

# BROOKLYN

## MULTIFAMILY MARKET REPORT

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3rd Quarter 2018



**The RATNER Team Market Report**

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# Multifamily Market Report Overview

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

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

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

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# Multifamily Market Overview

Brooklyn, 3rd Quarter 2018

Sales volume



-4% YoY

Average price/sq.ft.



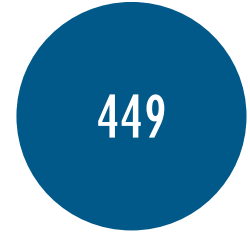
-18% YoY

Average price/unit



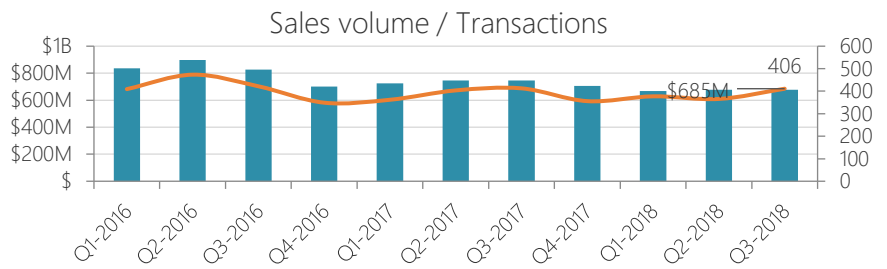
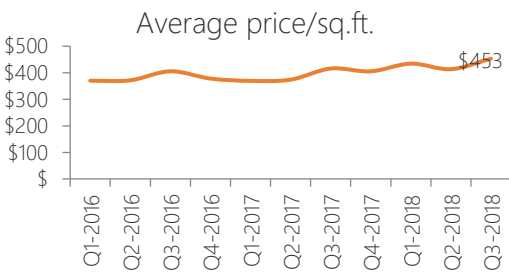
-13% YoY

Transactions

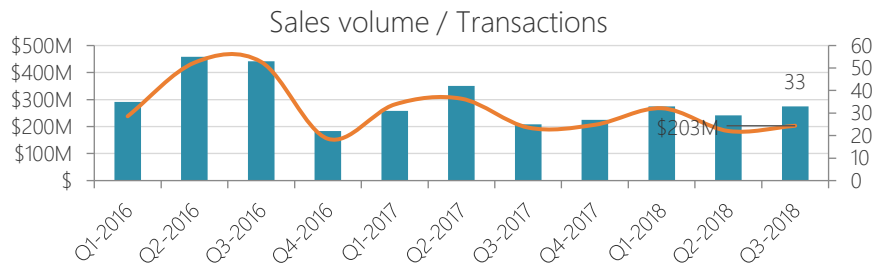
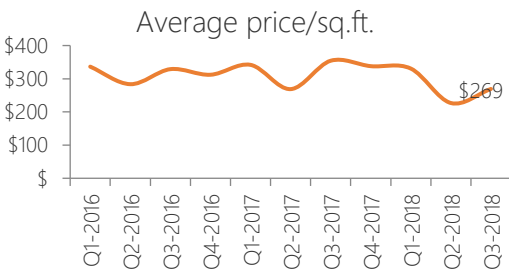


-6% YoY

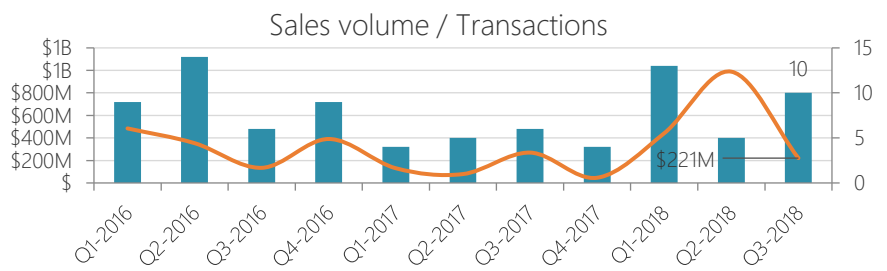
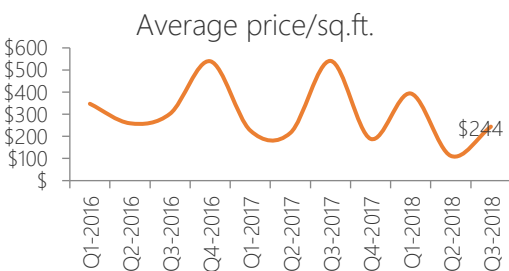
## Small multifamily



## Medium multifamily



## Large multifamily



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



# Top 25 Multifamily Sales

## Brooklyn, 3rd Quarter 2018

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	2911 W 36th St	\$50,000,000	30-Jul-18	229,865	\$218	Coney Island
2	2355 E Twelfth St	\$31,900,000	20-Sep-18	114,300	\$279	Sheepshead Bay
3	1775 E 18th St	\$27,700,000	28-Aug-18	109,312	\$253	Homecrest
4	346 E 29th St	\$22,200,000	30-Jul-18	66,932	\$332	Flatbush
5	1030 Carroll St	\$18,400,000	24-Jul-18	40,890	\$450	Crown Heights
6	140 Ocean Pkwy	\$18,300,000	28-Aug-18	79,170	\$231	Kensington
7	1014 Avenue J	\$16,000,000	01-Aug-18	51,390	\$311	Midwood
8	957 Greene Ave	\$15,200,000	09-Jul-18	49,434	\$307	Bedford-Stuyvesant
9	2626 Kings Hwy	\$15,000,000	29-Aug-18	54,700	\$274	Midwood
10	5520 15th Ave	\$15,000,000	04-Sep-18	57,600	\$260	Borough Park
11	81 Beaver St	\$14,000,000	17-Sep-18	43,000	\$326	Bushwick
12	241 Ocean Pkwy	\$13,000,000	06-Jul-18	36,000	\$361	Kensington
	245 Ocean Pkwy	\$13,000,000	06-Jul-18	36,000	\$361	Kensington
13	297 Lenox Rd	\$12,800,000	10-Jul-18	69,090	\$185	Flatbush
14	390 S Second St	\$12,225,000	01-Aug-18	13,826	\$884	Williamsburg
15	976 Fulton St	\$12,100,000	01-Aug-18	20,517	\$590	Clinton Hill
16	428 E 46th St	\$11,500,000	02-Jul-18	76,339	\$151	East Flatbush
17	219 13th St	\$11,000,000	21-Sep-18	22,001	\$500	Park Slope
18	196 Prospect Park W	\$10,850,000	10-Sep-18	11,000	\$986	Park Slope
19	808 Prospect Pl	\$8,650,000	21-Sep-18	15,735	\$550	Crown Heights
20	528 Bergen St	\$8,600,000	30-Jul-18	21,578	\$399	Prospect Heights
21	2150 Bedford Ave	\$8,500,000	02-Jul-18	33,205	\$256	Flatbush
22	608 Rugby Rd	\$7,400,000	30-Aug-18	36,040	\$205	Ditmas Park
23	202-214 E 91st St	\$7,210,000	02-Jul-18	35,480	\$203	East Flatbush
24	150 Patchen Ave	\$6,950,000	21-Sep-18	12,848	\$541	Bedford-Stuyvesant
	148 Patchen Ave	\$6,950,000	21-Sep-18	12,848	\$541	Bedford-Stuyvesant
25	431 Wythe Ave	\$6,600,000	09-Jul-18	8,800	\$750	Williamsburg



