

# BROOKLYN

## MULTIFAMILY MARKET REPORT

---

4th Quarter 2018



**The RATNER Team Market Report**

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# 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, 4th Quarter 2018

Sales volume



7% YoY

Average price/sq.ft.



11% YoY

Average price/unit



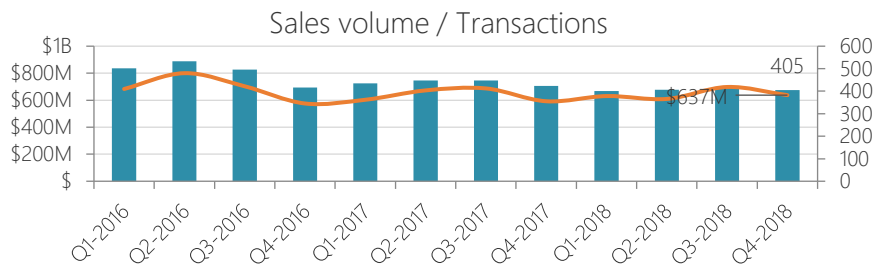
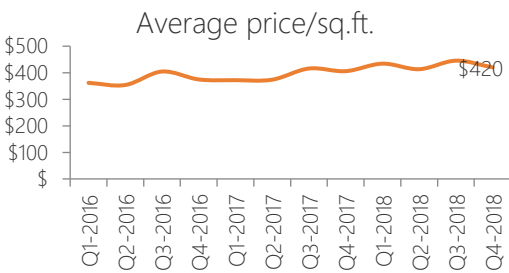
11% YoY

Transactions

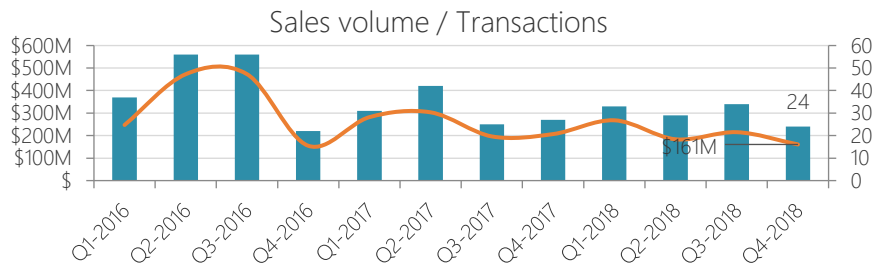
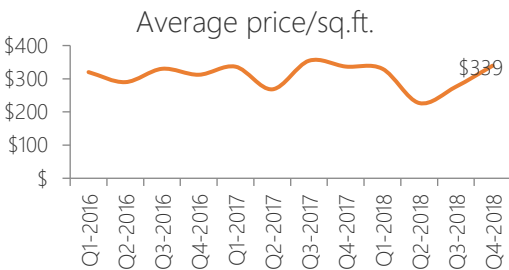


-5% YoY

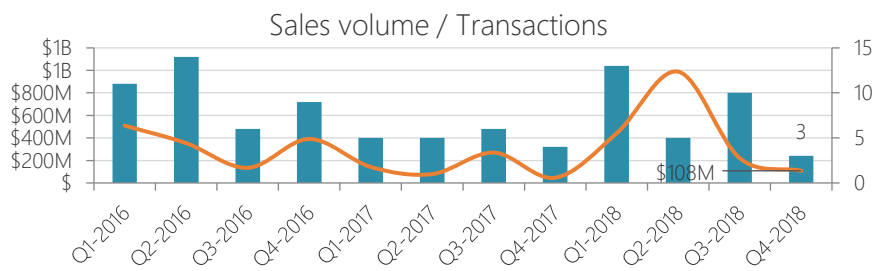
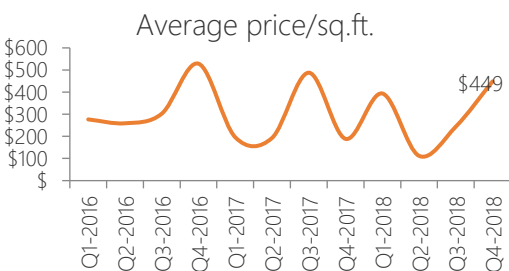
## Small multifamily



## Medium multifamily



## Large multifamily



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



# Top 25 Multifamily Sales

## Brooklyn, 4th Quarter 2018

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	23-45 Caton Pl	\$74,700,000	17-Oct-18	120,689	\$619	Windsor Terrace
2	99 Joralemon St	\$21,900,000	05-Dec-18	30,480	\$719	Brooklyn Heights
3	864 49th St	\$17,991,000	29-Nov-18	67,600	\$266	Sunset Park
4	88 Atlantic Ave	\$16,050,000	09-Nov-18	24,496	\$655	Cobble Hill
	92 Atlantic Ave	\$16,050,000	09-Nov-18	24,496	\$655	Cobble Hill
	90 Atlantic Ave	\$16,050,000	09-Nov-18	24,496	\$655	Cobble Hill
5	2261 Ocean Ave	\$15,500,000	29-Nov-18	52,812	\$293	Madison
6	111 Woodruff Ave	\$13,850,000	15-Nov-18	39,312	\$352	Prospect Park South
7	11 Crooke Ave	\$12,850,000	15-Nov-18	36,390	\$353	Prospect Park South
8	1016 50th St	\$10,752,000	29-Nov-18	40,400	\$266	Borough Park
9	914 47th St	\$9,475,000	29-Nov-18	35,600	\$266	Borough Park
10	1025 E 14th St	\$9,300,000	01-Nov-18	33,600	\$277	Midwood
11	5001 Tenth Ave	\$8,623,000	29-Nov-18	32,400	\$266	Borough Park
12	902 47th St	\$8,048,000	29-Nov-18	30,240	\$266	Borough Park
13	197 Franklin St	\$7,600,000	11-Oct-18	11,568	\$657	Greenpoint
	195 Franklin St	\$7,600,000	11-Oct-18	11,568	\$657	Greenpoint
14	439 Henry St	\$7,080,000	06-Nov-18	9,620	\$736	Cobble Hill
15	879 Dekalb Ave	\$6,900,000	06-Dec-18	9,800	\$704	Bedford-Stuyvesant
16	227 Hancock St	\$6,100,000	28-Nov-18	11,520	\$530	Bedford-Stuyvesant
17	926 47th St	\$6,020,000	29-Nov-18	22,620	\$266	Borough Park
18	2073 78th St	\$6,000,000	04-Dec-18	19,600	\$306	Bensonhurst
19	85 Quay St	\$5,475,000	04-Oct-18	12,750	\$429	Greenpoint
20	983 46th St	\$4,791,000	29-Nov-18	18,000	\$266	Borough Park
21	91 First Pl	\$4,750,000	21-Dec-18	4,650	\$1,022	Carroll Gardens
22	441 Henry St	\$4,720,000	06-Nov-18	9,356	\$504	Cobble Hill
23	77 Atlantic Ave	\$4,500,000	15-Oct-18	7,888	\$570	Brooklyn Heights
24	934 President St	\$4,500,000	20-Nov-18	5,486	\$820	Park Slope
25	1321 Union St	\$4,500,000	20-Dec-18	10,200	\$441	Crown Heights

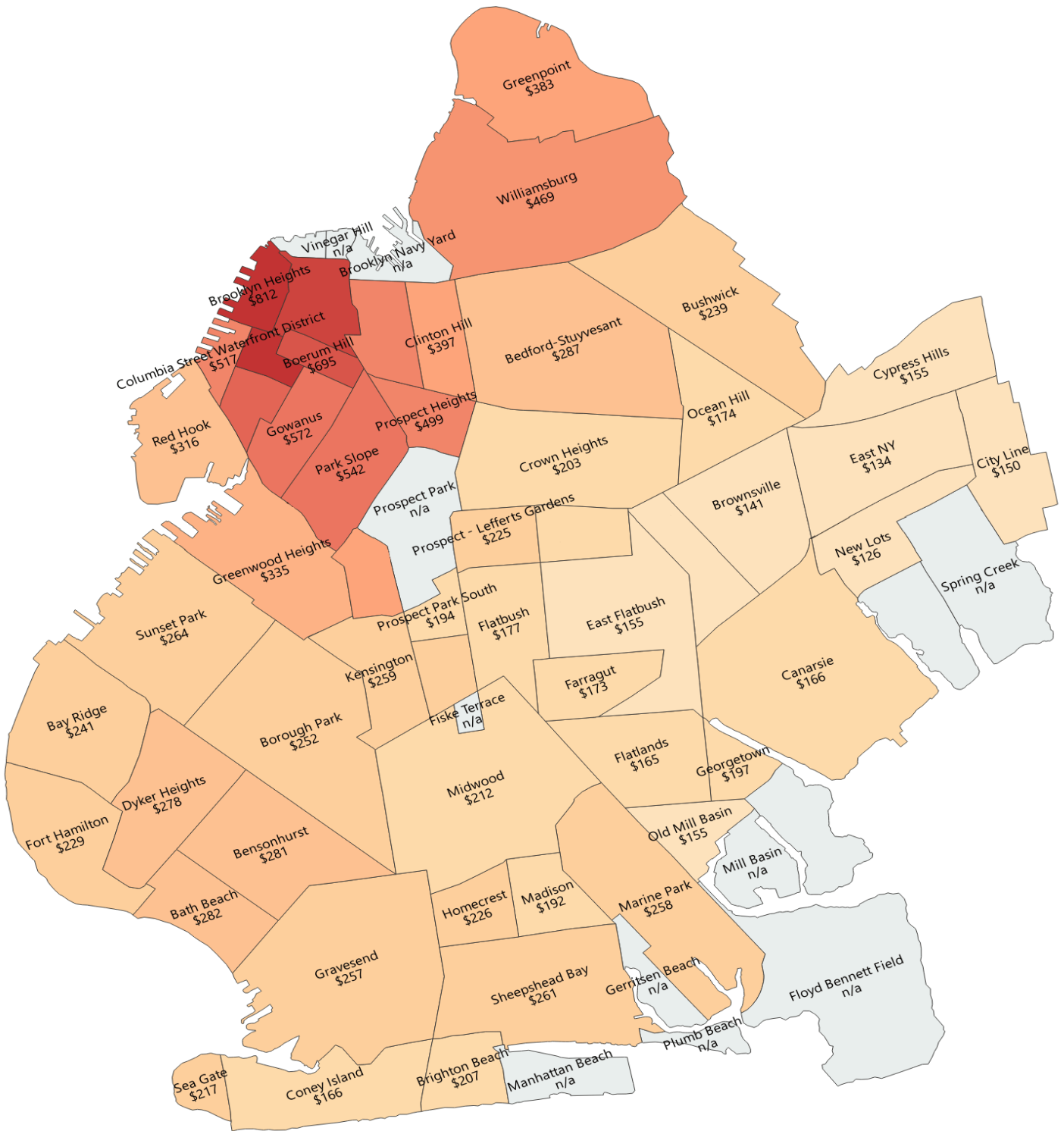


## The RATNER Team Market Report

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# Map of Neighborhoods

Average price per square foot (past 3 years)



# Top Neighborhoods

## Brooklyn, 4th Quarter 2018

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Carroll Gardens	\$960	\$27,874,490	9	\$960	-	-
2	Gowanus	\$933	\$7,370,000	3	\$933	-	-
3	Clinton Hill	\$770	\$20,680,500	6	\$770	-	-
4	Park Slope	\$755	\$40,160,000	14	\$748	\$820	-
5	Fort Greene	\$753	\$16,705,000	7	\$753	-	-
6	Cobble Hill	\$692	\$33,250,000	5	\$692	-	-
7	Prospect Heights	\$687	\$12,775,000	4	\$661	\$742	-
8	Brooklyn Heights	\$680	\$32,975,000	4	\$614	\$719	-
9	Windsor Terrace	\$611	\$81,666,663	5	\$537	-	\$619
10	Boerum Hill	\$545	\$11,000,000	4	\$451	\$782	-
11	Greenpoint	\$516	\$36,521,000	14	\$577	\$79	-
12	Bay Ridge	\$477	\$8,135,000	5	\$477	-	-
13	Greenwood Heights	\$447	\$9,530,000	5	\$447	-	-
14	Bath Beach	\$443	\$10,104,000	6	\$443	-	-
15	Bedford-Stuyvesant	\$433	\$104,881,166	57	\$419	\$537	-
16	Dyker Heights	\$417	\$6,339,000	4	\$417	-	-
17	Bensonhurst	\$389	\$17,612,462	9	\$452	\$306	-
18	Sheepshead Bay	\$387	\$9,840,000	8	\$387	-	-
19	Gravesend	\$387	\$23,000,000	17	\$387	-	-
20	Kensington	\$384	\$11,917,500	7	\$483	\$284	-
21	Homecrest	\$383	\$8,200,000	6	\$383	-	-
22	Crown Heights	\$373	\$28,019,000	19	\$373	-	-
23	Williamsburg	\$358	\$13,937,395	9	\$358	-	-
24	Midwood	\$344	\$19,550,000	7	\$465	\$298	-
25	Sunset Park	\$333	\$39,626,000	16	\$422	-	\$266
26	Ocean Hill	\$323	\$18,820,803	18	\$323	-	-
27	Sea Gate	\$320	\$3,245,000	3	\$320	-	-
28	Bushwick	\$317	\$39,519,841	29	\$317	-	-
29	Borough Park	\$297	\$75,756,010	26	\$395	\$264	-
30	Flatbush	\$283	\$7,181,500	4	\$366	\$233	-
31	Brighton Beach	\$268	\$3,140,000	3	\$268	-	-
32	East Flatbush	\$242	\$20,000,750	23	\$242	-	-
33	Canarsie	\$242	\$6,407,000	6	\$236	\$249	-
34	East New York	\$230	\$35,429,326	46	\$240	\$153	-
35	Brownsville	\$200	\$3,256,000	5	\$200	-	-

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

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



## The RATNER Team Market Report

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# Sales Maps

## Brooklyn, 4th Quarter 2018

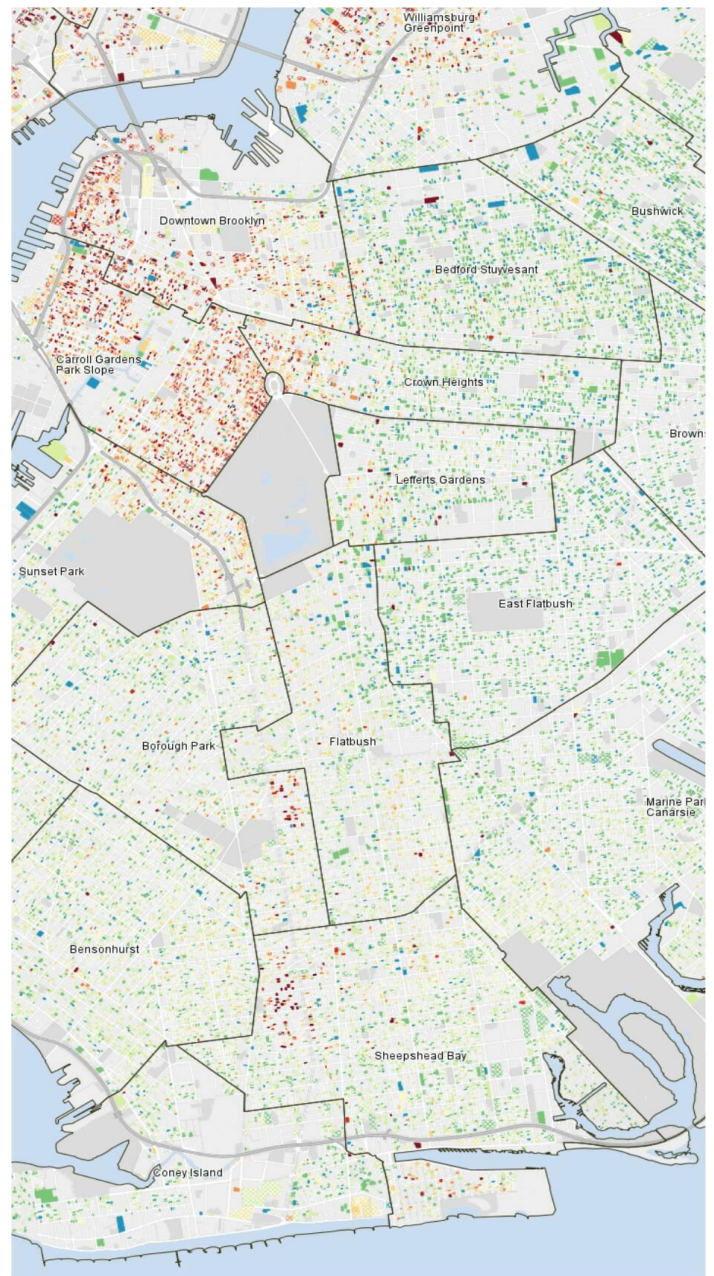
### Recent sales

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



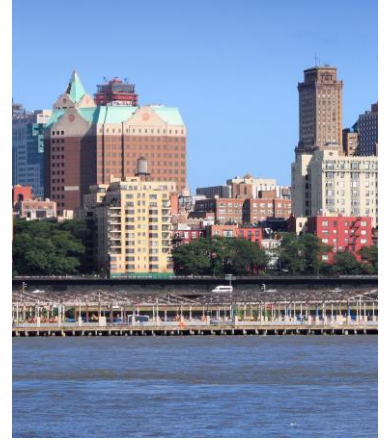
### Price / Sq.ft.

