

# **BROOKLYN**

## **MULTIFAMILY MARKET REPORT**

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2nd Quarter 2016



## Multifamily Market Report Overview

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

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

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

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# The RATNER Team Market Reports

## Multifamily Market Overview

Brooklyn, 2nd Quarter 2016

Sales volume



-11% YoY

Average price/sq.ft.



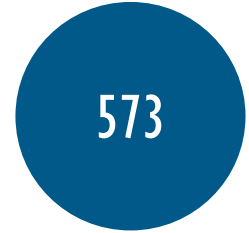
12% YoY

Average price/unit



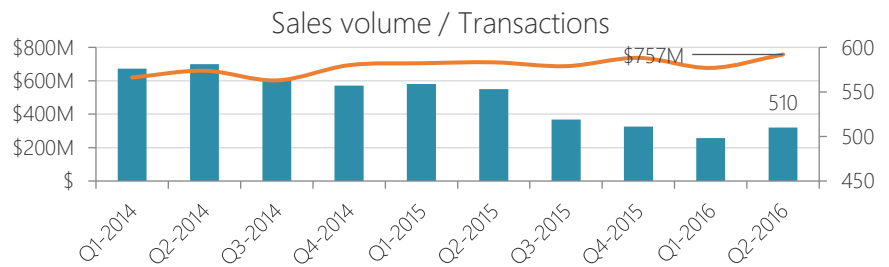
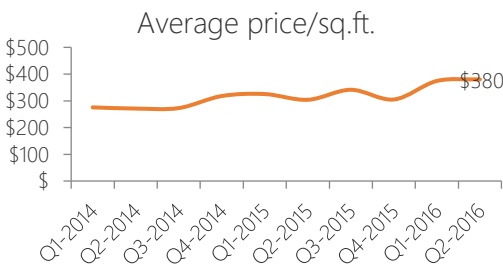
13% YoY

Transactions

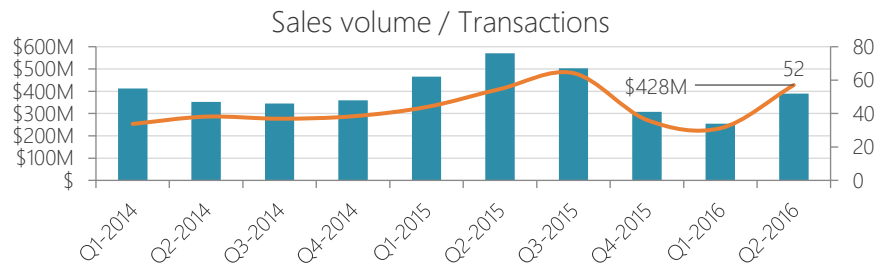
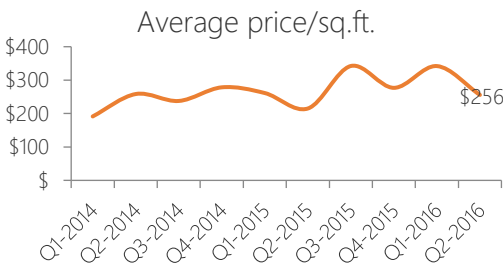


-10% YoY

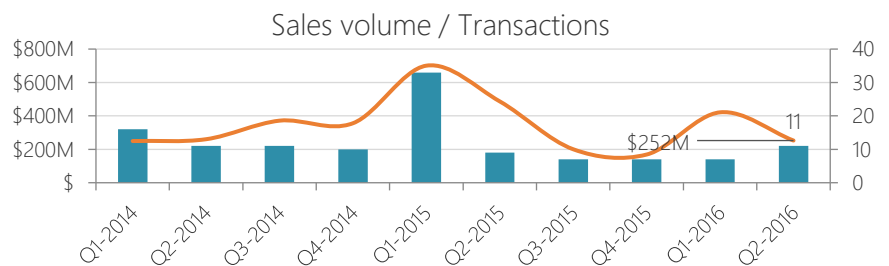
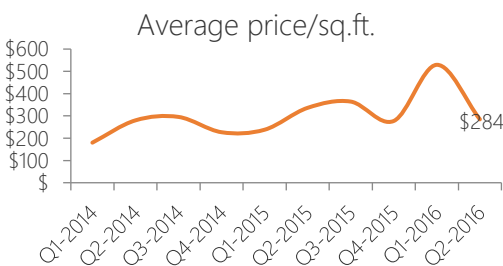
### Small multifamily



### Medium multifamily



### Large multifamily



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

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# The RATNER Team Market Reports

## Top 25 Multifamily Sales

Brooklyn, 2nd Quarter 2016

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	168 Franklin Ave	\$66,500,000	12-May-16	104,835	\$634	Bedford-Stuyvesant
2	68 Willoughby St	\$46,601,000	26-May-16	28,527	\$1,634	Downtown Brooklyn
3	465-481 Thatford Ave	\$27,531,563	30-Jun-16	258,835	\$106	Brownsville
	165-167 Lott Ave	\$27,531,563	30-Jun-16	258,835	\$106	Brownsville
4	2920-2962 W 21 St	\$27,400,000	30-Jun-16	230,836	\$119	Coney Island
5	1086-1096 Bergen Ave	\$25,766,000	06-Jun-16	83,925	\$307	Georgetown
	1070-1080 Bergen Ave	\$25,766,000	06-Jun-16	83,925	\$307	Georgetown
	1054-1064 Bergen Ave	\$25,766,000	06-Jun-16	83,925	\$307	Georgetown
6	442 Lorimer St	\$25,500,000	14-Jun-16	48,000	\$531	Williamsburg
7	1382 Bedford Ave	\$25,150,000	15-Jun-16	38,400	\$655	Crown Heights
	1380 Bedford Ave	\$25,150,000	15-Jun-16	38,400	\$655	Crown Heights
	1384 Bedford Ave	\$25,150,000	15-Jun-16	38,400	\$655	Crown Heights
	1378-1386 Bedford Ave	\$25,150,000	15-Jun-16	38,400	\$655	Crown Heights
8	1089-1099 E 73 St	\$23,784,000	06-Jun-16	83,925	\$283	Georgetown
	1061-1071 E 73 St	\$23,784,000	06-Jun-16	83,925	\$283	Georgetown
	1073-1083 E 73 St	\$23,784,000	06-Jun-16	83,925	\$283	Georgetown
9	265-267 S 2 St	\$22,400,000	23-Jun-16	24,108	\$929	Williamsburg
10	770 St Marks Ave	\$19,100,000	12-May-16	70,097	\$272	Crown Heights
11	2147 E 17 St	\$18,000,000	02-Jun-16	57,552	\$313	Sheepshead Bay
12	65 Bay 19 St	\$17,100,000	23-Jun-16	66,400	\$258	Bath Beach
13	61 Martense St	\$17,000,000	16-May-16	70,998	\$239	Flatbush
14	743 Fenimore St	\$16,625,000	15-Jun-16	62,736	\$265	Wingate
15	679 Ocean Pkwy	\$15,486,000	17-May-16	56,500	\$274	Kensington
16	1462 Coney Island Ave	\$15,453,750	16-Jun-16	52,800	\$293	Midwood
	1458 Coney Island Ave	\$15,453,750	16-Jun-16	52,800	\$293	Midwood
	1456 Coney Island Ave	\$15,453,750	16-Jun-16	52,800	\$293	Midwood
17	675 86 St	\$15,200,000	01-Apr-16	64,200	\$237	Dyker Heights
18	665 Ocean Pkwy	\$14,514,000	17-May-16	55,500	\$262	Kensington
19	1543 E 19 St	\$14,400,000	28-Jun-16	203,430	\$71	Midwood
	1537 E 19 St	\$14,400,000	28-Jun-16	203,430	\$71	Midwood
	1541 E 19 St	\$14,400,000	28-Jun-16	203,430	\$71	Midwood
20	2992 Nostrand Ave	\$11,500,000	18-May-16	47,000	\$245	Madison
21	191 Sterling Pl	\$11,000,000	29-Apr-16	15,528	\$708	Prospect Heights
22	442 Sterling Pl	\$10,240,000	29-Apr-16	16,984	\$603	Prospect Heights
23	453 Pennsylvania Ave	\$9,600,000	04-May-16	45,328	\$212	East NY
	479 Pennsylvania Ave	\$9,600,000	04-May-16	45,328	\$212	East NY
	473 Pennsylvania Ave	\$9,600,000	04-May-16	45,328	\$212	East NY
24	211 Johnson Ave	\$9,575,000	21-Apr-16	14,747	\$649	Williamsburg
	461 Lorimer St	\$9,575,000	21-Apr-16	14,747	\$649	Williamsburg
	110 S 2 St	\$9,575,000	21-Apr-16	14,747	\$649	Williamsburg

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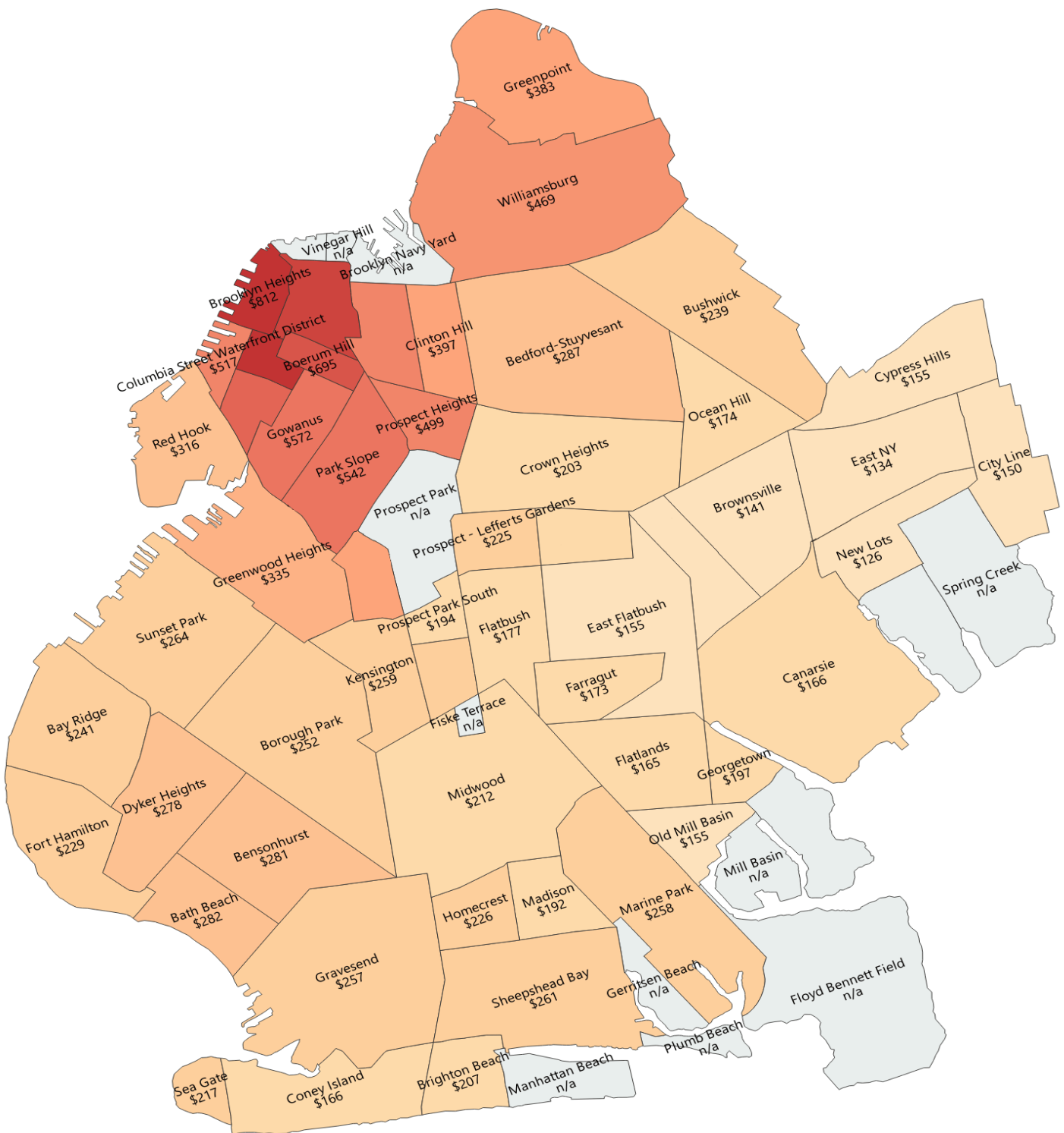
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# The RATNER Team Market Reports

## Map of Neighborhoods

Average price per square foot (past 3 years)



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# The RATNER Team Market Reports

## Top Neighborhoods

Brooklyn, 2nd Quarter 2016

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Carroll Gardens	\$864	\$32,912,000	9	\$864	-	-
2	Park Slope	\$803	\$58,188,836	15	\$803	-	-
3	Cobble Hill	\$764	\$11,009,000	4	\$764	-	-
4	Clinton Hill	\$679	\$16,470,000	7	\$679	-	-
5	Fort Greene	\$644	\$5,946,000	3	\$644	-	-
6	Boerum Hill	\$639	\$13,750,000	3	\$863	\$546	-
7	Prospect Heights	\$625	\$46,635,000	8	\$630	\$622	-
8	Gowanus	\$616	\$8,575,000	4	\$616	-	-
9	Williamsburg	\$606	\$119,272,500	32	\$572	\$929	\$531
10	Greenpoint	\$585	\$32,366,000	12	\$585	-	-
11	Greenwood Heights	\$516	\$4,496,000	4	\$516	-	-
12	Bay Ridge	\$361	\$3,915,000	3	\$361	-	-
13	Sunset Park	\$346	\$39,406,800	26	\$352	\$328	-
14	Bushwick	\$336	\$71,743,245	52	\$333	\$388	-
15	Gravesend	\$333	\$20,251,463	15	\$380	\$215	-
16	Bedford-Stuyvesant	\$332	\$204,377,741	71	\$318	\$165	\$634
17	Fort Hamilton	\$332	\$16,183,500	8	\$311	\$350	-
18	Bensonhurst	\$328	\$29,974,000	21	\$328	\$329	-
19	Crown Heights	\$308	\$125,340,000	38	\$349	\$301	\$272
20	Prospect - Lefferts Gardens	\$306	\$18,950,000	10	\$383	\$245	-
21	Sheepshead Bay	\$295	\$27,917,000	10	\$309	\$174	\$313
22	Georgetown	\$291	\$51,645,800	5	\$219	\$295	-
23	Bath Beach	\$286	\$33,086,000	14	\$325	-	\$258
24	Borough Park	\$281	\$40,725,000	20	\$349	\$235	-
25	Ocean Hill	\$276	\$20,587,559	25	\$276	-	-
26	Flatbush	\$261	\$42,982,500	16	\$317	\$231	\$239
27	Dyker Heights	\$260	\$17,910,000	3	\$568	-	\$237
28	Kensington	\$256	\$38,200,000	5	\$265	\$209	\$268
29	Cypress Hills	\$232	\$12,169,000	16	\$228	\$273	-
30	Brighton Beach	\$230	\$6,775,000	5	\$230	-	-
31	Farragut	\$221	\$10,400,000	4	\$249	\$214	-
32	New Lots	\$216	\$6,266,420	9	\$181	\$329	-
33	Canarsie	\$210	\$3,030,000	5	\$210	-	-
34	City Line	\$203	\$1,830,000	3	\$203	-	-
35	Flatlands	\$200	\$1,995,000	3	\$200	-	-
36	East NY	\$199	\$22,066,699	24	\$190	\$212	-
37	East Flatbush	\$195	\$6,548,250	11	\$195	-	-
38	Remsen Village	\$150	\$7,747,000	13	\$165	\$58	-
39	Midwood	\$136	\$37,673,750	8	\$382	\$117	-
40	Brownsville	\$114	\$33,938,063	11	\$170	\$106	-

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.

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## Sales Maps

Brooklyn, 2nd Quarter 2016

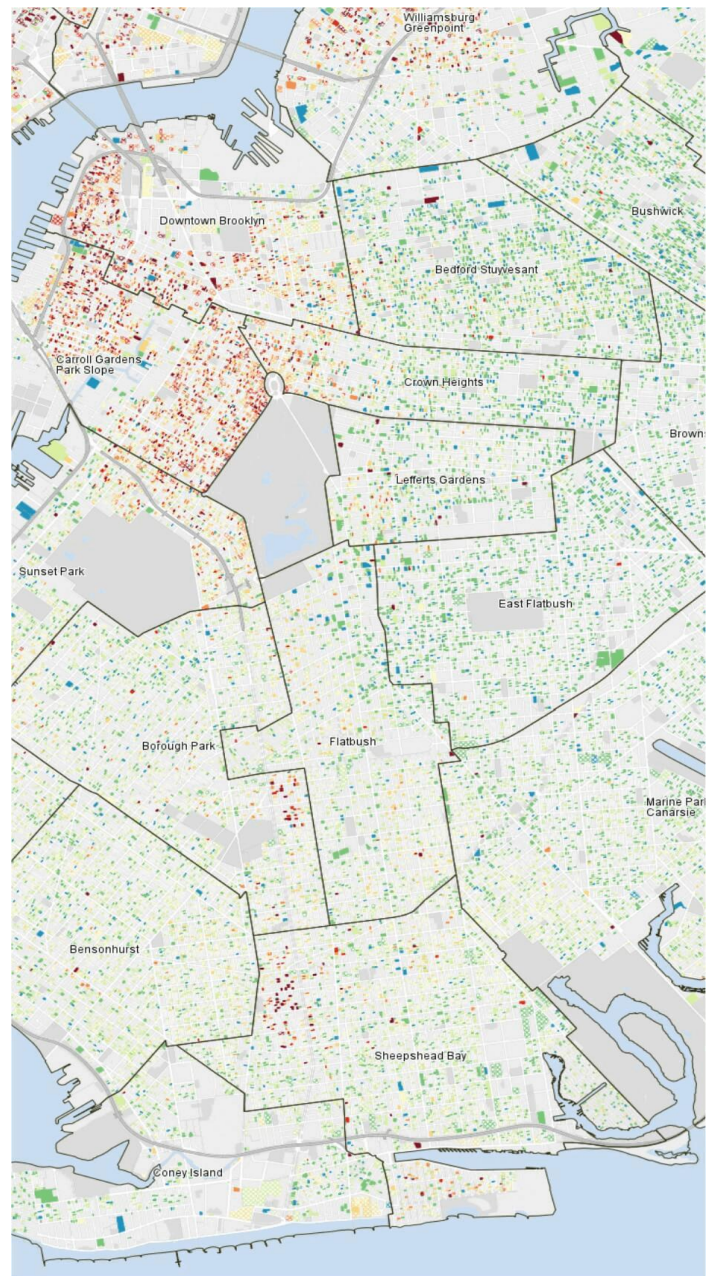
### Recent sales

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.



