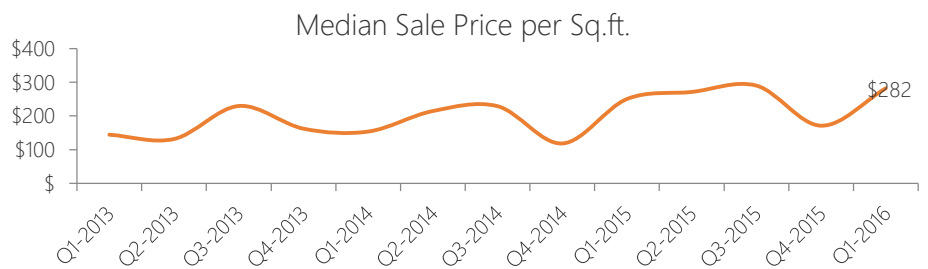
-14% YoY



Median Sale Price per Sq.ft.



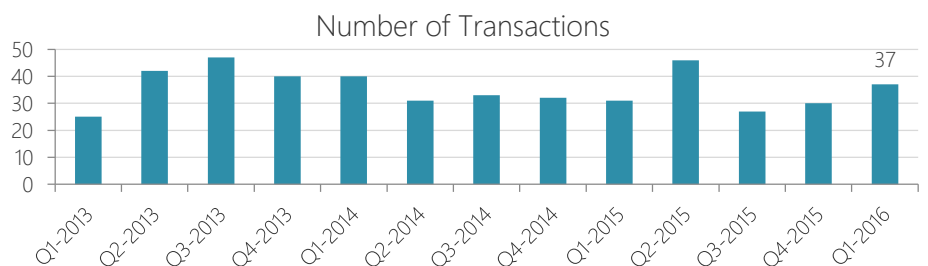
13% YoY



Number of Transactions



19% YoY



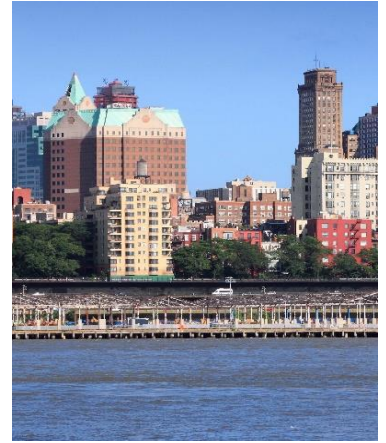
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$289,395	9%	\$298	14%	\$35,595,646	29	29	123
Medium	\$202,788	-15%	\$242	-15%	\$50,088,592	7	16	247
Large	\$357,759	55%	\$407	102%	\$20,750,000	1	1	58

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

Cypress Hills

Brooklyn, 1st Quarter 2016

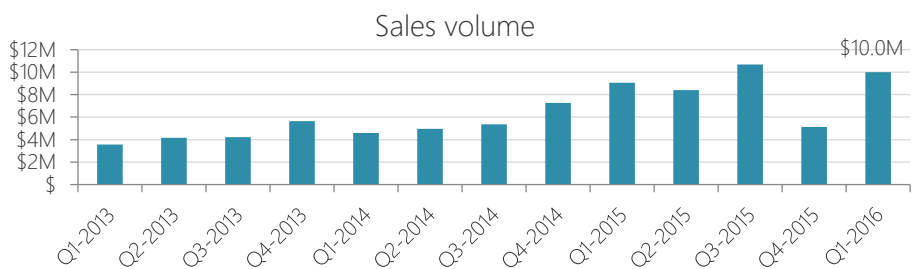


A neighborhood in the east of New York, Cypress Hills is home to some of the most affordable housing prices in Brooklyn – not to mention a wealth of delicious ethnic foods. The main thoroughfare, Fulton Street, is lined with barber shops, bodegas, churches, pupuserias, seafood restaurants, and other local spots and the housing types are equally diverse.

Sales volume



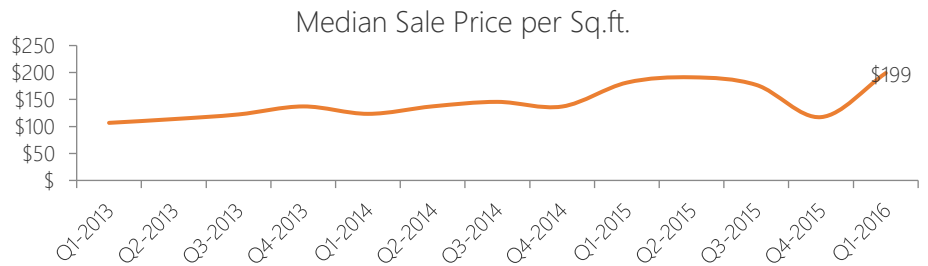
10% YoY



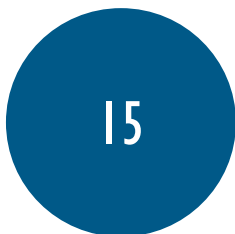
Median Sale Price per Sq.ft.



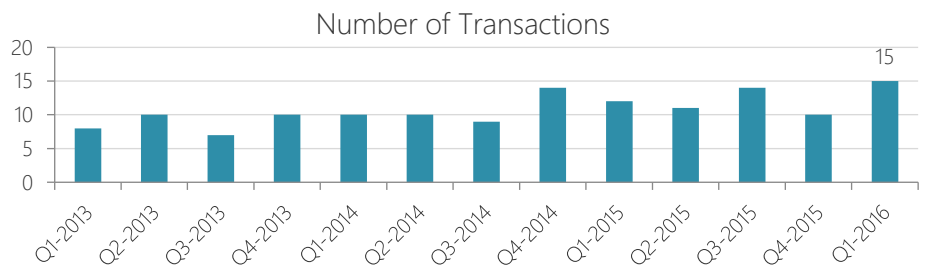
10% YoY



Number of Transactions



25% YoY



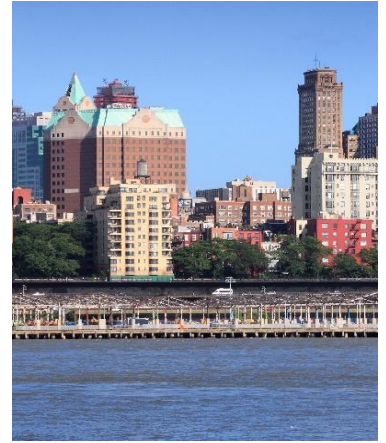
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$172,250	6%	\$199	12%	\$9,990,500	15	15	58
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)

Ditmas Park

Brooklyn, 1st Quarter 2016

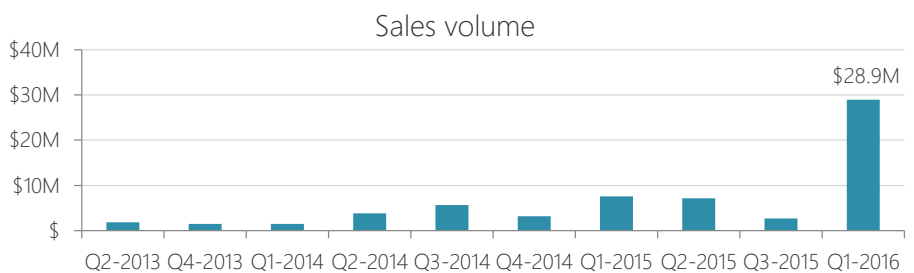


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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

Sales volume



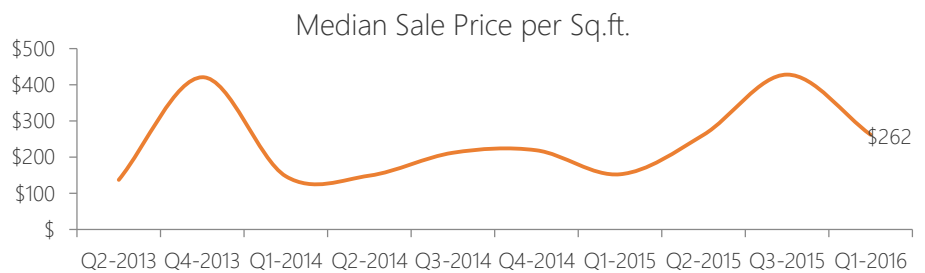
282% YoY



Median Sale Price per Sq.ft.



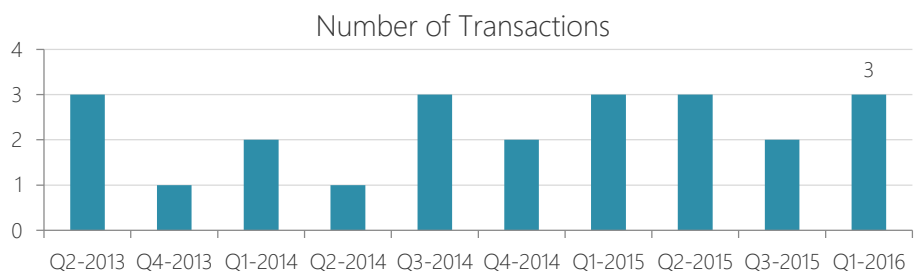
72% YoY



Number of Transactions



0% YoY



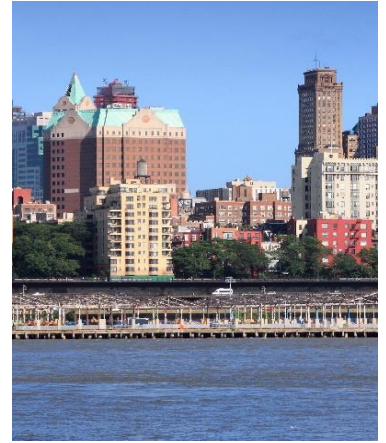
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$243,750	29%	\$325	83%	\$975,000	1	1	4
Medium	\$184,375	45%	\$236	88%	\$2,950,000	1	1	16
Large	\$277,778	-	\$263	-	\$25,000,000	1	1	90

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

Dyker Heights

Brooklyn, 1st Quarter 2016

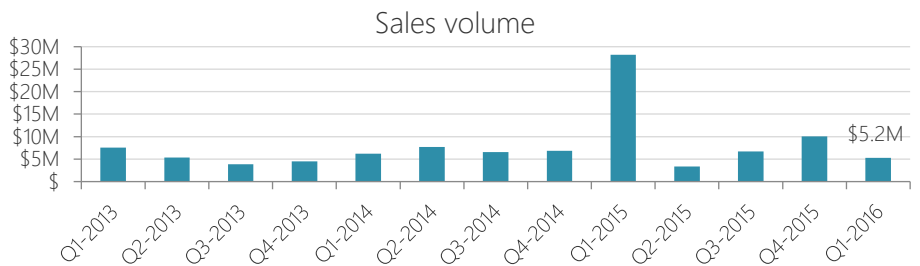


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

Sales volume



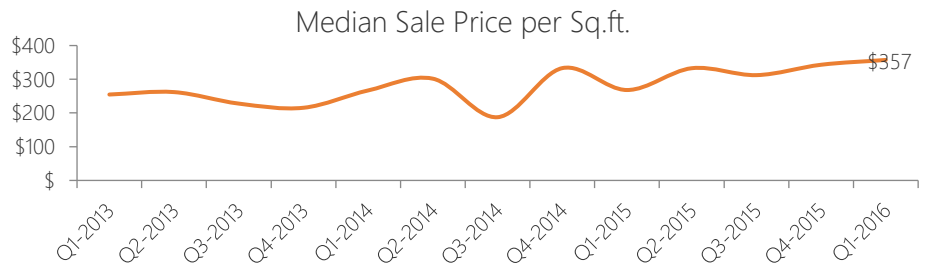
-81% YoY



Median Sale Price per Sq.ft.