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



# Bath Beach

## Brooklyn, 4th Quarter 2018

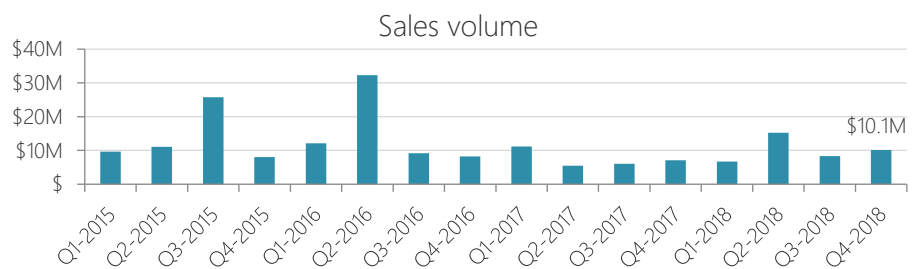


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

### Sales volume



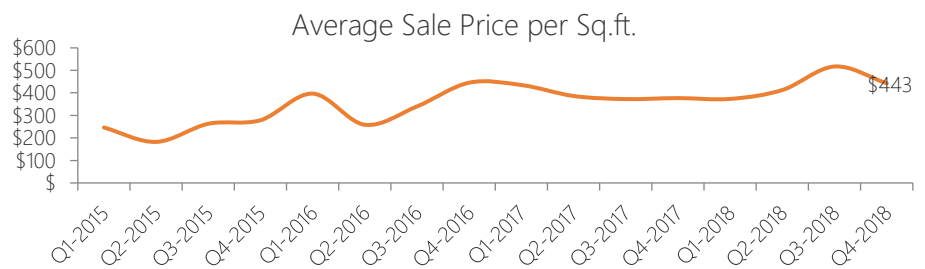
43% YoY



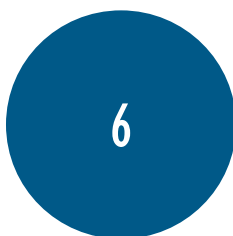
### Average Sale Price per Sq.ft.



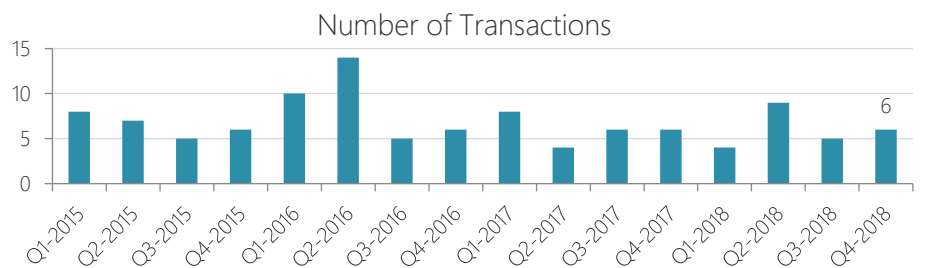
17% YoY



### 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	\$459,273	43%	\$443	17%	\$10,104,000	6	6	22
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

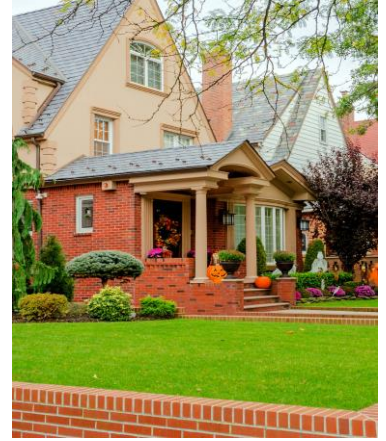
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Bay Ridge

## Brooklyn, 4th Quarter 2018

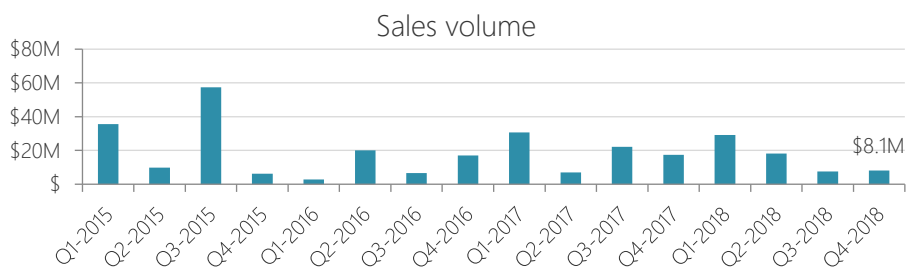


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

### Sales volume



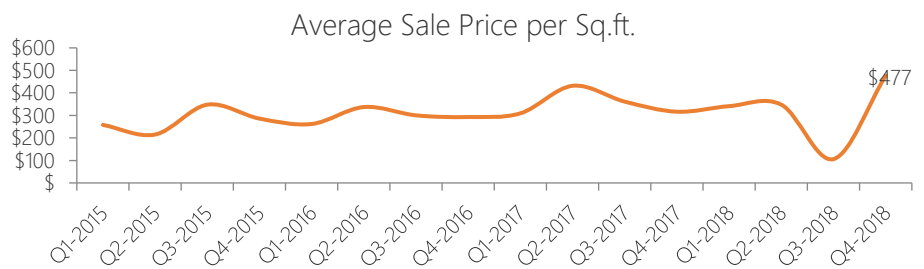
-53% YoY



### Average Sale Price per Sq.ft.



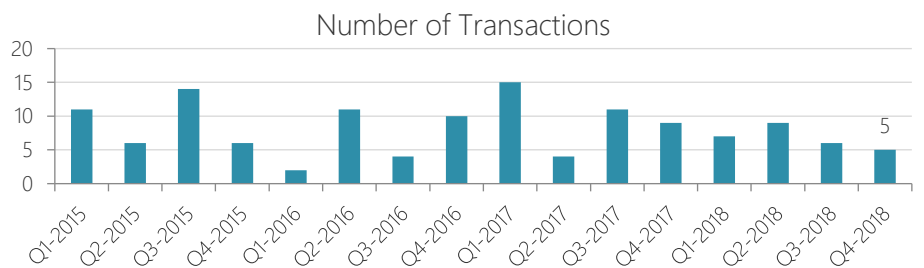
51% YoY



### Number of Transactions



-44% YoY



### Type of Properties Sold

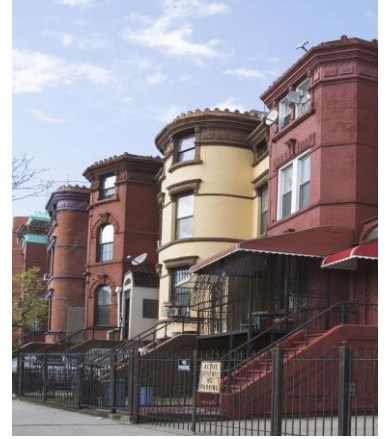
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$387,381	26%	\$477	34%	\$8,135,000	5	5	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Bedford-Stuyvesant

Brooklyn, 4th Quarter 2018

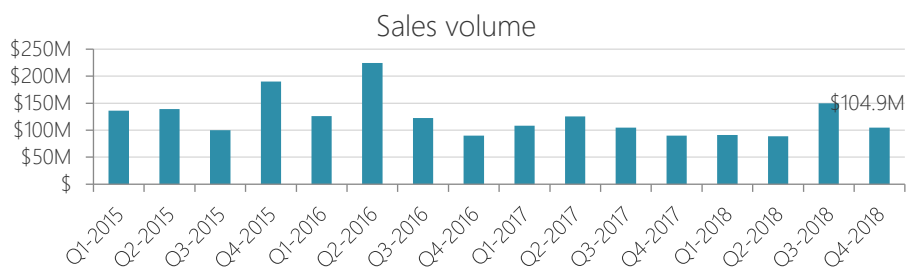


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

## Sales volume



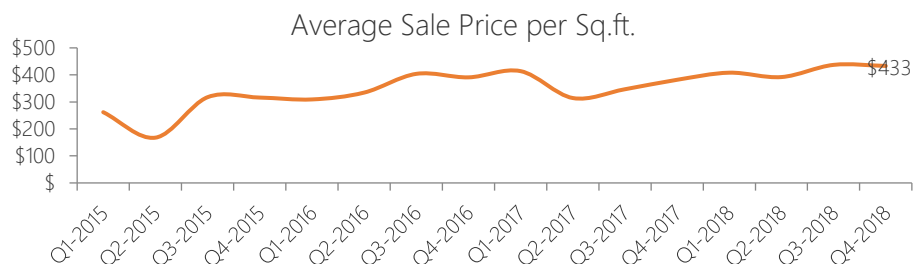
17% YoY



## Average Sale Price per Sq.ft.



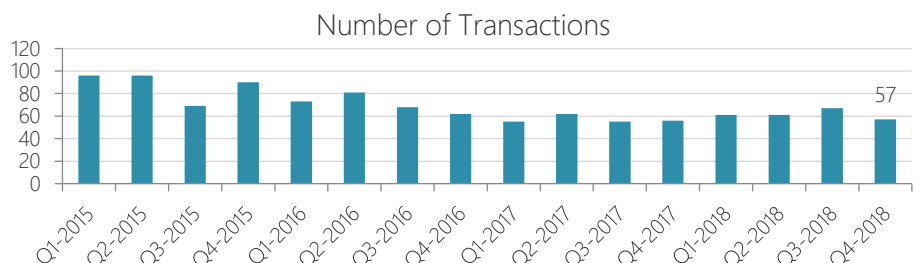
13% YoY



## Number of Transactions



2% YoY



## Type of Properties Sold

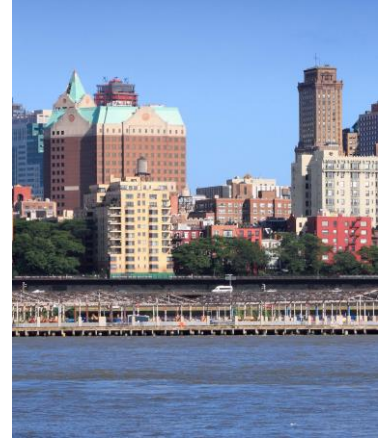
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$376,418	5%	\$419	1%	\$89,211,166	54	54	237
Medium	\$340,652	33%	\$537	137%	\$15,670,000	3	3	46
Large	-	-	-	-	\$0	0	0	0

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



# Bensonhurst

Brooklyn, 4th Quarter 2018

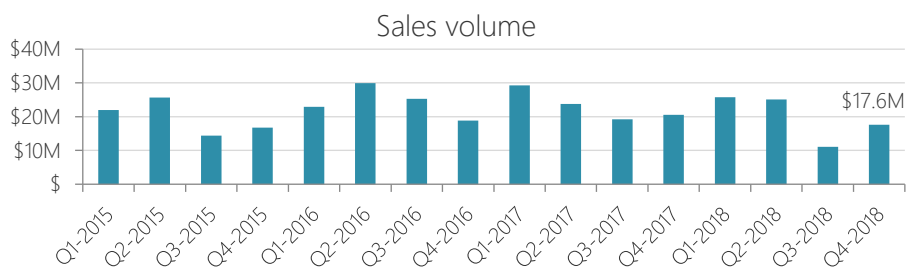


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

## Sales volume



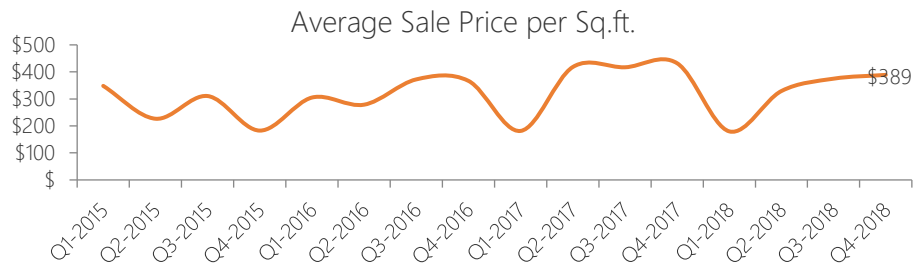
-14% YoY



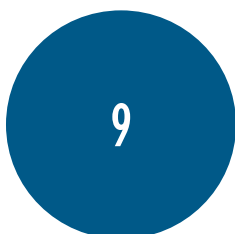
## Average Sale Price per Sq.ft.



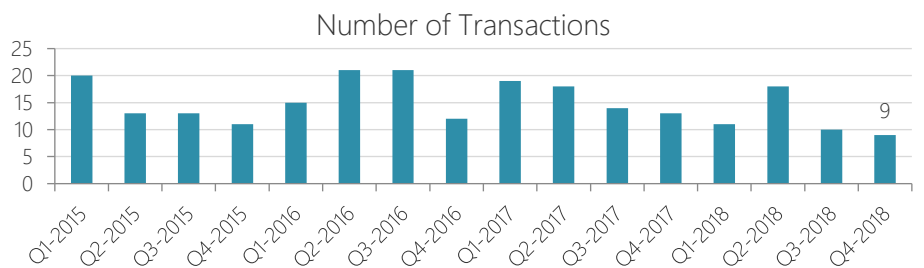
-10% YoY



## 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	\$400,430	5%	\$452	5%	\$11,612,462	8	8	29
Medium	\$250,000	-	\$306	-	\$6,000,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

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



# Boerum Hill

Brooklyn, 4th Quarter 2018

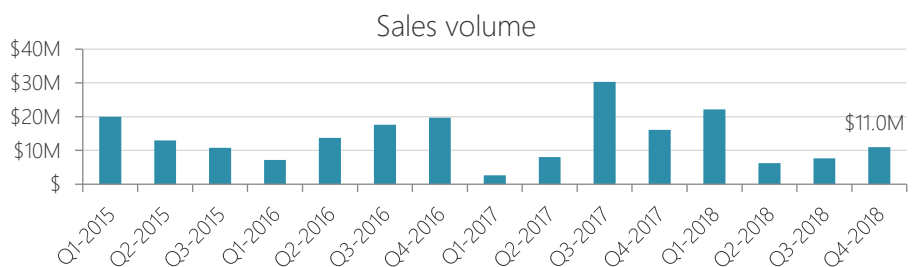


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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

## Sales volume



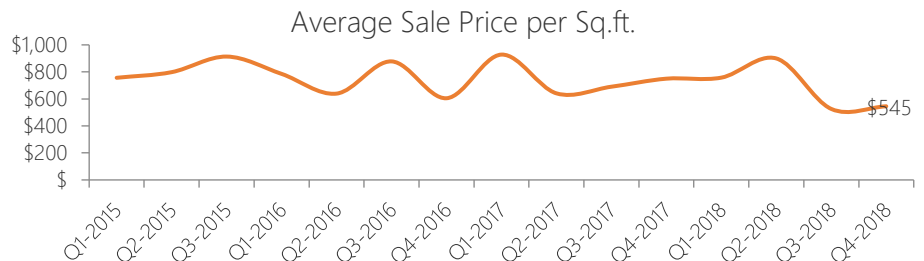
-32% YoY



## Average Sale Price per Sq.ft.



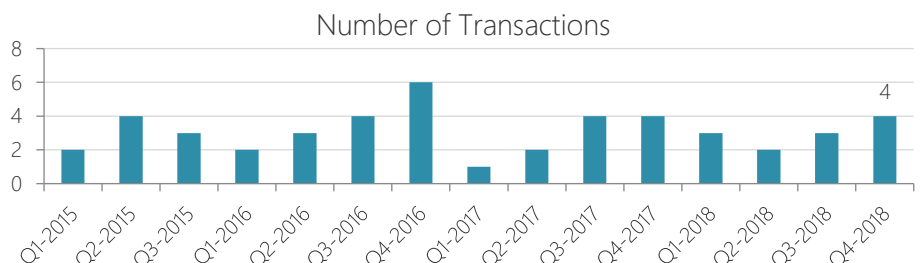
-27% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

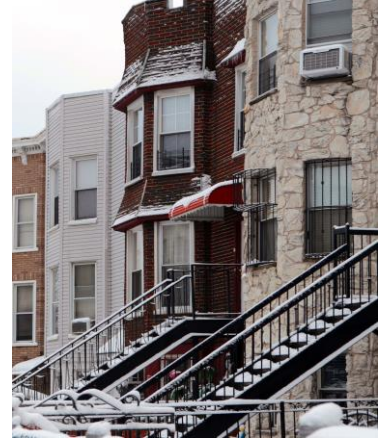
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$260,000	-69%	\$451	-54%	\$6,500,000	3	3	25
Medium	\$450,000	-16%	\$782	25%	\$4,500,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

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



# Borough Park

Brooklyn, 4th Quarter 2018

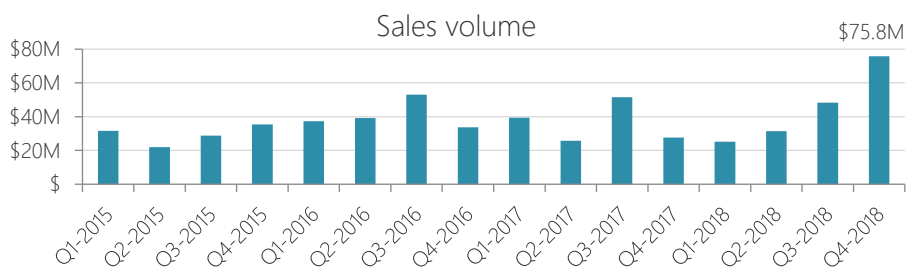


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

## Sales volume



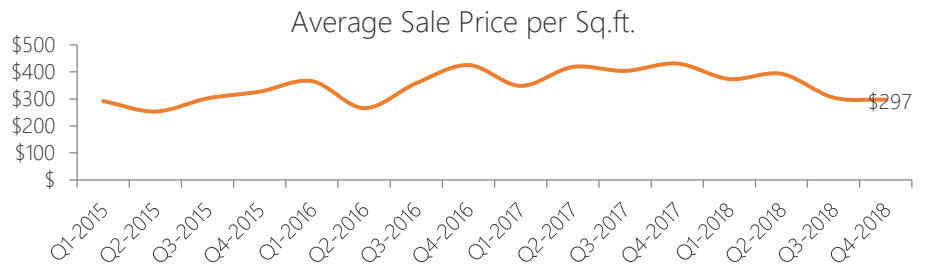
174% YoY



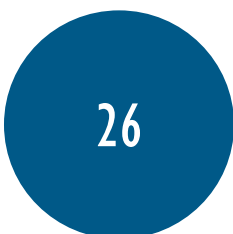
## Average Sale Price per Sq.ft.