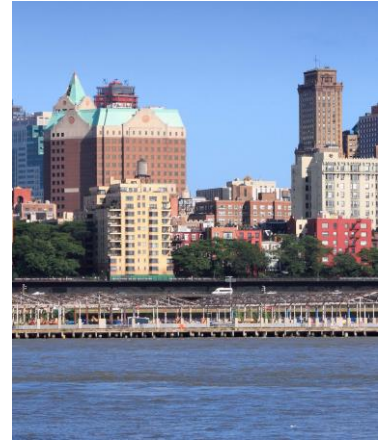
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## Bath Beach

Brooklyn, 2nd Quarter 2016

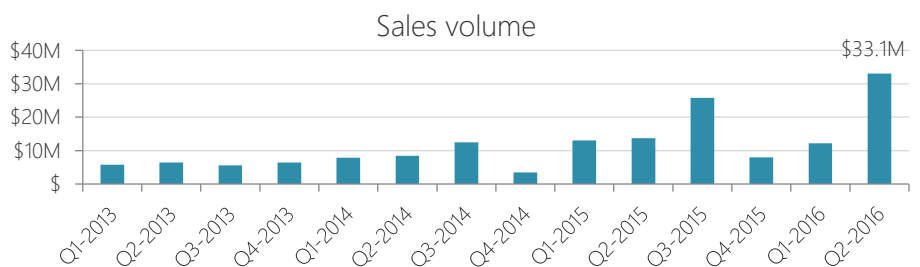


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

### Sales volume



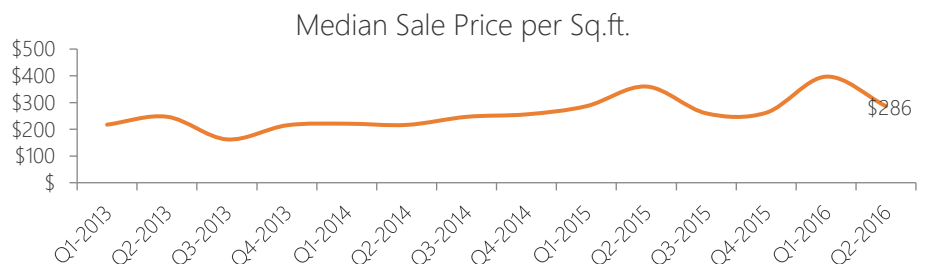
141% YoY



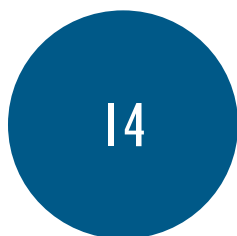
### Median Sale Price per Sq.ft.



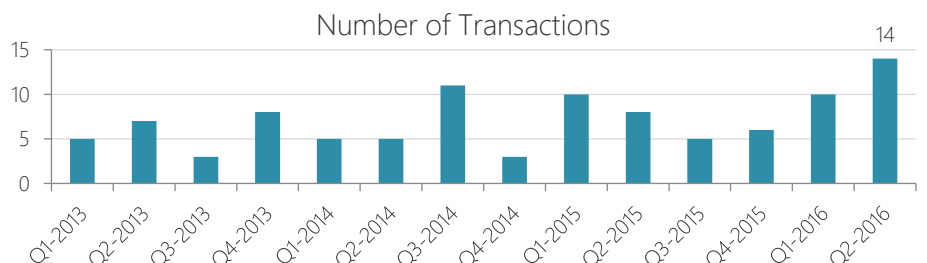
-20% YoY



### Number of Transactions



75% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$301,623	-25%	\$325	-22%	\$15,986,000	13	13	53
Medium	-	-	-	-	\$0	0	0	0
Large	\$213,750	-	\$258	-	\$17,100,000	1	1	80

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

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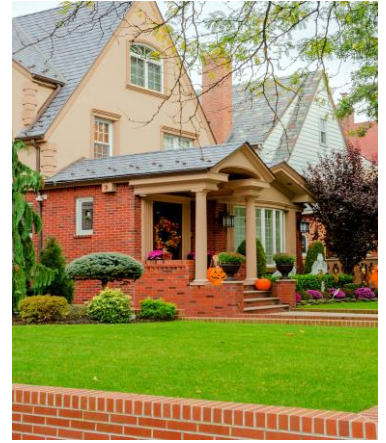
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# The RATNER Team Market Reports

## Bay Ridge

Brooklyn, 2nd Quarter 2016

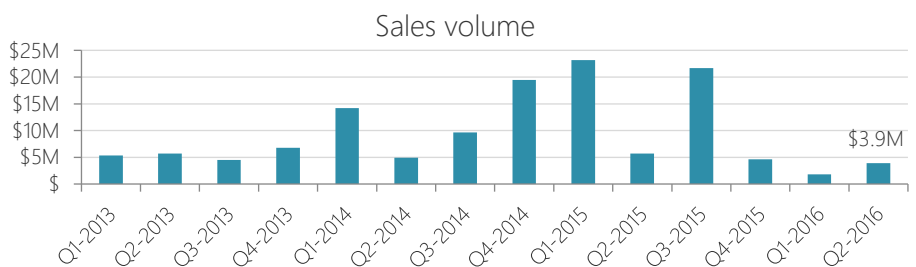


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

### Sales volume



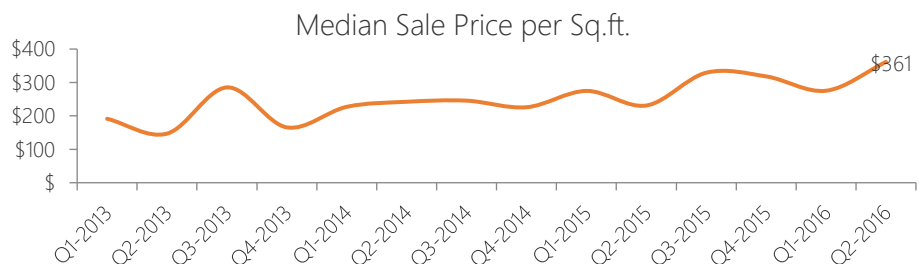
-31% YoY



### Median Sale Price per Sq.ft.



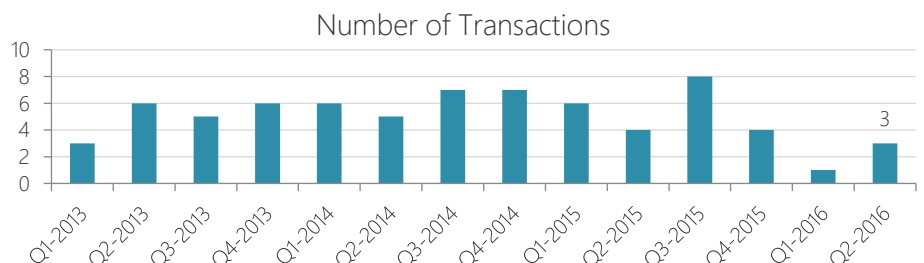
56% YoY



### 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	\$261,000	20%	\$361	99%	\$3,915,000	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)

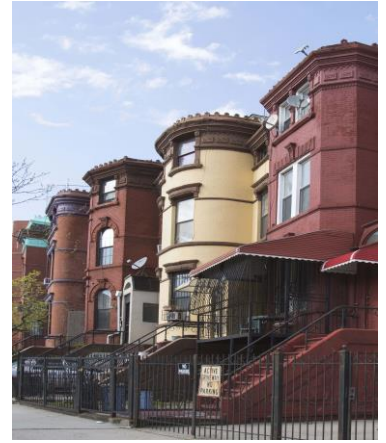
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# The RATNER Team Market Reports

## Bedford-Stuyvesant

Brooklyn, 2nd Quarter 2016

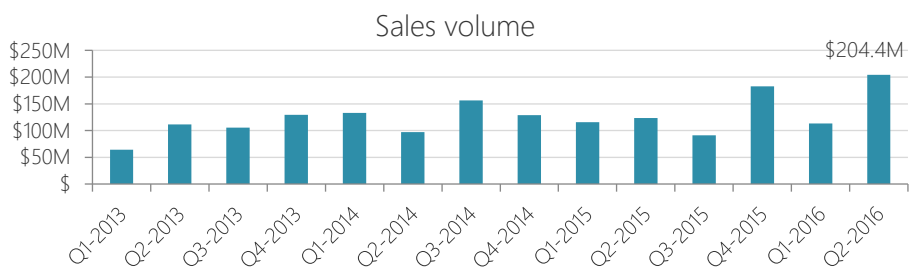


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

### Sales volume



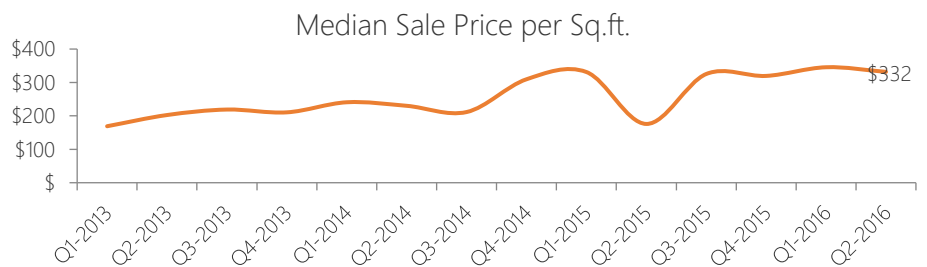
66% YoY



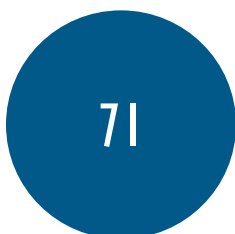
### Median Sale Price per Sq.ft.



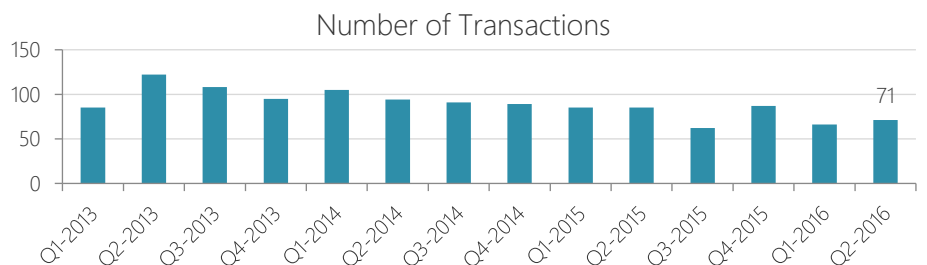
89% YoY



### 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	\$309,532	59%	\$318	55%	\$111,431,585	64	80	360
Medium	\$138,462	66%	\$165	74%	\$26,446,156	6	17	191
Large	\$563,559	-	\$634	-	\$66,500,000	1	1	118

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

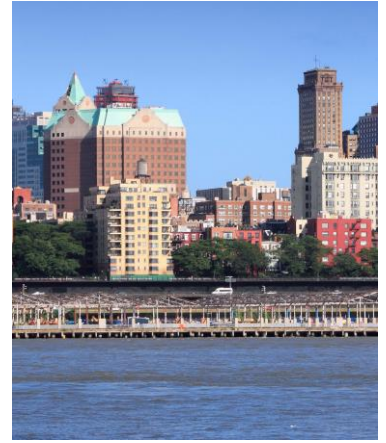
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# The RATNER Team Market Reports

## Bensonhurst

Brooklyn, 2nd Quarter 2016

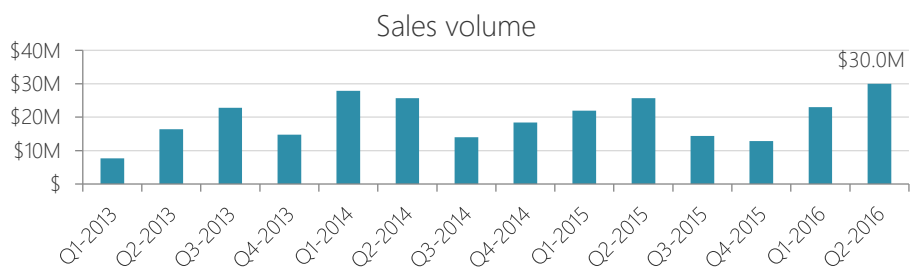


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

### Sales volume



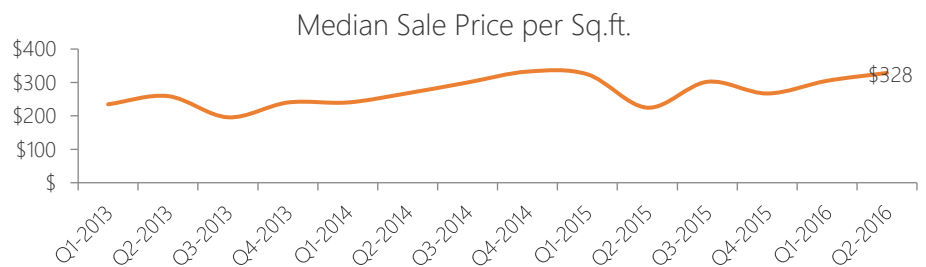
17% YoY



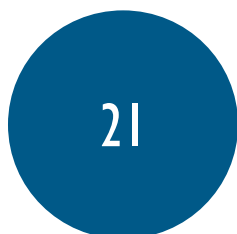
### Median Sale Price per Sq.ft.



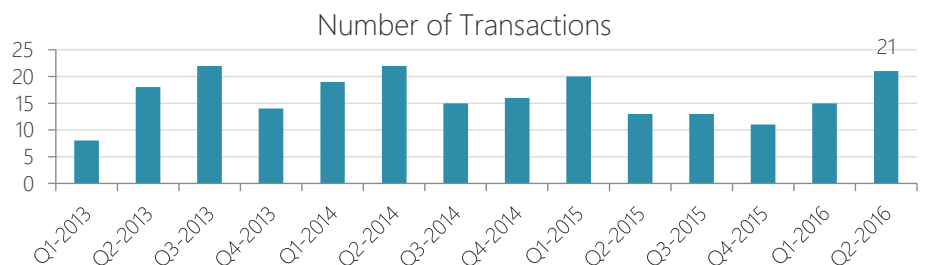
46% YoY



### Number of Transactions



62% 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	\$275,516	8%	\$328	16%	\$26,174,000	20	20	95
Medium	\$237,500	37%	\$329	39%	\$3,800,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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

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## Boerum Hill

Brooklyn, 2nd Quarter 2016

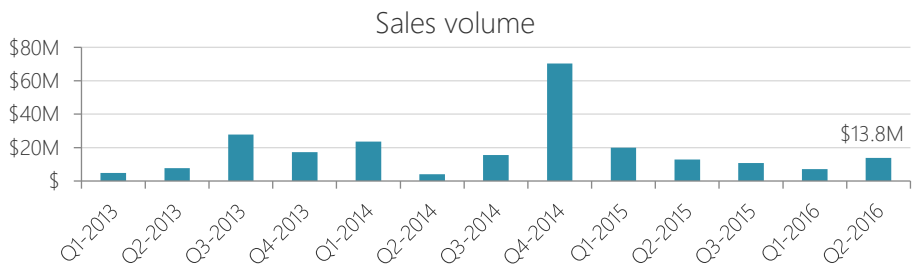


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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

### Sales volume



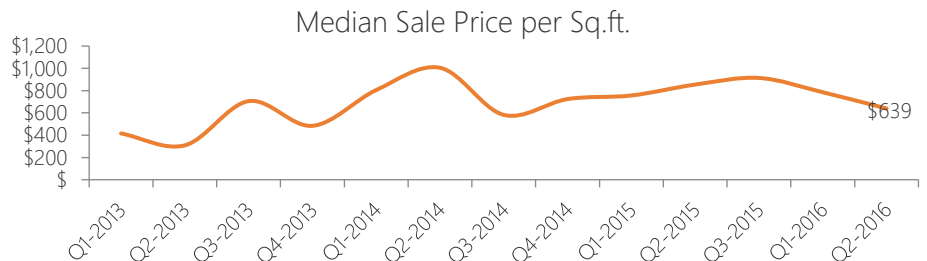
6% YoY



### Median Sale Price per Sq.ft.



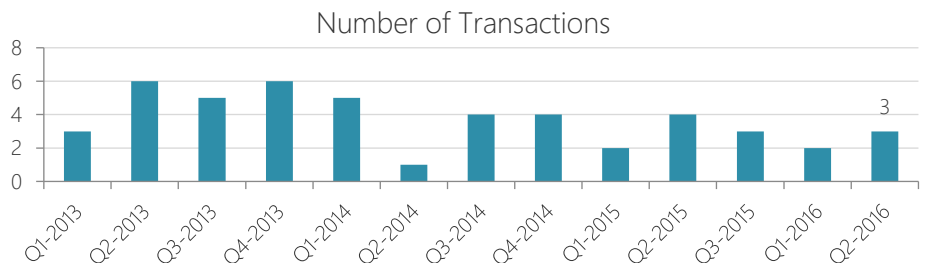
-25% YoY



### 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	\$681,250	11%	\$863	1%	\$5,450,000	2	2	8
Medium	\$415,000	-	\$546	-	\$8,300,000	1	1	20
Large	-	-	-	-	\$0	0	0	0

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

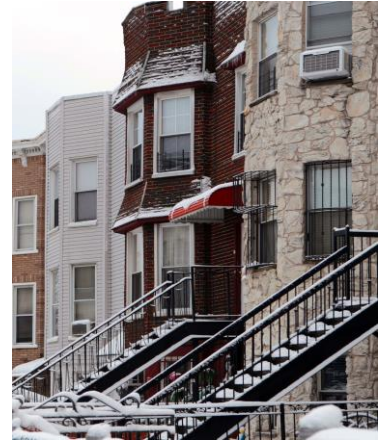
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## Borough Park

Brooklyn, 2nd Quarter 2016

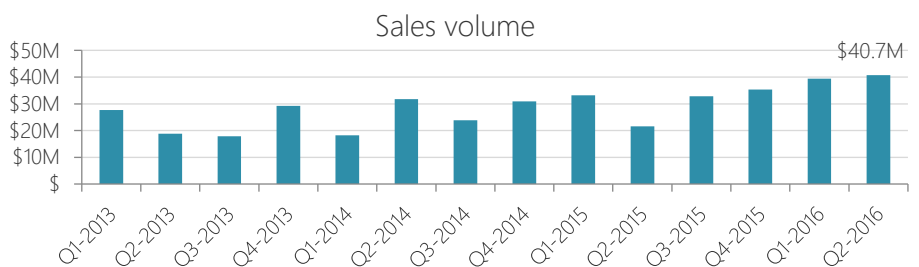


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

### Sales volume



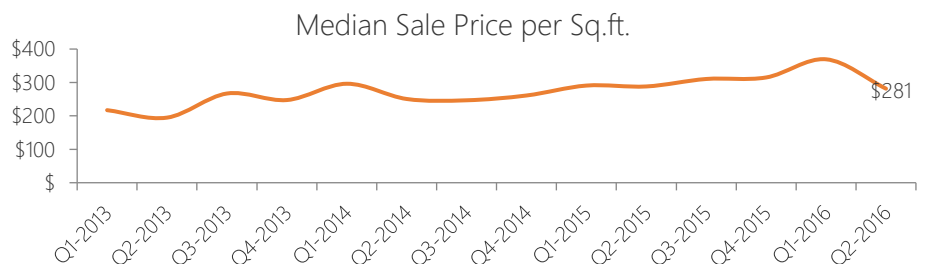
89% YoY



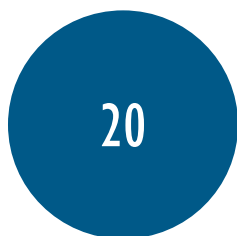
### Median Sale Price per Sq.ft.



