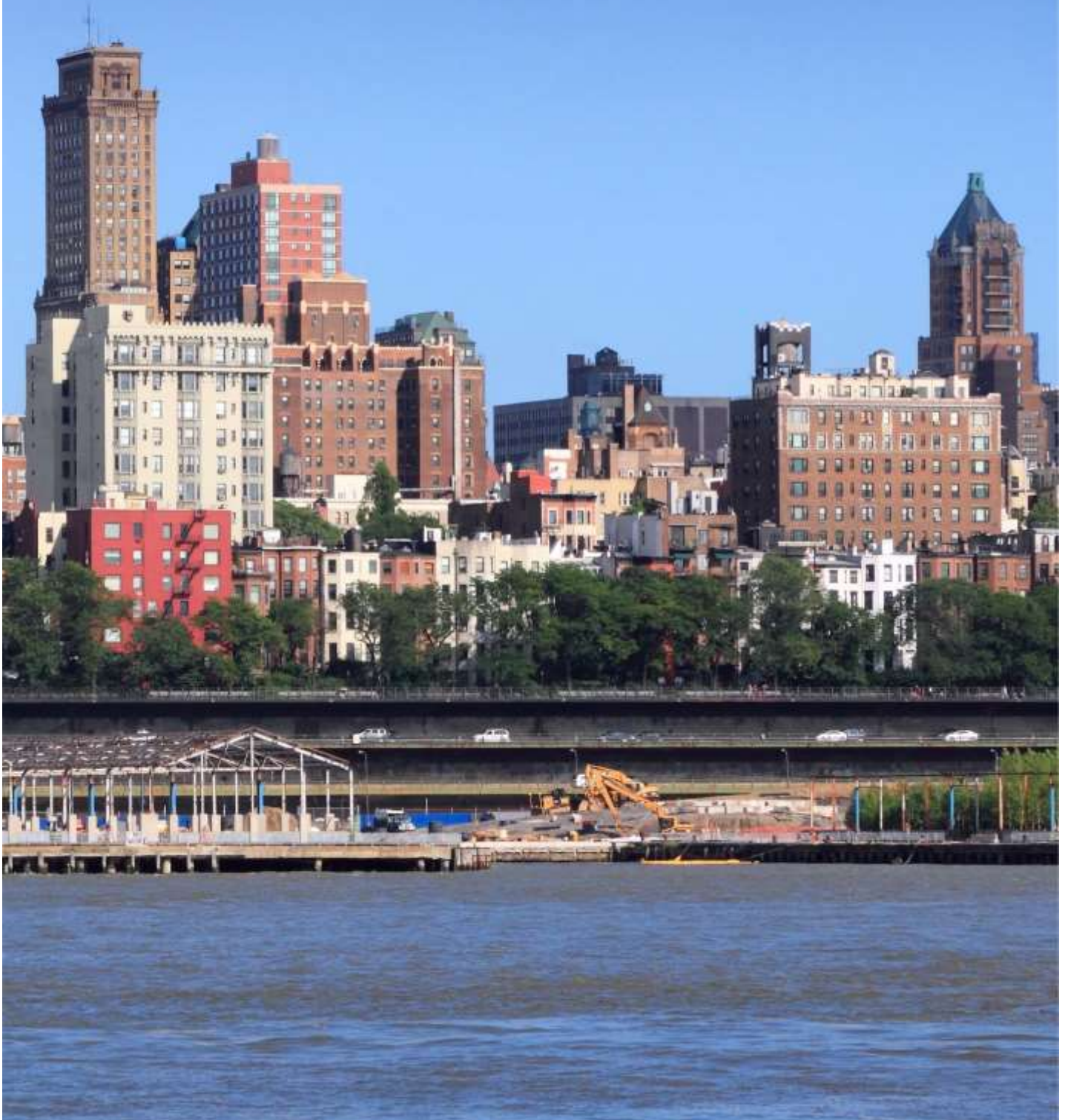


BROOKLYN

RESIDENTIAL MARKET REPORT

December 2017



The RATNER Team Market Report

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Residential Market Report Overview

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

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Brooklyn's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Brooklyn neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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Residential Market Overview

Brooklyn, December 2017

Median Sale Price



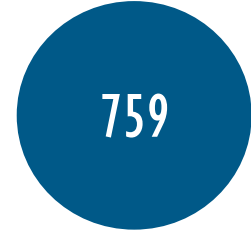
4% YoY

Median Price/Sq.ft.



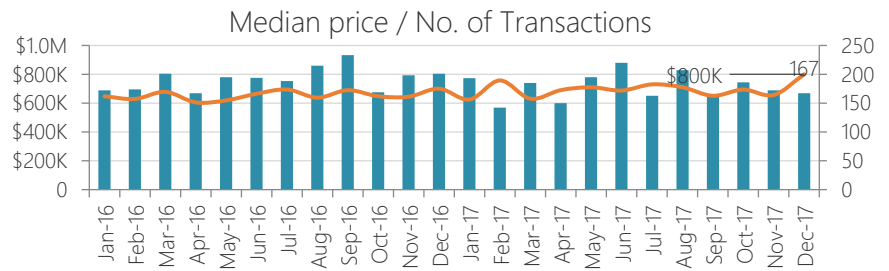
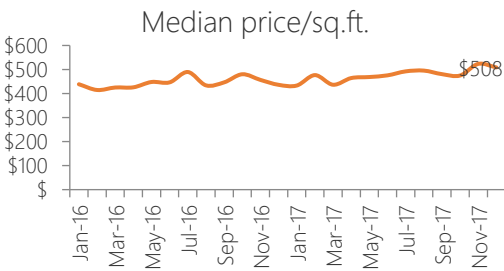
11% YoY

No. of Transactions

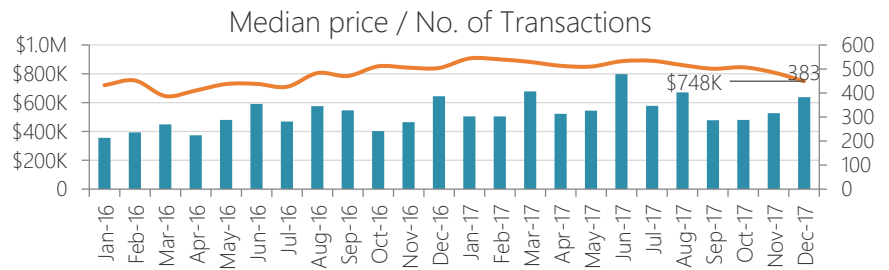
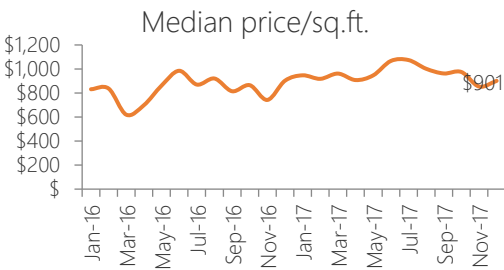


-7% YoY

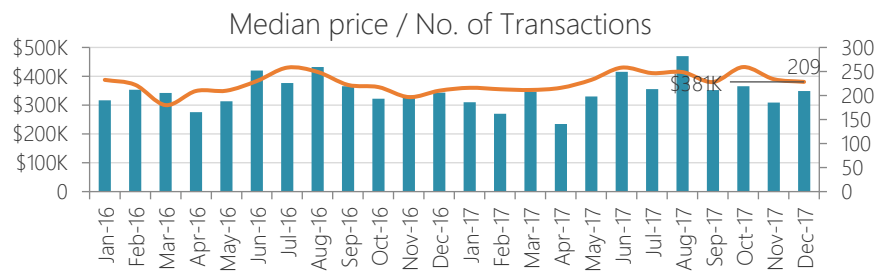
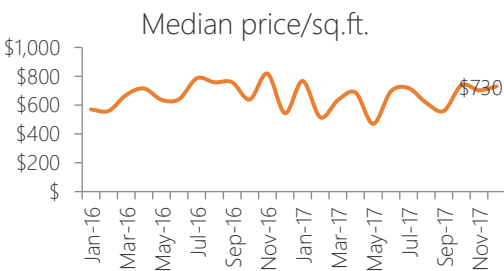
Single family



Condo



Coop



Top 10 Residential Sales

Brooklyn, December 2017

Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	160 State St	\$4,375,000	27-Dec-17	3,500	\$1,250	Downtown Brooklyn
2	734 Egan St	\$4,181,666	20-Dec-17	1,634	\$2,559	East New York
3	1951 E 5 St	\$3,700,000	19-Dec-17	2,136	\$1,732	Gravesend
4	267 Berry St	\$3,500,000	12-Dec-17	3,327	\$1,052	Williamsburg
5	354 A Prospect Ave	\$2,570,000	08-Dec-17	1,120	\$2,295	Park Slope
6	113 King St	\$2,540,534	19-Dec-17	-	-	Red Hook
7	112 Rutland Rd	\$2,380,000	07-Dec-17	2,328	\$1,022	Prospect - Lefferts Gardens
8	72 87 St	\$2,225,000	19-Dec-17	2,787	\$798	Bay Ridge
9	2406 National Dr	\$2,100,000	11-Dec-17	3,048	\$689	Mill Basin
10	14 Warren Pl	\$2,050,000	01-Dec-17	1,056	\$1,941	Cobble Hill

Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	321 Pacific St #321	\$5,912,437	22-Dec-17	-	-	Boerum Hill
2	130 Furman St #S100	\$5,909,261	20-Dec-17	-	-	Brooklyn Heights
3	51 Jay St #PHF	\$4,900,000	19-Dec-17	-	-	DUMBO
4	550 Vanderbilt Ave #917	\$4,227,000	21-Dec-17	-	-	Prospect Heights
5	167 Columbia Hts #6A	\$3,935,000	20-Dec-17	-	-	Brooklyn Heights
6	265 State St #1605	\$3,360,225	18-Dec-17	-	-	Boerum Hill
7	251 1 St #PH11A	\$3,232,944	15-Dec-17	-	-	Park Slope
8	20 Henry St #PH2S	\$3,150,000	22-Dec-17	1,890	\$1,667	Brooklyn Heights
9	533 Leonard St #PHA	\$2,818,938	01-Dec-17	1,512	\$1,864	Greenpoint
10	167 Columbia Hts #6C	\$2,745,000	21-Dec-17	-	-	Brooklyn Heights

Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	35 Prospect Park W #8E	\$2,215,000	27-Dec-17	1,500	\$1,477	Park Slope
2	176 Sterling Pl #5L	\$2,000,000	11-Dec-17	-	-	Park Slope
3	314 8 Ave #2L	\$1,950,000	22-Dec-17	-	-	Park Slope
4	28-44 Old Fulton St #3GH	\$1,850,000	14-Dec-17	-	-	Brooklyn Heights
5	50 Plaza St E #4B	\$1,749,000	26-Dec-17	-	-	Prospect Heights
6	28-44 Old Fulton St #7F	\$1,635,000	28-Dec-17	1,487	\$1,100	Brooklyn Heights
7	35 Pierrepont St #8B	\$1,349,000	14-Dec-17	960	\$1,405	Brooklyn Heights
8	78 State St #2	\$1,328,888	27-Dec-17	-	-	Brooklyn Heights
9	110 Clifton Pl #4F	\$1,315,000	06-Dec-17	1,290	\$1,019	Clinton Hill
10	103-105 Montague St #703	\$1,300,000	13-Dec-17	1,100	\$1,182	Brooklyn Heights

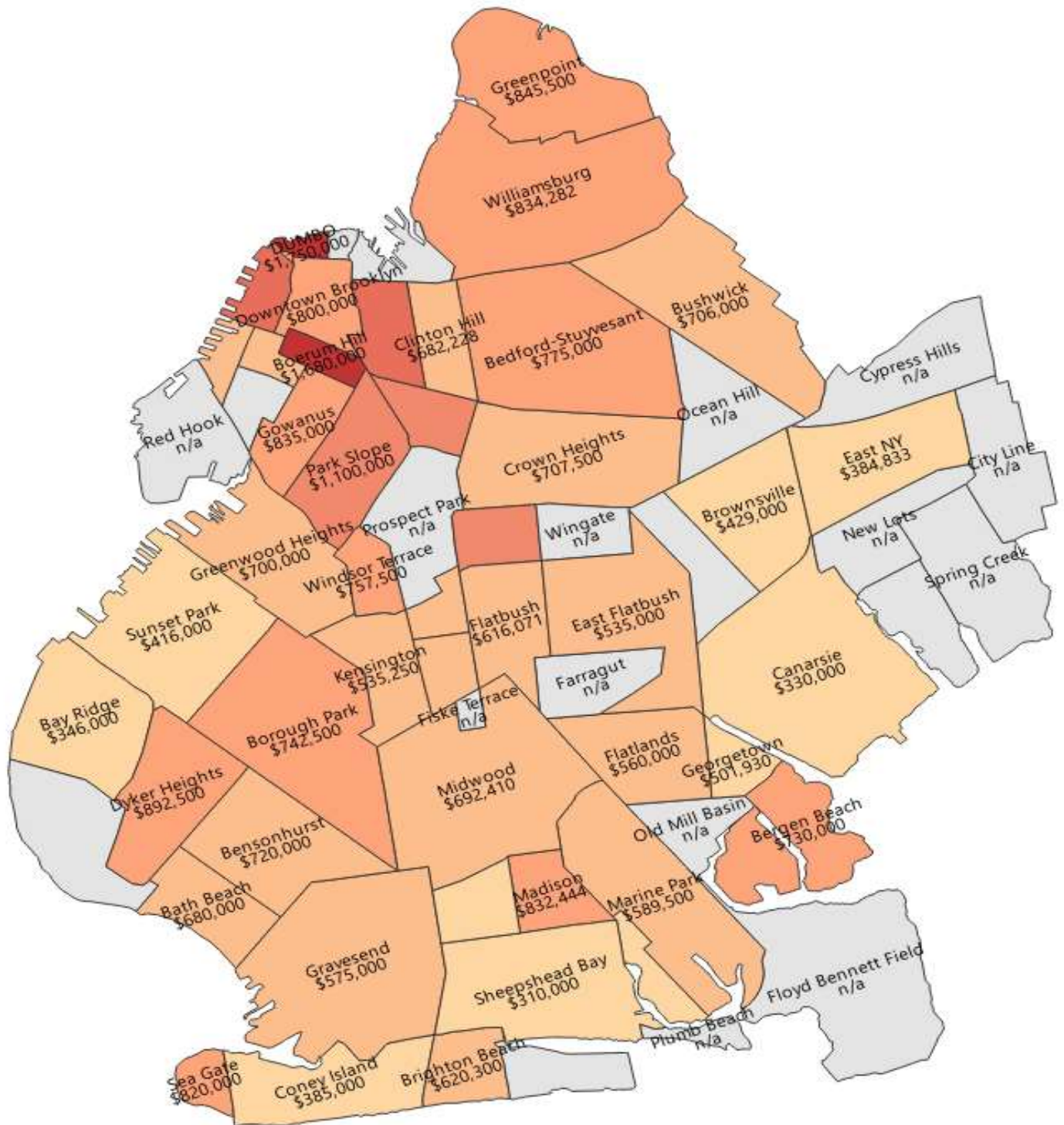


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Map of Neighborhoods

Brooklyn, December 2017



Top Neighborhoods

Brooklyn, December 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Gowanus	\$1,370	\$835,000	8	\$1,076,926	\$450,000	\$829,874
2	DUMBO	\$1,336	\$1,750,000	10	\$1,750,000	-	-
3	Brooklyn Heights	\$1,299	\$1,328,888	21	\$2,324,800	\$735,000	-
4	Cobble Hill	\$1,215	\$675,000	7	\$620,000	\$670,000	\$2,050,000
5	Park Slope	\$1,175	\$1,100,000	53	\$1,455,000	\$954,000	\$1,671,250
6	Greenpoint	\$1,155	\$845,500	16	\$866,000	\$399,999	-
7	Downtown Brooklyn	\$1,141	\$800,000	16	\$842,500	\$363,000	\$4,375,000
8	Williamsburg	\$1,129	\$834,282	47	\$920,000	\$400,000	\$1,772,500
9	Prospect Heights	\$1,092	\$945,459	34	\$1,094,800	\$562,500	\$999,000
10	Boerum Hill	\$1,063	\$1,680,000	7	\$2,110,000	\$1,250,000	-
11	Columbia Street Waterfront District	\$1,009	\$684,000	4	\$684,000	-	-
12	Clinton Hill	\$984	\$682,228	22	\$682,228	\$712,500	-
13	Bushwick	\$913	\$706,000	9	\$706,000	-	-
14	Windsor Terrace	\$899	\$757,500	7	\$785,000	\$620,000	\$1,890,000
15	Greenwood Heights	\$883	\$700,000	9	\$700,000	-	-
16	Bedford-Stuyvesant	\$807	\$775,000	19	\$775,000	-	-
17	Sunset Park	\$774	\$416,000	10	\$619,000	\$370,000	-
18	Prospect - Lefferts Gardens	\$672	\$1,130,000	4	-	-	\$1,130,000
19	Kensington	\$633	\$535,250	22	\$742,000	\$472,500	\$1,210,000
20	Brighton Beach	\$632	\$620,300	18	\$675,000	\$260,000	\$655,000
21	Gravesend	\$615	\$575,000	21	\$667,500	\$220,000	\$915,000
22	Dyker Heights	\$604	\$892,500	11	\$519,000	\$255,000	\$985,000
23	Bay Ridge	\$594	\$346,000	39	\$825,000	\$323,795	\$995,000
24	Madison	\$585	\$832,444	11	\$774,888	\$304,500	\$897,000
25	Bergen Beach	\$584	\$730,000	3	-	-	\$730,000
26	Ditmas Park	\$583	\$585,000	6	\$600,000	\$555,000	-
27	Borough Park	\$582	\$742,500	25	\$742,500	\$365,000	\$1,150,000
28	Midwood	\$578	\$692,410	28	\$578,255	\$217,500	\$1,275,000
29	Bensonhurst	\$561	\$720,000	16	\$576,046	\$191,000	\$835,000
30	Marine Park	\$537	\$589,500	11	\$495,000	-	\$619,000
31	Crown Heights	\$511	\$707,500	12	\$677,000	\$245,000	\$865,000
32	Coney Island	\$454	\$385,000	15	\$557,500	\$376,000	-
33	Sheepshead Bay	\$453	\$310,000	37	\$491,272	\$190,000	\$800,000
34	Gerritsen Beach	\$452	\$438,000	8	-	\$140,000	\$480,500
35	Mill Basin	\$432	\$880,000	4	-	-	\$880,000
36	Georgetown	\$424	\$501,930	8	\$362,000	-	\$787,750
37	East Flatbush	\$372	\$535,000	18	-	\$177,500	\$550,000
38	Flatlands	\$366	\$560,000	6	-	\$225,000	\$580,000
39	East New York	\$356	\$384,833	18	\$339,638	-	\$422,333
40	Sea Gate	\$347	\$820,000	4	\$300,000	-	\$900,000

