

BROOKLYN

MULTIFAMILY MARKET REPORT

3rd 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, 3rd Quarter 2019

Sales volume



-70% YoY

Average price/sq.ft.



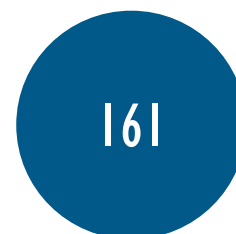
5% YoY

Average price/unit



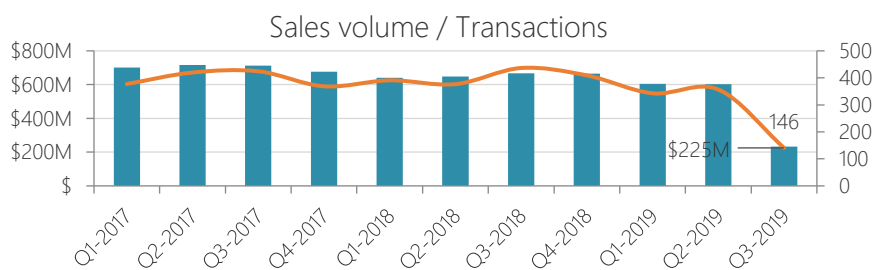
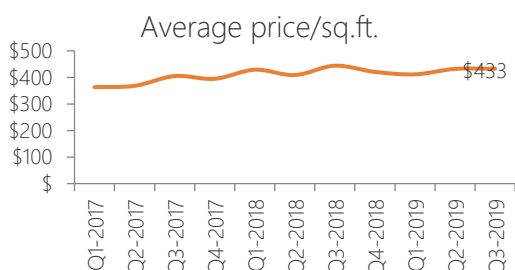
6% YoY

Transactions

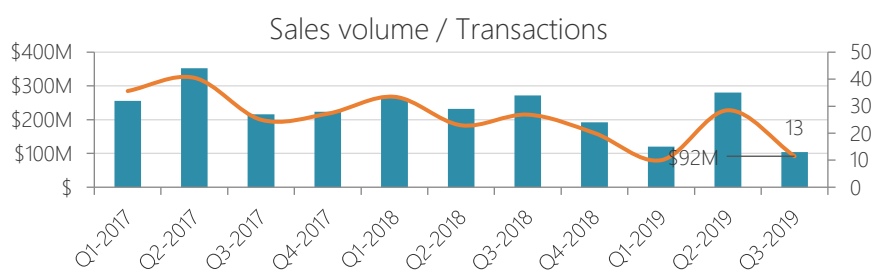
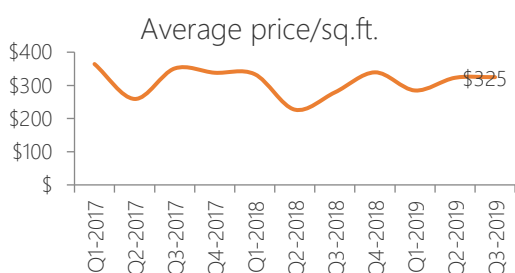


-65% YoY

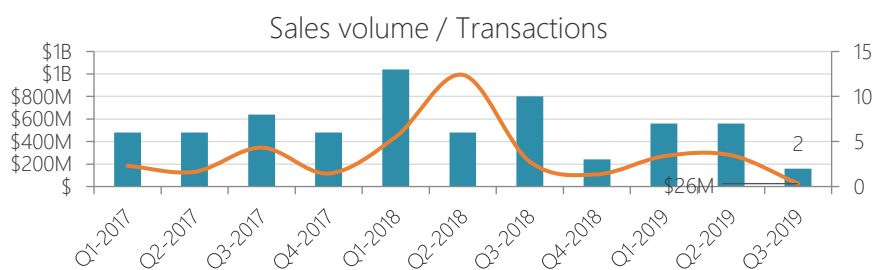
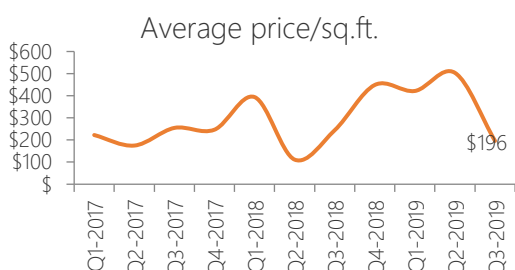
Small multifamily



Medium multifamily



Large multifamily



Top 25 Multifamily Sales

Brooklyn, 3rd Quarter 2019

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	150 Prospect Park W	\$20,282,609	11-Jul-19	35,298	\$575	Park Slope
2	800 Avenue H	\$18,000,000	18-Jul-19	77,400	\$233	Midwood
3	88 Schermerhorn St	\$13,647,512	31-Jul-19	10,570	\$1,291	Boerum Hill
4	136 Prospect Park W	\$10,817,391	11-Jul-19	20,562	\$526	Park Slope
5	4018 15th Ave	\$10,768,000	10-Jul-19	25,400	\$424	Borough Park
6	361 Court St	\$8,700,000	14-Aug-19	19,936	\$436	Carroll Gardens
	213 Sackett St	\$8,700,000	14-Aug-19	19,936	\$436	Carroll Gardens
	239 Carroll St	\$8,700,000	14-Aug-19	19,936	\$436	Carroll Gardens
7	157 Wythe Ave	\$8,500,000	24-Jul-19	8,050	\$1,056	Williamsburg
8	1900 Newkirk Ave	\$8,400,000	31-Jul-19	41,310	\$203	Ditmas Park
9	312 E 21st St	\$8,000,000	19-Jul-19	55,426	\$144	Flatbush
10	16 Bartlett St	\$6,610,000	25-Jul-19	17,189	\$385	Williamsburg
11	370 Baltic St	\$6,290,000	29-Jul-19	6,960	\$904	Cobble Hill
12	1815 Beverley Rd	\$5,900,000	31-Jul-19	21,000	\$281	Prospect Park South
13	1169 Flatbush Ave	\$5,600,000	05-Aug-19	32,970	\$170	Flatbush
14	322 Menahan St	\$4,900,000	01-Jul-19	17,549	\$279	Bushwick
	373 Grove St	\$4,900,000	01-Jul-19	17,549	\$279	Bushwick
15	5309 Eighth Ave	\$4,450,000	22-Jul-19	3,627	\$1,227	Sunset Park
16	236 Seventh Ave	\$4,350,000	02-Aug-19	6,760	\$643	Park Slope
17	126 Bedford Ave	\$4,350,000	15-Aug-19	4,400	\$989	Williamsburg
18	853 Lexington Ave	\$3,850,000	01-Aug-19	26,731	\$144	Bedford-Stuyvesant
19	1105 Cortelyou Rd	\$3,600,000	10-Jul-19	3,065	\$1,175	Ditmas Park
20	179 Milford St	\$3,565,000	23-Aug-19	8,925	\$399	East New York
21	253 Irving Ave	\$3,228,888	09-Jul-19	8,100	\$399	Bushwick
22	390 Union St	\$3,100,000	22-Jul-19	1,600	\$1,938	Carroll Gardens
23	24 First Pl	\$3,000,000	11-Jul-19	2,610	\$1,149	Carroll Gardens
24	98 Bedford Ave	\$2,700,000	01-Aug-19	6,500	\$415	Williamsburg
25	1131 Broadway	\$2,650,000	10-Jul-19	4,800	\$552	Bushwick

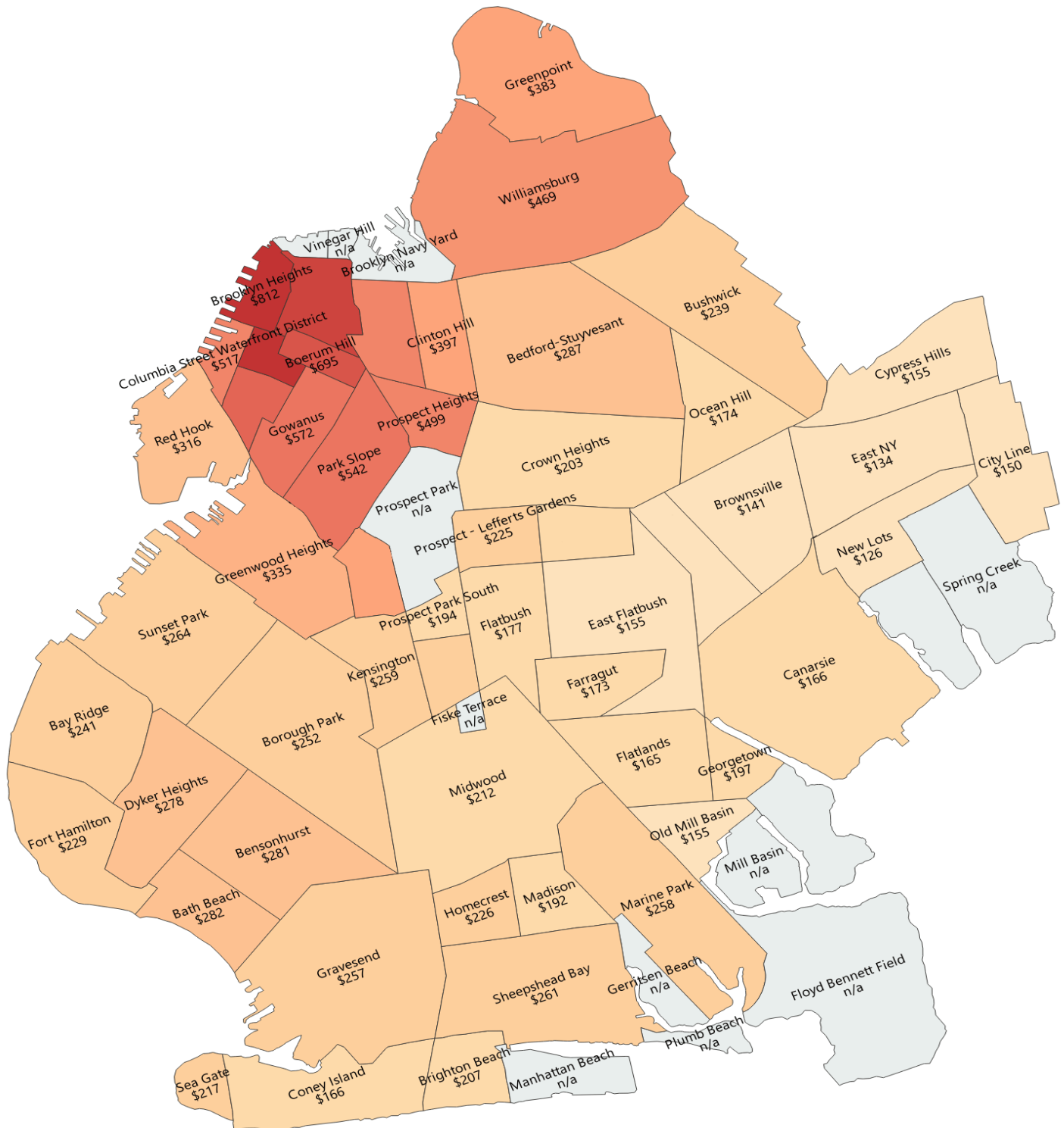


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Map of Neighborhoods

Average price per square foot (past 3 years)



Top Neighborhoods

Brooklyn, 3rd Quarter 2019

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Park Slope	\$582	\$37,760,000	4	\$743	\$557	-
2	Carroll Gardens	\$566	\$15,300,000	4	\$931	\$436	-
3	Williamsburg	\$554	\$31,685,000	9	\$627	\$385	-
4	Bath Beach	\$525	\$7,447,000	5	\$525	-	-
5	Sunset Park	\$506	\$6,516,808	4	\$506	-	-
6	Prospect - Lefferts Gardens	\$475	\$3,995,000	3	\$475	-	-
7	Greenwood Heights	\$462	\$5,001,000	3	\$462	-	-
8	Fort Greene	\$453	\$5,565,000	3	\$453	-	-
9	Greenpoint	\$433	\$6,661,000	4	\$433	-	-
10	Borough Park	\$423	\$23,733,000	10	\$423	\$424	-
11	Dyker Heights	\$423	\$4,860,000	3	\$423	-	-
12	Brighton Beach	\$395	\$2,407,500	3	\$395	-	-
13	Bushwick	\$356	\$22,370,212	13	\$385	\$279	-
14	Gravesend	\$337	\$9,208,000	8	\$337	-	-
15	Bedford-Stuyvesant	\$316	\$31,629,125	21	\$410	\$126	-
16	Ocean Hill	\$316	\$3,995,050	4	\$316	-	-
17	Ditmas Park	\$283	\$13,280,000	3	\$862	\$203	-
18	Crown Heights	\$278	\$8,575,000	7	\$278	-	-
19	East Flatbush	\$270	\$4,358,000	5	\$270	-	-
20	East New York	\$262	\$17,713,359	19	\$241	\$399	-
21	Midwood	\$243	\$20,015,000	3	\$402	-	\$233
22	Brownsville	\$218	\$1,889,369	3	\$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, 3rd Quarter 2019