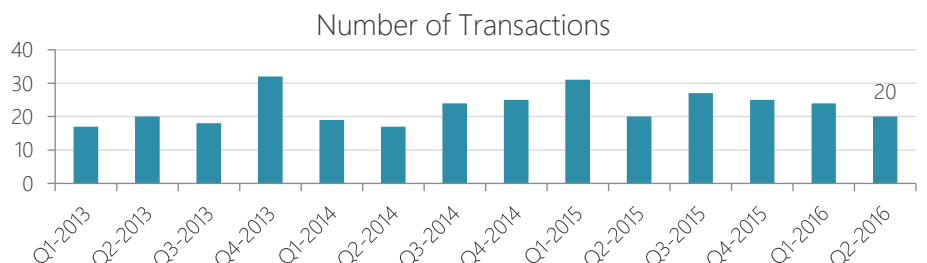
-2% YoY



### 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	\$353,879	17%	\$349	21%	\$20,525,000	17	17	58
Medium	\$180,357	-	\$235	-	\$20,200,000	3	3	112
Large	-	-	-	-	\$0	0	0	0

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

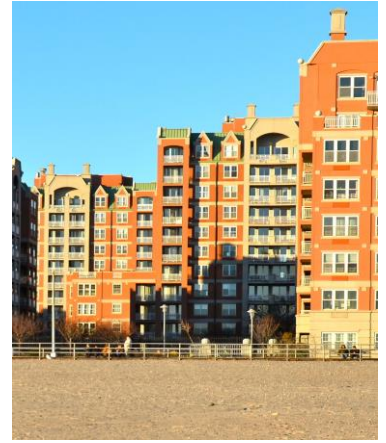
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Warren Lewis Sotheby's International Realty

# The RATNER Team Market Reports

## Brighton Beach

Brooklyn, 2nd Quarter 2016

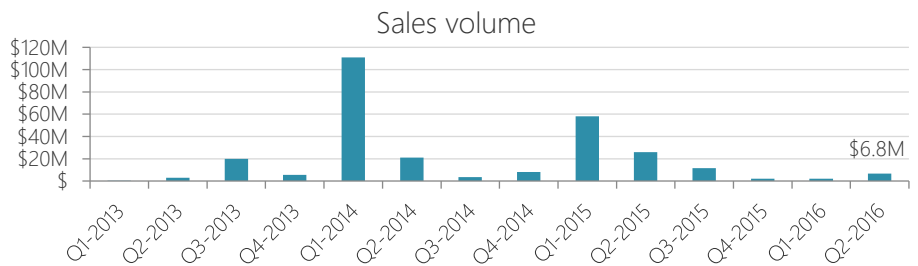


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

### Sales volume



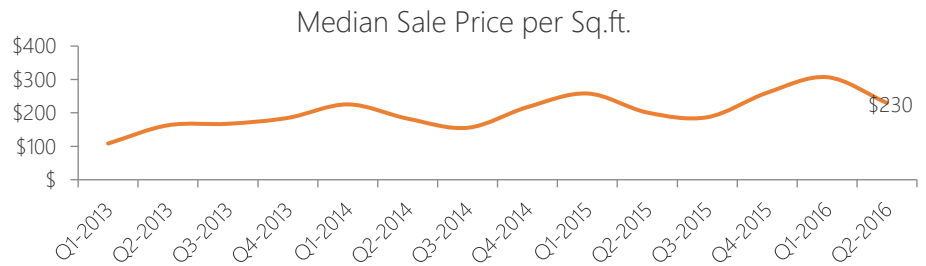
-74% YoY



### Median Sale Price per Sq.ft.



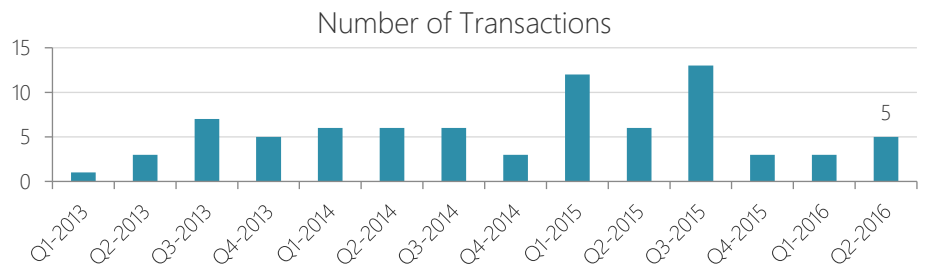
14% YoY



### 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	\$199,265	-8%	\$230	-14%	\$6,775,000	5	6	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)

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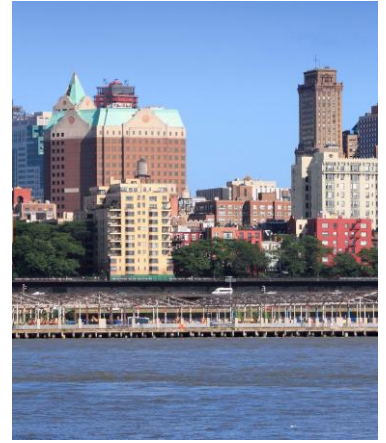
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# The RATNER Team Market Reports

## Brownsville

Brooklyn, 2nd Quarter 2016

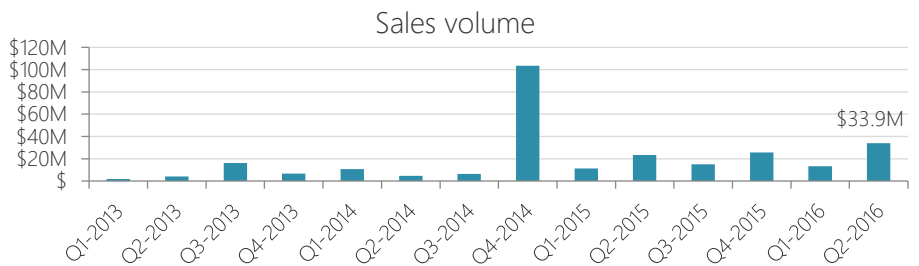


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

### Sales volume



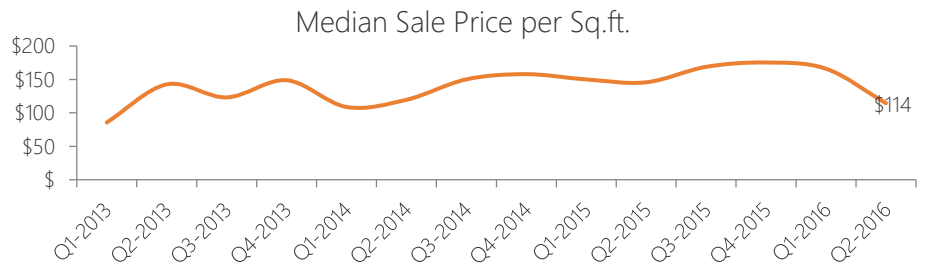
45% YoY



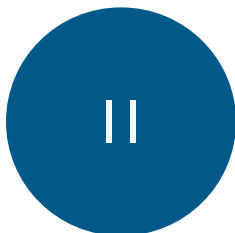
### Median Sale Price per Sq.ft.



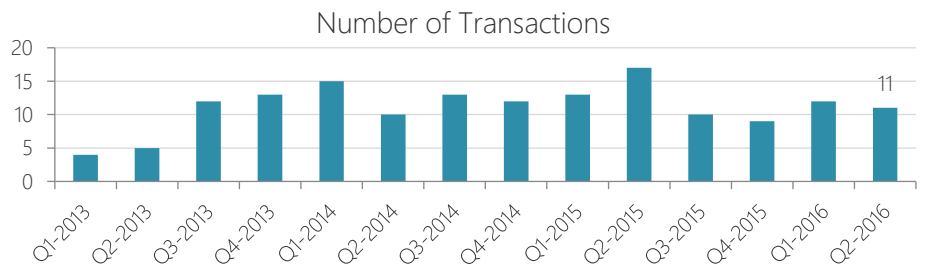
-21% YoY



### Number of Transactions



-35% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$168,592	26%	\$170	3%	\$6,406,500	10	10	38
Medium	\$215,090	68%	\$106	-24%	\$27,531,563	1	2	128
Large	-	-	-	-	\$0	0	0	0

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

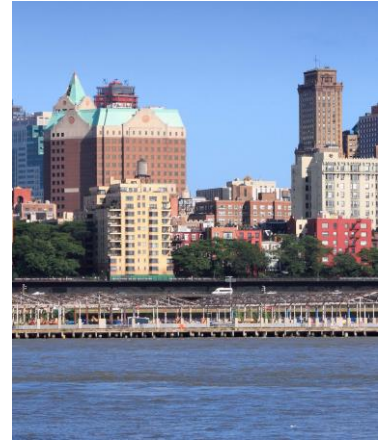
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# The RATNER Team Market Reports

## Bushwick

Brooklyn, 2nd Quarter 2016

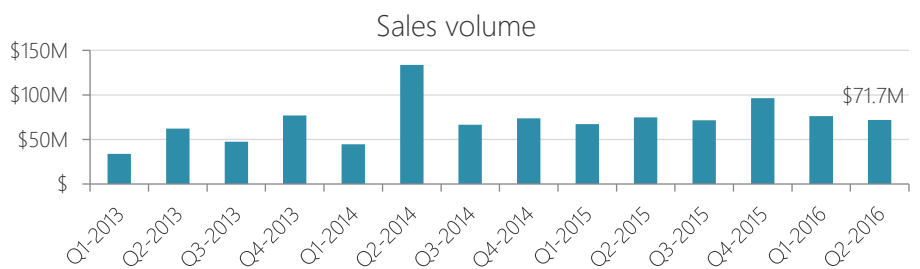


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

### Sales volume



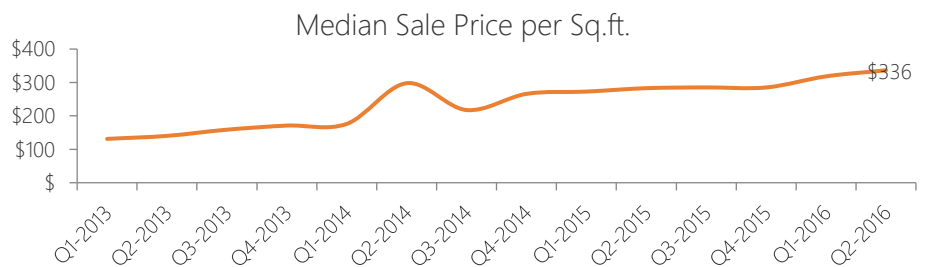
-4% YoY



### Median Sale Price per Sq.ft.



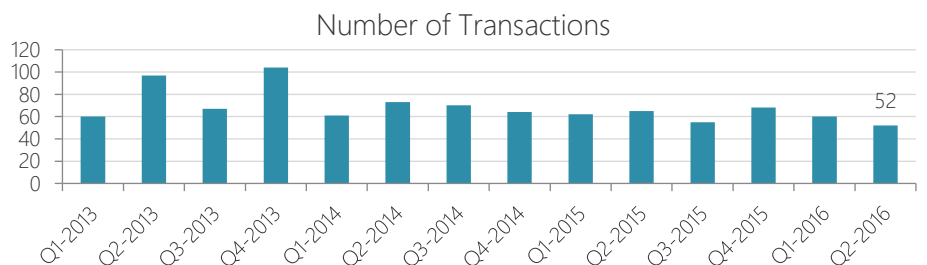
19% YoY



### Number of Transactions



-20% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$292,179	15%	\$333	19%	\$67,493,245	51	52	231
Medium	\$354,167	53%	\$388	13%	\$4,250,000	1	1	12
Large	-	-	-	-	\$0	0	0	0

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

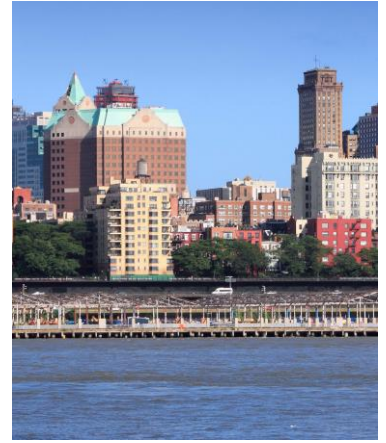
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# The RATNER Team Market Reports

## Canarsie

Brooklyn, 2nd Quarter 2016

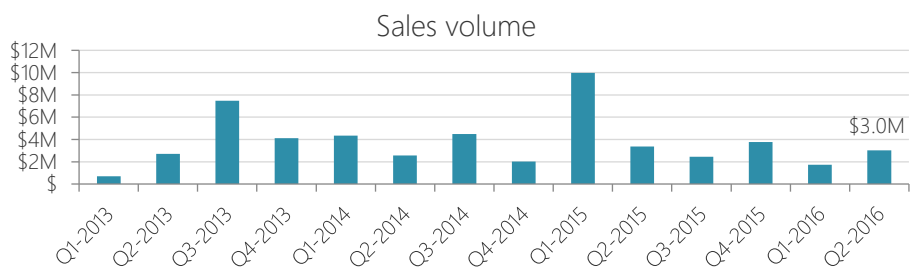


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

### Sales volume



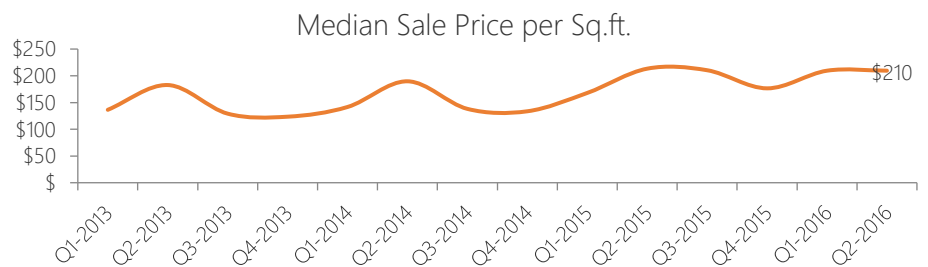
-10% YoY



### Median Sale Price per Sq.ft.



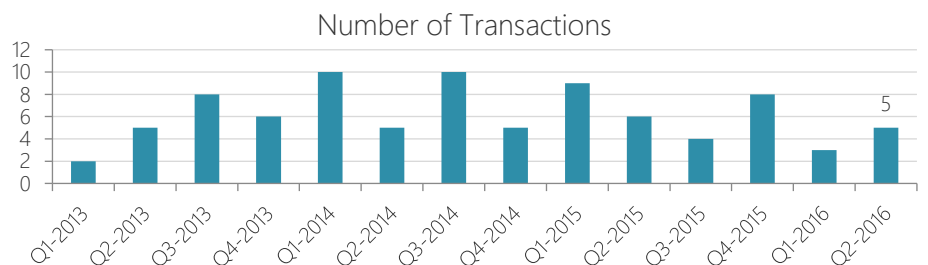
-2% YoY



### 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	\$189,375	1%	\$210	-2%	\$3,030,000	5	5	16
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)

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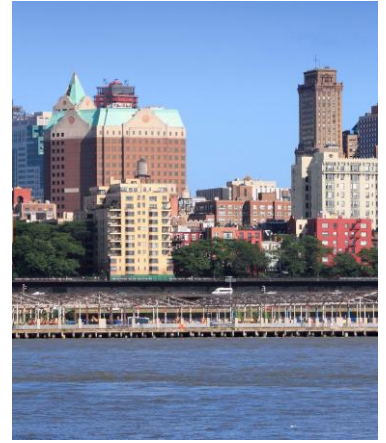
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# The RATNER Team Market Reports

## Carroll Gardens

Brooklyn, 2nd Quarter 2016

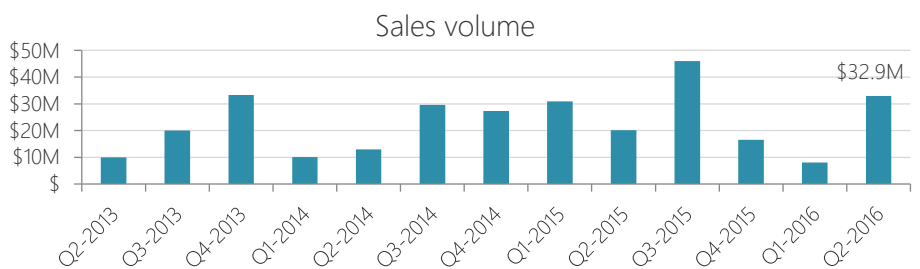


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

### Sales volume



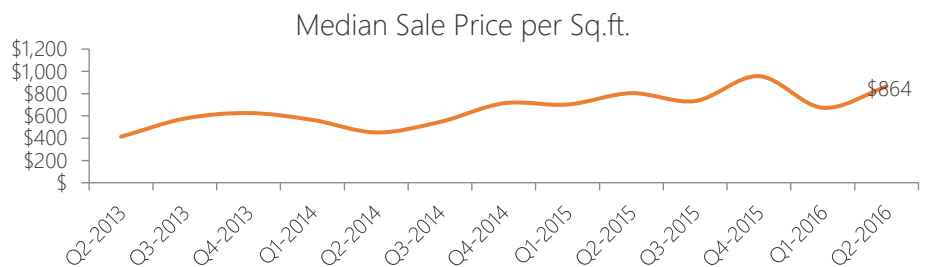
63% YoY



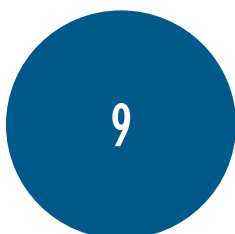
### Median Sale Price per Sq.ft.



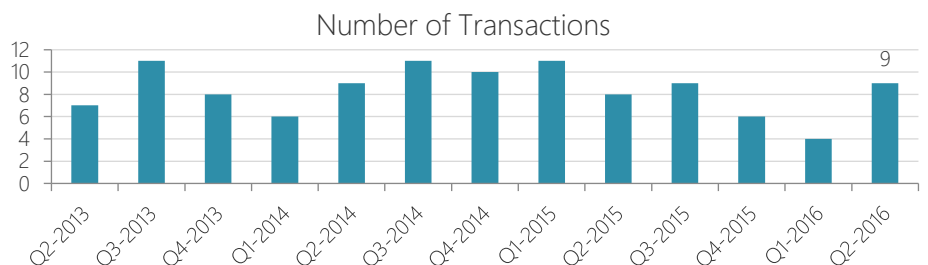
7% YoY



### Number of Transactions



13% 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	\$802,732	27%	\$864	7%	\$32,912,000	9	9	41
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)

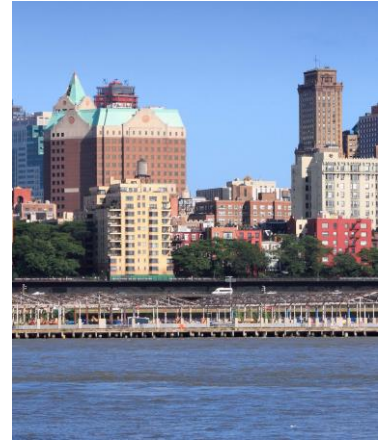
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# The RATNER Team Market Reports

## City Line

### Brooklyn, 2nd Quarter 2016

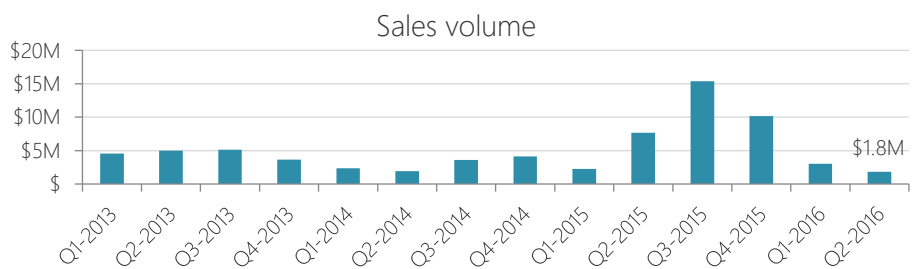


A subsection of East New York, City Line borders Cypress Hills, Ozone Park, and Conduit Boulevard. A branch of the Brooklyn Public Library and the Cypress Hills Houses are just a few of the landmarks nestled in City Line. Liberty Avenue is the main commercial district and is peppered with shops, theaters,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

### Sales volume



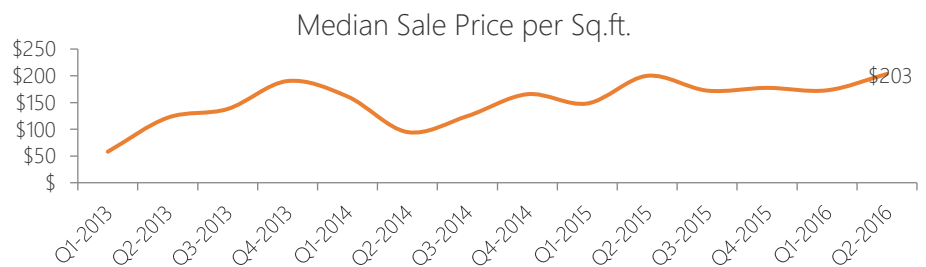
-76% YoY



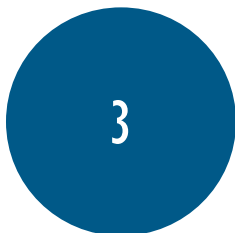
### Median Sale Price per Sq.ft.



