

BROOKLYN

MULTIFAMILY MARKET REPORT

1st Quarter 2019



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.

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Multifamily Market Overview

Brooklyn, 1st Quarter 2019

Sales volume



-34% YoY

Average price/sq.ft.



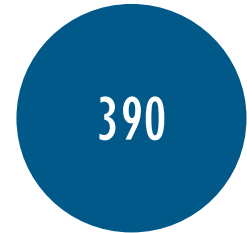
1% YoY

Average price/unit



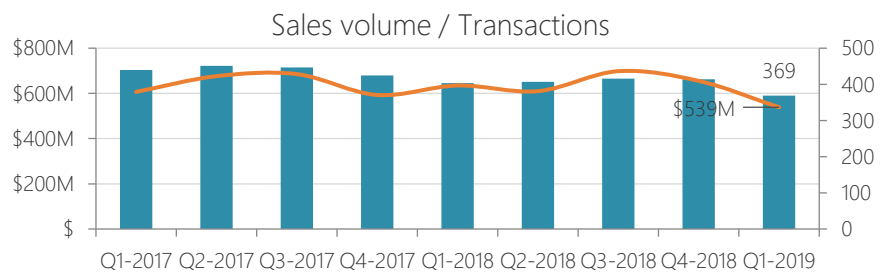
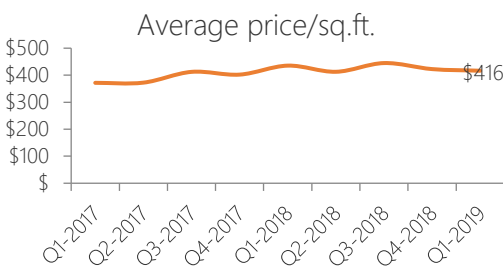
1% YoY

Transactions

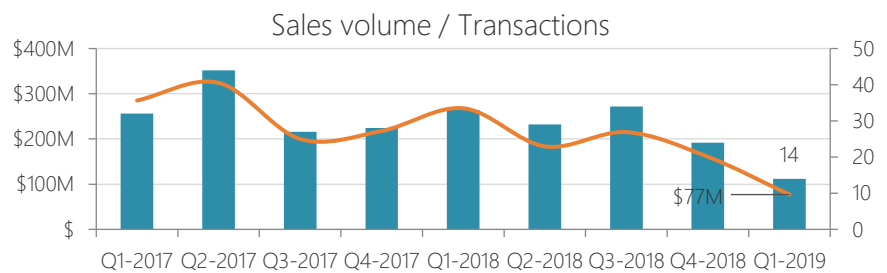
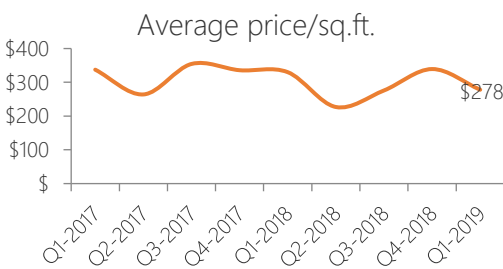


-13% YoY

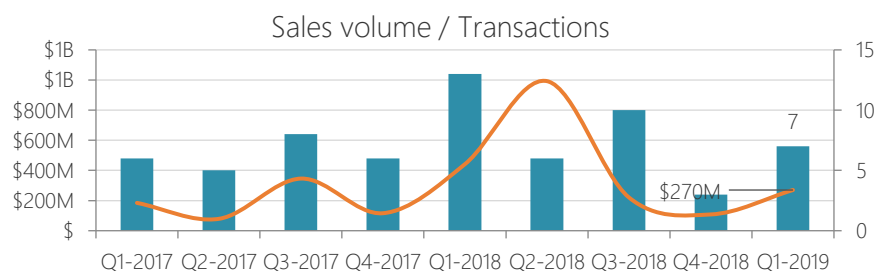
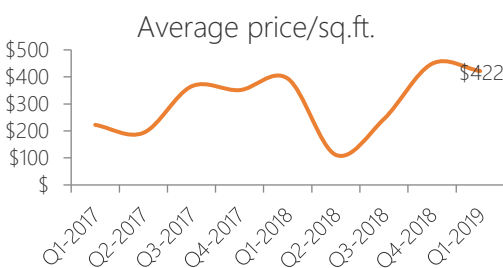
Small multifamily



Medium multifamily



Large multifamily



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



Top 25 Multifamily Sales

Brooklyn, 1st Quarter 2019

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	395 Leonard St	\$130,442,381	14-Feb-19	186,779	\$698	Williamsburg
2	110-120 S Eighth St	\$43,799,464	11-Jan-19	63,866	\$686	Williamsburg
3	1701 W Third St	\$28,028,095	10-Jan-19	121,680	\$230	Gravesend
4	1561 E 13th St	\$18,007,663	10-Jan-19	71,000	\$254	Midwood
5	900 Avenue H	\$17,767,559	10-Jan-19	77,000	\$231	Midwood
6	150 74th St	\$16,086,846	10-Jan-19	57,036	\$282	Bay Ridge
7	2016 Avenue N	\$15,846,742	10-Jan-19	63,000	\$252	Midwood
8	331 Keap St	\$15,500,000	15-Feb-19	21,740	\$713	Williamsburg
9	108 Luquer St	\$9,250,000	12-Feb-19	24,150	\$383	Carroll Gardens
10	1865 77th St	\$8,000,000	12-Feb-19	32,000	\$250	Bensonhurst
11	488 Rockaway Pkwy	\$6,500,000	18-Mar-19	30,000	\$217	East Flatbush
12	47 Thames St	\$6,190,043	11-Jan-19	35,000	\$177	Williamsburg
13	313 52nd St	\$5,500,000	26-Mar-19	11,120	\$495	Sunset Park
14	76 Pierrepont St	\$5,480,000	28-Mar-19	6,368	\$861	Brooklyn Heights
15	441 First St	\$5,400,000	15-Feb-19	8,960	\$603	Park Slope
16	2233 Ocean Ave	\$5,200,000	10-Jan-19	18,000	\$289	Madison
17	2031 Ocean Ave	\$5,200,000	10-Jan-19	15,040	\$346	Midwood
18	5423 15th Ave	\$4,600,000	20-Feb-19	4,857	\$947	Borough Park
19	77 Second Pl	\$4,410,000	15-Jan-19	4,256	\$1,036	Carroll Gardens
20	848 President St	\$4,300,000	26-Feb-19	3,916	\$1,098	Park Slope
21	50 Mac Donough St	\$4,225,000	06-Feb-19	15,520	\$272	Bedford-Stuyvesant
22	5124 Seventh Ave	\$4,200,000	22-Feb-19	4,860	\$864	Sunset Park
23	166 Lafayette Ave	\$3,960,000	06-Mar-19	4,800	\$825	Fort Greene
24	259 55th St	\$3,760,000	02-Jan-19	8,160	\$461	Sunset Park
25	817 Eighth Ave	\$3,600,000	16-Jan-19	5,576	\$646	Park Slope

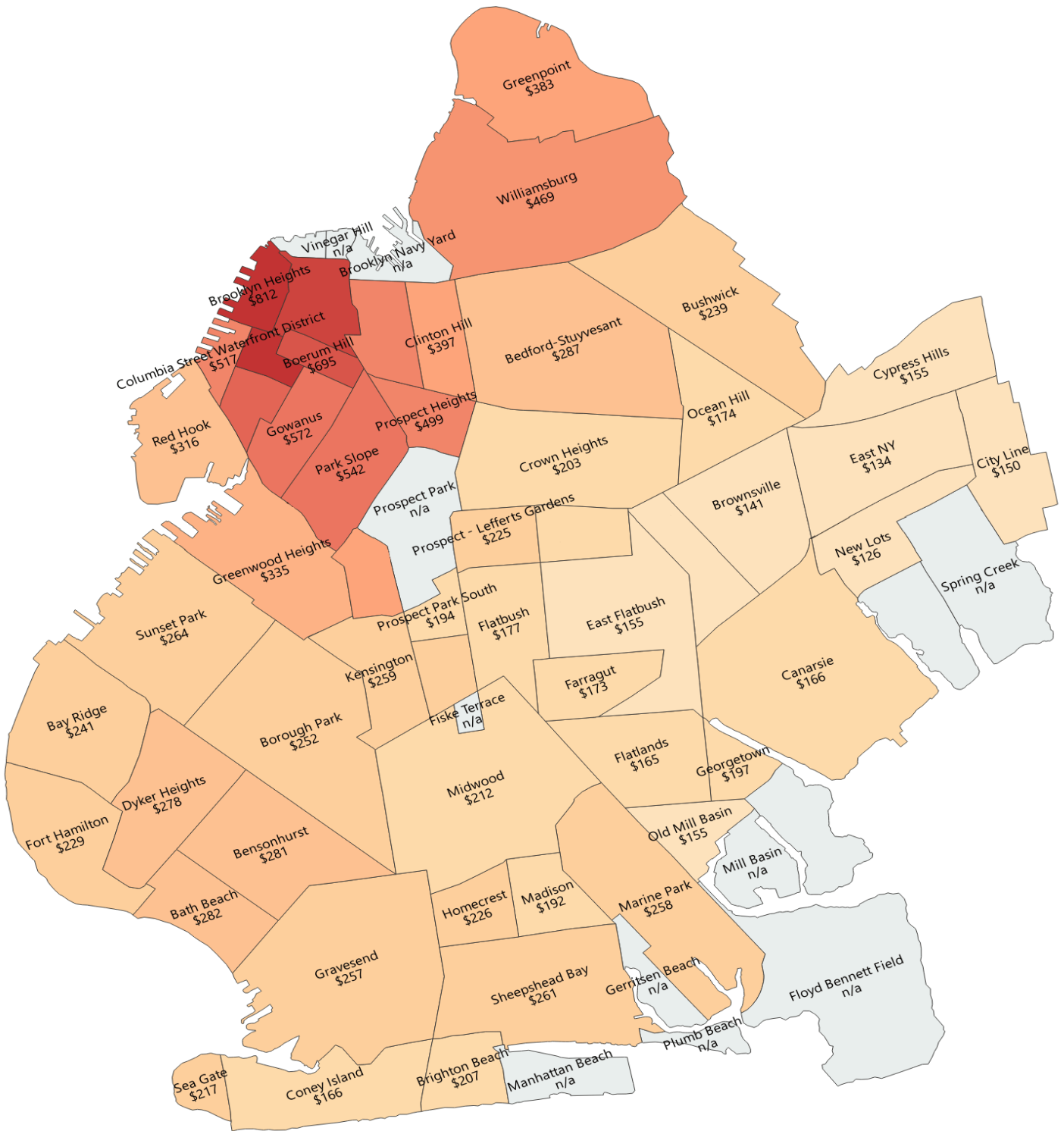


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Map of Neighborhoods

Average price per square foot (past 3 years)



Top Neighborhoods

Brooklyn, 1st Quarter 2019

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Park Slope	\$853	\$31,135,000	9	\$853	-	-
2	Fort Greene	\$820	\$11,220,000	4	\$820	-	-
3	Clinton Hill	\$665	\$8,035,000	4	\$665	-	-
4	Carroll Gardens	\$646	\$39,685,936	13	\$817	\$383	-
5	Williamsburg	\$626	\$219,790,588	14	\$549	\$382	\$695
6	Gowanus	\$564	\$9,975,000	4	\$564	-	-
7	Greenpoint	\$538	\$18,212,500	9	\$538	-	-
8	Kensington	\$495	\$6,200,000	4	\$495	-	-
9	Dyker Heights	\$495	\$7,935,000	5	\$495	-	-
10	Prospect Heights	\$490	\$8,850,000	4	\$490	-	-
11	Windsor Terrace	\$475	\$8,812,327	5	\$475	-	-
12	Sunset Park	\$437	\$27,135,500	12	\$476	\$372	-
13	Prospect - Lefferts Gardens	\$416	\$7,325,000	4	\$416	-	-
14	Borough Park	\$401	\$23,547,813	17	\$401	-	-
15	Crown Heights	\$390	\$21,306,725	17	\$390	-	-
16	Bensonhurst	\$367	\$29,190,456	15	\$447	\$250	-
17	Sheepshead Bay	\$364	\$7,595,600	6	\$364	-	-
18	Bushwick	\$362	\$41,670,700	28	\$361	\$386	-
19	Bedford-Stuyvesant	\$351	\$69,579,677	45	\$427	\$39	-
20	Bath Beach	\$337	\$8,035,000	4	\$450	\$236	-
21	Greenwood Heights	\$335	\$5,260,000	4	\$335	-	-
22	Ocean Hill	\$326	\$15,399,560	14	\$326	-	-
23	Flatbush	\$325	\$11,861,060	10	\$325	-	-
24	Brighton Beach	\$321	\$2,632,000	3	\$321	-	-
25	Bay Ridge	\$303	\$18,636,846	3	\$560	-	\$282
26	Gravesend	\$285	\$45,736,095	14	\$455	-	\$230
27	Midwood	\$258	\$67,074,505	10	\$353	\$304	\$245
28	Wingate	\$253	\$3,620,000	3	\$253	-	-
29	Canarsie	\$248	\$4,711,950	7	\$248	-	-
30	East Flatbush	\$242	\$33,256,450	31	\$250	\$217	-
31	East New York	\$241	\$33,711,734	45	\$241	-	-
32	Brownsville	\$218	\$5,251,848	7	\$218	-	-

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

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



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Sales Maps

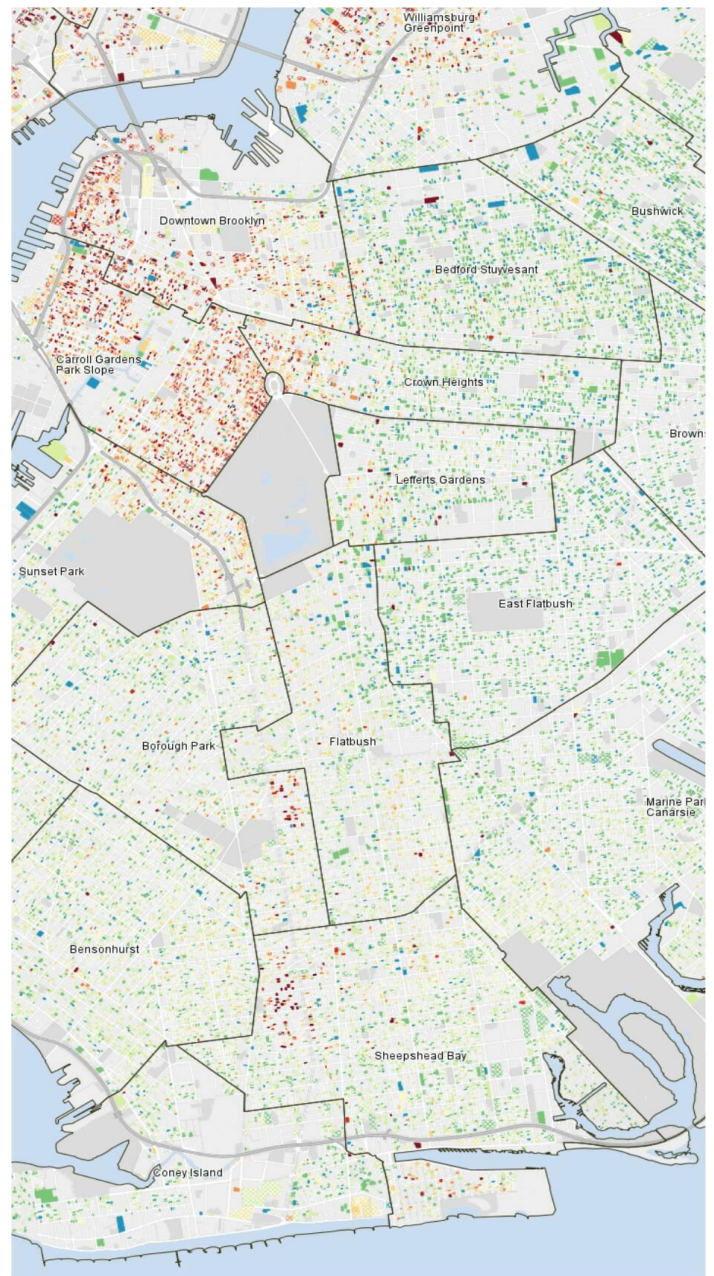
Brooklyn, 1st Quarter 2019

Recent sales

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

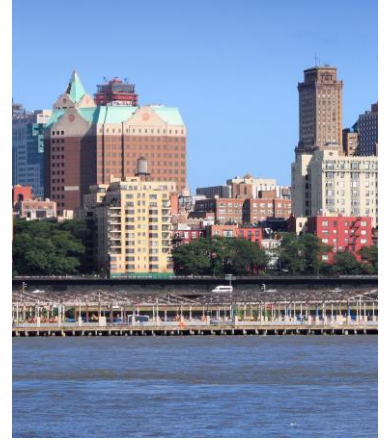
Price / Sq.ft.