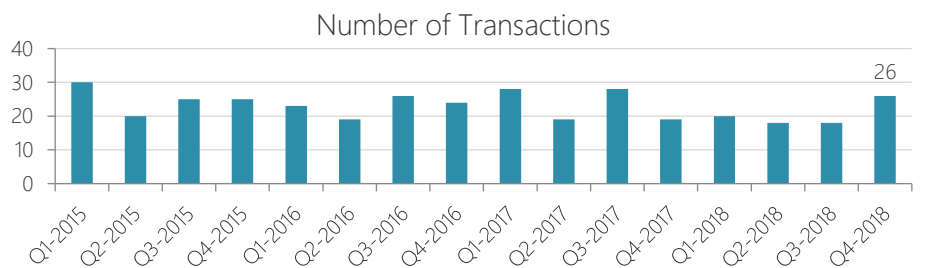
-31% YoY



## Number of Transactions



37% YoY



## Type of Properties Sold

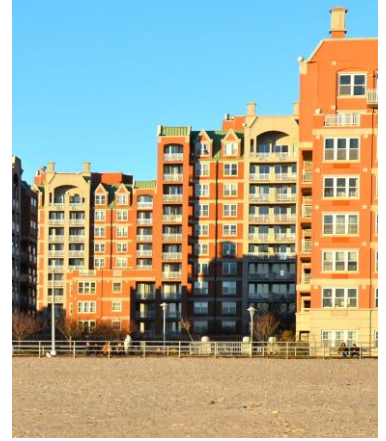
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$377,162	-3%	\$395	-8%	\$25,647,010	19	19	68
Medium	\$217,865	-	\$264	-	\$50,109,000	7	7	230
Large	-	-	-	-	\$0	0	0	0

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



# Brighton Beach

Brooklyn, 4th Quarter 2018

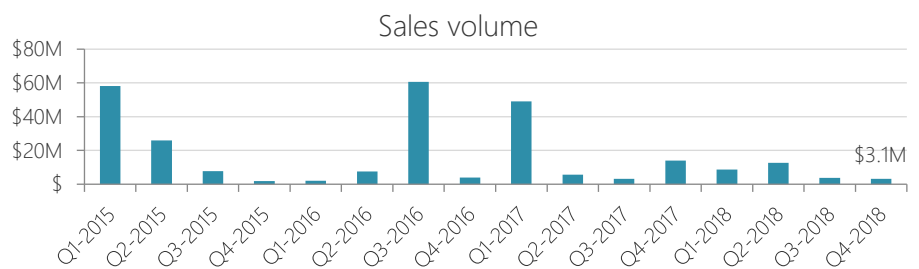


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

## Sales volume



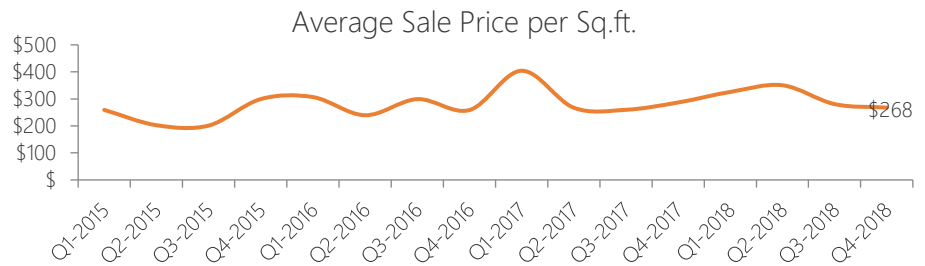
-78% YoY



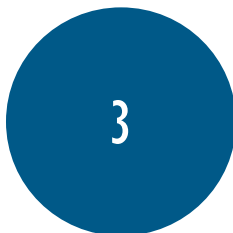
## Average Sale Price per Sq.ft.



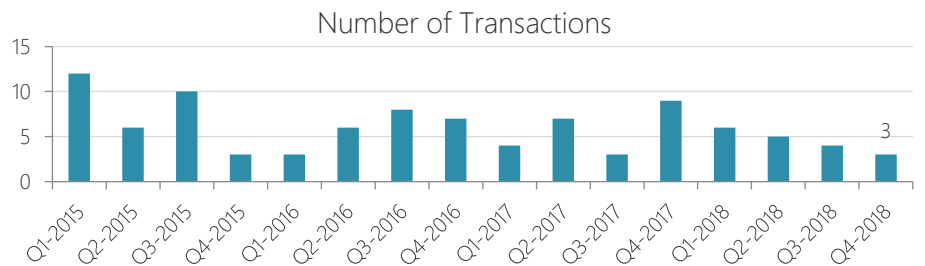
-7% YoY



## Number of Transactions



-67% YoY



## Type of Properties Sold

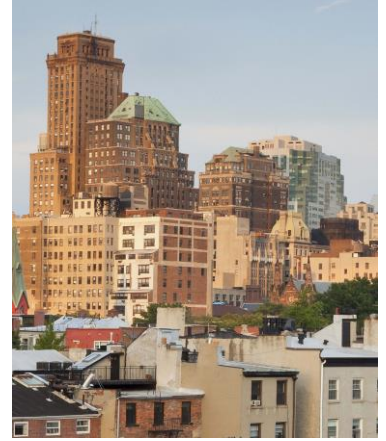
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$241,538	-11%	\$268	-27%	\$3,140,000	3	3	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Brooklyn Heights

## Brooklyn, 4th Quarter 2018

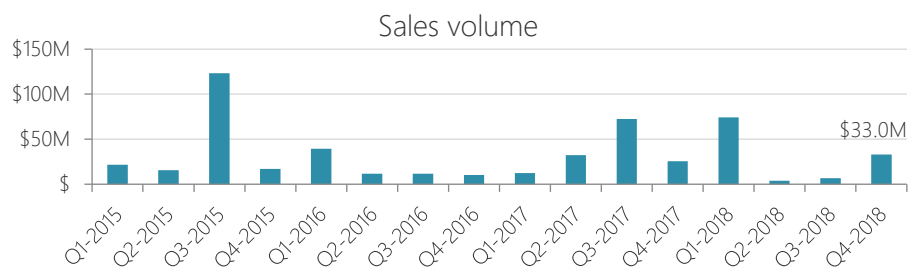


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

### Sales volume



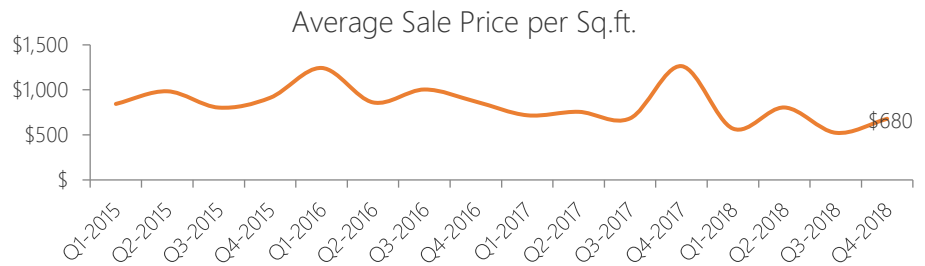
30% YoY



### Average Sale Price per Sq.ft.



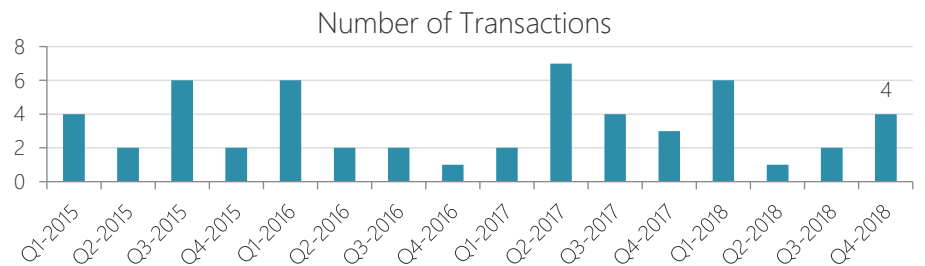
-46% YoY



### Number of Transactions



33% YoY



### Type of Properties Sold

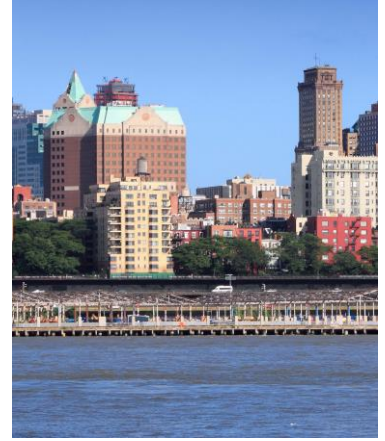
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$503,409	-	\$614	-	\$11,075,000	3	3	22
Medium	\$684,375	8%	\$719	-43%	\$21,900,000	1	1	32
Large	-	-	-	-	\$0	0	0	0

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



# Brownsville

## Brooklyn, 4th Quarter 2018

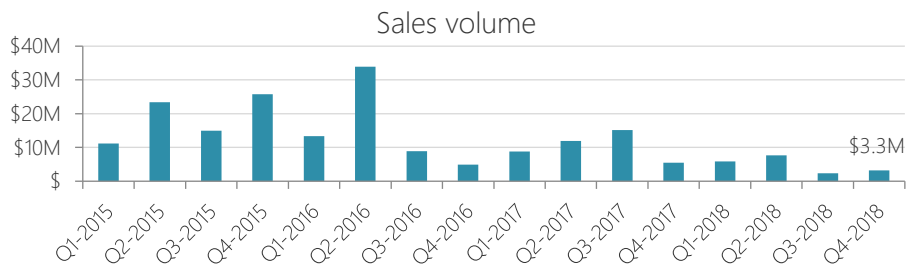


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

### Sales volume



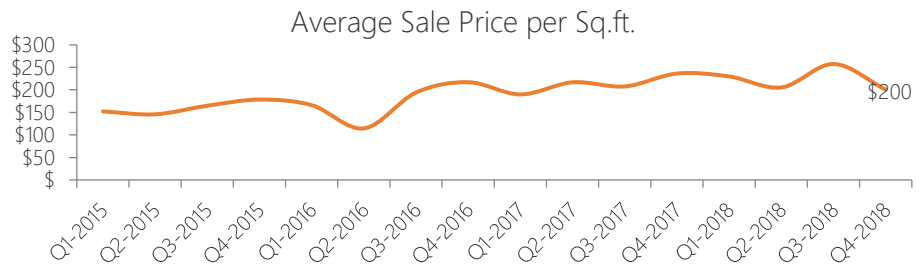
-40% YoY



### Average Sale Price per Sq.ft.



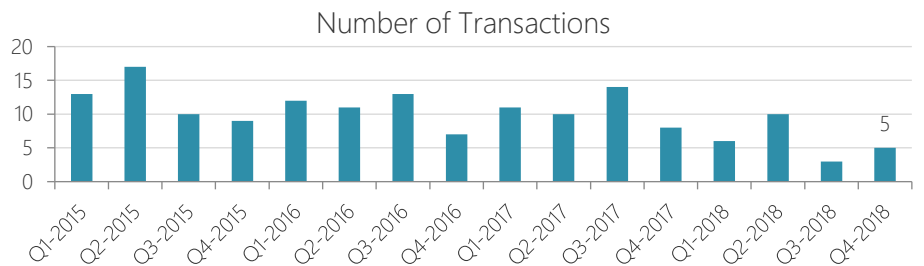
-15% YoY



### 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	\$180,889	3%	\$200	-15%	\$3,256,000	5	5	18
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

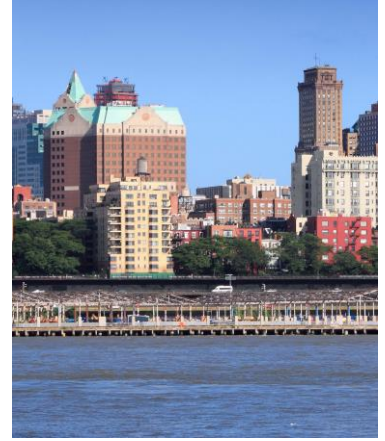
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Bushwick

## Brooklyn, 4th Quarter 2018

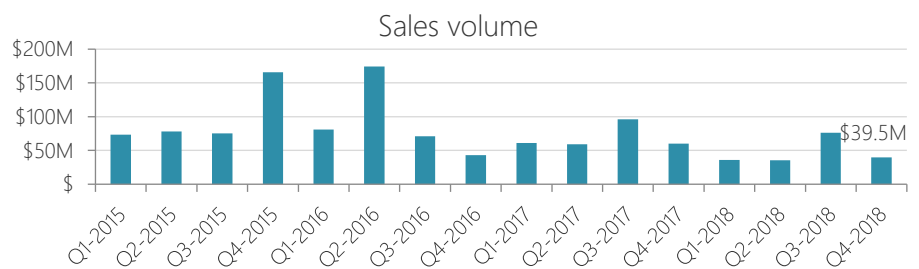


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

### Sales volume



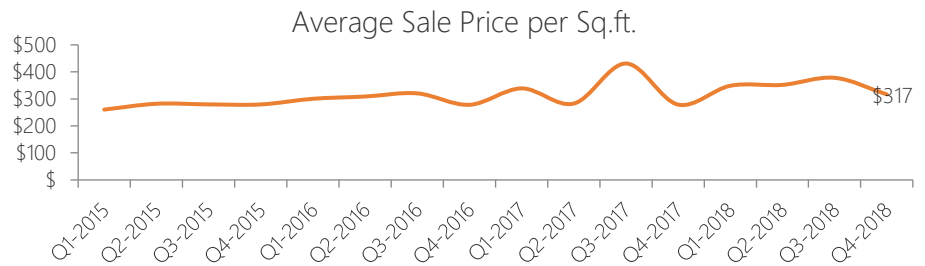
-34% YoY



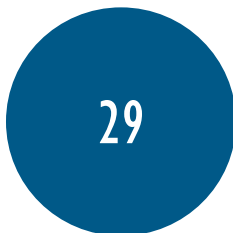
### Average Sale Price per Sq.ft.



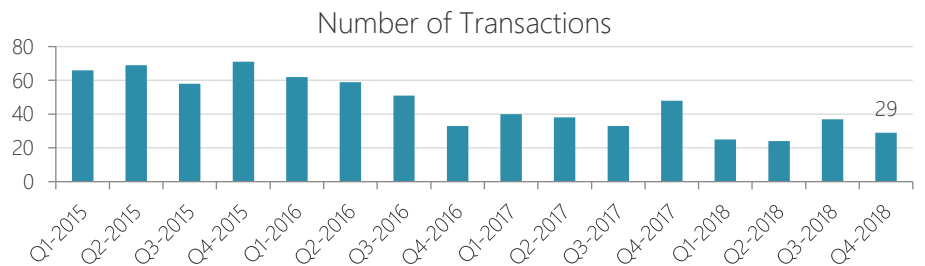
14% YoY



### Number of Transactions



-40% YoY



### Type of Properties Sold

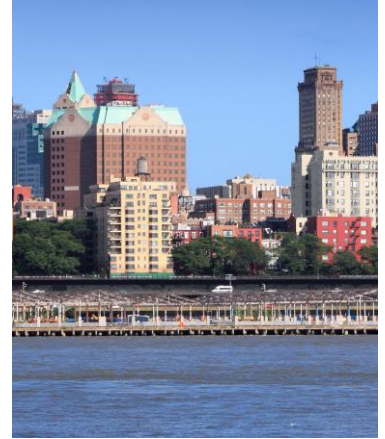
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$301,678	9%	\$317	3%	\$39,519,841	29	29	131
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Canarsie

## Brooklyn, 4th Quarter 2018

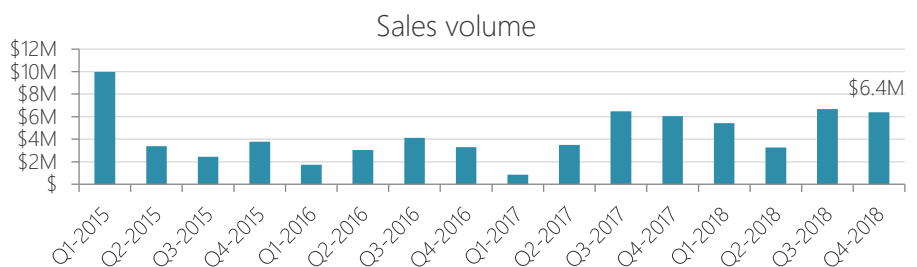


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

### Sales volume



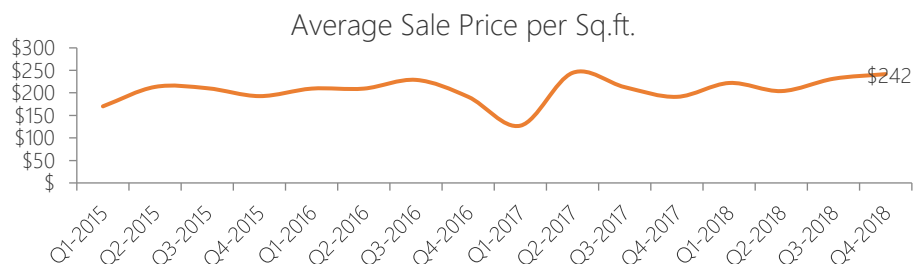
6% YoY



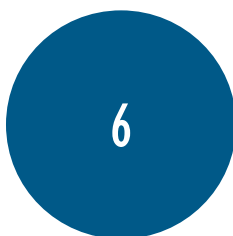
### Average Sale Price per Sq.ft.