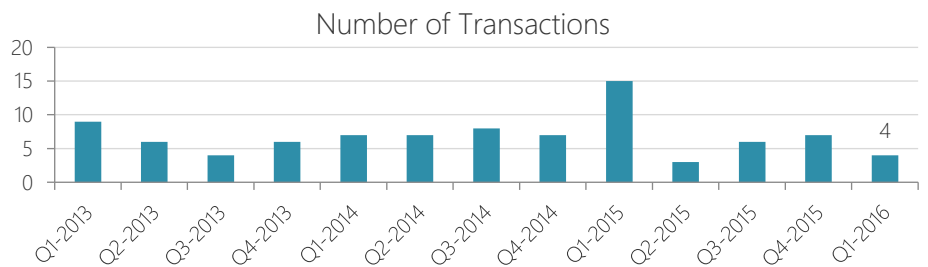
33% YoY



Number of Transactions



-73% YoY



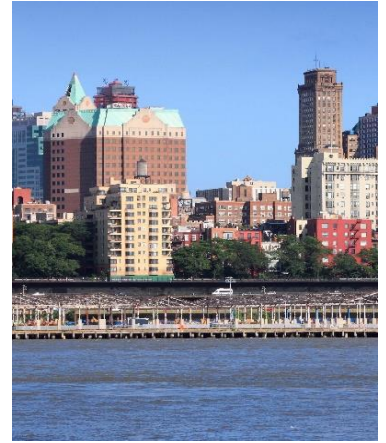
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$437,083	36%	\$357	9%	\$5,245,000	4	4	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, 1st Quarter 2016

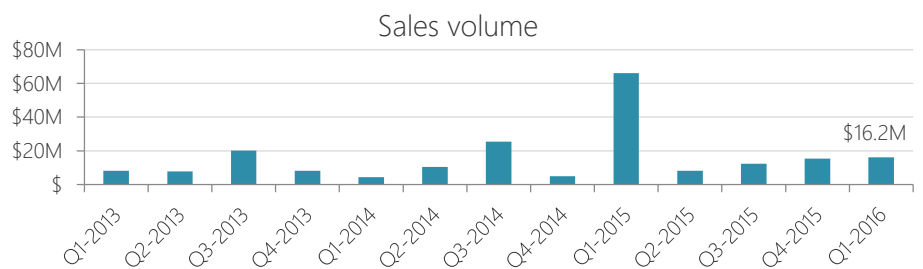


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

Sales volume



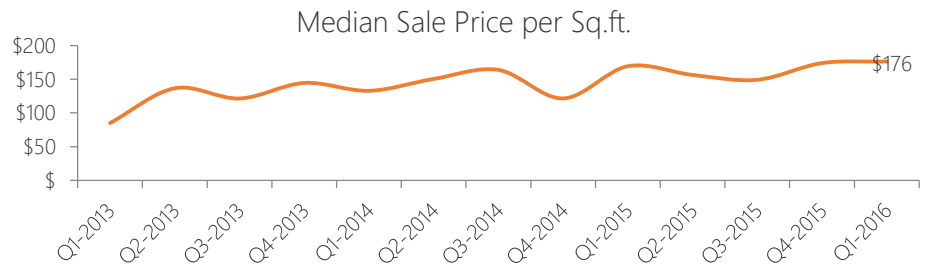
-75% YoY



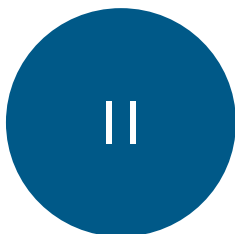
Median Sale Price per Sq.ft.



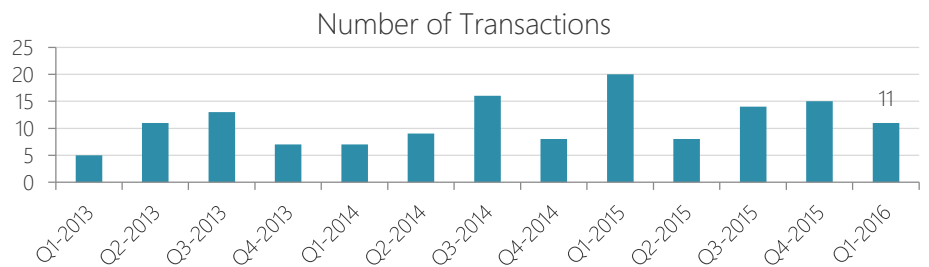
4% YoY



Number of Transactions



-45% YoY



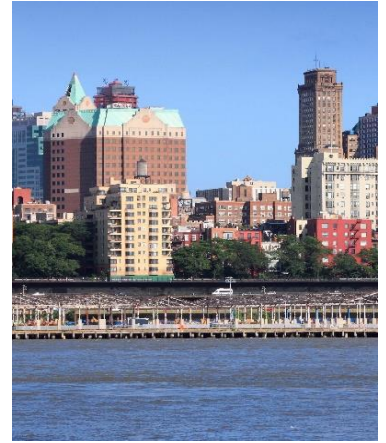
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$156,798	31%	\$165	25%	\$4,703,929	8	8	30
Medium	\$167,319	-	\$182	-	\$11,545,000	3	3	69
Large	-	-	-	-	\$0	0	0	0

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

East NY

Brooklyn, 1st Quarter 2016

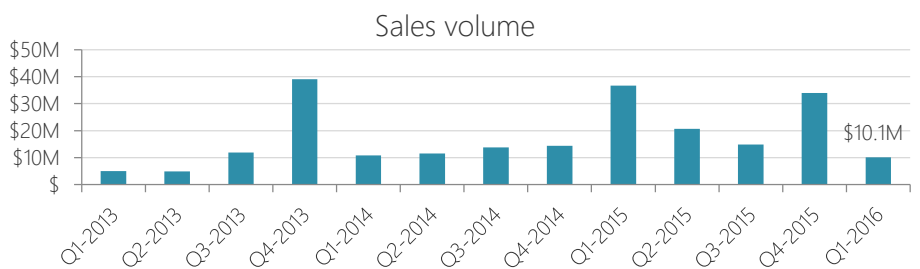


The East New York neighborhood may not traditionally have had yoga studios, hip coffee shops, and pet grooming spas but as real estate developers move in that's starting to change. The real estate prices are affordable and residents have easy access both to public transportation and major highways. Many consider it to be one of the most up and coming neighborhoods to watch.

Sales volume



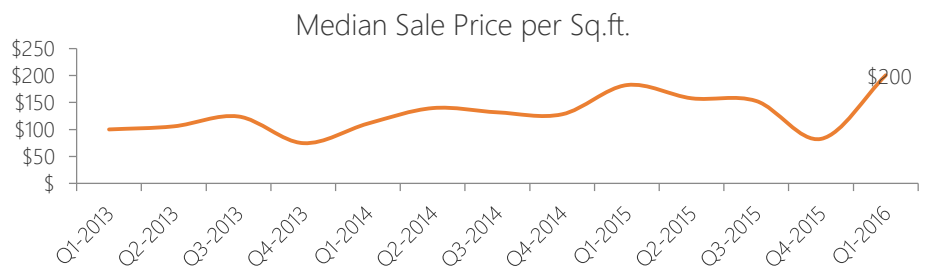
-73% YoY



Median Sale Price per Sq.ft.



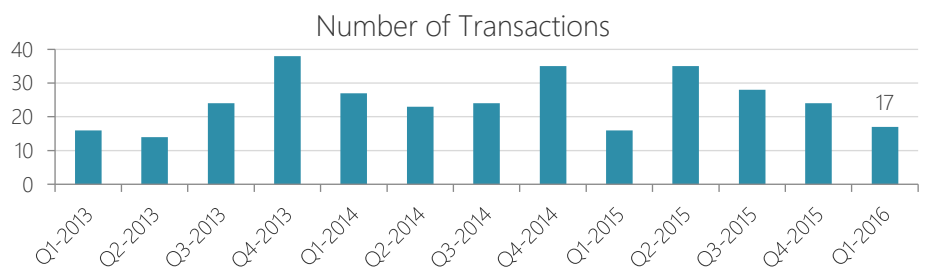
10% YoY



Number of Transactions



6% YoY



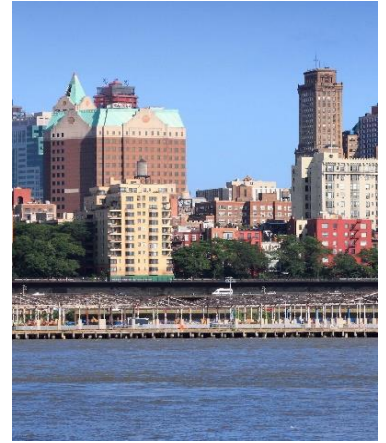
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$160,029	22%	\$200	28%	\$10,081,838	17	17	63
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Farragut

Brooklyn, 1st Quarter 2016

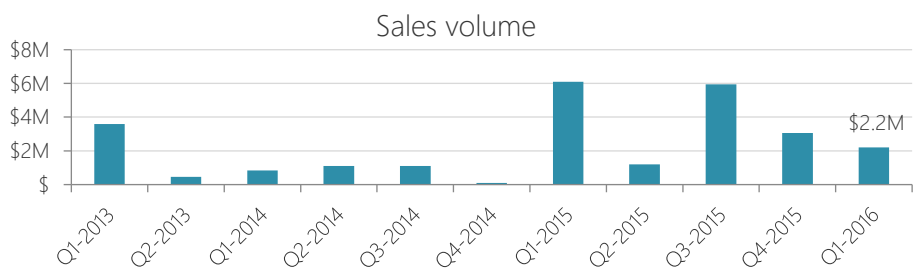


A subsection of East Flatbush, Farragut is just 15 miles from Midtown and directly south of the Holy Cross Cemetery. It offers the epitome of urban life with a large variety of eateries along Flatbush Avenue. Many residents own cars but Farragut is an easily walkable neighborhood with subway stations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

Sales volume



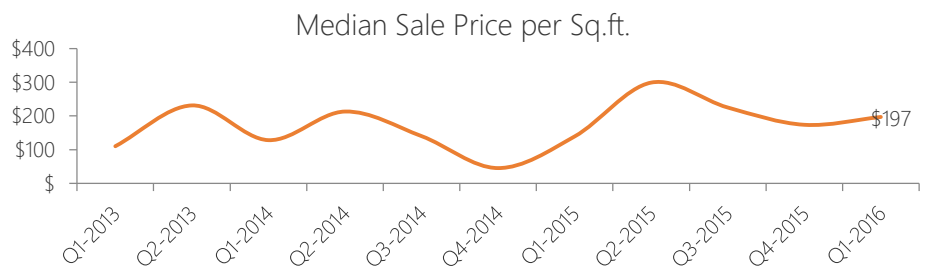
-64% YoY



Median Sale Price per Sq.ft.



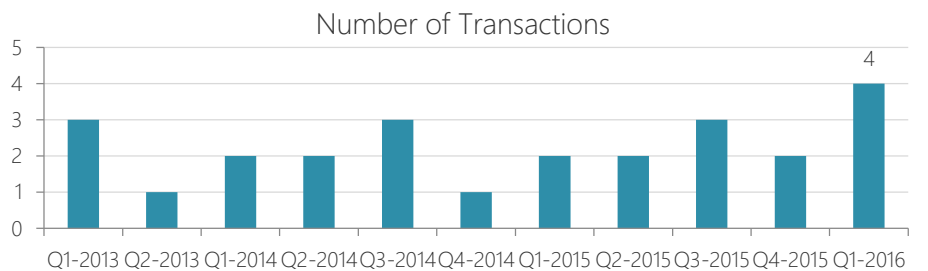
41% YoY



Number of Transactions



100% YoY



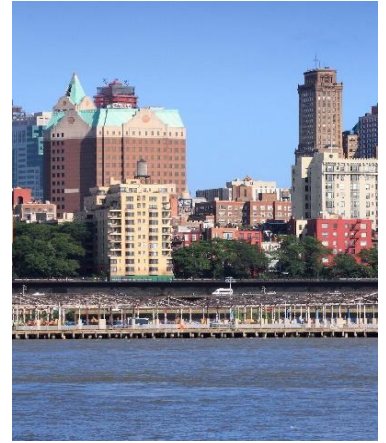
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$184,000	39%	\$197	58%	\$2,208,000	4	4	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)

Flatbush

Brooklyn, 1st Quarter 2016

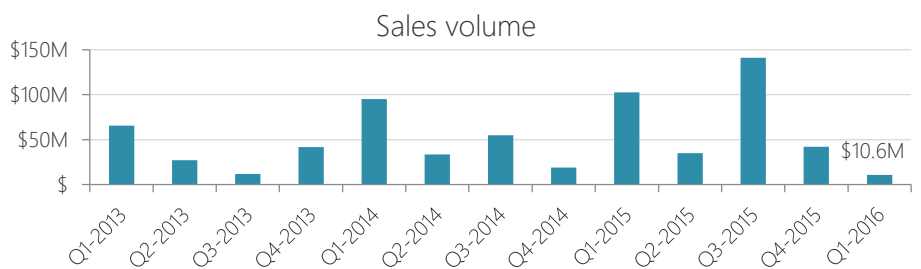


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

Sales volume



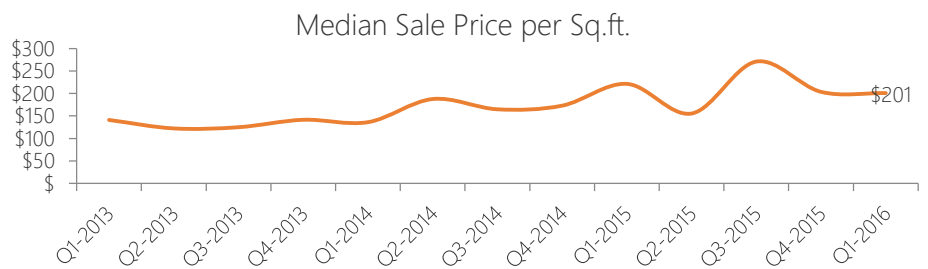
-90% YoY



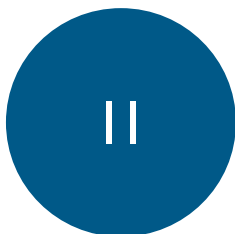
Median Sale Price per Sq.ft.