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



Bath Beach

Brooklyn, 1st Quarter 2019

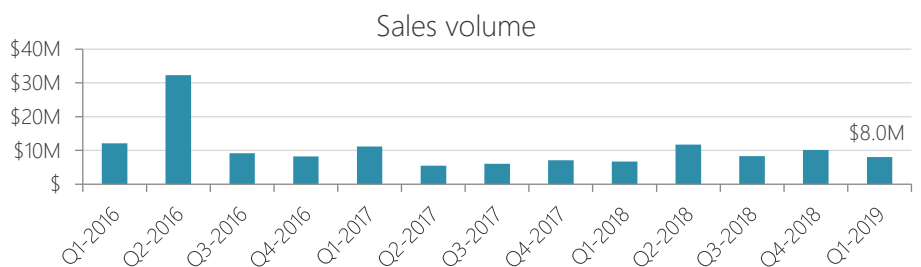


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

Sales volume



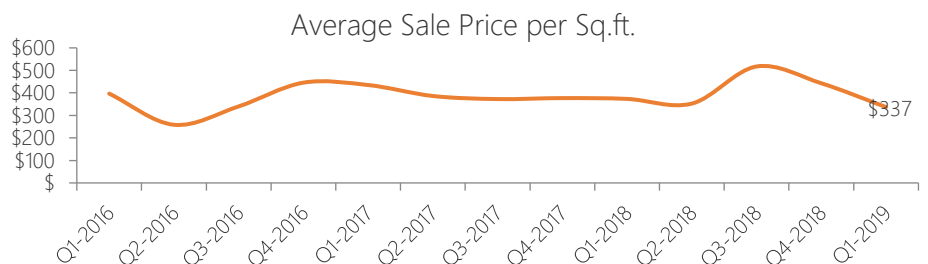
19% YoY



Average Sale Price per Sq.ft.



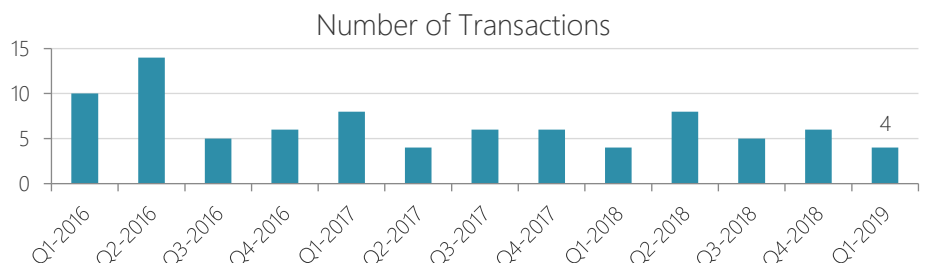
-10% YoY



Number of Transactions



0% YoY



Type of Properties Sold

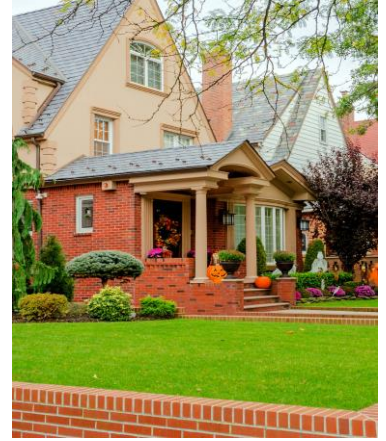
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$421,667	-1%	\$450	-23%	\$5,060,000	3	3	12
Medium	\$247,917	37%	\$236	-6%	\$2,975,000	1	1	12
Large	-	-	-	-	\$0	0	0	0

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



Bay Ridge

Brooklyn, 1st Quarter 2019

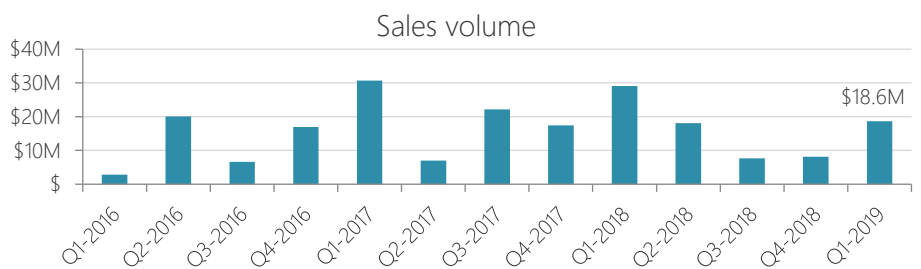


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

Sales volume



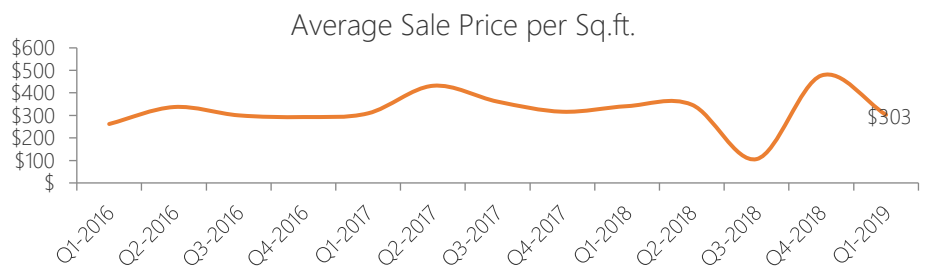
-36% YoY



Average Sale Price per Sq.ft.



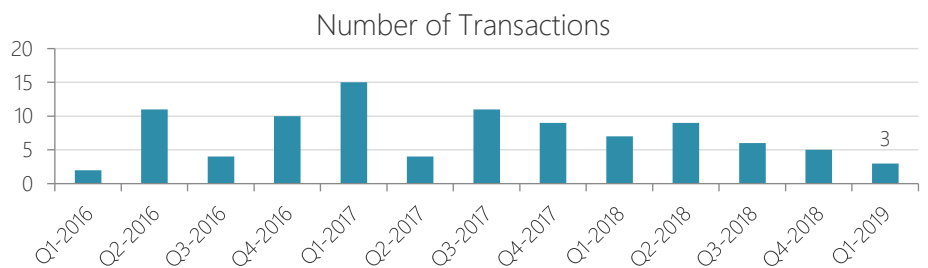
-11% YoY



Number of Transactions



-57% YoY



Type of Properties Sold

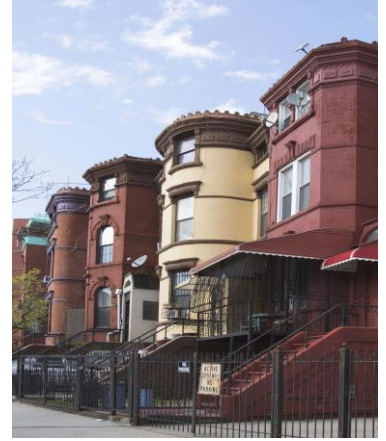
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$425,000	8%	\$560	36%	\$2,550,000	2	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	\$268,114	-	\$282	-	\$16,086,846	1	1	60

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



Bedford-Stuyvesant

Brooklyn, 1st Quarter 2019

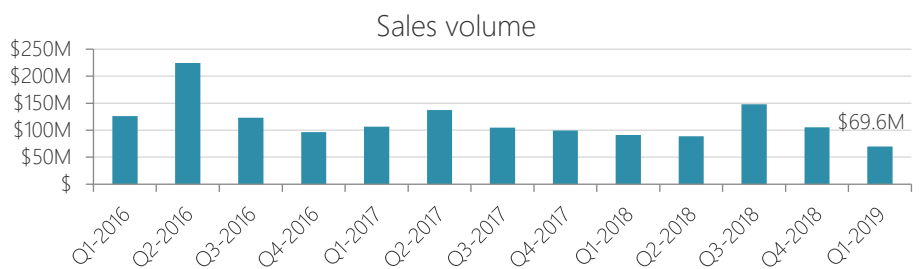


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Sales volume



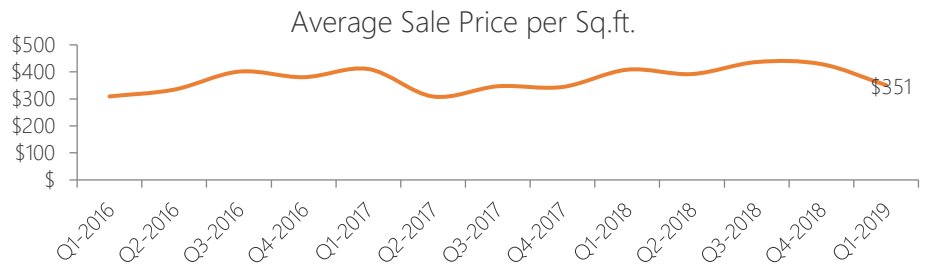
-23% YoY



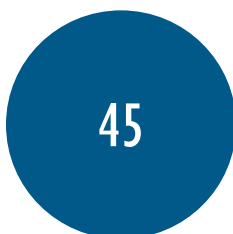
Average Sale Price per Sq.ft.



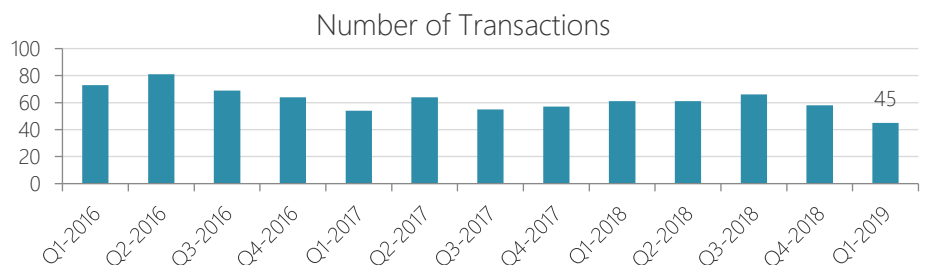
-14% YoY



Number of Transactions



-26% YoY



Type of Properties Sold

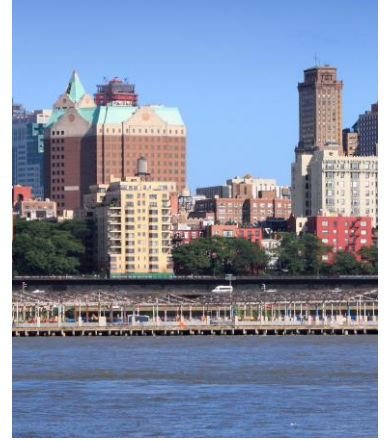
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$439,224	18%	\$427	4%	\$68,079,677	44	44	155
Medium	\$34,884	-82%	\$39	-89%	\$1,500,000	1	2	43
Large	-	-	-	-	\$0	0	0	0

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



Bensonhurst

Brooklyn, 1st Quarter 2019

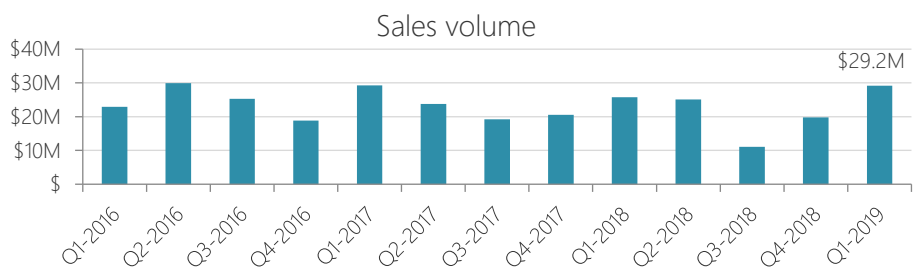


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

Sales volume



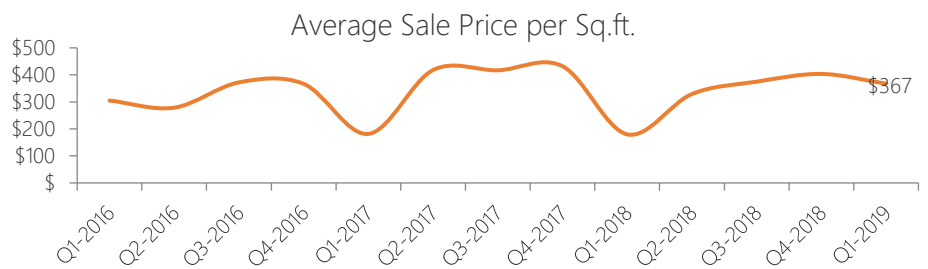
13% YoY



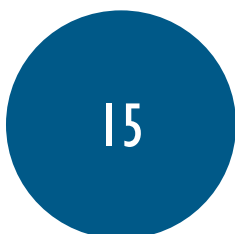
Average Sale Price per Sq.ft.



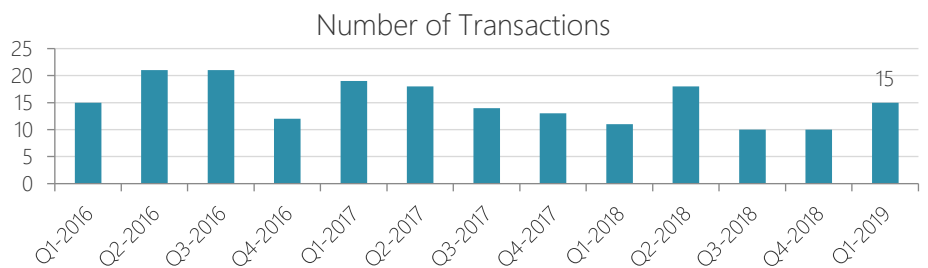
104% YoY



Number of Transactions



36% YoY



Type of Properties Sold

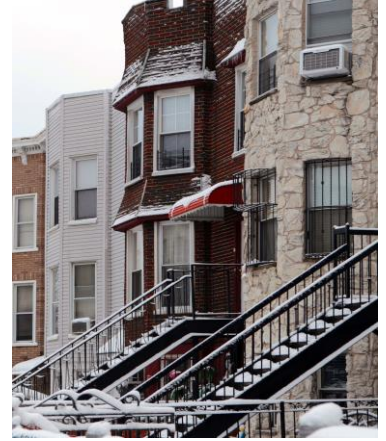
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$441,468	-19%	\$447	-33%	\$21,190,456	14	14	48
Medium	\$210,526	-	\$250	-	\$8,000,000	1	1	38
Large	-	-	-	-	\$0	0	0	0

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



Borough Park

Brooklyn, 1st Quarter 2019

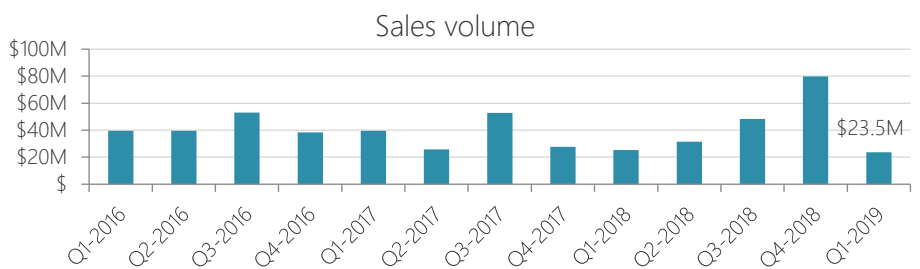


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Sales volume



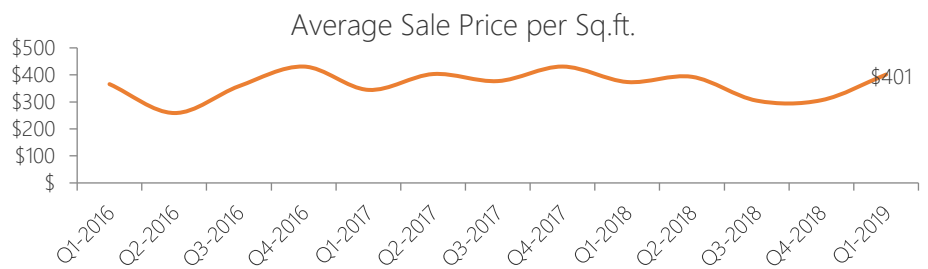
-7% YoY



Average Sale Price per Sq.ft.