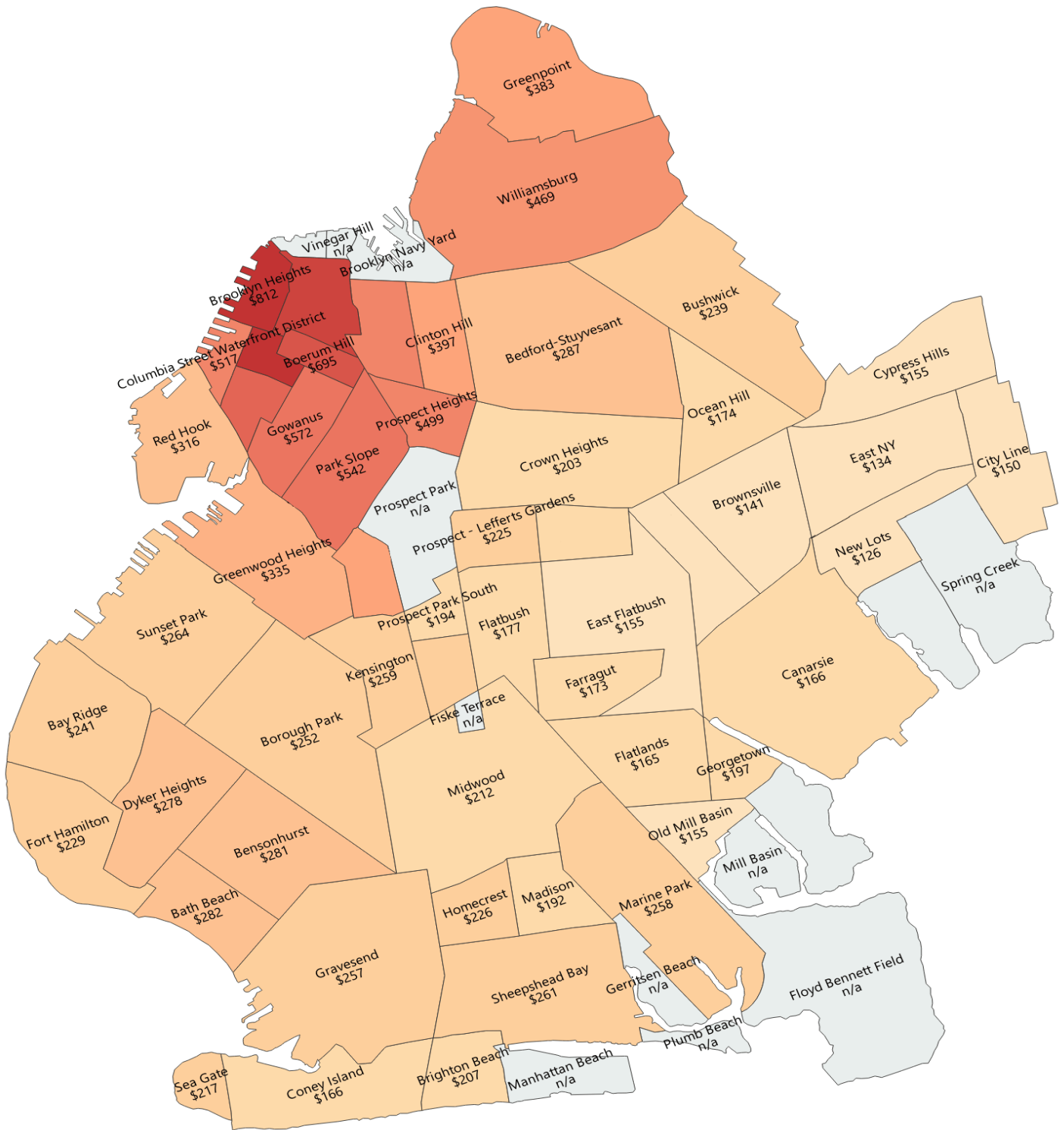
## The RATNER Team Market Report

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# Map of Neighborhoods

Average price per square foot (past 3 years)



# Top Neighborhoods

## Brooklyn, 3rd Quarter 2018

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Cobble Hill	\$972	\$34,875,000	9	\$972	-	-
2	Carroll Gardens	\$902	\$18,077,500	7	\$902	-	-
3	Fort Greene	\$855	\$20,375,000	7	\$927	\$417	-
4	Park Slope	\$694	\$67,020,072	18	\$751	\$500	-
5	Williamsburg	\$614	\$62,730,718	21	\$574	\$783	-
6	Greenpoint	\$552	\$31,130,000	14	\$552	-	-
7	Clinton Hill	\$528	\$30,286,507	8	\$493	\$590	-
8	Boerum Hill	\$526	\$7,700,000	3	\$526	-	-
9	Prospect Heights	\$525	\$16,807,000	4	\$789	\$399	-
10	Bath Beach	\$517	\$8,319,895	5	\$517	-	-
11	Columbia Street Waterfront District	\$509	\$10,125,000	4	\$509	-	-
12	Gravesend	\$477	\$16,634,000	12	\$477	-	-
13	Bedford-Stuyvesant	\$444	\$145,015,368	64	\$473	\$416	\$307
14	Dyker Heights	\$427	\$11,086,646	9	\$427	-	-
15	Bushwick	\$410	\$75,222,862	36	\$436	\$326	-
16	Crown Heights	\$402	\$57,769,667	19	\$434	\$383	-
17	Bensonhurst	\$375	\$11,106,896	10	\$375	-	-
18	Sunset Park	\$319	\$30,275,201	13	\$456	\$177	-
19	Borough Park	\$305	\$48,341,500	18	\$555	\$141	\$260
20	Midwood	\$298	\$35,998,140	6	\$342	\$274	\$311
21	Prospect - Lefferts Gardens	\$297	\$5,169,813	4	\$297	-	-
22	Sheepshead Bay	\$287	\$34,675,000	3	\$439	-	\$279
23	Brighton Beach	\$281	\$3,746,000	4	\$281	-	-
24	Brownsville	\$257	\$2,375,000	3	\$257	-	-
25	East New York	\$246	\$34,714,678	40	\$240	\$269	-
26	Ocean Hill	\$245	\$8,176,000	7	\$245	-	-
27	Flatbush	\$241	\$78,348,475	31	\$262	\$196	\$257
28	Canarsie	\$231	\$6,669,010	10	\$231	-	-
29	Kensington	\$230	\$38,585,000	7	\$449	\$196	\$231
30	Coney Island	\$222	\$52,540,000	4	\$352	-	\$218
31	East Flatbush	\$188	\$37,391,538	26	\$214	\$203	\$151
32	Bay Ridge	\$106	\$7,642,550	6	\$324	\$41	-

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

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



## The RATNER Team Market Report

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# Sales Maps

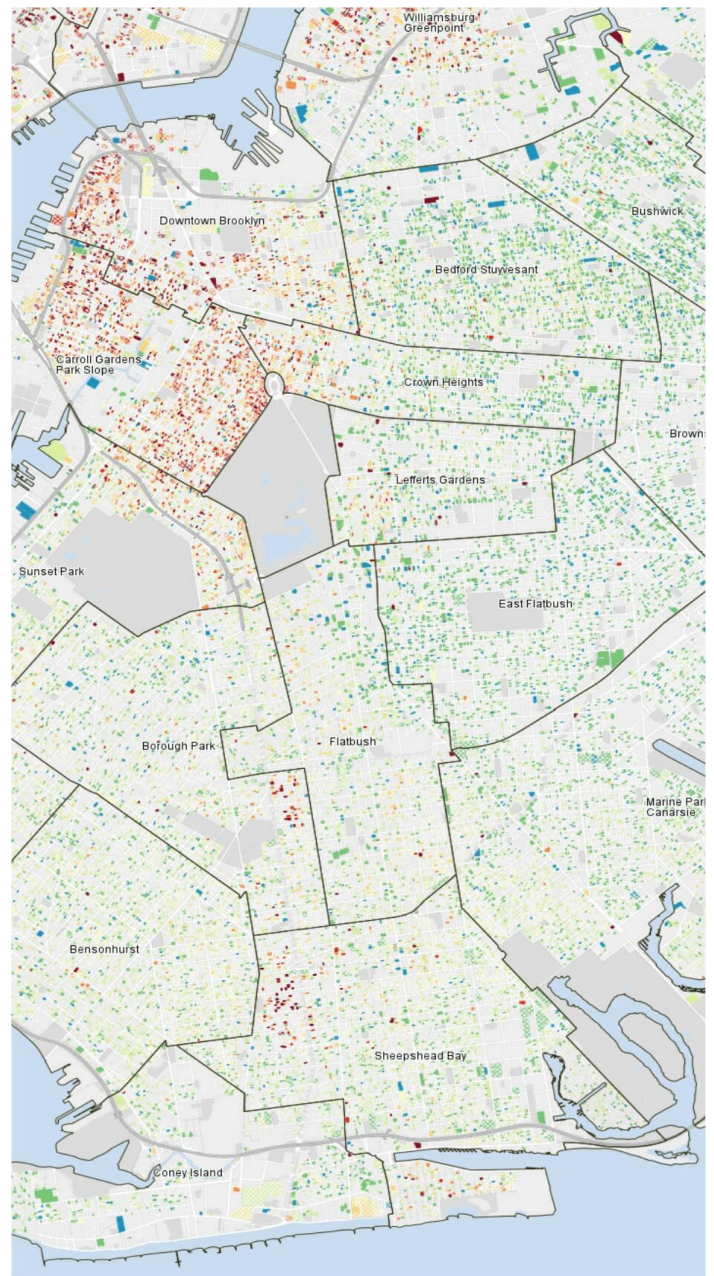
## Brooklyn, 3rd Quarter 2018

### Recent sales

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

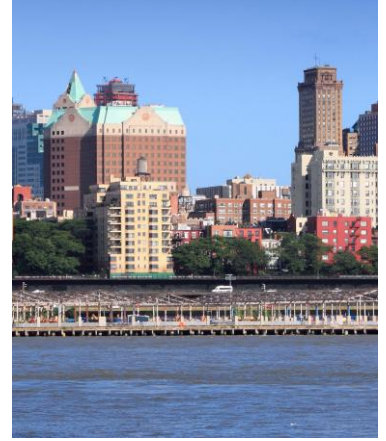
### Price / Sq.ft.