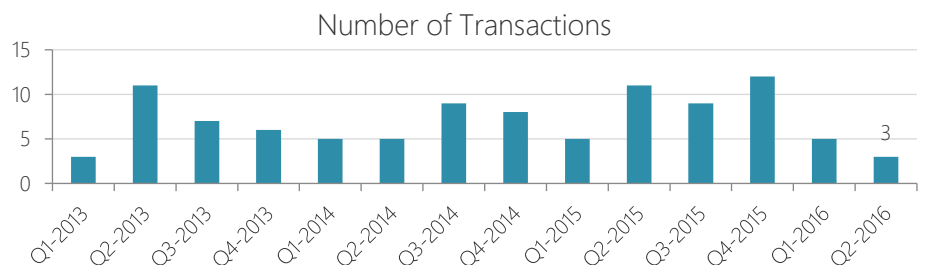
2% YoY



### 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	\$183,000	3%	\$203	1%	\$1,830,000	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

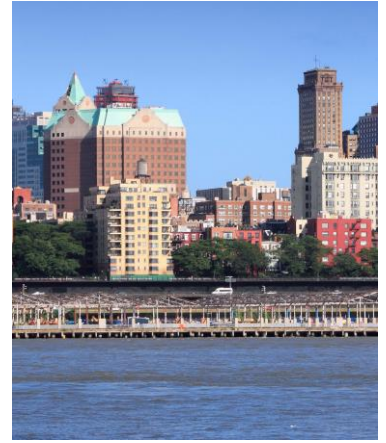
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# The RATNER Team Market Reports

## Clinton Hill

Brooklyn, 2nd Quarter 2016

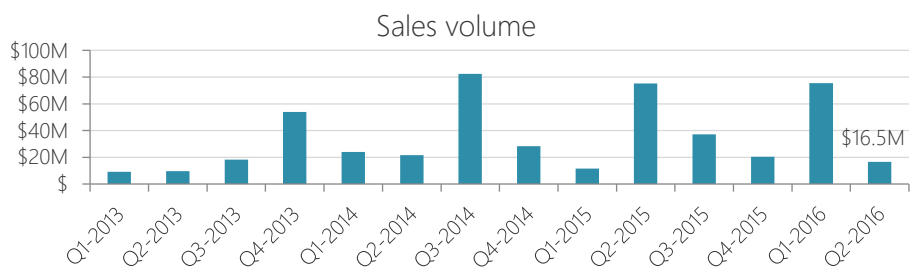


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

### Sales volume



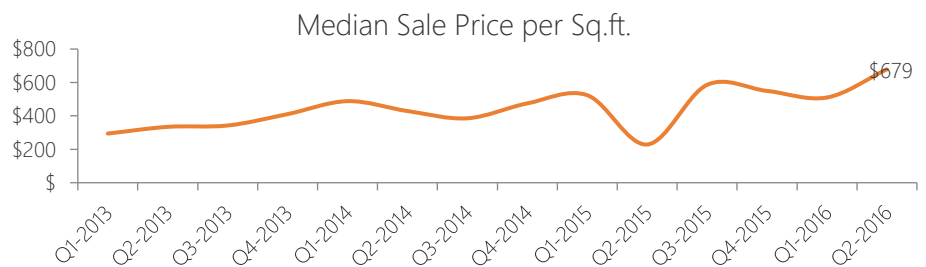
-78% YoY



### Median Sale Price per Sq.ft.



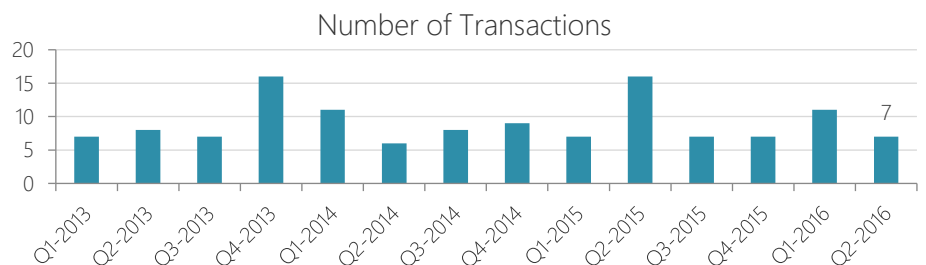
197% YoY



### Number of Transactions



-56% 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	\$686,250	11%	\$679	7%	\$16,470,000	7	7	24
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

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# The RATNER Team Market Reports

## Cobble Hill

Brooklyn, 2nd Quarter 2016

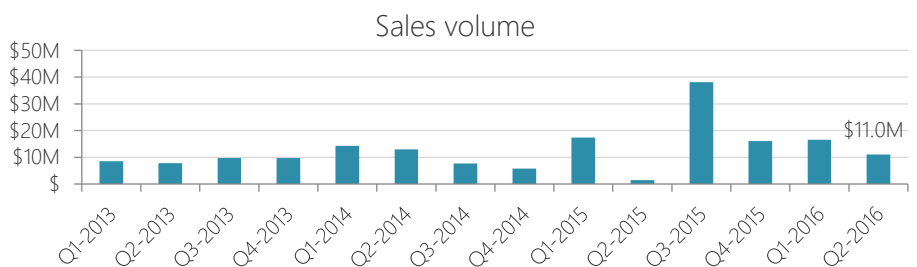


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

### Sales volume



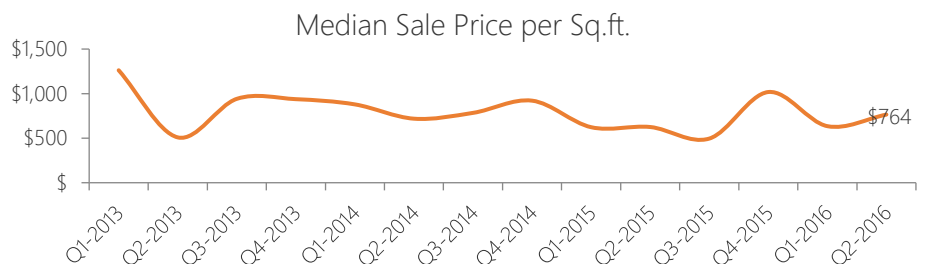
634% YoY



### Median Sale Price per Sq.ft.



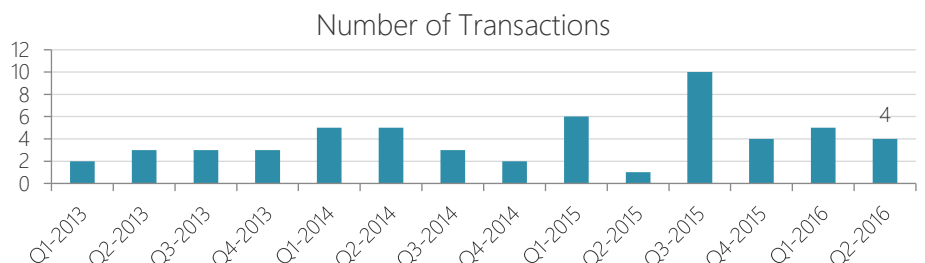
22% YoY



### Number of Transactions



300% 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	\$733,933	47%	\$764	22%	\$11,009,000	4	4	15
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

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# The RATNER Team Market Reports

## Crown Heights

Brooklyn, 2nd Quarter 2016

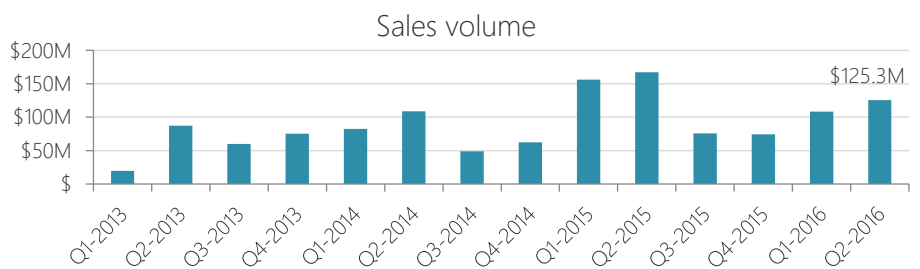


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

### Sales volume



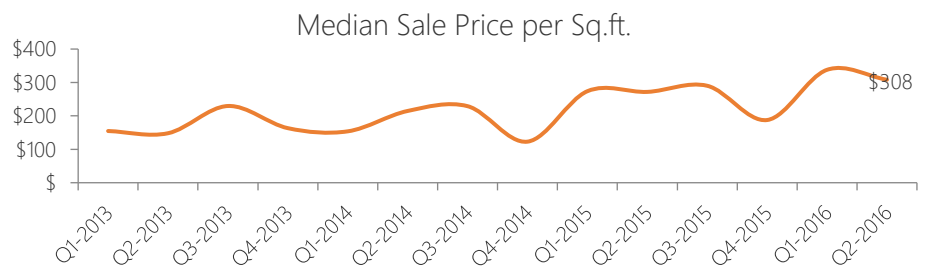
-25% YoY



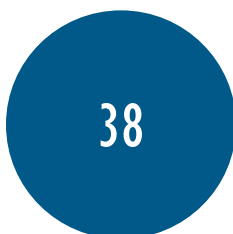
### Median Sale Price per Sq.ft.



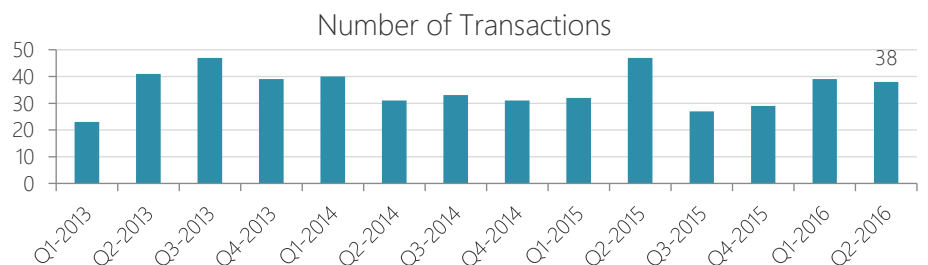
13% YoY



### 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	\$289,667	32%	\$349	46%	\$34,760,000	27	27	120
Medium	\$247,336	-11%	\$301	-1%	\$71,480,000	10	17	289
Large	\$367,308	67%	\$272	7%	\$19,100,000	1	1	52

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

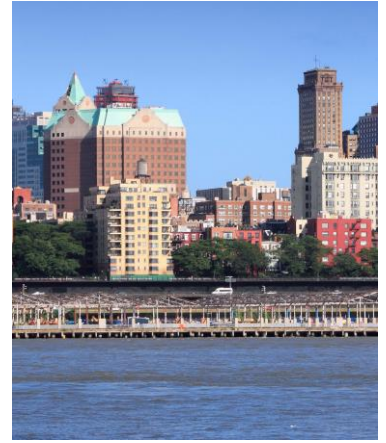
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# The RATNER Team Market Reports

## Cypress Hills

Brooklyn, 2nd Quarter 2016

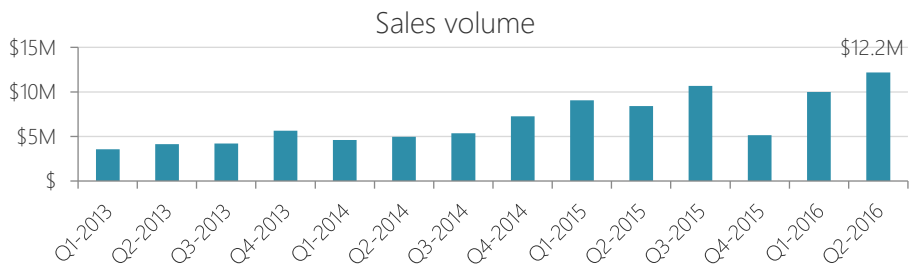


A neighborhood in the east of New York, Cypress Hills is home to some of the most affordable housing prices in Brooklyn – not to mention a wealth of delicious ethnic foods. The main thoroughfare, Fulton Street, is lined with barber shops, bodegas, churches, pupuserias, seafood restaurants, and other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

### Sales volume



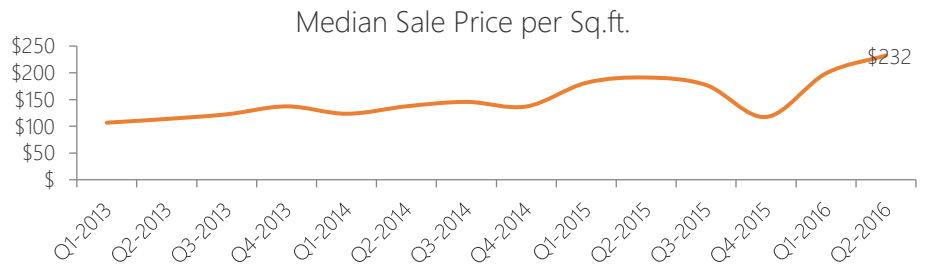
45% YoY



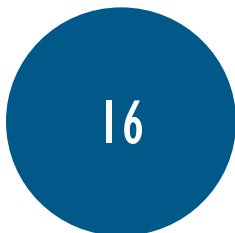
### Median Sale Price per Sq.ft.



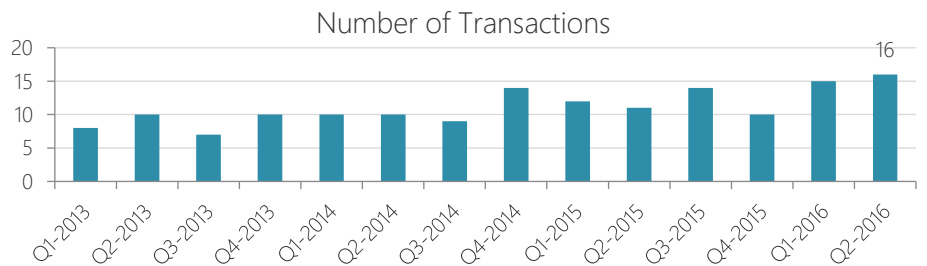
22% YoY



### 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	\$213,280	27%	\$228	19%	\$10,664,000	15	15	50
Medium	\$115,769	-	\$273	-	\$1,505,000	1	1	13
Large	-	-	-	-	\$0	0	0	0

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

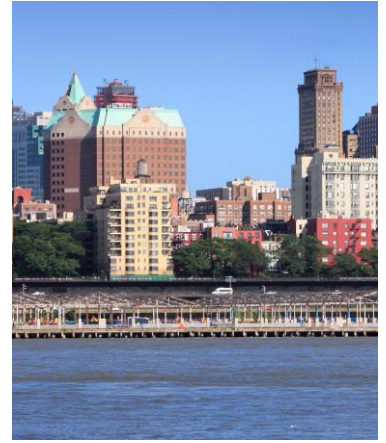
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# The RATNER Team Market Reports

## Dyker Heights

Brooklyn, 2nd Quarter 2016

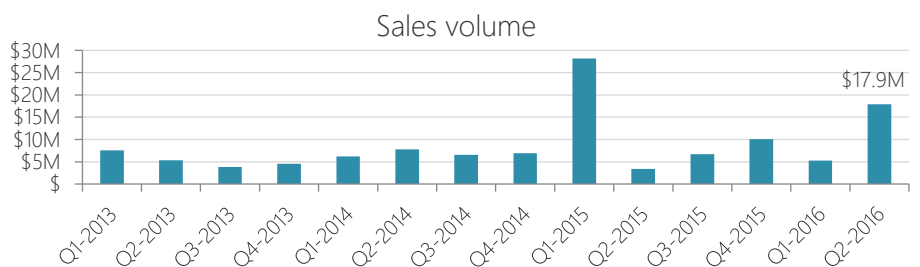


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

### Sales volume



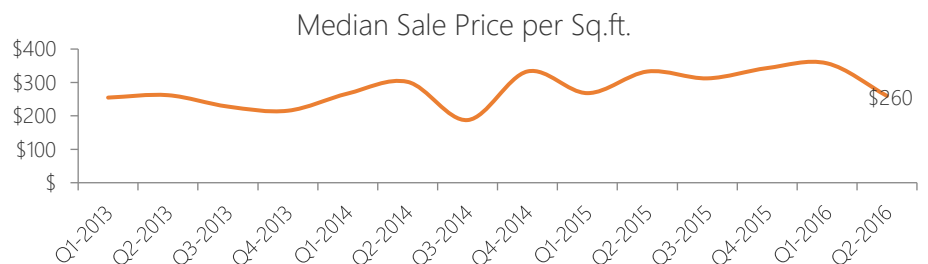
431% YoY



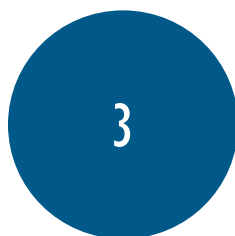
### Median Sale Price per Sq.ft.



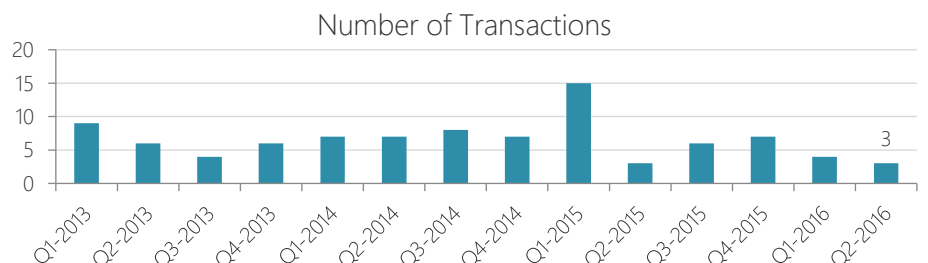
-22% YoY



### 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	\$451,667	20%	\$568	71%	\$2,710,000	2	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	\$233,846	-	\$237	-	\$15,200,000	1	1	65

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

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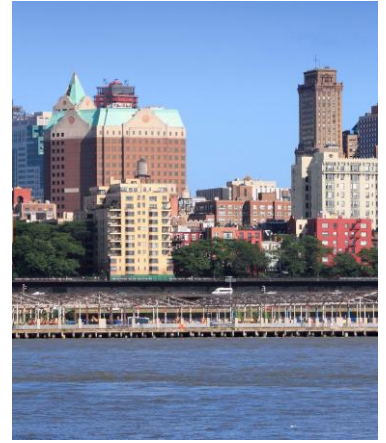
Warren Lewis Sotheby's International Realty



# The RATNER Team Market Reports

## East Flatbush

Brooklyn, 2nd Quarter 2016

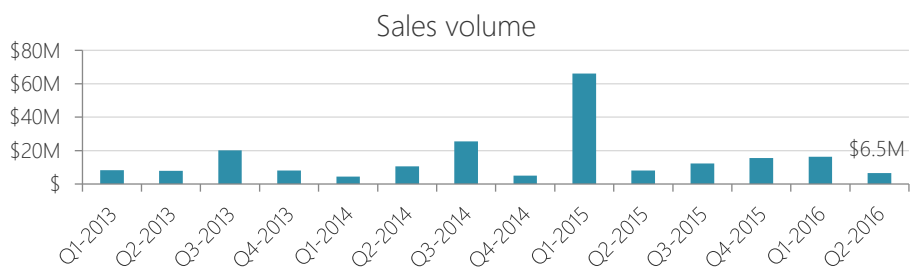


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

### Sales volume



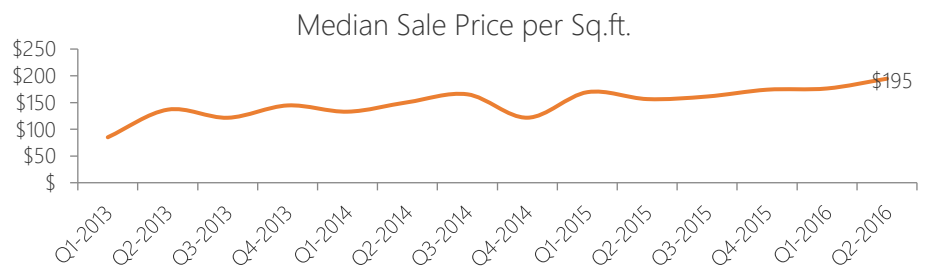
-20% YoY



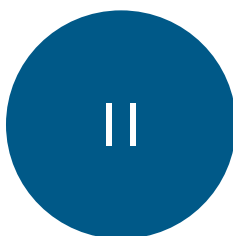
### Median Sale Price per Sq.ft.