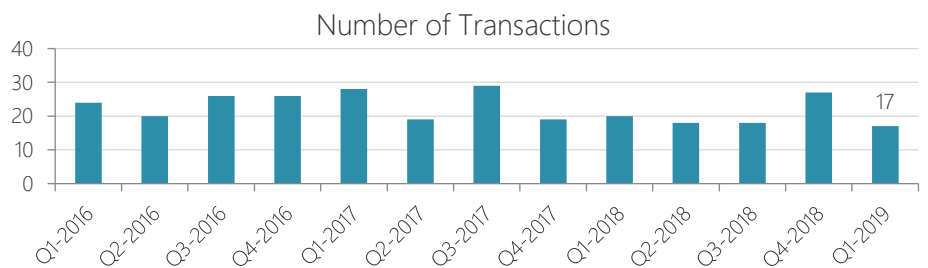
7% YoY



Number of Transactions



-15% YoY



Type of Properties Sold

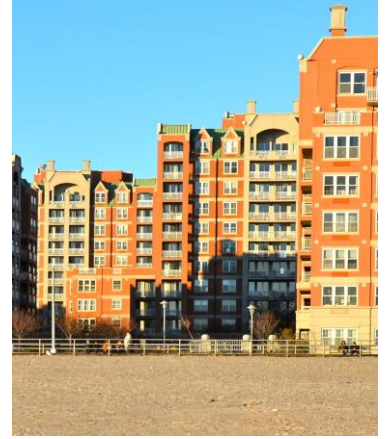
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$373,775	-5%	\$401	7%	\$23,547,813	17	17	63
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Brighton Beach

Brooklyn, 1st Quarter 2019

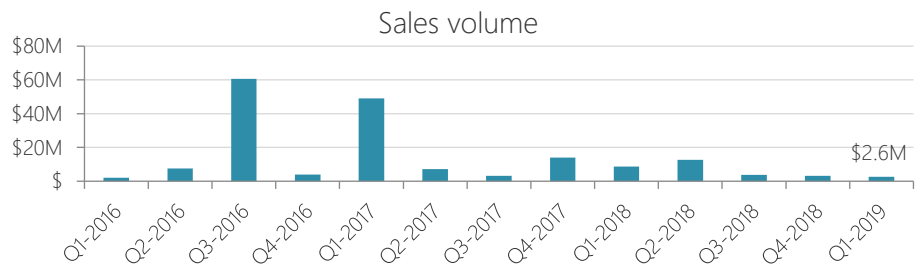


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

Sales volume



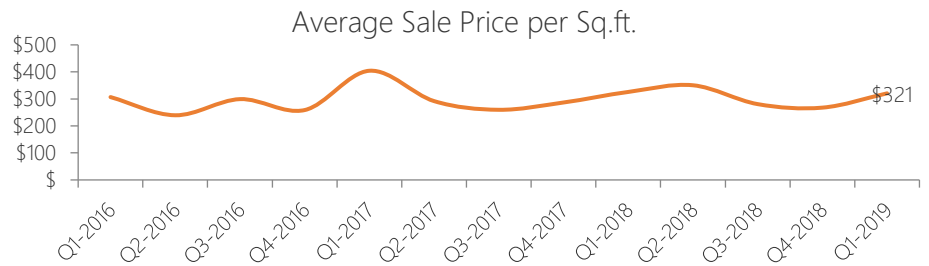
-70% YoY



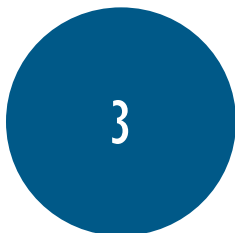
Average Sale Price per Sq.ft.



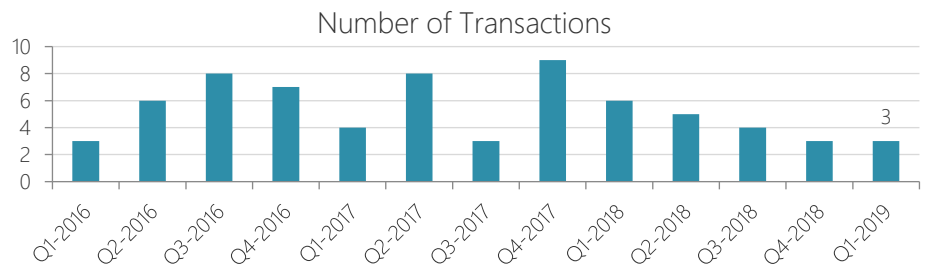
-2% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

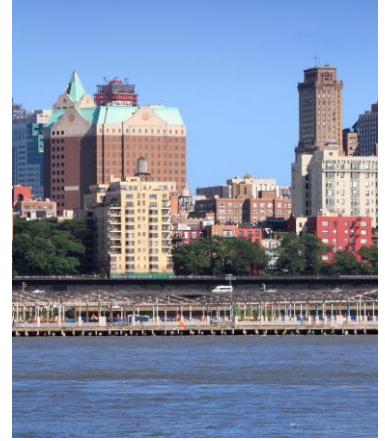
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$239,273	-17%	\$321	-12%	\$2,632,000	3	3	11
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Brownsville

Brooklyn, 1st Quarter 2019

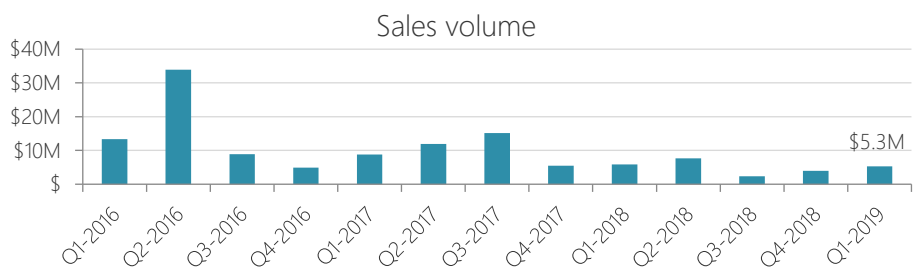


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

Sales volume



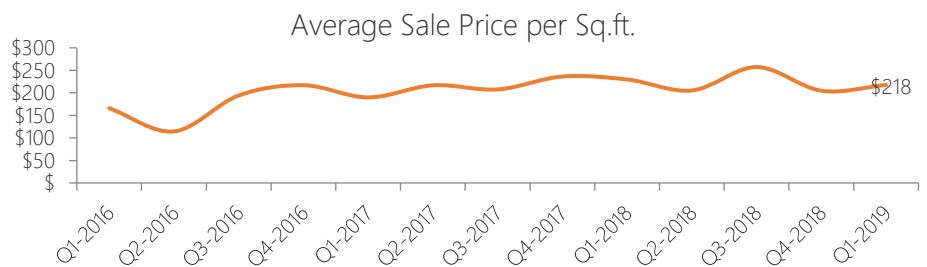
-11% YoY



Average Sale Price per Sq.ft.



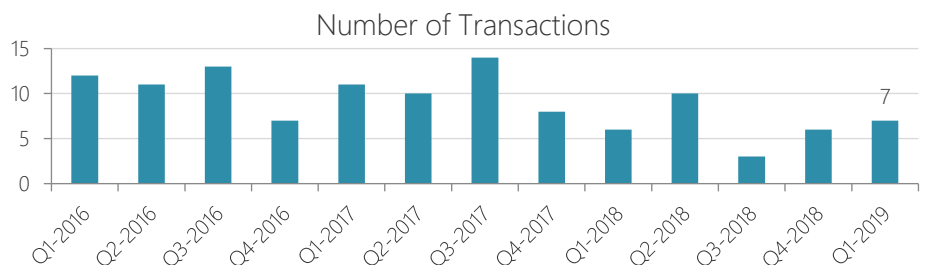
-5% YoY



Number of Transactions



17% YoY



Type of Properties Sold

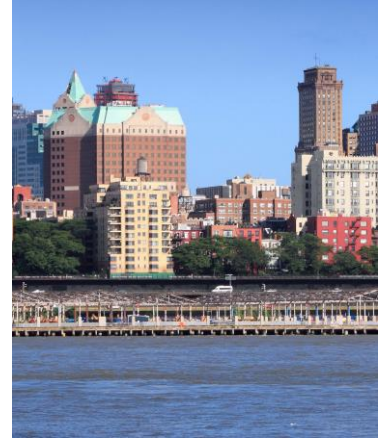
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$194,513	5%	\$218	-17%	\$5,251,848	7	7	27
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Bushwick

Brooklyn, 1st Quarter 2019

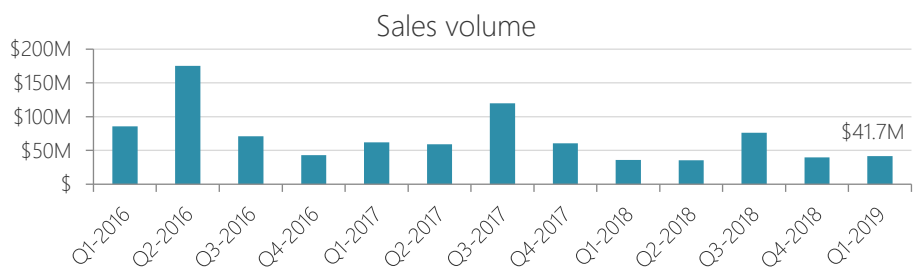


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

Sales volume



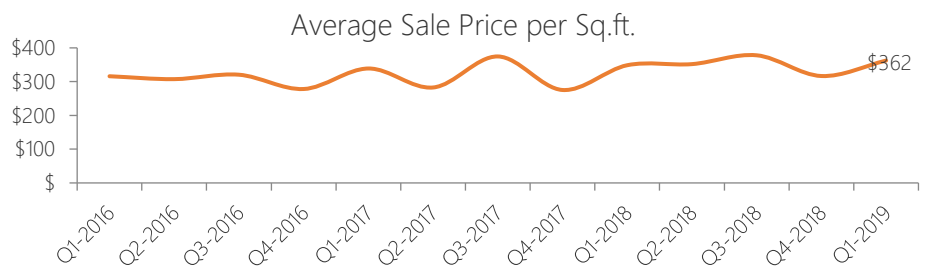
16% YoY



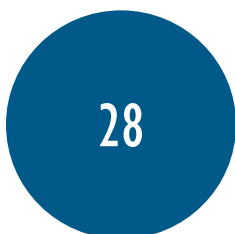
Average Sale Price per Sq.ft.



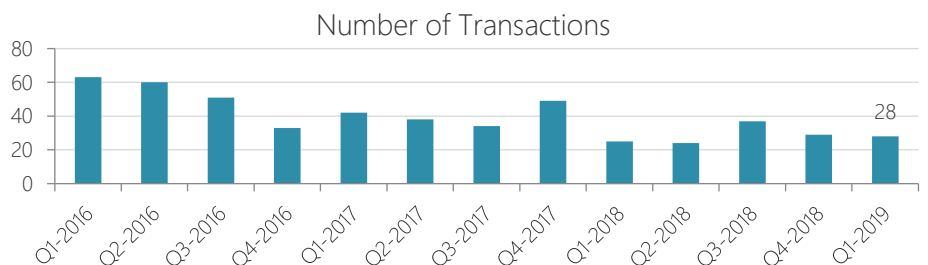
4% YoY



Number of Transactions



12% YoY



Type of Properties Sold

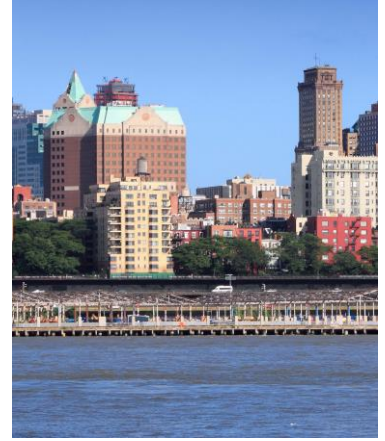
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$330,260	2%	\$361	4%	\$38,970,700	27	27	118
Medium	\$192,857	-	\$386	-	\$2,700,000	1	1	14
Large	-	-	-	-	\$0	0	0	0

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



Canarsie

Brooklyn, 1st Quarter 2019

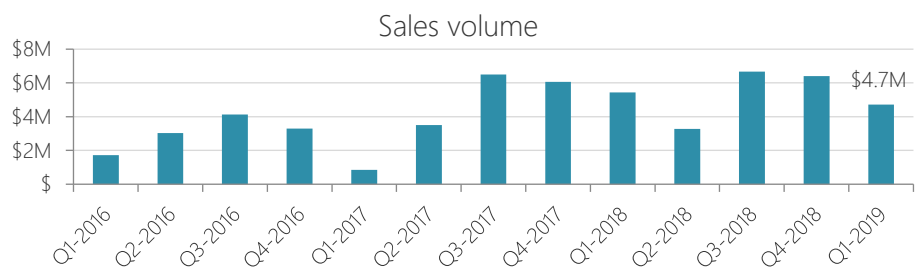


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

Sales volume



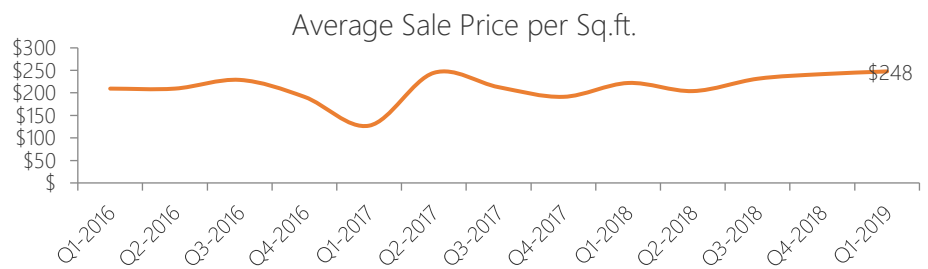
-13% YoY



Average Sale Price per Sq.ft.



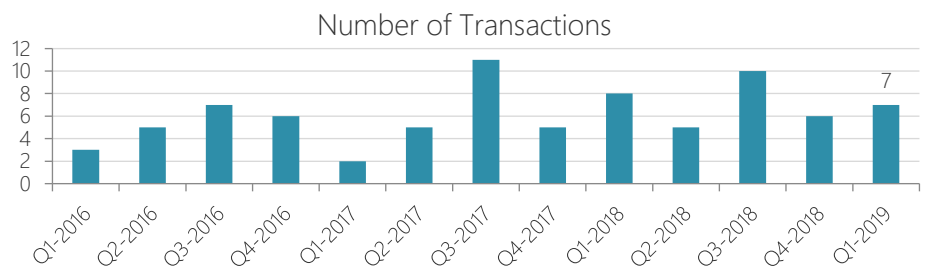
12% YoY



Number of Transactions



-13% YoY



Type of Properties Sold

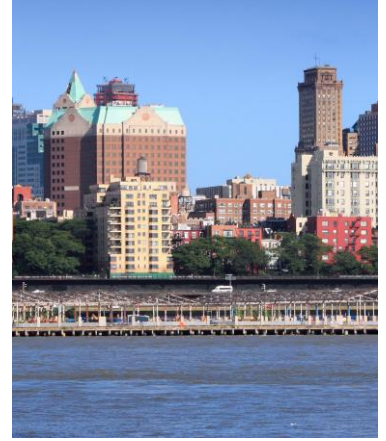
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$214,180	-5%	\$248	12%	\$4,711,950	7	7	22
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Carroll Gardens

Brooklyn, 1st Quarter 2019

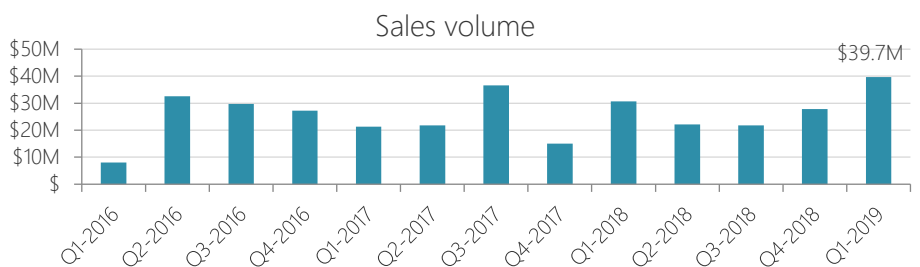


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

Sales volume



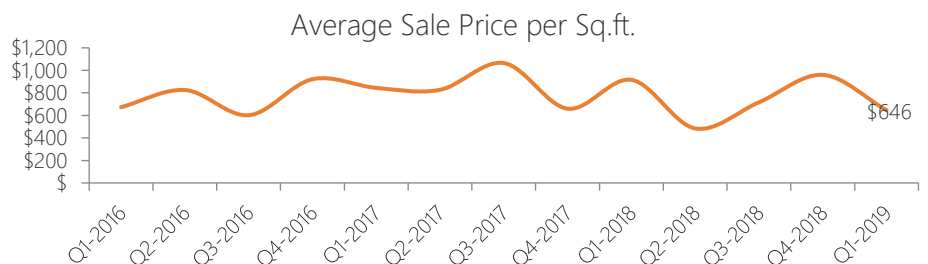
29% YoY



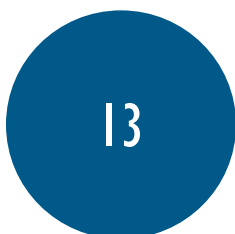
Average Sale Price per Sq.ft.