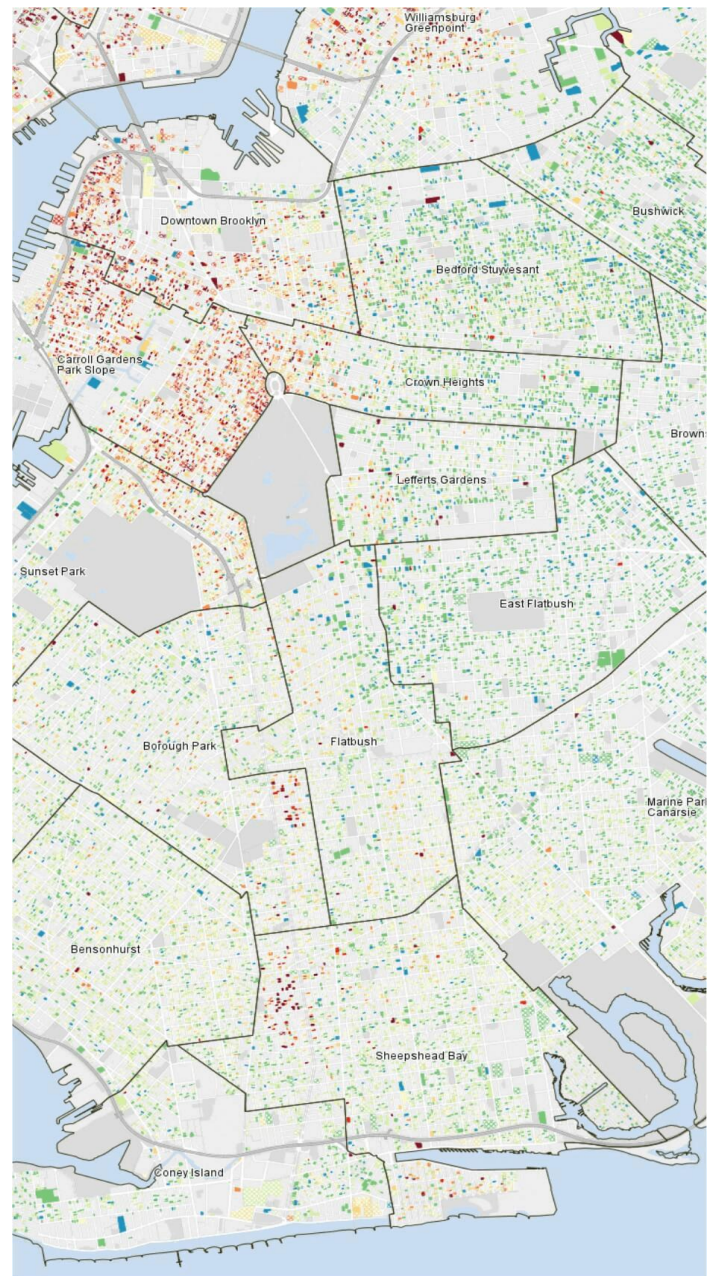
Recent sales

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



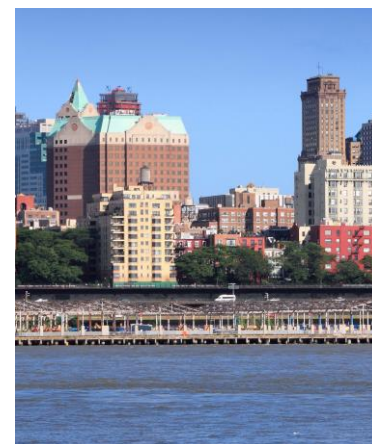
Price / Sq.ft.

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, 3rd Quarter 2019

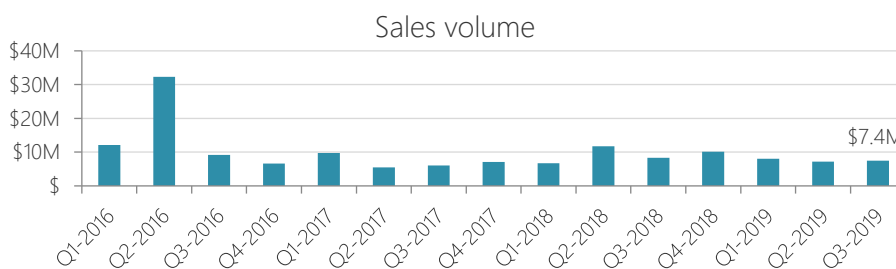


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

Sales volume



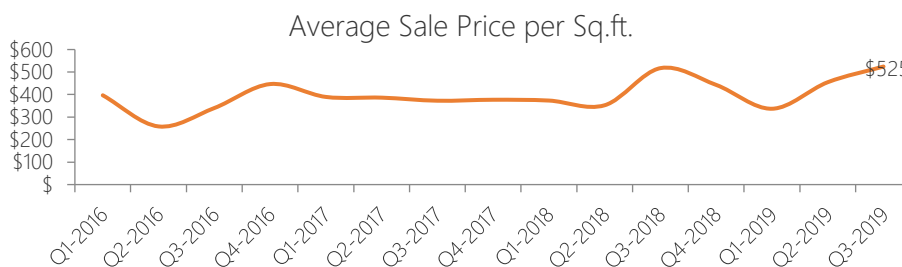
-10% YoY



Average Sale Price per Sq.ft.



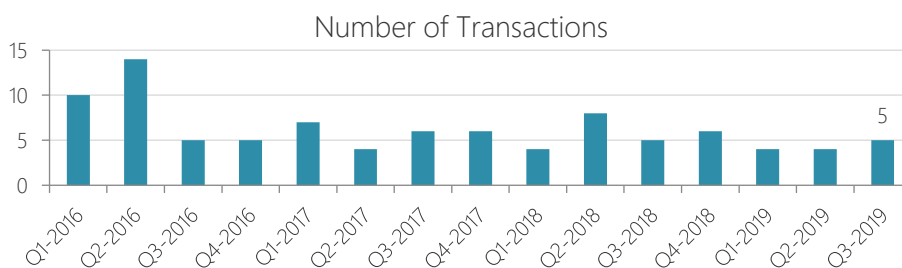
1% YoY



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	\$496,467	-5%	\$525	1%	\$7,447,000	5	5	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)



Bedford-Stuyvesant

Brooklyn, 3rd Quarter 2019

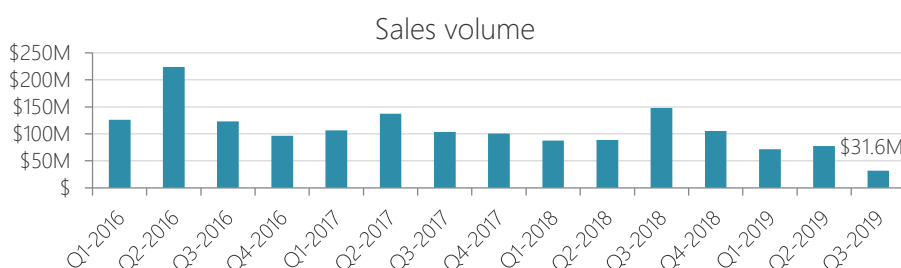


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Sales volume



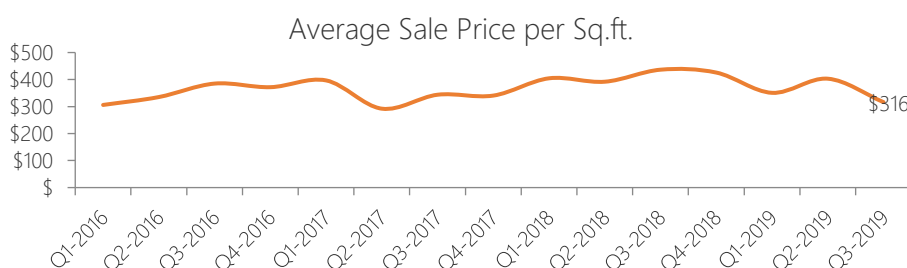
-79% YoY



Average Sale Price per Sq.ft.



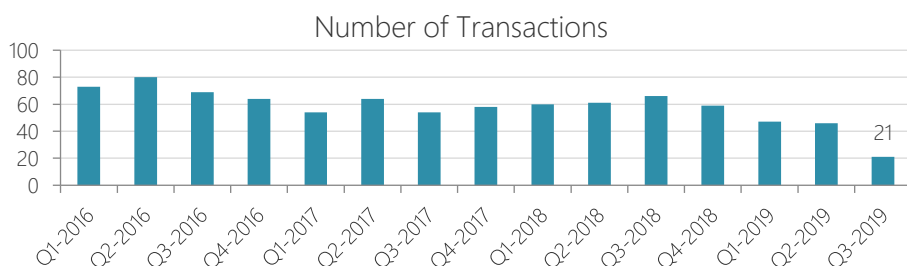
-28% YoY



Number of Transactions



-68% YoY



Type of Properties Sold

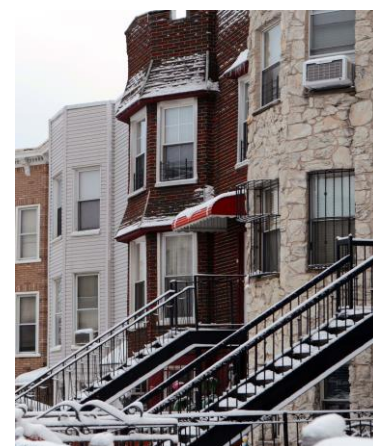
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$416,186	-7%	\$410	-11%	\$27,468,250	19	19	66
Medium	\$101,485	-60%	\$126	-70%	\$4,160,875	2	2	41
Large	-	-	-	-	\$0	0	0	0

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



Borough Park

Brooklyn, 3rd Quarter 2019

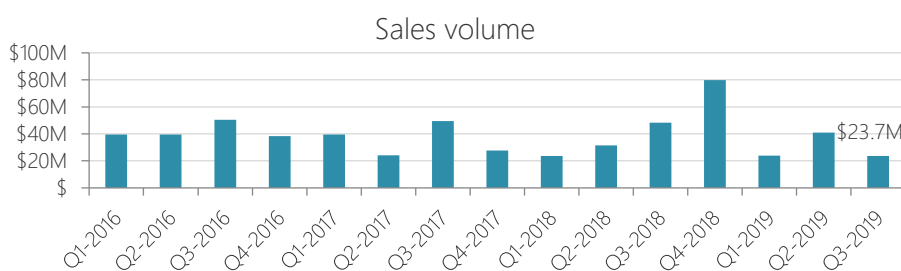


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Sales volume



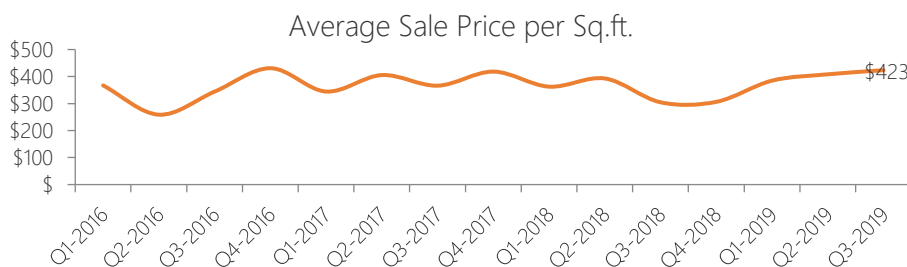
-51% YoY



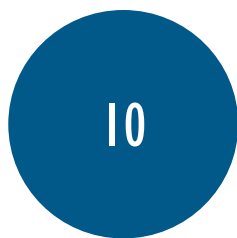
Average Sale Price per Sq.ft.