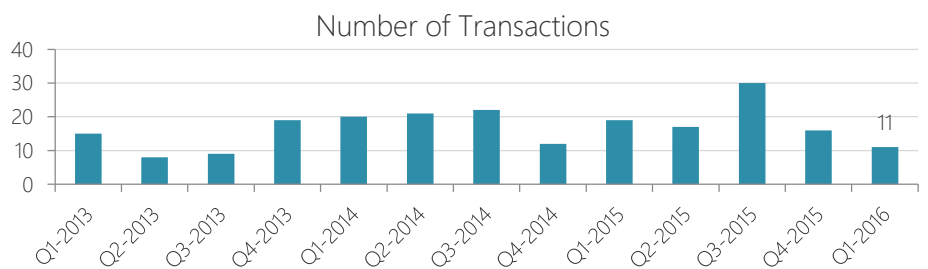
-9% YoY



Number of Transactions



-42% YoY



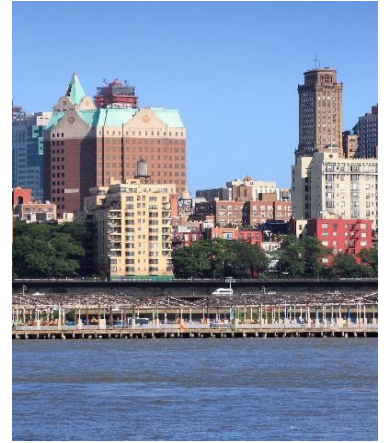
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$170,347	-2%	\$189	17%	\$8,347,000	10	10	49
Medium	\$187,500	0%	\$264	30%	\$2,250,000	1	1	12
Large	-	-	-	-	\$0	0	0	0

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

Fort Greene

Brooklyn, 1st Quarter 2016

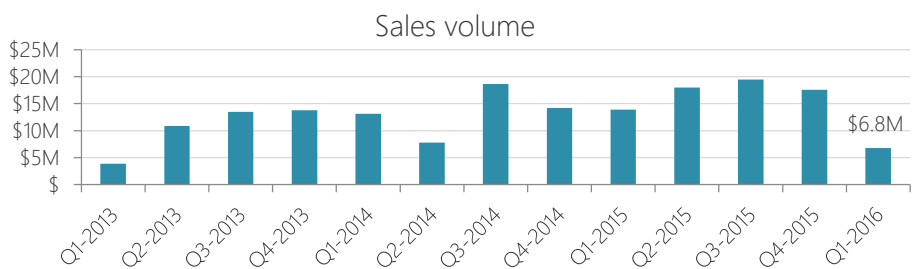


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

Sales volume



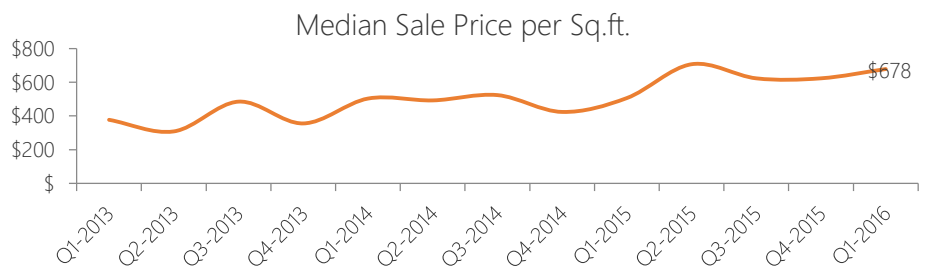
-51% YoY



Median Sale Price per Sq.ft.



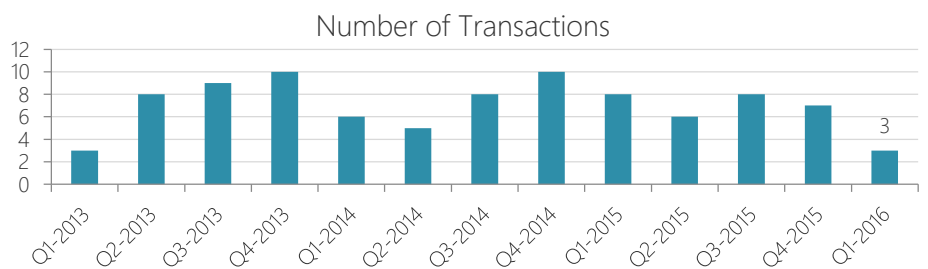
34% YoY



Number of Transactions



-63% YoY



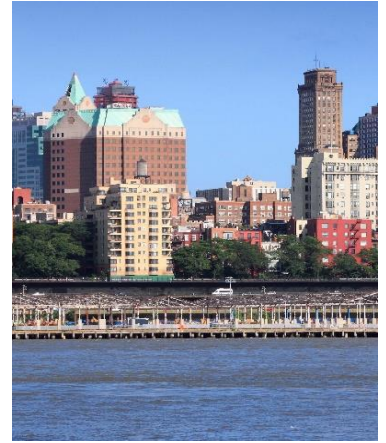
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$562,500	9%	\$678	34%	\$6,750,000	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)

Georgetown

Brooklyn, 1st Quarter 2016

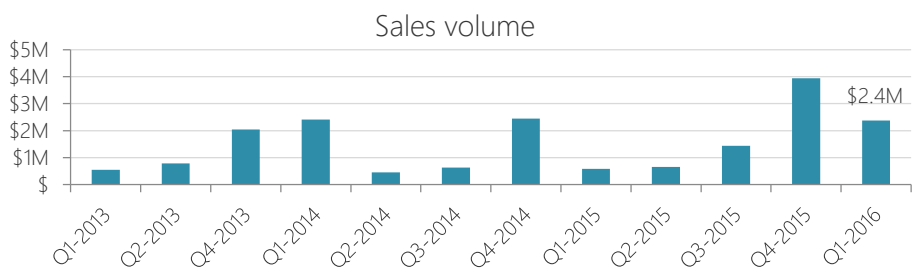


An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall,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

Sales volume



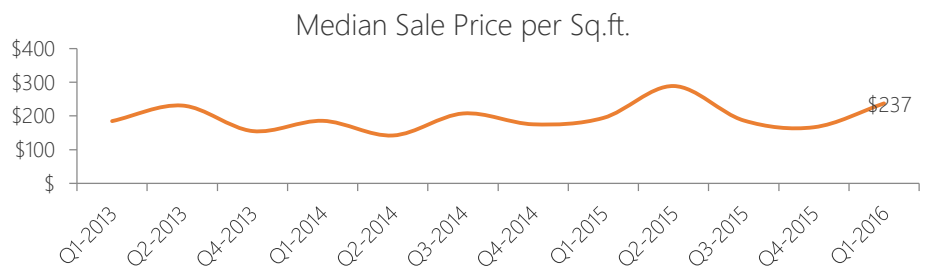
306% YoY



Median Sale Price per Sq.ft.



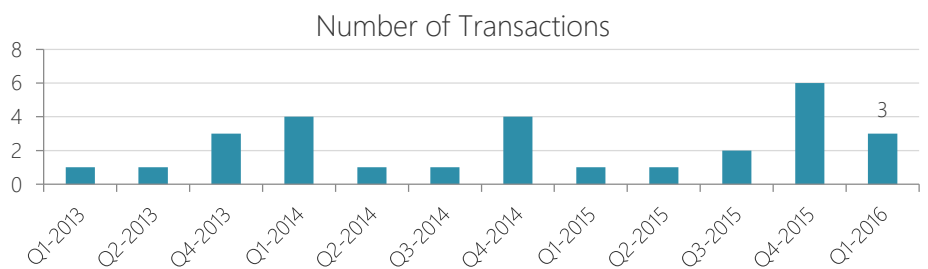
22% YoY



Number of Transactions



200% YoY



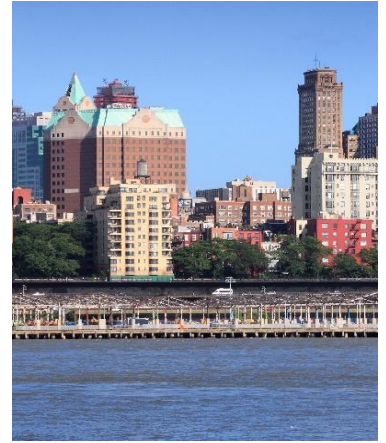
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$263,889	35%	\$237	22%	\$2,375,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Gowanus

Brooklyn, 1st Quarter 2016

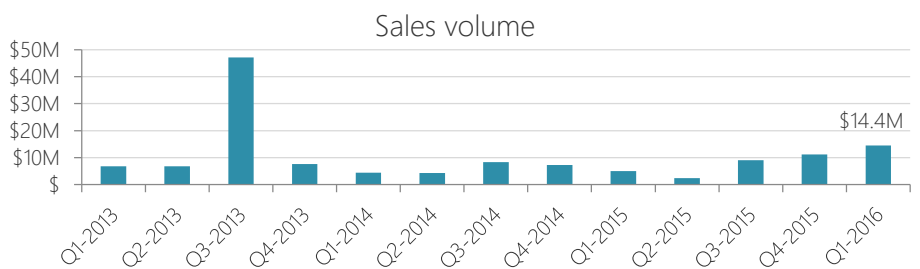


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

Sales volume



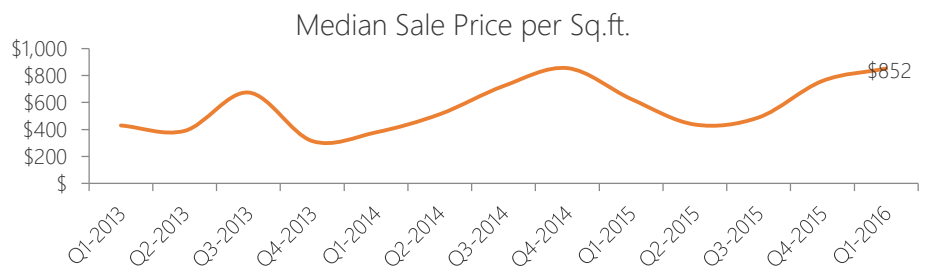
192% YoY



Median Sale Price per Sq.ft.



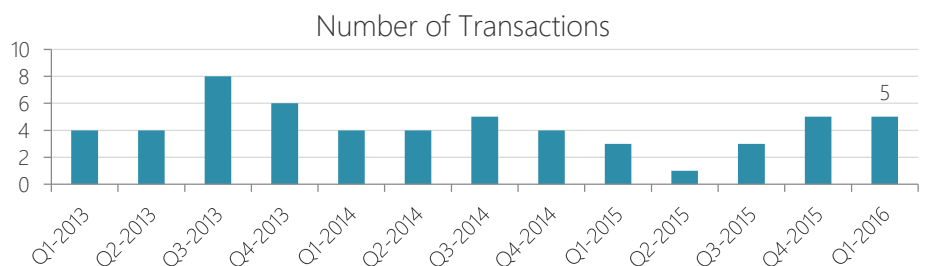
36% YoY



Number of Transactions



67% YoY



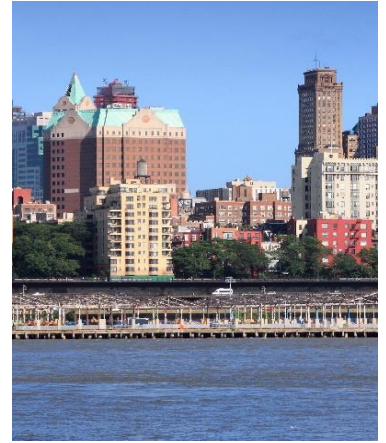
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$627,826	27%	\$852	36%	\$14,440,000	5	5	23
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, 1st Quarter 2016

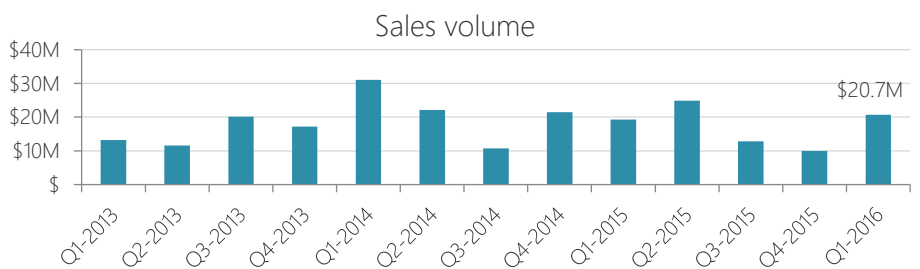


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Sales volume



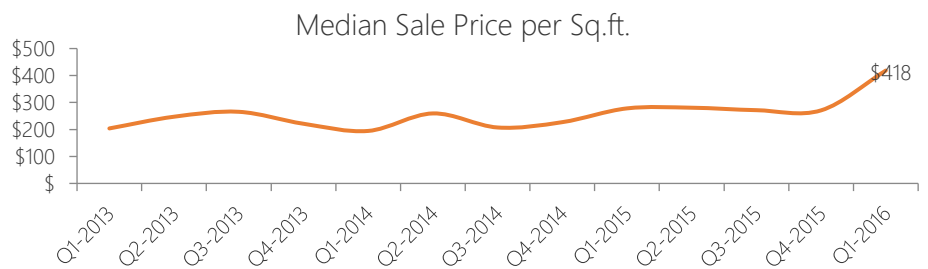
8% YoY



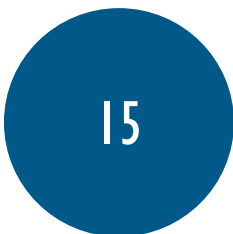
Median Sale Price per Sq.ft.