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



# Bath Beach

## Brooklyn, 3rd Quarter 2018

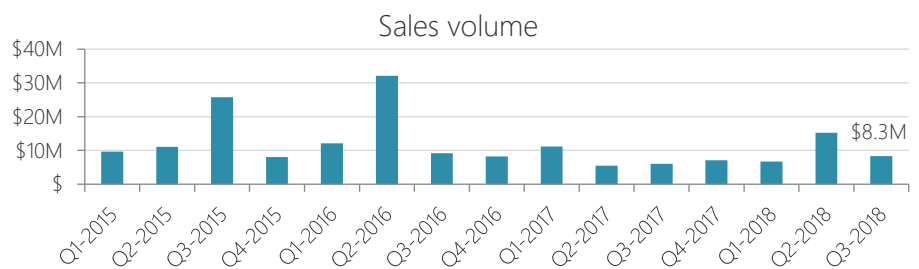


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

### Sales volume



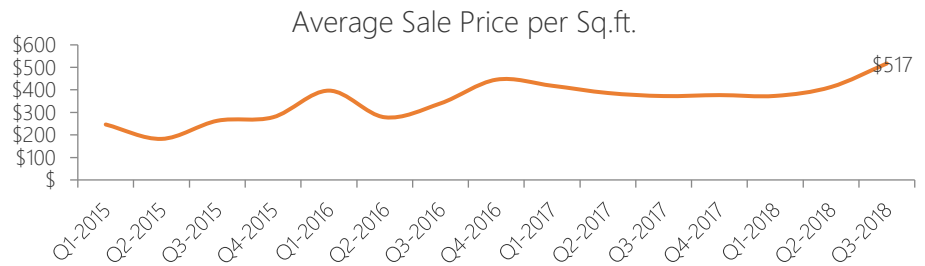
37% YoY



### Average Sale Price per Sq.ft.



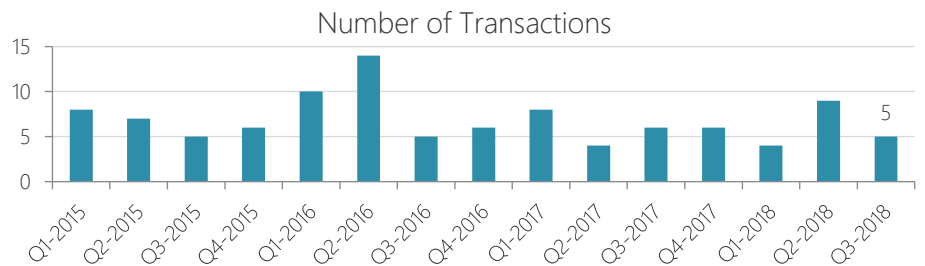
39% YoY



### Number of Transactions



-17% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$519,993	62%	\$517	39%	\$8,319,895	5	5	16
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

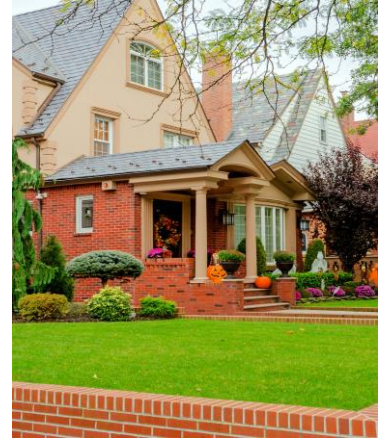
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Bay Ridge

## Brooklyn, 3rd Quarter 2018

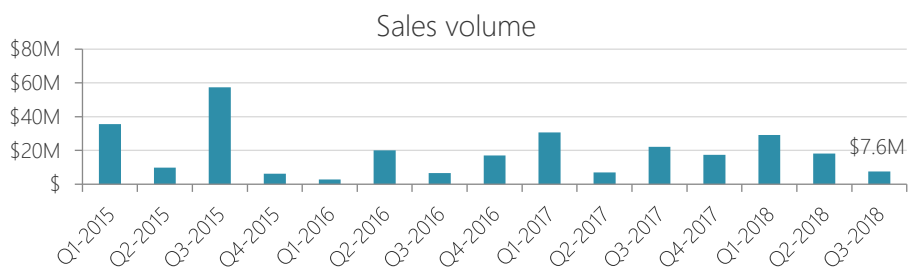


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

### Sales volume



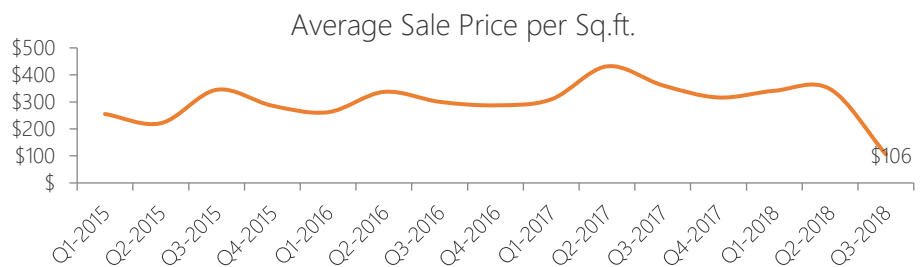
-65% YoY



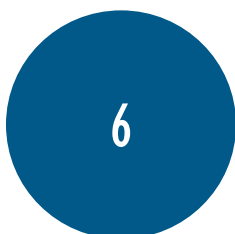
### Average Sale Price per Sq.ft.



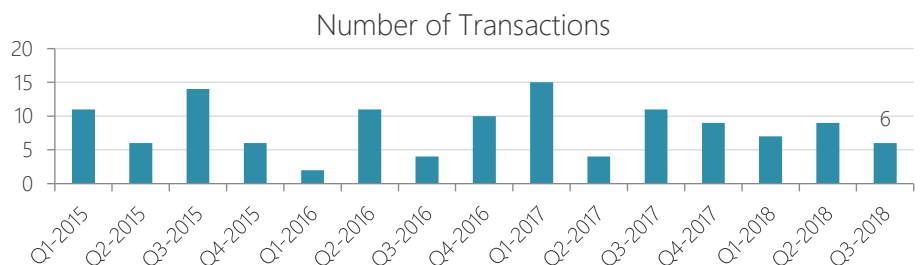
-71% YoY



### Number of Transactions



-45% YoY



### Type of Properties Sold

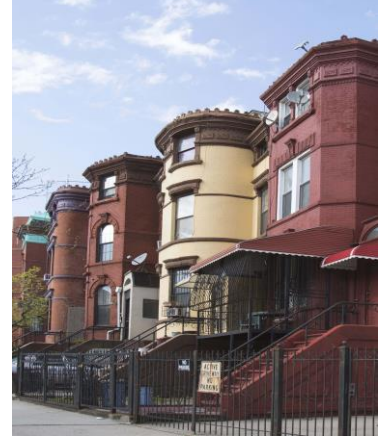
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$268,000	-9%	\$324	-11%	\$5,360,000	5	5	20
Medium	\$55,672	-73%	\$41	-89%	\$2,282,550	1	1	41
Large	-	-	-	-	\$0	0	0	0

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



# Bedford-Stuyvesant

Brooklyn, 3rd Quarter 2018

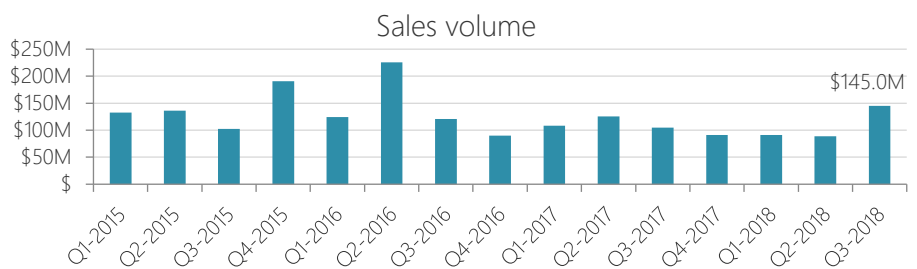


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

## Sales volume



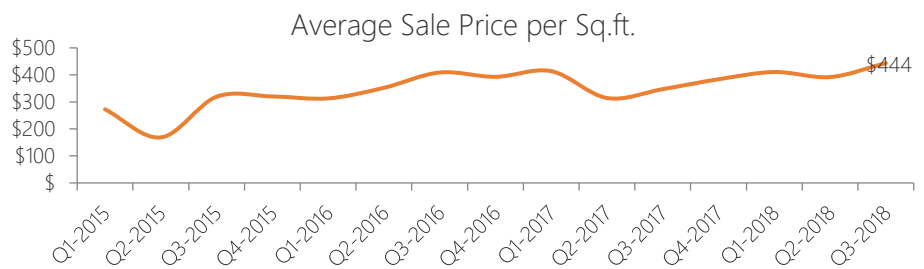
38% YoY



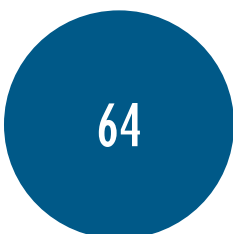
## Average Sale Price per Sq.ft.



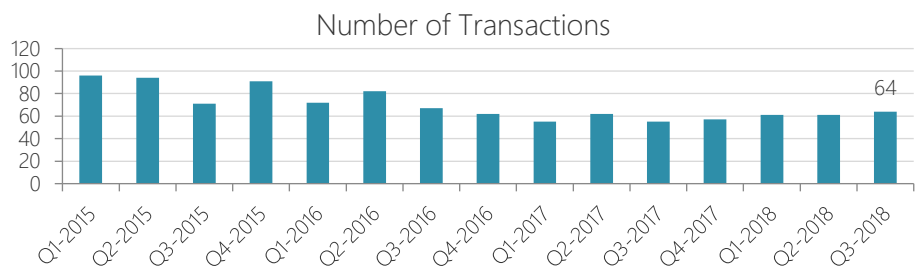
28% YoY



## Number of Transactions



16% YoY



## Type of Properties Sold

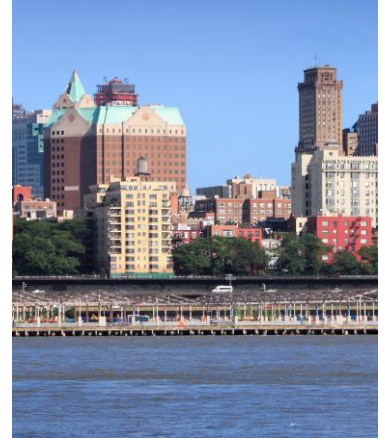
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$451,384	11%	\$473	14%	\$119,165,368	60	61	264
Medium	\$253,571	-2%	\$416	69%	\$10,650,000	3	3	42
Large	\$276,364	-	\$307	-	\$15,200,000	1	1	55

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



# Bensonhurst

## Brooklyn, 3rd Quarter 2018

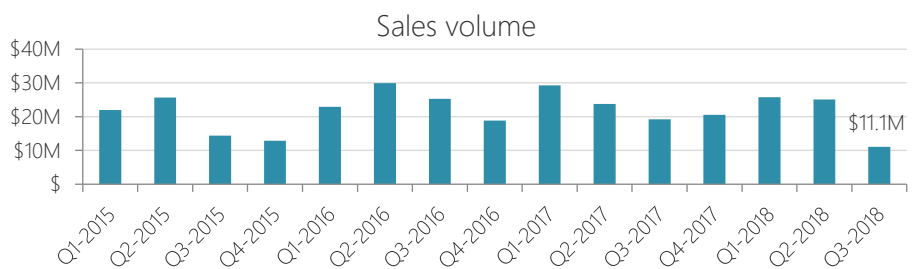


Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.