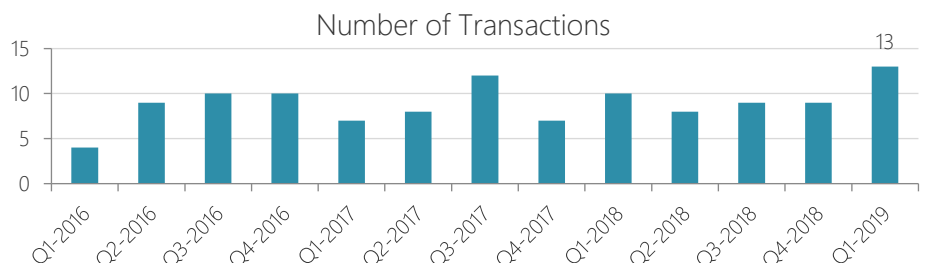
-29% YoY



Number of Transactions



30% YoY



Type of Properties Sold

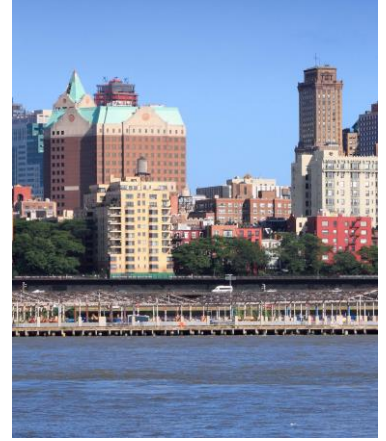
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$780,409	-11%	\$817	-11%	\$30,435,936	12	12	39
Medium	\$420,455	-	\$383	-	\$9,250,000	1	1	22
Large	-	-	-	-	\$0	0	0	0

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



Clinton Hill

Brooklyn, 1st Quarter 2019

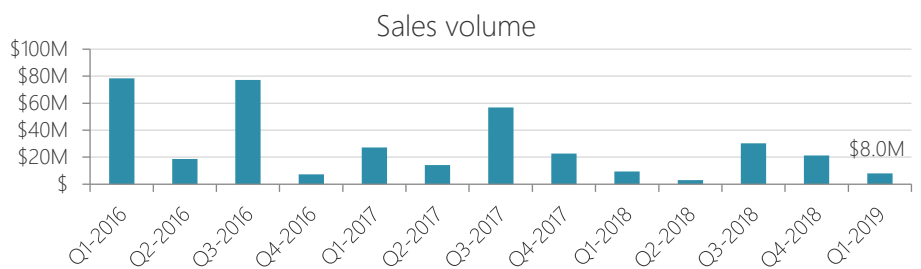


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

Sales volume



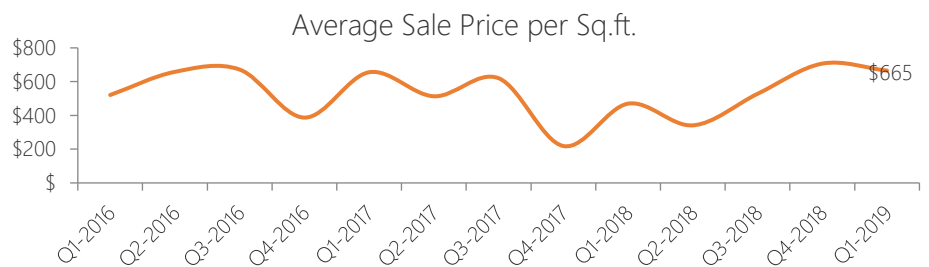
-15% YoY



Average Sale Price per Sq.ft.



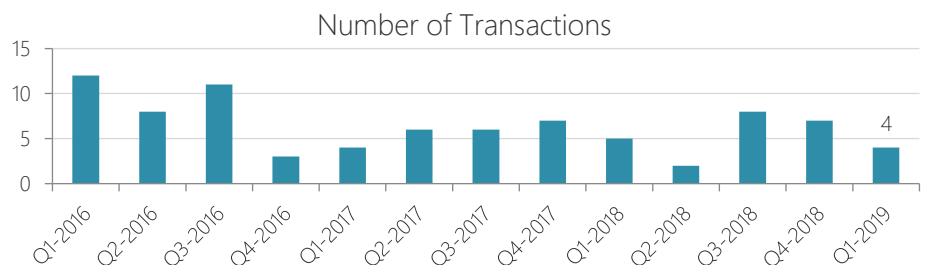
42% YoY



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	\$472,647	5%	\$665	42%	\$8,035,000	4	4	17
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Crown Heights

Brooklyn, 1st Quarter 2019

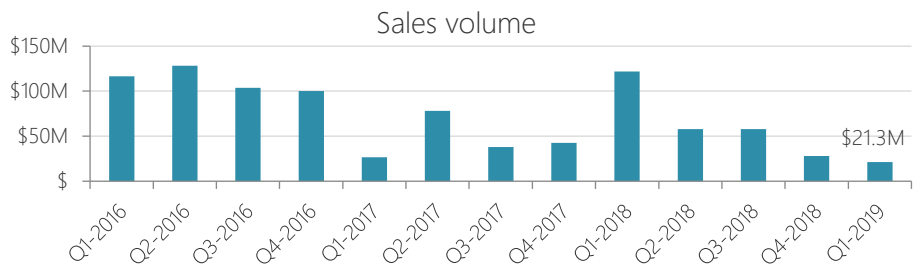


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Sales volume



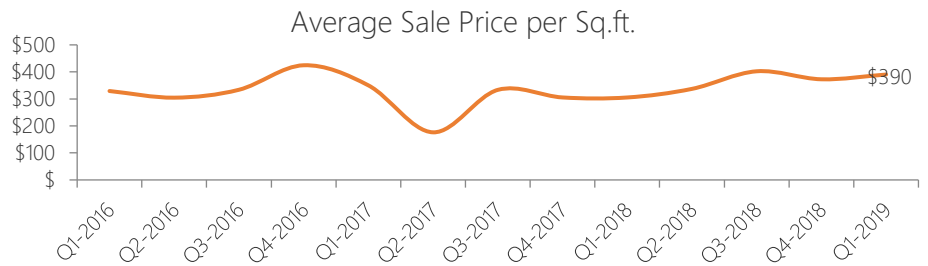
-83% YoY



Average Sale Price per Sq.ft.



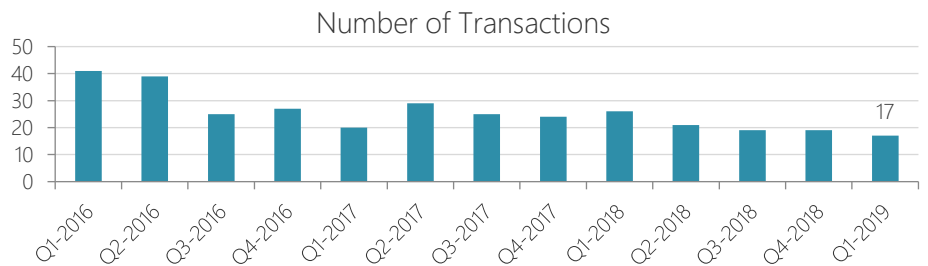
28% YoY



Number of Transactions



-35% YoY



Type of Properties Sold

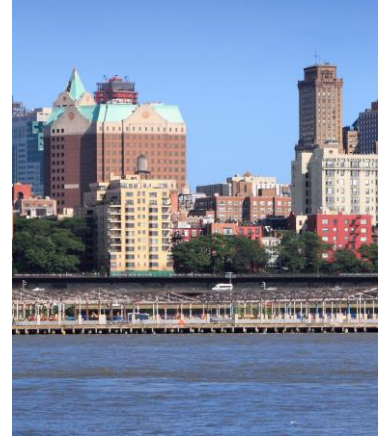
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$349,291	17%	\$390	14%	\$21,306,725	17	17	61
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Dyker Heights

Brooklyn, 1st Quarter 2019

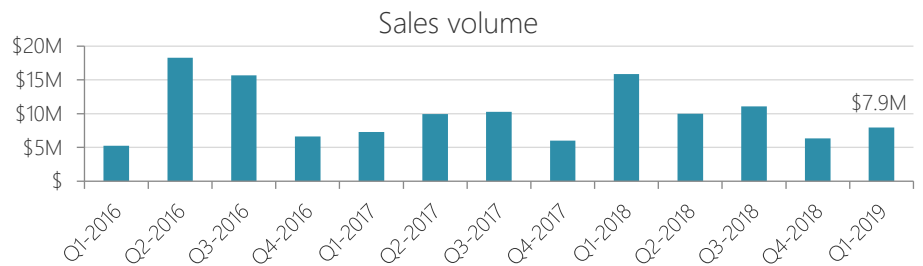


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

Sales volume



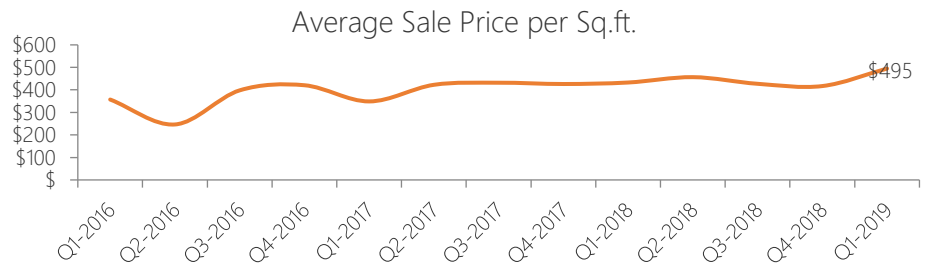
-50% YoY



Average Sale Price per Sq.ft.



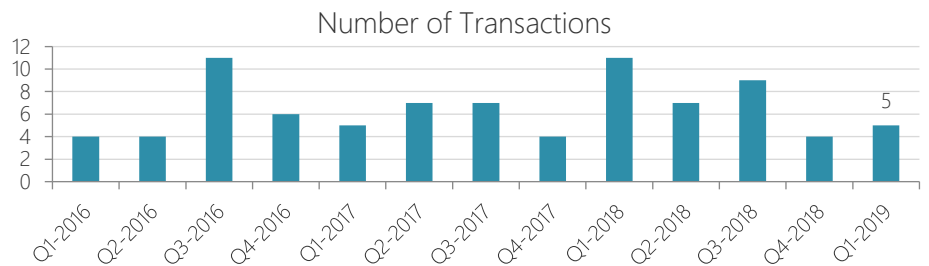
14% YoY



Number of Transactions



-55% YoY



Type of Properties Sold

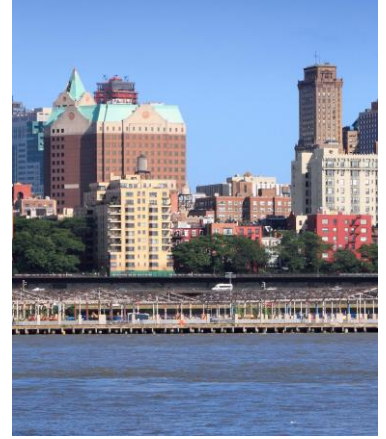
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$396,750	-18%	\$495	14%	\$7,935,000	5	5	20
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



East Flatbush

Brooklyn, 1st Quarter 2019

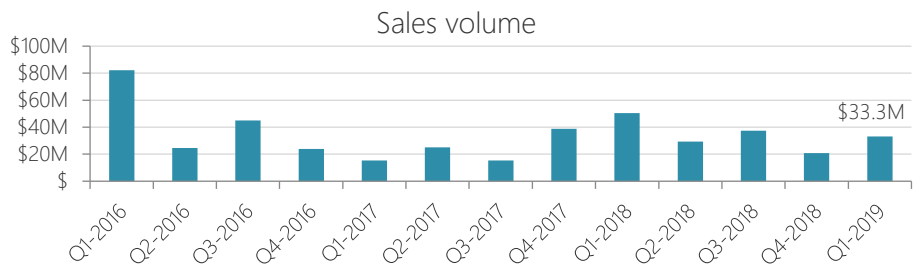


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

Sales volume



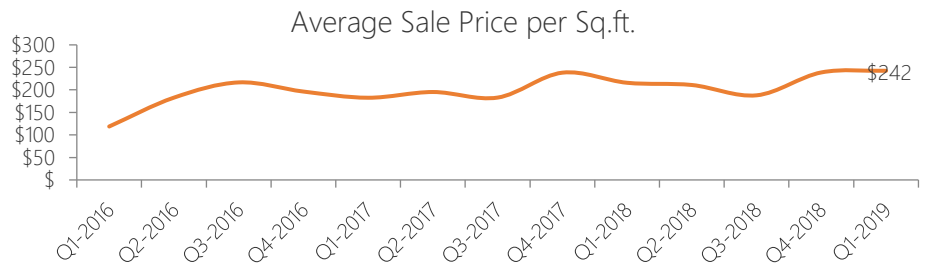
-34% YoY



Average Sale Price per Sq.ft.