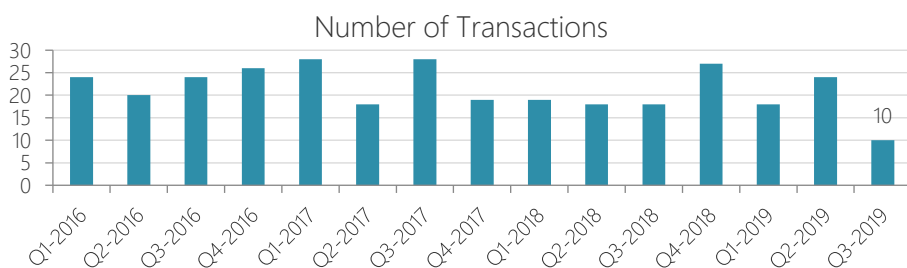
39% YoY



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	\$360,139	-30%	\$423	-24%	\$12,965,000	9	9	36
Medium	\$326,303	160%	\$424	200%	\$10,768,000	1	1	33
Large	-	-	-	-	\$0	0	0	0

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



Brighton Beach

Brooklyn, 3rd Quarter 2019

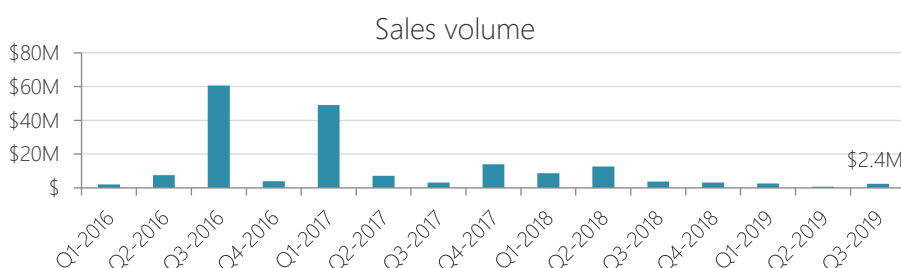
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



Sales volume



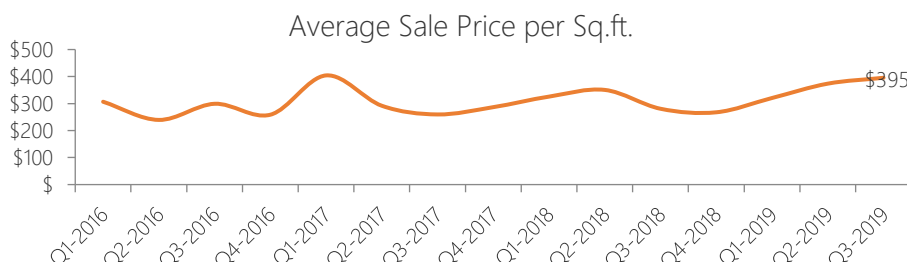
-36% YoY



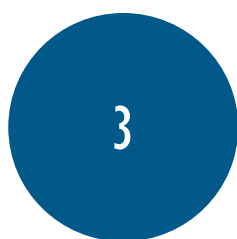
Average Sale Price per Sq.ft.



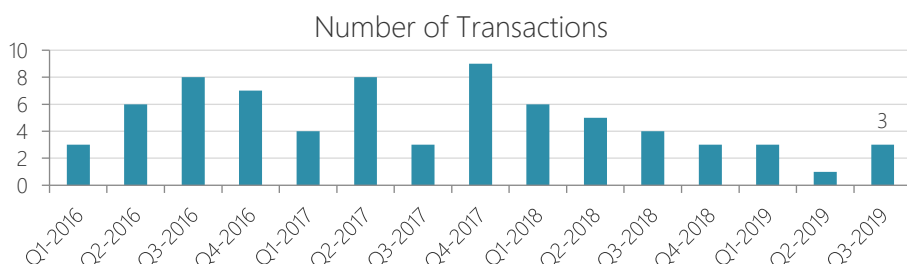
41% YoY



Number of Transactions



-25% YoY



Type of Properties Sold

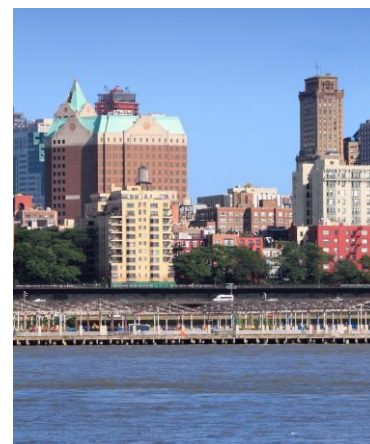
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$240,750	9%	\$395	41%	\$2,407,500	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Brownsville

Brooklyn, 3rd Quarter 2019

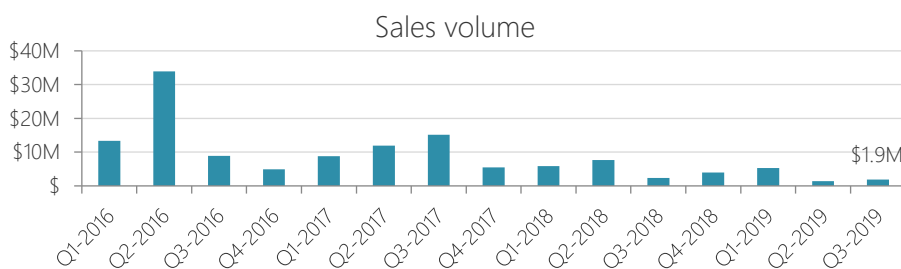


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

Sales volume



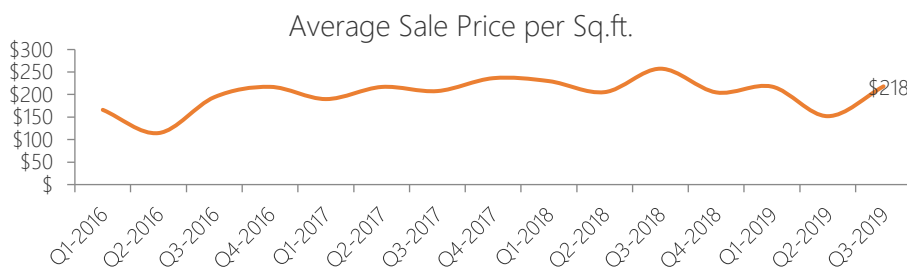
-20% YoY



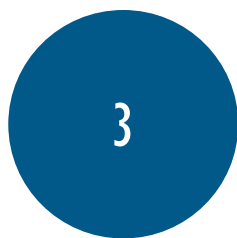
Average Sale Price per Sq.ft.



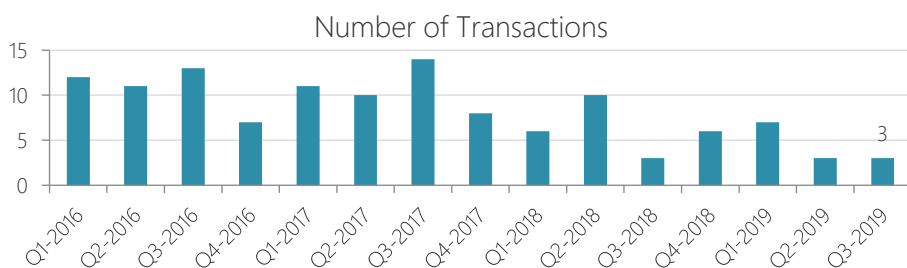
-15% YoY



Number of Transactions



0% YoY



Type of Properties Sold

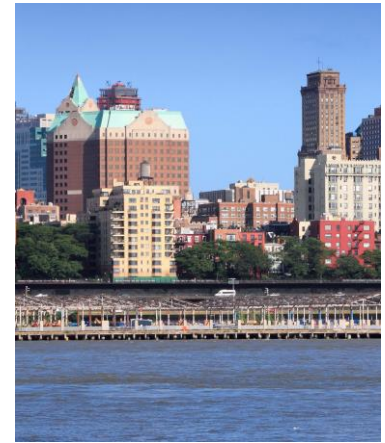
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$188,937	11%	\$218	-15%	\$1,889,369	3	3	10
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Bushwick

Brooklyn, 3rd Quarter 2019

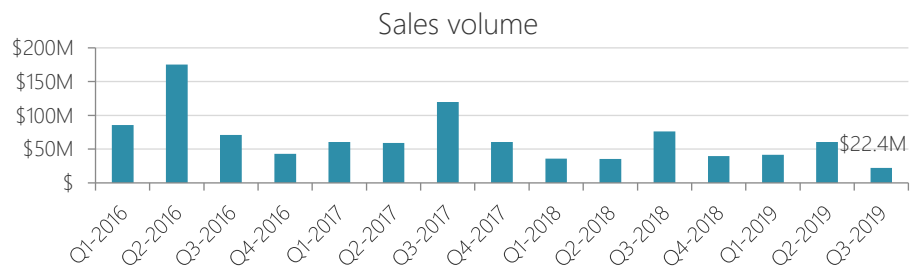


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

Sales volume



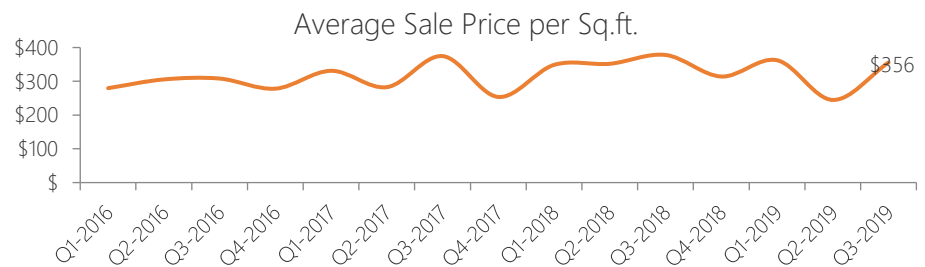
-71% YoY



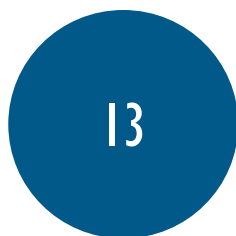
Average Sale Price per Sq.ft.



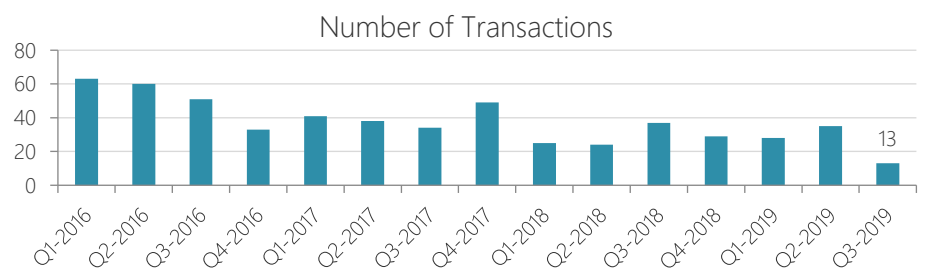
-6% YoY



Number of Transactions



-65% YoY



Type of Properties Sold

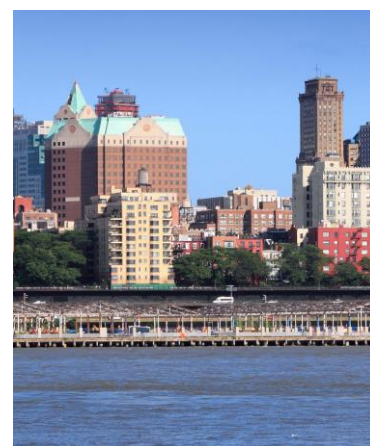
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$397,050	12%	\$385	-2%	\$17,470,212	12	12	44
Medium	\$188,462	-77%	\$279	-14%	\$4,900,000	1	2	26
Large	-	-	-	-	\$0	0	0	0

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



Carroll Gardens

Brooklyn, 3rd Quarter 2019

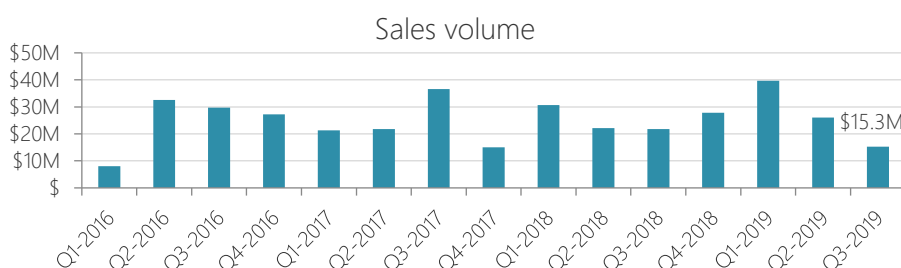


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

Sales volume



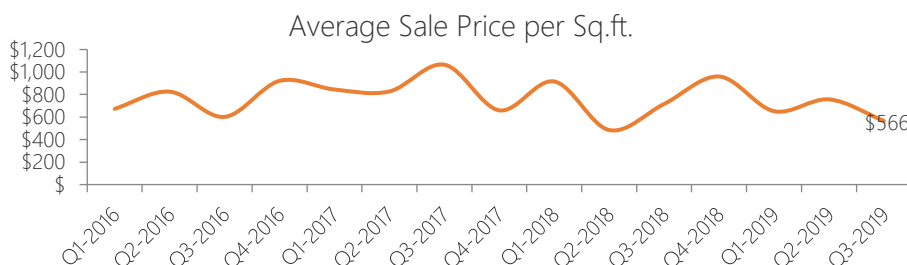
-30% YoY



Average Sale Price per Sq.ft.