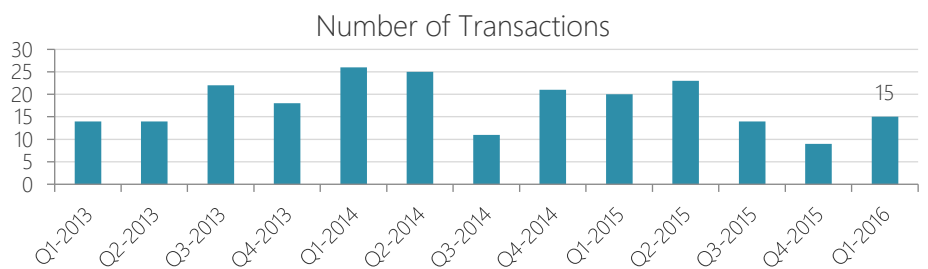
50% YoY



Number of Transactions



-25% YoY



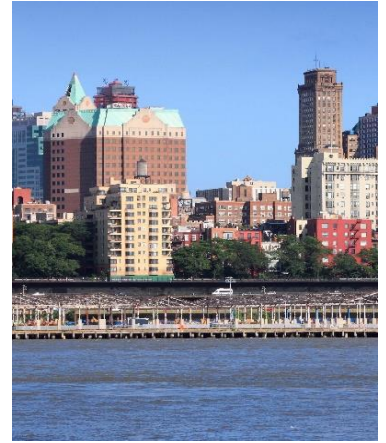
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$414,283	63%	\$418	50%	\$20,714,150	15	15	50
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, 1st Quarter 2016

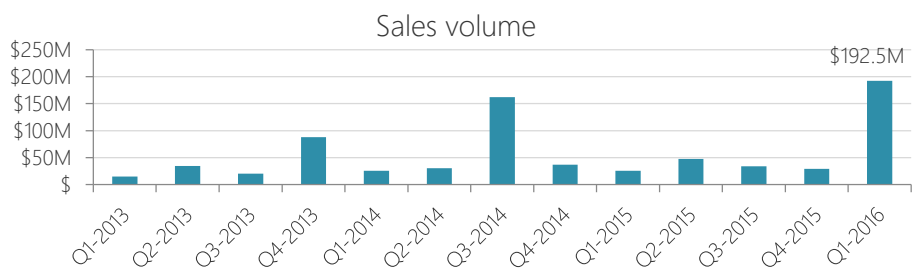


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Sales volume



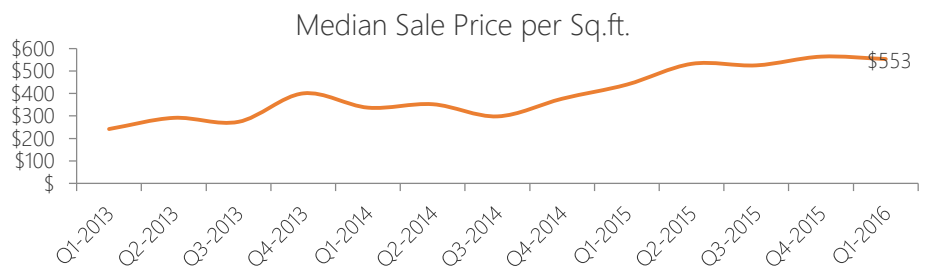
657% YoY



Median Sale Price per Sq.ft.



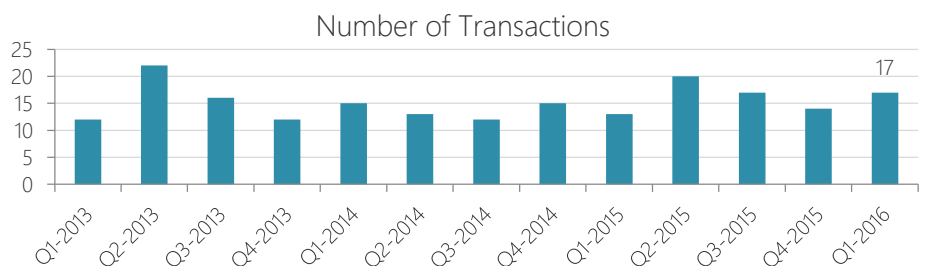
26% YoY



Number of Transactions



31% YoY



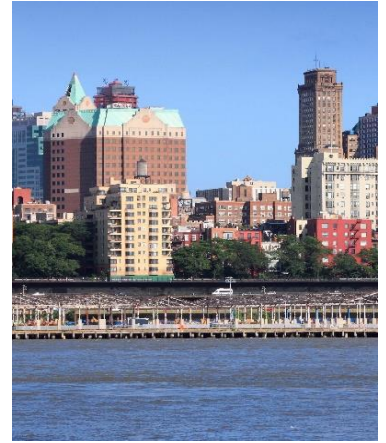
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$605,625	55%	\$600	37%	\$29,070,000	12	12	48
Medium	\$764,844	-	\$779	-	\$48,950,000	3	3	64
Large	\$575,115	-	\$484	-	\$114,447,968	2	2	199

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

Greenwood Heights

Brooklyn, 1st Quarter 2016

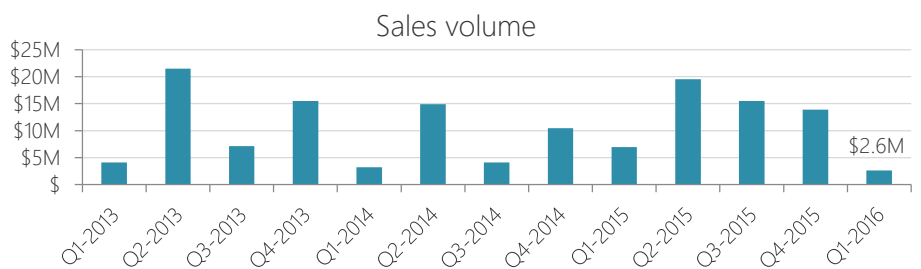


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

Sales volume



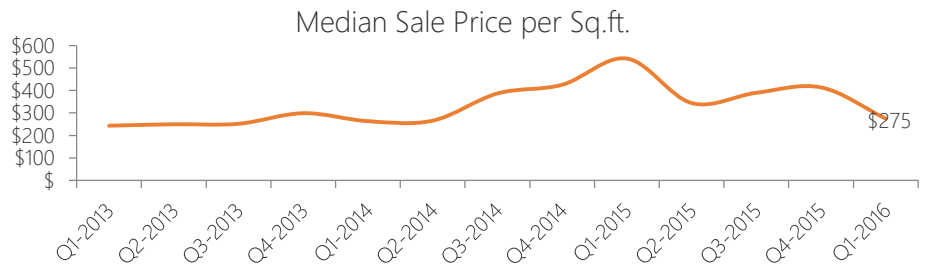
-62% YoY



Median Sale Price per Sq.ft.



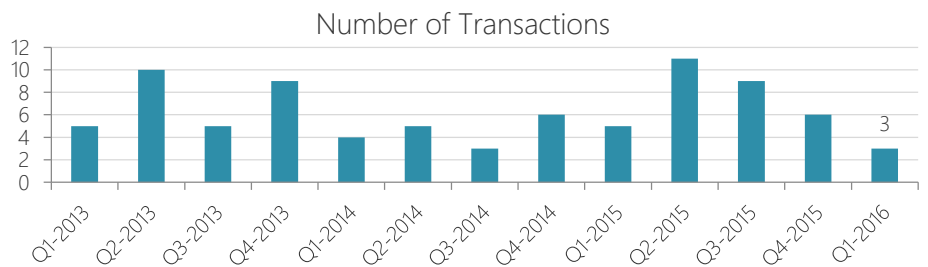
-49% YoY



Number of Transactions



-40% YoY



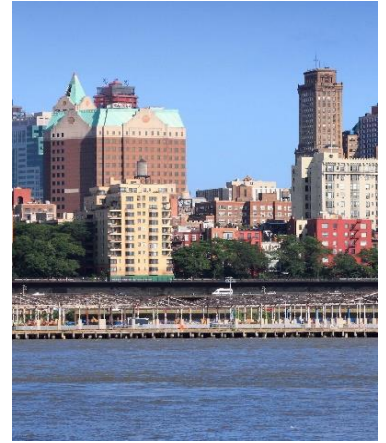
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$203,131	-36%	\$275	-49%	\$2,640,703	3	3	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Kensington

Brooklyn, 1st Quarter 2016

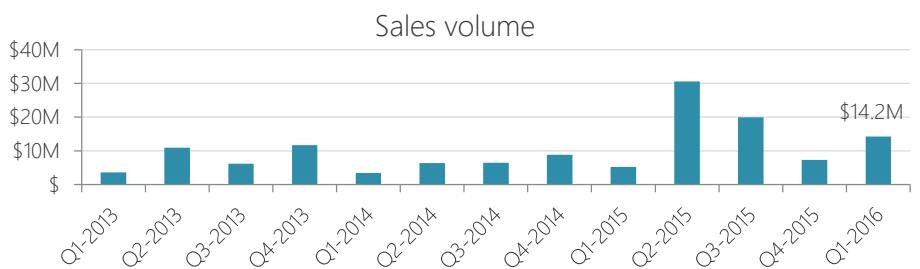


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

Sales volume



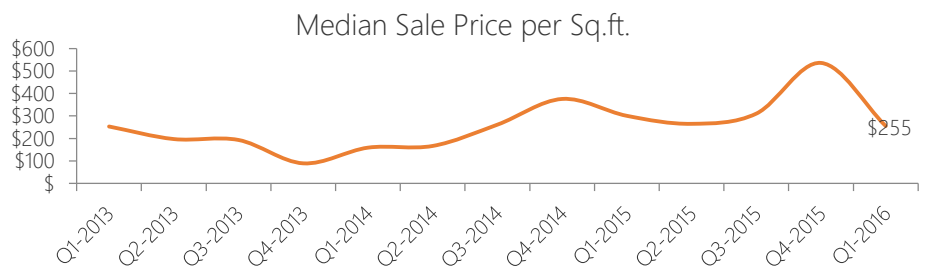
175% YoY



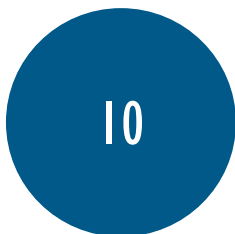
Median Sale Price per Sq.ft.



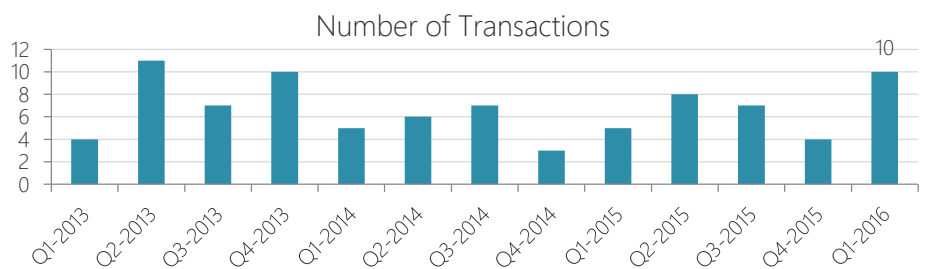
-15% YoY



Number of Transactions



100% YoY



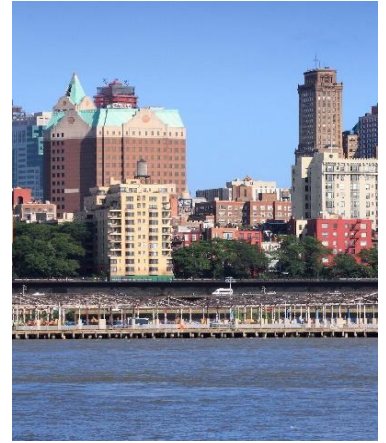
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$214,944	-21%	\$250	-17%	\$6,448,333	8	8	30
Medium	\$325,000	-	\$259	-	\$7,800,000	2	2	24
Large	-	-	-	-	\$0	0	0	0

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

Midwood

Brooklyn, 1st Quarter 2016

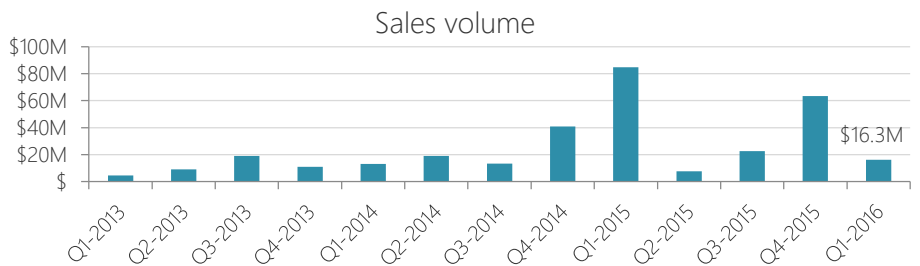


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

Sales volume



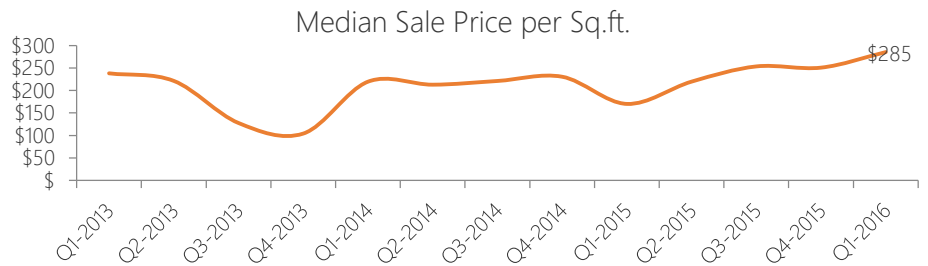
-81% YoY



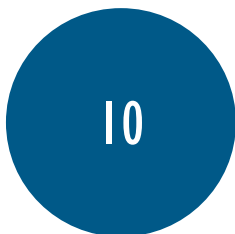
Median Sale Price per Sq.ft.