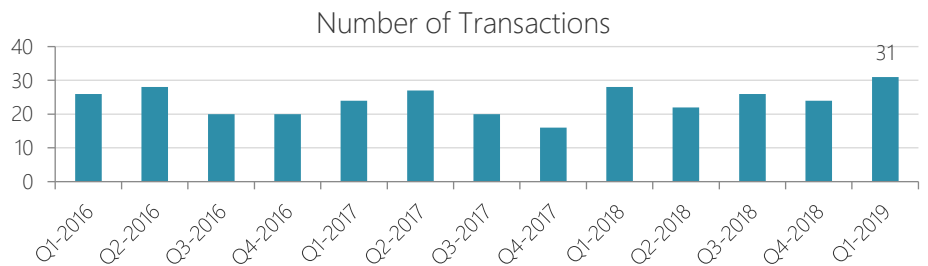
12% YoY



Number of Transactions



11% YoY



Type of Properties Sold

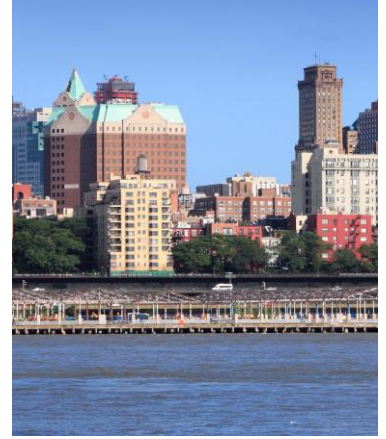
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$214,052	-4%	\$250	-1%	\$26,756,450	30	31	125
Medium	\$166,667	-8%	\$217	21%	\$6,500,000	1	1	39
Large	-	-	-	-	\$0	0	0	0

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



East New York

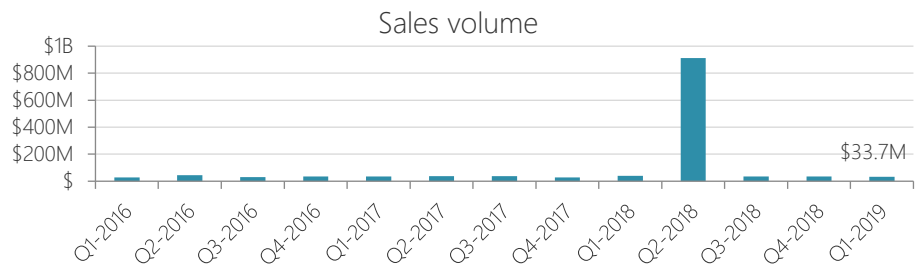
Brooklyn, 1st Quarter 2019



Sales volume



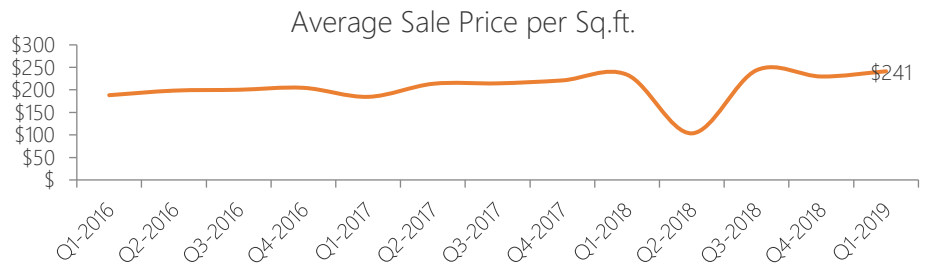
-18% YoY



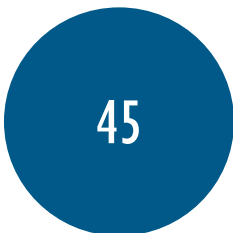
Average Sale Price per Sq.ft.



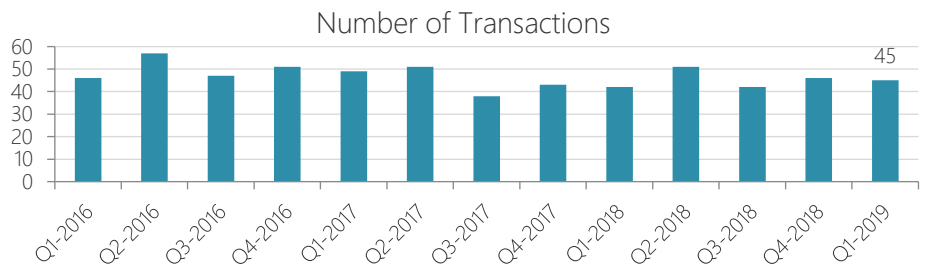
3% YoY



Number of Transactions



7% YoY



Type of Properties Sold

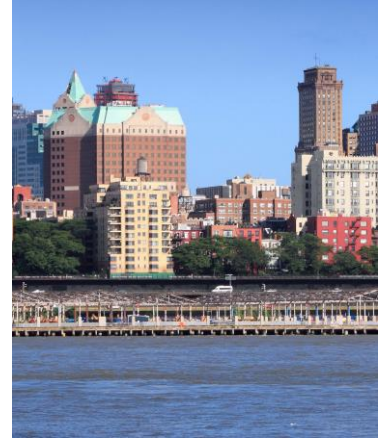
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$197,145	-9%	\$241	-5%	\$33,711,734	45	45	171
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Flatbush

Brooklyn, 1st Quarter 2019

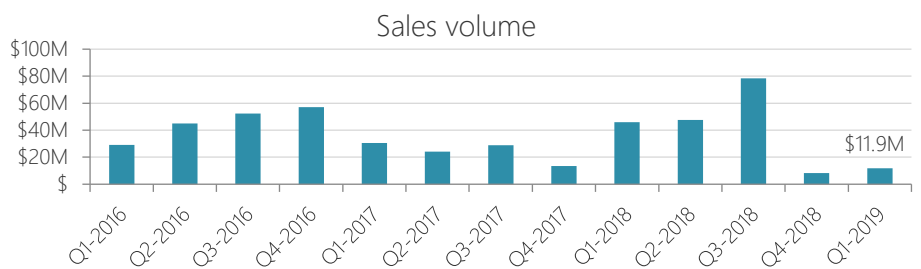


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

Sales volume



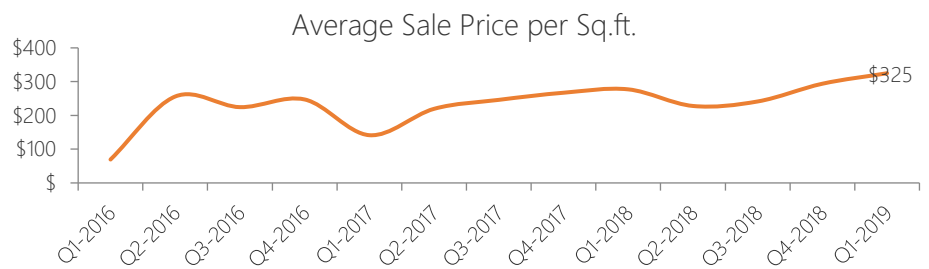
-74% YoY



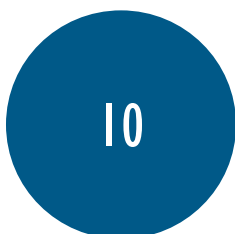
Average Sale Price per Sq.ft.



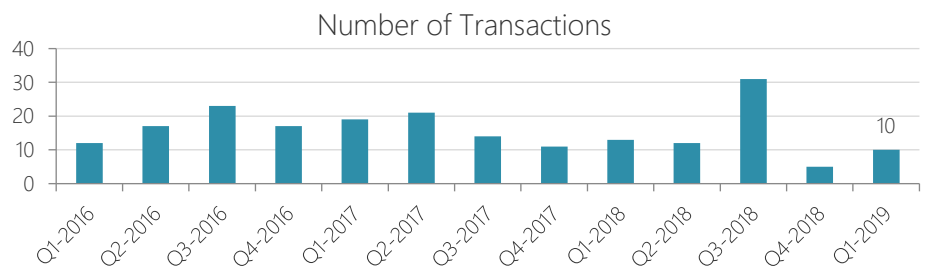
17% YoY



Number of Transactions



-23% YoY



Type of Properties Sold

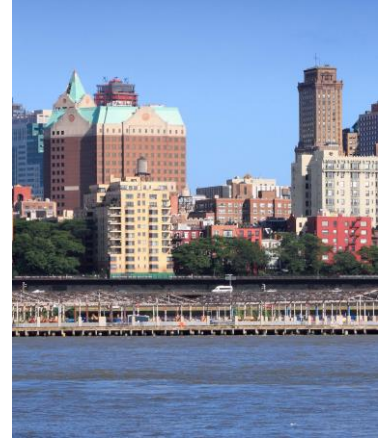
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$289,294	3%	\$325	-9%	\$11,861,060	10	10	41
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Fort Greene

Brooklyn, 1st Quarter 2019

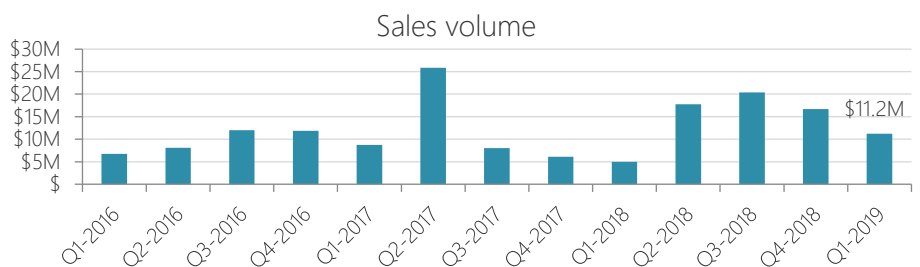


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

Sales volume



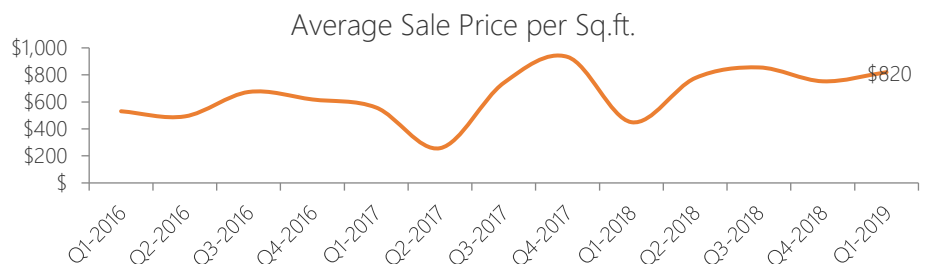
125% YoY



Average Sale Price per Sq.ft.



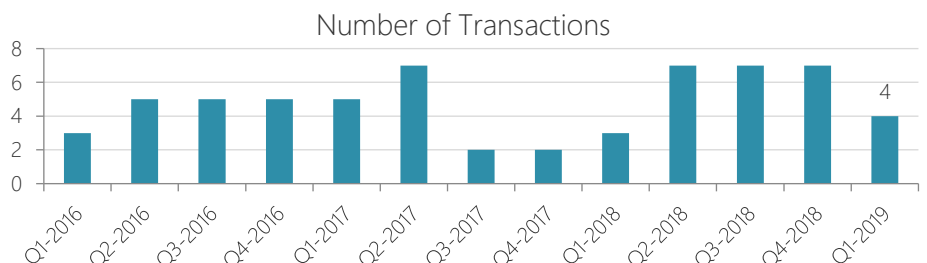
82% YoY



Number of Transactions



33% YoY



Type of Properties Sold

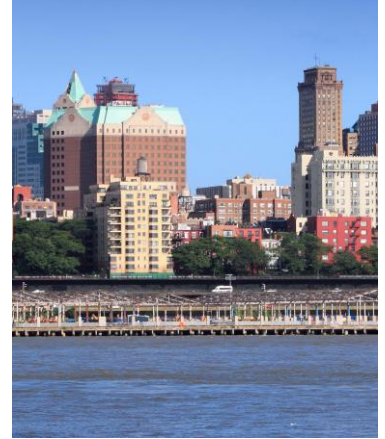
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$863,077	143%	\$820	82%	\$11,220,000	4	4	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Gowanus

Brooklyn, 1st Quarter 2019

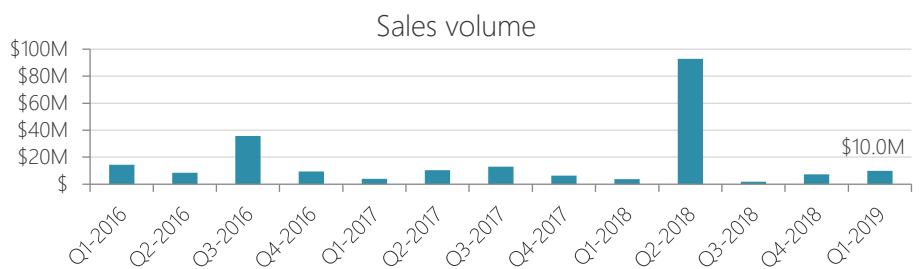


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

Sales volume



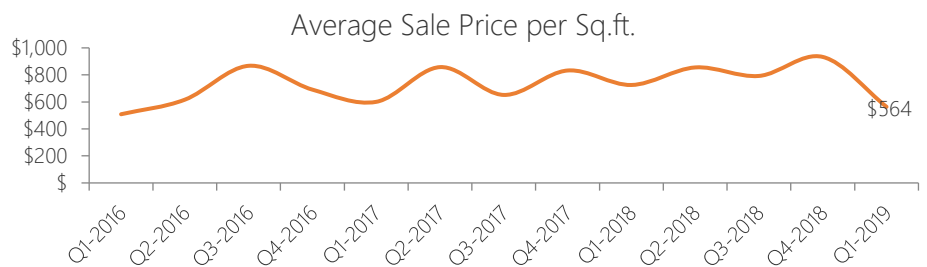
173% YoY



Average Sale Price per Sq.ft.



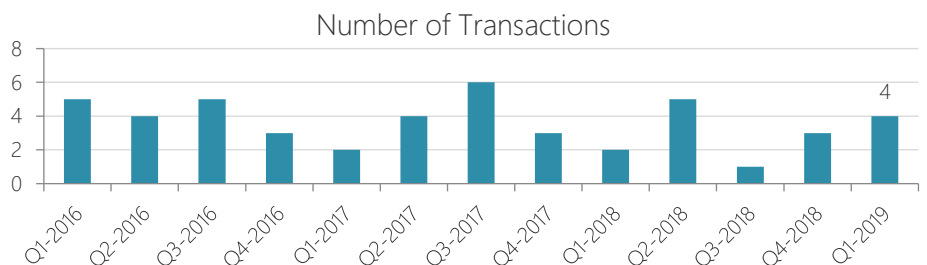
-22% YoY



Number of Transactions



100% YoY



Type of Properties Sold

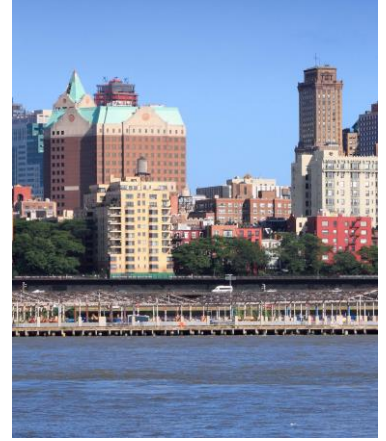
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$475,000	-22%	\$564	-22%	\$9,975,000	4	4	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Gravesend

Brooklyn, 1st Quarter 2019

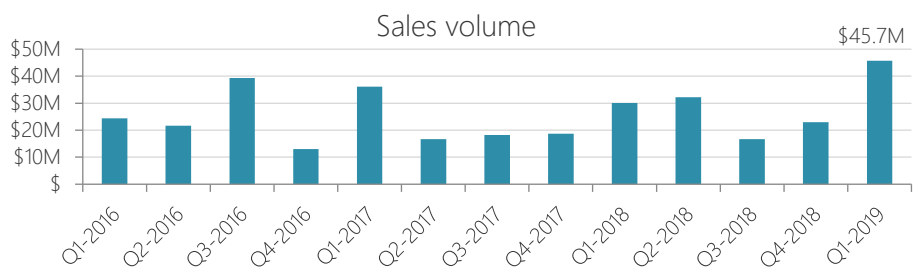


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Sales volume



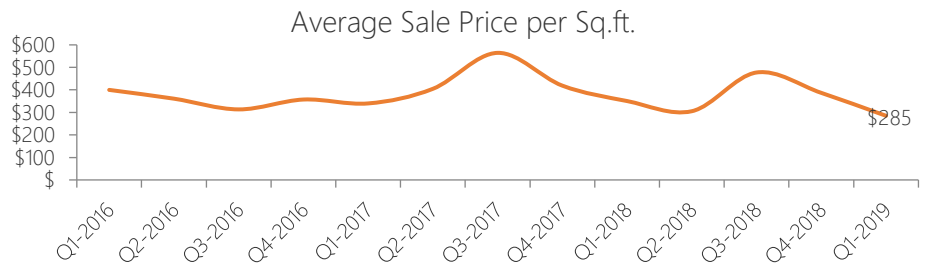
52% YoY



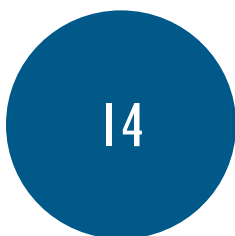
Average Sale Price per Sq.ft.