### Sales volume



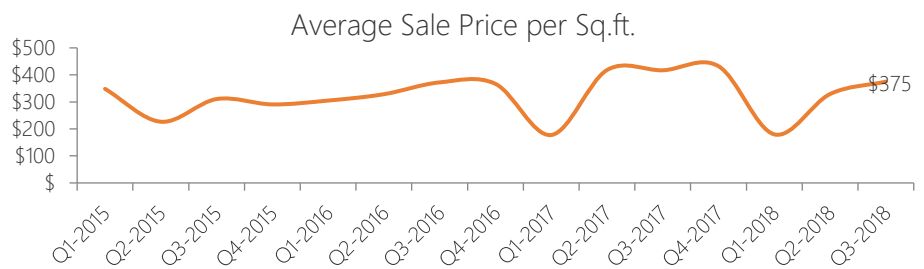
-42% YoY



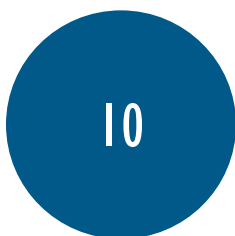
### Average Sale Price per Sq.ft.



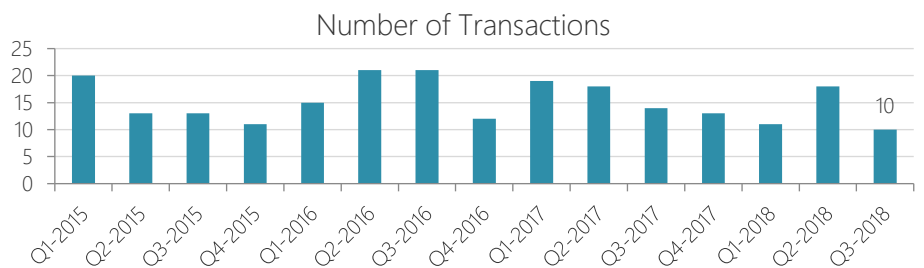
-10% YoY



### Number of Transactions



-29% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$308,525	-23%	\$375	-10%	\$11,106,896	10	10	36
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)



# Boerum Hill

Brooklyn, 3rd Quarter 2018

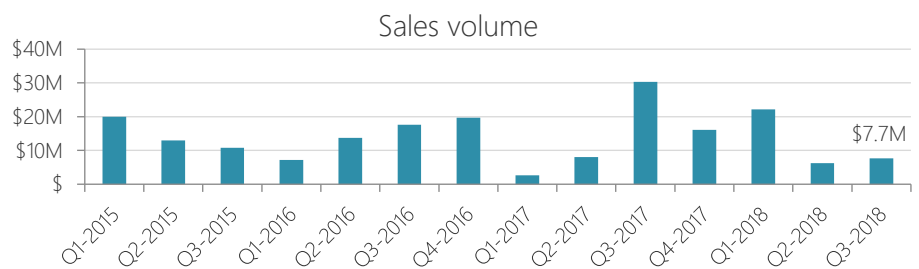


Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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

## Sales volume



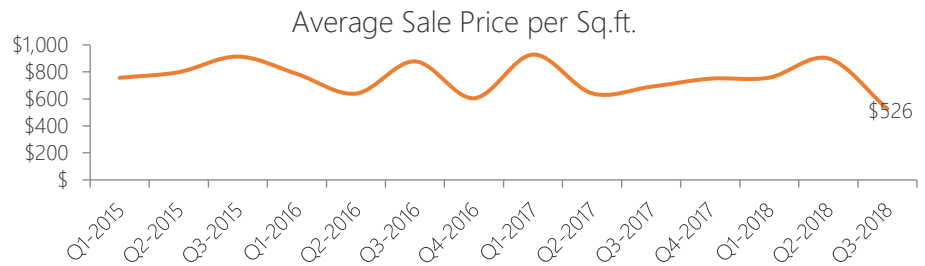
-75% YoY



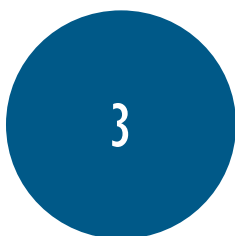
## Average Sale Price per Sq.ft.



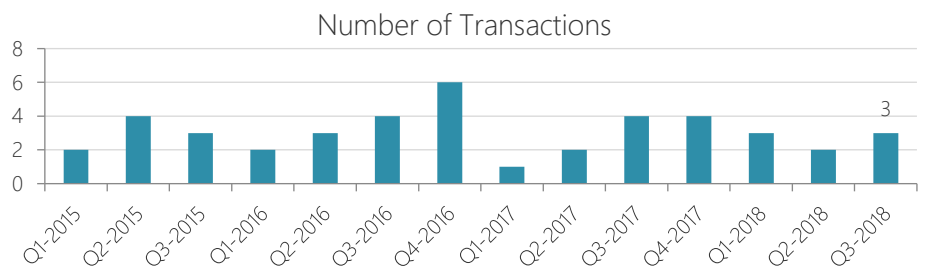
-24% YoY



## 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	\$550,000	4%	\$526	-27%	\$7,700,000	3	3	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

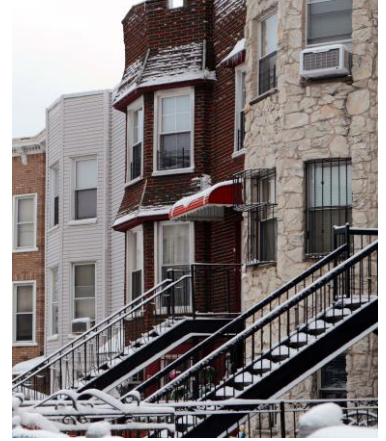
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Borough Park

Brooklyn, 3rd Quarter 2018

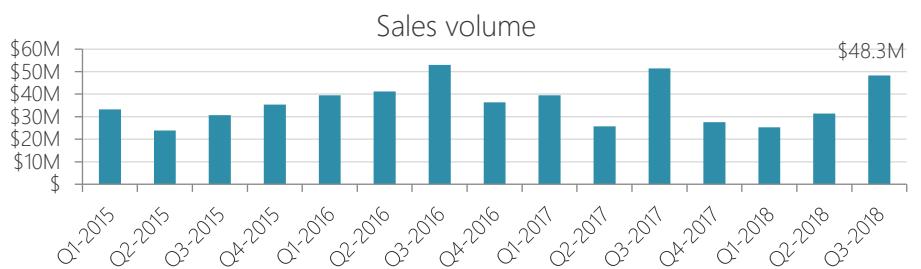


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

## Sales volume



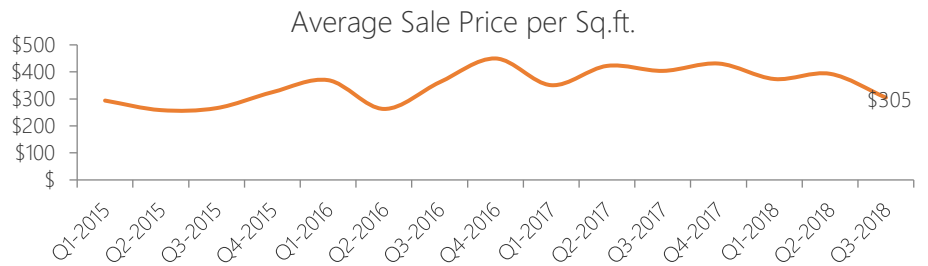
-6% YoY



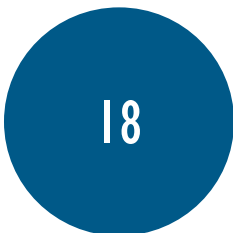
## Average Sale Price per Sq.ft.