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

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



The RATNER Team Market Report

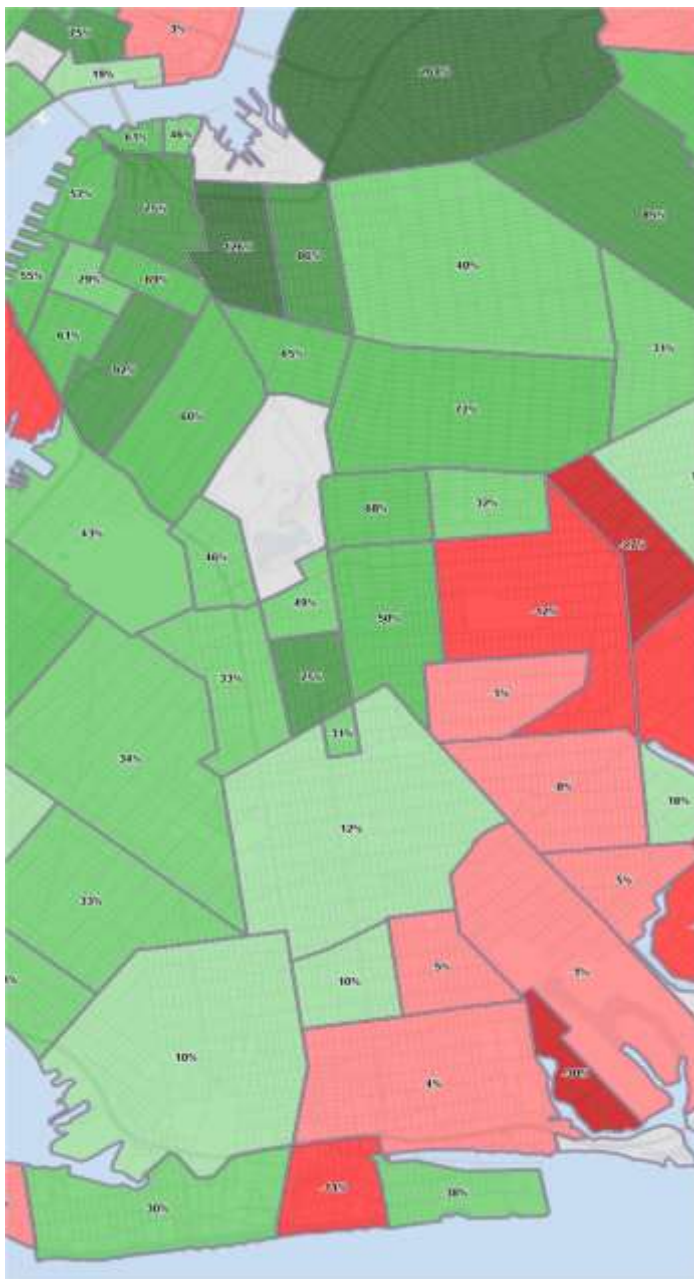
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Sales Maps

Brooklyn, December 2017

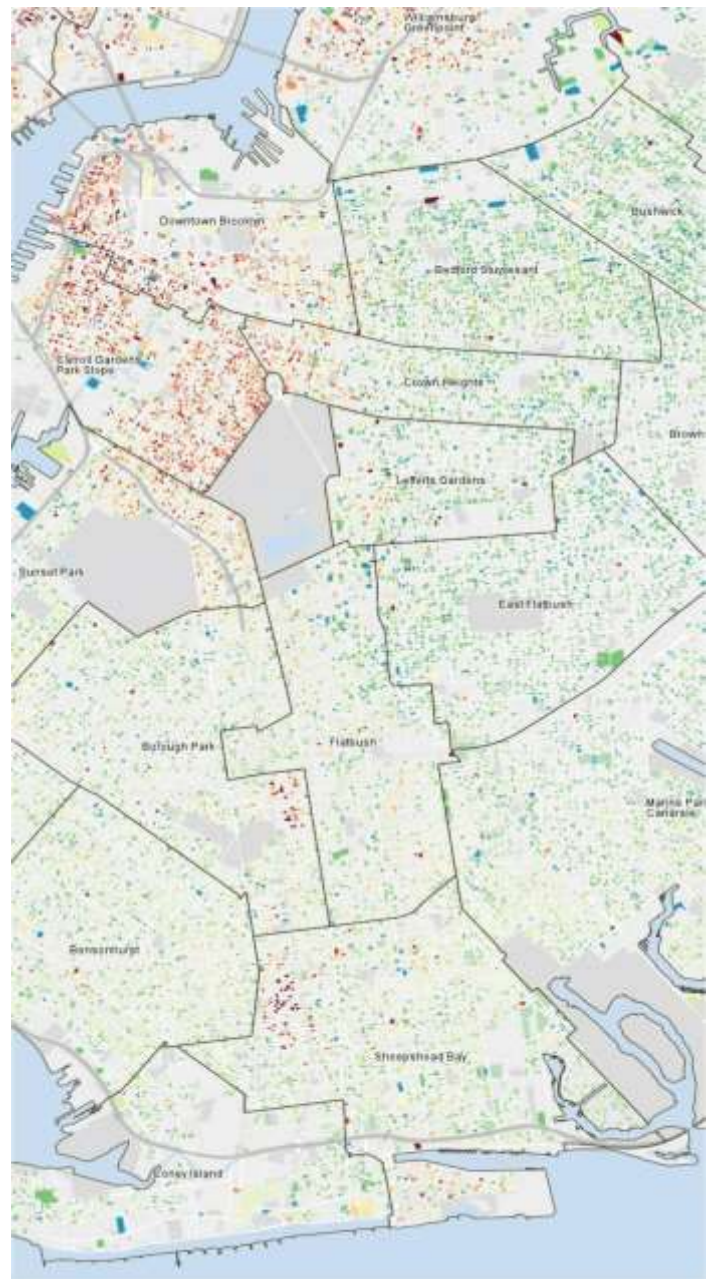
Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.



Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.



Bay Ridge

Brooklyn, December 2017

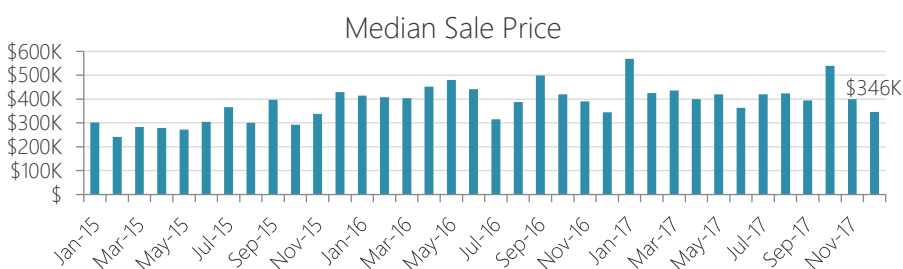


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

Median Sale Price



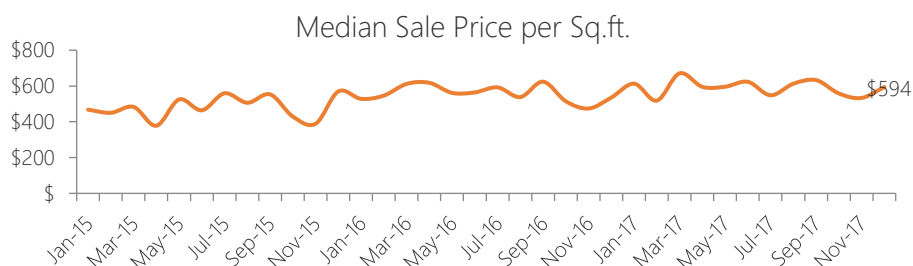
0% YoY



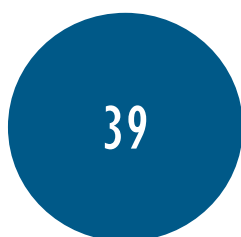
Median Sale Price per Sq.ft.



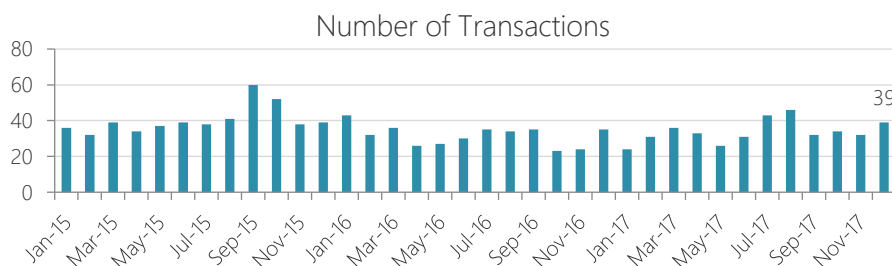
11% YoY



Number of Transactions



11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$825,000	-6%	\$792	0%	6
Coops	\$323,795	13%	\$468	15%	26
Houses	\$995,000	-5%	\$590	10%	8



Bedford-Stuyvesant

Brooklyn, December 2017

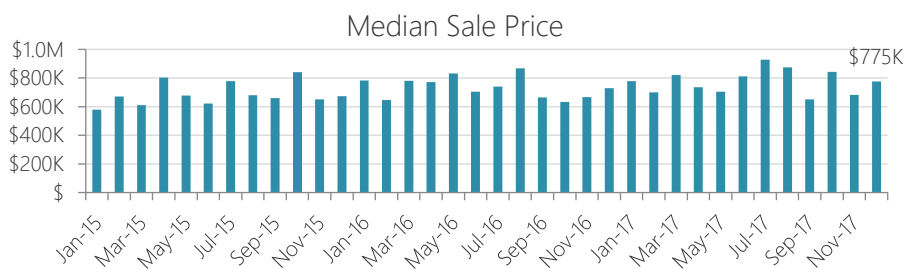


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

Median Sale Price



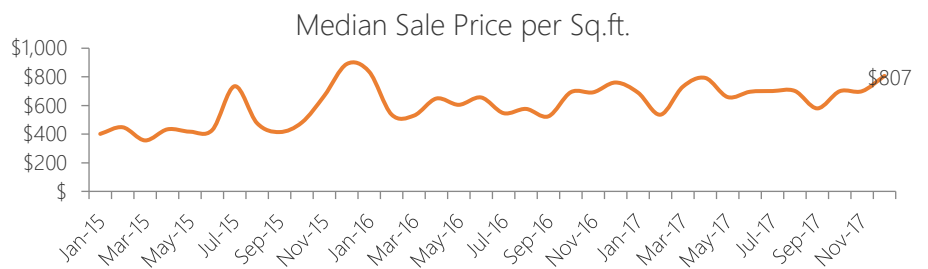
6% YoY



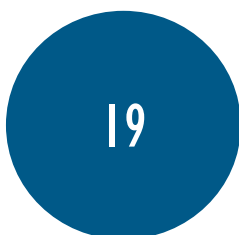
Median Sale Price per Sq.ft.



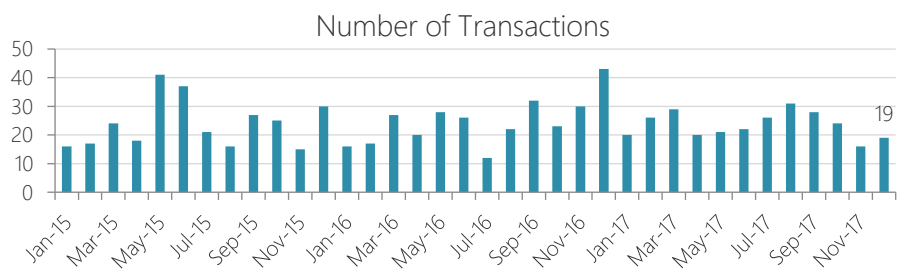
6% YoY



Number of Transactions



-56% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$775,000	17%	\$807	5%	19
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Bensonhurst

Brooklyn, December 2017

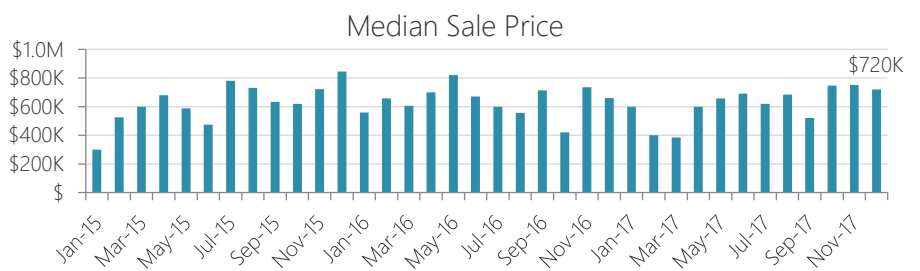


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

Median Sale Price



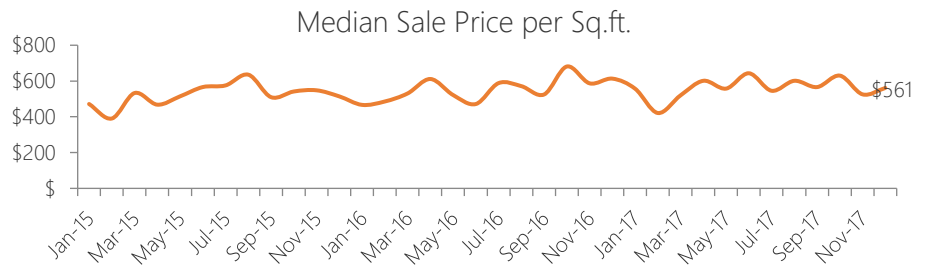
9% YoY



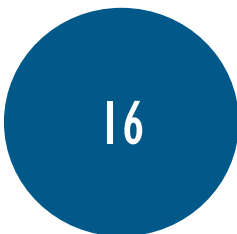
Median Sale Price per Sq.ft.



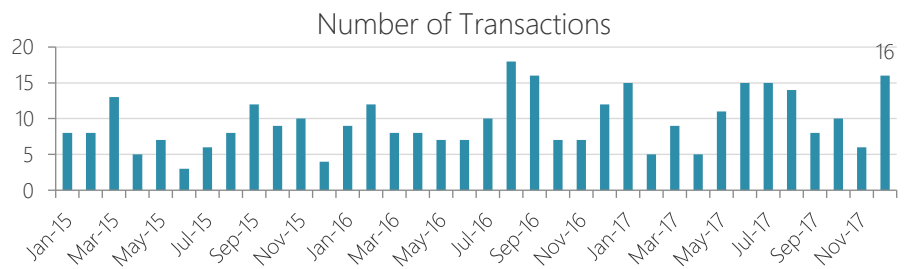
-8% YoY



Number of Transactions



33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$576,046	-9%	\$543	-7%	7
Coops	\$191,000	-	-	-	1
Houses	\$835,000	4%	\$617	-3%	8



Bergen Beach

Brooklyn, December 2017

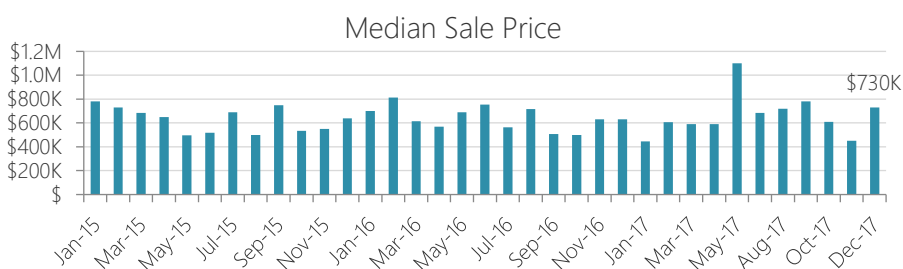


Bergen Beach is a popular neighborhood in Brooklyn for those who want to skip the trendy spots and embrace a suburban feel. There you'll find cozy neighborhoods, driveway basketball hoops, and streets lined with trees. With no subway stops or bus service, most residents drive and the housing stock includes hi-ranches, split-levels, and colonials.

Median Sale Price



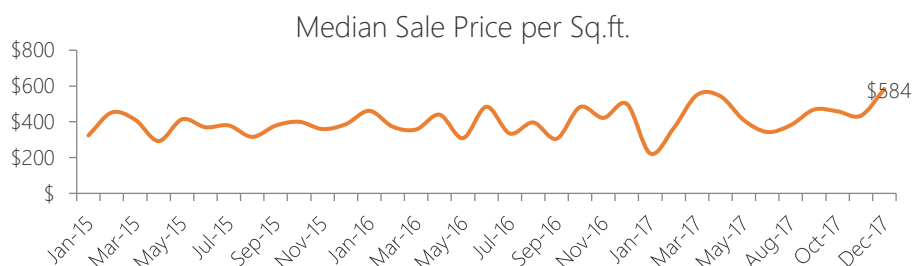
16% YoY



Median Sale Price per Sq.ft.



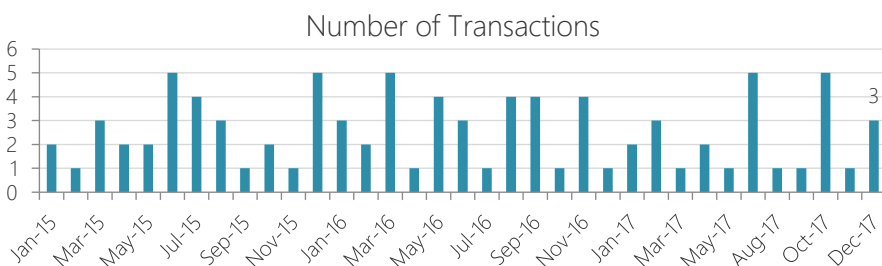
17% YoY



Number of Transactions



200% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$730,000	16%	\$584	17%	3



Boerum Hill

Brooklyn, December 2017

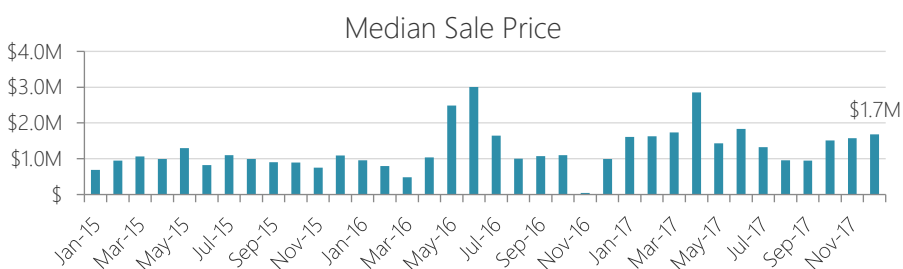


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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

Median Sale Price



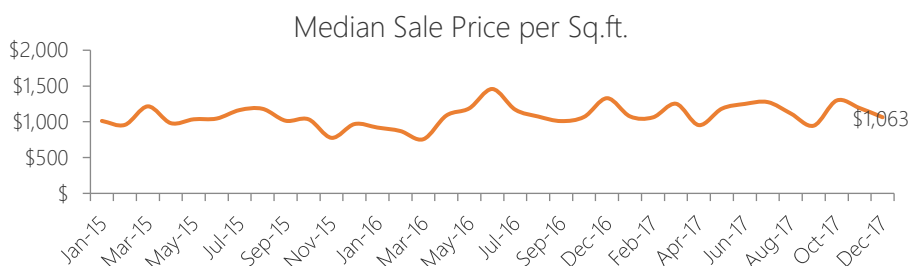
69% YoY



Median Sale Price per Sq.ft.