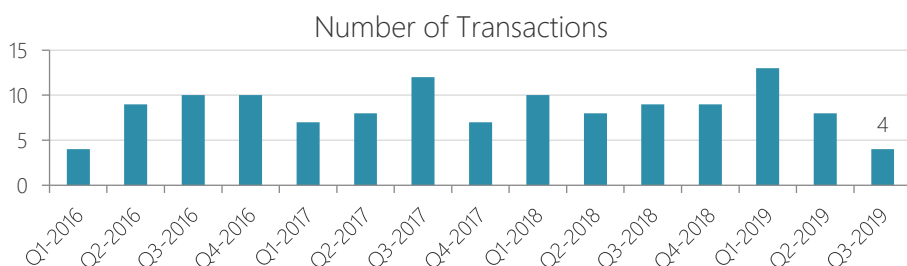
-21% YoY



Number of Transactions



-56% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$660,000	9%	\$931	30%	\$6,600,000	3	3	10
Medium	\$271,875	-	\$436	-	\$8,700,000	1	3	32
Large	-	-	-	-	\$0	0	0	0

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



Crown Heights

Brooklyn, 3rd Quarter 2019

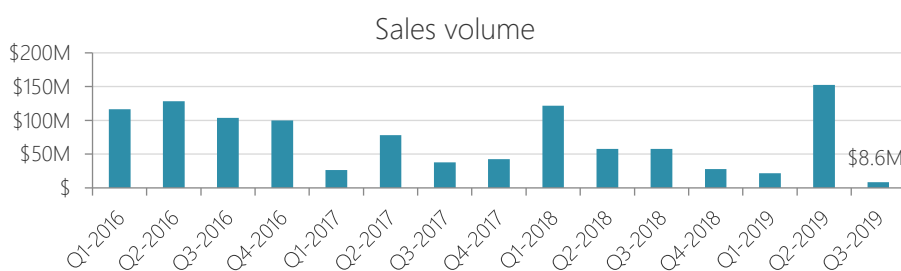


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Sales volume



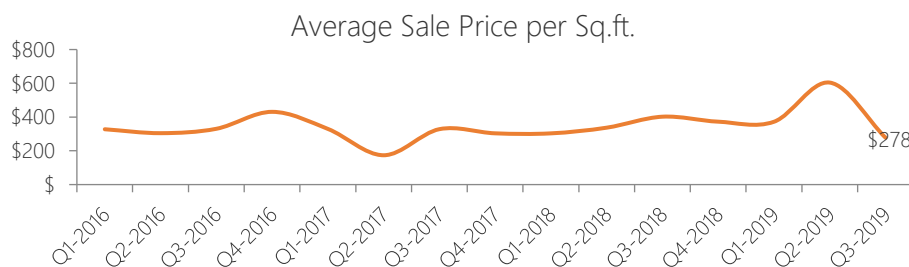
-85% YoY



Average Sale Price per Sq.ft.



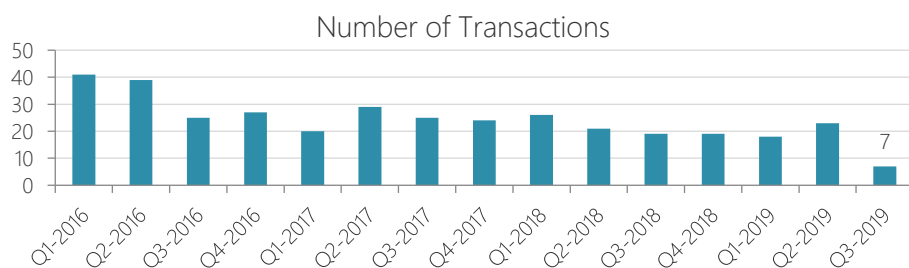
-31% YoY



Number of Transactions



-63% YoY



Type of Properties Sold

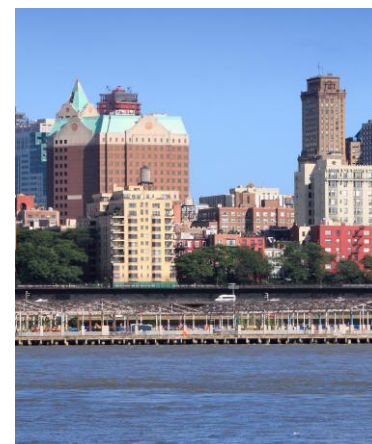
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$279,821	-23%	\$278	-36%	\$8,575,000	7	6	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Ditmas Park

Brooklyn, 3rd Quarter 2019

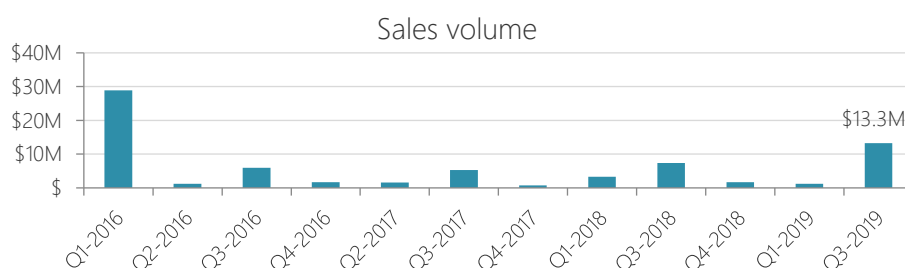


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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

Sales volume



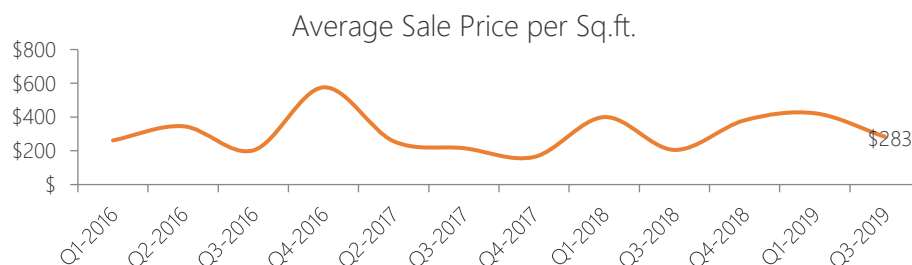
79% YoY



Average Sale Price per Sq.ft.



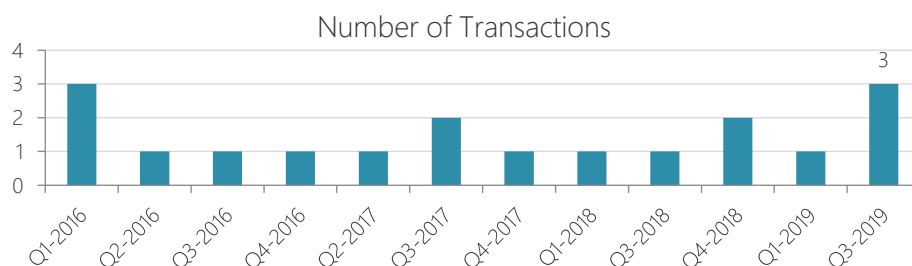
38% YoY



Number of Transactions



200% YoY



Type of Properties Sold

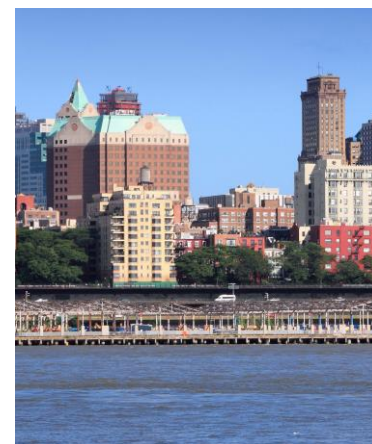
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$813,333	-	\$862	-	\$4,880,000	2	2	6
Medium	\$233,333	-2%	\$203	-1%	\$8,400,000	1	1	36
Large	-	-	-	-	\$0	0	0	0

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



Dyker Heights

Brooklyn, 3rd Quarter 2019

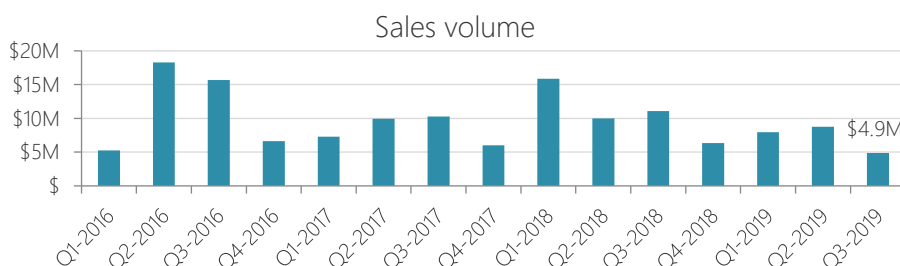


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

Sales volume



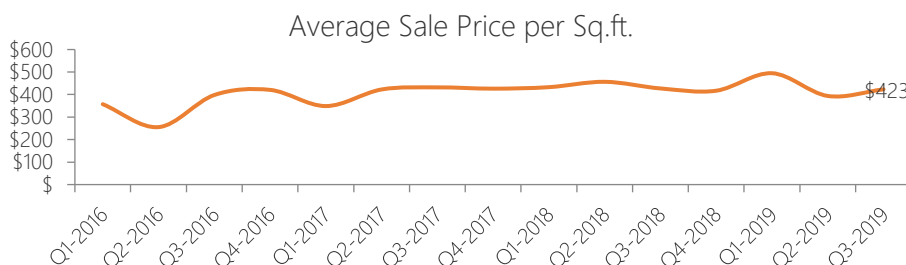
-56% YoY



Average Sale Price per Sq.ft.