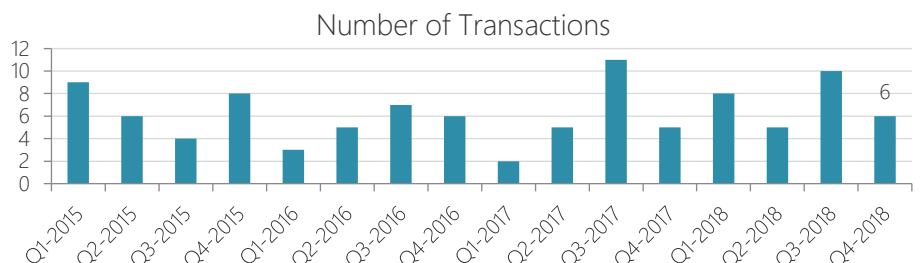
26% YoY



### Number of Transactions



20% YoY



### Type of Properties Sold

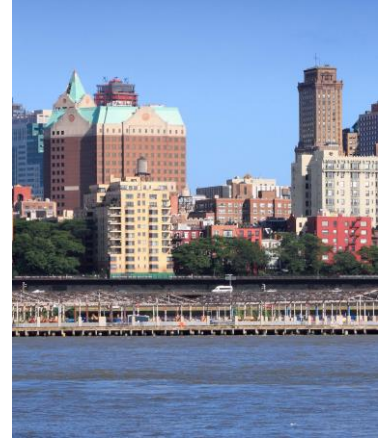
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$227,133	33%	\$236	52%	\$3,407,000	5	5	15
Medium	\$166,667	-12%	\$249	14%	\$3,000,000	1	1	18
Large	-	-	-	-	\$0	0	0	0

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



# Carroll Gardens

Brooklyn, 4th Quarter 2018

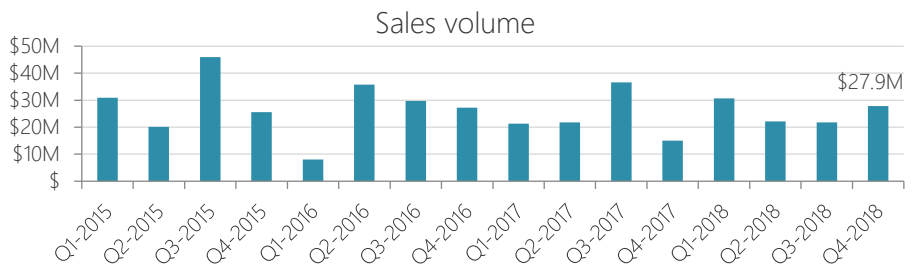


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

## Sales volume



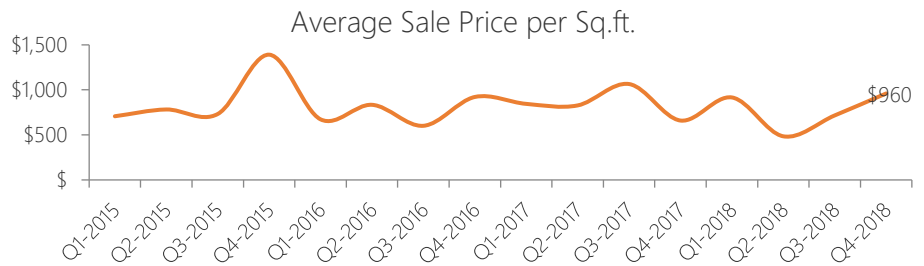
85% YoY



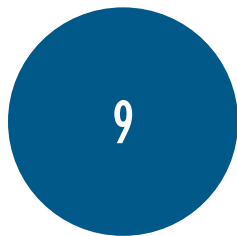
## Average Sale Price per Sq.ft.



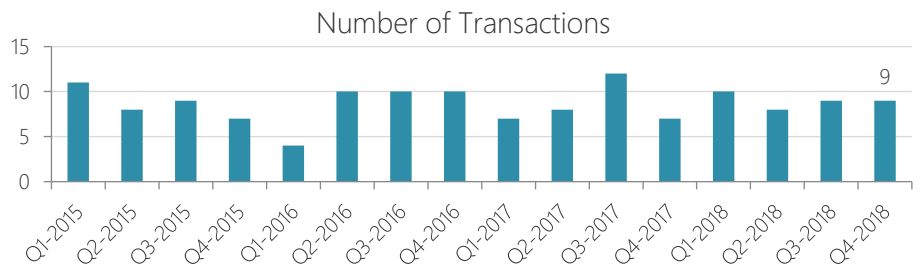
46% YoY



## Number of Transactions



29% YoY



## Type of Properties Sold

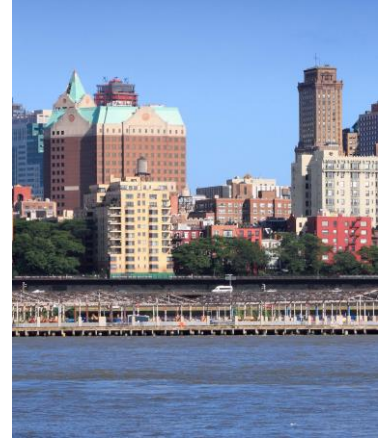
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$899,177	43%	\$960	46%	\$27,874,490	9	9	31
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Clinton Hill

Brooklyn, 4th Quarter 2018

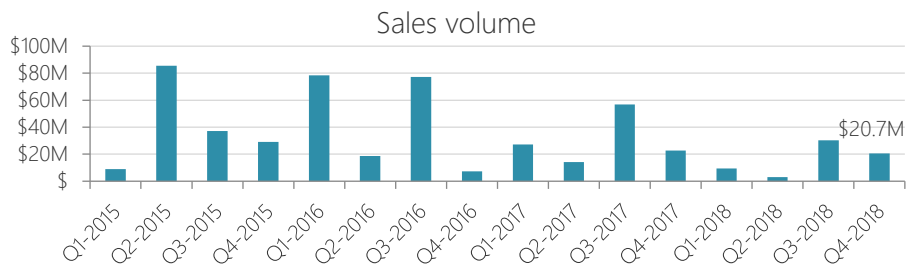


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

## Sales volume



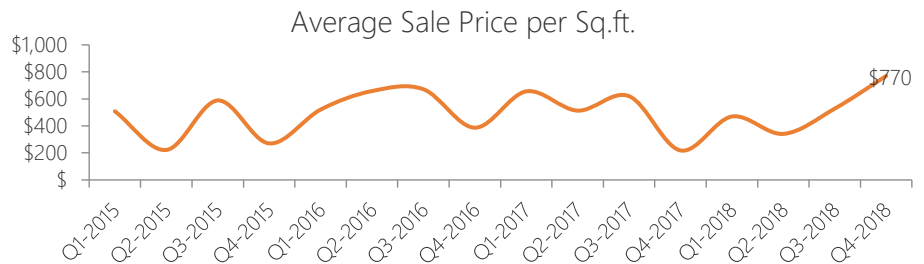
-9% YoY



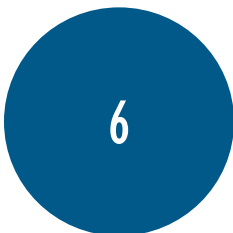
## Average Sale Price per Sq.ft.



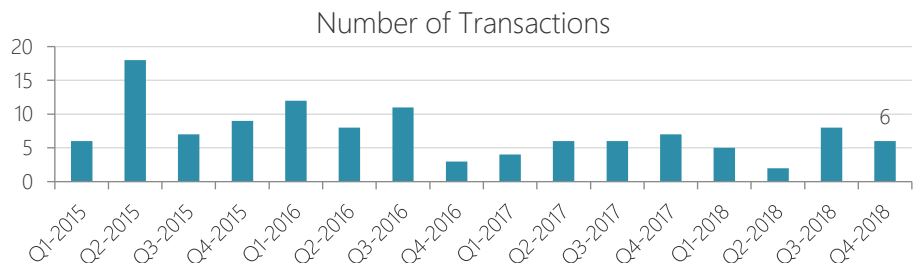
252% YoY



## 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	\$646,266	-18%	\$770	-12%	\$20,680,500	6	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)



# Cobble Hill

Brooklyn, 4th Quarter 2018

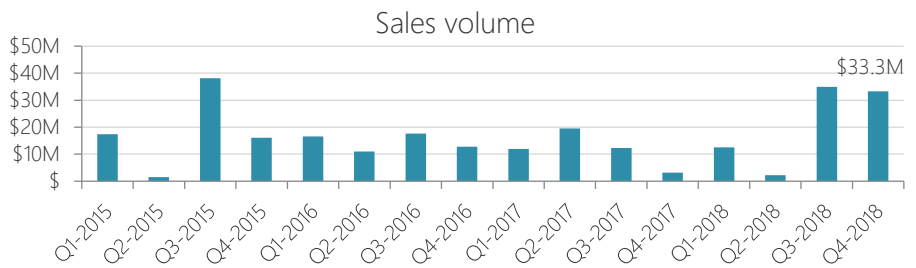


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

## Sales volume



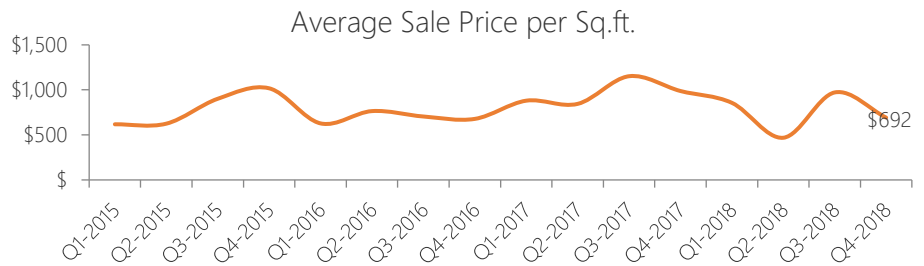
939% YoY



## Average Sale Price per Sq.ft.



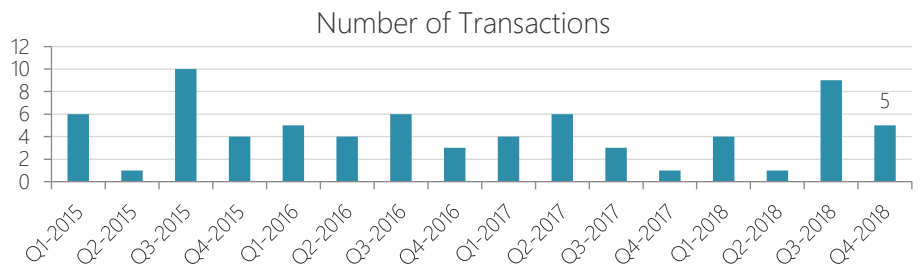
-30% YoY



## 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	\$615,741	-42%	\$692	-30%	\$33,250,000	5	7	54
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Crown Heights

Brooklyn, 4th Quarter 2018

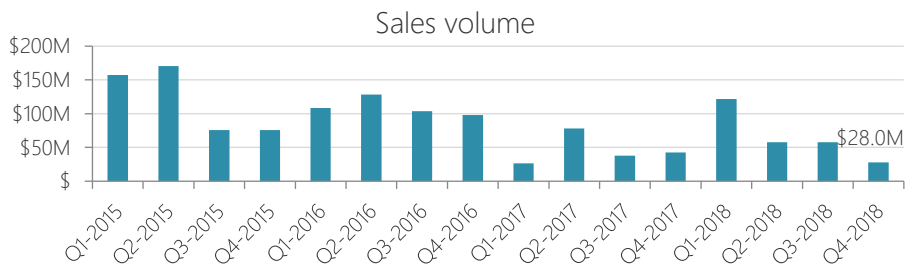


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

## Sales volume



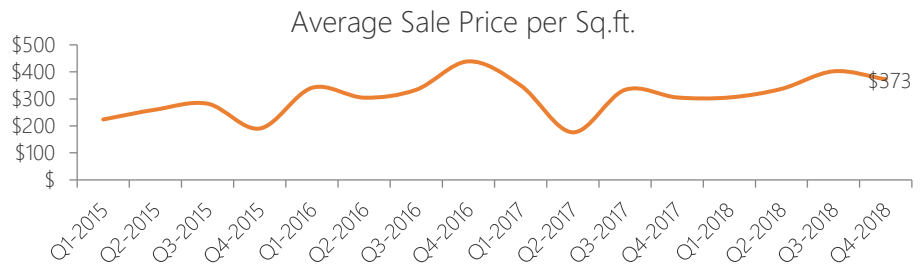
-34% YoY



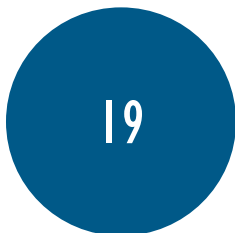
## Average Sale Price per Sq.ft.



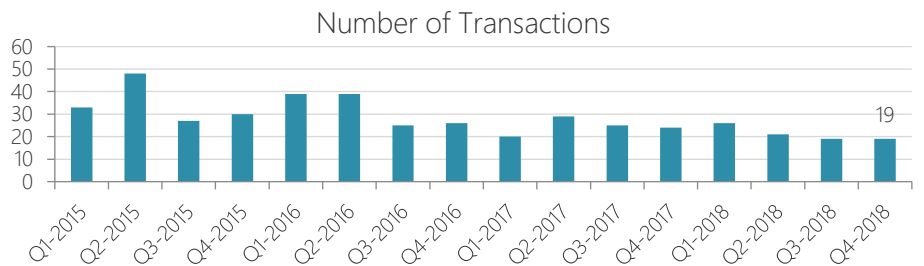
22% YoY



## Number of Transactions



-21% YoY



## Type of Properties Sold

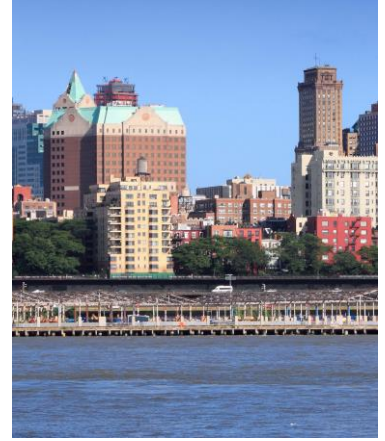
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$373,587	14%	\$373	6%	\$28,019,000	19	19	75
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Dyker Heights

Brooklyn, 4th Quarter 2018

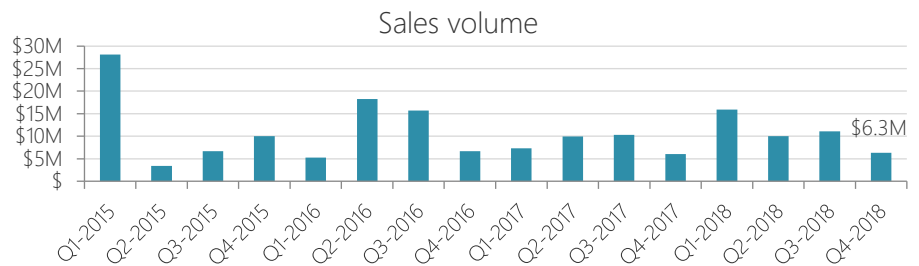


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

## Sales volume



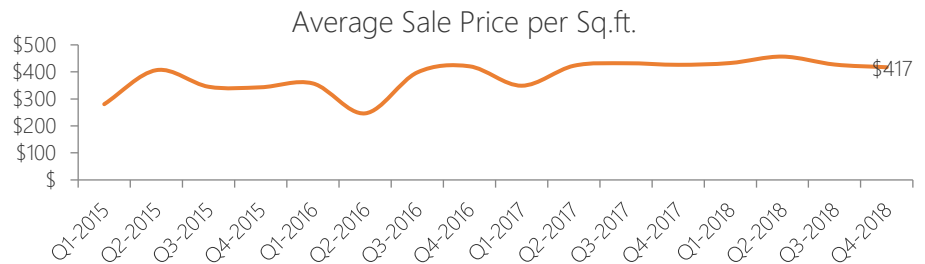
5% YoY



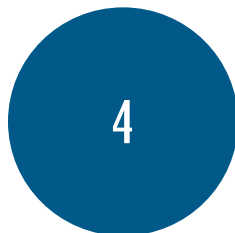
## Average Sale Price per Sq.ft.