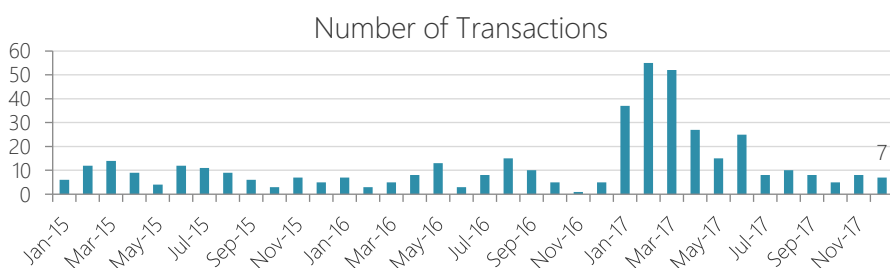
-20% YoY



Number of Transactions



40% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,110,000	47%	\$1,063	-20%	6
Coops	\$1,250,000	62%	-	-	1
Houses	-	-	-	-	0



Borough Park

Brooklyn, December 2017

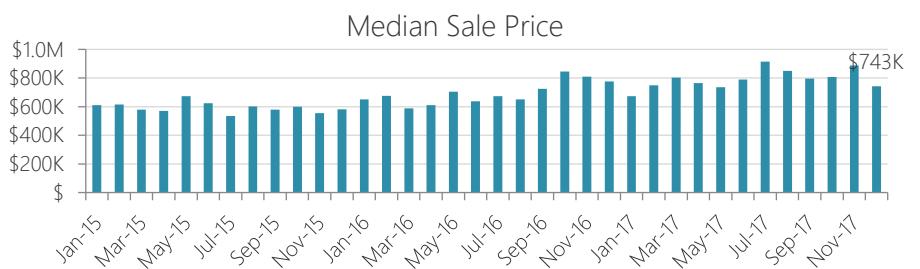


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

Median Sale Price



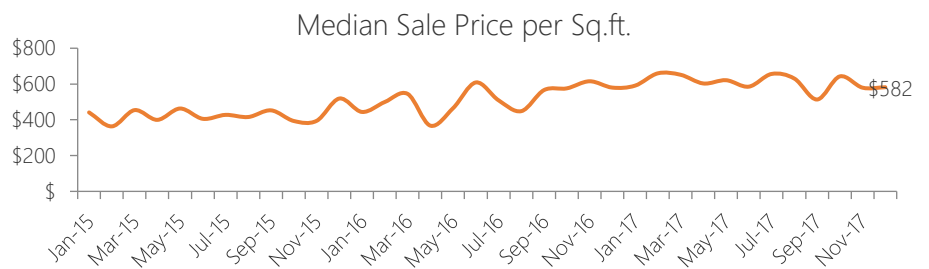
-4% YoY



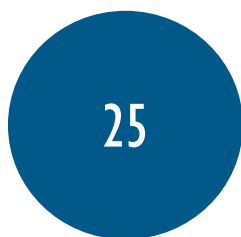
Median Sale Price per Sq.ft.



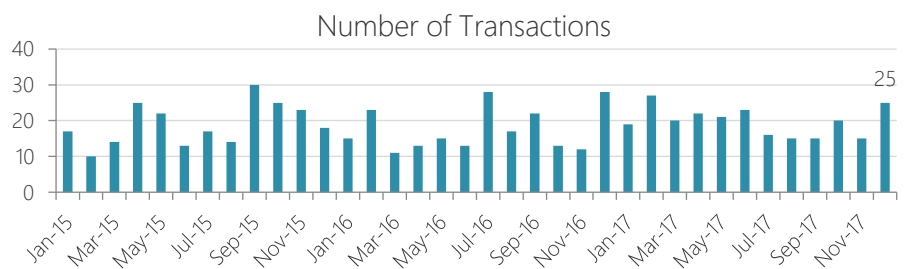
0% YoY



Number of Transactions



-11% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$742,500	1%	\$566	6%	20
Coops	\$365,000	-	-	-	1
Houses	\$1,150,000	18%	\$582	-8%	3



Brighton Beach

Brooklyn, December 2017

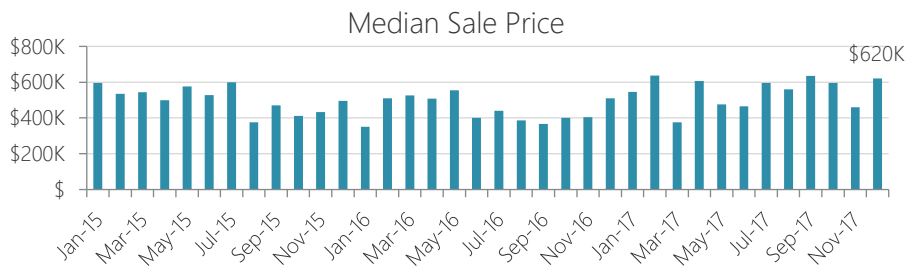


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

Median Sale Price



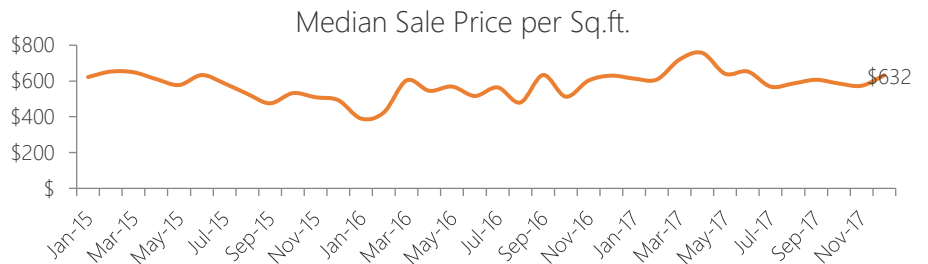
22% YoY



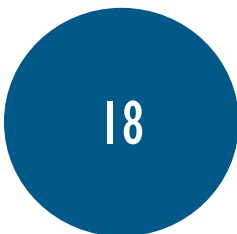
Median Sale Price per Sq.ft.



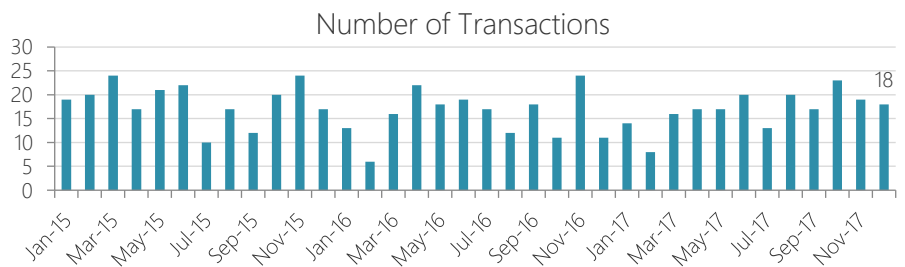
0% YoY



Number of Transactions



64% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	-21%	\$632	-9%	12
Coops	\$260,000	-28%	-	-	3
Houses	\$655,000	28%	\$647	47%	2



Brooklyn Heights

Brooklyn, December 2017

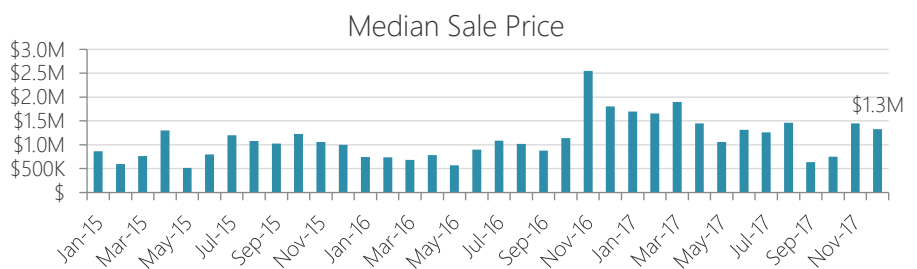


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

Median Sale Price



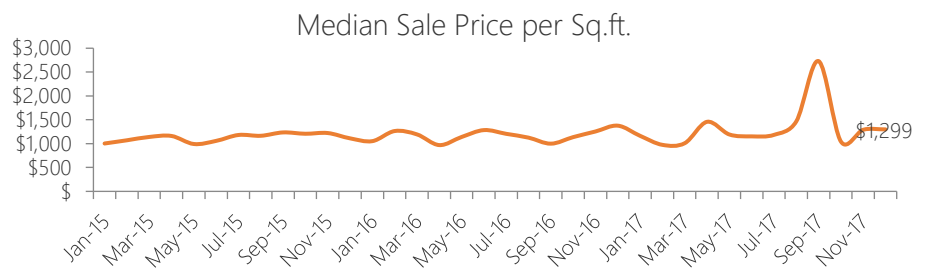
-26% YoY



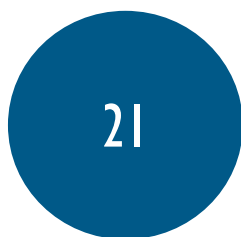
Median Sale Price per Sq.ft.



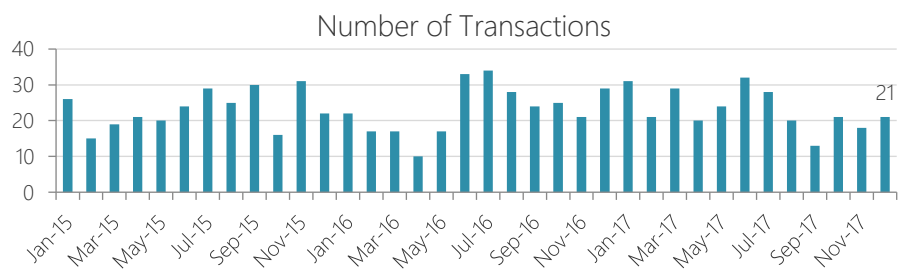
-6% YoY



Number of Transactions



-28% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,324,800	-14%	\$1,441	7%	9
Coops	\$735,000	29%	\$1,141	-	12
Houses	-	-	-	-	0



Brownsville

Brooklyn, December 2017

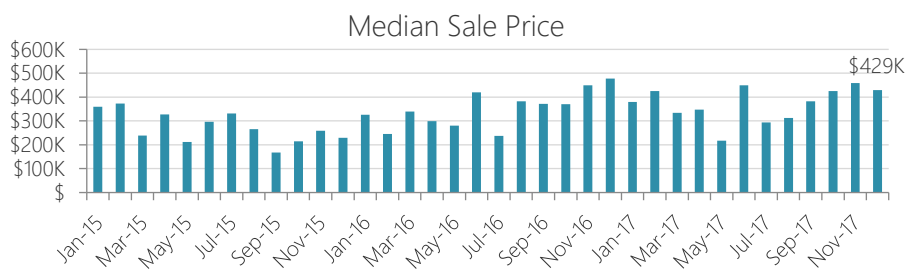


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

Median Sale Price



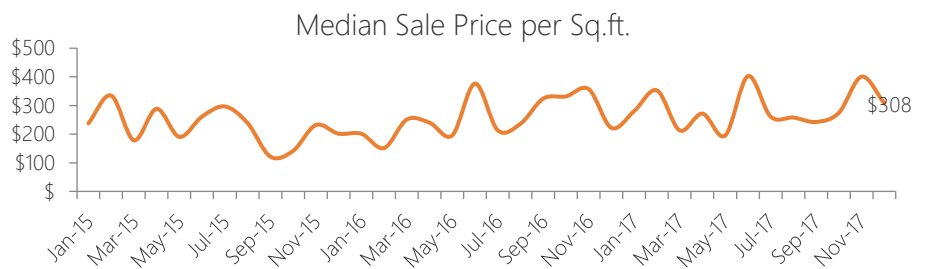
-10% YoY



Median Sale Price per Sq.ft.



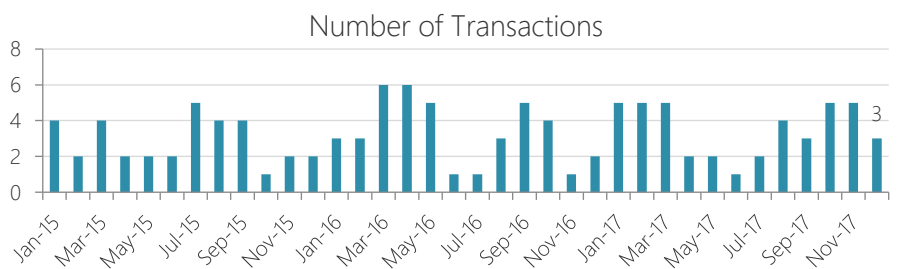
39% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$429,000	-10%	\$308	39%	3



Bushwick

Brooklyn, December 2017

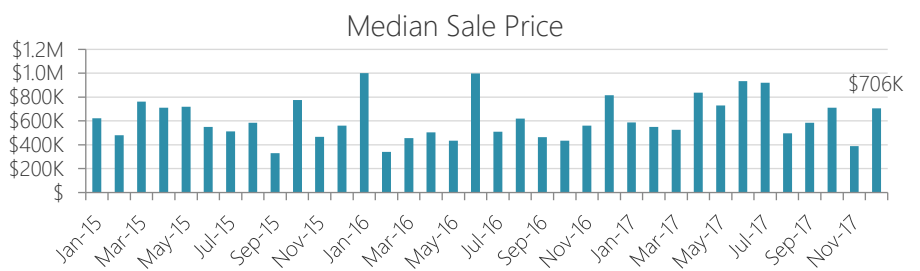


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

Median Sale Price



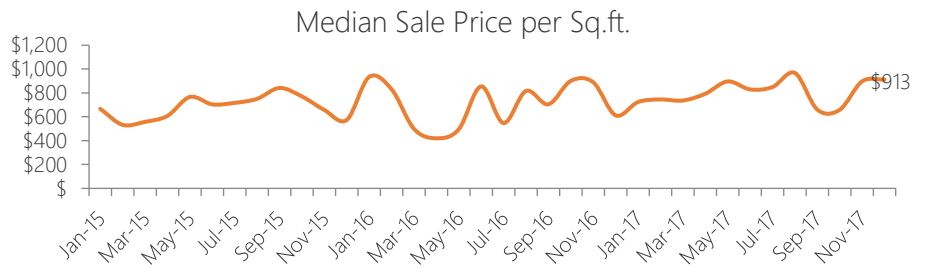
-13% YoY



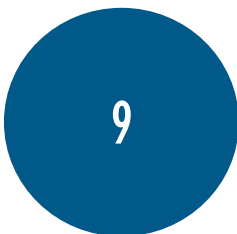
Median Sale Price per Sq.ft.



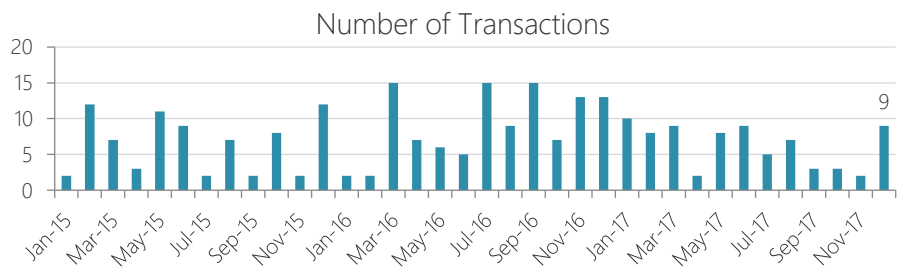
49% YoY



Number of Transactions



-31% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$706,000	-13%	\$913	2%	9
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Canarsie

Brooklyn, December 2017

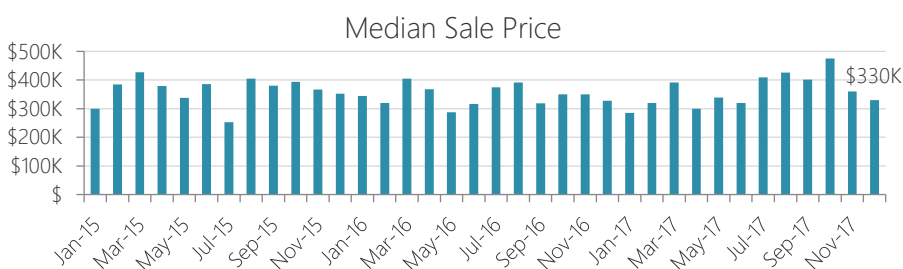


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

Median Sale Price



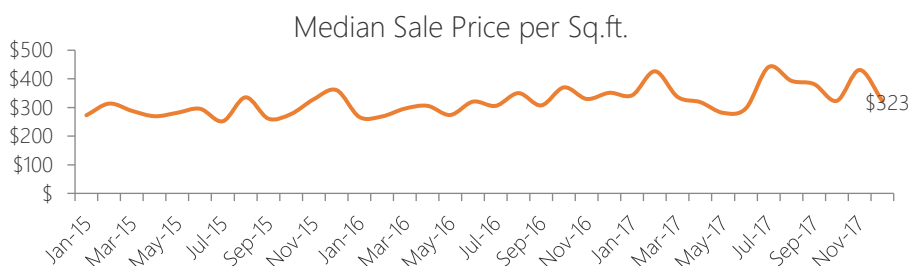
1% YoY



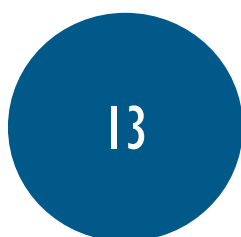
Median Sale Price per Sq.ft.



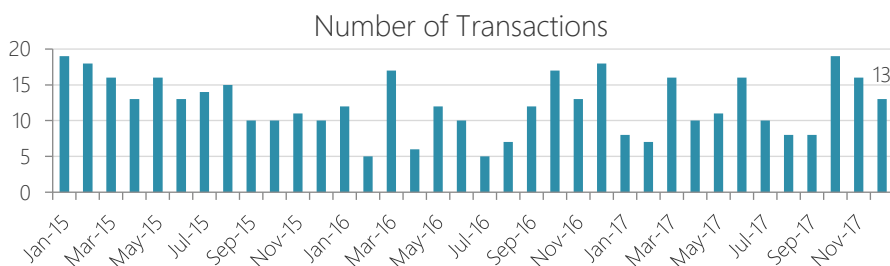
-8% YoY



Number of Transactions



-28% YoY



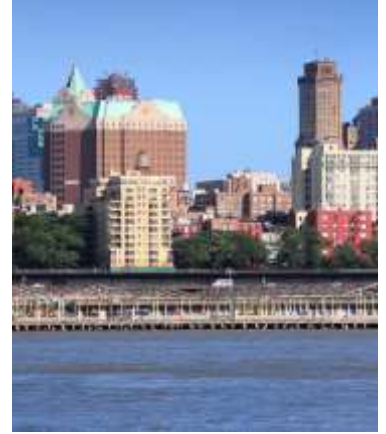
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$320,000	8%	\$308	6%	6
Coops	\$147,000	7%	-	-	1
Houses	\$496,250	12%	\$425	11%	7



Clinton Hill

Brooklyn, December 2017

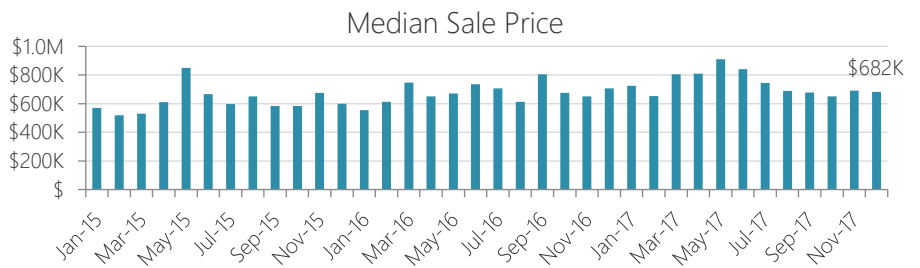


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

Median Sale Price



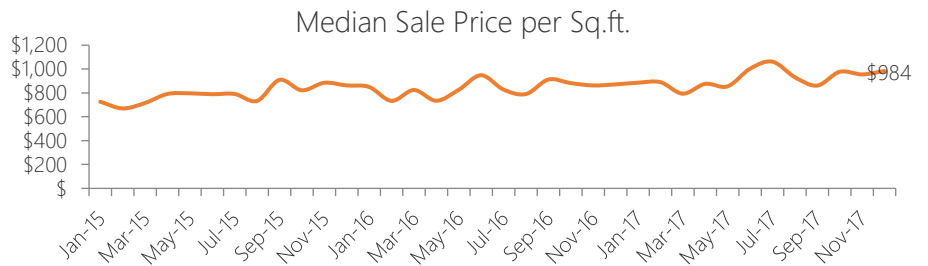
-4% YoY



Median Sale Price per Sq.ft.