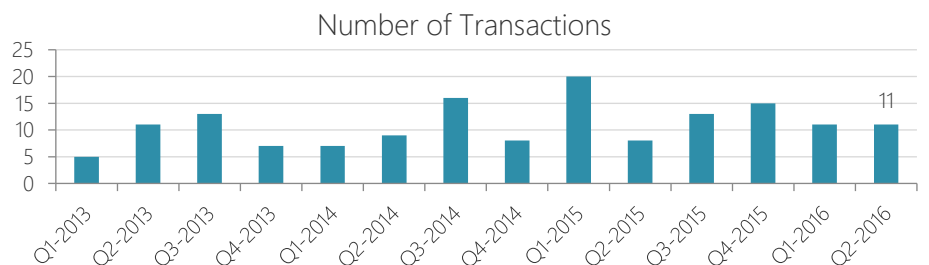
24% YoY



### Number of Transactions



38% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$167,904	25%	\$195	18%	\$6,548,250	11	11	39
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)

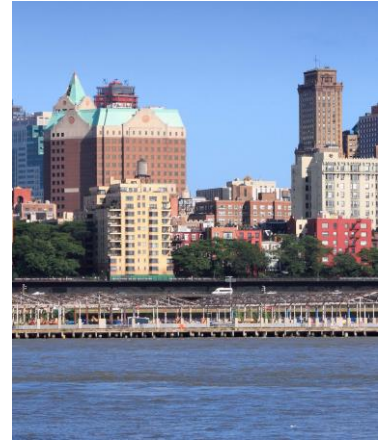
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# The RATNER Team Market Reports

## East NY

### Brooklyn, 2nd Quarter 2016

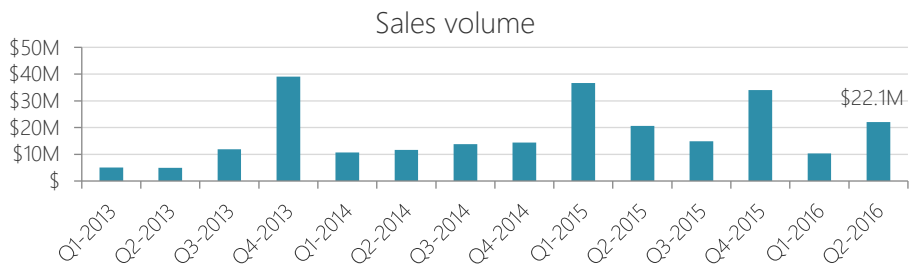


The East New York neighborhood may not traditionally have had yoga studios, hip coffee shops, and pet grooming spas but as real estate developers move in that's starting to change. The real estate prices are affordable and residents have easy access both to public transportation and major highways. Many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

#### Sales volume



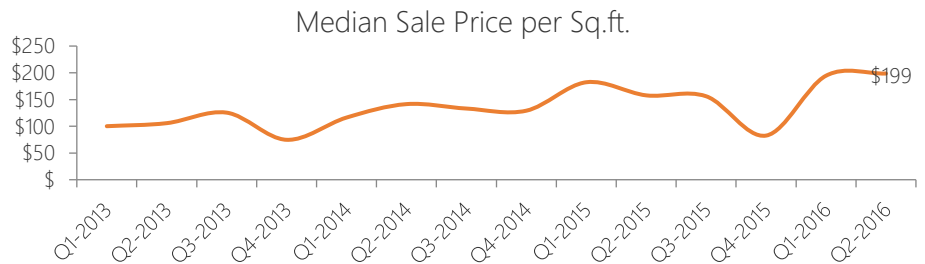
7% YoY



#### Median Sale Price per Sq.ft.



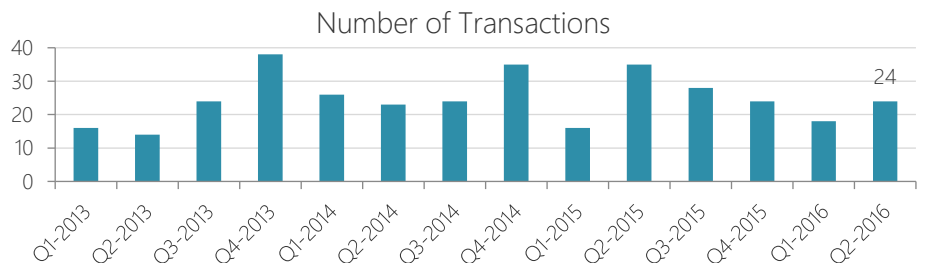
26% YoY



#### 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	\$159,829	22%	\$190	23%	\$12,466,699	23	23	78
Medium	\$184,615	92%	\$212	24%	\$9,600,000	1	3	52
Large	-	-	-	-	\$0	0	0	0

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

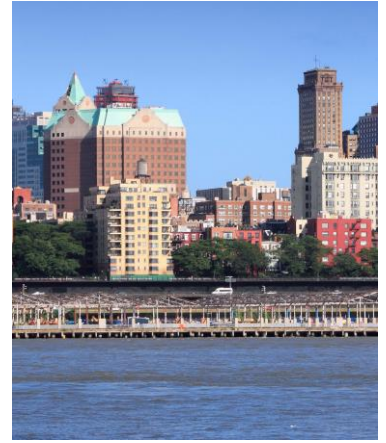
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# The RATNER Team Market Reports

## Farragut

Brooklyn, 2nd Quarter 2016

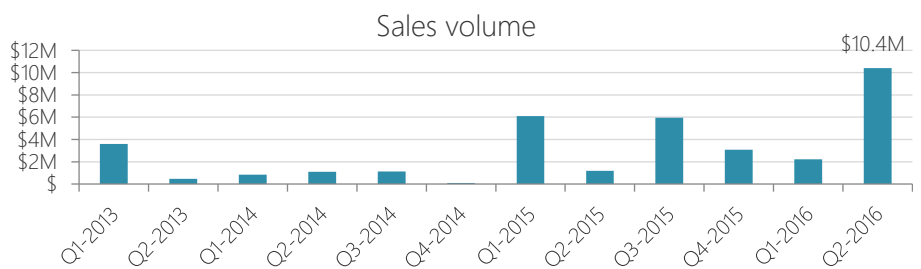


A subsection of East Flatbush, Farragut is just 15 miles from Midtown and directly south of the Holy Cross Cemetery. It offers the epitome of urban life with a large variety of eateries along Flatbush Avenue. Many residents own cars but Farragut is an easily walkable neighborhood with subway stations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

### Sales volume



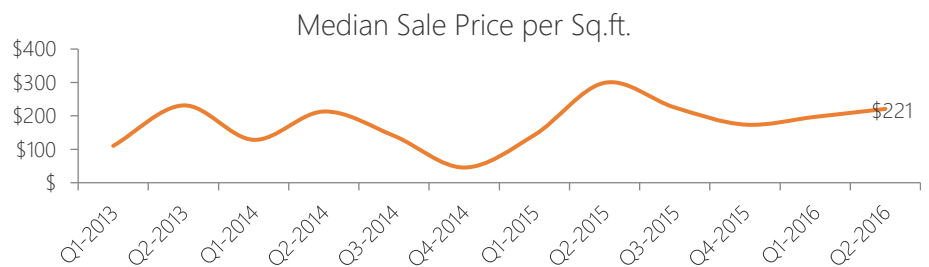
774% YoY



### Median Sale Price per Sq.ft.



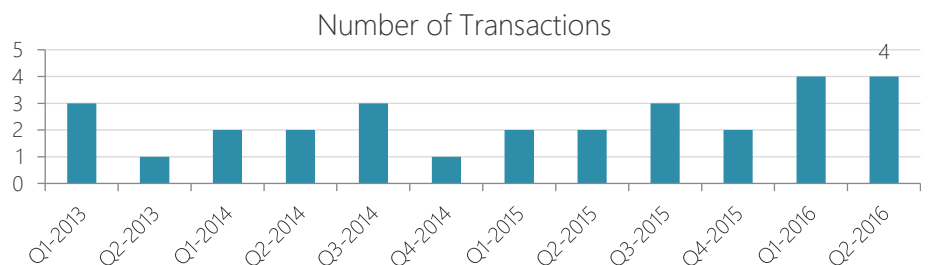
-26% YoY



### 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	\$255,556	29%	\$249	-17%	\$2,300,000	3	3	9
Medium	\$162,000	-	\$214	-	\$8,100,000	1	2	50
Large	-	-	-	-	\$0	0	0	0

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

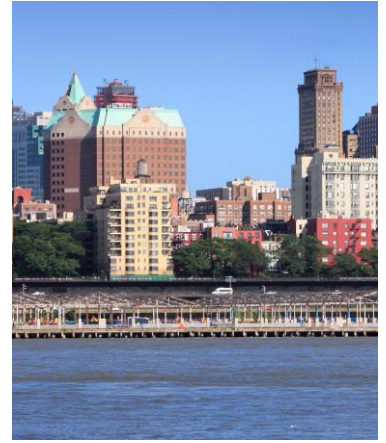
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# The RATNER Team Market Reports

## Flatbush

Brooklyn, 2nd Quarter 2016

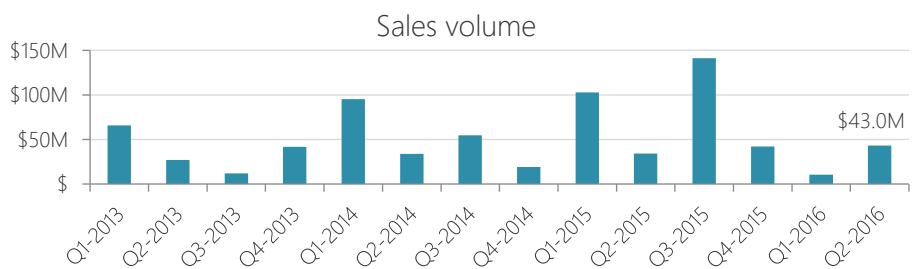


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

### Sales volume



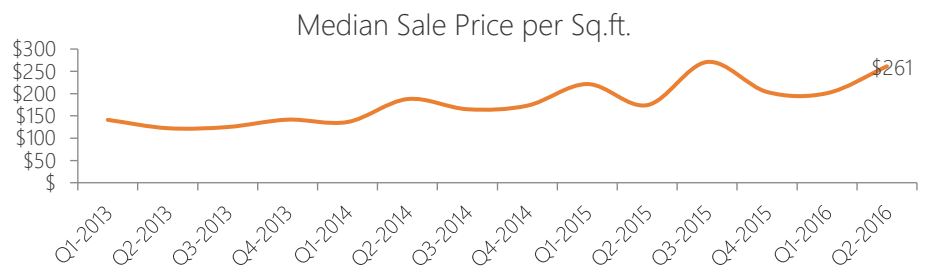
25% YoY



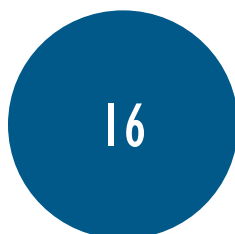
### Median Sale Price per Sq.ft.



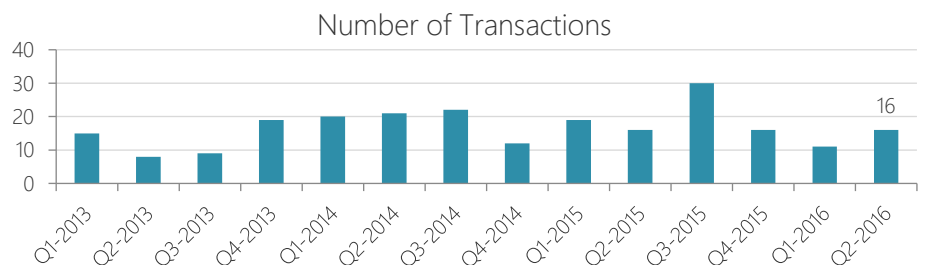
50% YoY



### 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	\$266,107	41%	\$317	80%	\$16,232,500	12	12	61
Medium	\$221,591	54%	\$231	33%	\$9,750,000	3	3	44
Large	\$283,333	-	\$239	-	\$17,000,000	1	1	60

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

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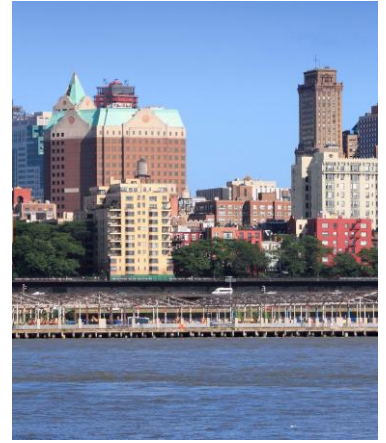
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# The RATNER Team Market Reports

## Flatlands

### Brooklyn, 2nd Quarter 2016

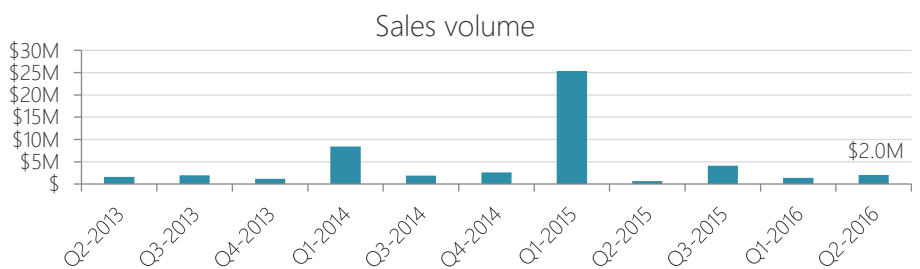


With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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

#### Sales volume



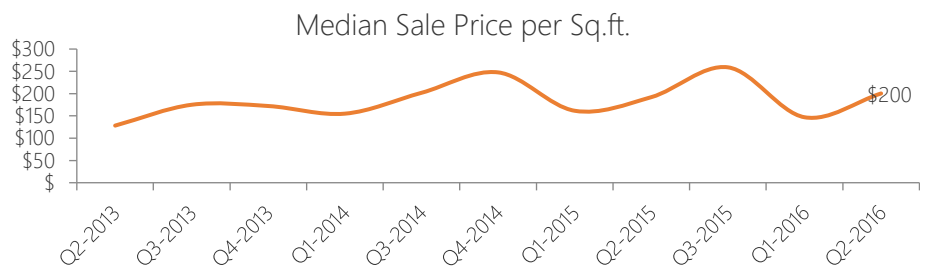
217% YoY



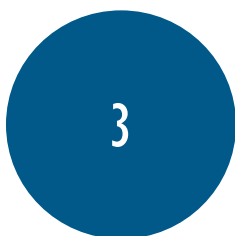
#### Median Sale Price per Sq.ft.



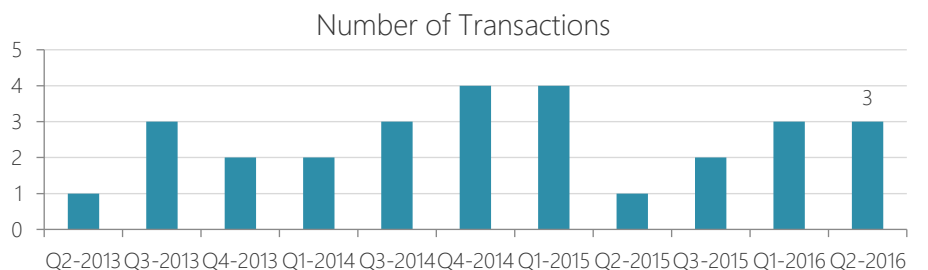
4% YoY



#### 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	\$221,667	6%	\$200	4%	\$1,995,000	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)

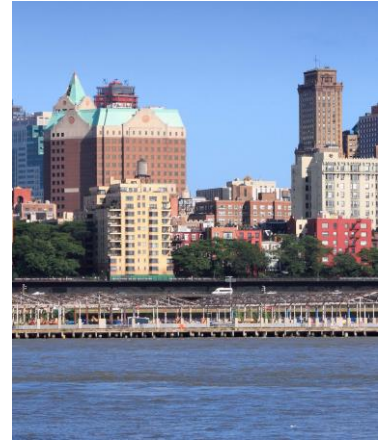
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# The RATNER Team Market Reports

## Fort Greene

Brooklyn, 2nd Quarter 2016

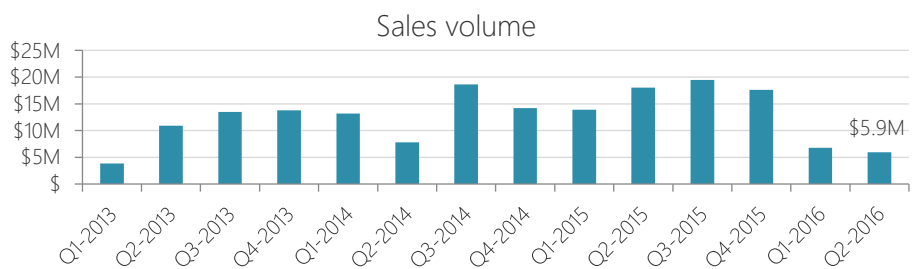


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

### Sales volume



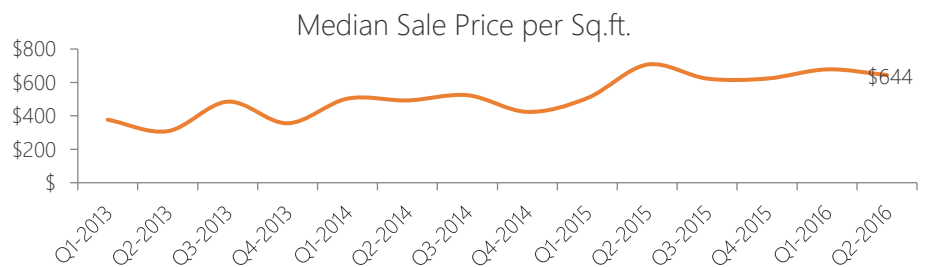
-67% YoY



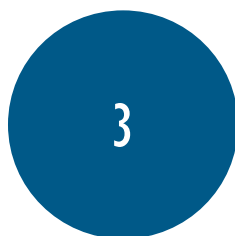
### Median Sale Price per Sq.ft.



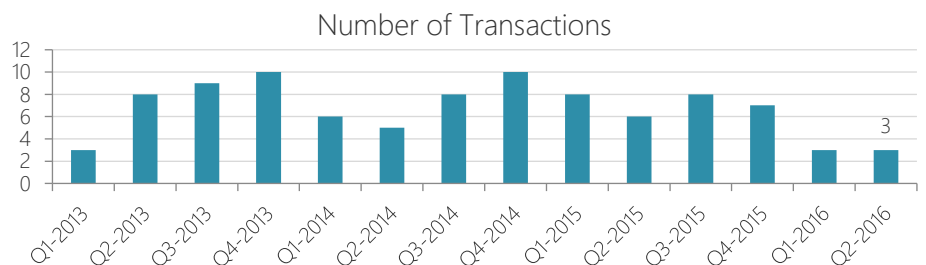
-9% YoY



### 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	\$594,600	-11%	\$644	-9%	\$5,946,000	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

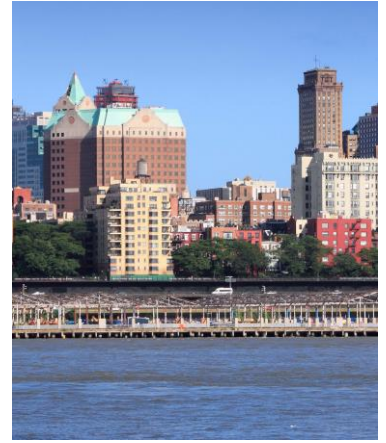
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# The RATNER Team Market Reports

## Fort Hamilton

Brooklyn, 2nd Quarter 2016

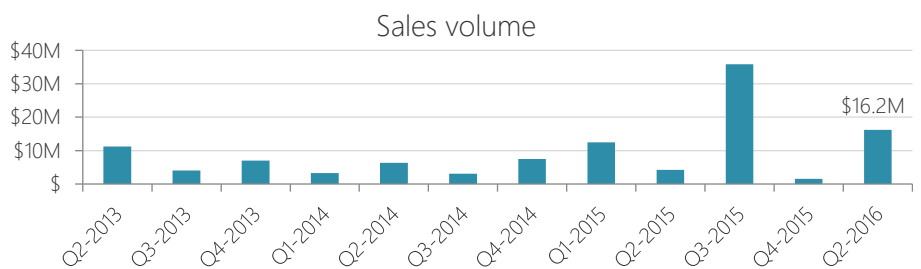


Fort Hamilton is only a square mile and it is located in the southwestern corner of Brooklyn. Most buildings are pre-war and the real estate market is known for its constancy. New developments have made their way to the neighborhood in recent years.