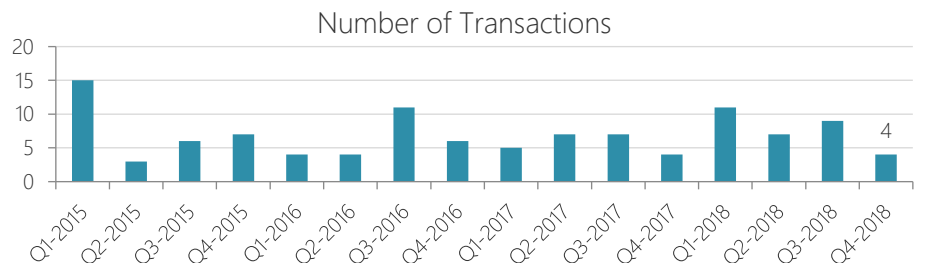
-2% YoY



## Number of Transactions



0% YoY



## Type of Properties Sold

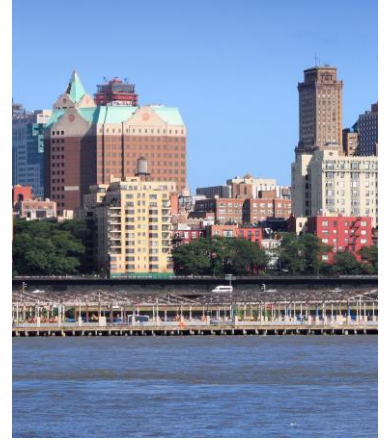
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$333,632	-11%	\$417	-2%	\$6,339,000	4	4	19
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# East Flatbush

## Brooklyn, 4th Quarter 2018

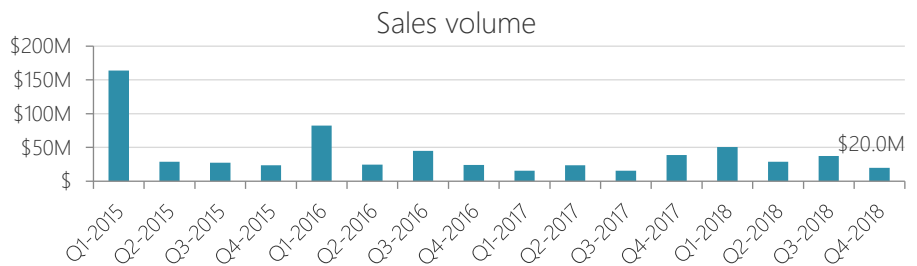


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

### Sales volume



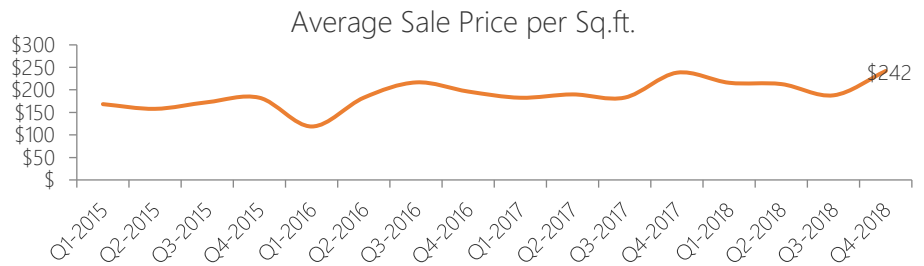
-49% YoY



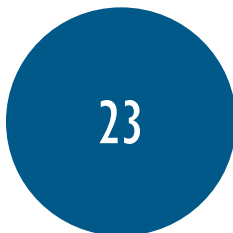
### Average Sale Price per Sq.ft.



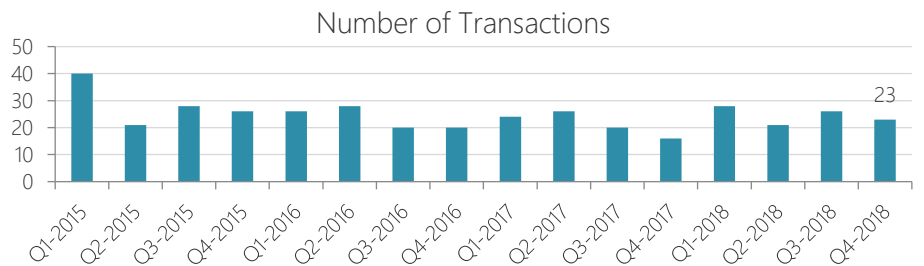
2% YoY



### Number of Transactions



44% 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	\$229,894	9%	\$242	3%	\$20,000,750	23	23	87
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

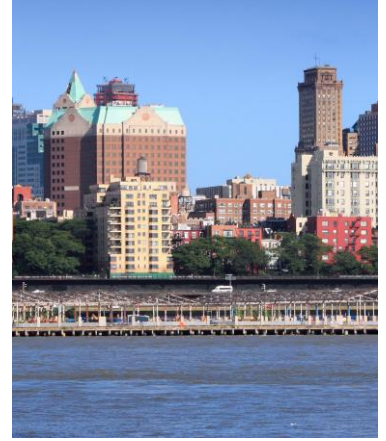
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# East New York

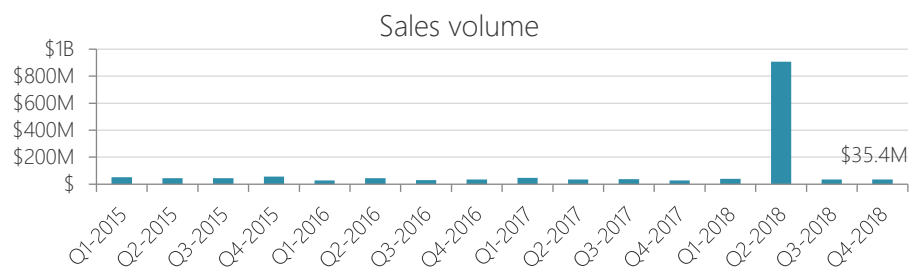
Brooklyn, 4th Quarter 2018



## Sales volume



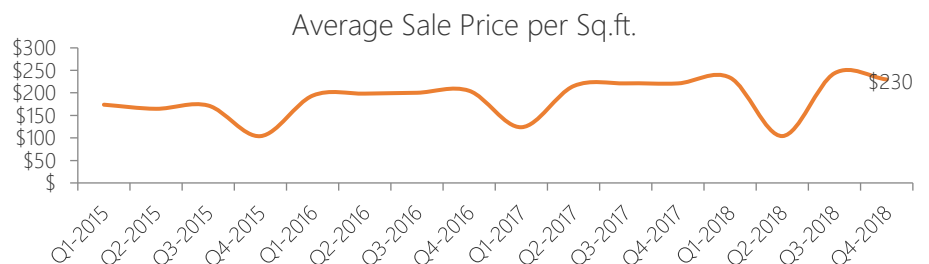
27% YoY



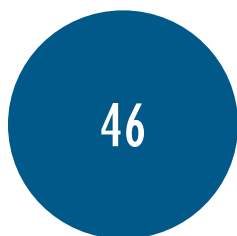
## Average Sale Price per Sq.ft.



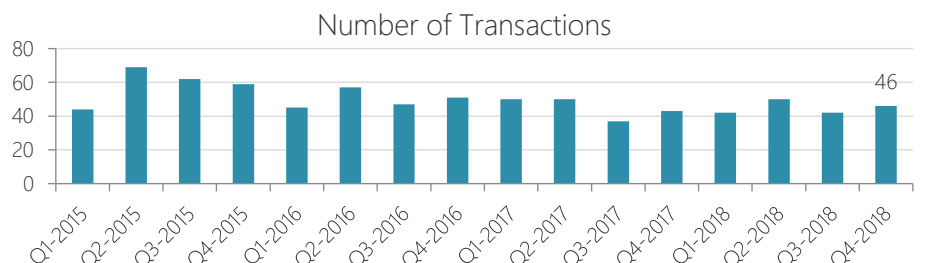
4% YoY



## Number of Transactions



7% YoY



## Type of Properties Sold

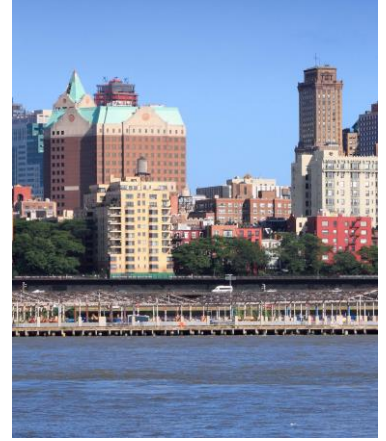
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$203,288	12%	\$240	8%	\$32,729,326	45	45	161
Medium	\$128,571	-	\$153	-	\$2,700,000	1	1	21
Large	-	-	-	-	\$0	0	0	0

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



# Flatbush

## Brooklyn, 4th Quarter 2018

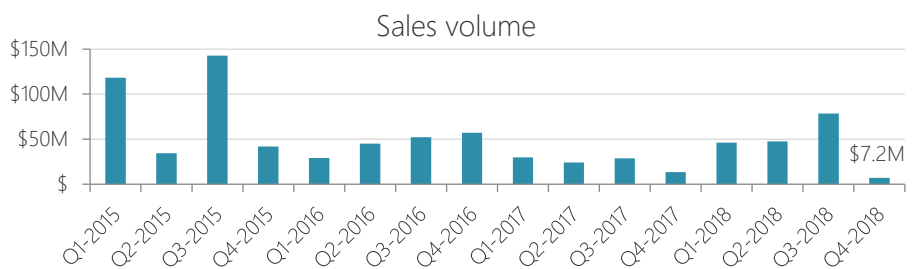


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

### Sales volume



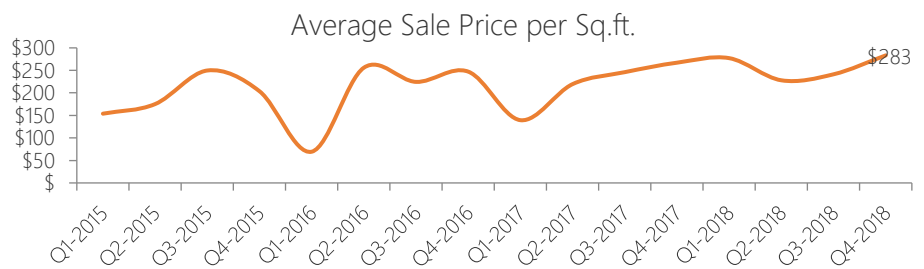
-46% YoY



### Average Sale Price per Sq.ft.



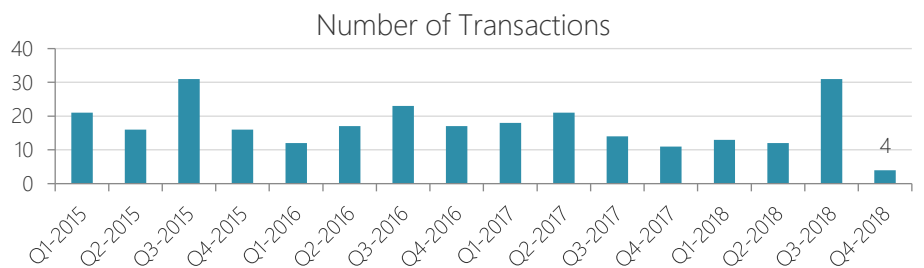
6% YoY



### Number of Transactions



-64% YoY



### Type of Properties Sold

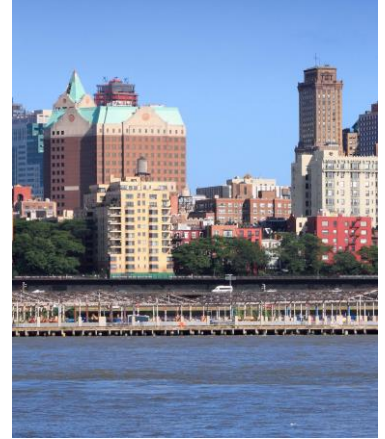
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$349,400	42%	\$366	40%	\$3,494,000	3	3	10
Medium	\$230,469	16%	\$233	-16%	\$3,687,500	1	1	16
Large	-	-	-	-	\$0	0	0	0

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



# Fort Greene

## Brooklyn, 4th Quarter 2018

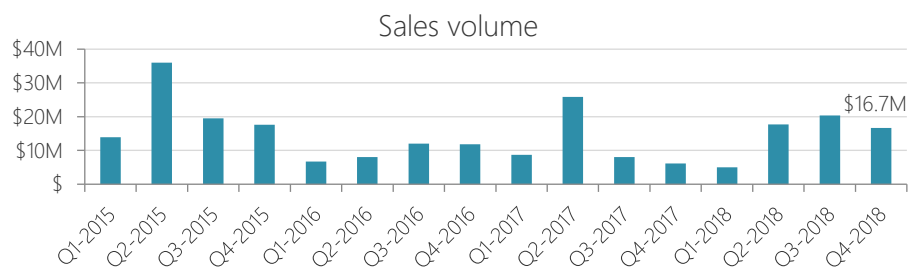


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

### Sales volume



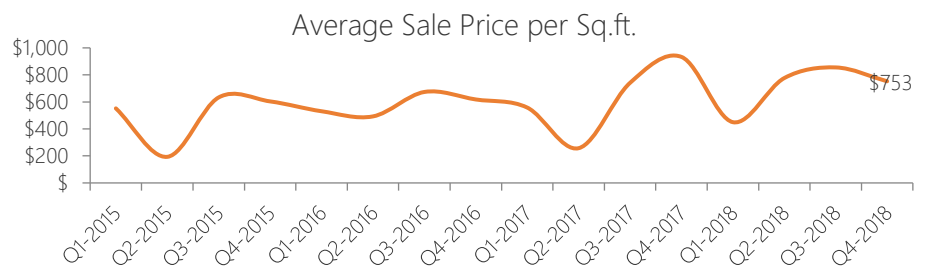
173% YoY



### Average Sale Price per Sq.ft.



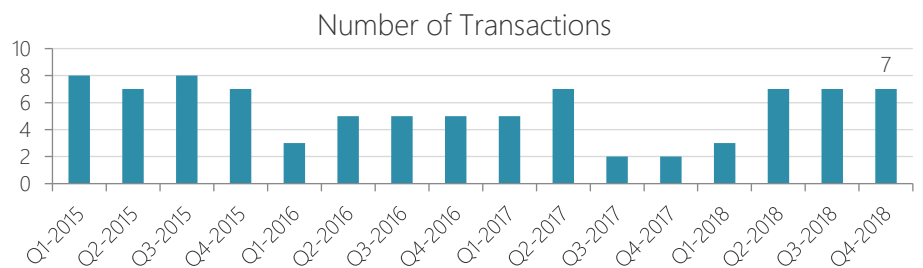
-19% YoY



### Number of Transactions



250% YoY



### Type of Properties Sold

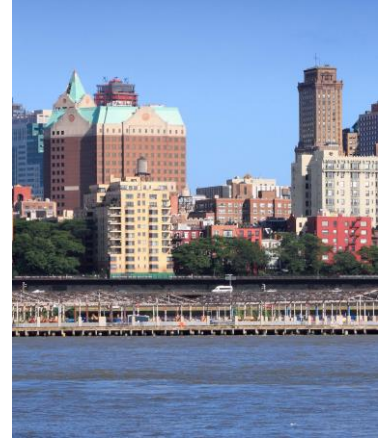
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$642,500	26%	\$753	-19%	\$16,705,000	7	7	26
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Gowanus

## Brooklyn, 4th Quarter 2018

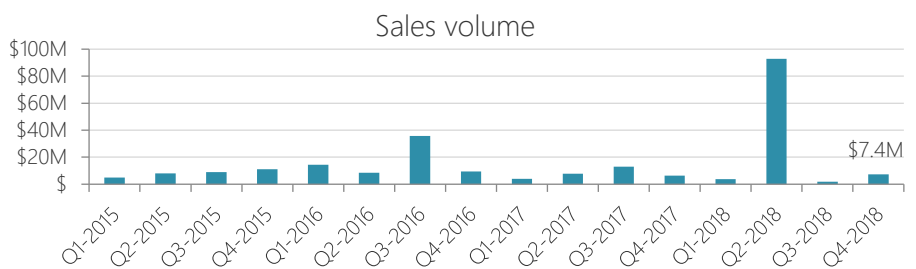


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

### Sales volume



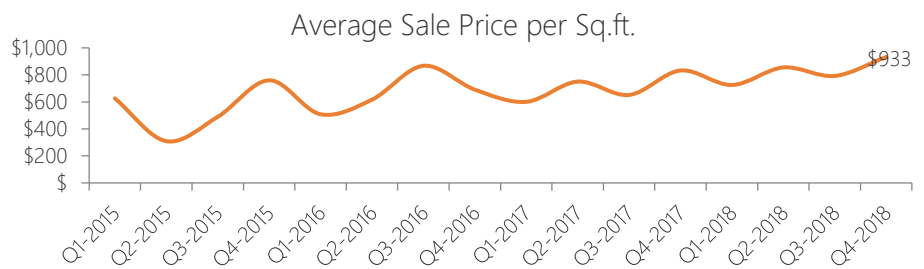
15% YoY



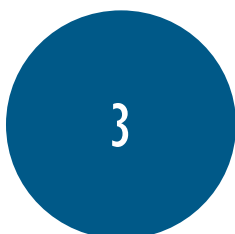
### Average Sale Price per Sq.ft.