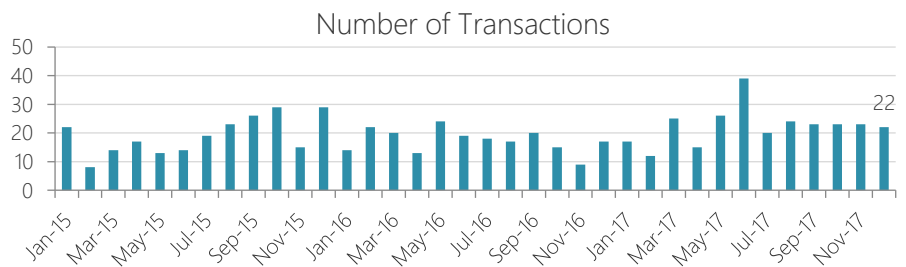
13% YoY



Number of Transactions



29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$682,228	-24%	\$1,061	-1%	13
Coops	\$712,500	20%	\$875	9%	9
Houses	-	-	-	-	0



Cobble Hill

Brooklyn, December 2017

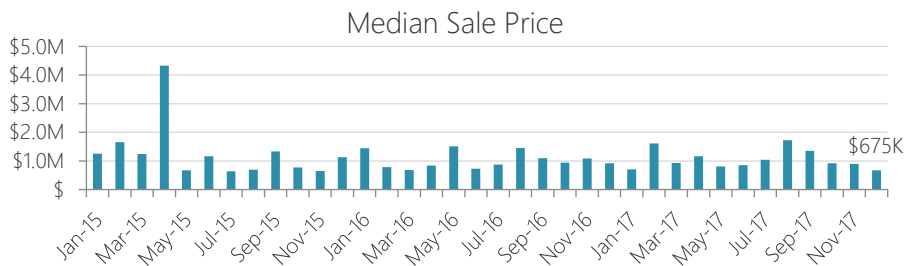


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

Median Sale Price



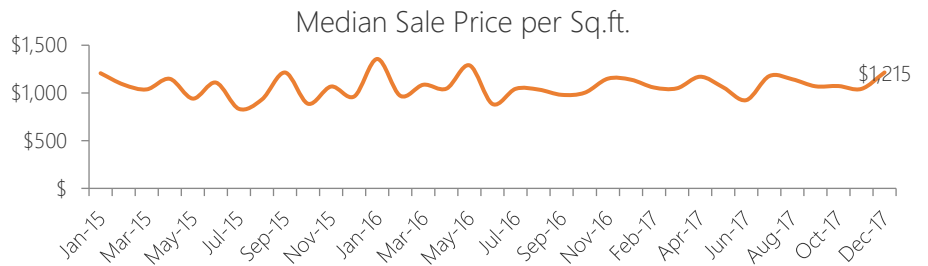
-27% YoY



Median Sale Price per Sq.ft.



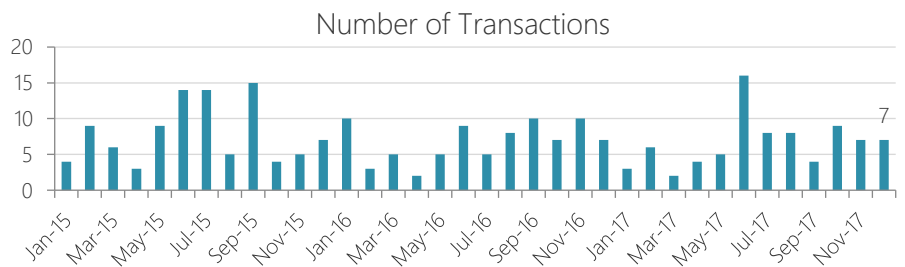
7% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$620,000	-56%	\$1,319	16%	3
Coops	\$670,000	-21%	\$862	-	2
Houses	\$2,050,000	-	\$1,941	-	1



Columbia Street Waterfront District

Brooklyn, December 2017

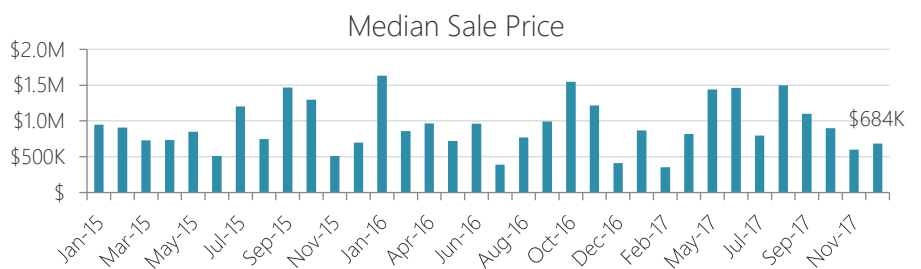


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential buildings.

Median Sale Price



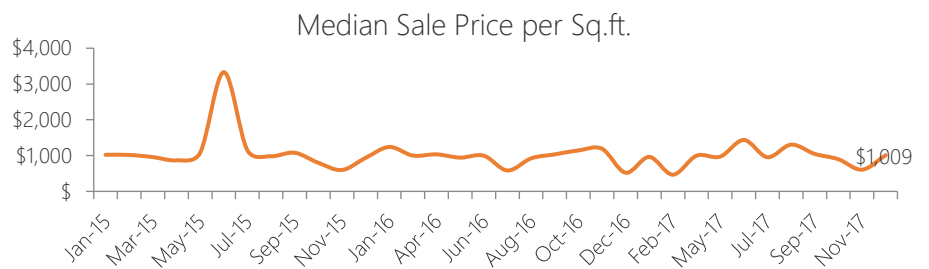
67% YoY



Median Sale Price per Sq.ft.



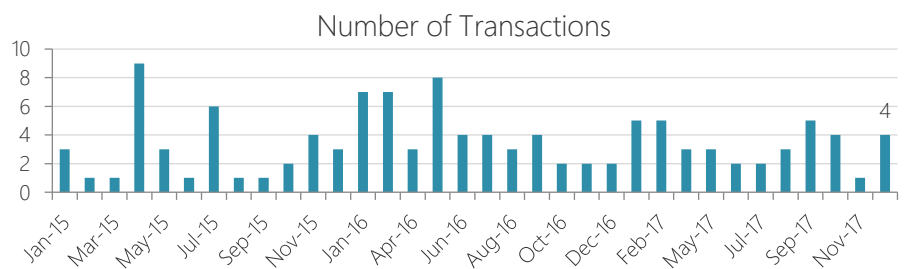
94% YoY



Number of Transactions



100% YoY



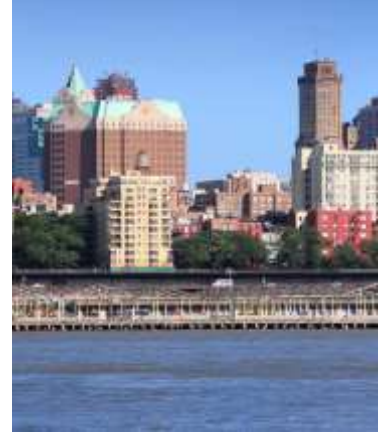
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$684,000	67%	\$1,009	94%	4
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Coney Island

Brooklyn, December 2017

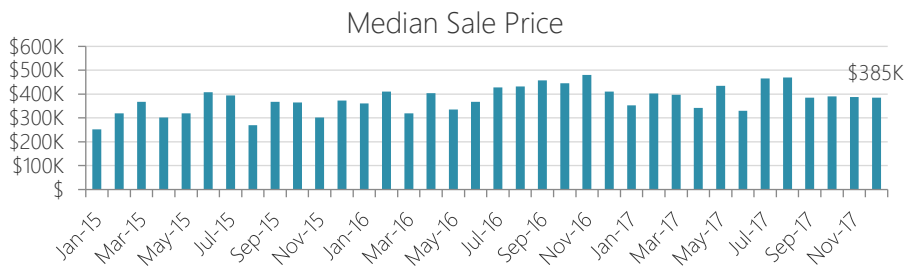


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

Median Sale Price



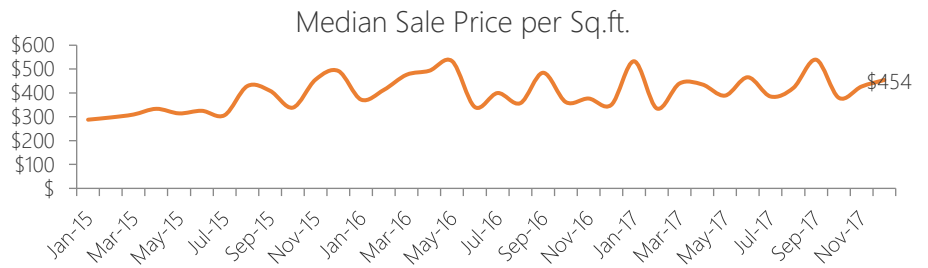
-6% YoY



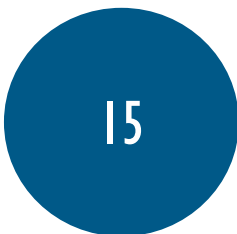
Median Sale Price per Sq.ft.



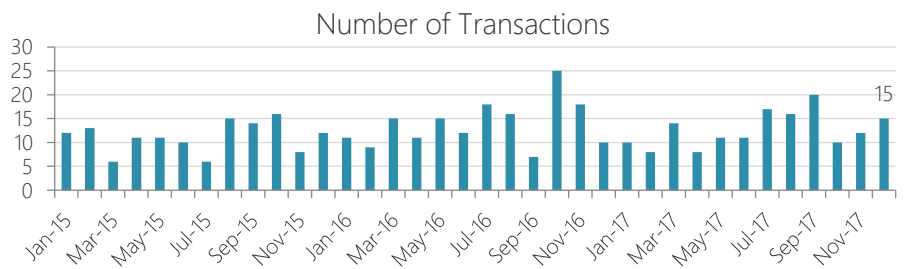
30% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$557,500	39%	\$532	22%	4
Coops	\$376,000	0%	\$402	-	10
Houses	-	-	-	-	0



Crown Heights

Brooklyn, December 2017

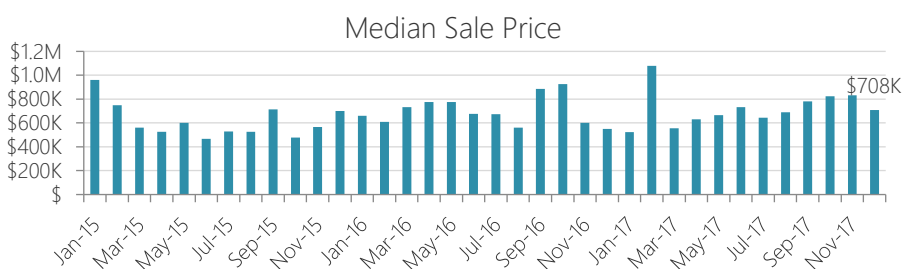


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

Median Sale Price



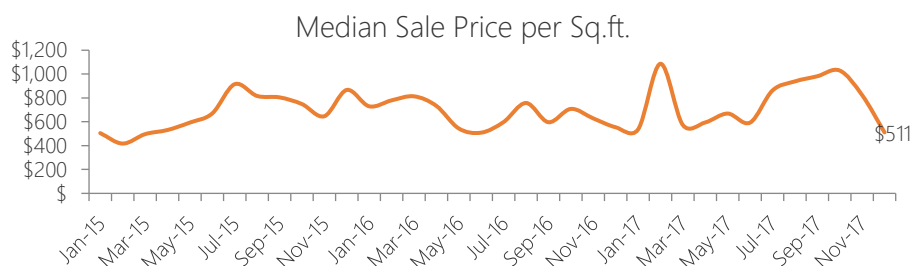
29% YoY



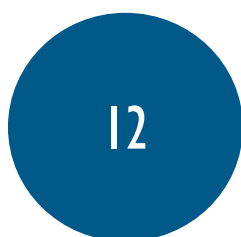
Median Sale Price per Sq.ft.



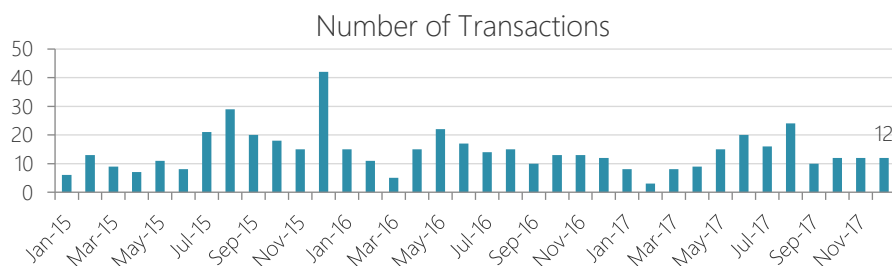
-8% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$677,000	15%	\$884	19%	3
Coops	\$245,000	-20%	-	-	2
Houses	\$865,000	-25%	\$506	16%	7



Ditmas Park

Brooklyn, December 2017

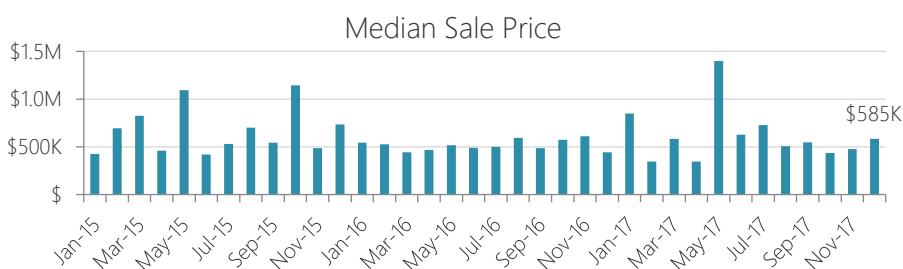


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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

Median Sale Price



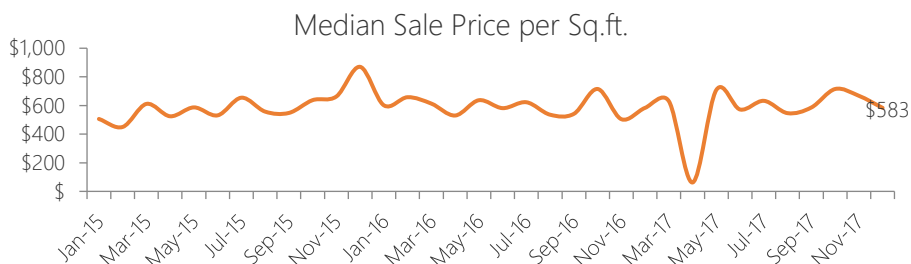
32% YoY



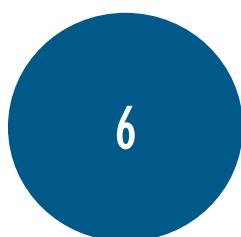
Median Sale Price per Sq.ft.



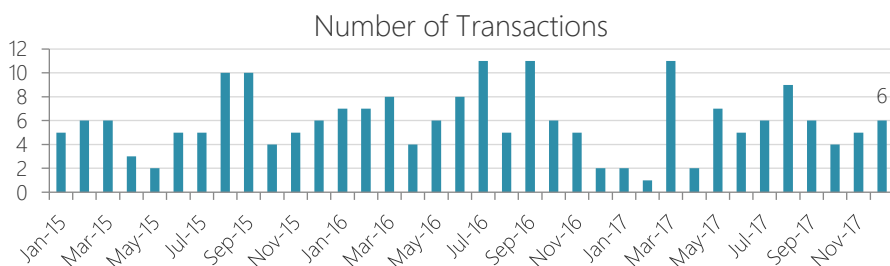
-



Number of Transactions



200% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$600,000	-	\$777	-	1
Coops	\$555,000	25%	\$577	-	4
Houses	-	-	-	-	0



Downtown Brooklyn

Brooklyn, December 2017

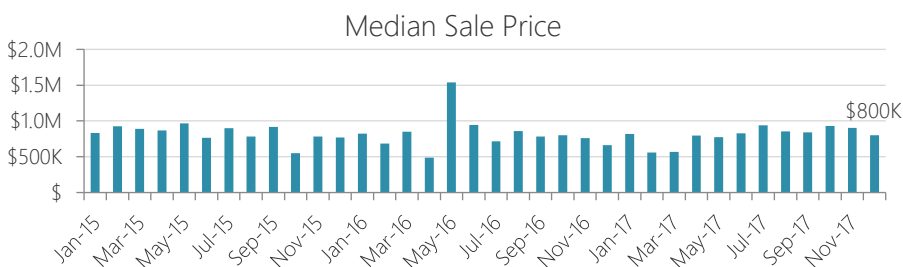


As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools, and many bus lines and subway stations.

Median Sale Price



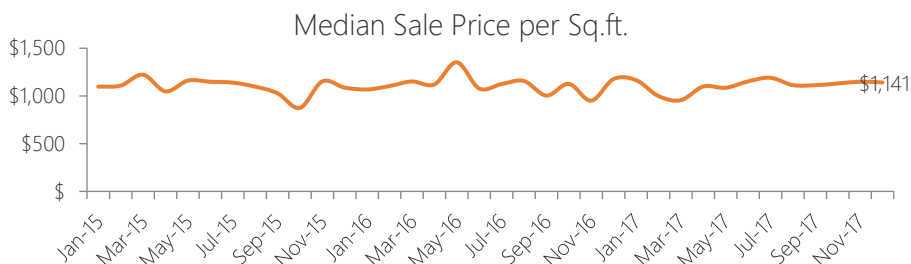
21% YoY



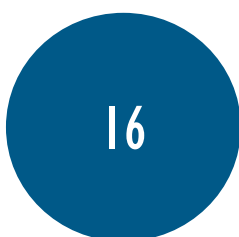
Median Sale Price per Sq.ft.



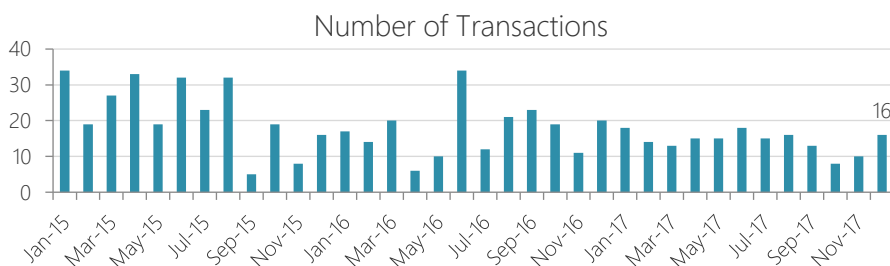
-3% YoY



Number of Transactions



-20% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$842,500	-12%	\$1,141	-5%	11
Coops	\$363,000	-26%	\$755	9%	3
Houses	\$4,375,000	-	\$1,250	-	1



DUMBO

Brooklyn, December 2017

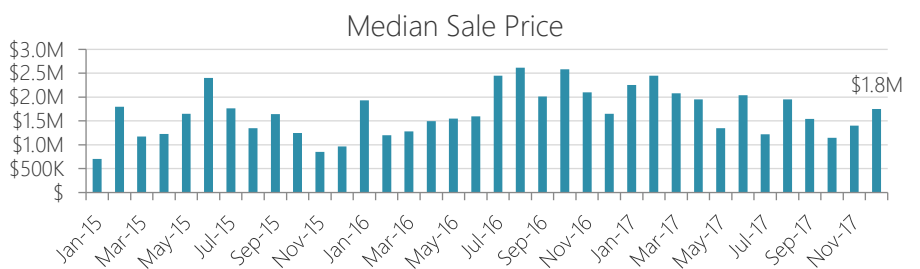


The trendy neighborhood of DUMBO is as classy as it is sassy. With a hip vibe today built on a historic past there's a mixture of converted warehouses and vintage loft spaces – some with views of the Brooklyn Bridge and the Manhattan skyline. Trendy shops, hip bars, and manicured waterfront spaces can be found throughout this popular neighborhood.