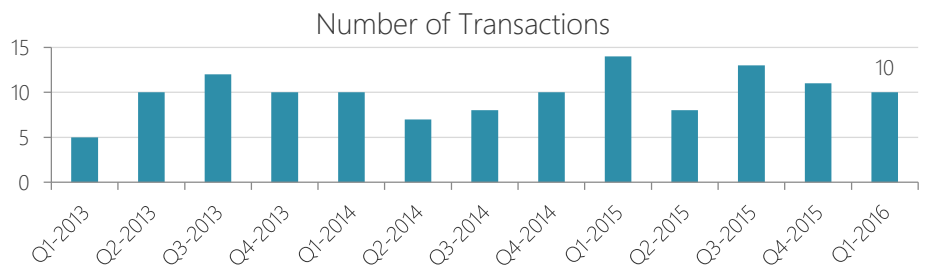
68% YoY



Number of Transactions



-29% YoY



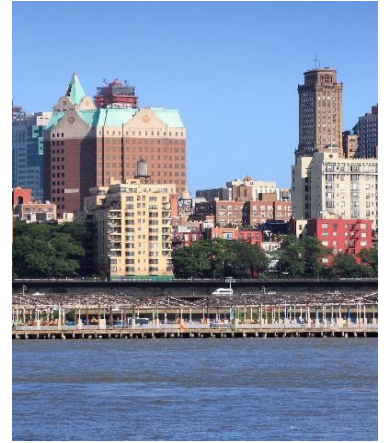
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$311,321	69%	\$352	73%	\$10,273,600	9	9	33
Medium	\$240,000	42%	\$216	15%	\$6,000,000	1	1	25
Large	-	-	-	-	\$0	0	0	0

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

New Lots

Brooklyn, 1st Quarter 2016

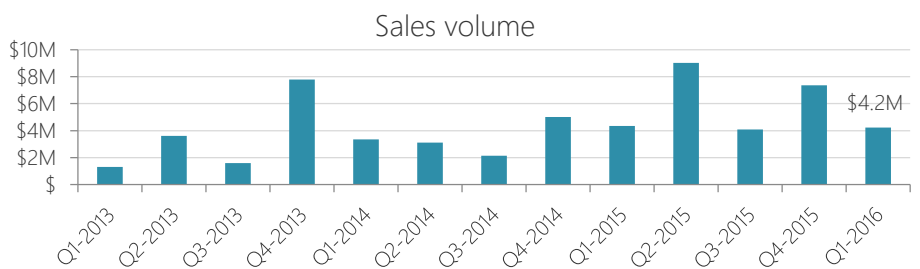


A subsection of East New York, New Lots is a Brooklyn neighborhood with its own historic branch of the Brooklyn Public Library. Once known as the Town of New Lots and formerly a section of Flatbush, this neighborhood is near Brownsville, City Line, and Canarsie. Most homes are two- or three-bedrooms, though there are plenty of apartments too.

Sales volume



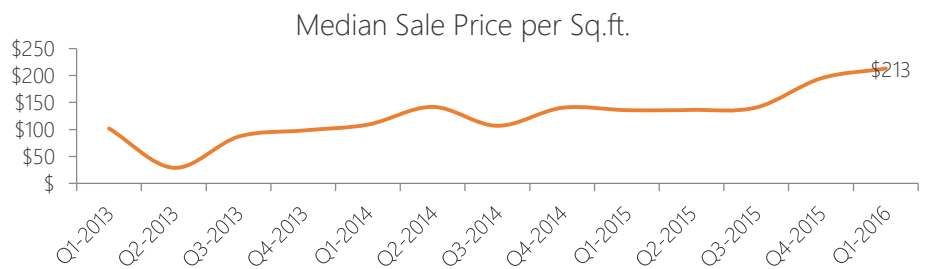
-3% YoY



Median Sale Price per Sq.ft.



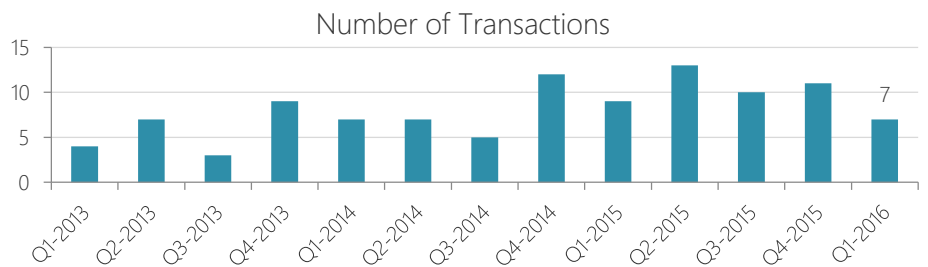
57% YoY



Number of Transactions



-22% YoY



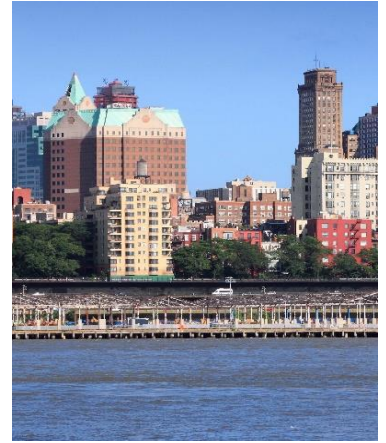
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$162,654	42%	\$213	57%	\$4,229,000	7	7	26
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Ocean Hill

Brooklyn, 1st Quarter 2016

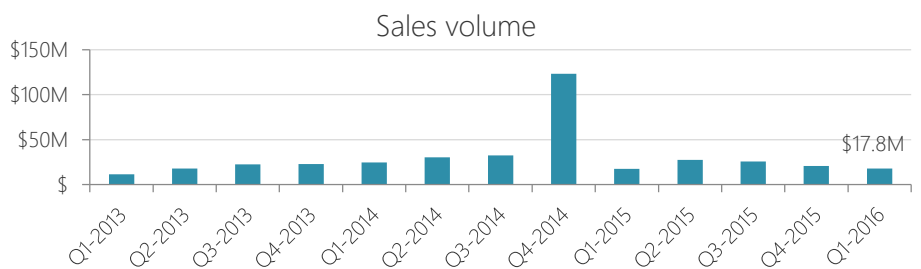


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

Sales volume



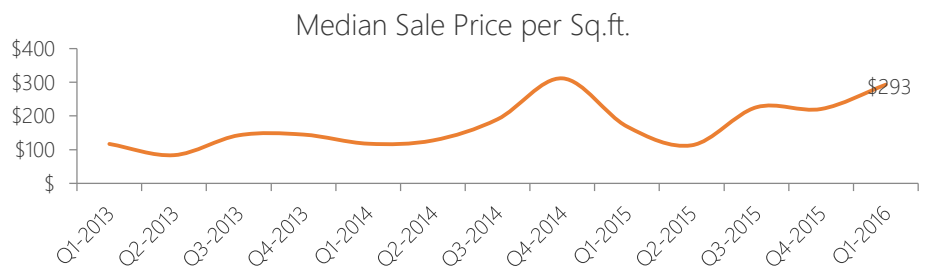
2% YoY



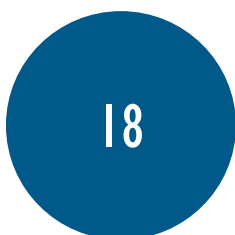
Median Sale Price per Sq.ft.



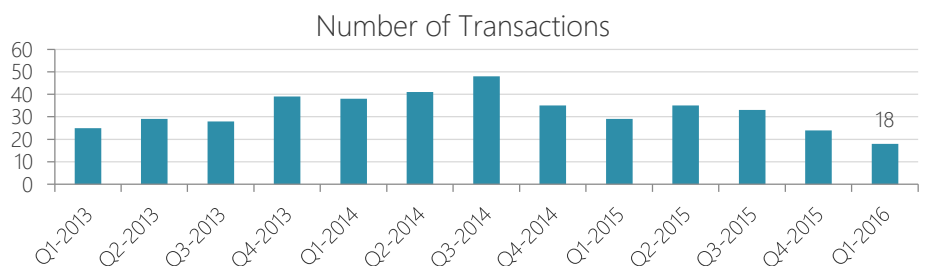
73% YoY



Number of Transactions



-38% YoY



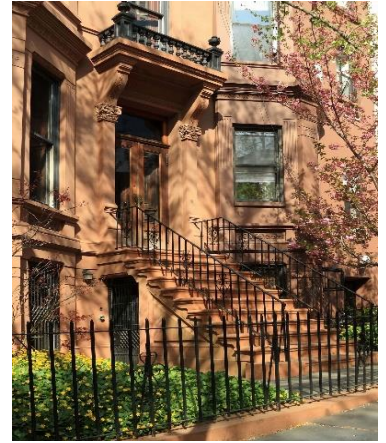
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$269,690	78%	\$293	76%	\$17,799,524	18	18	66
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Park Slope

Brooklyn, 1st Quarter 2016

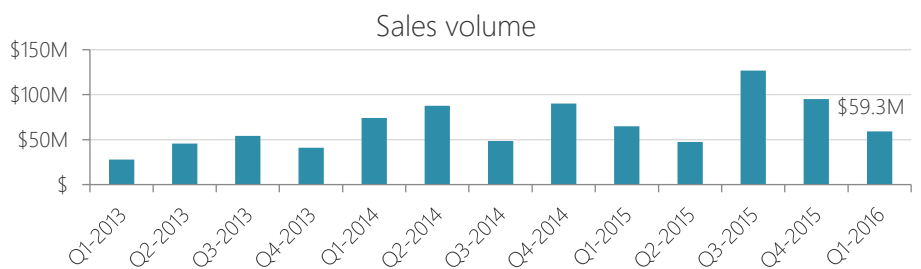


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Sales volume



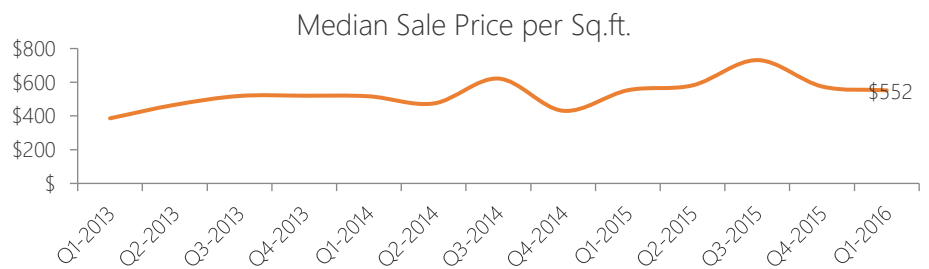
-8% YoY



Median Sale Price per Sq.ft.



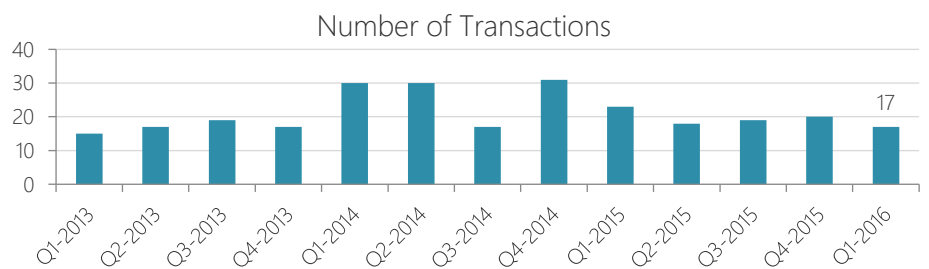
0% YoY



Number of Transactions



-26% YoY



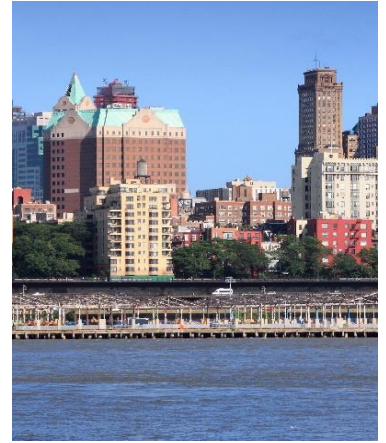
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$597,254	9%	\$717	25%	\$39,418,750	15	15	66
Medium	\$355,357	-4%	\$379	-19%	\$19,900,000	2	3	56
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, 1st Quarter 2016

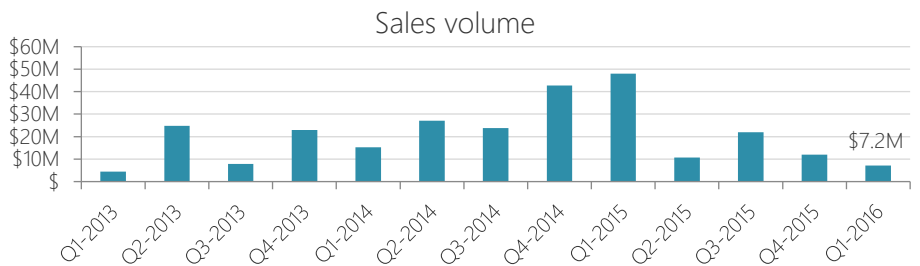


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

Sales volume



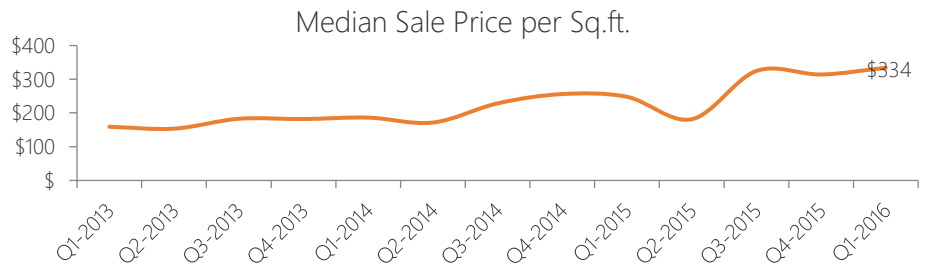
-85% YoY



Median Sale Price per Sq.ft.