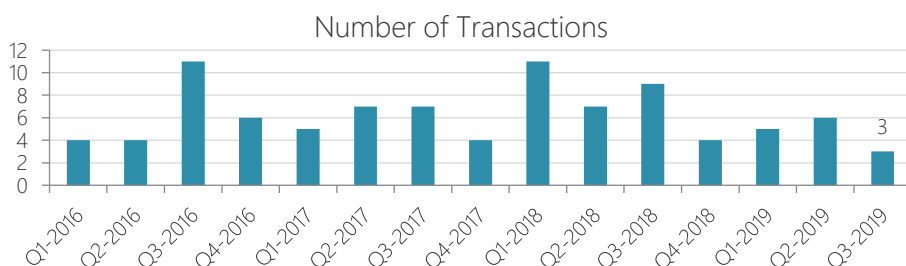
-1% YoY



Number of Transactions



-67% YoY



Type of Properties Sold

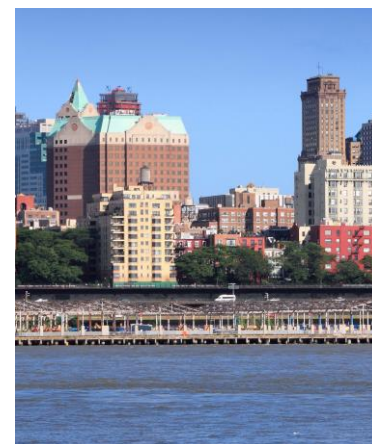
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$373,846	-2%	\$423	-1%	\$4,860,000	3	3	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



East Flatbush

Brooklyn, 3rd Quarter 2019

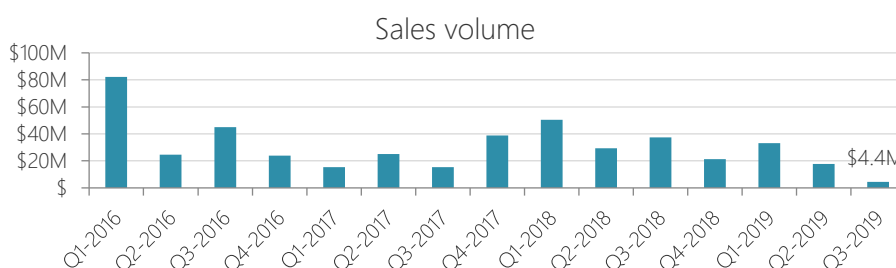


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

Sales volume



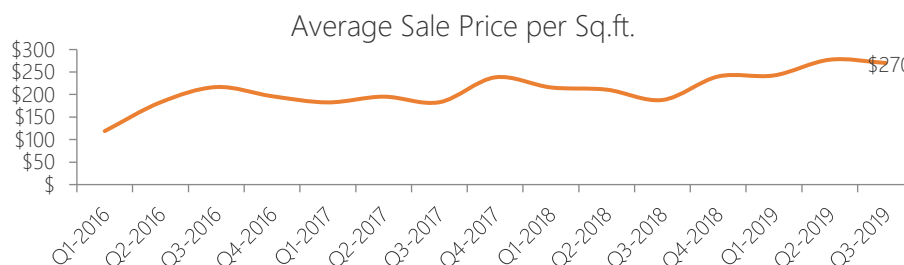
-88% YoY



Average Sale Price per Sq.ft.



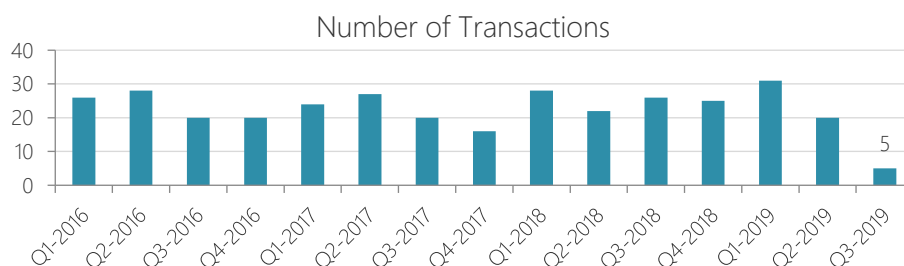
44% YoY



Number of Transactions



-81% YoY



Type of Properties Sold

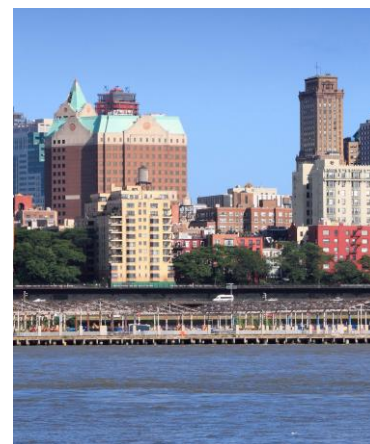
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$256,353	26%	\$270	26%	\$4,358,000	5	5	17
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



East New York

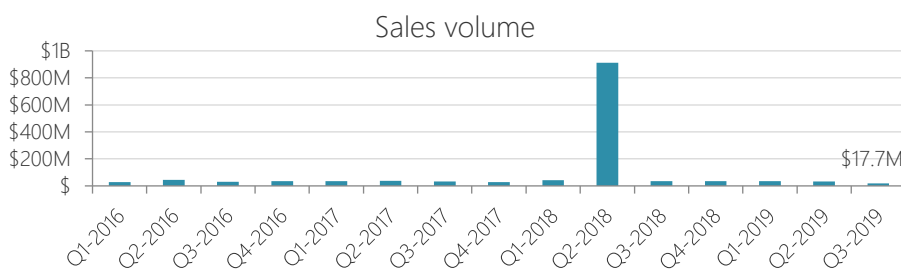
Brooklyn, 3rd Quarter 2019



Sales volume



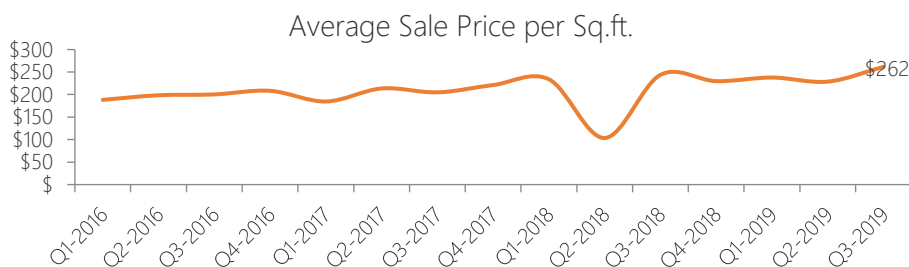
-50% YoY



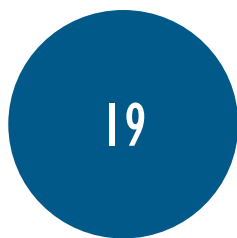
Average Sale Price per Sq.ft.



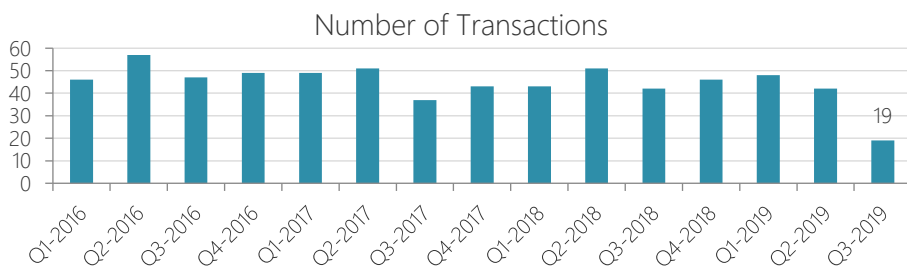
7% YoY



Number of Transactions



-55% YoY



Type of Properties Sold

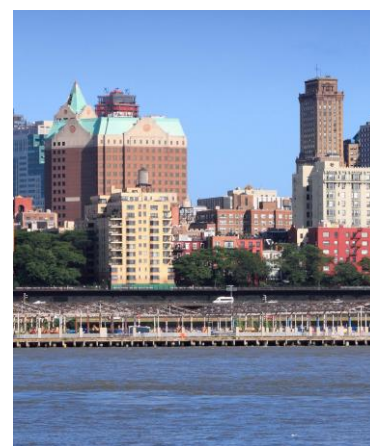
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$208,064	7%	\$241	1%	\$14,148,359	18	18	68
Medium	\$178,250	-9%	\$399	48%	\$3,565,000	1	1	20
Large	-	-	-	-	\$0	0	0	0

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



Fort Greene

Brooklyn, 3rd Quarter 2019

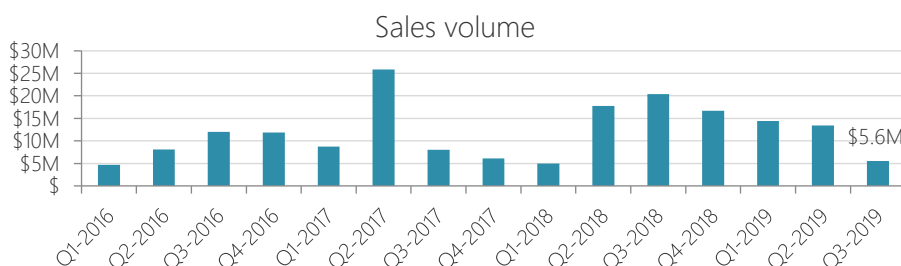


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

Sales volume



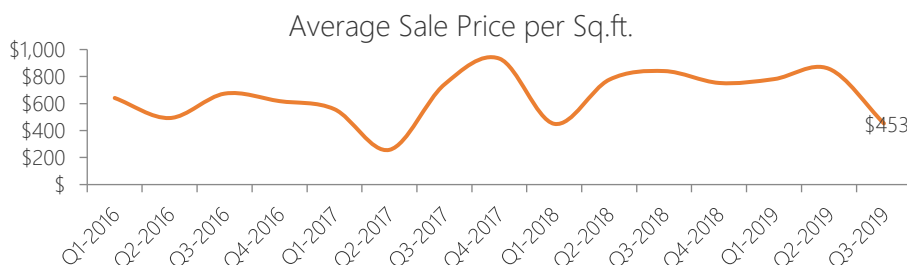
-73% YoY



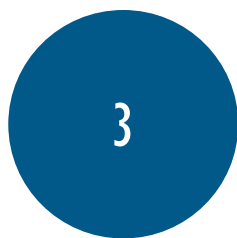
Average Sale Price per Sq.ft.



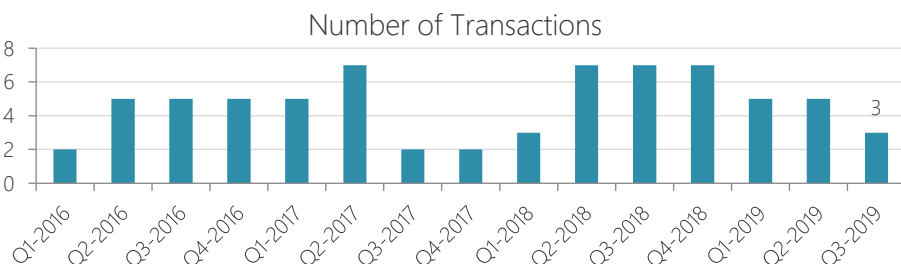
-46% YoY



Number of Transactions



-57% YoY



Type of Properties Sold

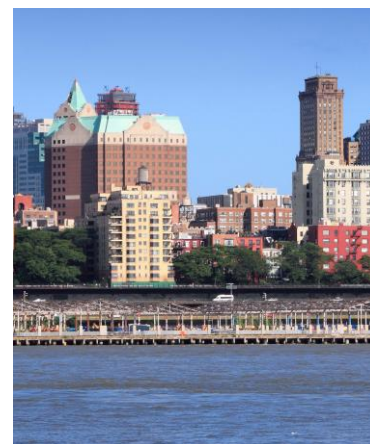
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$347,813	-56%	\$453	-50%	\$5,565,000	3	3	16
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Gravesend

Brooklyn, 3rd Quarter 2019

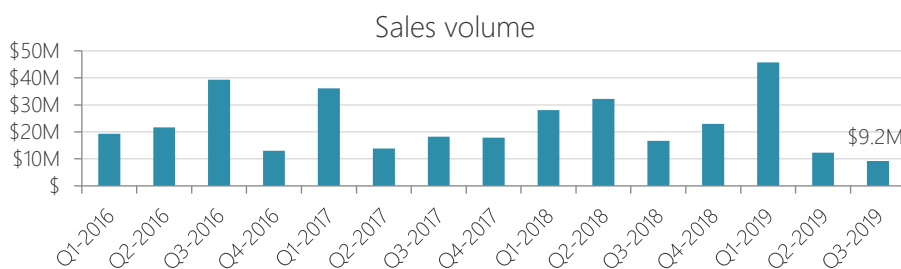


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Sales volume



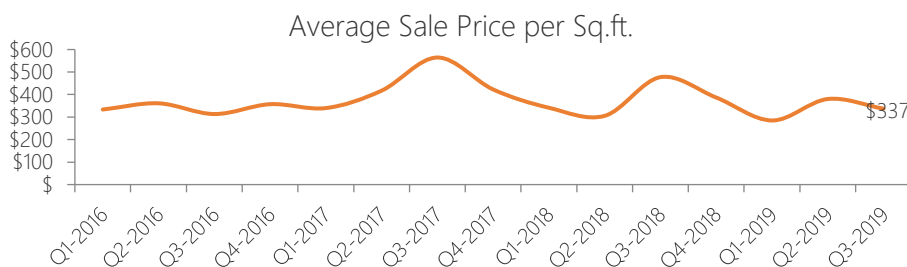
-45% YoY



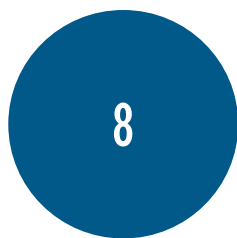
Average Sale Price per Sq.ft.