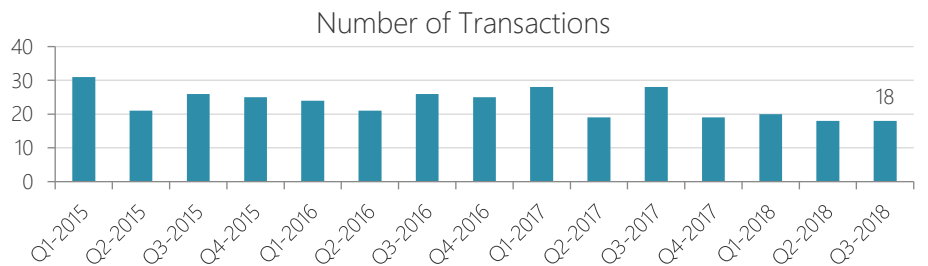
-25% YoY



## Number of Transactions



-36% YoY



## Type of Properties Sold

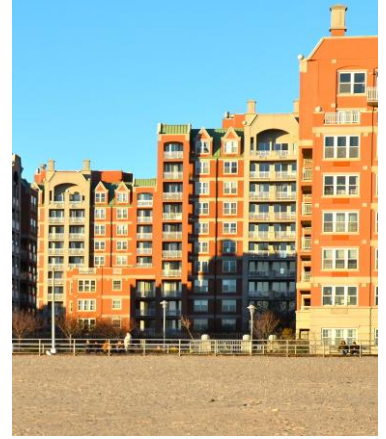
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$511,480	8%	\$555	27%	\$25,574,000	15	15	50
Medium	\$125,282	-39%	\$141	-47%	\$7,767,500	2	2	62
Large	\$288,462	-	\$260	-	\$15,000,000	1	1	52

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



# Brighton Beach

Brooklyn, 3rd Quarter 2018

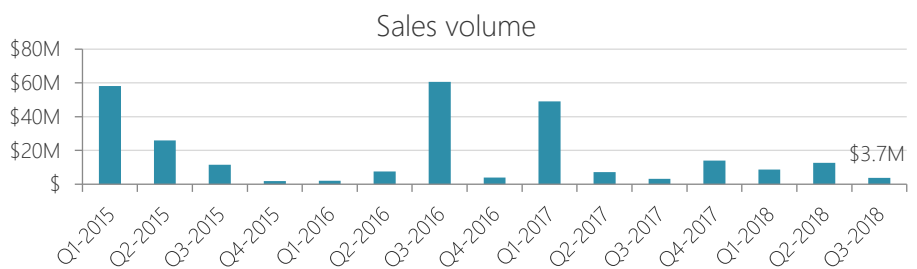


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

## Sales volume



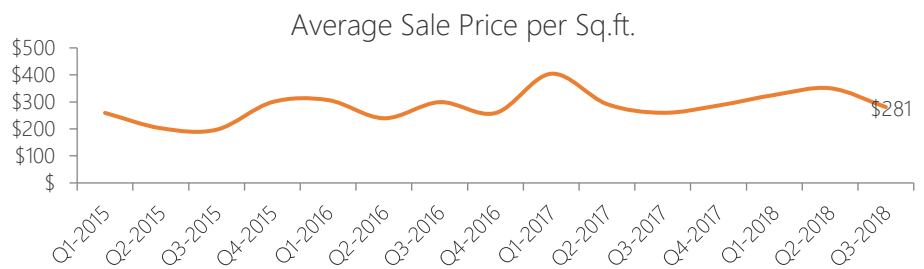
15% YoY



## Average Sale Price per Sq.ft.



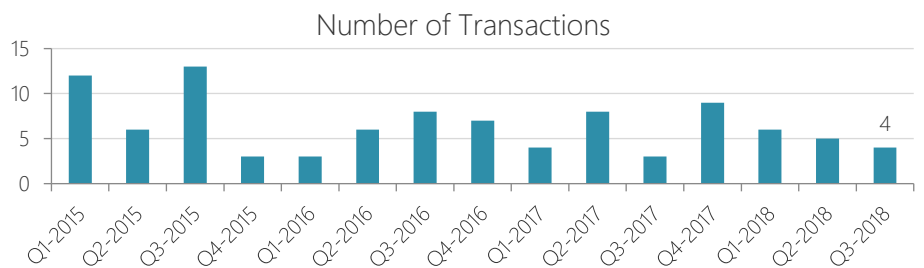
8% YoY



## Number of Transactions



33% YoY



## Type of Properties Sold

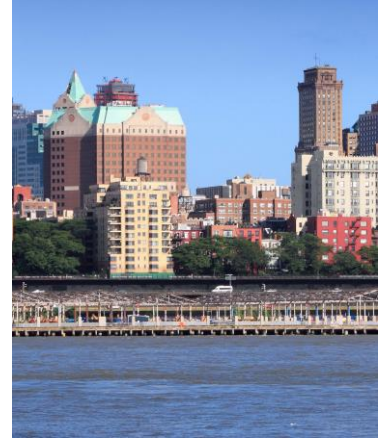
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$220,353	1%	\$281	8%	\$3,746,000	4	4	17
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Brownsville

## Brooklyn, 3rd Quarter 2018

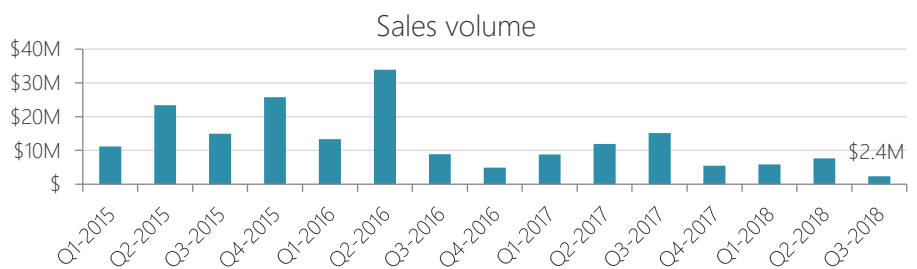


In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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

### Sales volume



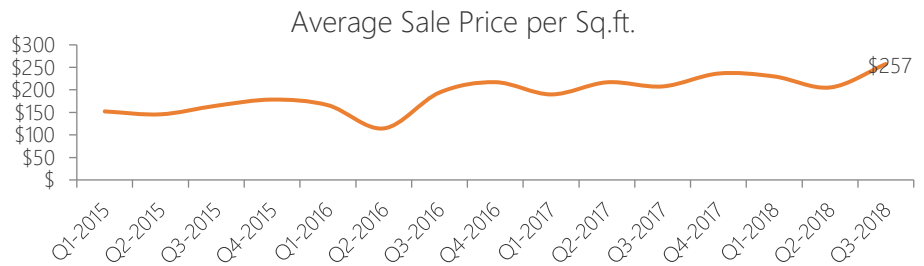
-84% YoY



### Average Sale Price per Sq.ft.



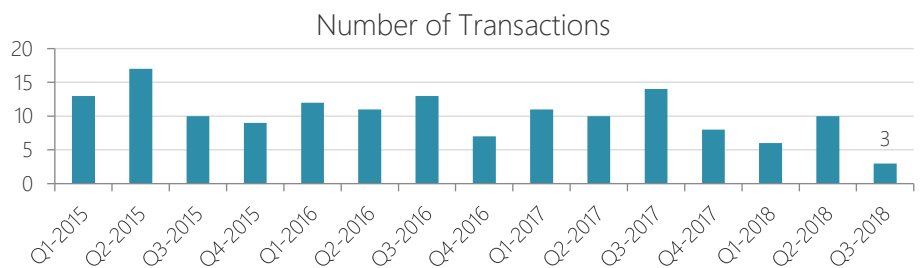
24% YoY



### Number of Transactions



-79% YoY



### Type of Properties Sold

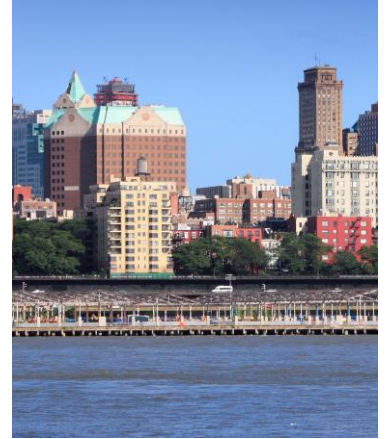
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$169,643	2%	\$257	35%	\$2,375,000	3	3	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Bushwick

## Brooklyn, 3rd Quarter 2018

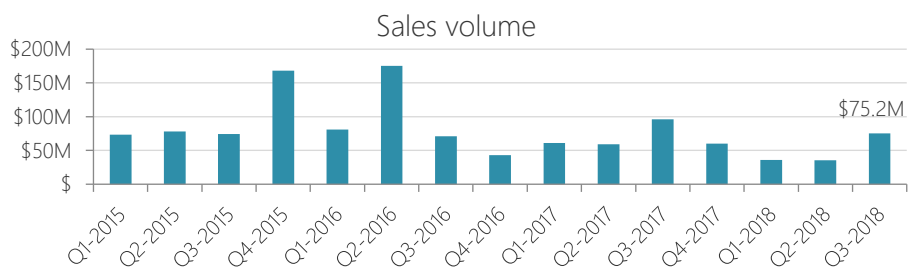


Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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

### Sales volume



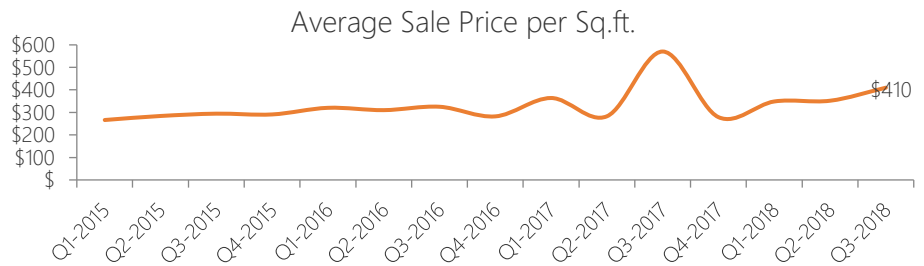
-22% YoY



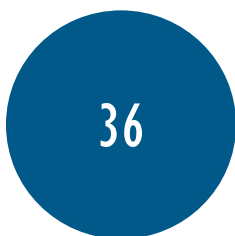
### Average Sale Price per Sq.ft.