### Sales volume



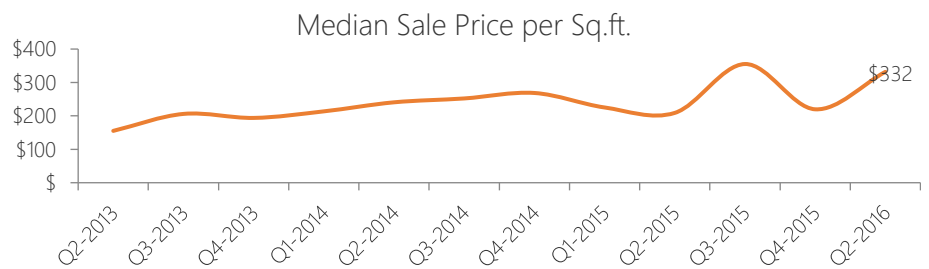
285% YoY



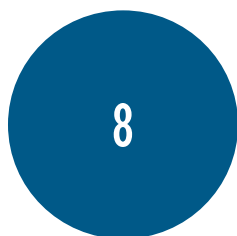
### Median Sale Price per Sq.ft.



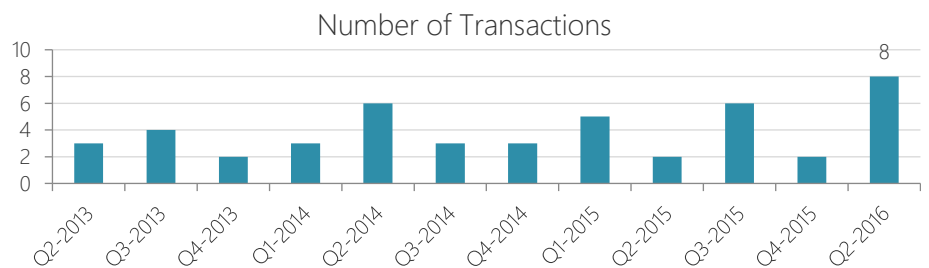
59% YoY



### Number of Transactions



300% 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	\$287,340	331%	\$311	364%	\$7,183,500	6	6	25
Medium	\$272,727	36%	\$350	50%	\$9,000,000	2	2	33
Large	-	-	-	-	\$0	0	0	0

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

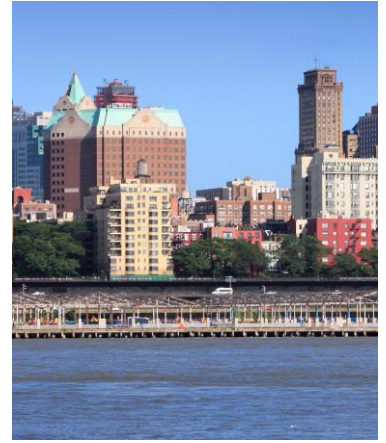
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# The RATNER Team Market Reports

## Georgetown

Brooklyn, 2nd Quarter 2016

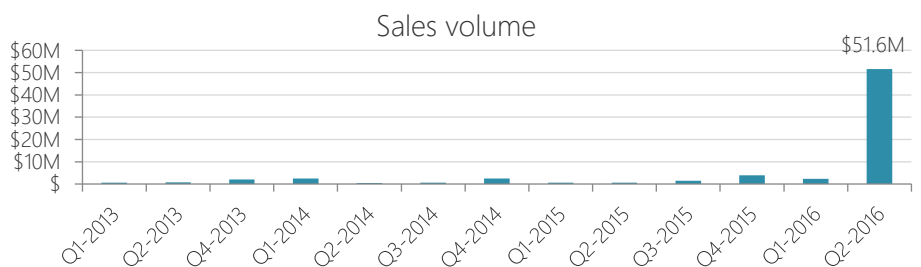


An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall,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

### Sales volume



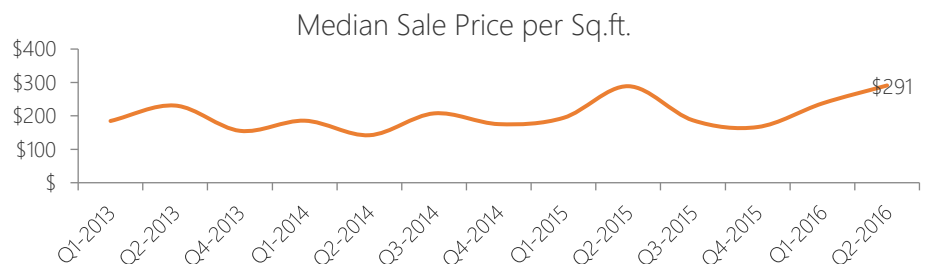
7785% YoY



### Median Sale Price per Sq.ft.



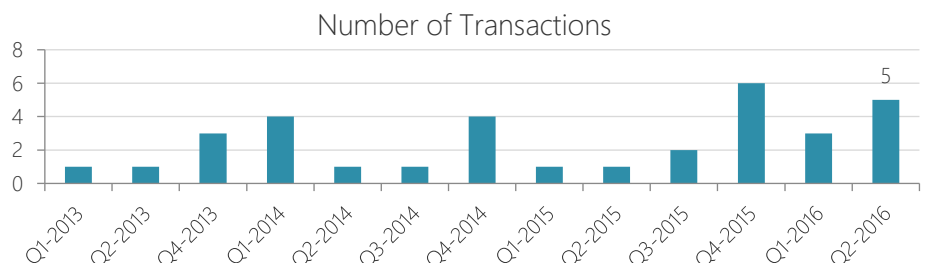
1% YoY



### Number of Transactions



400% 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	\$232,867	7%	\$219	-24%	\$2,095,800	3	3	9
Medium	\$344,097	-	\$295	-	\$49,550,000	2	6	144
Large	-	-	-	-	\$0	0	0	0

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

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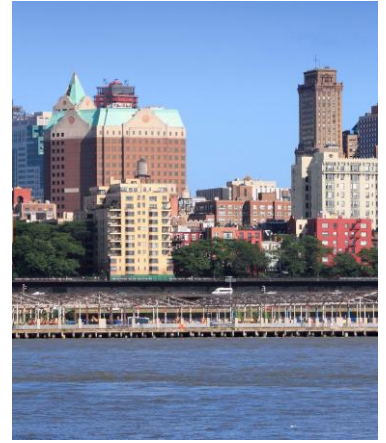
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# The RATNER Team Market Reports

## Gowanus

Brooklyn, 2nd Quarter 2016

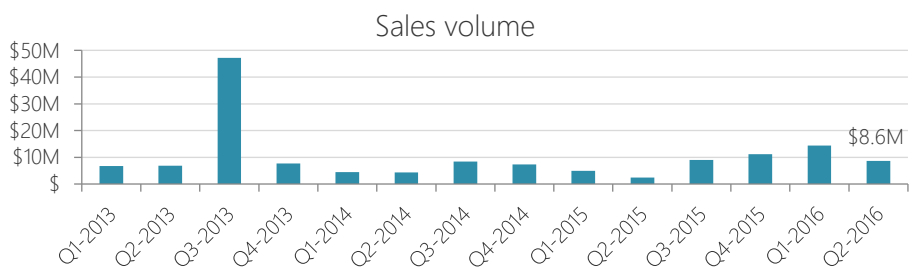


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

### Sales volume



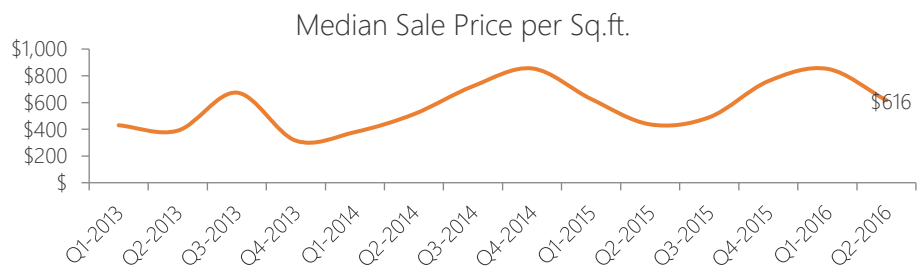
257% YoY



### Median Sale Price per Sq.ft.



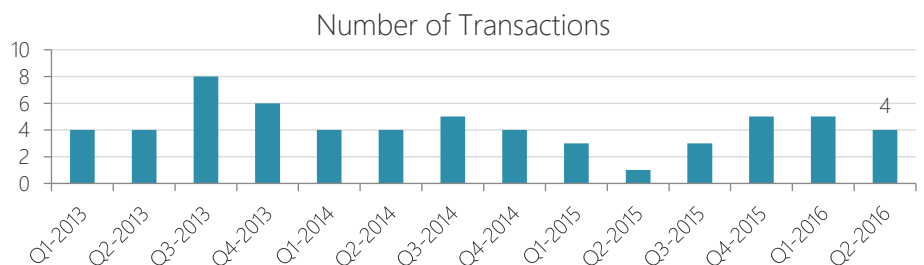
41% YoY



### Number of Transactions



300% 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	\$408,333	36%	\$616	41%	\$8,575,000	4	4	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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

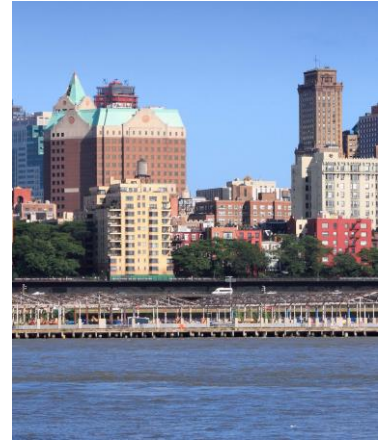
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# The RATNER Team Market Reports

## Gravesend

Brooklyn, 2nd Quarter 2016

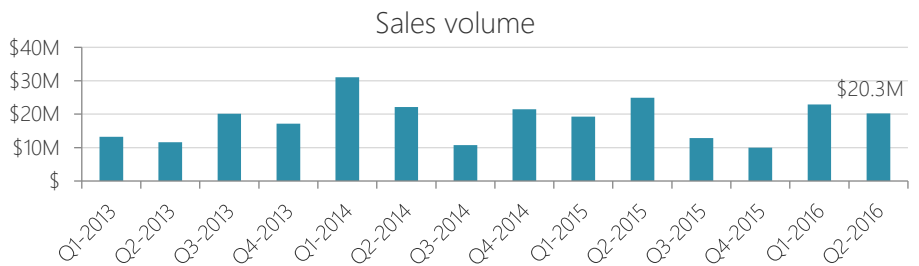


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

### Sales volume



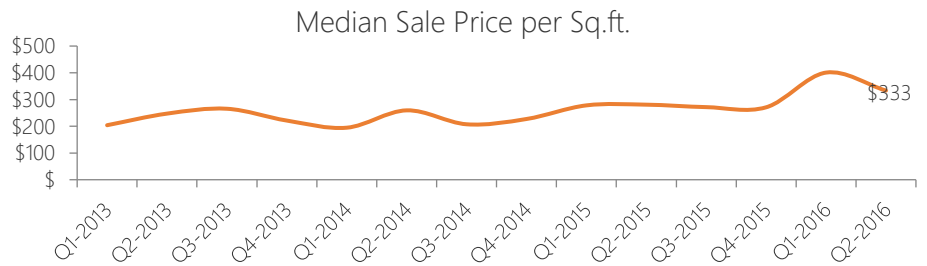
-19% YoY



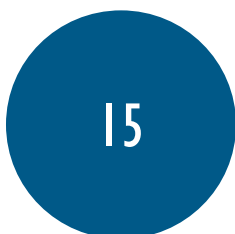
### Median Sale Price per Sq.ft.



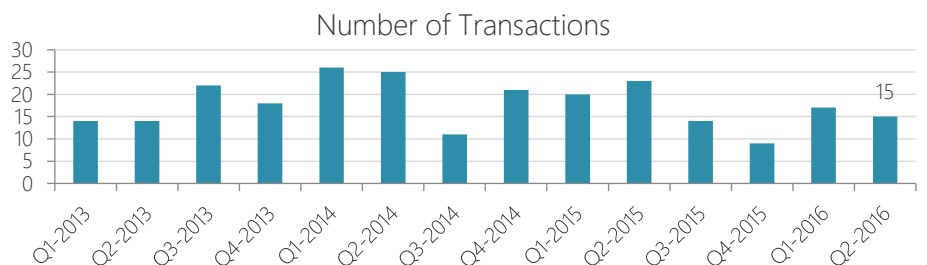
19% YoY



### Number of Transactions



-35% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$375,942	36%	\$380	27%	\$16,541,463	14	14	44
Medium	\$154,583	-7%	\$215	31%	\$3,710,000	1	2	24
Large	-	-	-	-	\$0	0	0	0

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

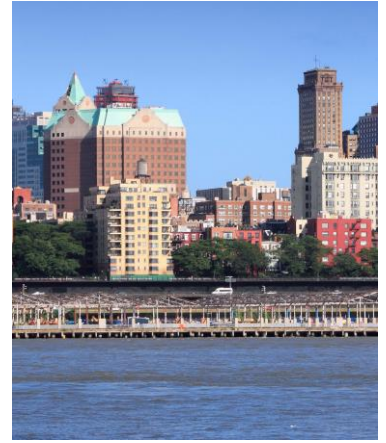
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# The RATNER Team Market Reports

## Greenpoint

Brooklyn, 2nd Quarter 2016

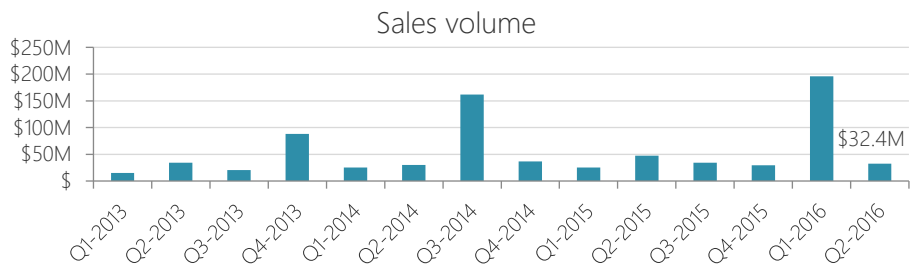


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

### Sales volume



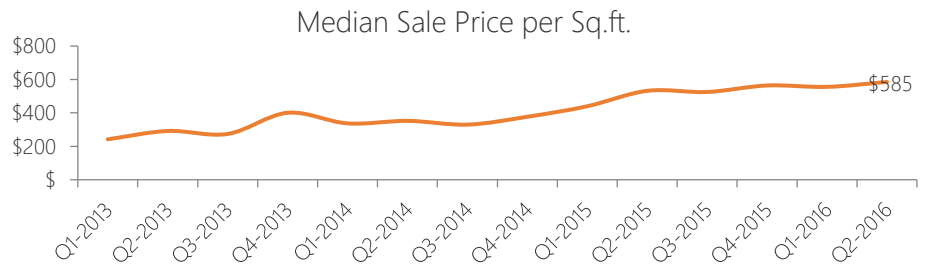
-32% YoY



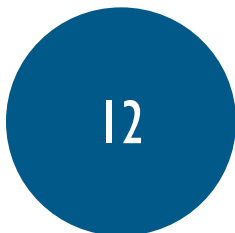
### Median Sale Price per Sq.ft.



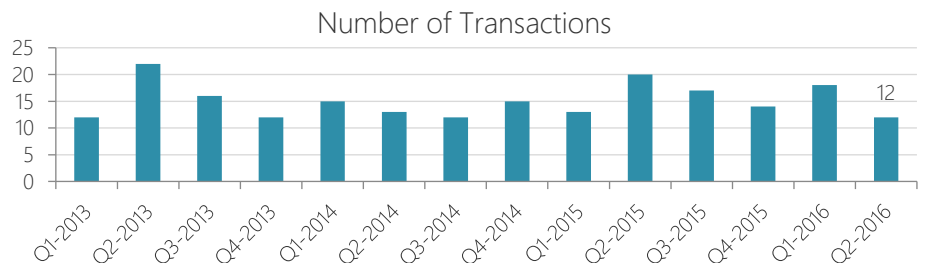
10% YoY



### 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	\$483,075	3%	\$585	-3%	\$32,366,000	12	12	67
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)

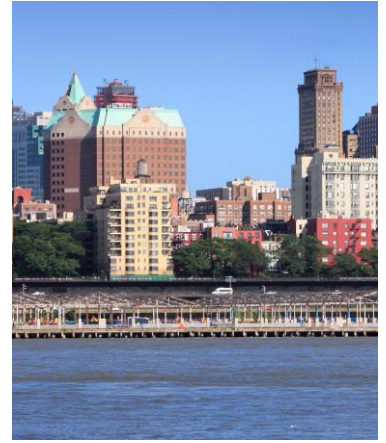
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# The RATNER Team Market Reports

## Greenwood Heights

Brooklyn, 2nd Quarter 2016

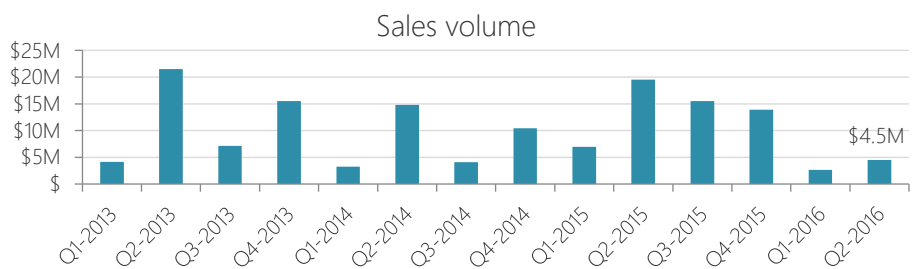


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

### Sales volume



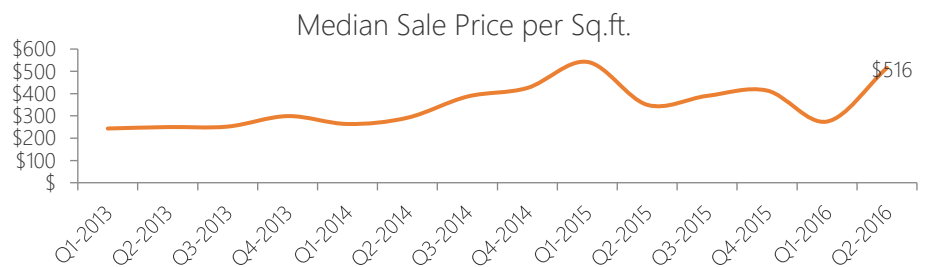
-77% YoY



### Median Sale Price per Sq.ft.



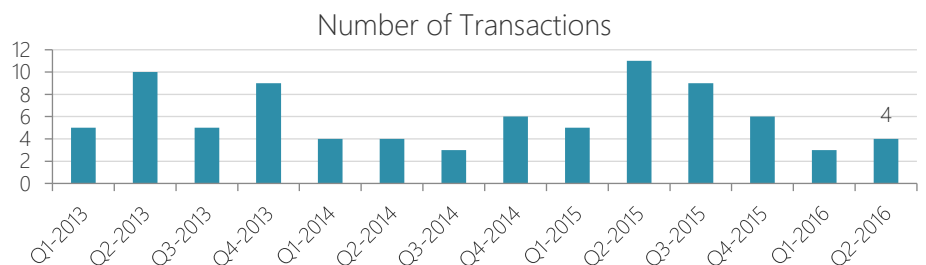
47% YoY



### Number of Transactions



-64% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$374,667	11%	\$516	23%	\$4,496,000	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)