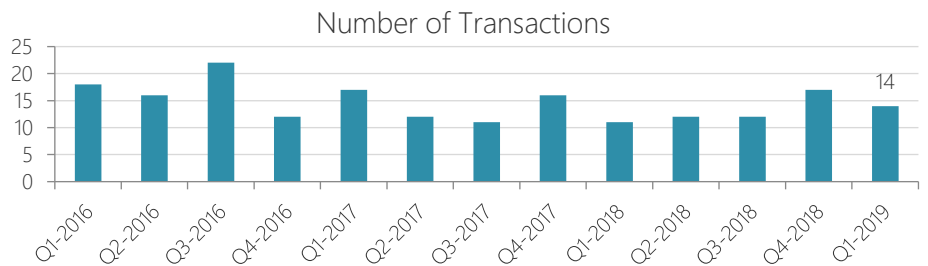
-19% YoY



Number of Transactions



27% YoY



Type of Properties Sold

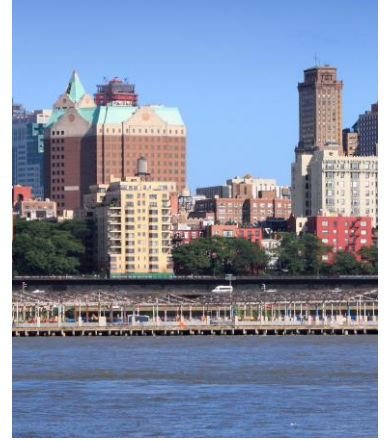
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$402,455	-10%	\$455	3%	\$17,708,000	13	13	44
Medium	-	-	-	-	\$0	0	0	0
Large	\$261,945	-	\$230	-	\$28,028,095	1	1	107

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



Greenpoint

Brooklyn, 1st Quarter 2019

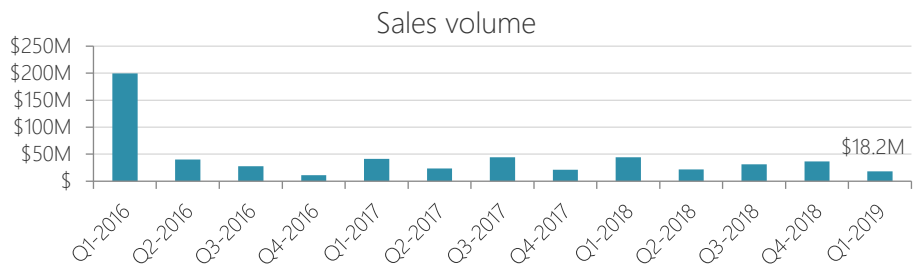


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Sales volume



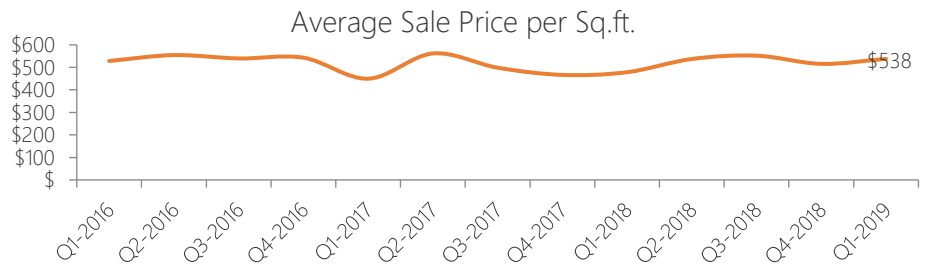
-59% YoY



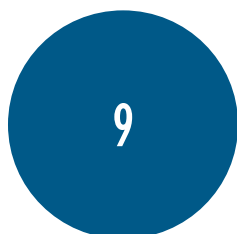
Average Sale Price per Sq.ft.



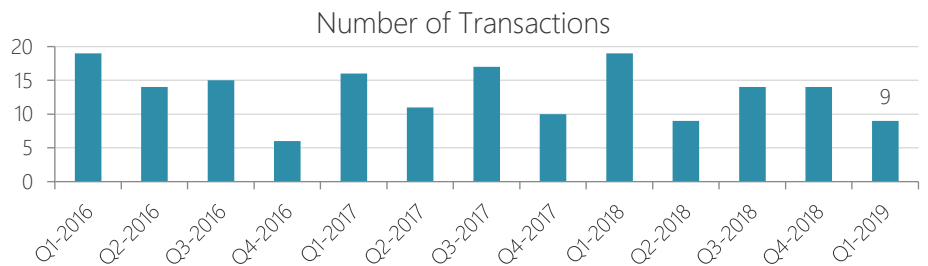
12% YoY



Number of Transactions



-53% YoY



Type of Properties Sold

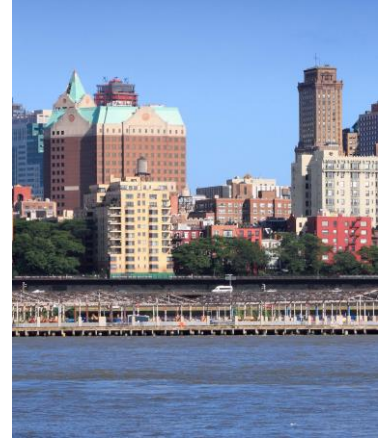
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$433,631	8%	\$538	9%	\$18,212,500	9	9	42
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Greenwood Heights

Brooklyn, 1st Quarter 2019

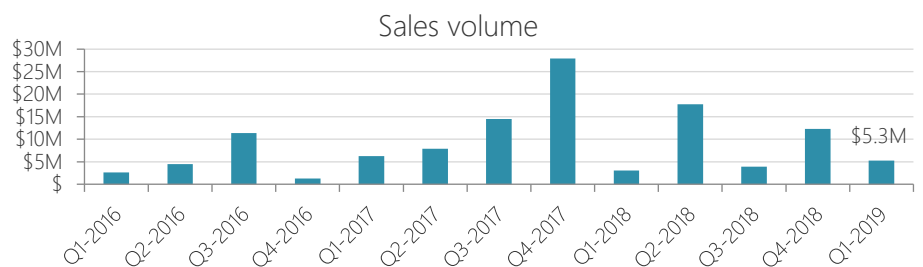


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

Sales volume



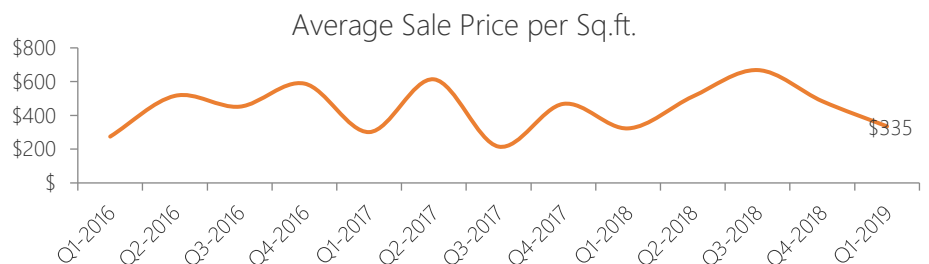
72% YoY



Average Sale Price per Sq.ft.



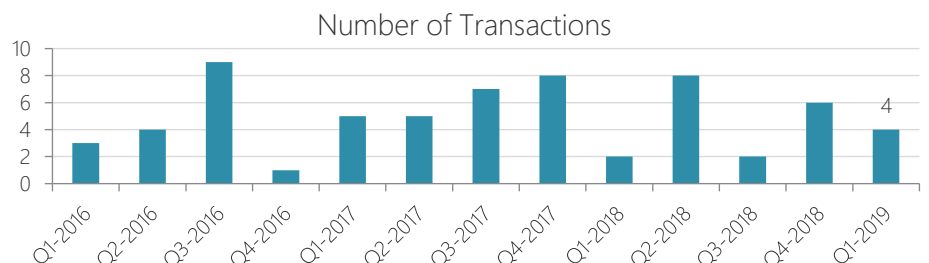
4% YoY



Number of Transactions



100% YoY



Type of Properties Sold

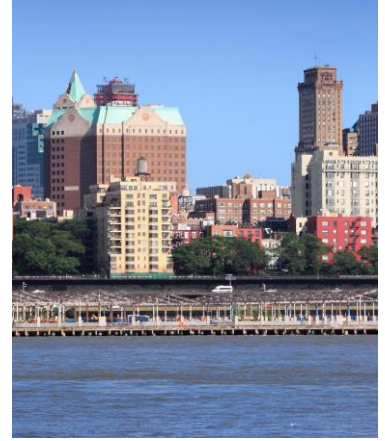
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$292,222	5%	\$335	4%	\$5,260,000	4	4	18
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Kensington

Brooklyn, 1st Quarter 2019

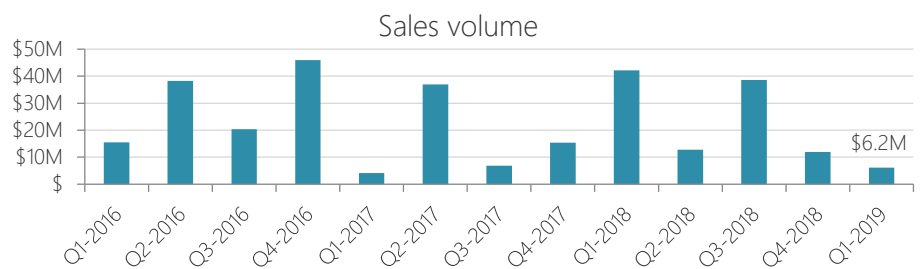


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

Sales volume



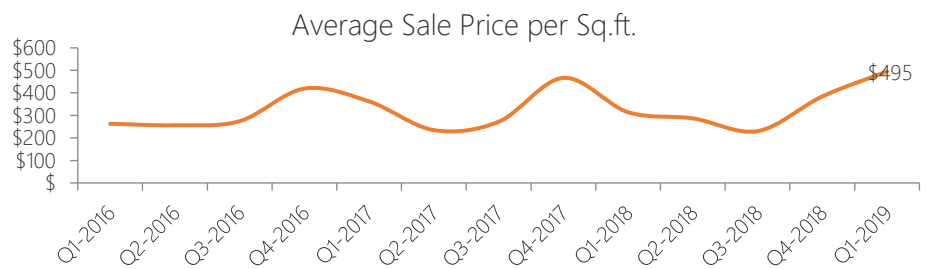
-85% YoY



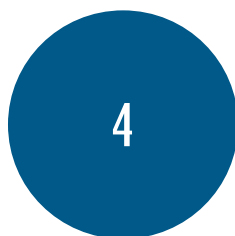
Average Sale Price per Sq.ft.



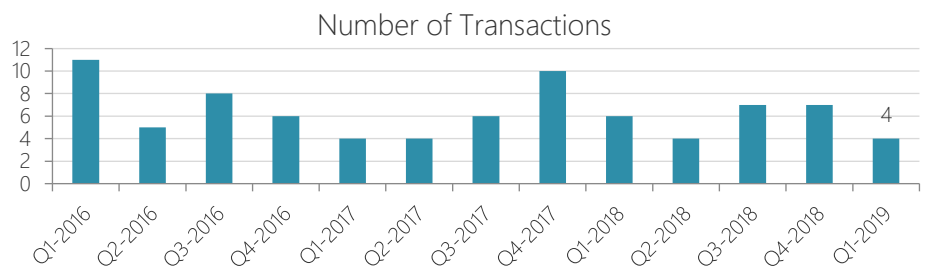
58% YoY



Number of Transactions



-33% YoY



Type of Properties Sold

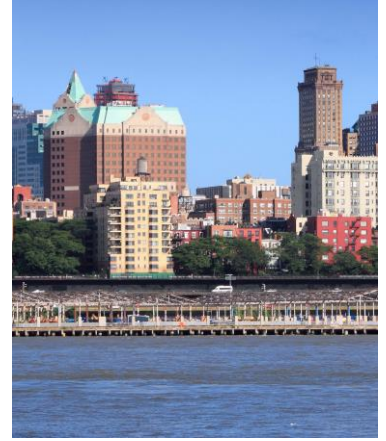
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$442,857	16%	\$495	14%	\$6,200,000	4	4	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Midwood

Brooklyn, 1st Quarter 2019

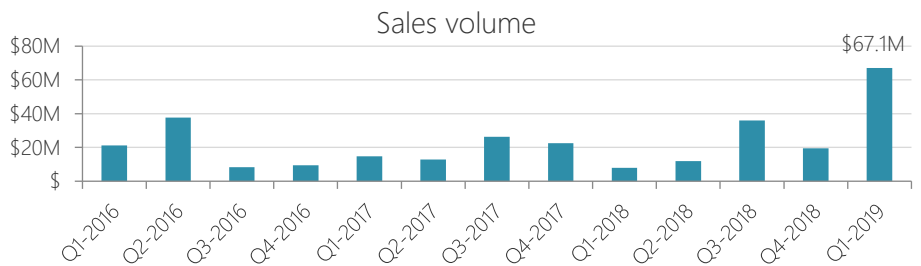


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

Sales volume



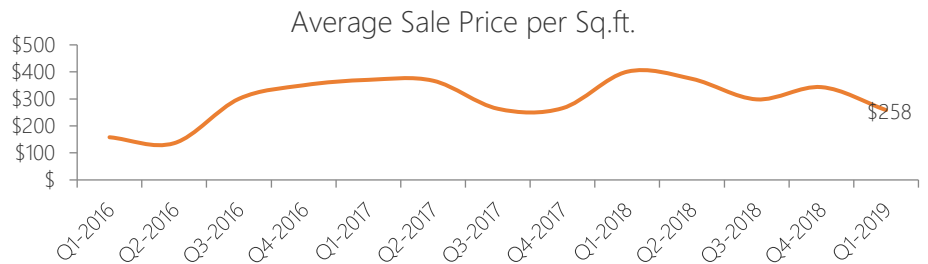
746% YoY



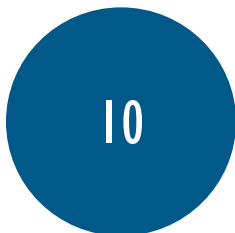
Average Sale Price per Sq.ft.



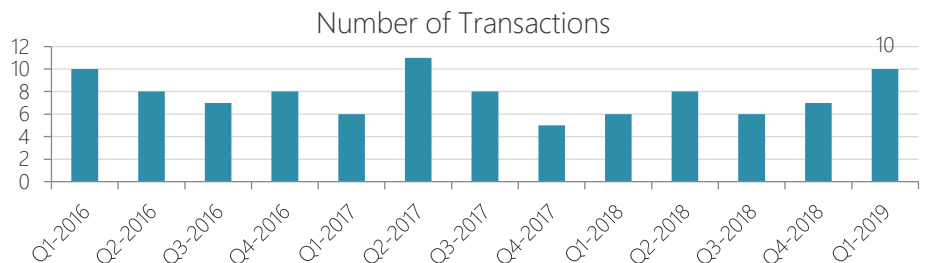
-35% YoY



Number of Transactions



67% YoY



Type of Properties Sold

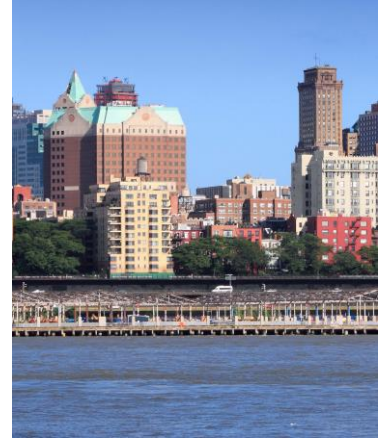
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$335,169	-3%	\$353	-12%	\$5,027,541	4	4	15
Medium	\$242,442	-	\$304	-	\$10,425,000	3	3	43
Large	\$270,272	-	\$245	-	\$51,621,964	3	3	191

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



Ocean Hill

Brooklyn, 1st Quarter 2019

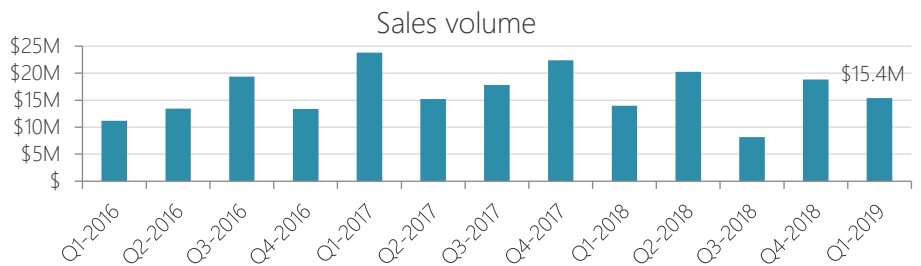


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

Sales volume



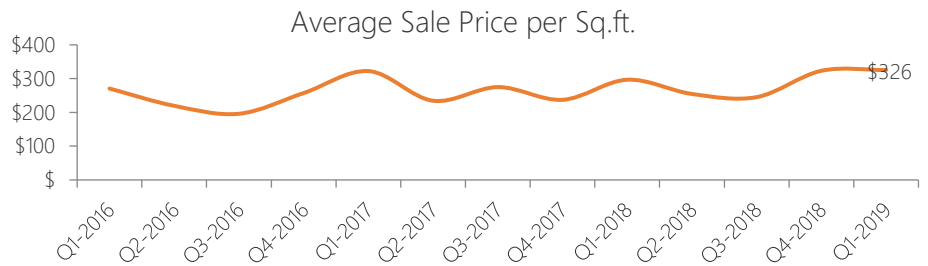
10% YoY



Average Sale Price per Sq.ft.