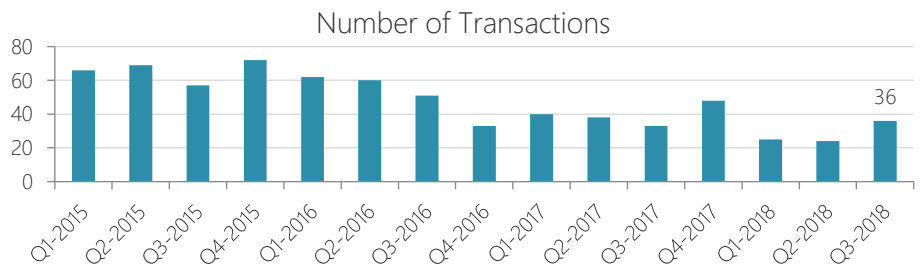
-28% YoY



### Number of Transactions



9% 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	\$405,449	25%	\$436	27%	\$61,222,862	35	35	151
Medium	\$823,529	-	\$326	-	\$14,000,000	1	1	17
Large	-	-	-	-	\$0	0	0	0

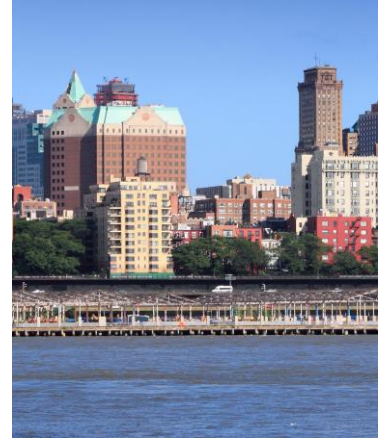
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Canarsie

## Brooklyn, 3rd Quarter 2018

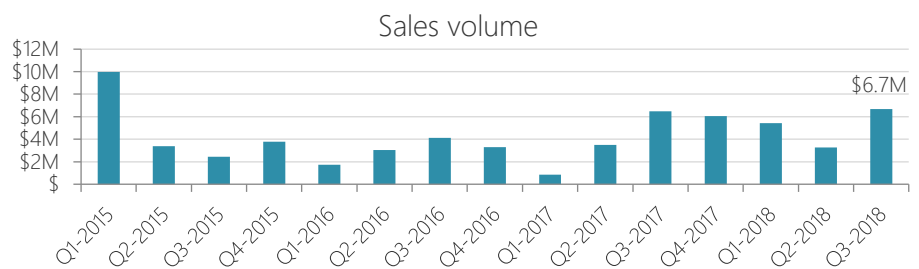


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

### Sales volume



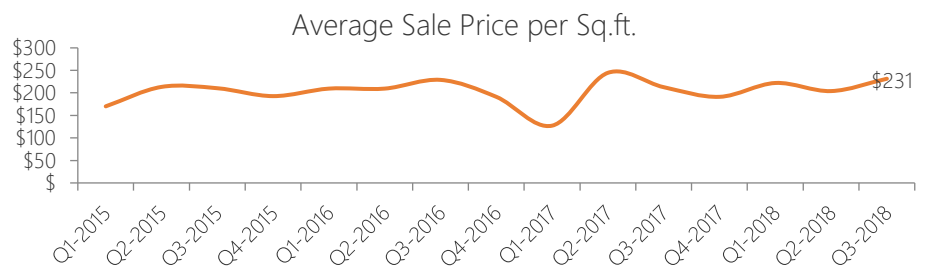
3% YoY



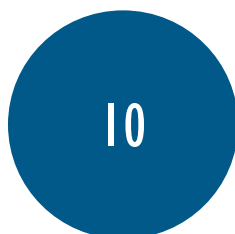
### Average Sale Price per Sq.ft.



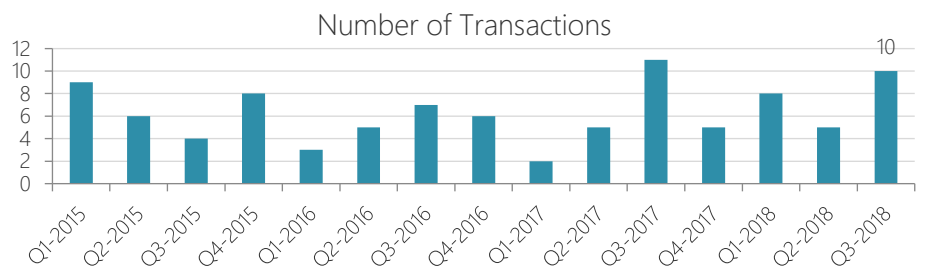
9% YoY



### Number of Transactions



-9% YoY



### Type of Properties Sold

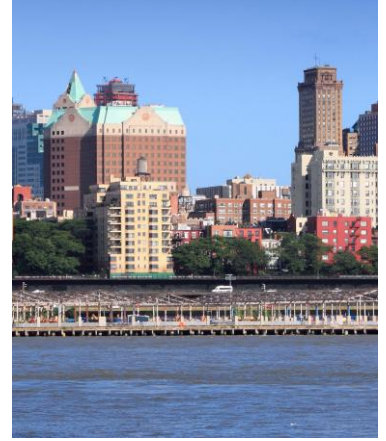
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$222,300	13%	\$231	9%	\$6,669,010	10	10	30
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Carroll Gardens

Brooklyn, 3rd Quarter 2018

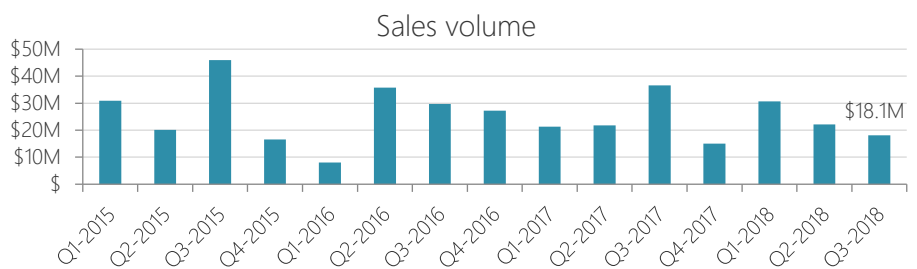


Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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

## Sales volume



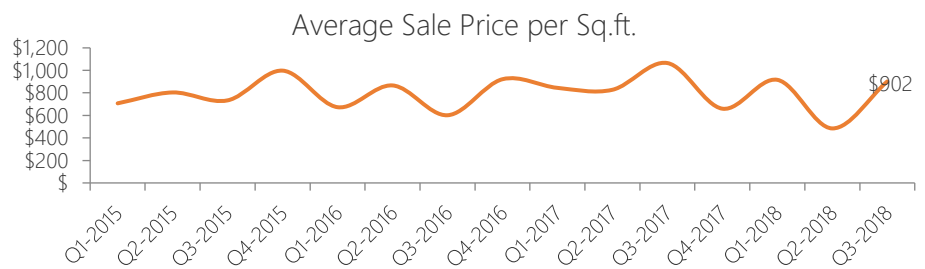
-51% YoY



## Average Sale Price per Sq.ft.



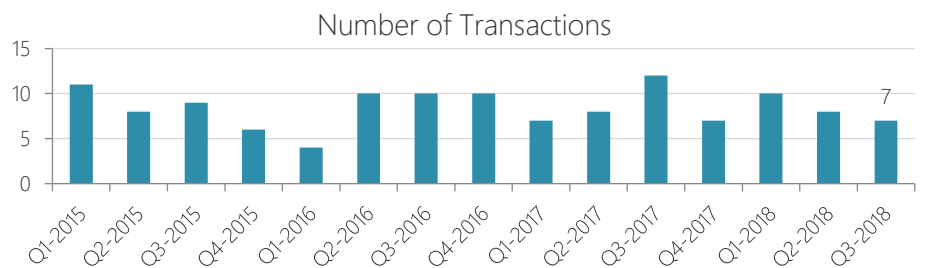
-15% YoY



## Number of Transactions



-42% YoY



## Type of Properties Sold

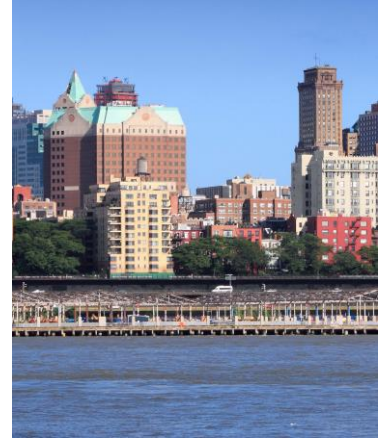
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$645,625	-21%	\$902	-15%	\$18,077,500	7	7	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Clinton Hill

Brooklyn, 3rd Quarter 2018

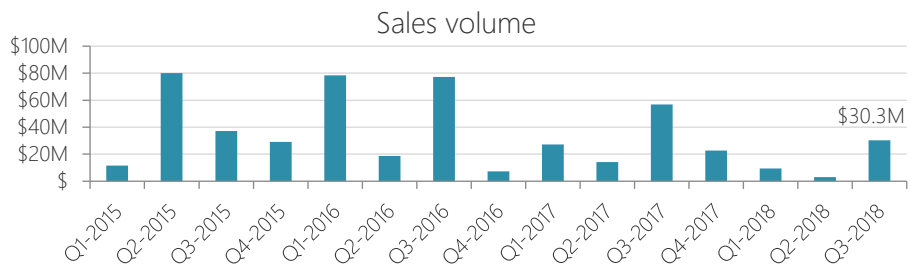


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

## Sales volume



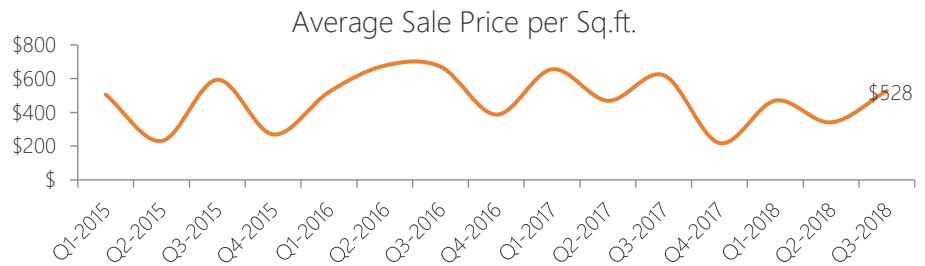
-47% YoY



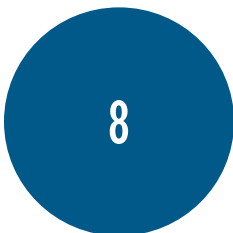
## Average Sale Price per Sq.ft.