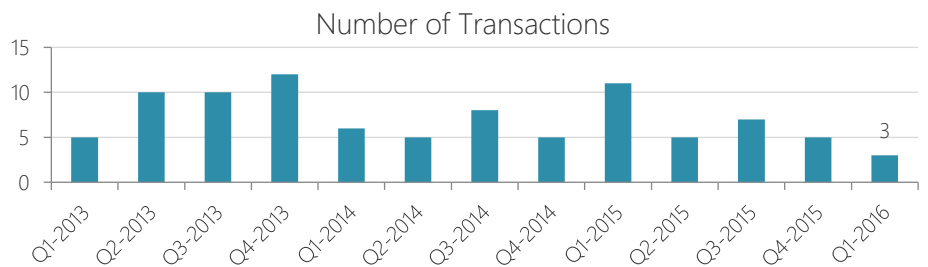
35% YoY



Number of Transactions



-73% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$480,333	64%	\$334	3%	\$7,205,000	3	3	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)

Prospect Heights

Brooklyn, 1st Quarter 2016

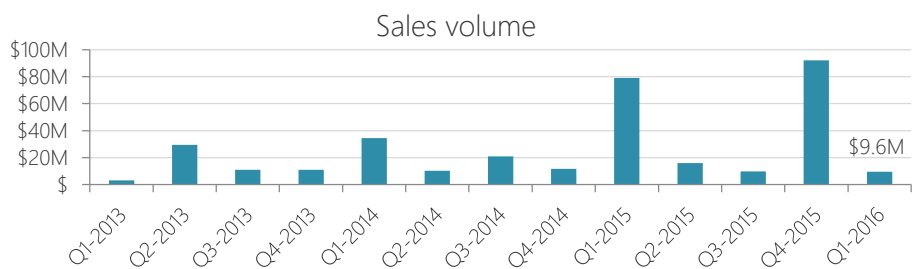


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

Sales volume



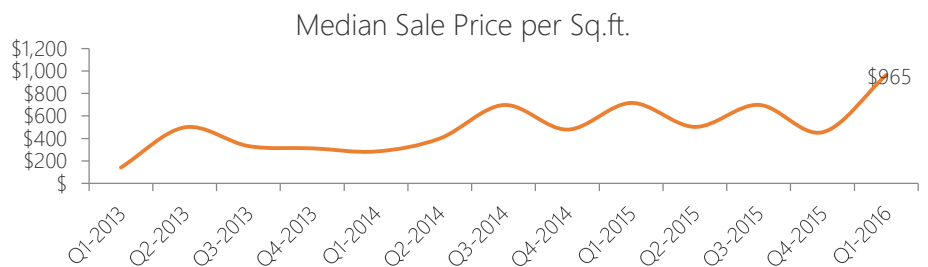
-88% YoY



Median Sale Price per Sq.ft.



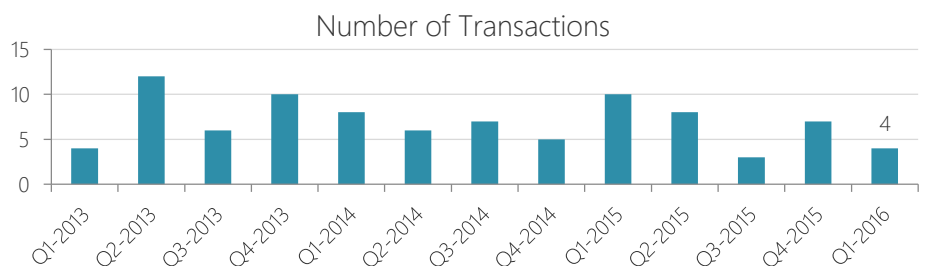
35% YoY



Number of Transactions



-60% YoY



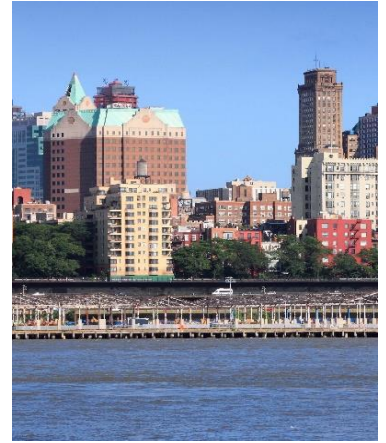
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$738,462	13%	\$965	55%	\$9,600,000	4	4	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Prospect Park South

Brooklyn, 1st Quarter 2016

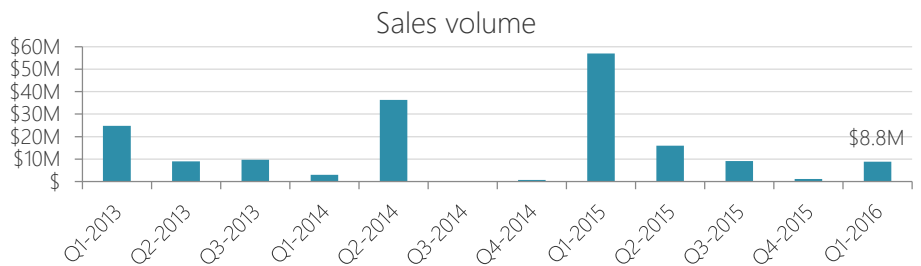


Residents of Prospect Park South enjoy its small town atmosphere while at the same time staying close to some of the more bustling and dynamic Brooklyn neighborhoods. Most homes are freestanding and most streets are lined with trees. Designated as a national historic district, there is a diverse list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

Sales volume



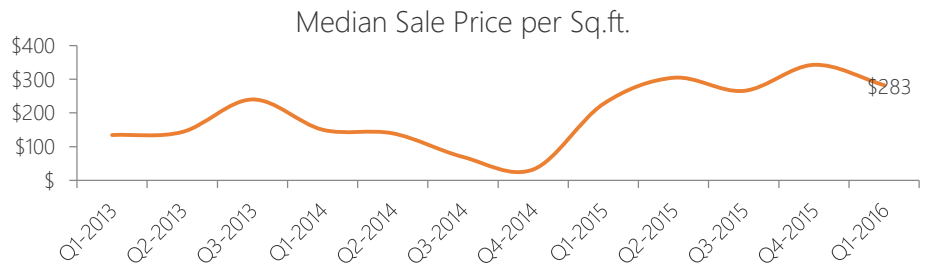
-85% YoY



Median Sale Price per Sq.ft.



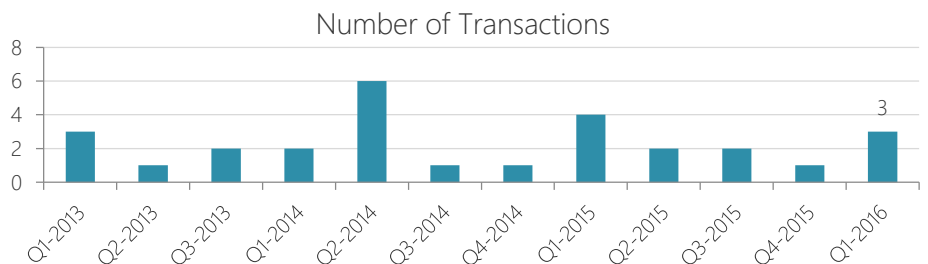
25% YoY



Number of Transactions



-25% YoY



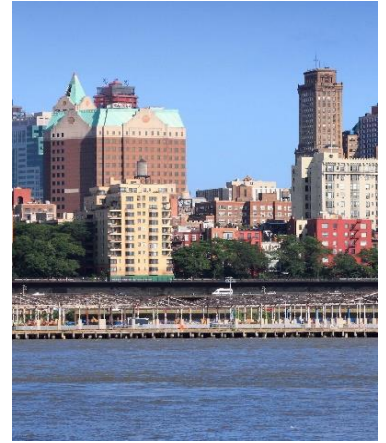
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$421,429	-	\$428	-	\$2,950,000	2	2	7
Medium	\$243,750	26%	\$241	-9%	\$5,850,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

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

Remsen Village

Brooklyn, 1st Quarter 2016

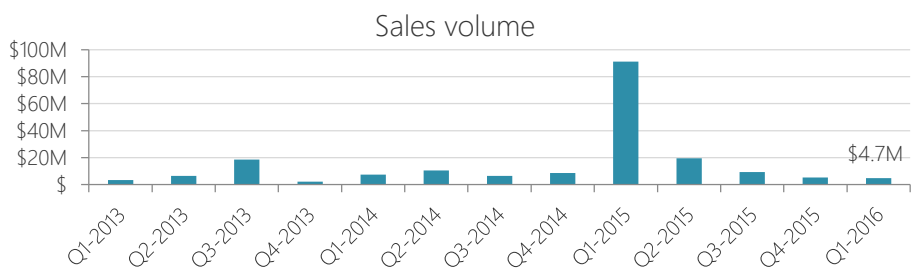


A subdivision of Flatbush, Remsen Village is home to mature trees, a wide variety of housing styles and prices, and established independent stores. While the subway is not convenient for most in the area, buses take residents to the subway. Prospect Park, one of the best green spaces in all of New York City, is just a short trip away.

Sales volume



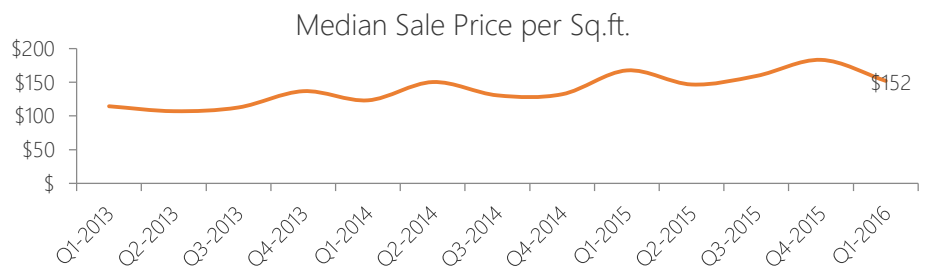
-95% YoY



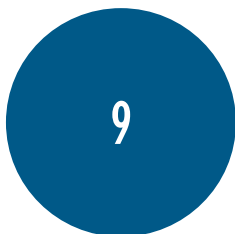
Median Sale Price per Sq.ft.



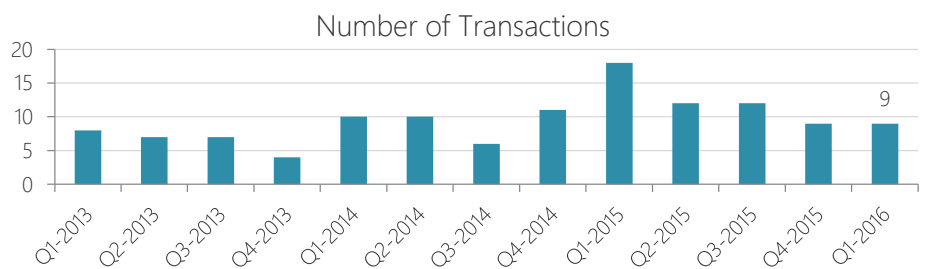
-9% YoY



Number of Transactions



-50% YoY



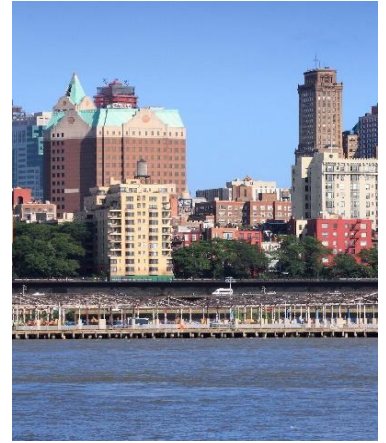
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$137,118	22%	\$152	15%	\$4,662,000	9	9	34
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Sea Gate

Brooklyn, 1st Quarter 2016

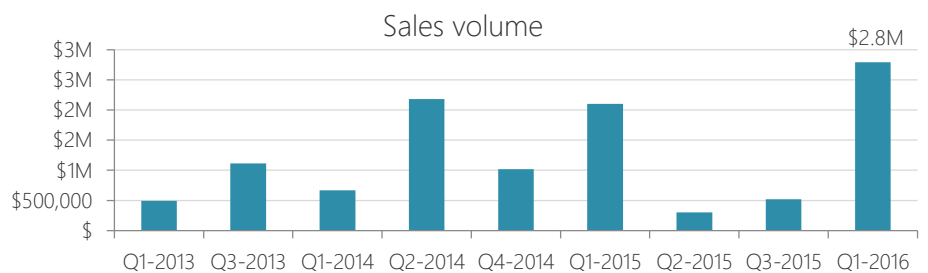


Located on the western end of Coney Island, Sea Gate is a private gated community with mostly single-family houses in a variety of architectural styles including Mediterranean and Queen Anne. There are no stores there and express buses to Manhattan average 80 minutes. Landmarks in the area include Coney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

Sales volume



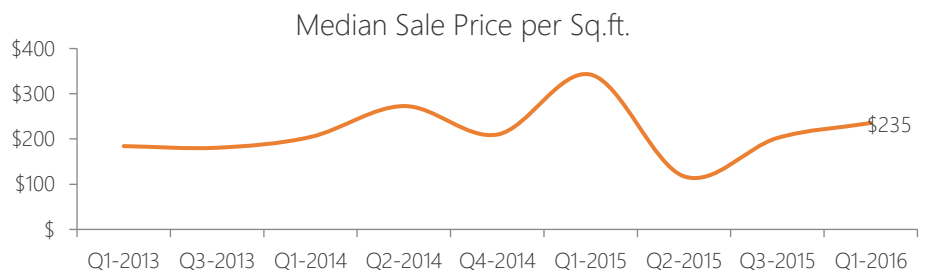
33% YoY



Median Sale Price per Sq.ft.