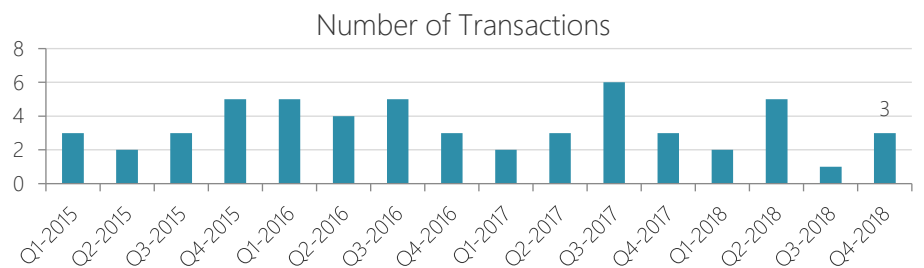
12% YoY



### Number of Transactions



0% YoY



### Type of Properties Sold

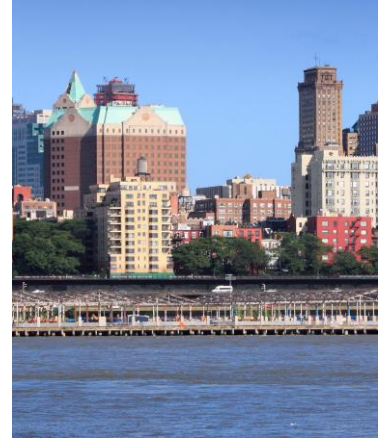
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$818,889	41%	\$933	12%	\$7,370,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Gravesend

## Brooklyn, 4th Quarter 2018

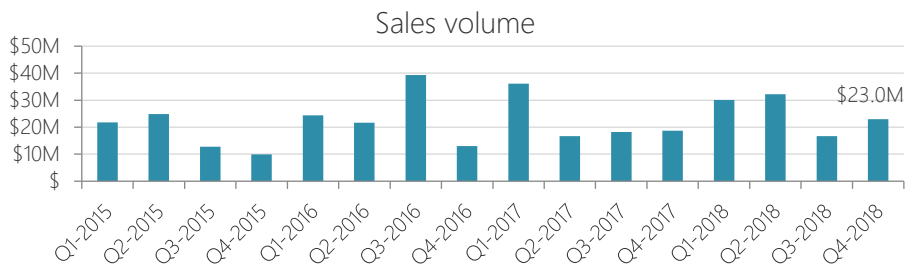


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

### Sales volume



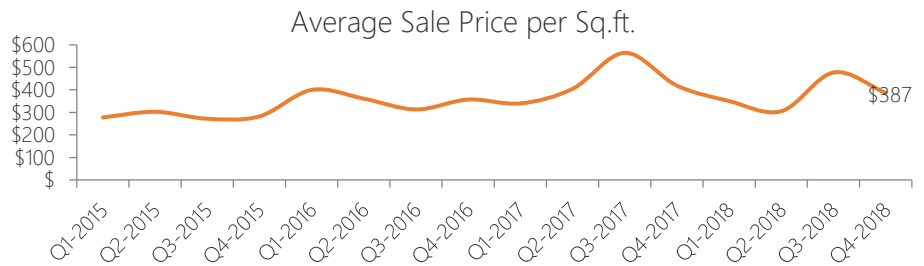
23% YoY



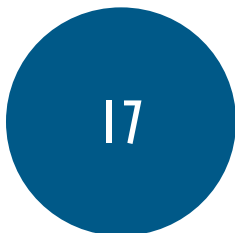
### Average Sale Price per Sq.ft.



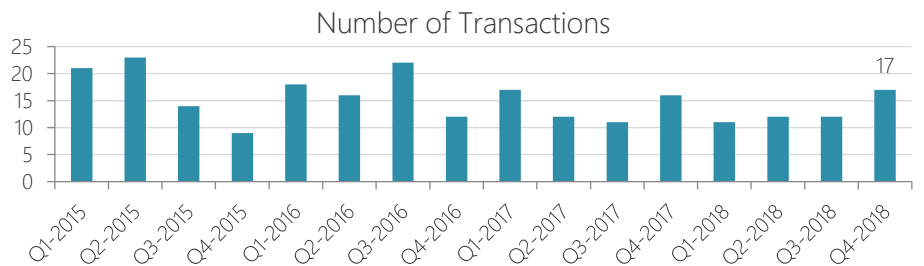
-8% YoY



### Number of Transactions



6% YoY



### Type of Properties Sold

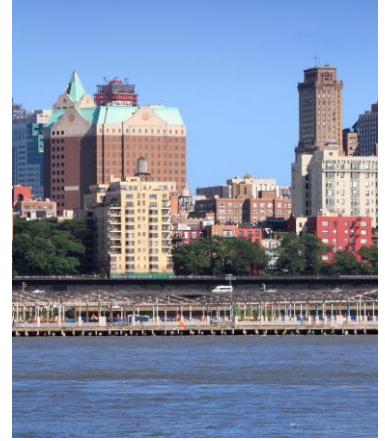
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$343,284	-8%	\$387	-8%	\$23,000,000	17	17	67
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Greenpoint

## Brooklyn, 4th Quarter 2018

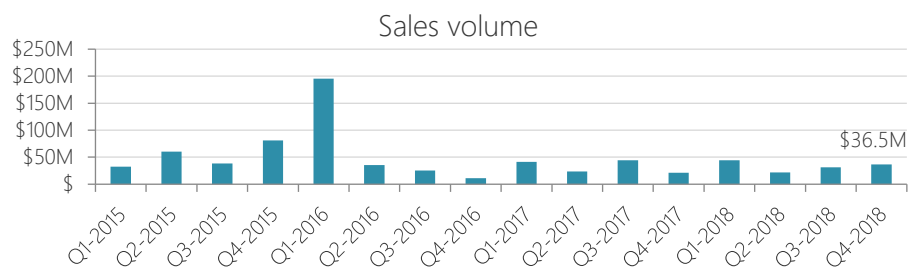


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

### Sales volume



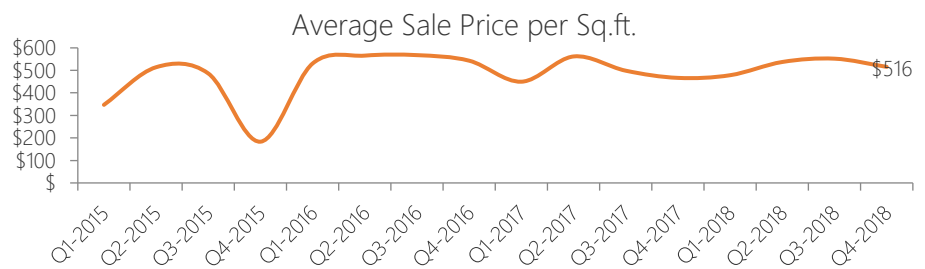
71% YoY



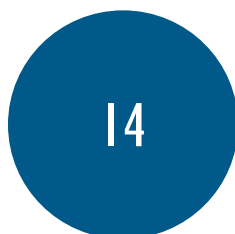
### Average Sale Price per Sq.ft.



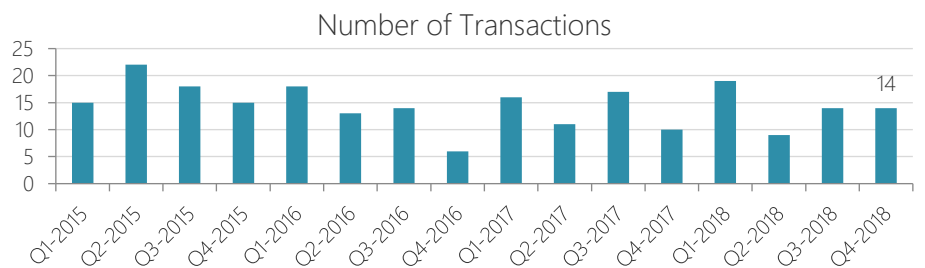
10% YoY



### Number of Transactions



40% YoY



### Type of Properties Sold

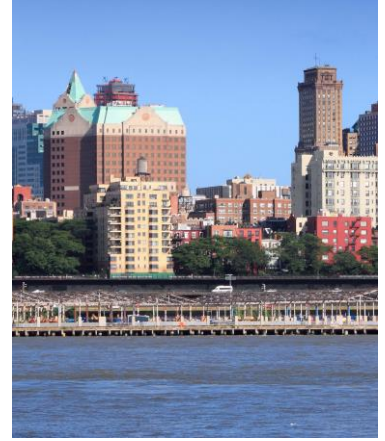
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$559,844	33%	\$577	24%	\$35,830,000	13	14	64
Medium	\$34,550	-	\$79	-	\$691,000	1	1	20
Large	-	-	-	-	\$0	0	0	0

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



# Greenwood Heights

Brooklyn, 4th Quarter 2018

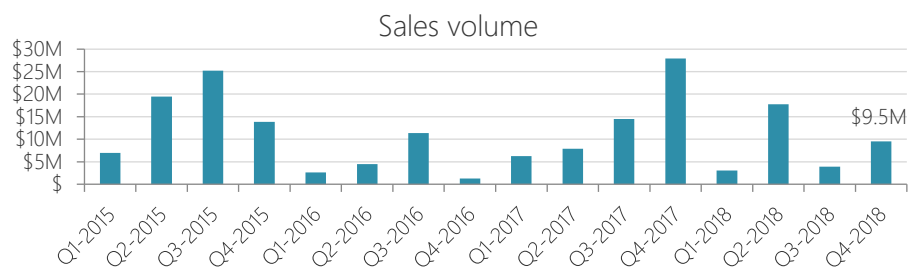


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

## Sales volume



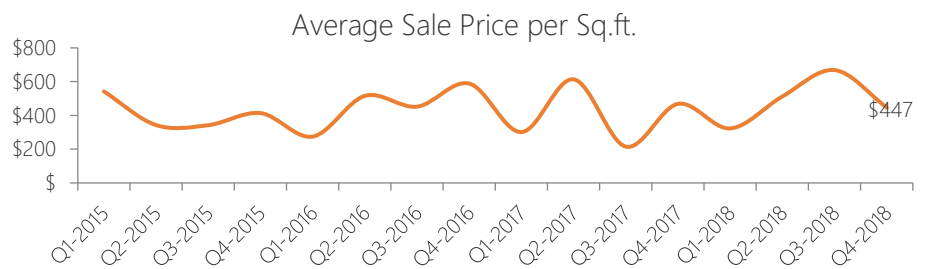
-66% YoY



## Average Sale Price per Sq.ft.



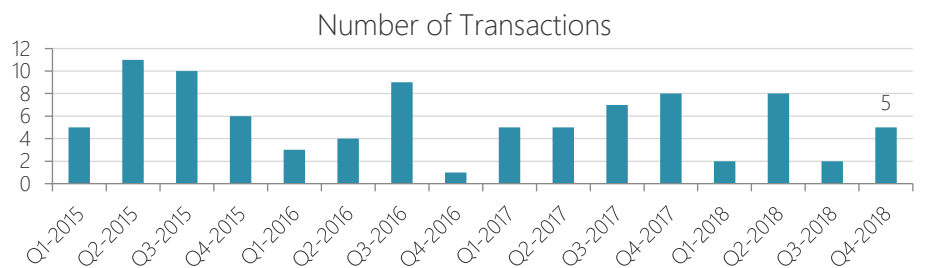
-5% YoY



## Number of Transactions



-38% YoY



## Type of Properties Sold

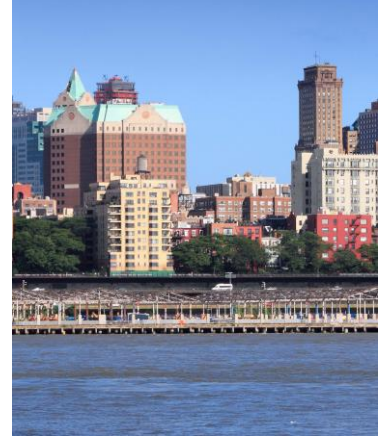
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$414,348	-1%	\$447	-19%	\$9,530,000	5	5	23
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Homecrest

## Brooklyn, 4th Quarter 2018

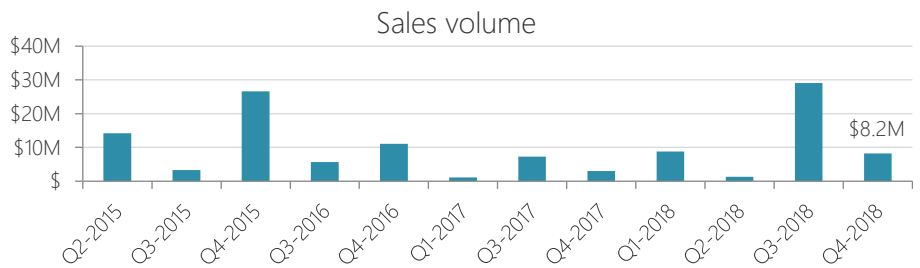


Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors. Public transit includes subway and bus.

### Sales volume



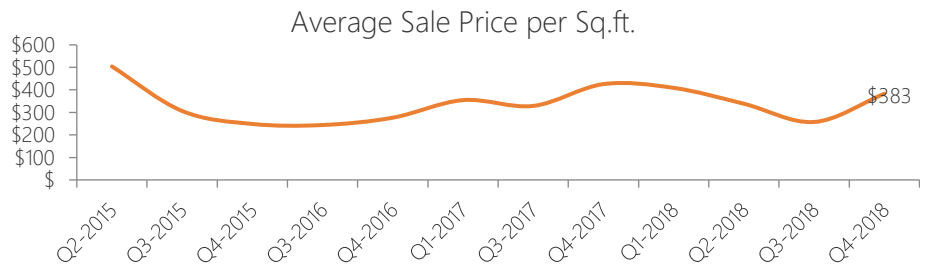
174% YoY



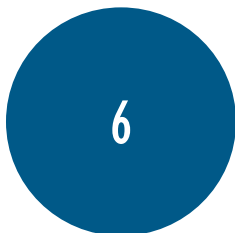
### Average Sale Price per Sq.ft.



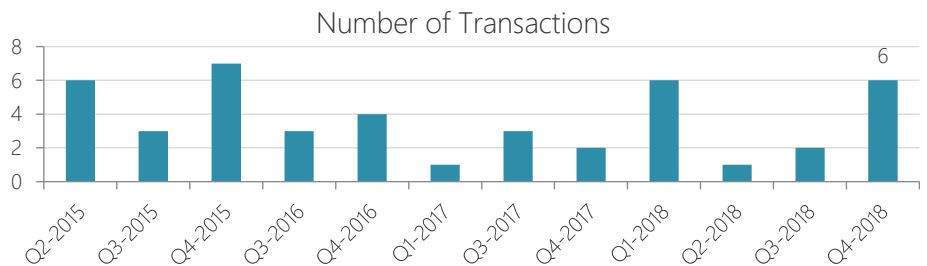
-10% YoY



### 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	\$341,667	-20%	\$383	-10%	\$8,200,000	6	6	24
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

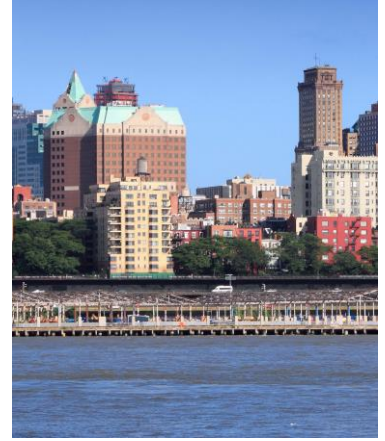
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Kensington

## Brooklyn, 4th Quarter 2018

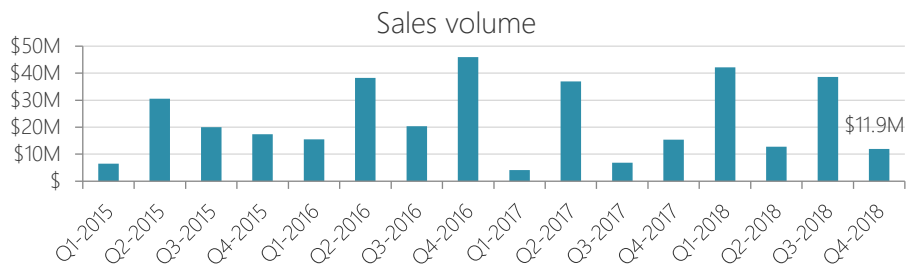


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

### Sales volume



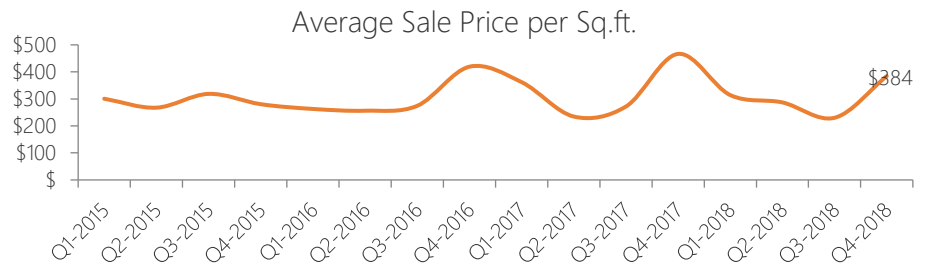
-23% YoY



### Average Sale Price per Sq.ft.



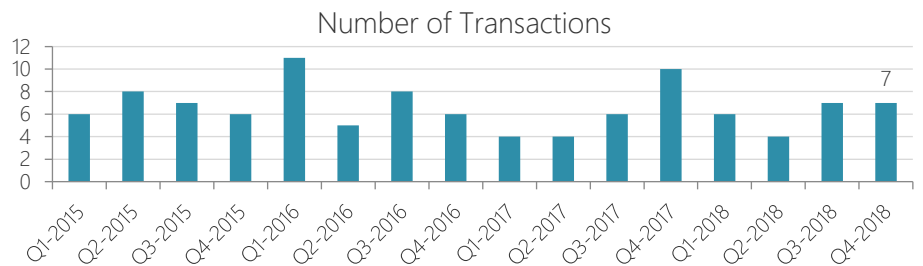
-18% YoY



### Number of Transactions



-30% YoY



### Type of Properties Sold

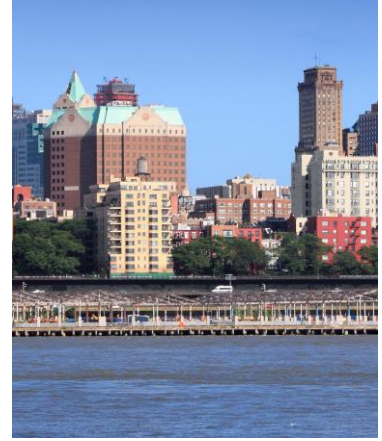
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$376,875	3%	\$483	4%	\$7,537,500	6	6	20
Medium	\$190,435	-	\$284	-	\$4,380,000	1	1	23
Large	-	-	-	-	\$0	0	0	0