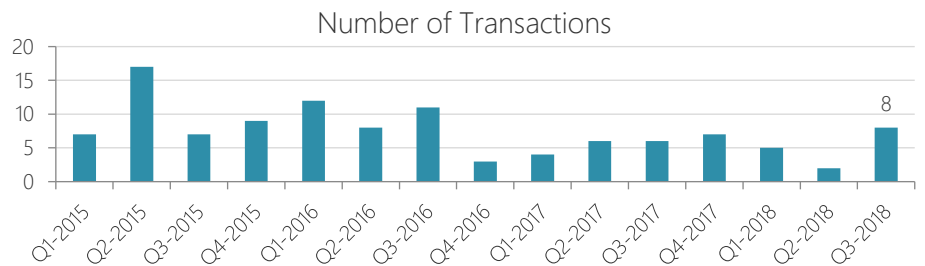
-15% YoY



## 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	\$422,942	-39%	\$493	-20%	\$18,186,507	7	8	43
Medium	\$504,167	-	\$590	-	\$12,100,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

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



# Cobble Hill

Brooklyn, 3rd Quarter 2018

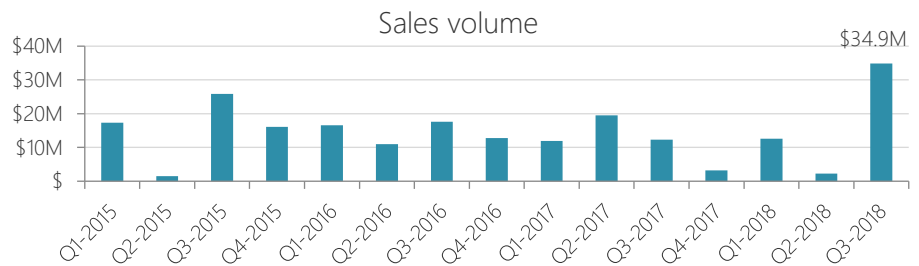


For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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

## Sales volume



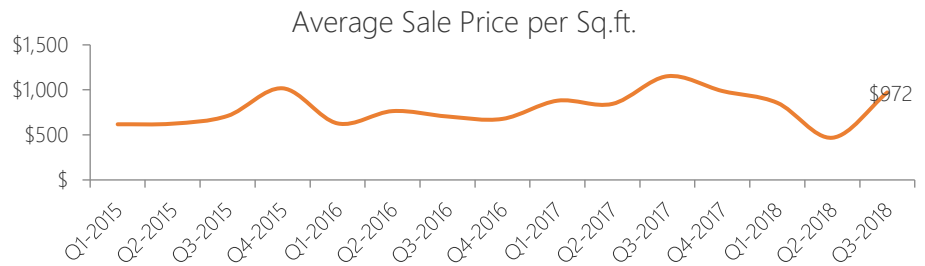
183% YoY



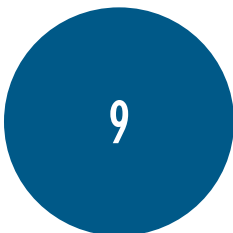
## Average Sale Price per Sq.ft.



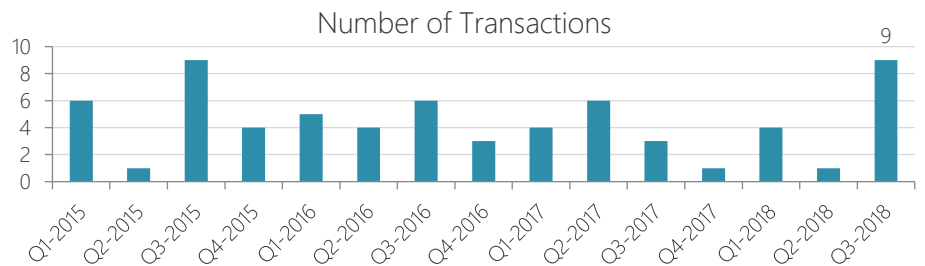
-16% YoY



## 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	\$917,763	-18%	\$972	-16%	\$34,875,000	9	9	38
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

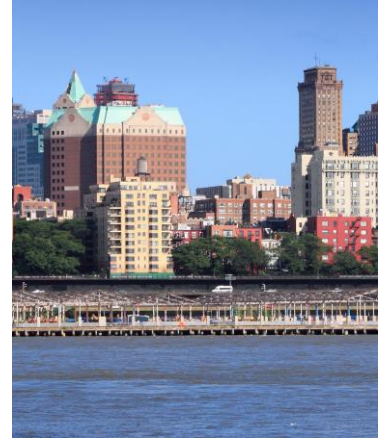
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Columbia Street Waterfront District

Brooklyn, 3rd Quarter 2018

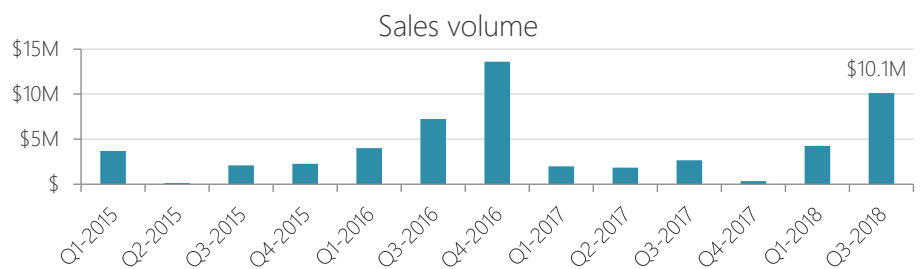


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential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

## Sales volume



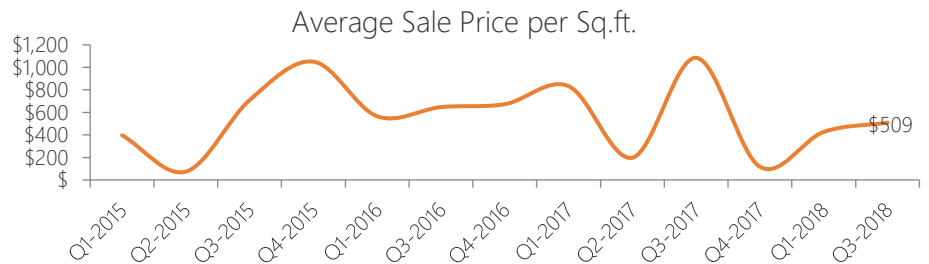
282% YoY



## Average Sale Price per Sq.ft.



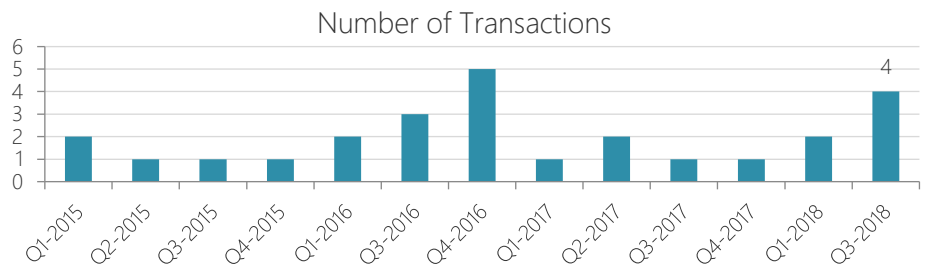
-53% YoY



## Number of Transactions



300% YoY



## Type of Properties Sold

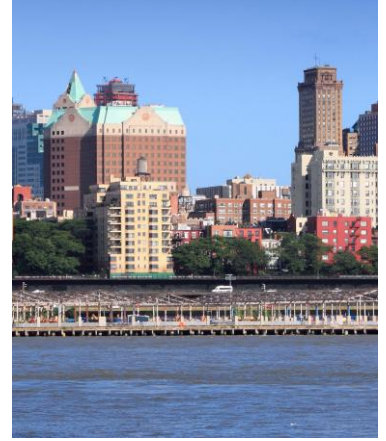
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$482,143	-45%	\$509	-53%	\$10,125,000	4	4	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Coney Island