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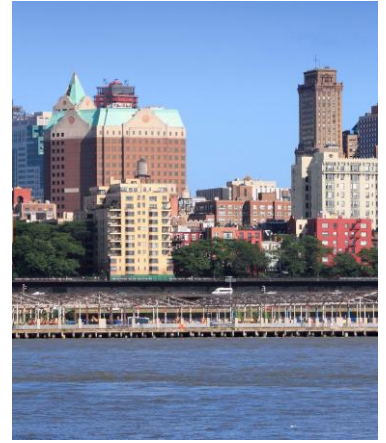
Warren Lewis Sotheby's International Realty



# The RATNER Team Market Reports

## Kensington

Brooklyn, 2nd Quarter 2016

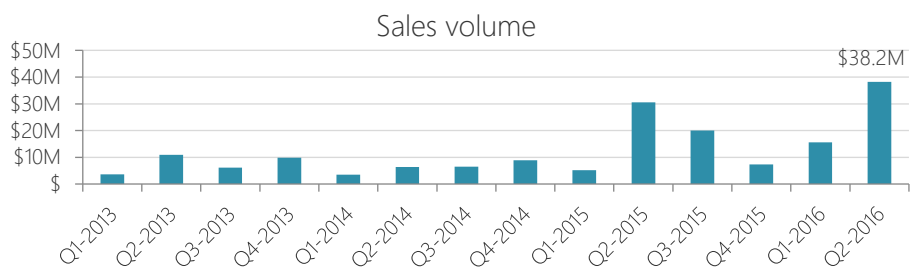


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

### Sales volume



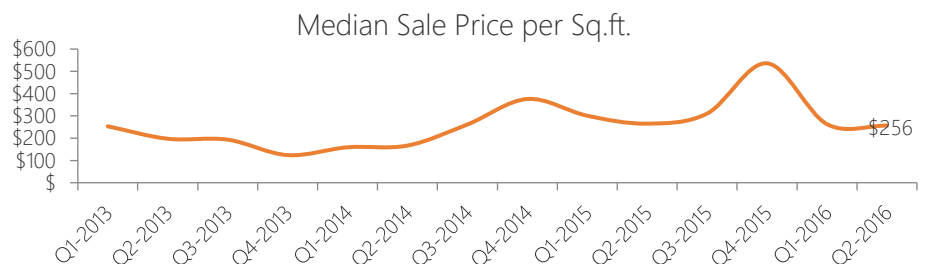
25% YoY



### Median Sale Price per Sq.ft.



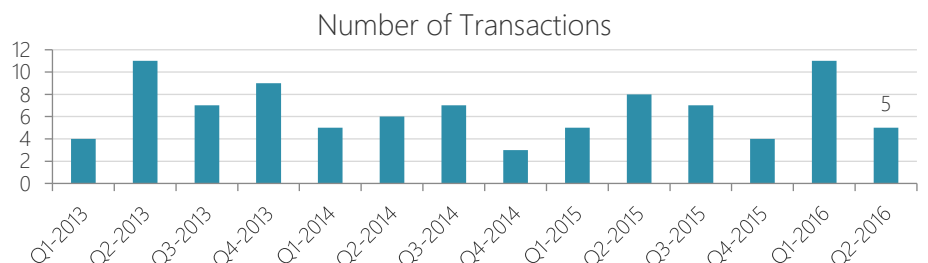
-3% YoY



### 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	\$217,500	-11%	\$265	5%	\$2,175,000	2	2	10
Medium	\$215,179	-3%	\$209	-22%	\$6,025,000	1	3	28
Large	\$267,857	-	\$268	-	\$30,000,000	2	2	112

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

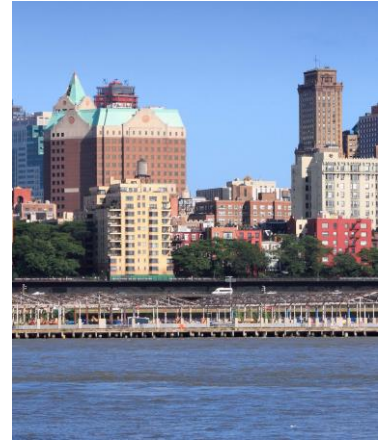
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# The RATNER Team Market Reports

## Midwood

Brooklyn, 2nd Quarter 2016

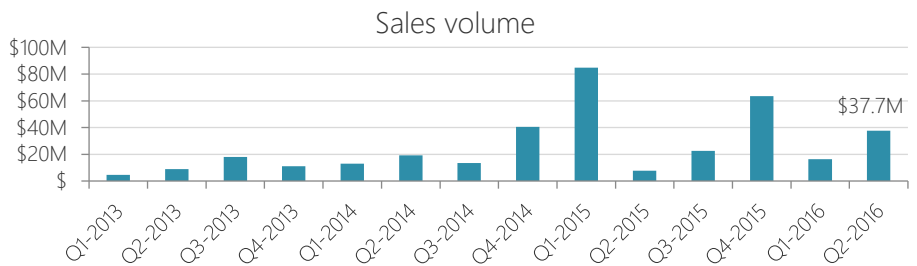


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

### Sales volume



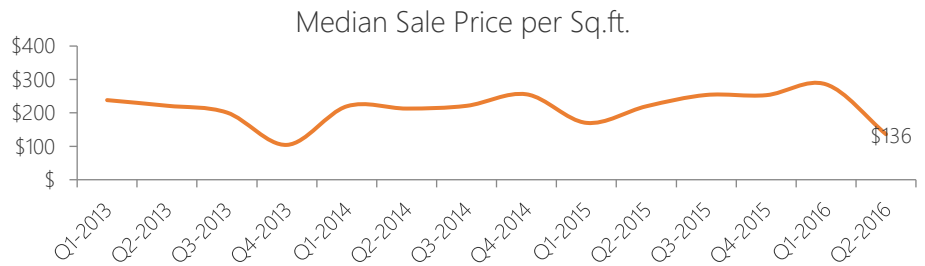
389% YoY



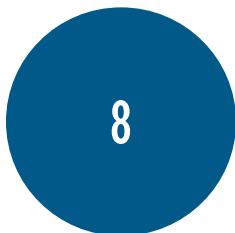
### Median Sale Price per Sq.ft.



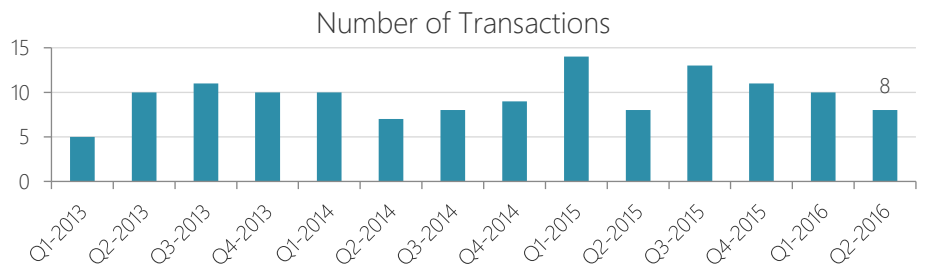
-38% YoY



### 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	\$312,800	28%	\$382	53%	\$7,820,000	6	6	25
Medium	\$158,797	17%	\$117	-24%	\$29,853,750	2	6	188
Large	-	-	-	-	\$0	0	0	0

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

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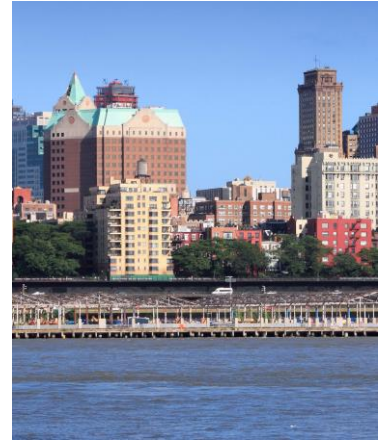
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# The RATNER Team Market Reports

## New Lots

### Brooklyn, 2nd Quarter 2016

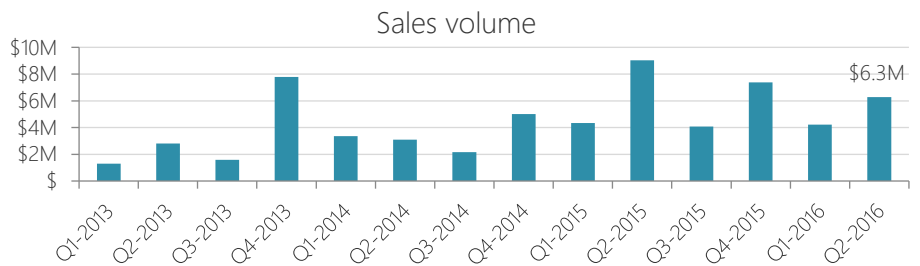
A subsection of East New York, New Lots is a Brooklyn neighborhood with its own historic branch of the Brooklyn Public Library. Once known as the Town of New Lots and formerly a section of Flatbush, this neighborhood is near Brownsville, City Line, and Canarsie. Most homes are two- or three-bedrooms,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



### Sales volume



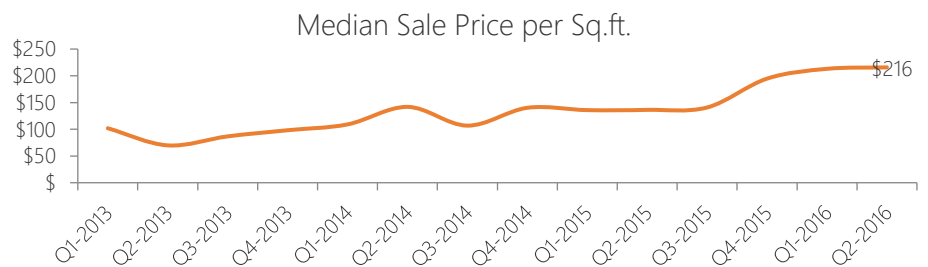
-31% YoY



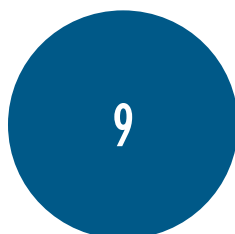
### Median Sale Price per Sq.ft.



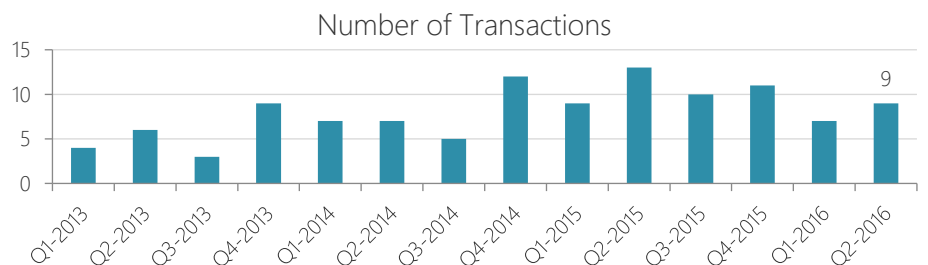
58% YoY



### 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	\$148,340	13%	\$181	18%	\$4,005,170	8	8	27
Medium	\$205,568	59%	\$329	212%	\$2,261,250	1	1	11
Large	-	-	-	-	\$0	0	0	0

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

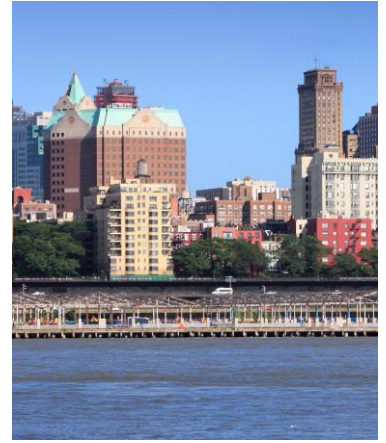
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# The RATNER Team Market Reports

## Ocean Hill

Brooklyn, 2nd Quarter 2016

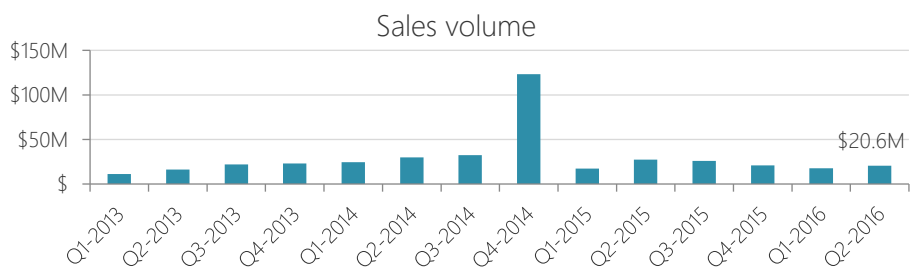


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

### Sales volume



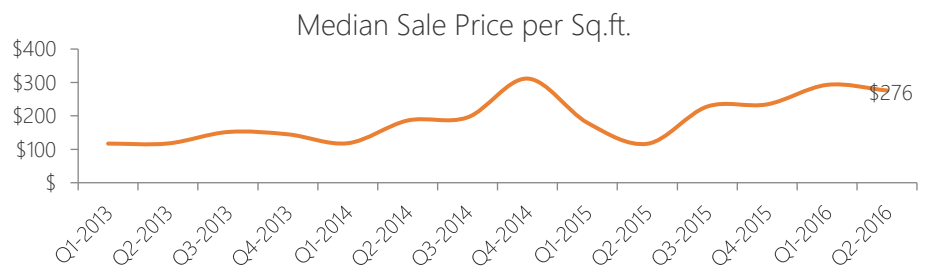
-24% YoY



### Median Sale Price per Sq.ft.



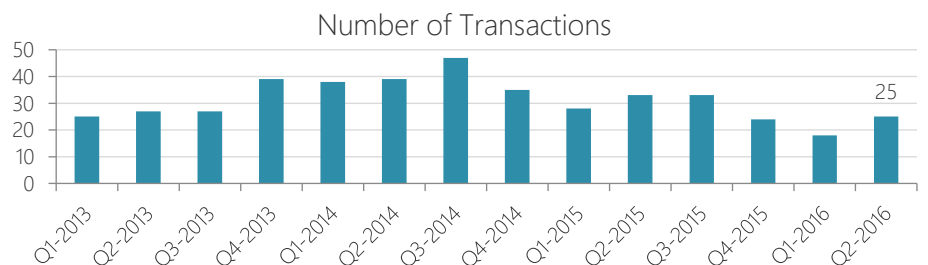
137% YoY



### 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	\$257,344	43%	\$276	47%	\$20,587,559	25	25	80
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)

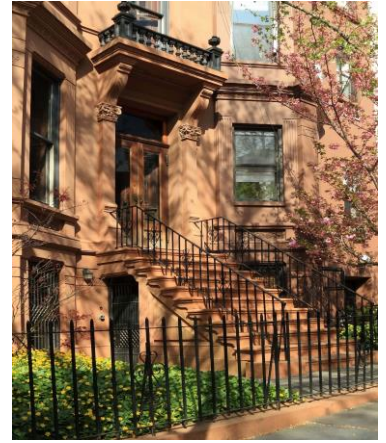
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# The RATNER Team Market Reports

## Park Slope

Brooklyn, 2nd Quarter 2016

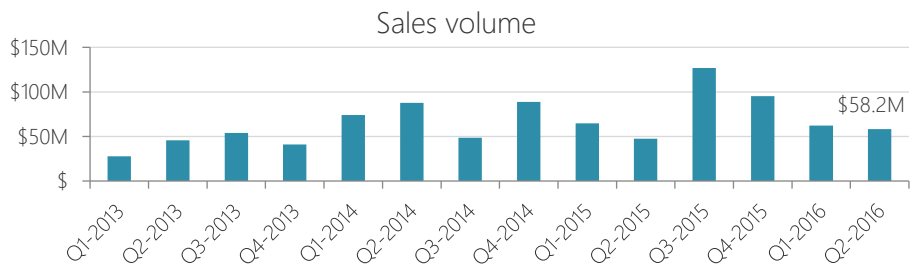


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

### Sales volume



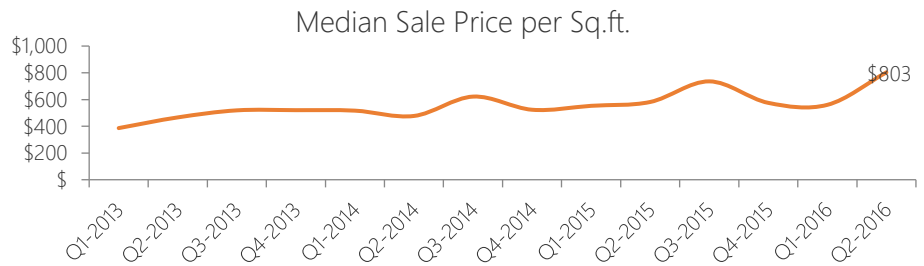
23% YoY



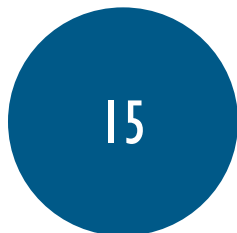
### Median Sale Price per Sq.ft.



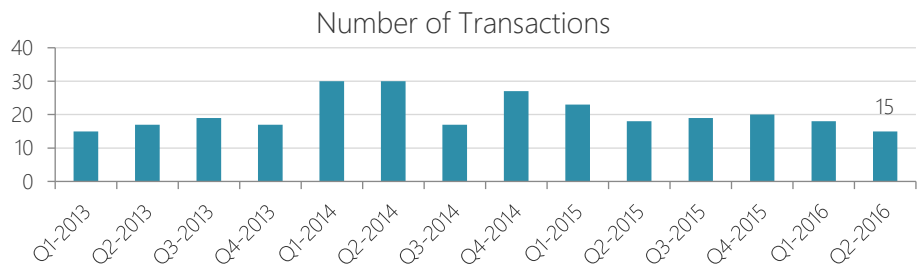
38% YoY



### 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	\$775,851	47%	\$803	27%	\$58,188,836	15	16	75
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)

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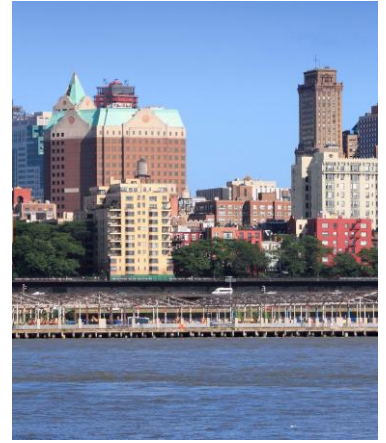
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# The RATNER Team Market Reports

## Prospect - Lefferts Gardens

Brooklyn, 2nd Quarter 2016

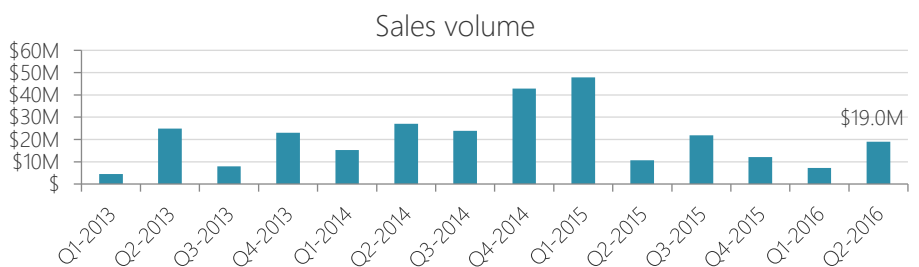


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

### Sales volume



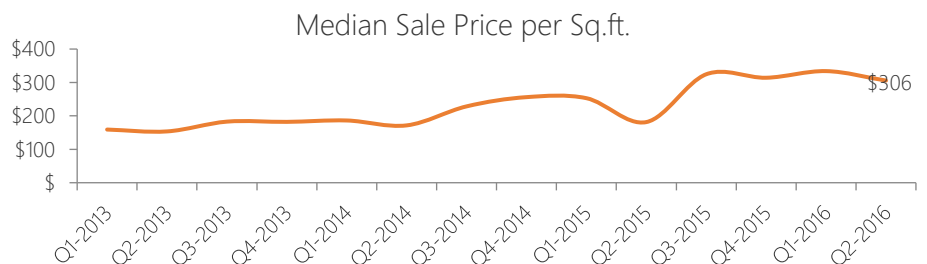
77% YoY



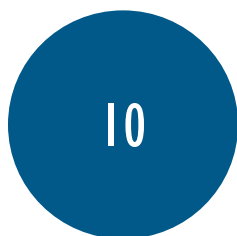
### Median Sale Price per Sq.ft.