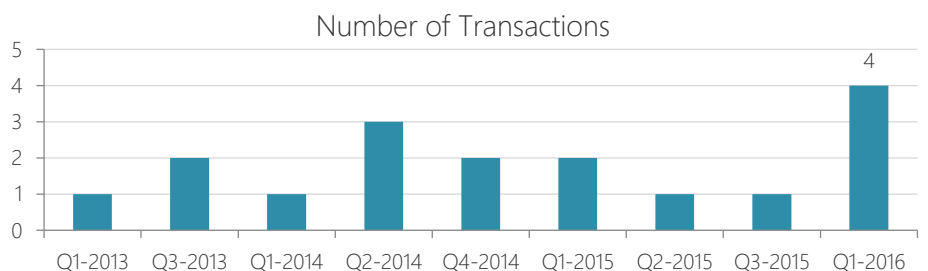
-31% YoY



Number of Transactions



100% YoY



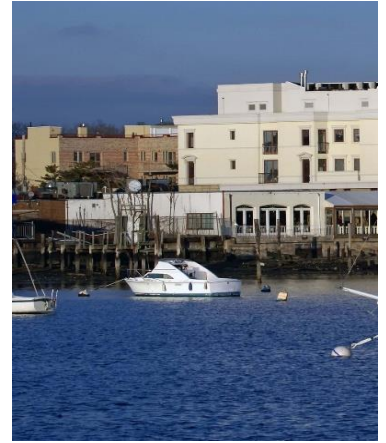
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$146,869	-51%	\$235	-31%	\$2,790,520	4	4	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)

Sheepshead Bay

Brooklyn, 1st Quarter 2016

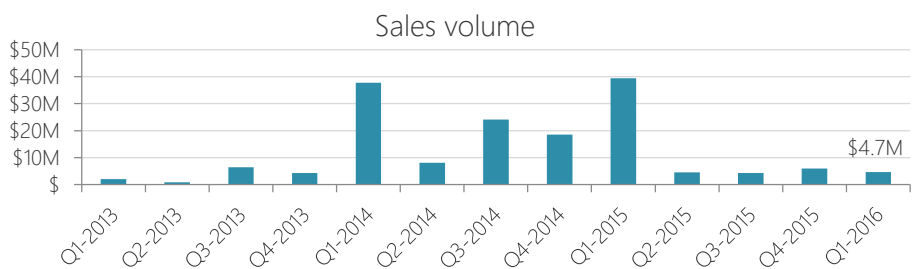


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

Sales volume



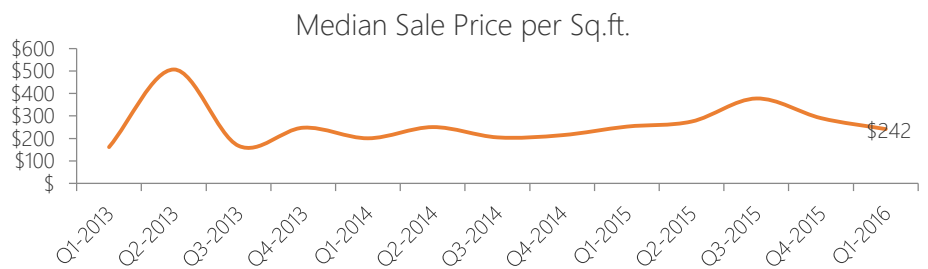
-88% YoY



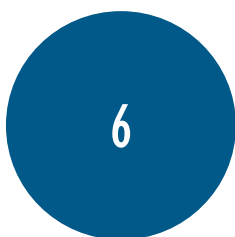
Median Sale Price per Sq.ft.



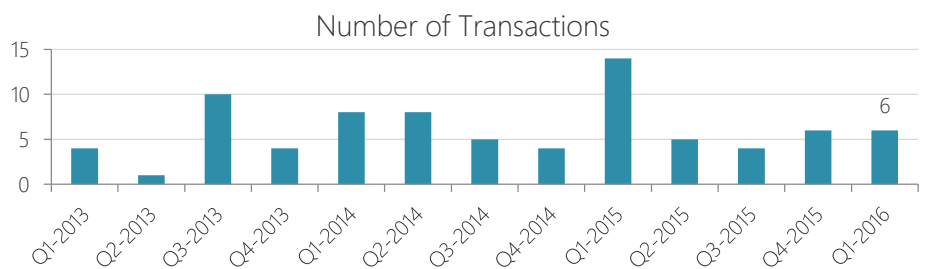
-4% YoY



Number of Transactions



-57% YoY



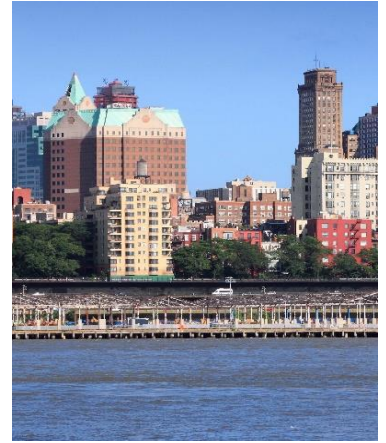
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$188,000	-27%	\$242	-19%	\$4,700,000	6	6	25
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Sunset Park

Brooklyn, 1st Quarter 2016

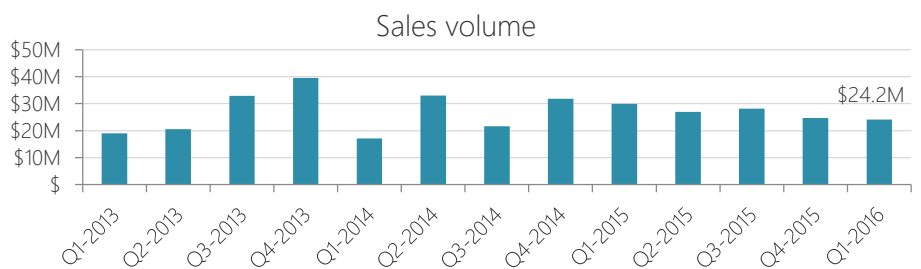


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

Sales volume



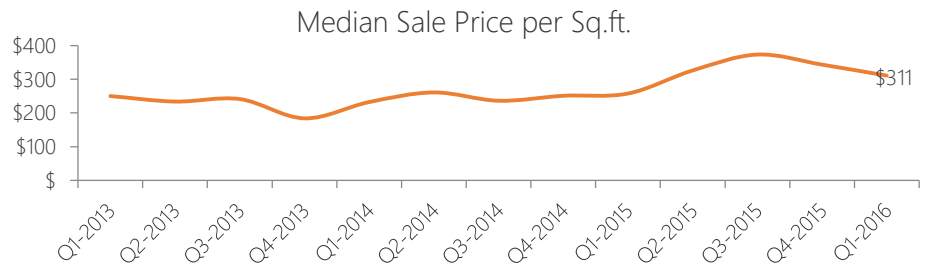
-19% YoY



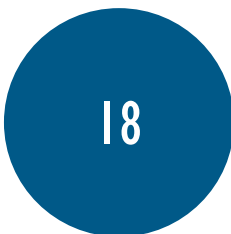
Median Sale Price per Sq.ft.



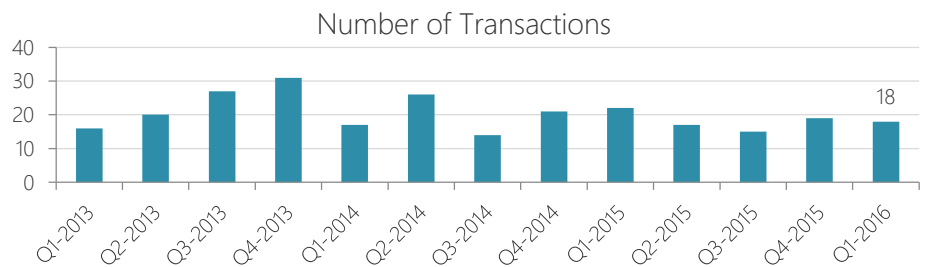
21% YoY



Number of Transactions



-18% YoY



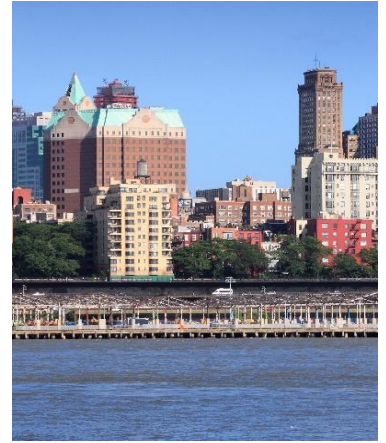
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$313,246	0%	\$356	-2%	\$17,855,000	16	16	57
Medium	\$190,909	61%	\$228	48%	\$6,300,000	2	2	33
Large	-	-	-	-	\$0	0	0	0

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

Williamsburg

Brooklyn, 1st Quarter 2016

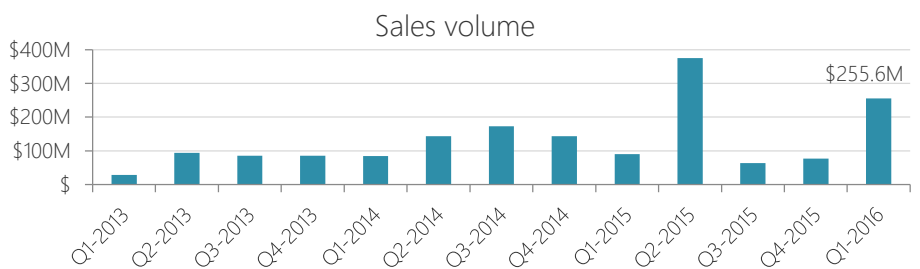


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

Sales volume



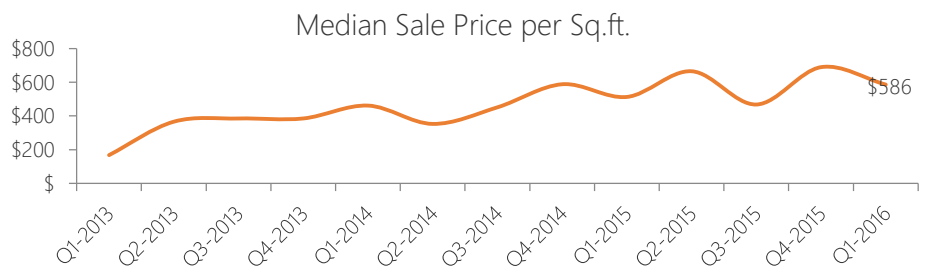
182% YoY



Median Sale Price per Sq.ft.