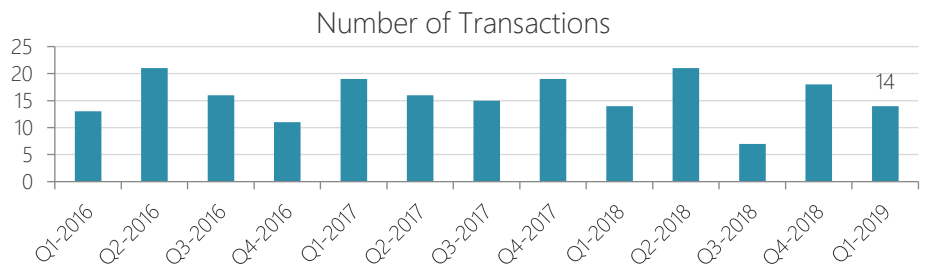
10% YoY



Number of Transactions



0% YoY



Type of Properties Sold

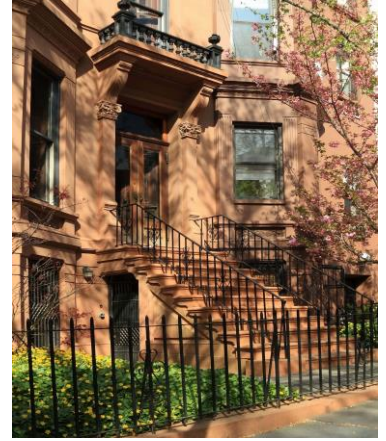
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$301,952	8%	\$326	10%	\$15,399,560	14	14	51
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Park Slope

Brooklyn, 1st Quarter 2019

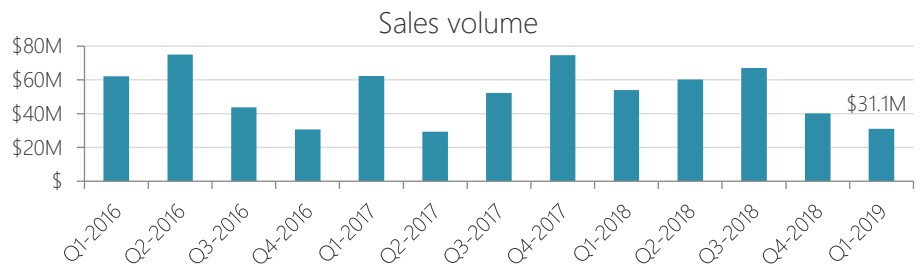


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Sales volume



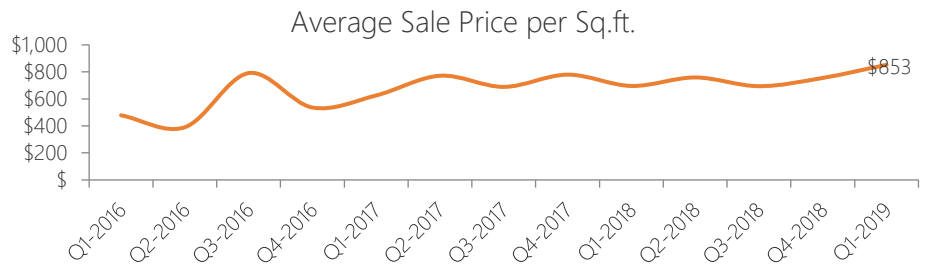
-42% YoY



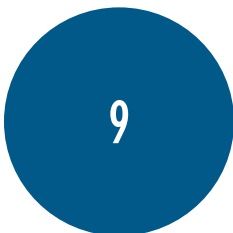
Average Sale Price per Sq.ft.



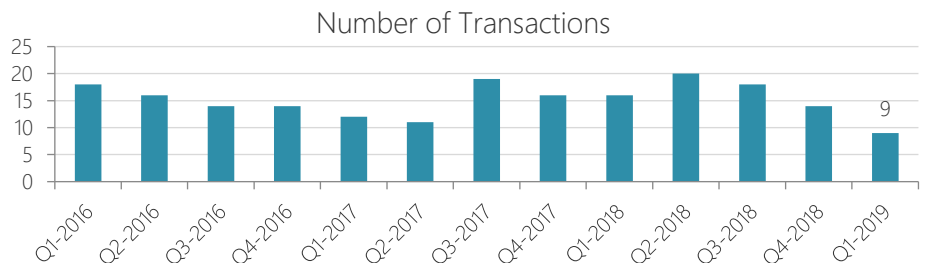
23% YoY



Number of Transactions



-44% YoY



Type of Properties Sold

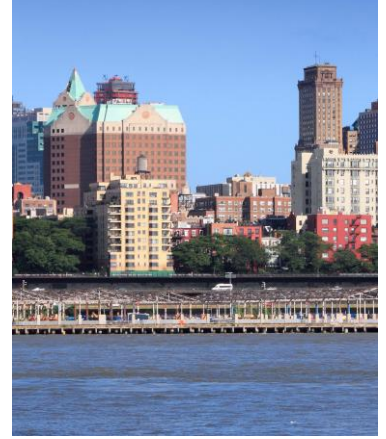
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$778,375	12%	\$853	23%	\$31,135,000	9	9	40
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Prospect - Lefferts Gardens

Brooklyn, 1st Quarter 2019

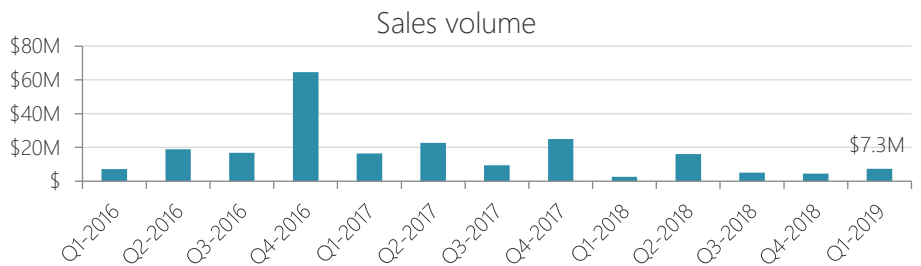


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

Sales volume



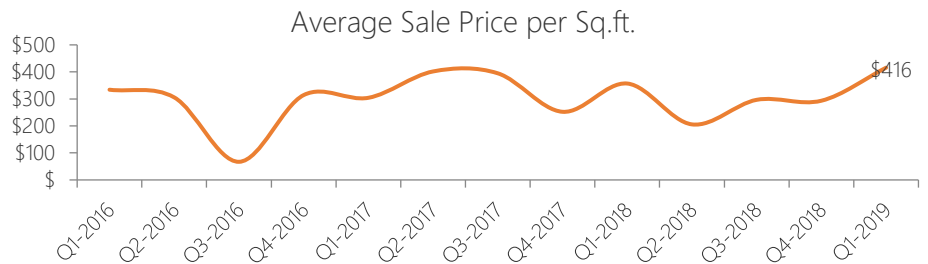
173% YoY



Average Sale Price per Sq.ft.



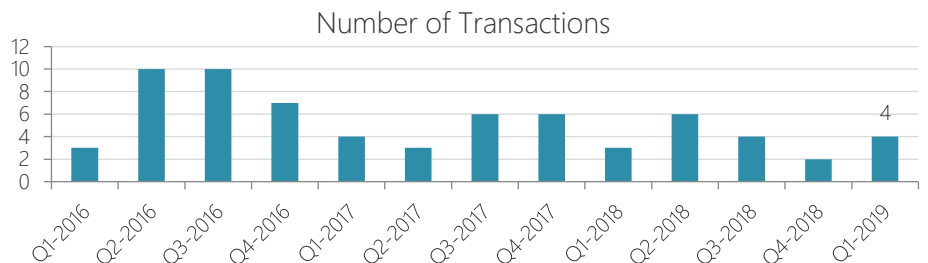
16% YoY



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	\$366,250	77%	\$416	16%	\$7,325,000	4	4	20
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Prospect Heights

Brooklyn, 1st Quarter 2019

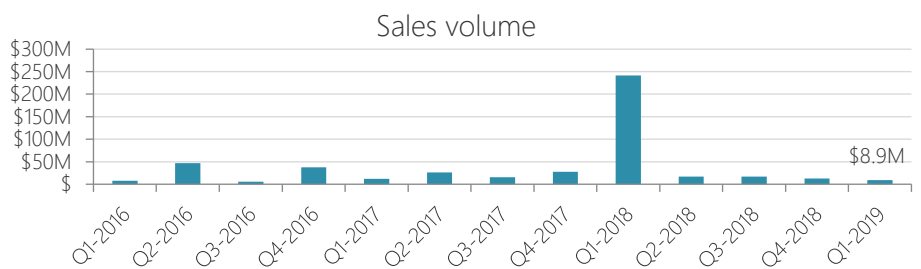


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

Sales volume



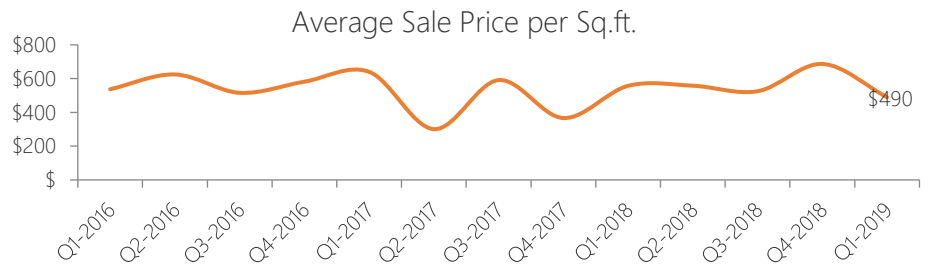
-96% YoY



Average Sale Price per Sq.ft.



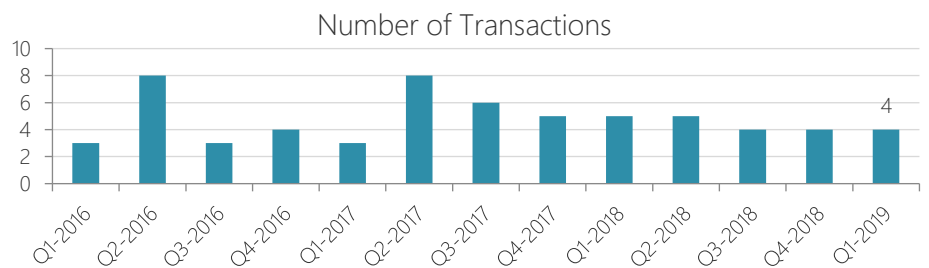
-12% YoY



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	\$402,273	-37%	\$490	-36%	\$8,850,000	4	4	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)



Sheepshead Bay

Brooklyn, 1st Quarter 2019

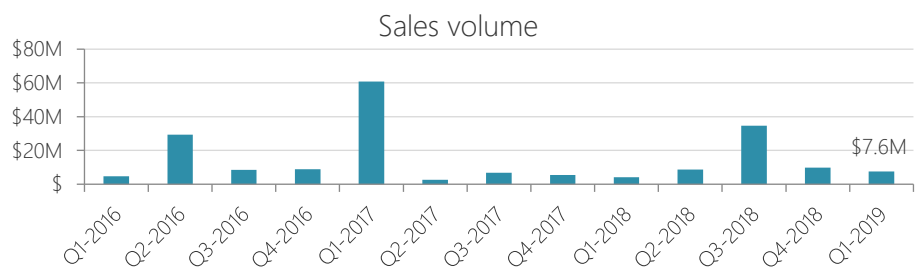


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

Sales volume



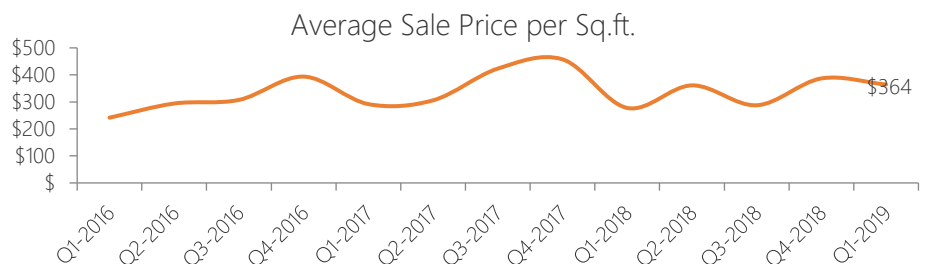
85% YoY



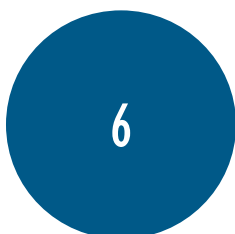
Average Sale Price per Sq.ft.



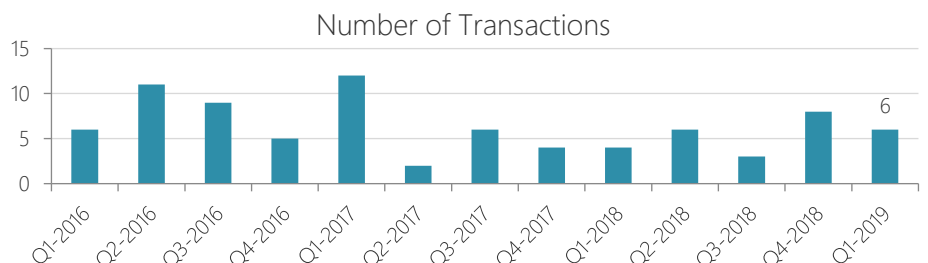
31% YoY



Number of Transactions



50% YoY



Type of Properties Sold

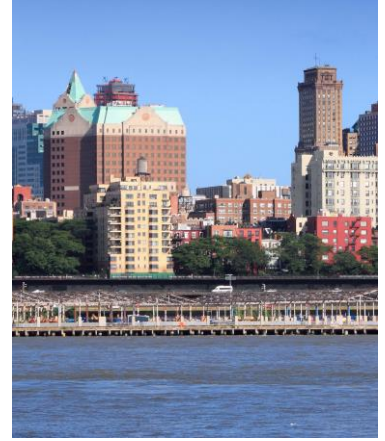
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$330,243	29%	\$364	31%	\$7,595,600	6	6	23
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Sunset Park

Brooklyn, 1st Quarter 2019

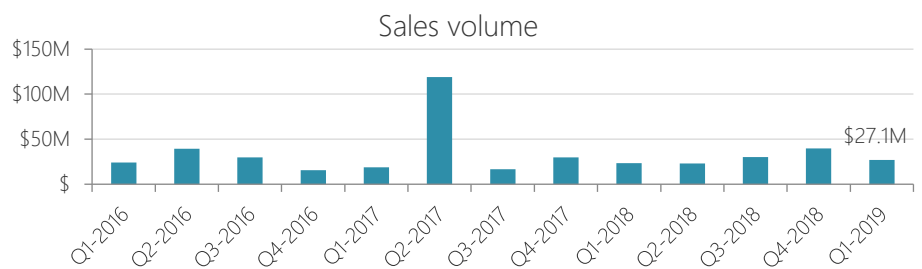


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

Sales volume



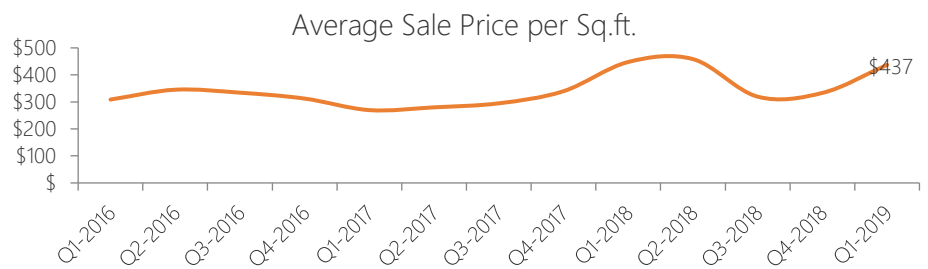
16% YoY



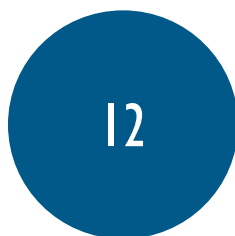
Average Sale Price per Sq.ft.