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



# Midwood

## Brooklyn, 4th Quarter 2018

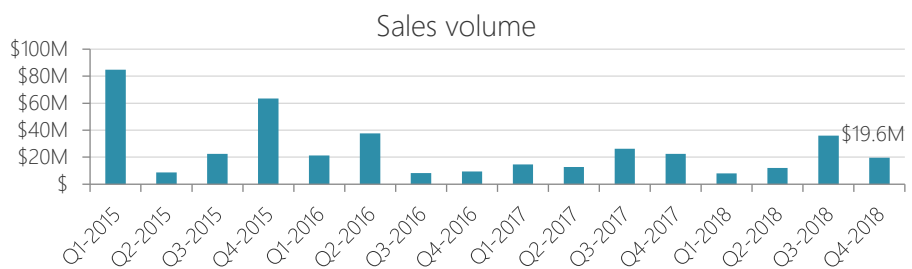


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

### Sales volume



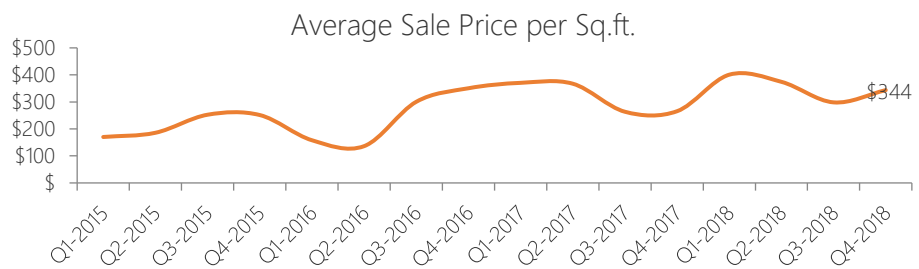
-13% YoY



### Average Sale Price per Sq.ft.



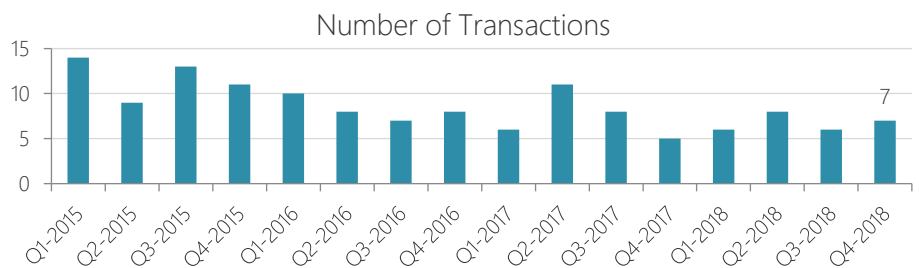
29% YoY



### Number of Transactions



40% YoY



### Type of Properties Sold

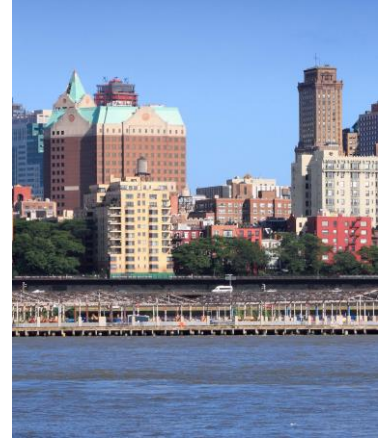
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$483,333	41%	\$465	20%	\$7,250,000	5	5	15
Medium	\$273,333	19%	\$298	19%	\$12,300,000	2	2	45
Large	-	-	-	-	\$0	0	0	0

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



# Ocean Hill

## Brooklyn, 4th Quarter 2018

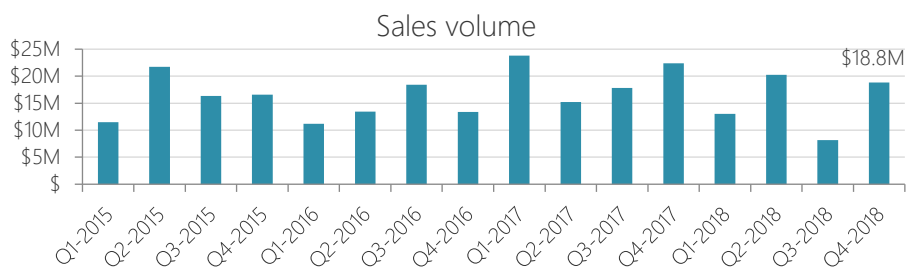


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

### Sales volume



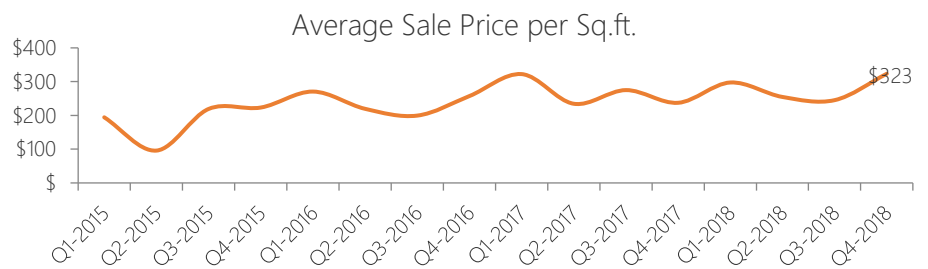
-16% YoY



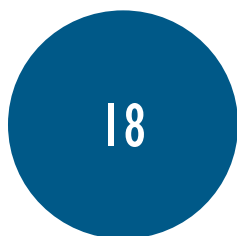
### Average Sale Price per Sq.ft.



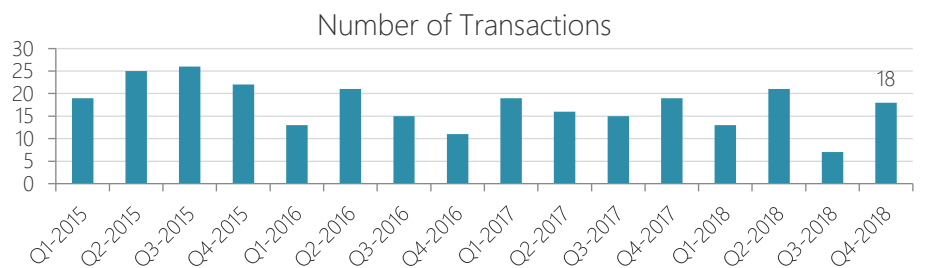
36% YoY



### Number of Transactions



-5% YoY



### Type of Properties Sold

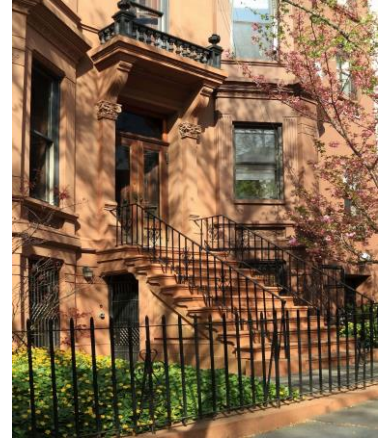
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$313,680	16%	\$323	3%	\$18,820,803	18	18	60
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Park Slope

Brooklyn, 4th Quarter 2018

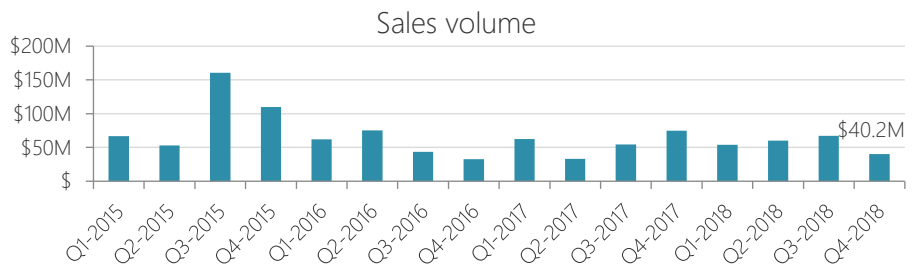


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

## Sales volume



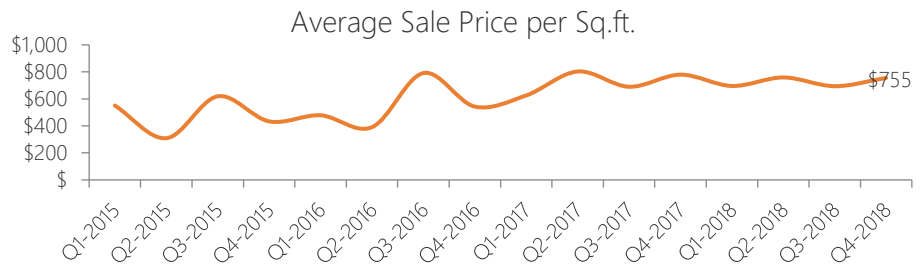
-46% YoY



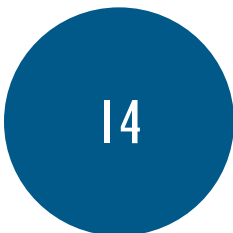
## Average Sale Price per Sq.ft.



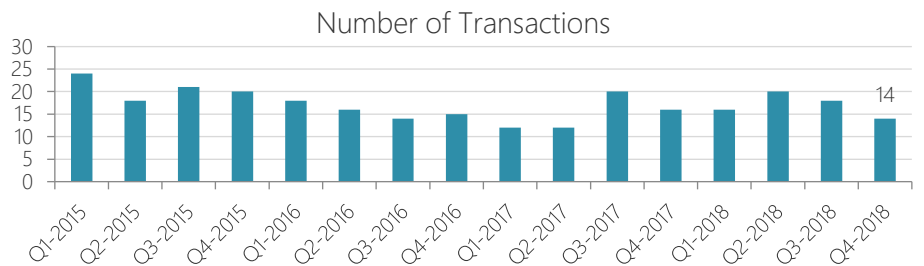
-3% YoY



## 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	\$725,778	3%	\$748	2%	\$35,660,000	13	12	45
Medium	\$450,000	3%	\$820	0%	\$4,500,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

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



# Prospect Heights

Brooklyn, 4th Quarter 2018

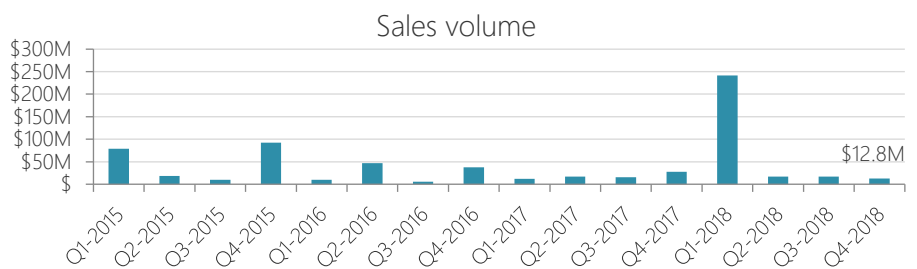


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

## Sales volume



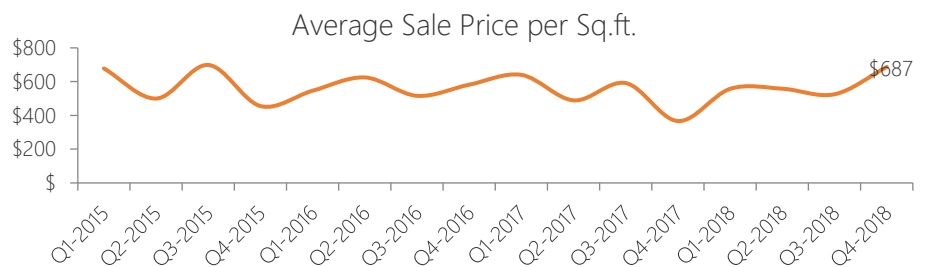
-54% YoY



## Average Sale Price per Sq.ft.



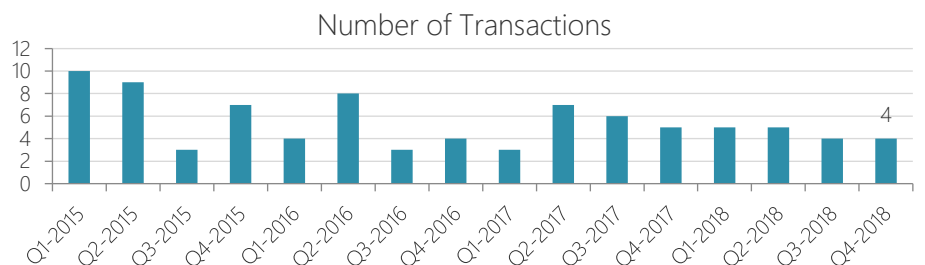
87% YoY



## Number of Transactions



-20% YoY



## Type of Properties Sold

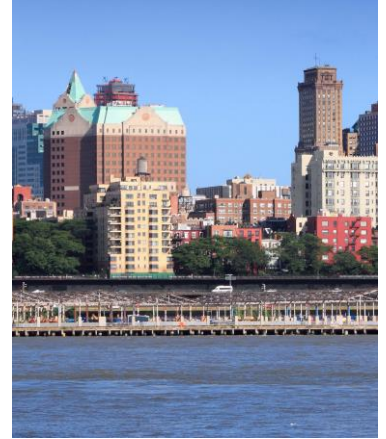
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$525,000	29%	\$661	93%	\$8,400,000	3	3	16
Medium	\$273,438	-24%	\$742	95%	\$4,375,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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



# Sea Gate

Brooklyn, 4th Quarter 2018

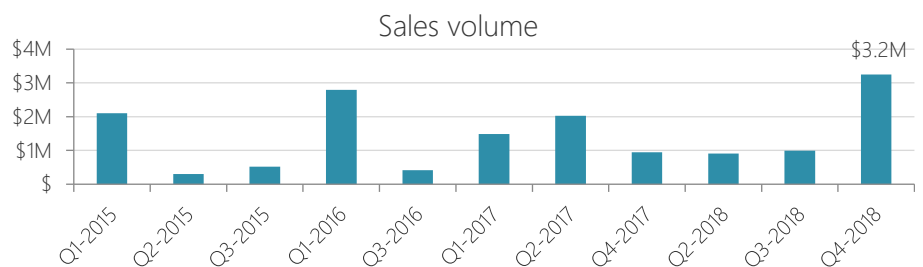


Located on the western end of Coney Island, Sea Gate is a private gated community with mostly single-family houses in a variety of architectural styles including Mediterranean and Queen Anne. There are no stores there and express buses to Manhattan average 80 minutes. Landmarks in the area include Coney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

## Sales volume



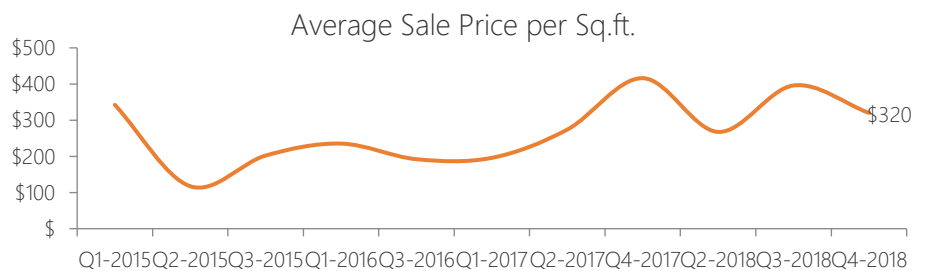
242% YoY



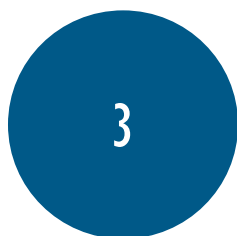
## Average Sale Price per Sq.ft.