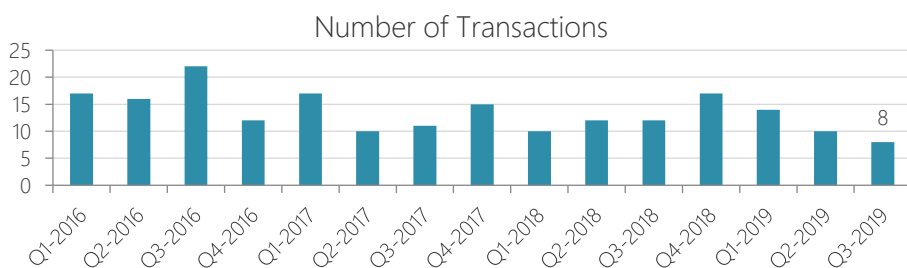
-29% YoY



Number of Transactions



-33% YoY



Type of Properties Sold

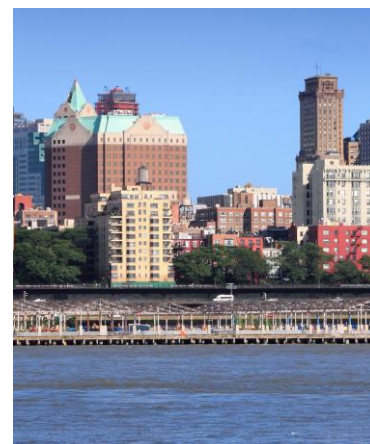
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$328,857	-25%	\$337	-29%	\$9,208,000	8	8	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Greenpoint

Brooklyn, 3rd Quarter 2019

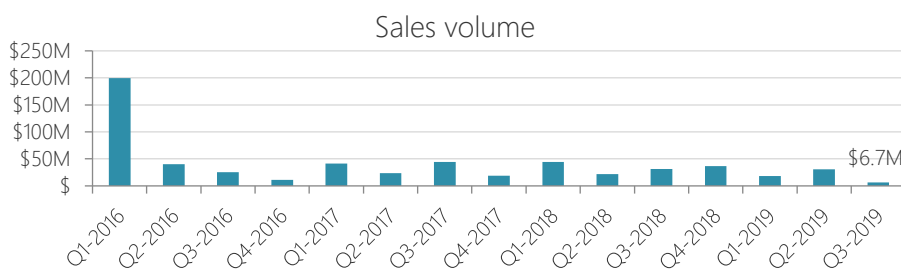


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Sales volume



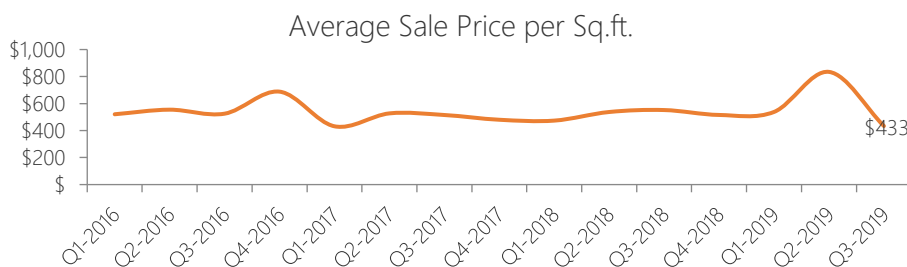
-79% YoY



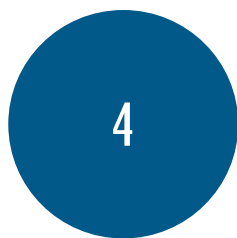
Average Sale Price per Sq.ft.



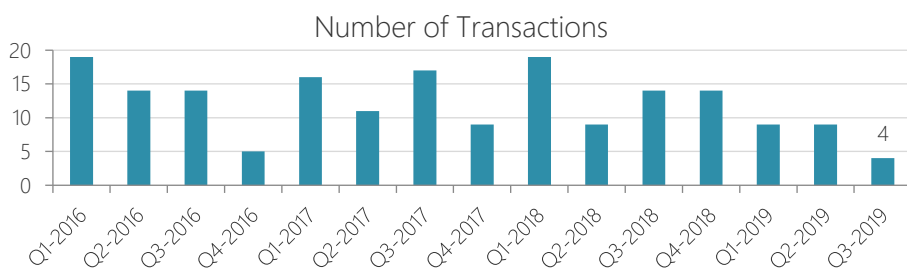
-21% YoY



Number of Transactions



-71% YoY



Type of Properties Sold

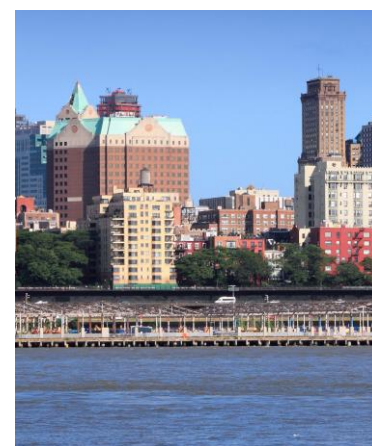
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$444,067	-9%	\$433	-21%	\$6,661,000	4	4	15
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Greenwood Heights

Brooklyn, 3rd Quarter 2019

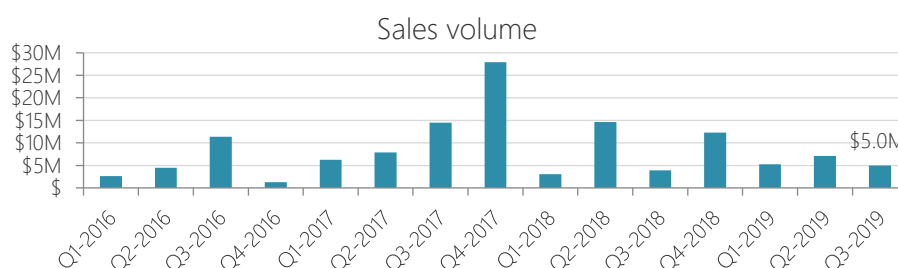


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

Sales volume



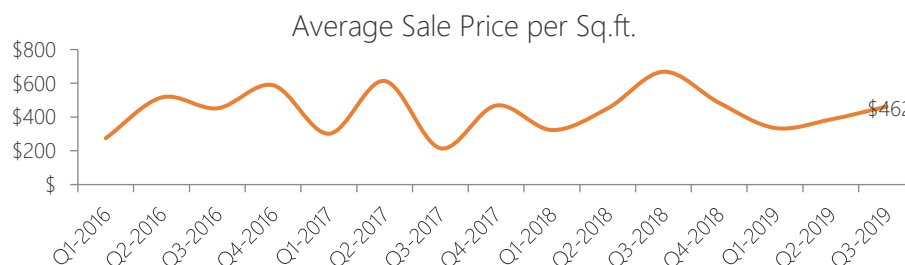
28% YoY



Average Sale Price per Sq.ft.



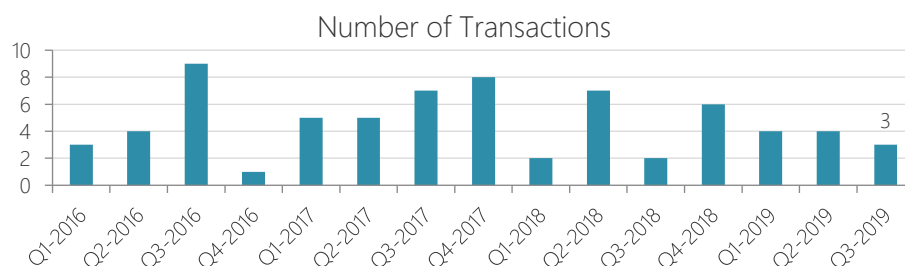
-31% YoY



Number of Transactions



50% YoY



Type of Properties Sold

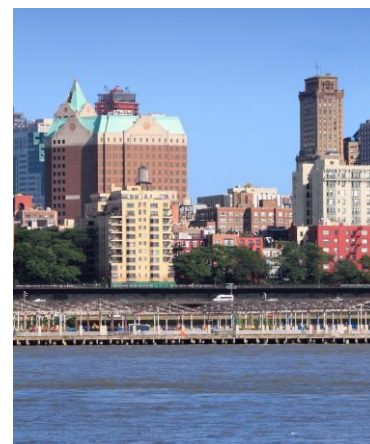
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$357,214	-36%	\$462	-31%	\$5,001,000	3	3	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Midwood

Brooklyn, 3rd Quarter 2019

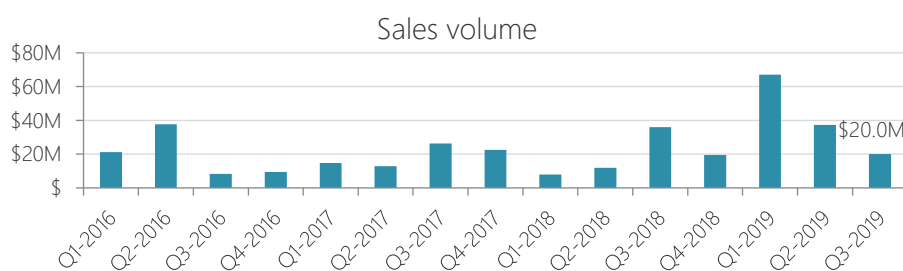


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

Sales volume



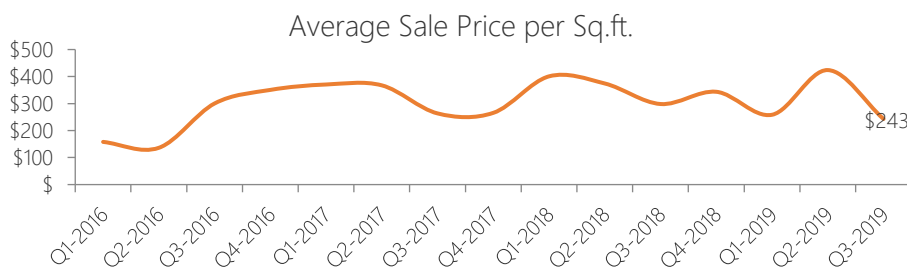
-44% YoY



Average Sale Price per Sq.ft.