Median Sale Price



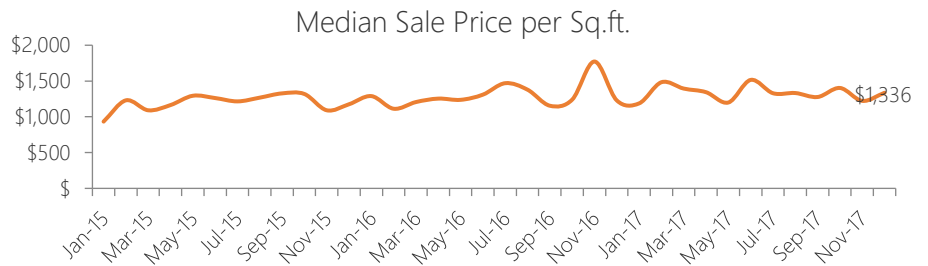
6% YoY



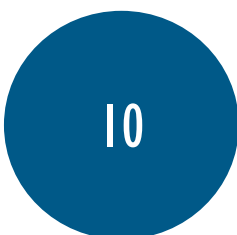
Median Sale Price per Sq.ft.



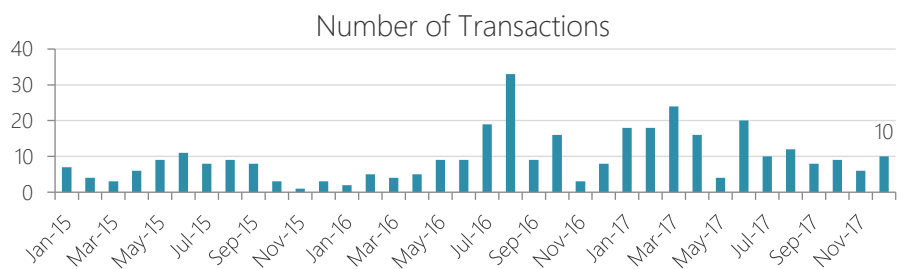
9% YoY



Number of Transactions



25% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,750,000	6%	\$1,336	9%	10
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Dyker Heights

Brooklyn, December 2017

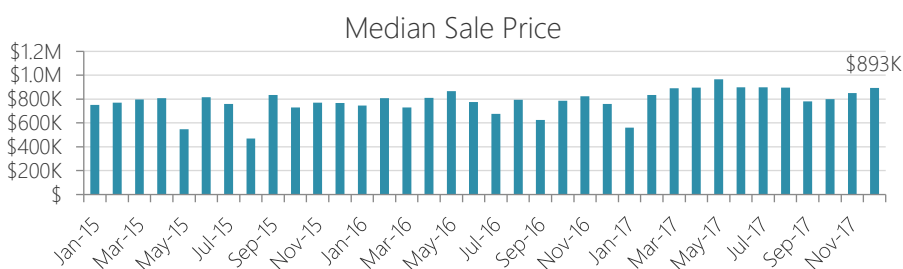


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

Median Sale Price



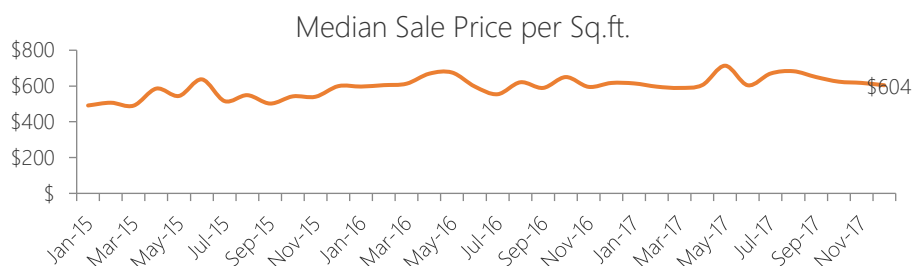
17% YoY



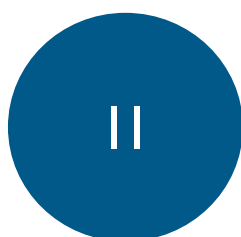
Median Sale Price per Sq.ft.



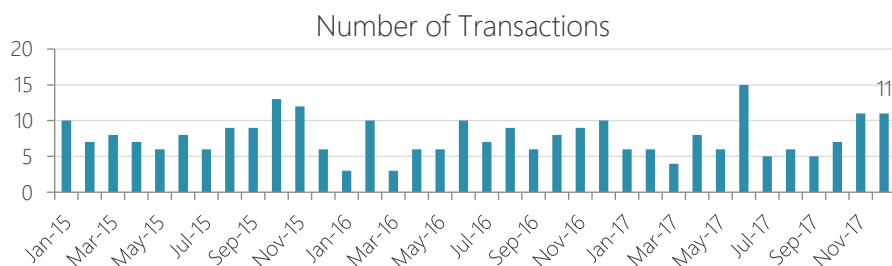
-2% YoY



Number of Transactions



10% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$519,000	-18%	\$518	-5%	1
Coops	\$255,000	4%	-	-	2
Houses	\$985,000	4%	\$614	-14%	8



East Flatbush

Brooklyn, December 2017

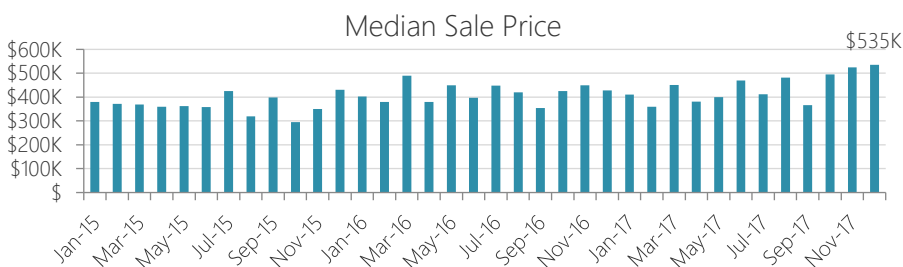


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

Median Sale Price



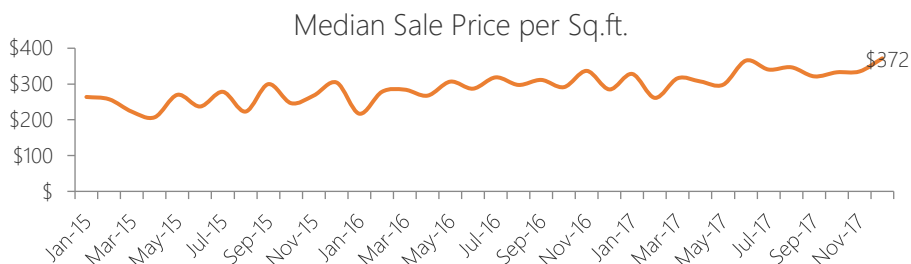
25% YoY



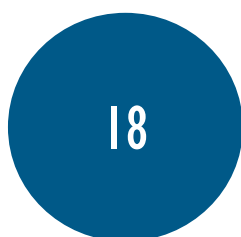
Median Sale Price per Sq.ft.



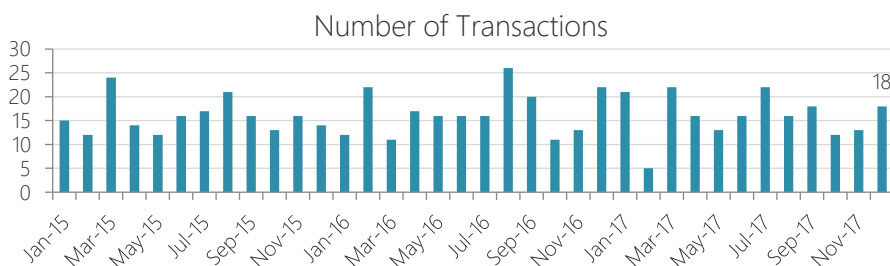
30% YoY



Number of Transactions



-18% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$177,500	-27%	-	-	2
Houses	\$550,000	20%	\$372	30%	16



East New York

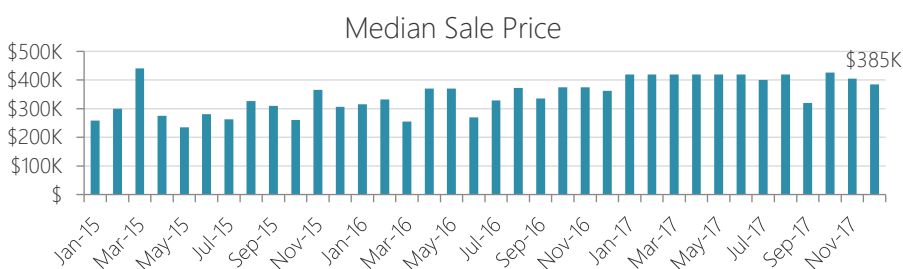
Brooklyn, December 2017



Median Sale Price



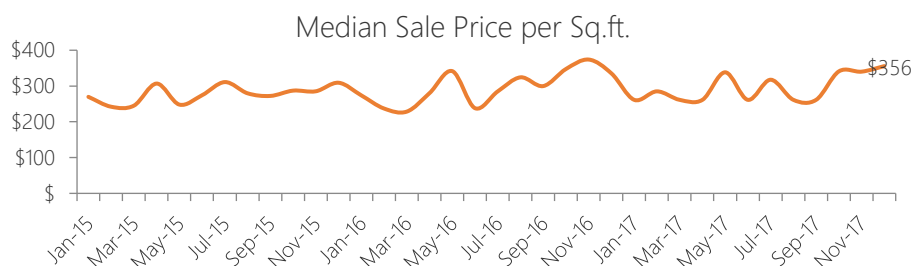
6% YoY



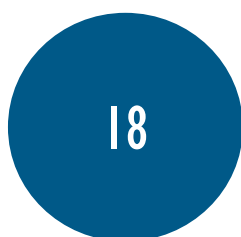
Median Sale Price per Sq.ft.



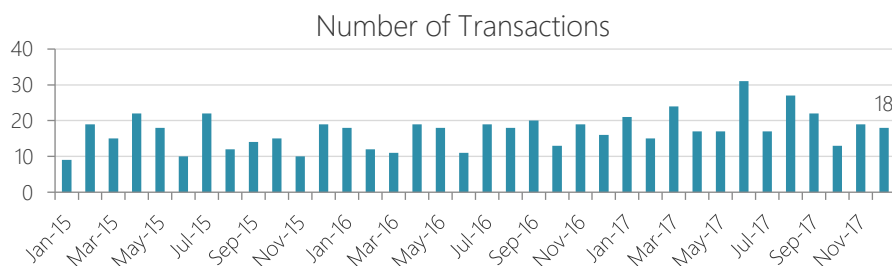
6% YoY



Number of Transactions



13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$339,638	6%	\$375	1%	4
Coops	-	-	-	-	0
Houses	\$422,333	7%	\$288	-13%	13



Flatlands

Brooklyn, December 2017

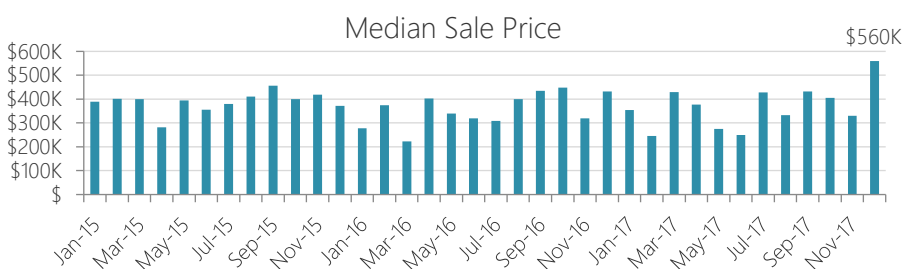


With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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

Median Sale Price



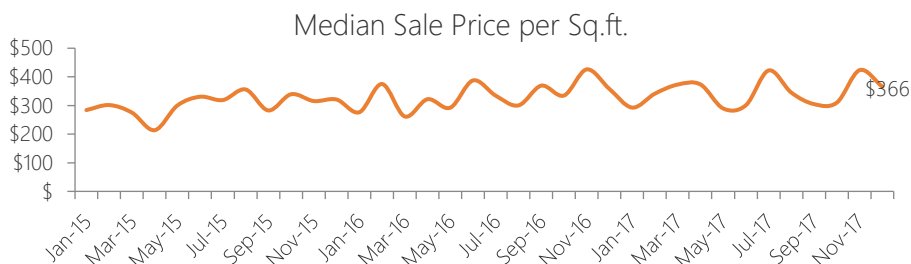
29% YoY



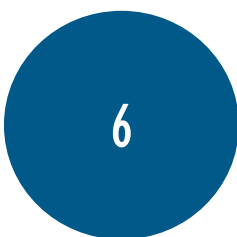
Median Sale Price per Sq.ft.



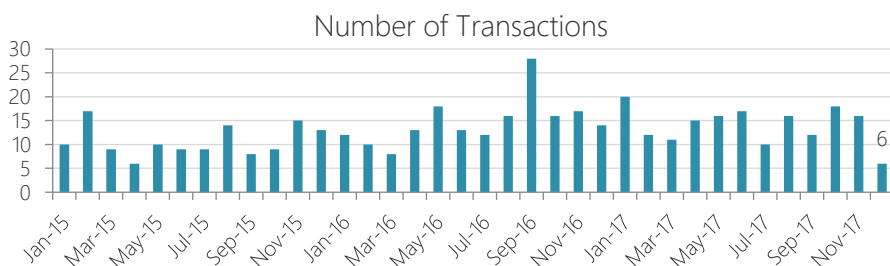
2% YoY



Number of Transactions



-57% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$225,000	5%	-	-	1
Houses	\$580,000	32%	\$366	2%	4



Georgetown

Brooklyn, December 2017

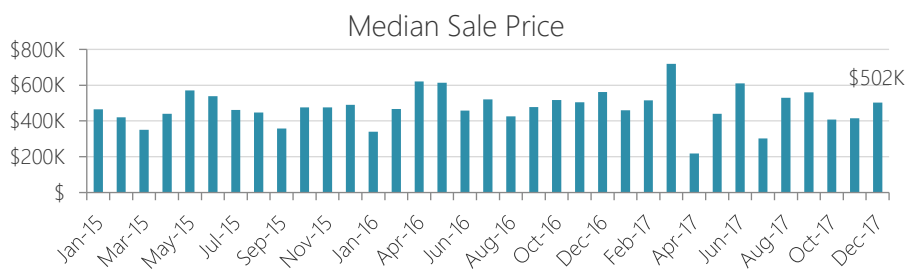


An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall,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

Median Sale Price



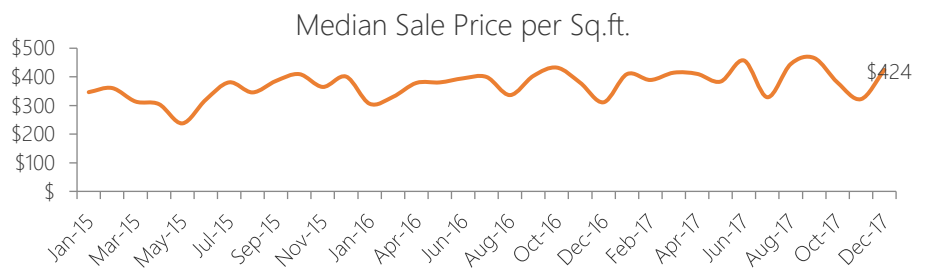
-11% YoY



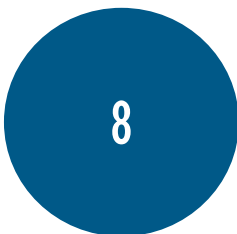
Median Sale Price per Sq.ft.



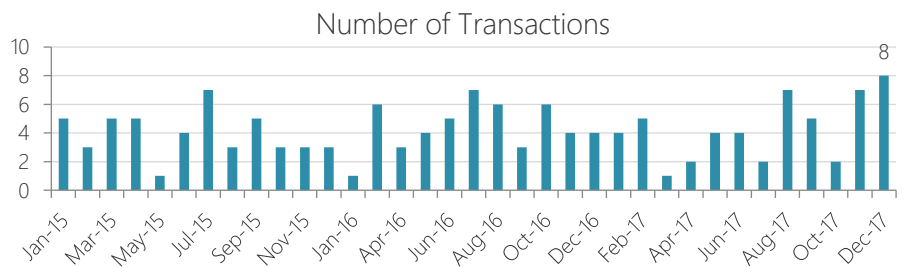
36% YoY



Number of Transactions



100% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$362,000	7%	\$424	26%	6
Coops	-	-	-	-	0
Houses	\$787,750	26%	\$386	35%	2



Gerritsen Beach

Brooklyn, December 2017

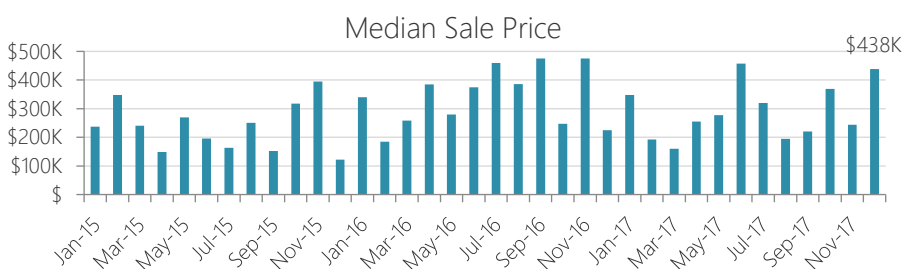


Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties and street fairs take place all summer long.

Median Sale Price



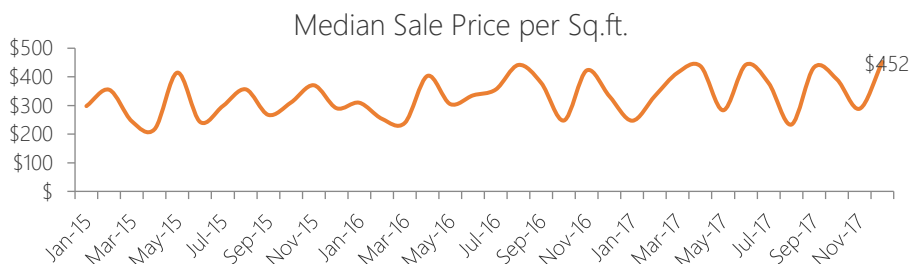
95% YoY



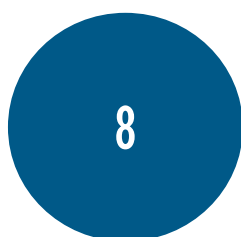
Median Sale Price per Sq.ft.