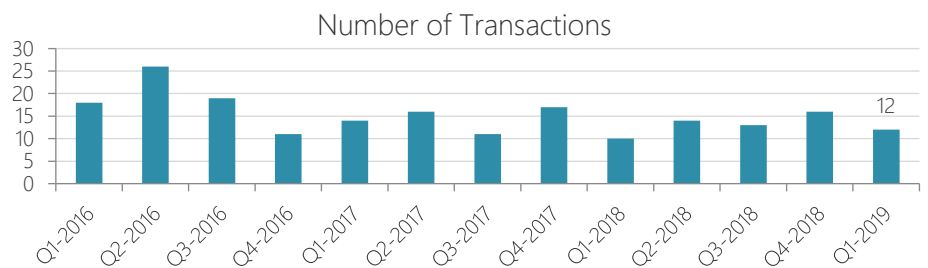
-2% YoY



Number of Transactions



20% YoY



Type of Properties Sold

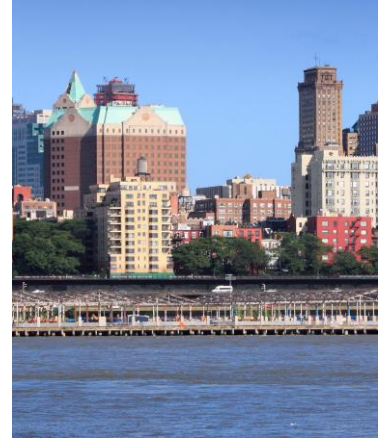
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$384,073	1%	\$476	8%	\$18,435,500	10	10	48
Medium	\$300,000	-19%	\$372	-19%	\$8,700,000	2	2	29
Large	-	-	-	-	\$0	0	0	0

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



Williamsburg

Brooklyn, 1st Quarter 2019

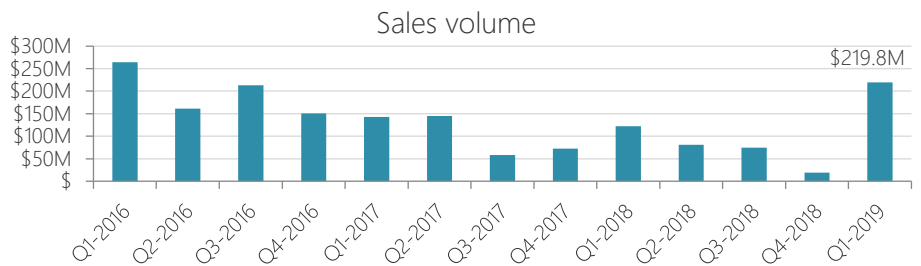


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

Sales volume



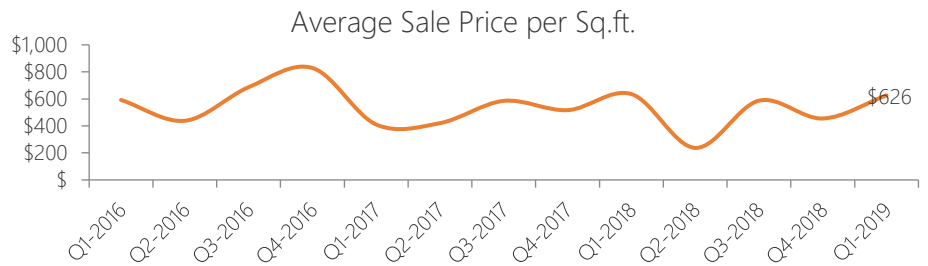
80% YoY



Average Sale Price per Sq.ft.



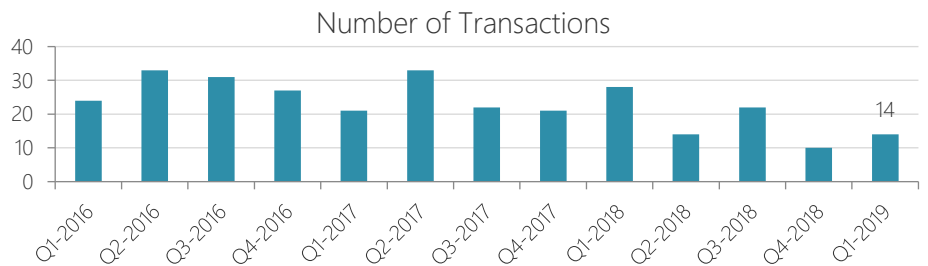
-1% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

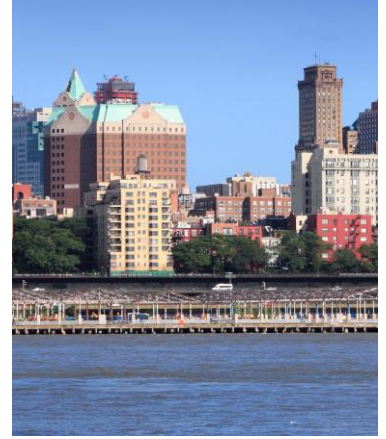
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$450,164	-7%	\$549	-12%	\$23,858,700	10	10	53
Medium	\$349,839	-52%	\$382	-59%	\$21,690,043	2	2	62
Large	\$685,992	-14%	\$695	21%	\$174,241,845	2	2	254

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



Windsor Terrace

Brooklyn, 1st Quarter 2019

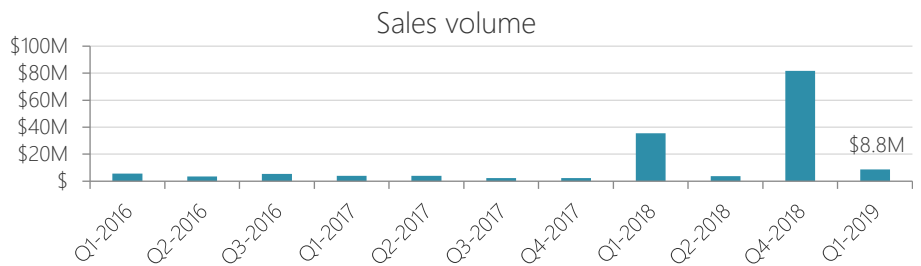


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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

Sales volume



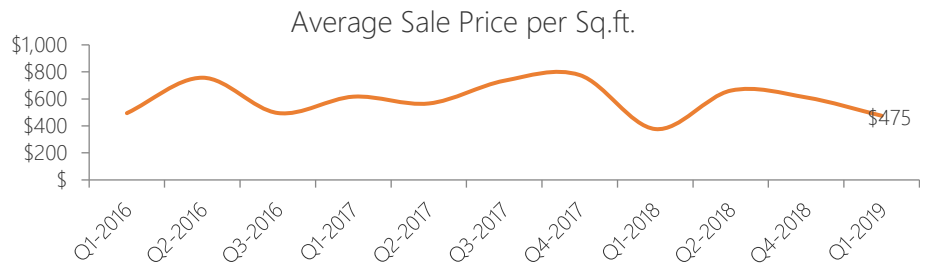
-75% YoY



Average Sale Price per Sq.ft.



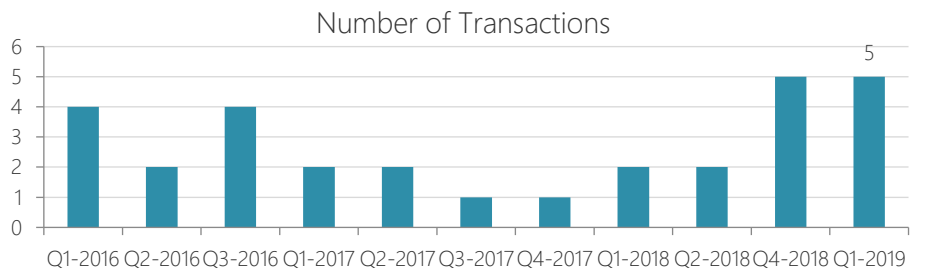
26% YoY



Number of Transactions



150% YoY



Type of Properties Sold

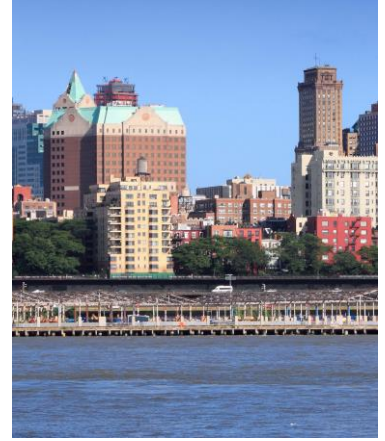
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$352,493	-38%	\$475	-15%	\$8,812,327	5	5	25
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Wingate

Brooklyn, 1st Quarter 2019

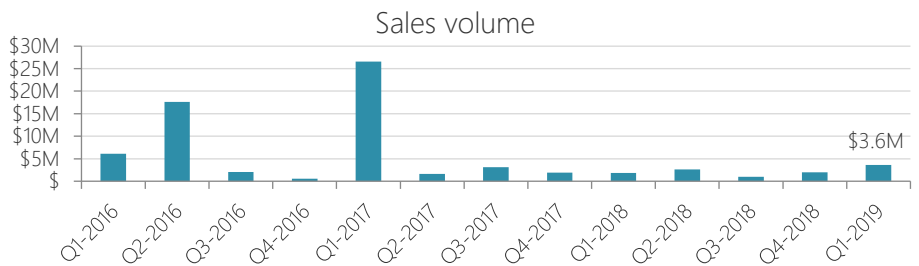


Sometimes considered to be part of East Flatbush or Crown Heights, Wingate is a mostly residential neighborhood with a variety of housing options available. It's close to Brooklyn and reasonably close to Manhattan, which makes it a top choice for commuters. Transportation is quick and easy via subway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

Sales volume



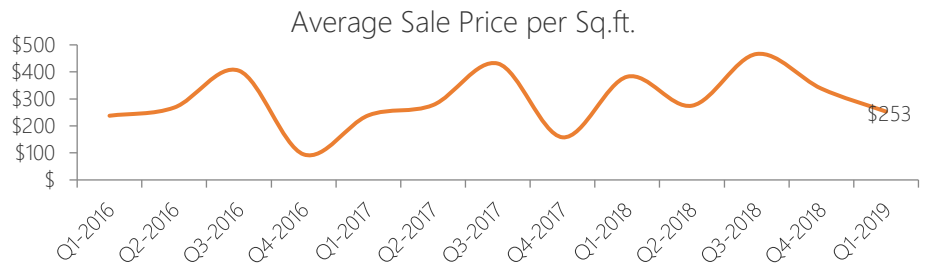
94% YoY



Average Sale Price per Sq.ft.



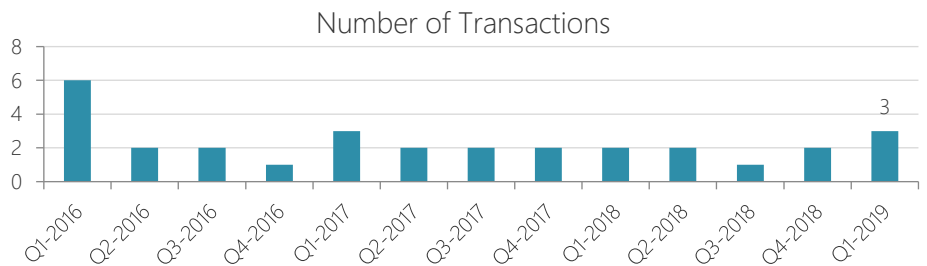
-34% YoY



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	\$241,333	4%	\$253	-34%	\$3,620,000	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)





The RATNER Team Market Report

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Residential Sales &
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- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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CLIENT REVIEWS

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

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

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

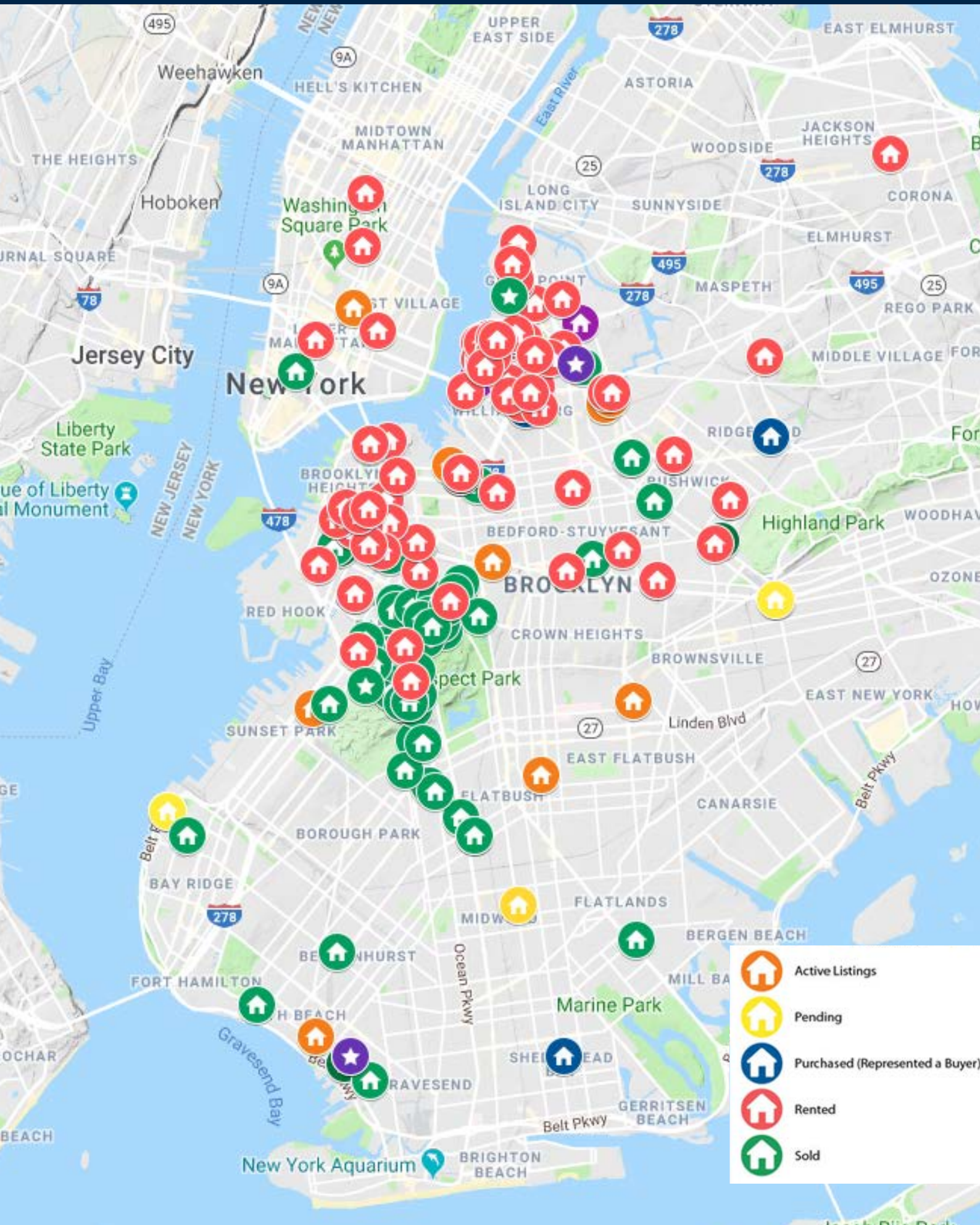
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

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

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

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