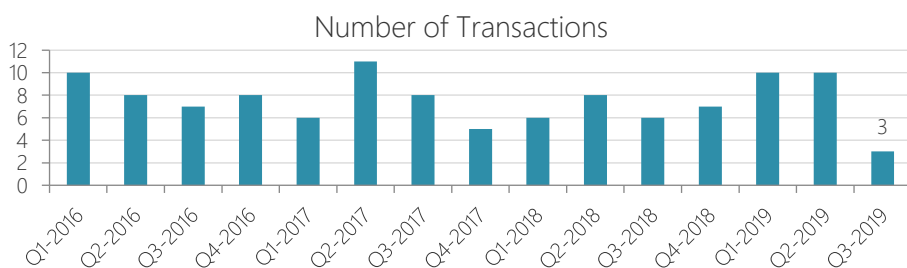
-19% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

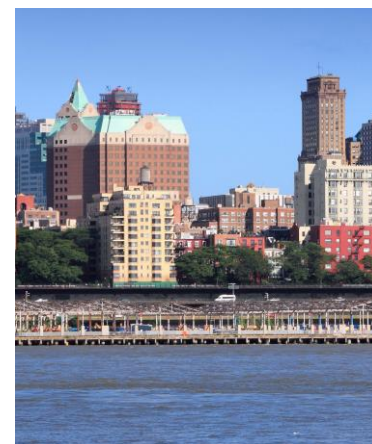
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$335,833	-19%	\$402	18%	\$2,015,000	2	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	\$268,657	-6%	\$233	-25%	\$18,000,000	1	1	67

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



Ocean Hill

Brooklyn, 3rd Quarter 2019

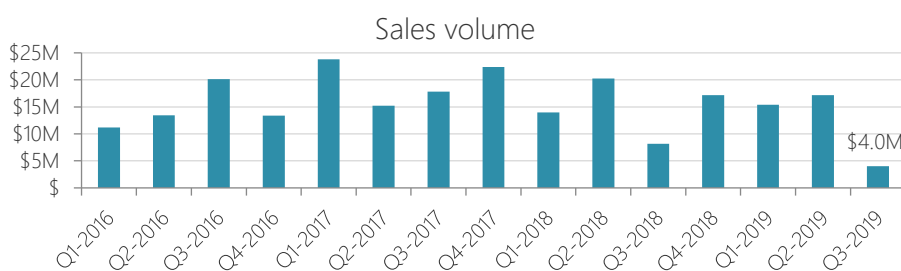


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

Sales volume



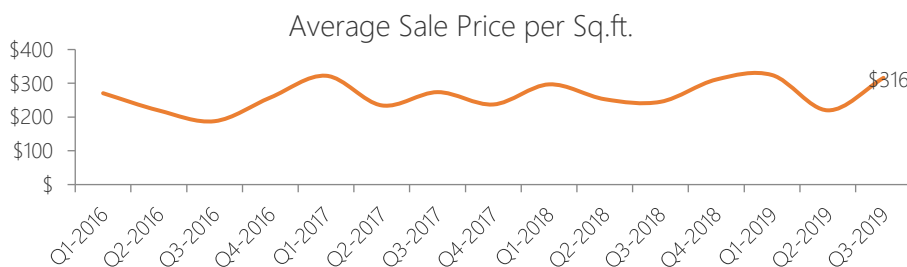
-51% YoY



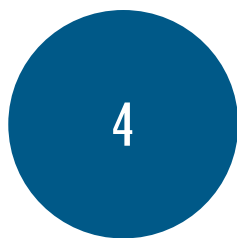
Average Sale Price per Sq.ft.



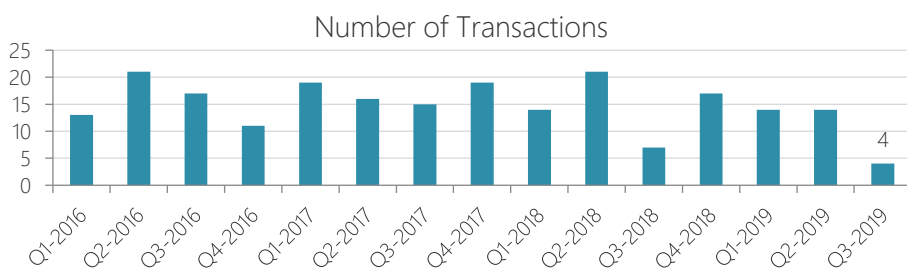
29% YoY



Number of Transactions



-43% 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	\$332,921	43%	\$316	29%	\$3,995,050	4	4	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Park Slope

Brooklyn, 3rd Quarter 2019

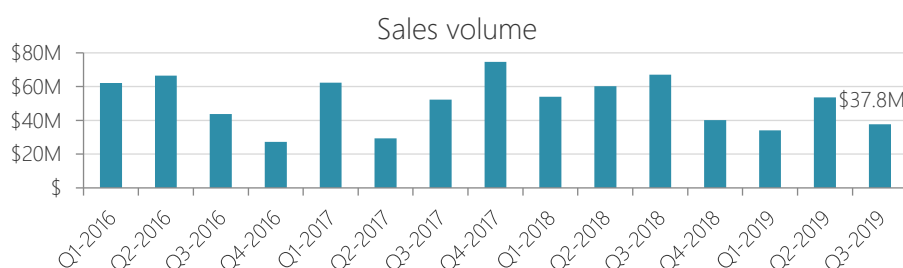


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Sales volume



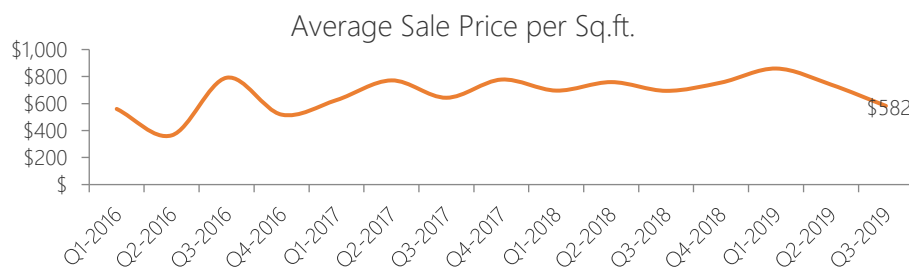
-44% YoY



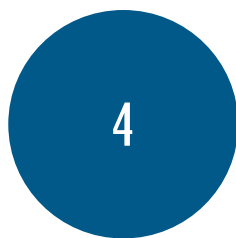
Average Sale Price per Sq.ft.



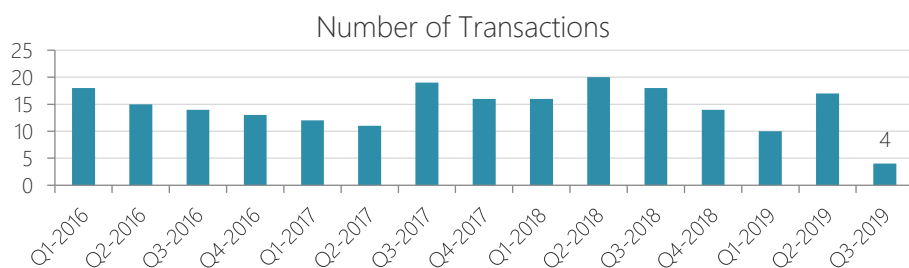
-16% YoY



Number of Transactions



-78% YoY



Type of Properties Sold

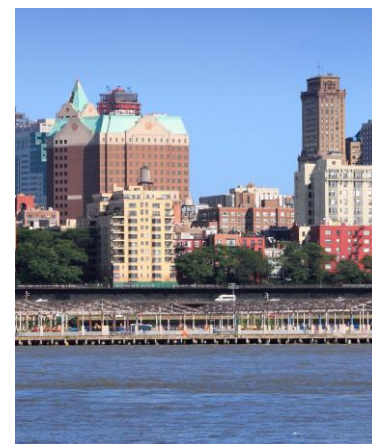
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$951,429	22%	\$743	-1%	\$6,660,000	2	2	7
Medium	\$647,917	47%	\$557	11%	\$31,100,000	2	2	48
Large	-	-	-	-	\$0	0	0	0

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



Prospect - Lefferts Gardens

Brooklyn, 3rd Quarter 2019

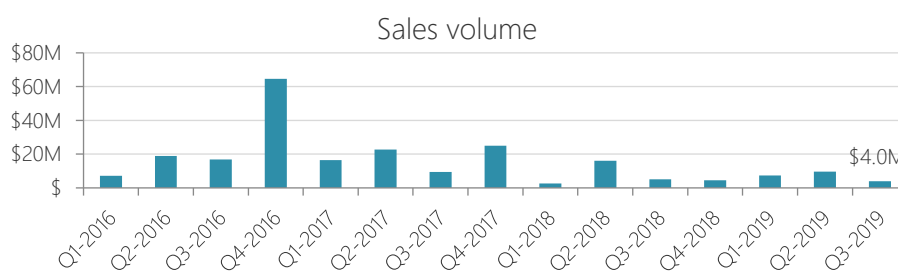


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

Sales volume



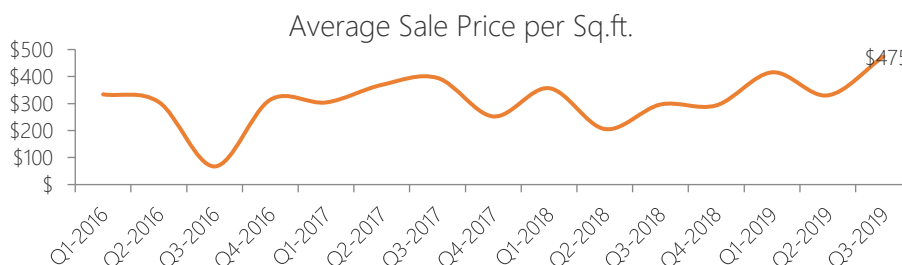
-23% YoY



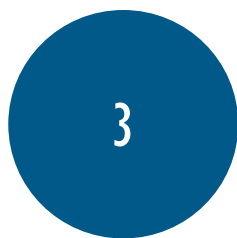
Average Sale Price per Sq.ft.



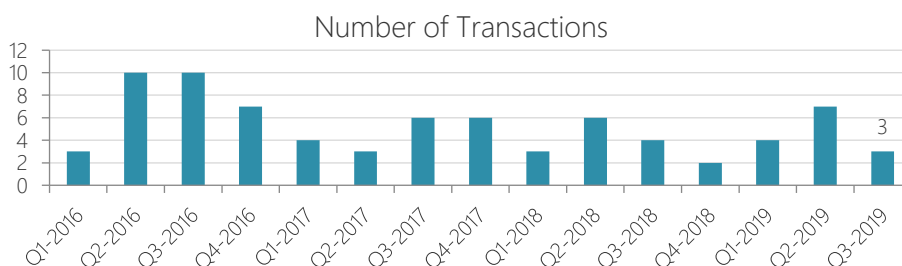
60% YoY



Number of Transactions



-25% YoY



Type of Properties Sold

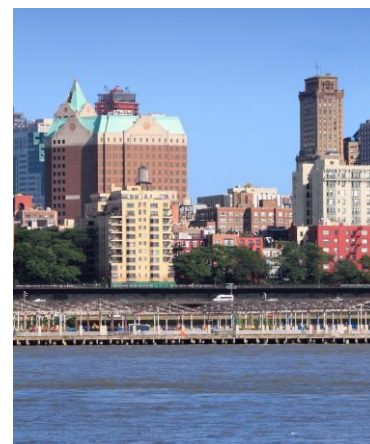
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$443,889	89%	\$475	60%	\$3,995,000	3	3	9
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



Sunset Park

Brooklyn, 3rd Quarter 2019

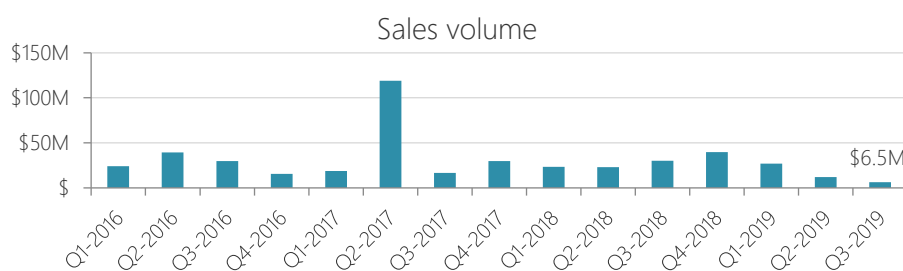


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

Sales volume



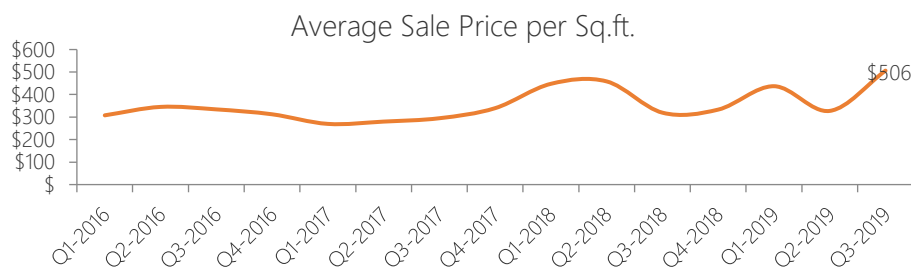
-78% YoY



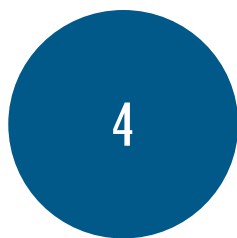
Average Sale Price per Sq.ft.