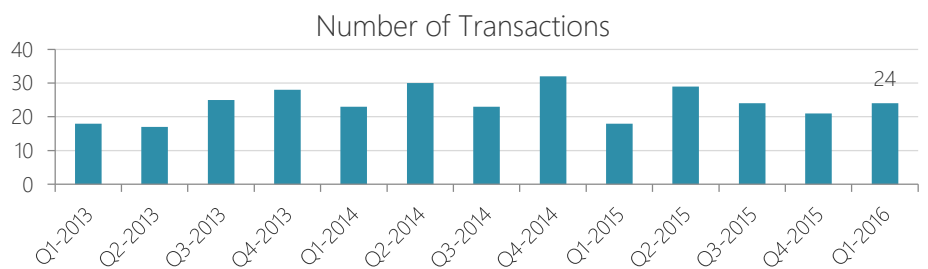
14% YoY



Number of Transactions



33% YoY



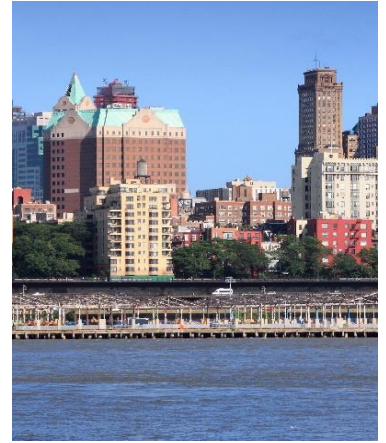
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$406,425	-7%	\$511	2%	\$41,048,970	20	20	101
Medium	\$173,023	-62%	\$175	-70%	\$9,862,334	2	2	57
Large	\$708,209	80%	\$683	44%	\$204,672,500	2	4	289

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

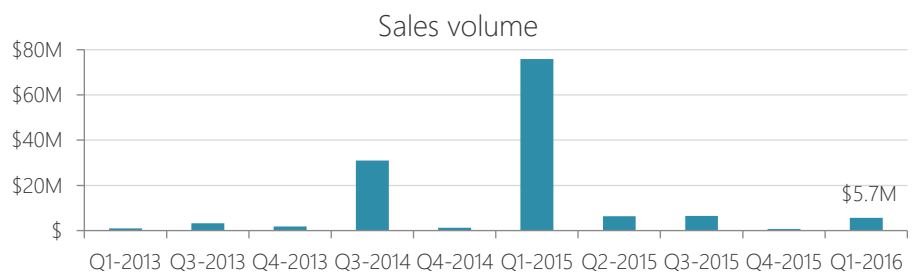
Windsor Terrace

Brooklyn, 1st Quarter 2016

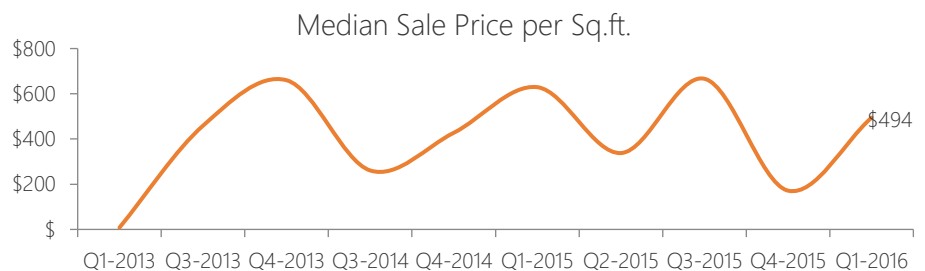


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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

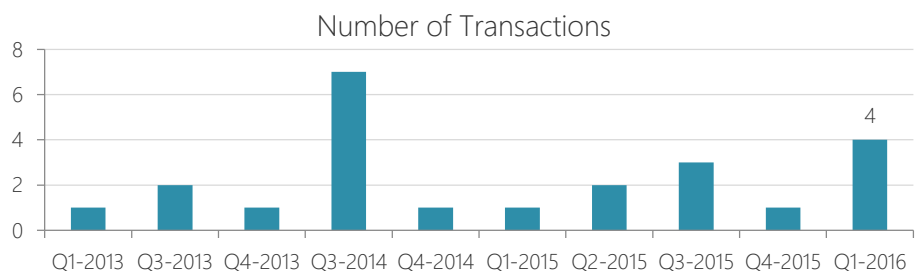
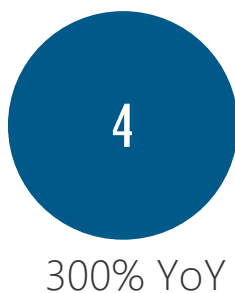
Sales volume



Median Sale Price per Sq.ft.



Number of Transactions



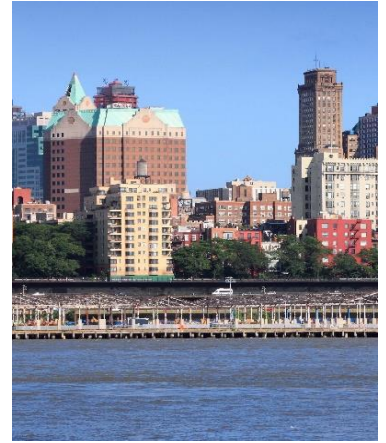
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$404,185	-	\$494	-	\$5,658,596	4	4	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

Wingate

Brooklyn, 1st Quarter 2016

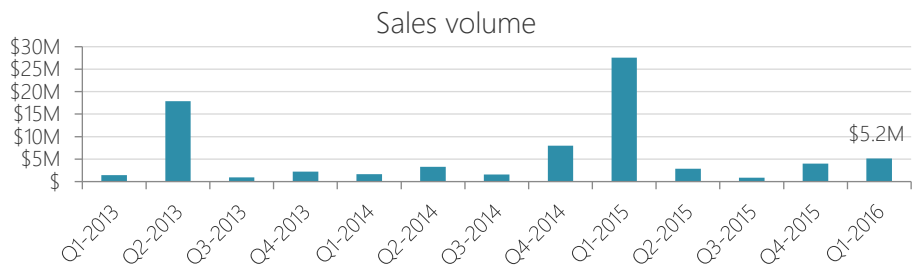


Sometimes considered to be part of East Flatbush or Crown Heights, Wingate is a mostly residential neighborhood with a variety of housing options available. It's close to Brooklyn and reasonably close to Manhattan, which makes it a top choice for commuters. Transportation is quick and easy via subway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

Sales volume



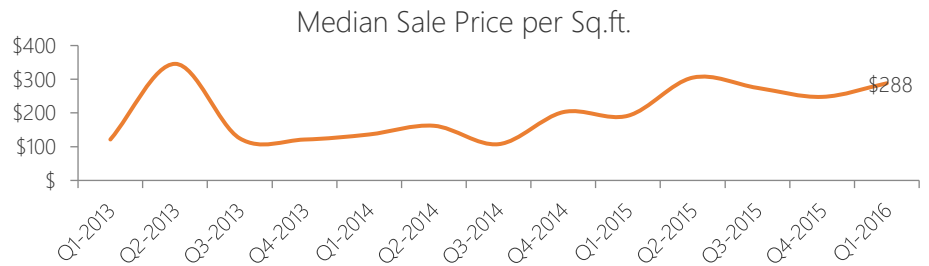
-81% YoY



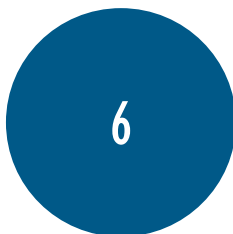
Median Sale Price per Sq.ft.



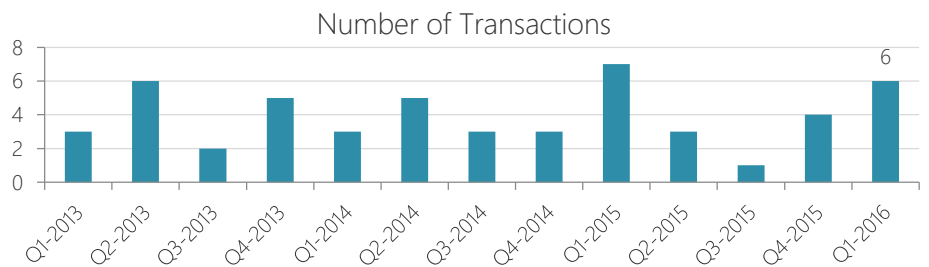
50% YoY



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	\$271,239	88%	\$288	121%	\$5,153,536	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)

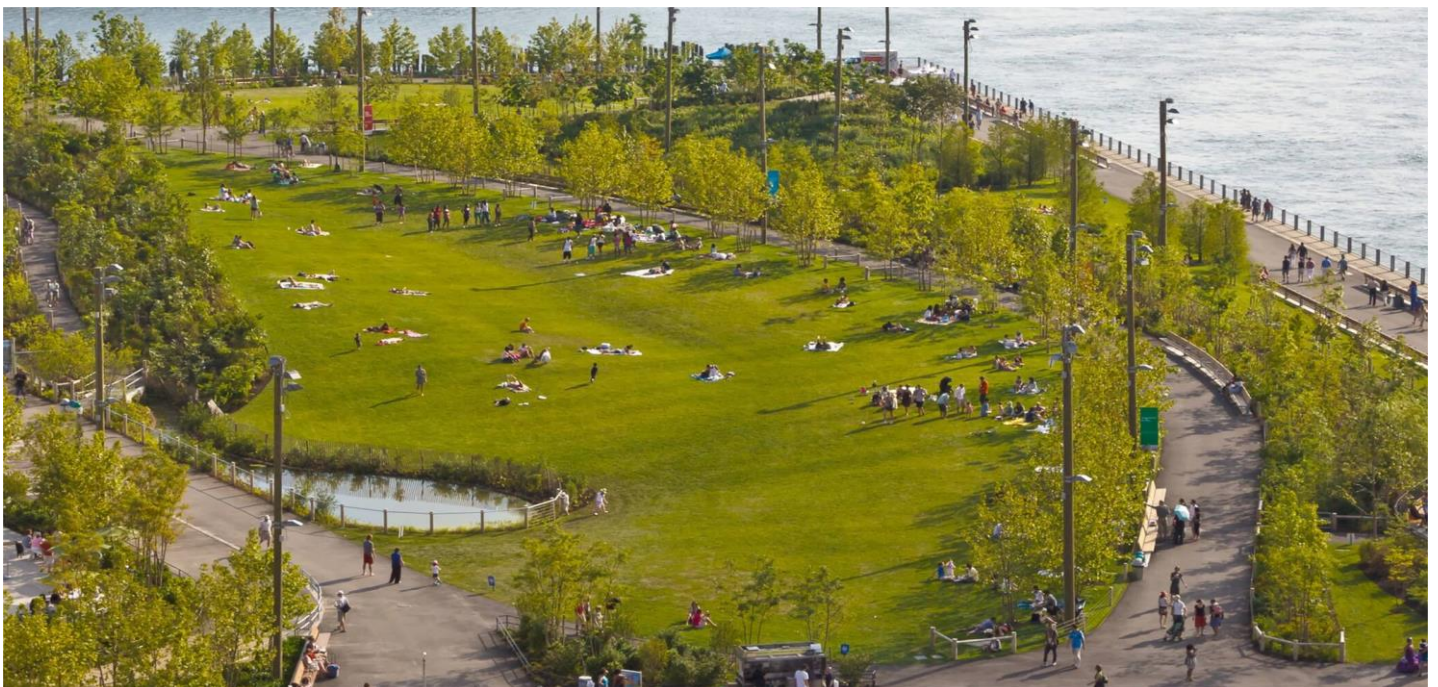
Attractions

Brooklyn, 1st Quarter 2016

Bridge



Bridge Park



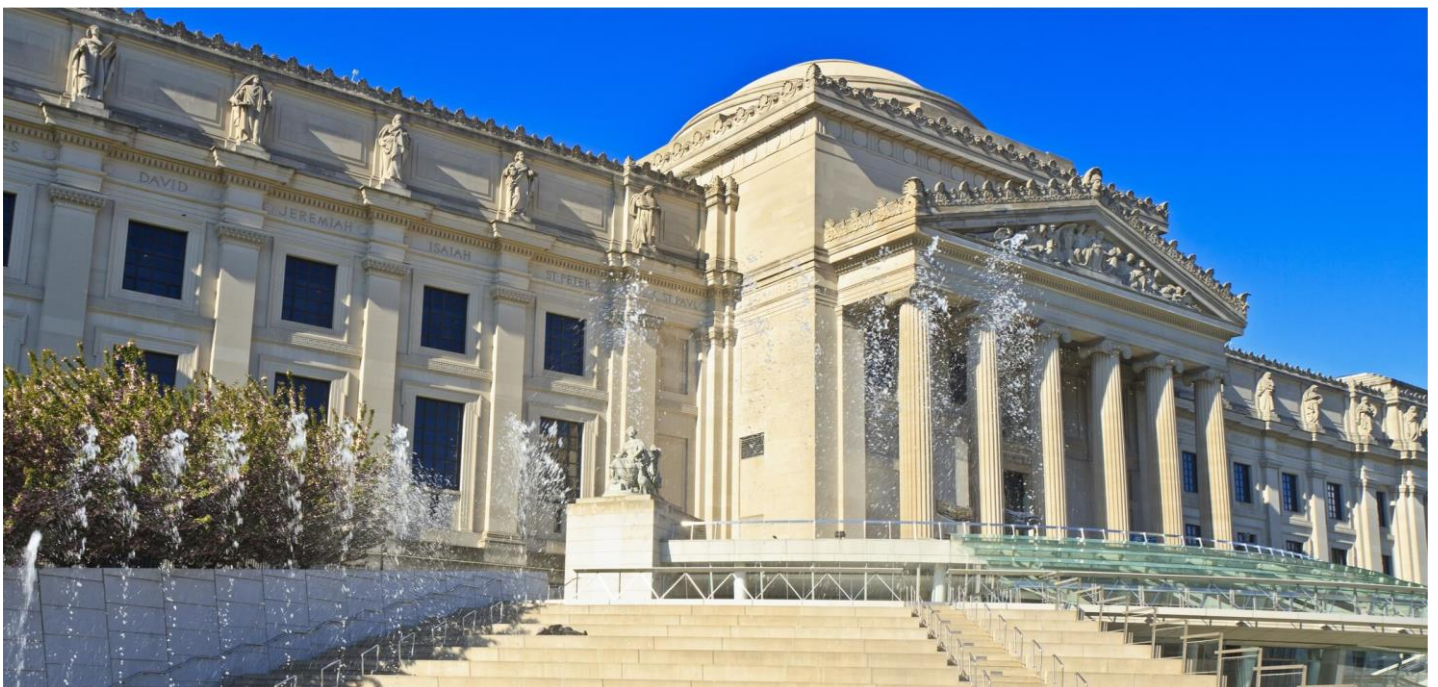
Attractions

Brooklyn, 1st Quarter 2016

Grand Army Plaza



Museum



Attractions

Brooklyn, 1st Quarter 2016

Botanic Garden



Luna Park