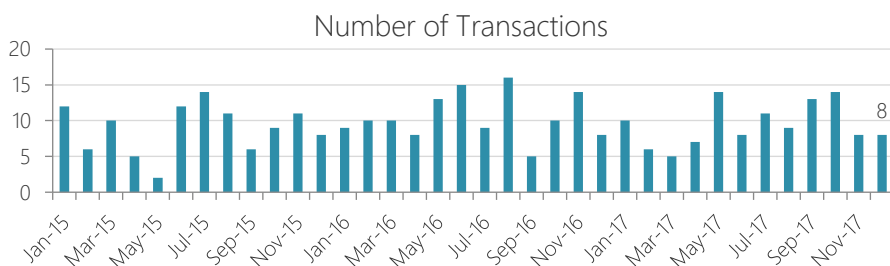
36% YoY



Number of Transactions



0% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$140,000	-19%	\$176	-	2
Houses	\$480,500	5%	\$483	46%	6



Gowanus

Brooklyn, December 2017

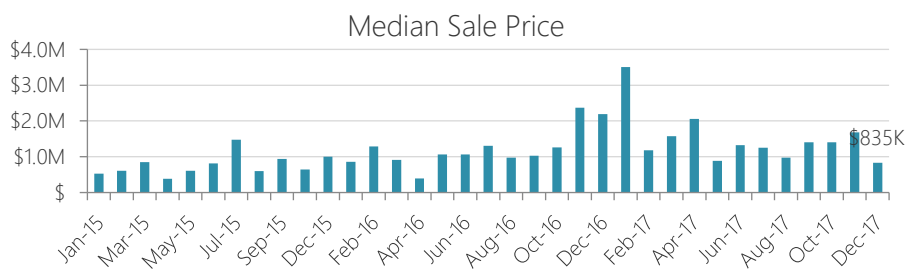


Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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

Median Sale Price



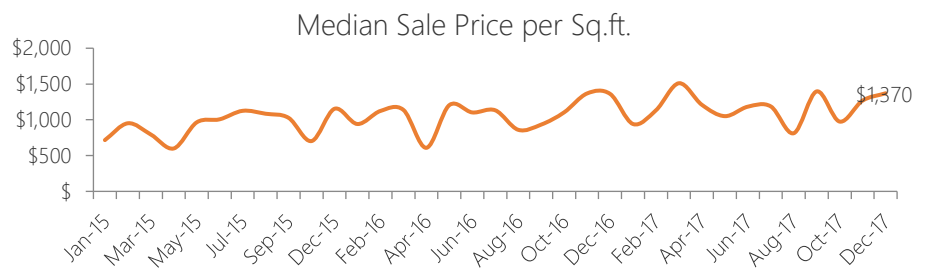
-62% YoY



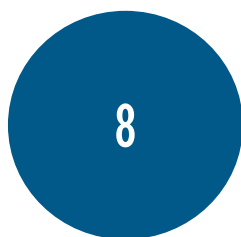
Median Sale Price per Sq.ft.



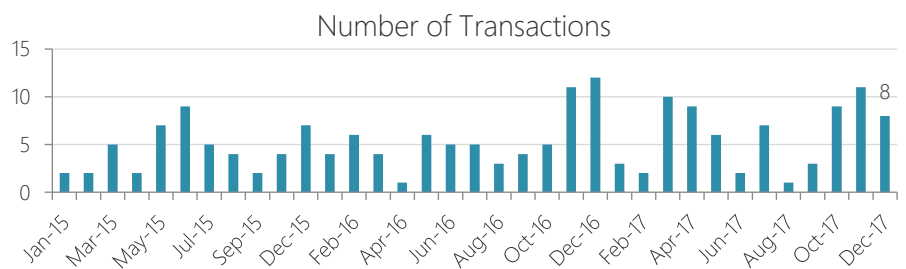
1% YoY



Number of Transactions



-33% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,076,926	-52%	\$1,576	16%	4
Coops	\$450,000	-3%	-	-	2
Houses	\$829,874	-	\$1,037	-	1



Gravesend

Brooklyn, December 2017

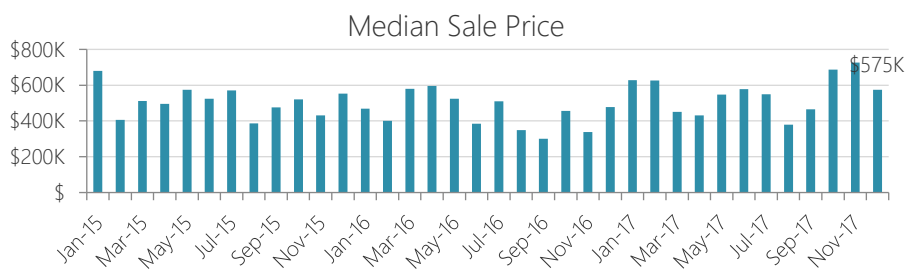


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

Median Sale Price



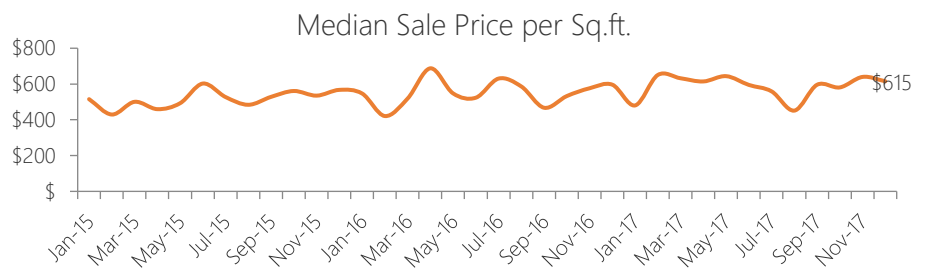
20% YoY



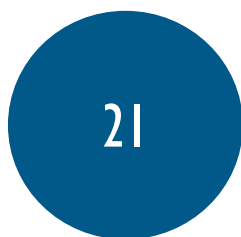
Median Sale Price per Sq.ft.



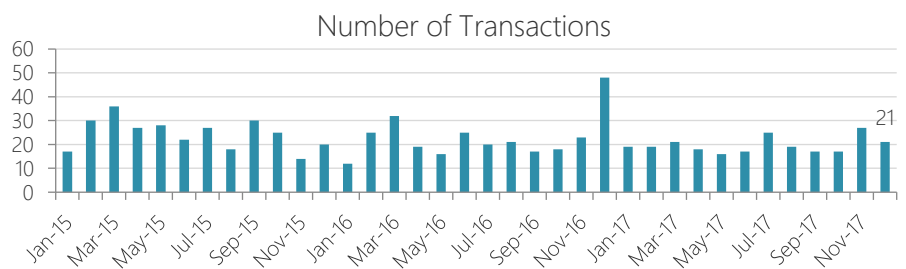
3% YoY



Number of Transactions



-56% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$667,500	34%	\$615	20%	9
Coops	\$220,000	-15%	\$273	-20%	9
Houses	\$915,000	-11%	\$862	23%	3



Greenpoint

Brooklyn, December 2017

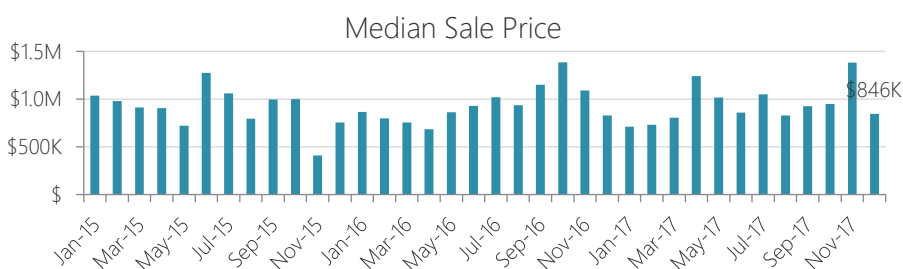


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

Median Sale Price



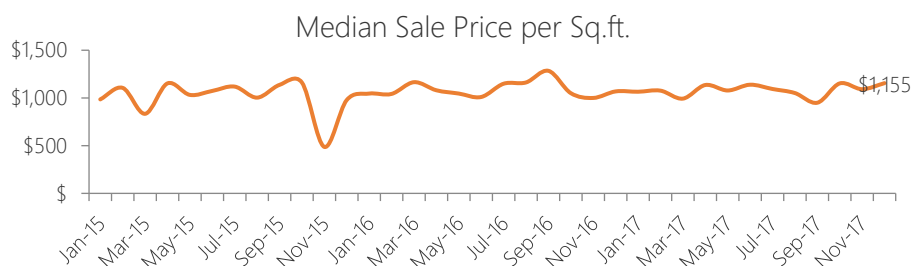
2% YoY



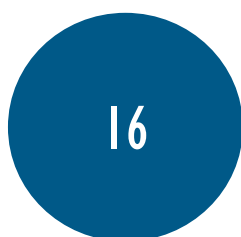
Median Sale Price per Sq.ft.



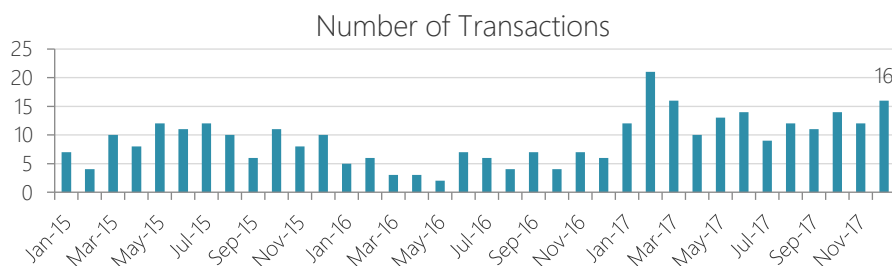
8% YoY



Number of Transactions



167% YoY



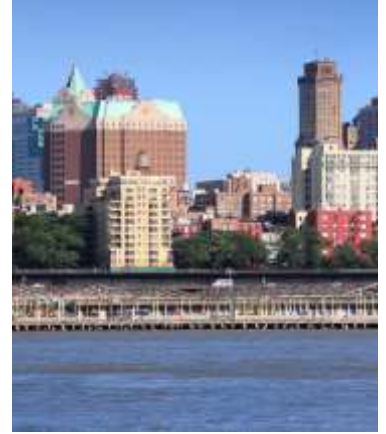
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$866,000	4%	\$1,155	8%	15
Coops	\$399,999	-	-	-	1
Houses	-	-	-	-	0



Greenwood Heights

Brooklyn, December 2017

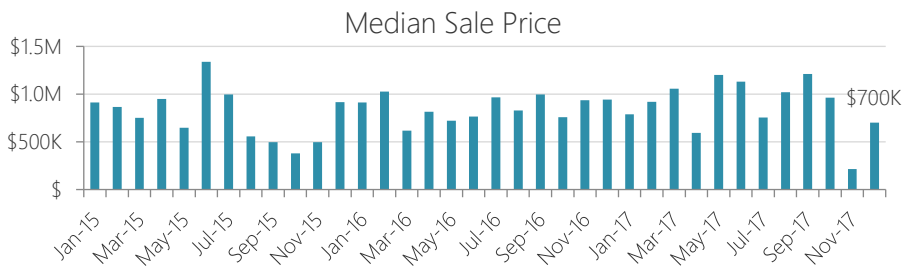


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

Median Sale Price



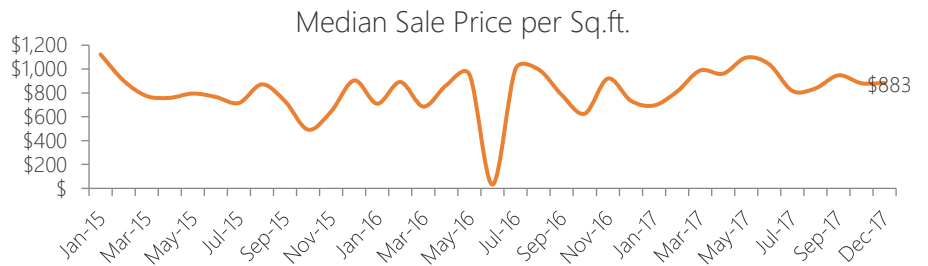
-26% YoY



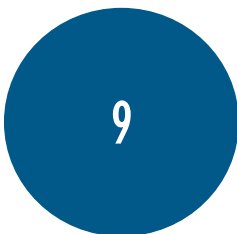
Median Sale Price per Sq.ft.



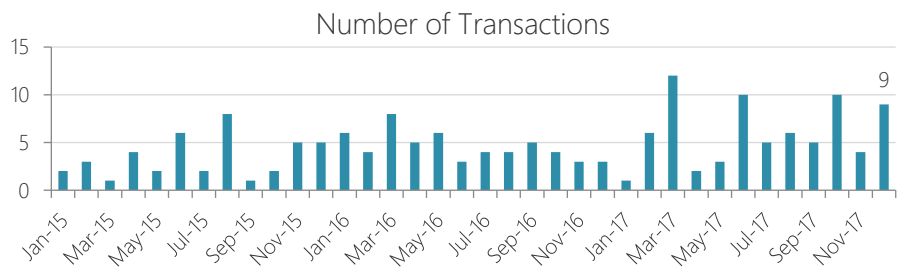
20% YoY



Number of Transactions



200% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$700,000	-35%	\$883	7%	9
Coops	-	-	-	-	0
Houses	-	-	-	-	0



Kensington

Brooklyn, December 2017

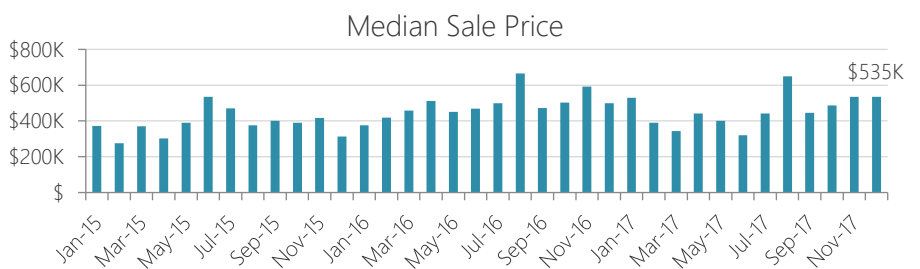


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

Median Sale Price



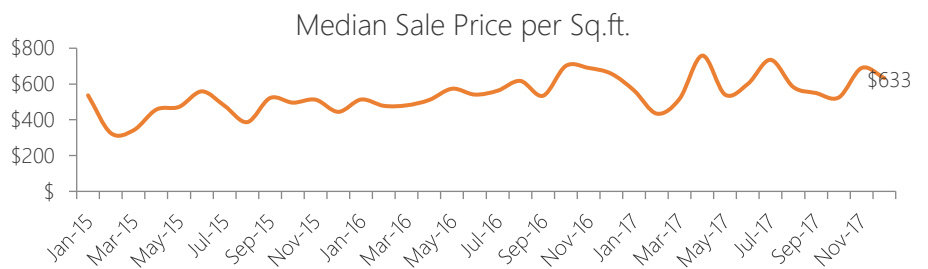
7% YoY



Median Sale Price per Sq.ft.



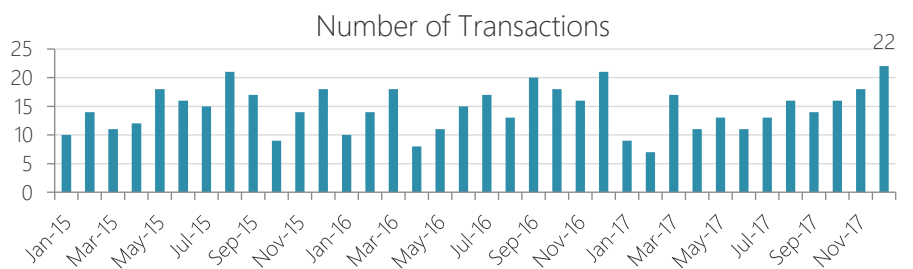
-4% YoY



Number of Transactions



5% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$742,000	17%	\$745	2%	3
Coops	\$472,500	18%	\$619	20%	16
Houses	\$1,210,000	7%	\$633	-10%	3



Madison

Brooklyn, December 2017

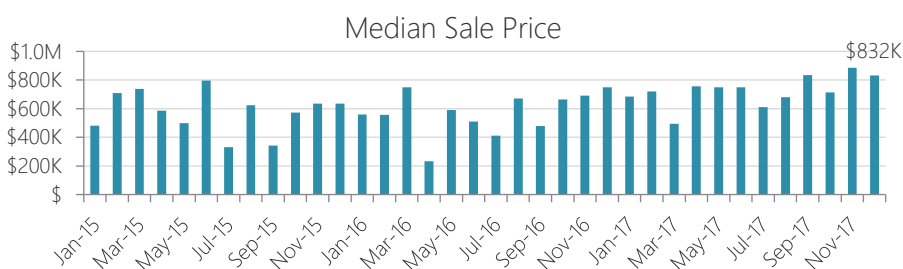


Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco exteriors are common in this neighborhood.

Median Sale Price



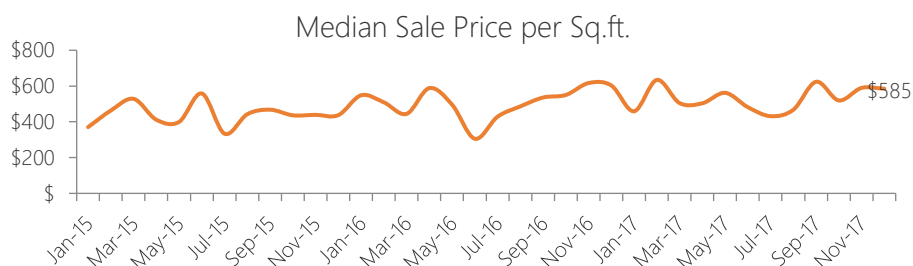
11% YoY



Median Sale Price per Sq.ft.



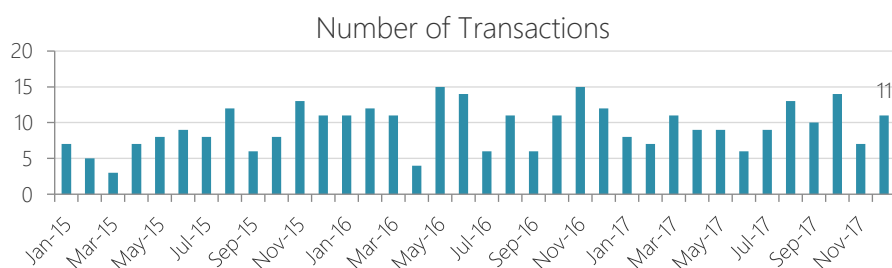
-3% YoY



Number of Transactions



-8% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$774,888	-18%	-	-	1
Coops	\$304,500	16%	\$369	-	2
Houses	\$897,000	9%	\$609	1%	8



Marine Park

Brooklyn, December 2017

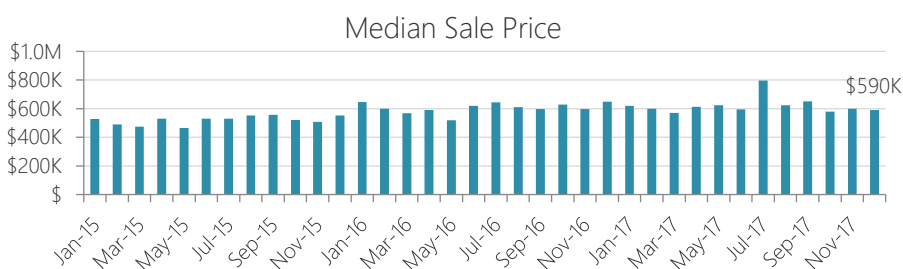


Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark is the Hendrik I. Lott House built in 1800.