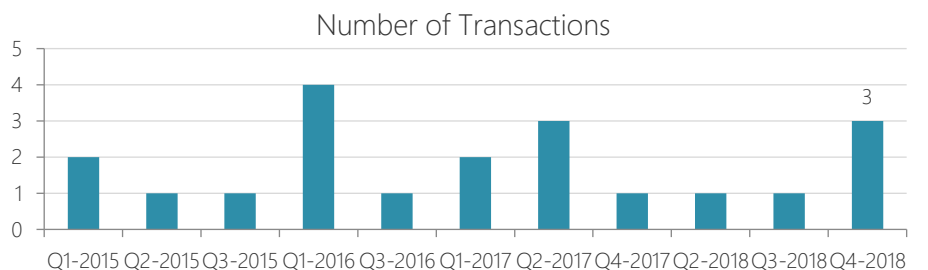
-23% YoY



## 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	\$324,500	2%	\$320	-23%	\$3,245,000	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)



# Sheepshead Bay

Brooklyn, 4th Quarter 2018

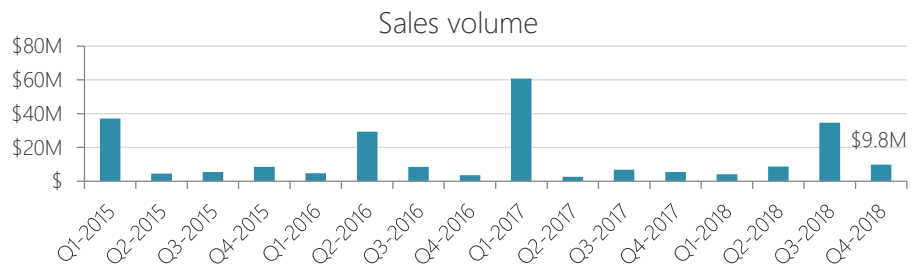


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

## Sales volume



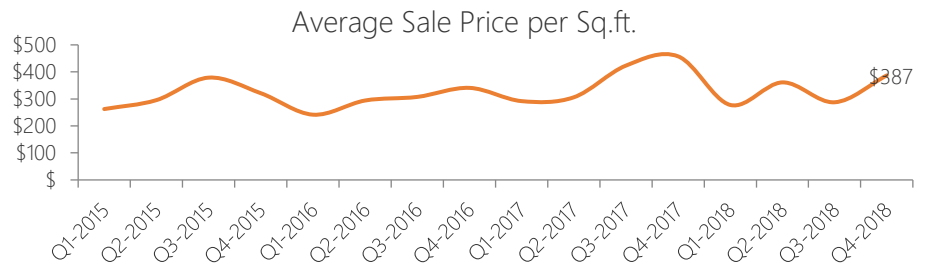
78% YoY



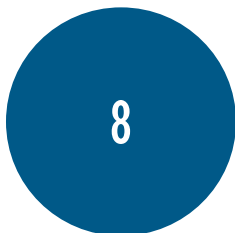
## Average Sale Price per Sq.ft.



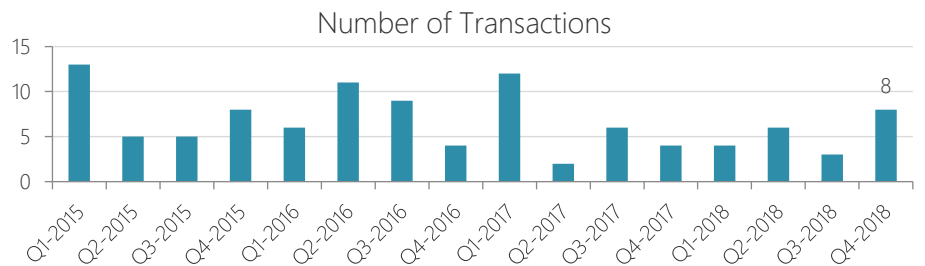
-15% YoY



## Number of Transactions



100% YoY



## Type of Properties Sold

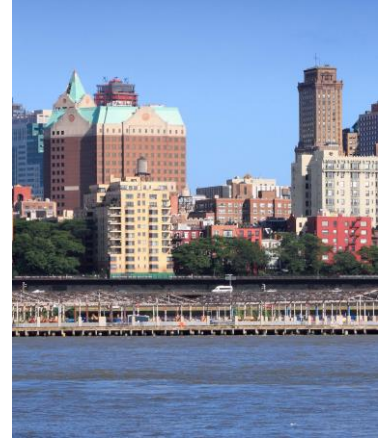
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$328,000	-11%	\$387	-15%	\$9,840,000	8	8	30
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Sunset Park

Brooklyn, 4th Quarter 2018

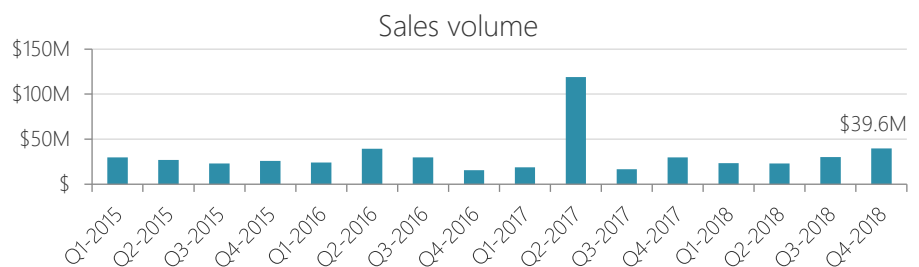


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

## Sales volume



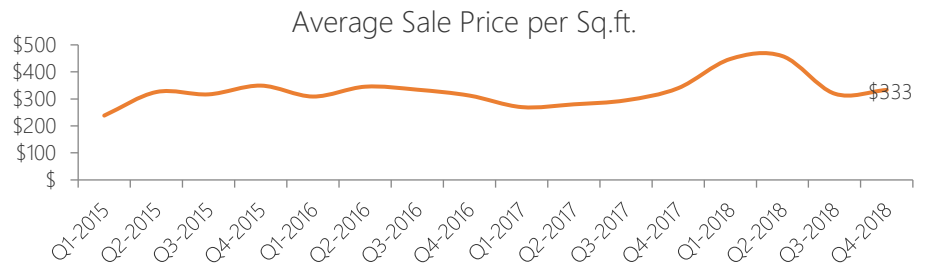
33% YoY



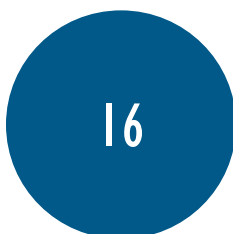
## Average Sale Price per Sq.ft.



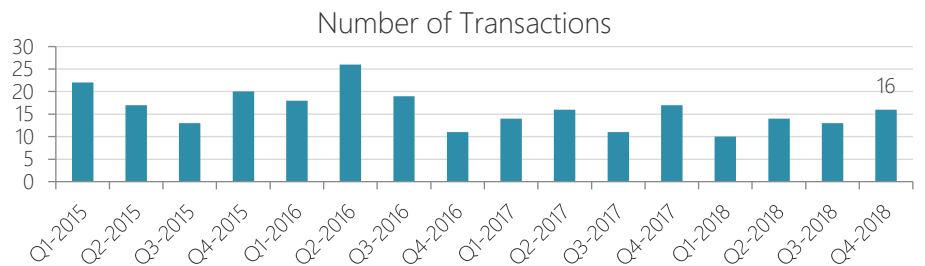
-2% YoY



## 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	\$332,846	-3%	\$422	7%	\$21,635,000	15	15	65
Medium	-	-	-	-	\$0	0	0	0
Large	\$281,109	-	\$266	-	\$17,991,000	1	1	64

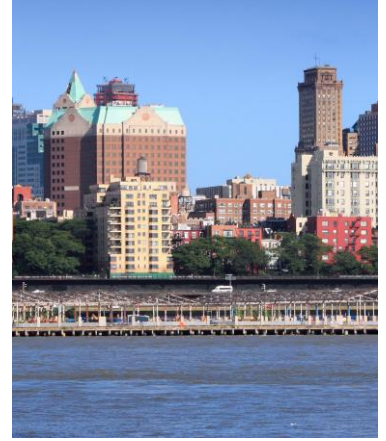
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Williamsburg

Brooklyn, 4th Quarter 2018

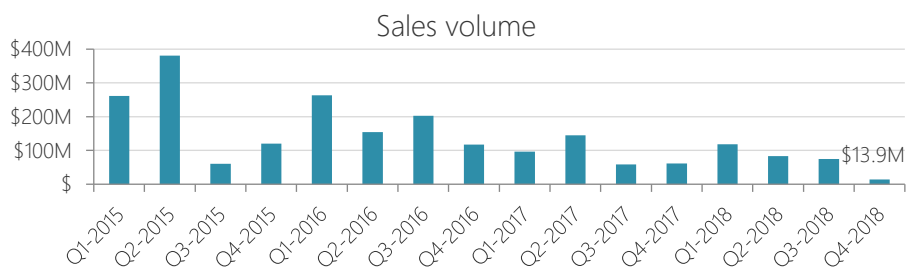


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

## Sales volume



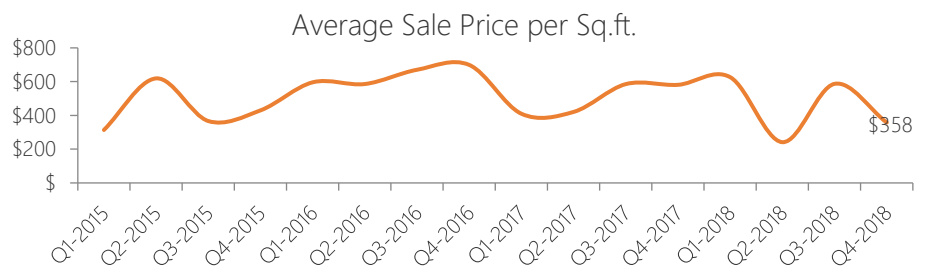
-77% YoY



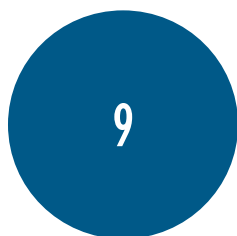
## Average Sale Price per Sq.ft.



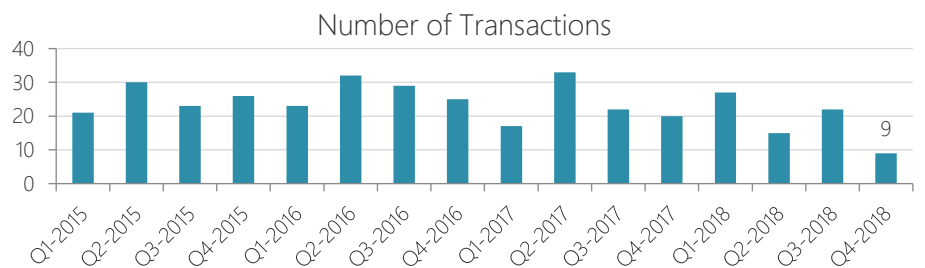
-38% YoY



## Number of Transactions



-55% YoY



## Type of Properties Sold

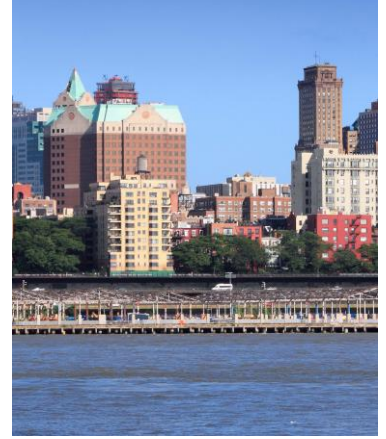
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$331,843	-52%	\$358	-52%	\$13,937,395	9	9	42
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Windsor Terrace

Brooklyn, 4th Quarter 2018

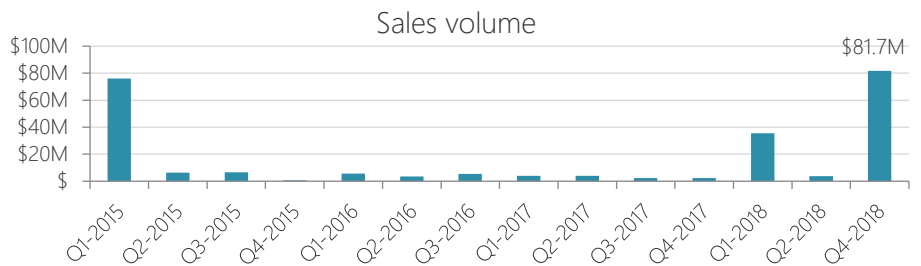


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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

## Sales volume



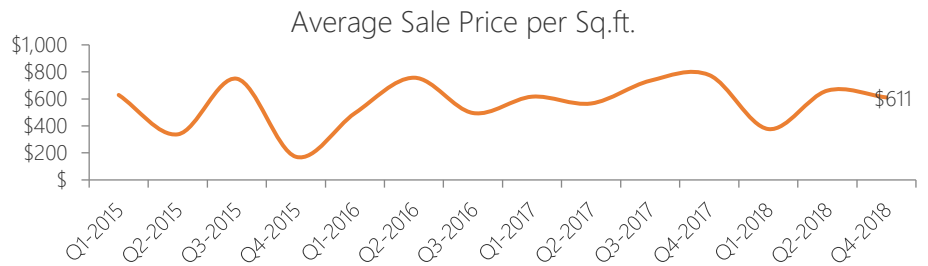
3530% YoY



## Average Sale Price per Sq.ft.



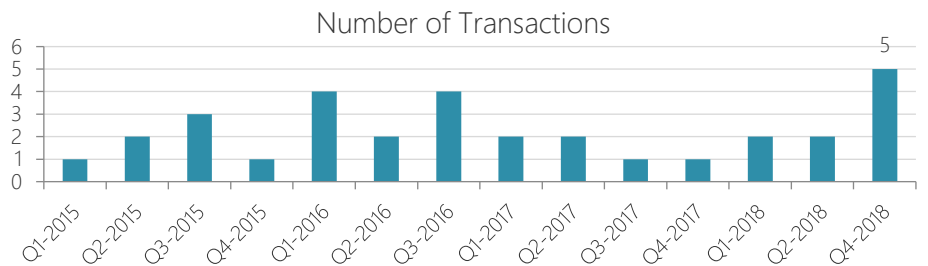
-21% YoY



## 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	\$535,897	-29%	\$537	-31%	\$6,966,663	4	4	13
Medium	-	-	-	-	\$0	0	0	0
Large	\$592,857	-	\$619	-	\$74,700,000	1	1	126

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



# Attractions

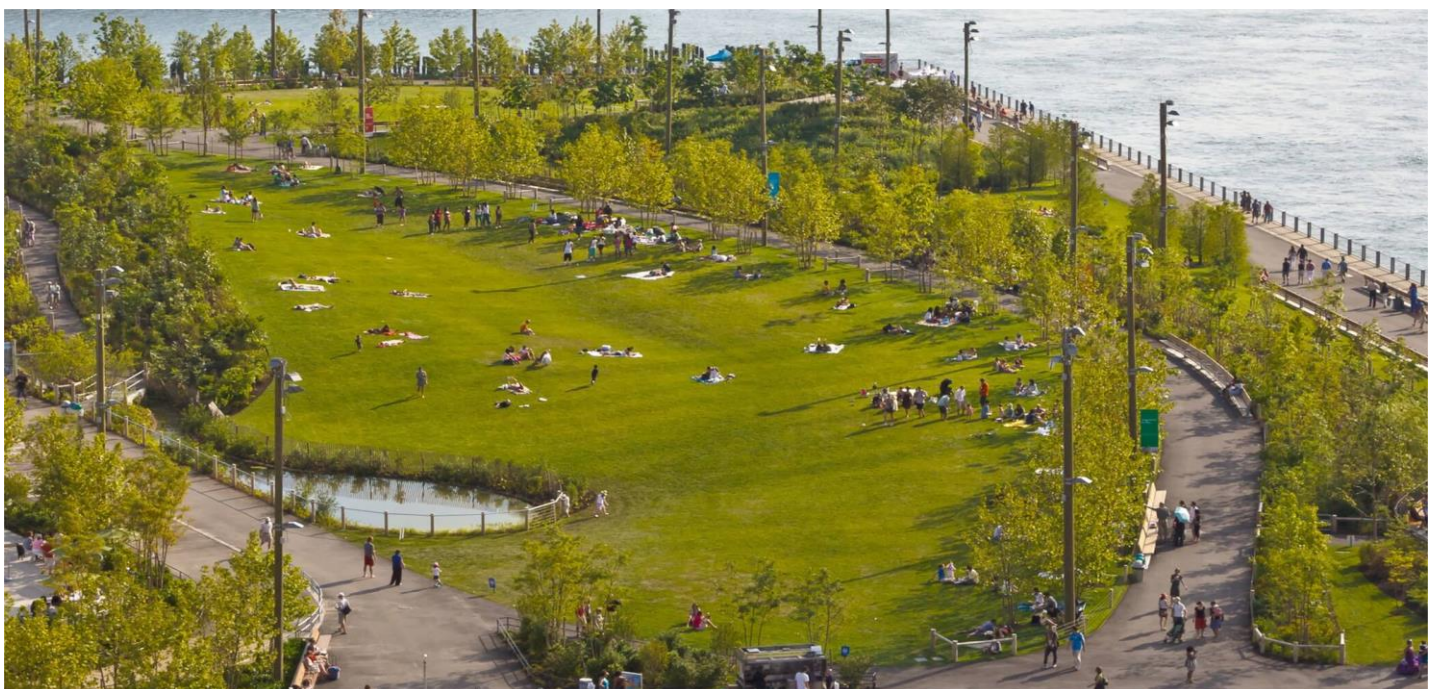
Brooklyn, 4th Quarter 2018

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## Bridge



## Bridge Park





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# THE RATNER TEAM



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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

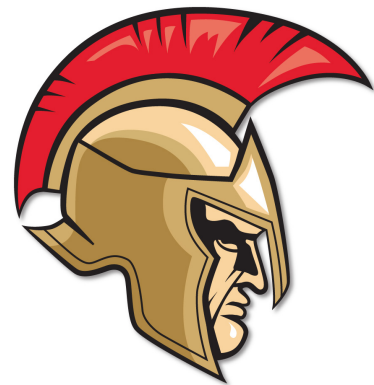
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