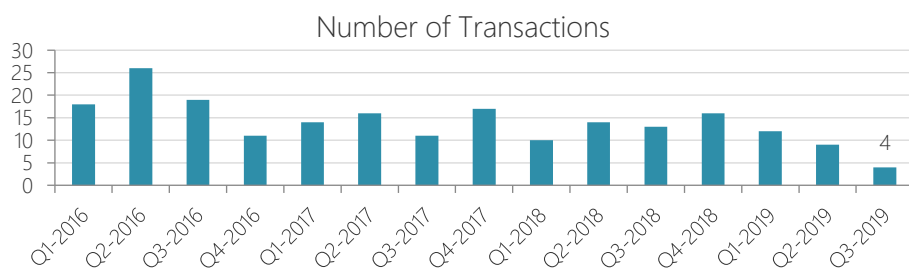
59% YoY



Number of Transactions



-69% 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	\$383,342	-8%	\$506	11%	\$6,516,808	4	4	17
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

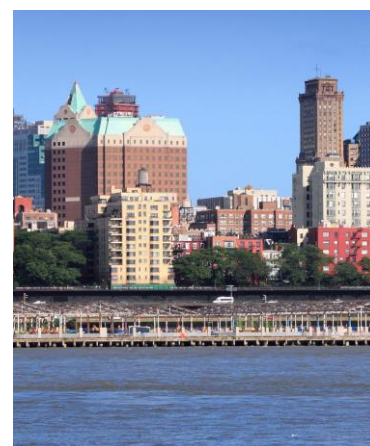
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)



Williamsburg

Brooklyn, 3rd Quarter 2019

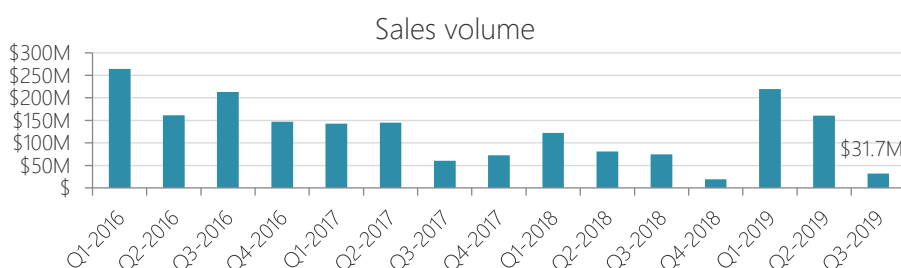
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



Sales volume



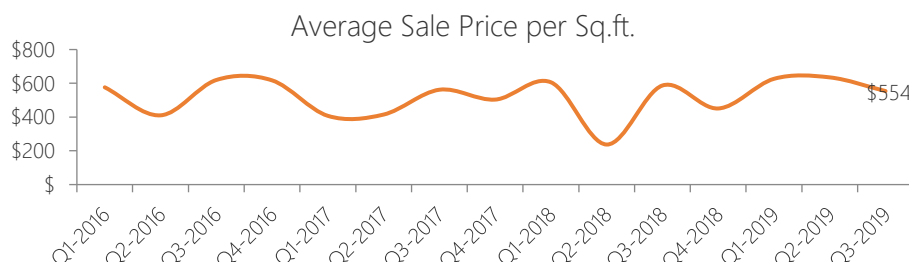
-58% YoY



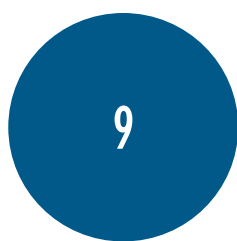
Average Sale Price per Sq.ft.



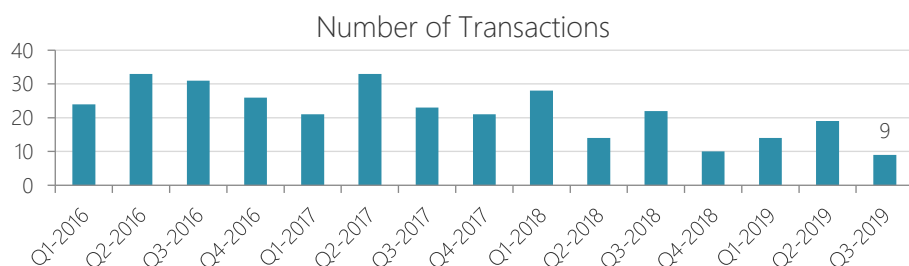
-6% YoY



Number of Transactions



-59% 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	\$677,703	46%	\$627	9%	\$25,075,000	8	8	37
Medium	\$661,000	58%	\$385	-37%	\$6,610,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

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



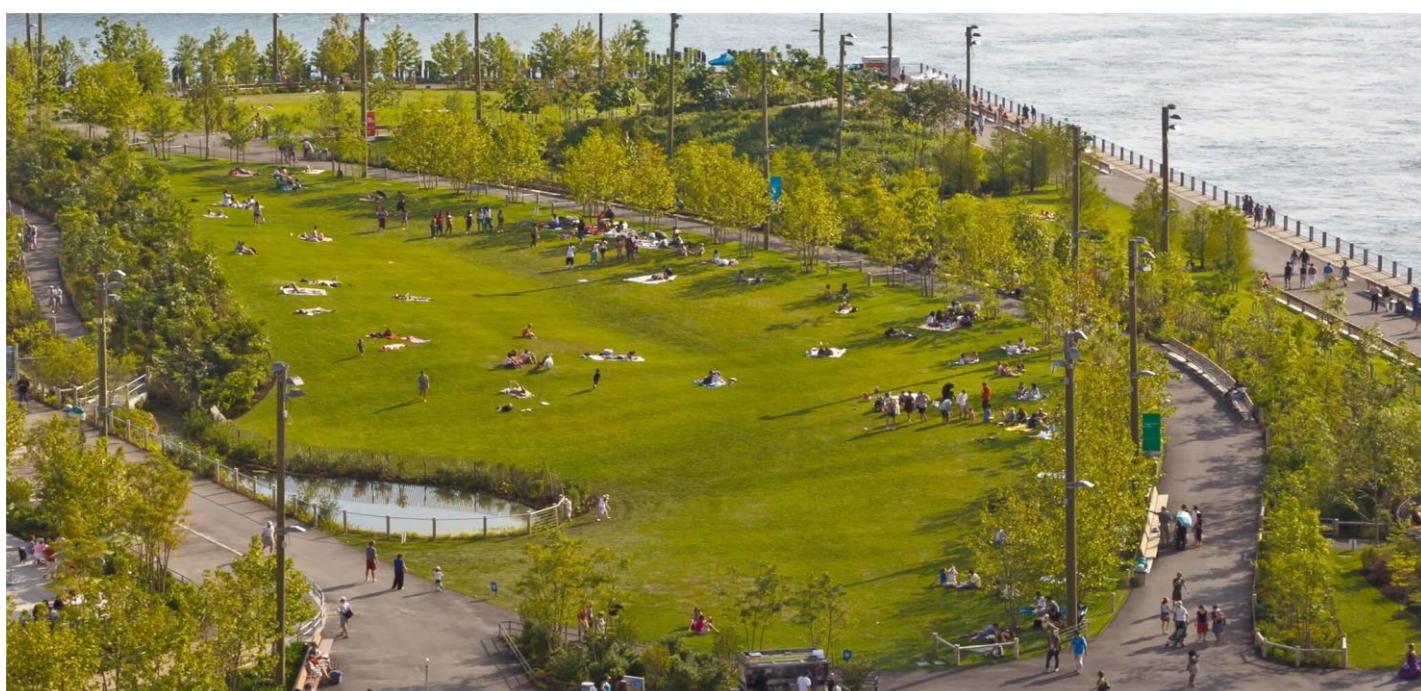
Attractions

Brooklyn, 3rd Quarter 2019

Bridge



Bridge Park



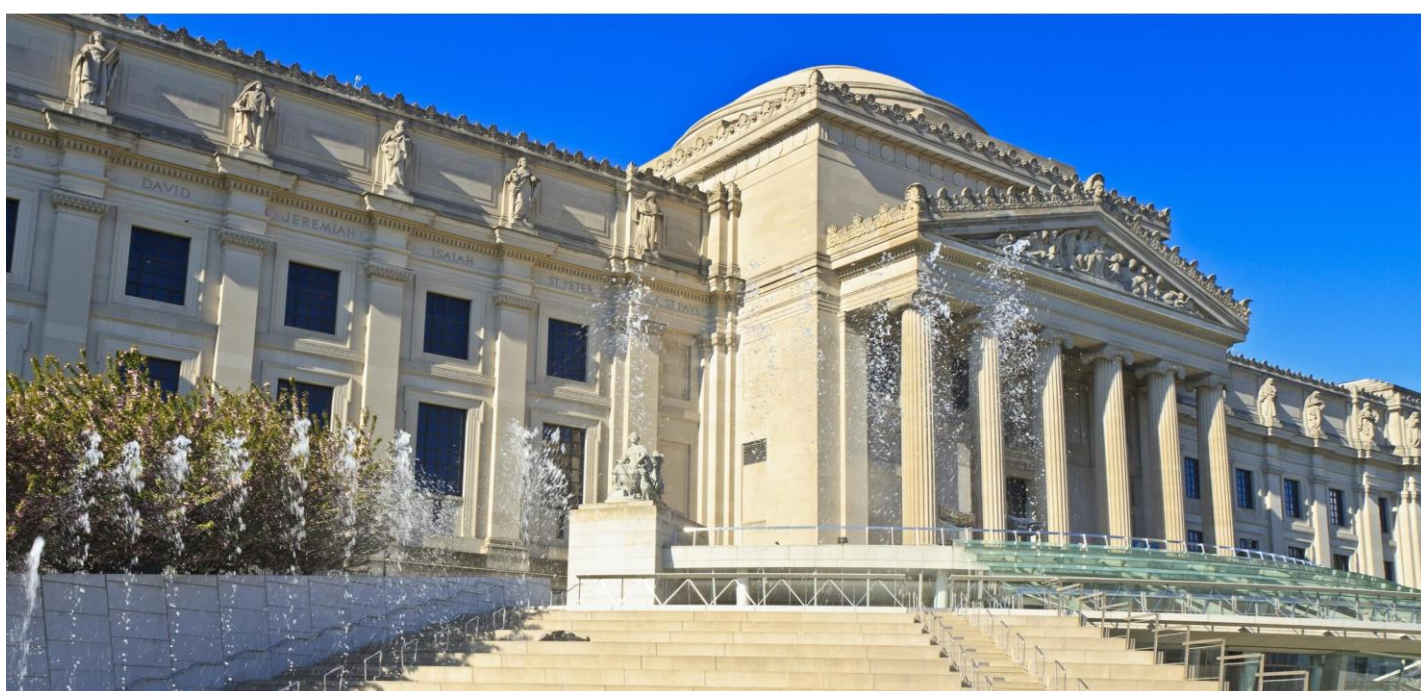
Attractions

Brooklyn, 3rd Quarter 2019

Grand Army Plaza



Museum





The RATNER Team Market Report

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Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

[READ MORE REVIEWS](#)





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- | | | | |
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| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | Interior Designers | Restoration Specialists |
| Architects | Exterminators | Ironwork Professionals | Roofers |
| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
| Bankers | Floor & Carpet Professionals | Landscapers & Gardeners | Spiritual Experts |
| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
| Carpenters | Garage & Driveway | Lighting Experts | Stone & Tile Professionals |
| Chimney & Fireplace Specialists | General Contractors | Locksmith | Structural Engineers |
| Cleaners | Glass & Shower Doors | Mortgage Professionals | Surveyors |
| Closet Design | Handymen | Moving & Storage Experts | Title Companies |
| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
| Decks & Patios Specialists | Home Security Professionals | Plumbing Contractors | Window Professionals |
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| Door Experts | Hvac Professionals | Property Managers | Zoning & Land Use Experts |
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From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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.

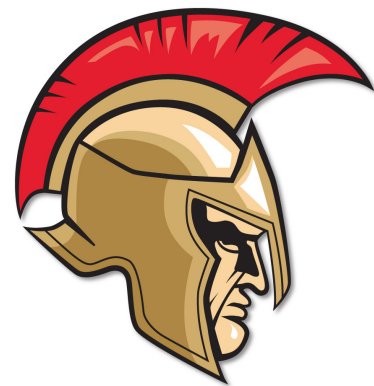
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SPARTAN RENOVATIONS