Median Sale Price



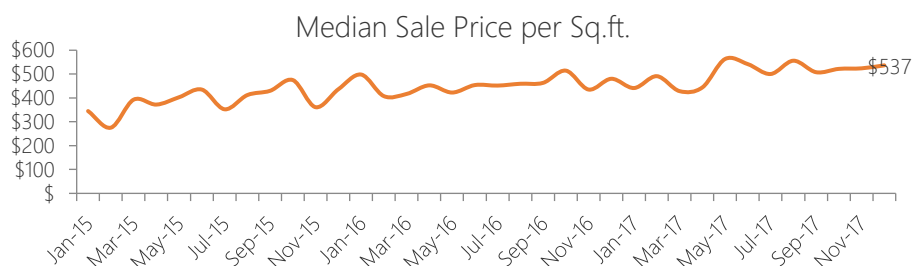
-9% YoY



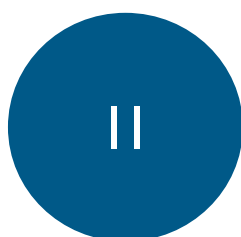
Median Sale Price per Sq.ft.



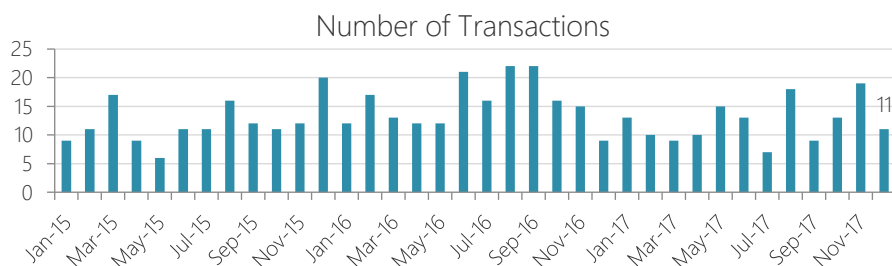
12% YoY



Number of Transactions



22% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$495,000	-	\$537	-	1
Coops	-	-	-	-	0
Houses	\$619,000	-4%	\$536	12%	10



Midwood

Brooklyn, December 2017

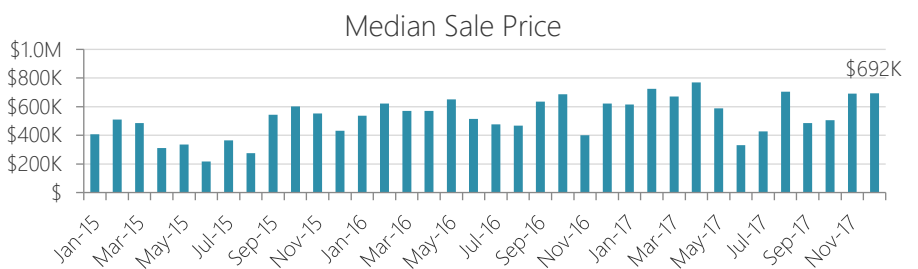


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

Median Sale Price



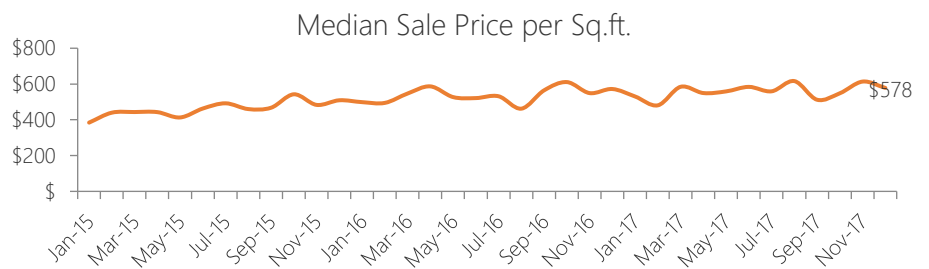
11% YoY



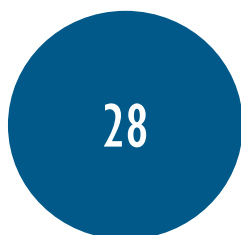
Median Sale Price per Sq.ft.



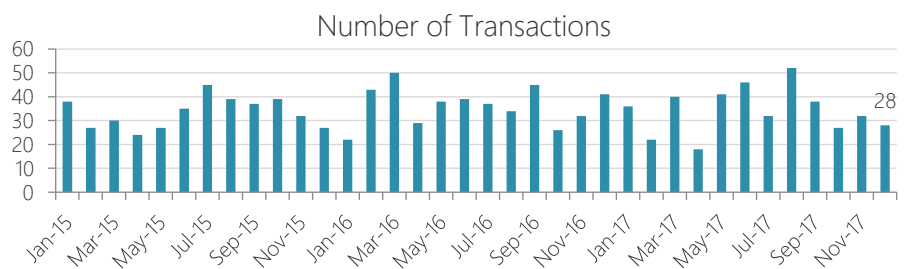
1% YoY



Number of Transactions



-32% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$578,255	-1%	\$558	-4%	9
Coops	\$217,500	-29%	-	-	7
Houses	\$1,275,000	50%	\$644	13%	12



Mill Basin

Brooklyn, December 2017

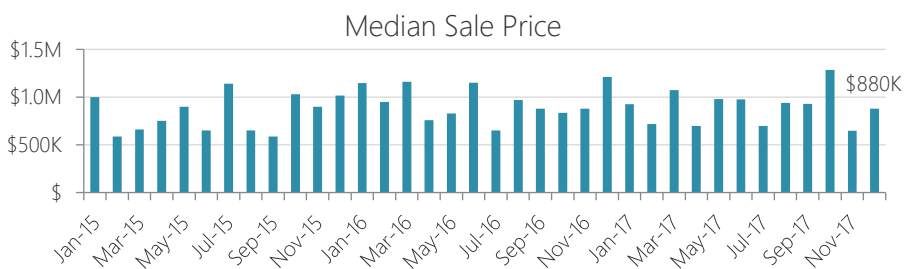


Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings Plaza shopping mall is nearby.

Median Sale Price



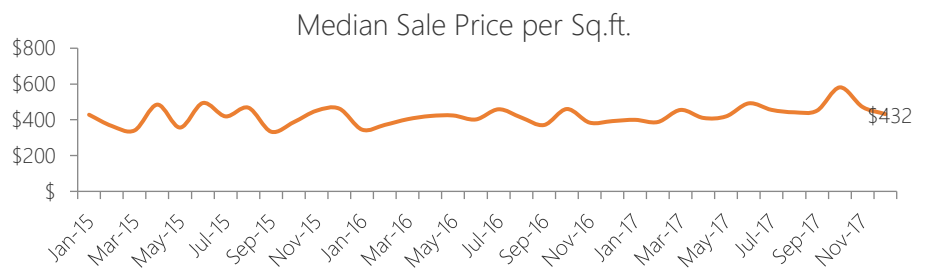
-27% YoY



Median Sale Price per Sq.ft.



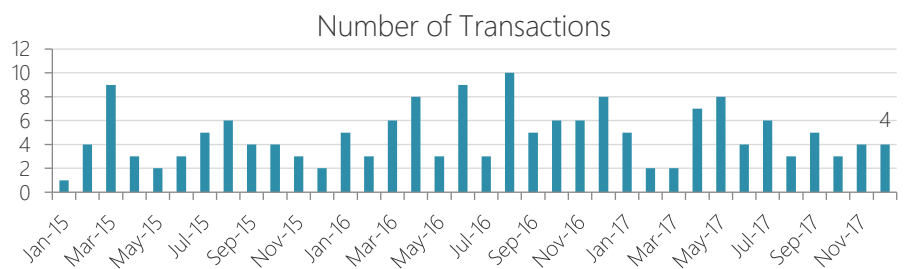
10% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$880,000	-27%	\$432	10%	4



Park Slope

Brooklyn, December 2017

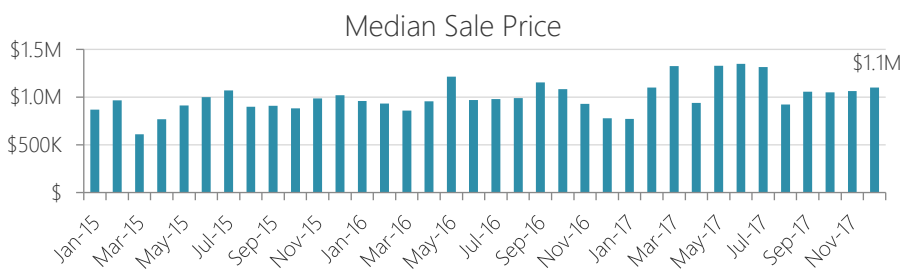


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

Median Sale Price



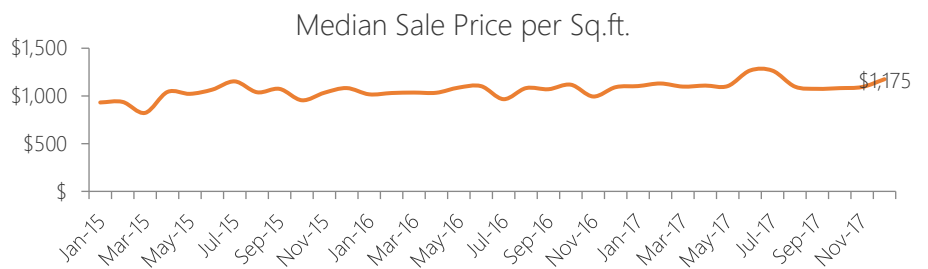
41% YoY



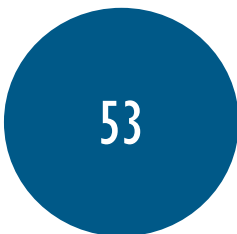
Median Sale Price per Sq.ft.



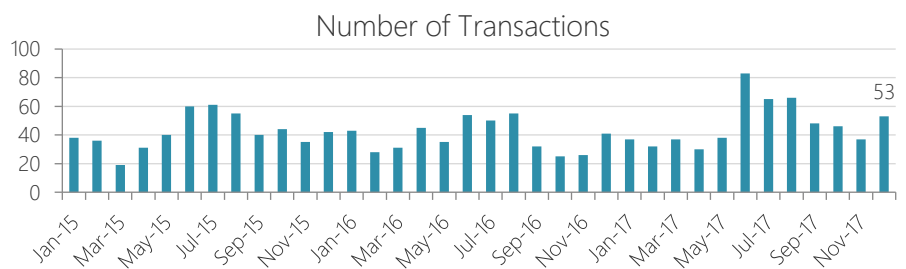
8% YoY



Number of Transactions



29% YoY



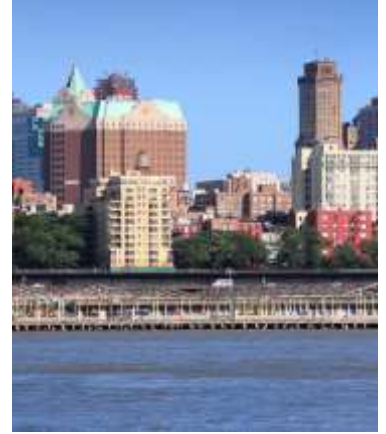
Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,455,000	45%	\$1,161	4%	21
Coops	\$954,000	49%	\$1,217	38%	27
Houses	\$1,671,250	-57%	\$1,181	42%	4



Prospect - Lefferts Gardens

Brooklyn, December 2017

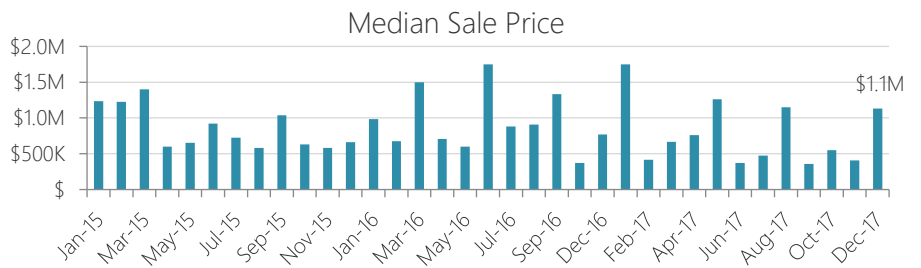


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

Median Sale Price



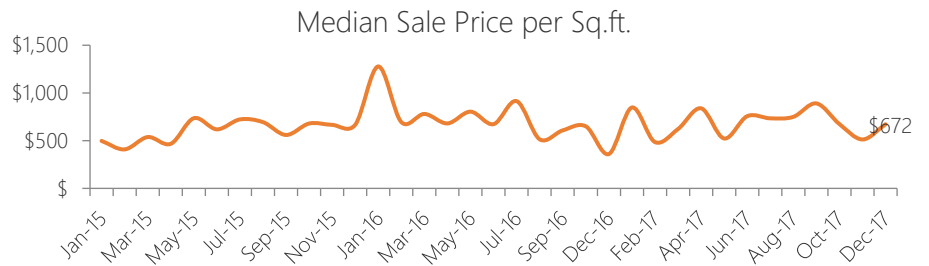
47% YoY



Median Sale Price per Sq.ft.



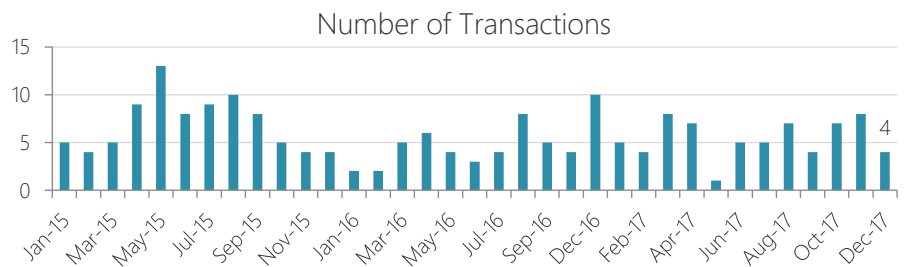
87% YoY



Number of Transactions



-60% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$1,130,000	-29%	\$672	87%	4



Prospect Heights

Brooklyn, December 2017

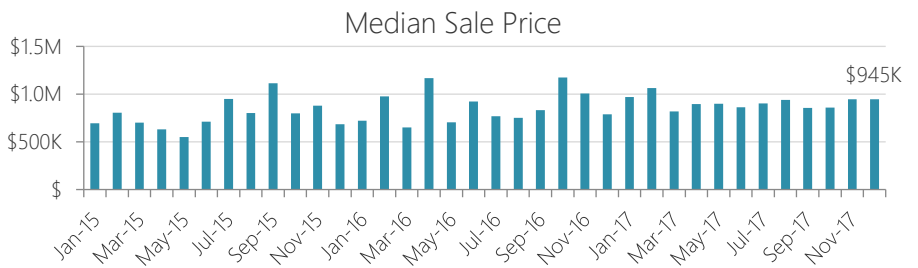


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

Median Sale Price



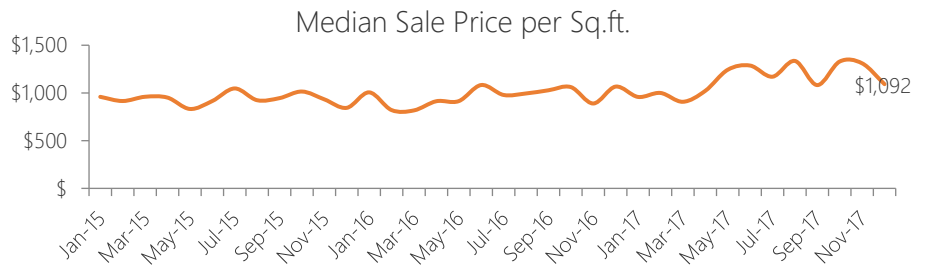
20% YoY



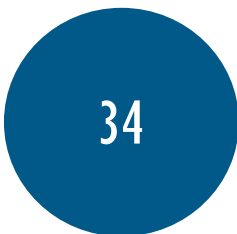
Median Sale Price per Sq.ft.



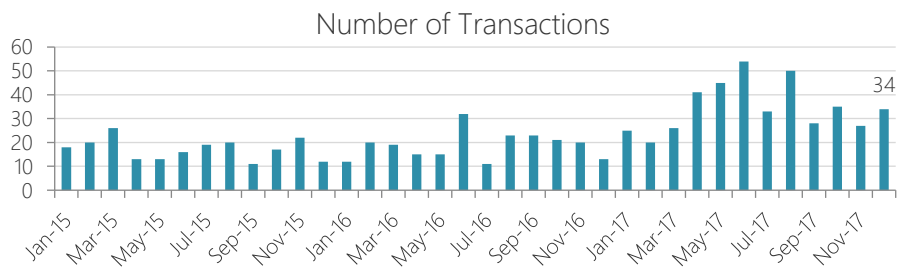
2% YoY



Number of Transactions



162% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,094,800	0%	\$1,114	4%	24
Coops	\$562,500	-21%	\$906	-11%	9
Houses	\$999,000	-	-	-	1



Sea Gate

Brooklyn, December 2017

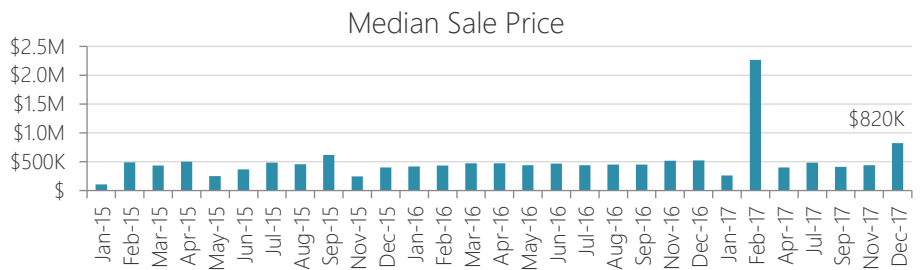


Located on the western end of Coney Island, Sea Gate is a private gated community with mostly single-family houses in a variety of architectural styles including Mediterranean and Queen Anne. There are no stores there and express buses to Manhattan average 80 minutes. Landmarks in the area include Coney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

Median Sale Price



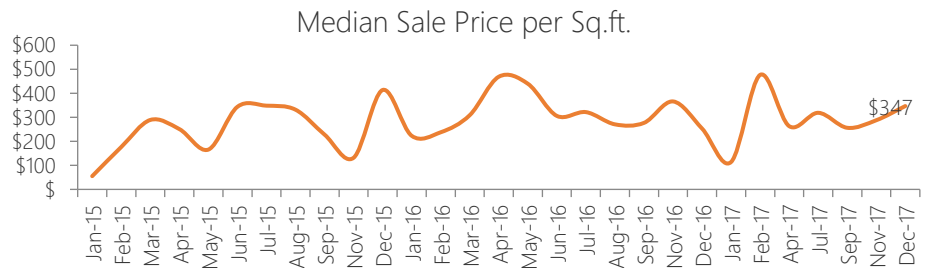
56% YoY



Median Sale Price per Sq.ft.