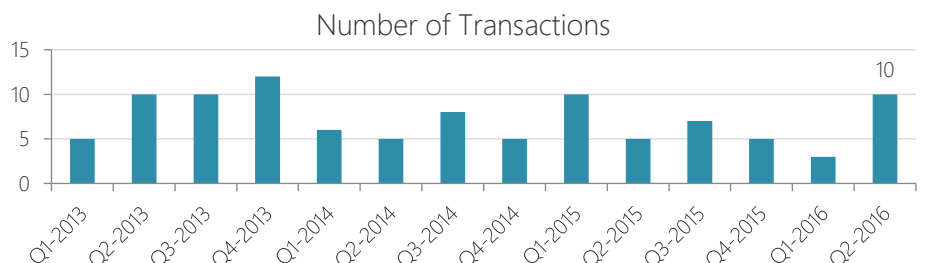
68% YoY



### 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	\$387,963	147%	\$383	138%	\$10,475,000	7	7	27
Medium	\$176,563	1%	\$245	29%	\$8,475,000	3	3	48
Large	-	-	-	-	\$0	0	0	0

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

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# The RATNER Team Market Reports

## Prospect Heights

Brooklyn, 2nd Quarter 2016

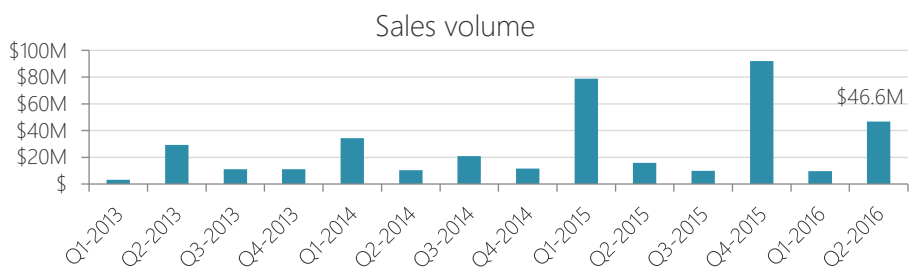


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

### Sales volume



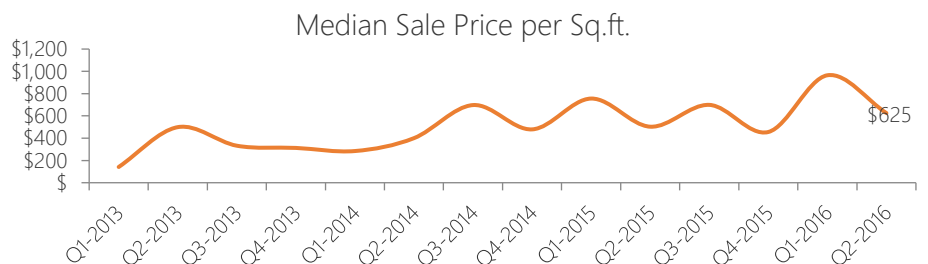
194% YoY



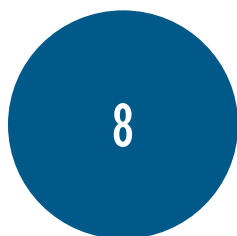
### Median Sale Price per Sq.ft.



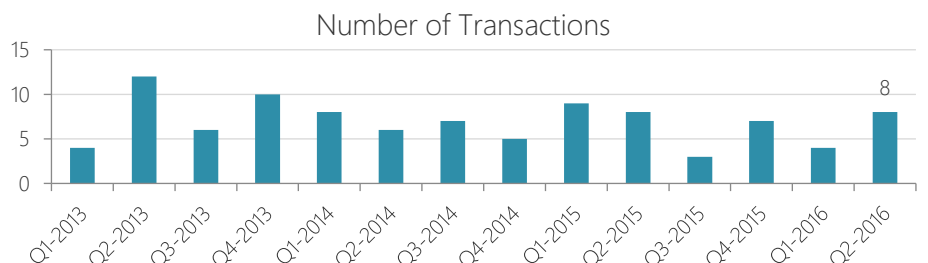
24% YoY



### Number of Transactions



0% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$420,119	-7%	\$630	25%	\$17,645,000	5	6	42
Medium	\$483,167	-	\$622	-	\$28,990,000	3	3	60
Large	-	-	-	-	\$0	0	0	0

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

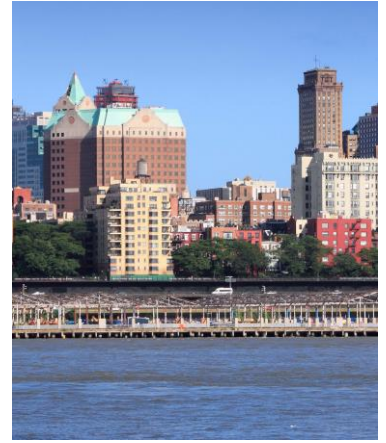
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# The RATNER Team Market Reports

## Remsen Village

Brooklyn, 2nd Quarter 2016

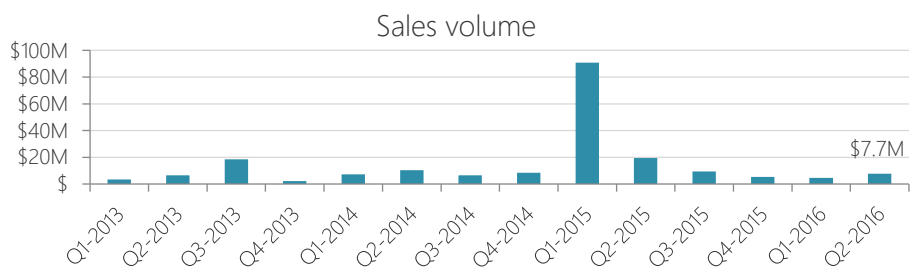


A subdivision of Flatbush, Remsen Village is home to mature trees, a wide variety of housing styles and prices, and established independent stores. While the subway is not convenient for most in the area, buses take residents to the subway. Prospect Park, one of the best green spaces in all of New York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

### Sales volume



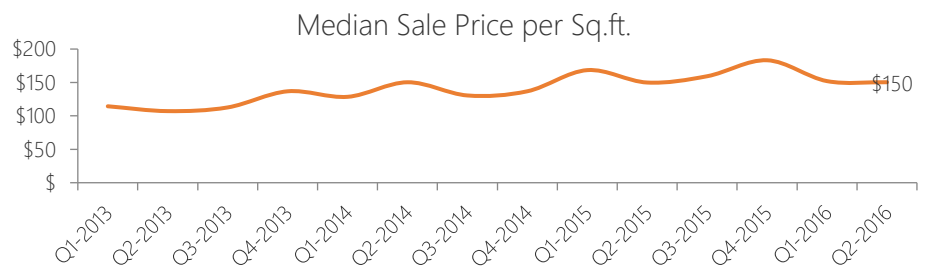
-60% YoY



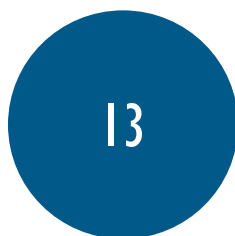
### Median Sale Price per Sq.ft.



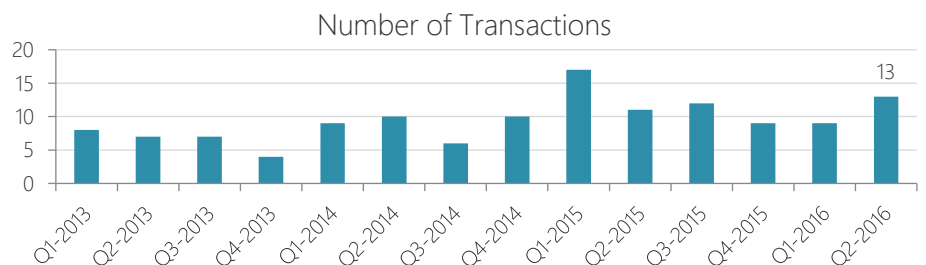
0% YoY



### 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	\$143,961	6%	\$165	23%	\$7,342,000	12	12	51
Medium	\$31,154	-76%	\$58	-57%	\$405,000	1	1	13
Large	-	-	-	-	\$0	0	0	0

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

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# The RATNER Team Market Reports

## Sheepshead Bay

Brooklyn, 2nd Quarter 2016

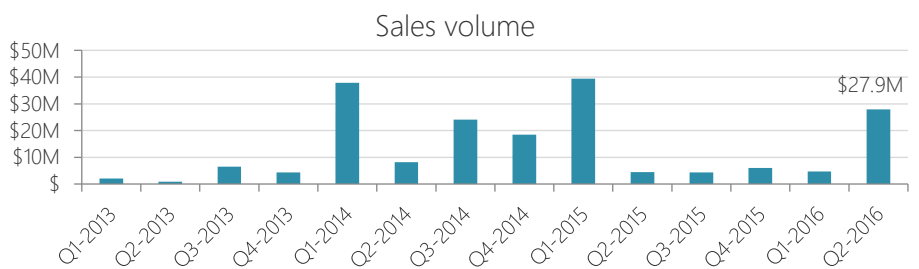


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

### Sales volume



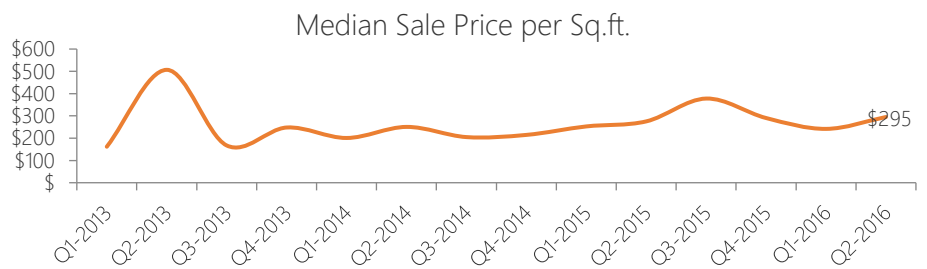
522% YoY



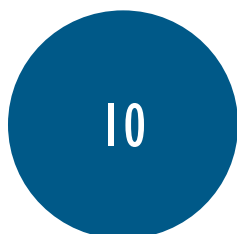
### Median Sale Price per Sq.ft.



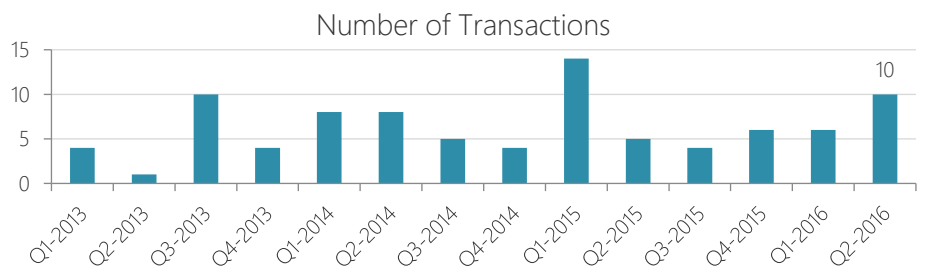
7% YoY



### 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	\$239,909	-4%	\$309	12%	\$7,917,000	8	8	33
Medium	\$166,667	-	\$174	-	\$2,000,000	1	1	12
Large	\$300,000	-	\$313	-	\$18,000,000	1	1	60

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

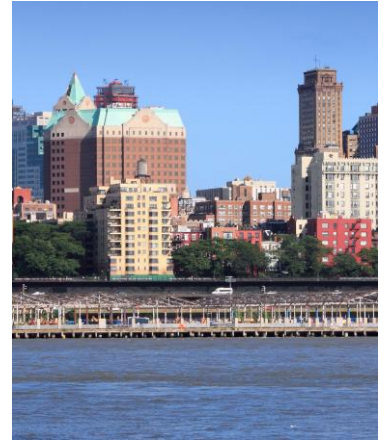
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# The RATNER Team Market Reports

## Sunset Park

Brooklyn, 2nd Quarter 2016

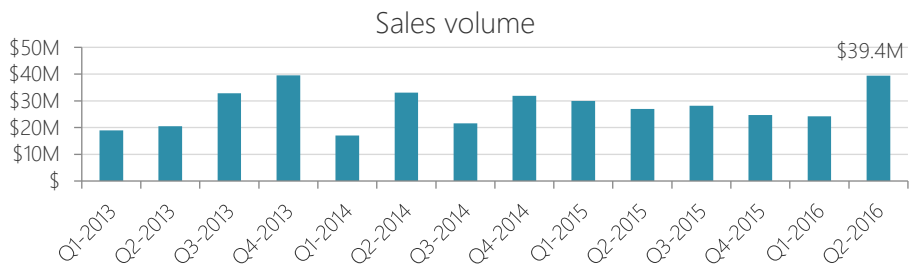


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

### Sales volume



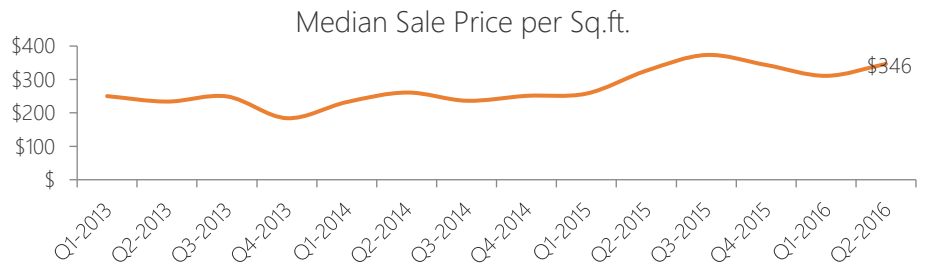
46% YoY



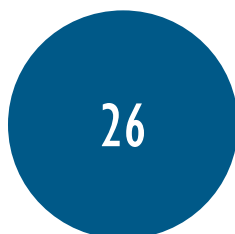
### Median Sale Price per Sq.ft.



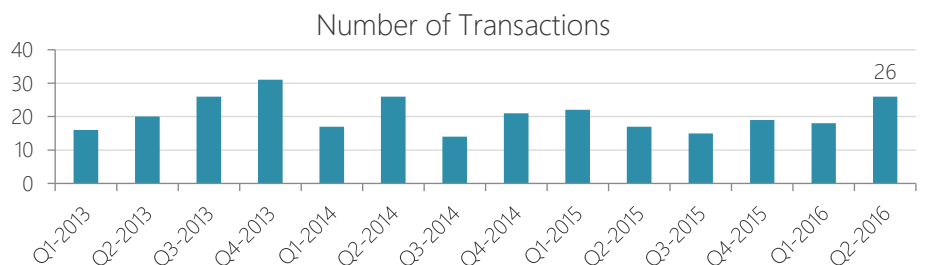
6% YoY



### Number of Transactions



53% 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	\$303,498	1%	\$352	3%	\$30,956,800	24	24	102
Medium	\$272,581	29%	\$328	13%	\$8,450,000	2	2	31
Large	-	-	-	-	\$0	0	0	0

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

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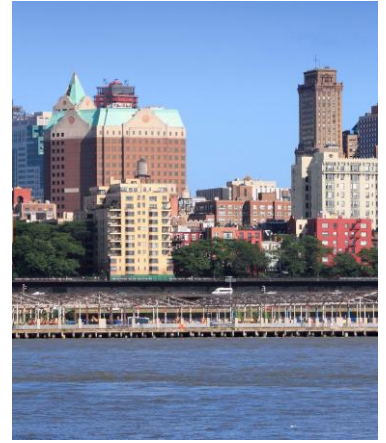
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# The RATNER Team Market Reports

## Williamsburg

Brooklyn, 2nd Quarter 2016

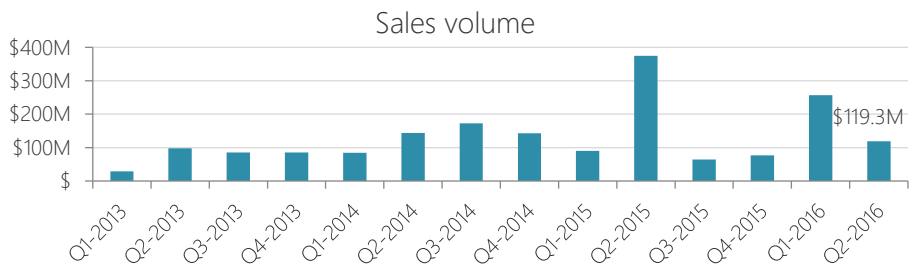


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

### Sales volume



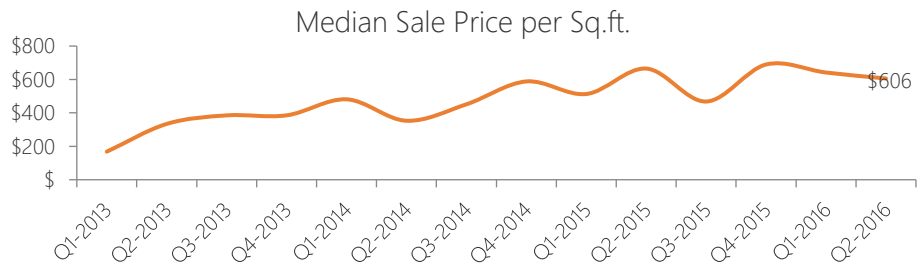
-68% YoY



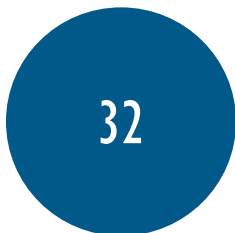
### Median Sale Price per Sq.ft.



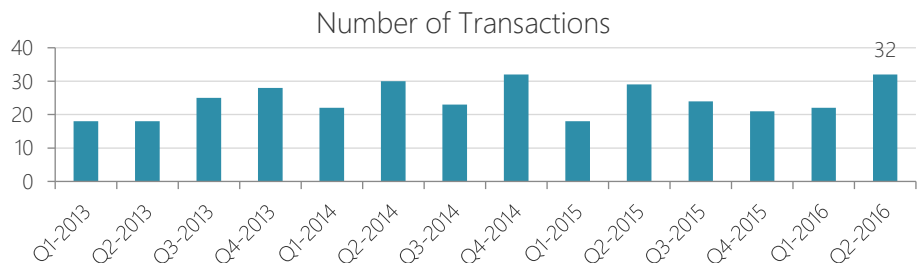
-9% YoY



### 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	\$506,188	-18%	\$572	-21%	\$71,372,500	30	32	141
Medium	\$640,000	11%	\$929	135%	\$22,400,000	1	1	35
Large	\$439,655	-51%	\$531	-30%	\$25,500,000	1	1	58

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

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# The RATNER Team Market Reports



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