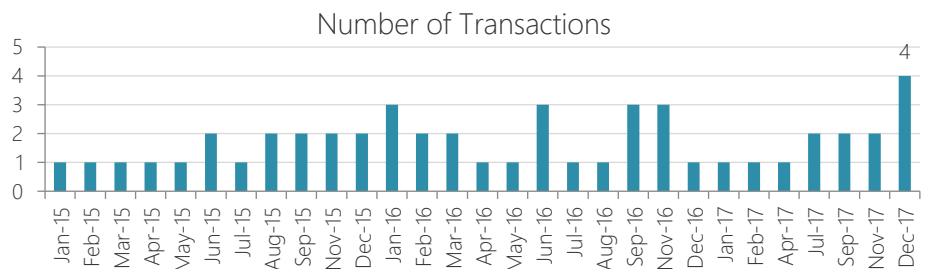
37% YoY



Number of Transactions



300% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$300,000	-43%	\$180	-29%	1
Coops	-	-	-	-	0
Houses	\$900,000	-	\$360	-	3



Sheepshead Bay

Brooklyn, December 2017

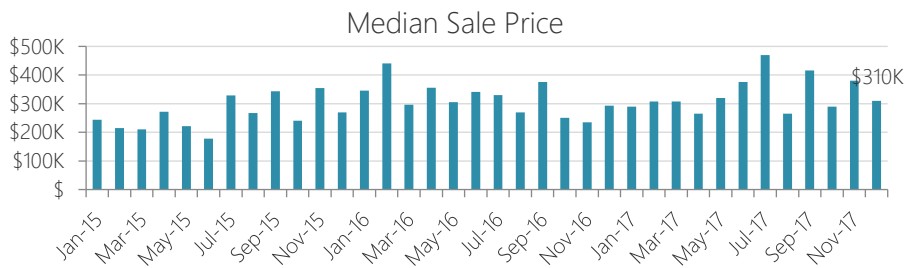


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

Median Sale Price



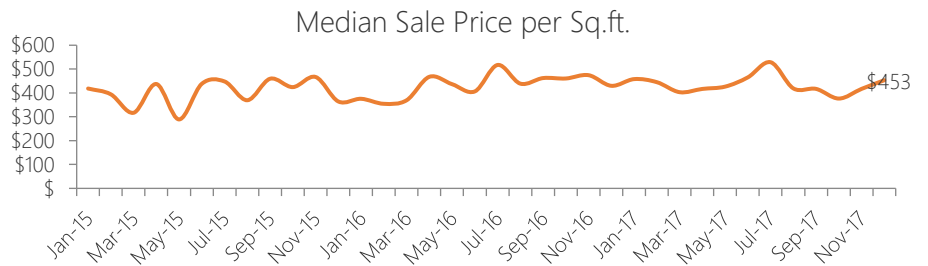
6% YoY



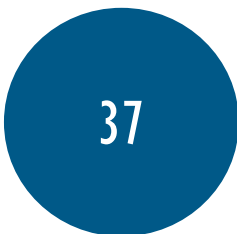
Median Sale Price per Sq.ft.



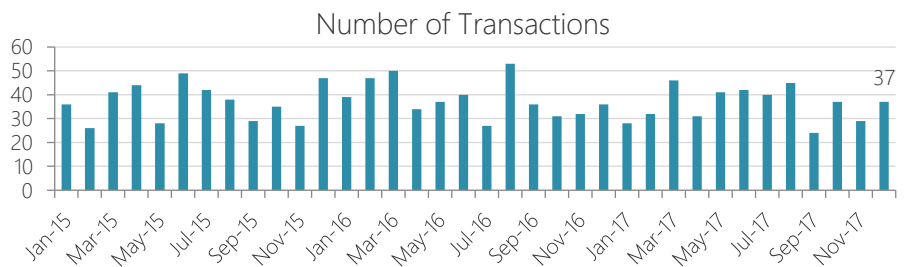
5% YoY



Number of Transactions



3% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$491,272	-2%	\$482	-2%	9
Coops	\$190,000	15%	\$188	43%	19
Houses	\$800,000	15%	\$433	0%	9



Sunset Park

Brooklyn, December 2017

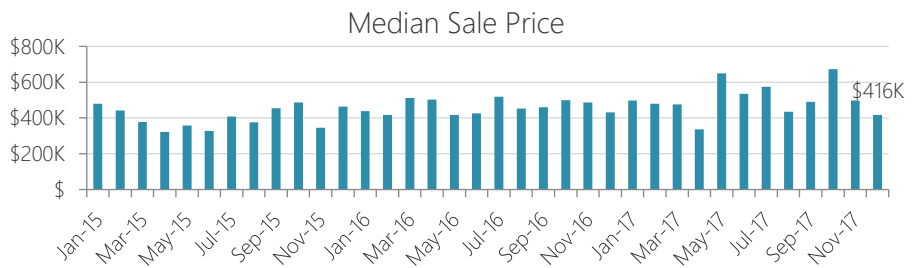


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

Median Sale Price



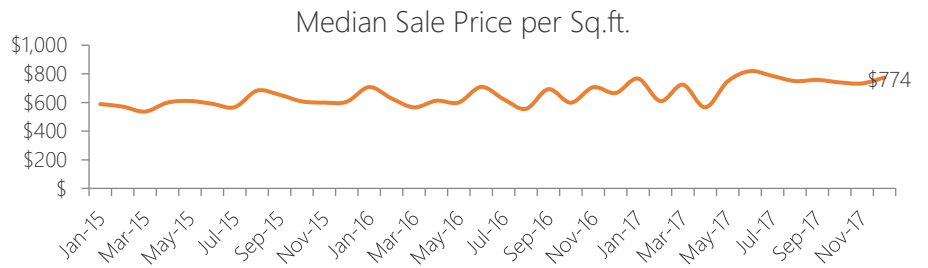
-3% YoY



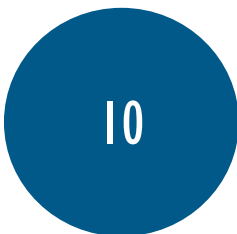
Median Sale Price per Sq.ft.



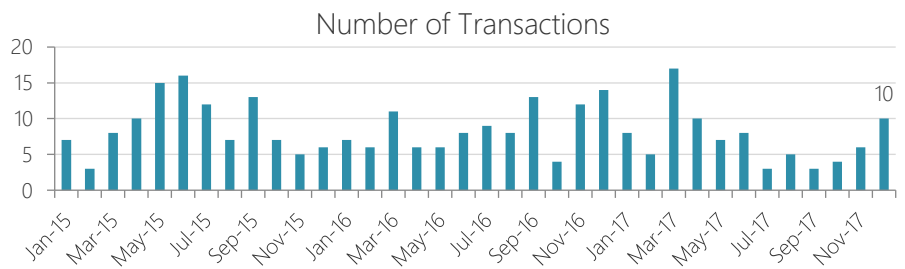
16% YoY



Number of Transactions



-29% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$619,000	44%	\$774	2%	4
Coops	\$370,000	23%	-	-	6
Houses	-	-	-	-	0



Williamsburg

Brooklyn, December 2017

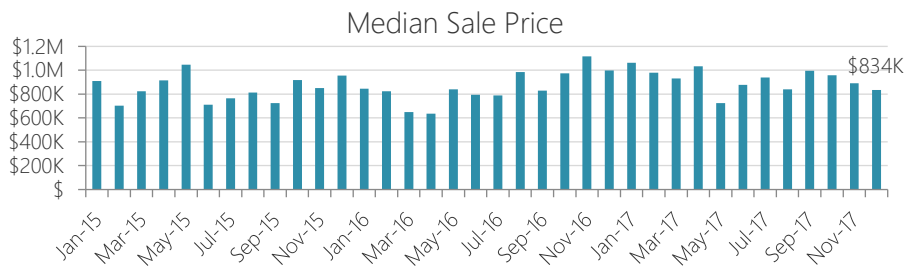


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

Median Sale Price



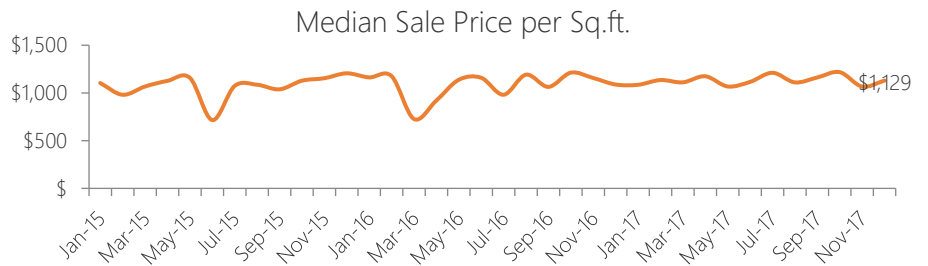
-16% YoY



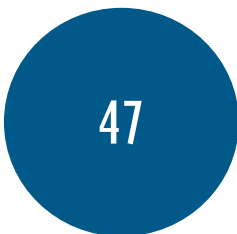
Median Sale Price per Sq.ft.



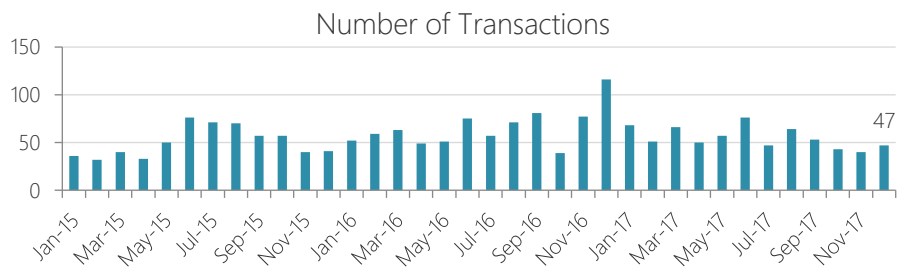
4% YoY



Number of Transactions



-59% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$920,000	-8%	\$1,147	5%	42
Coops	\$400,000	-1%	-	-	3
Houses	\$1,772,500	-43%	\$542	-70%	2



Windsor Terrace

Brooklyn, December 2017

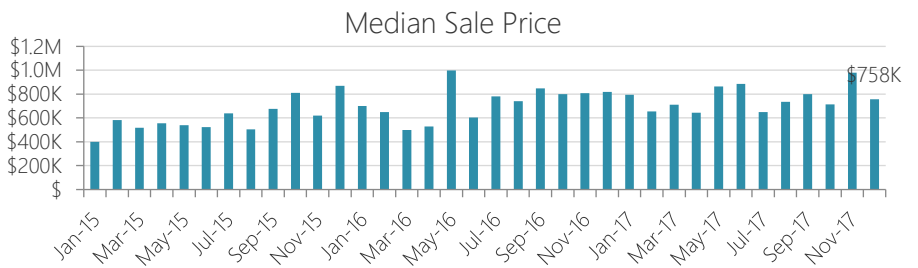


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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

Median Sale Price



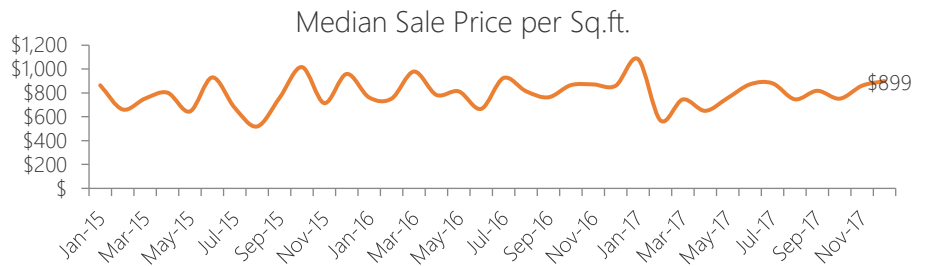
-7% YoY



Median Sale Price per Sq.ft.



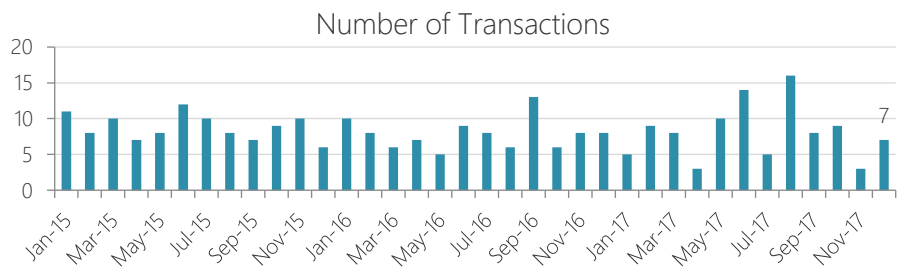
5% YoY



Number of Transactions



-13% YoY



Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$785,000	14%	\$932	9%	1
Coops	\$620,000	-24%	\$801	1%	4
Houses	\$1,890,000	68%	\$926	-29%	1



Attractions

Brooklyn, December 2017

Bridge



Bridge Park



Attractions

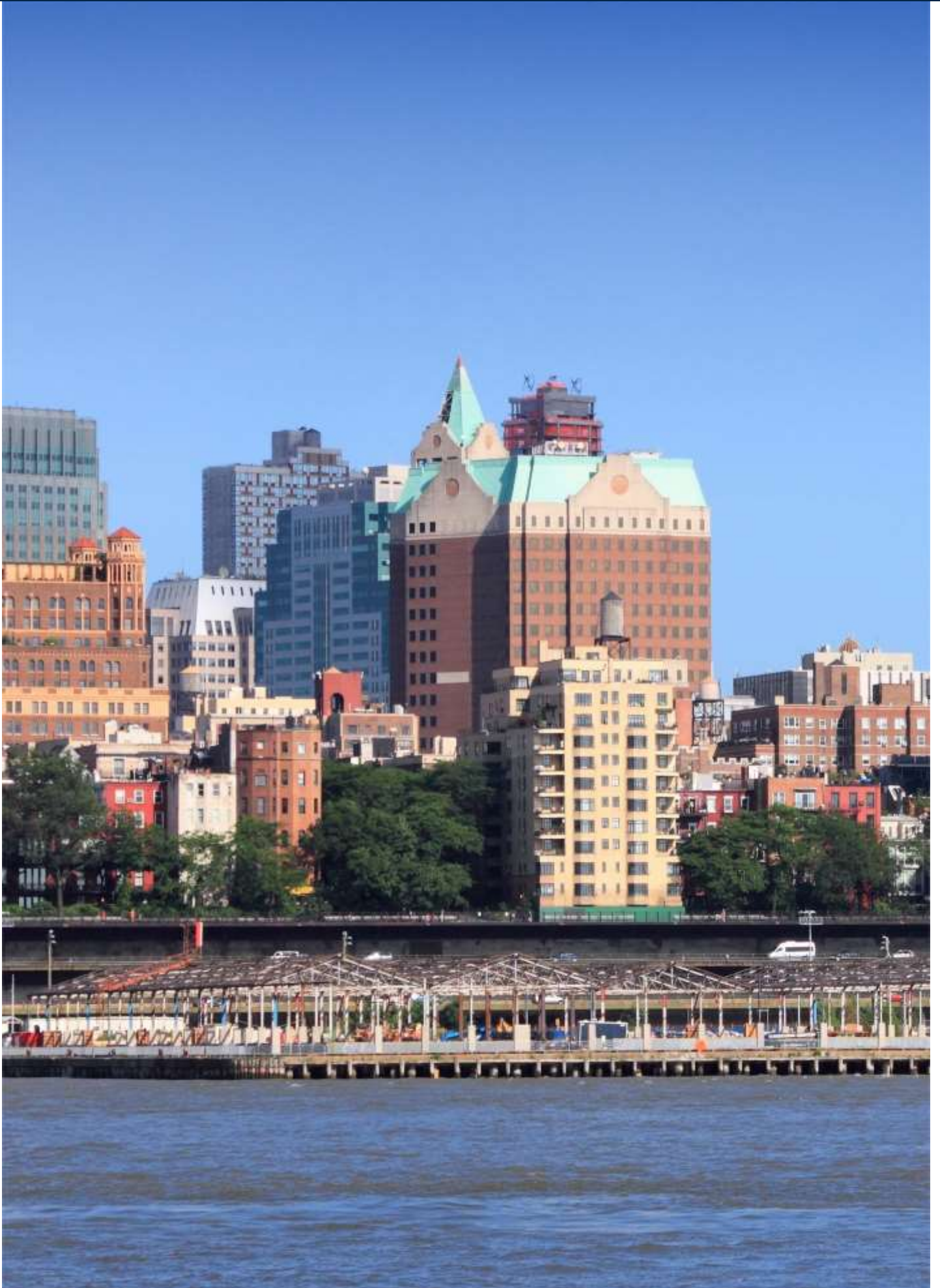
Brooklyn, December 2017

Grand Army Plaza



Museum





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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

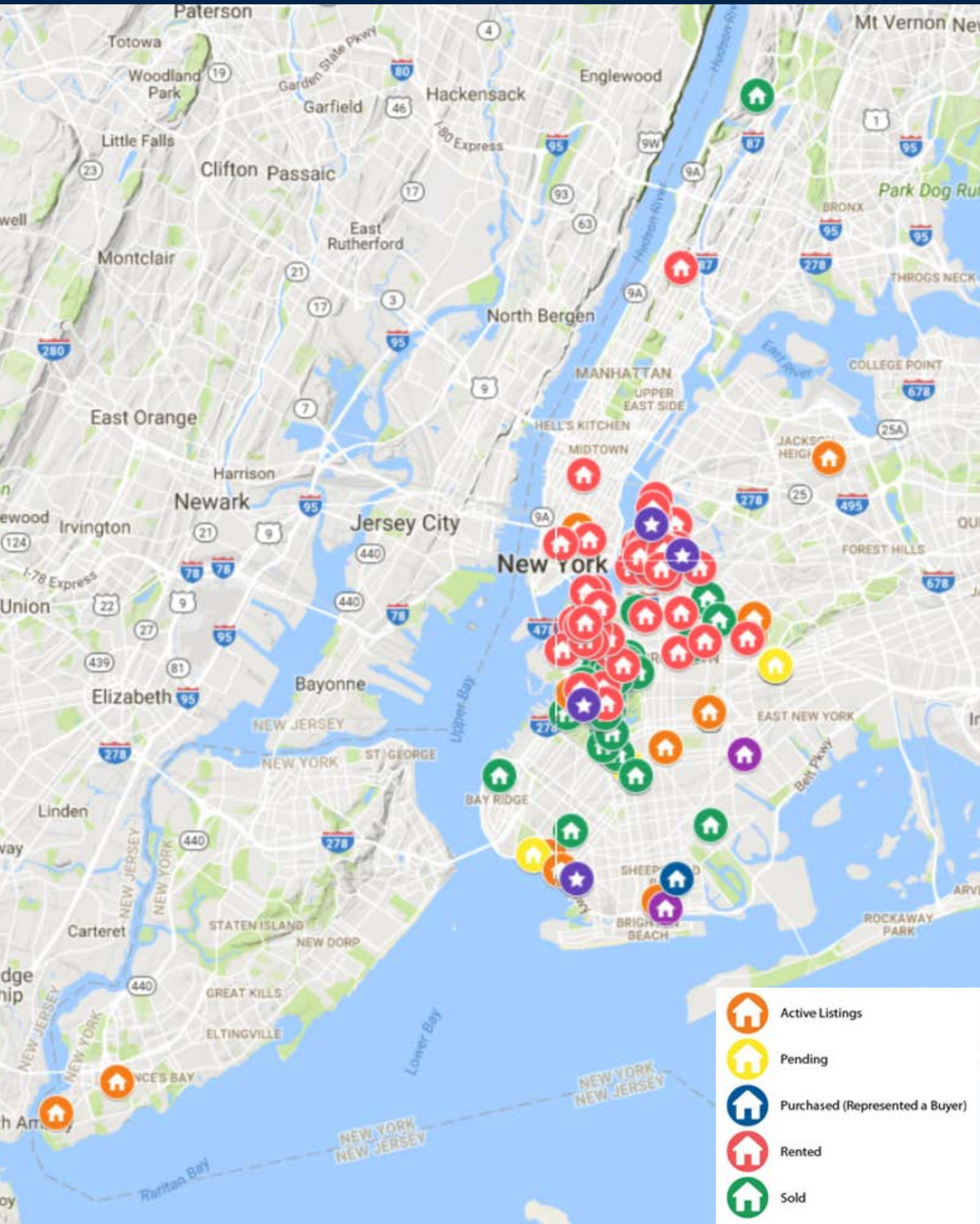
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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