## Brooklyn, 3rd Quarter 2018

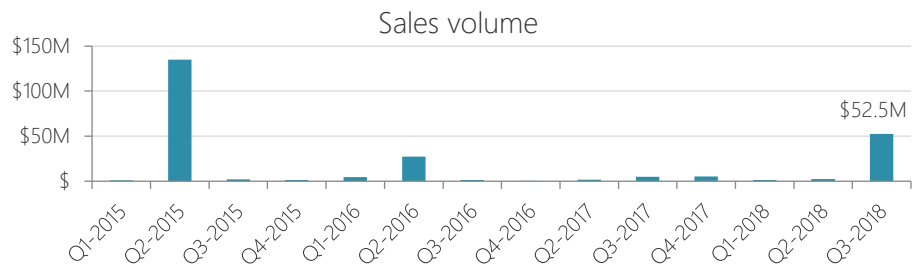


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

### Sales volume



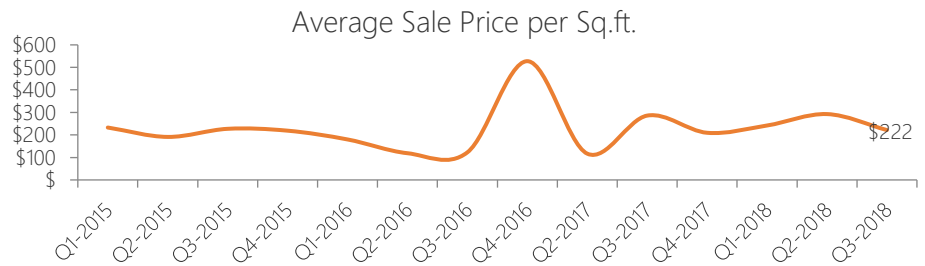
966% YoY



### Average Sale Price per Sq.ft.



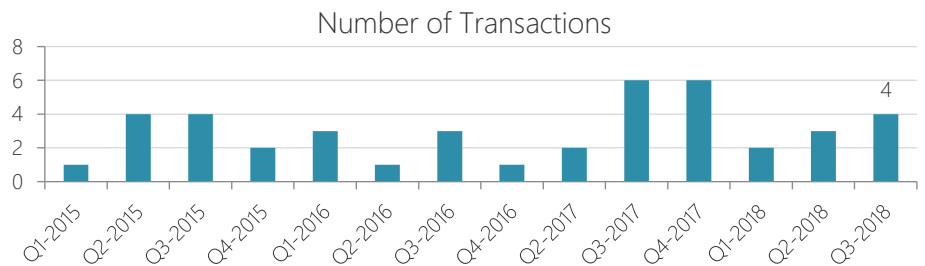
-22% YoY



### 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	\$211,667	12%	\$352	23%	\$2,540,000	3	3	12
Medium	-	-	-	-	\$0	0	0	0
Large	\$189,394	-	\$218	-	\$50,000,000	1	1	264

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



# Crown Heights

Brooklyn, 3rd Quarter 2018

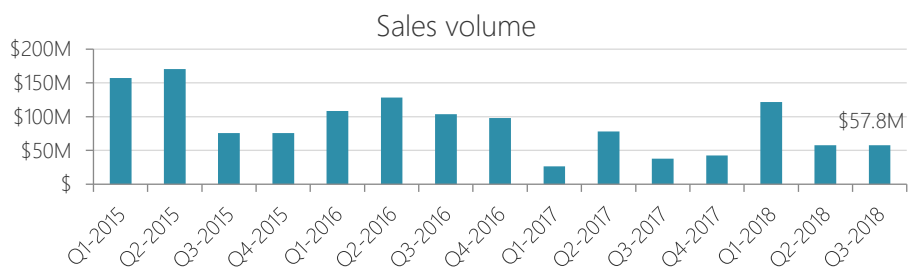


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

## Sales volume



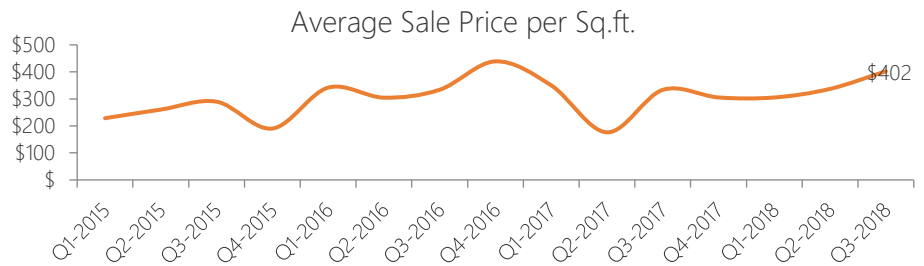
53% YoY



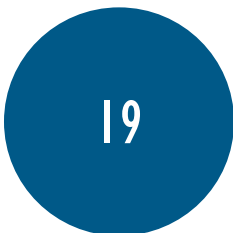
## Average Sale Price per Sq.ft.



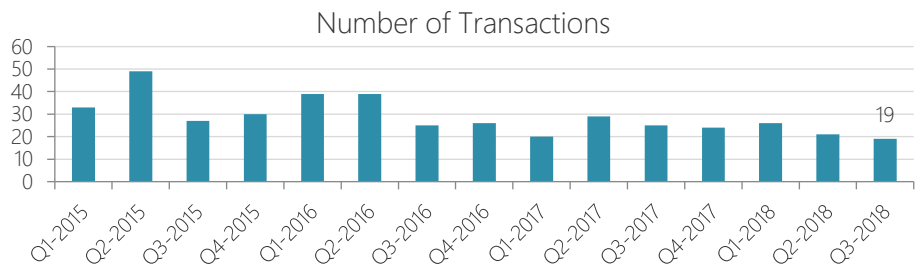
21% YoY



## Number of Transactions



-24% YoY



## Type of Properties Sold

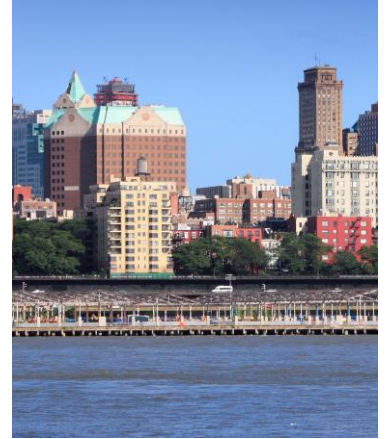
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$363,589	18%	\$434	23%	\$23,269,667	15	15	64
Medium	\$325,472	56%	\$383	57%	\$34,500,000	4	5	106
Large	-	-	-	-	\$0	0	0	0

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



# Dyker Heights

Brooklyn, 3rd Quarter 2018

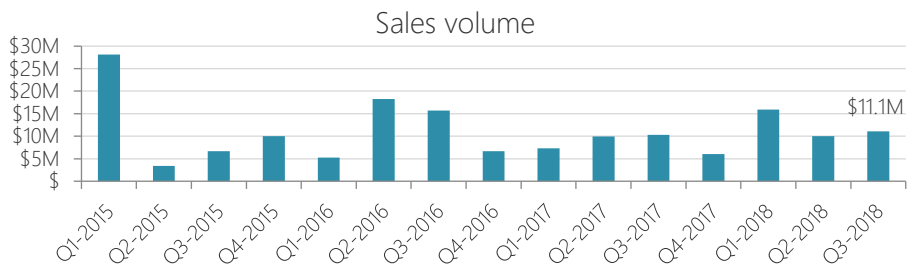


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

## Sales volume



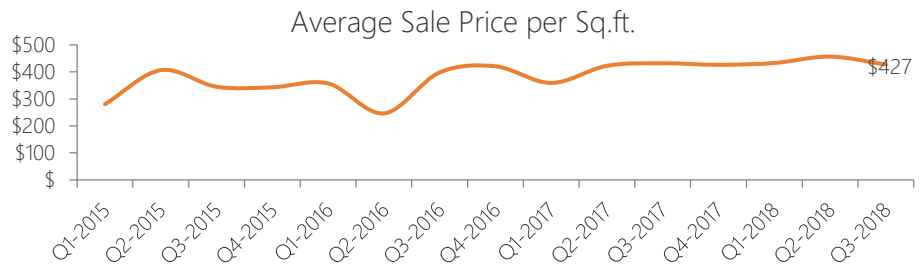
8% YoY



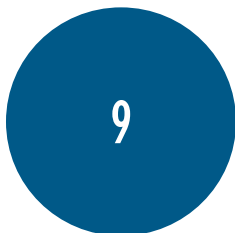
## Average Sale Price per Sq.ft.



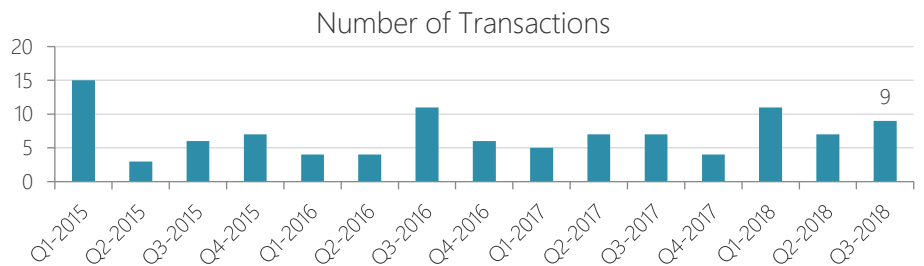
-1% YoY



## Number of Transactions



29% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$382,298	-7%	\$427	-1%	\$11,086,646	9	9	29
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

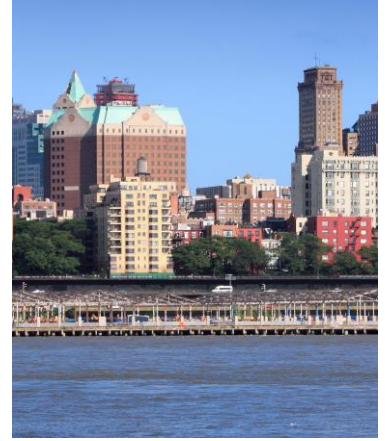
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# East Flatbush

## Brooklyn, 3rd Quarter 2018

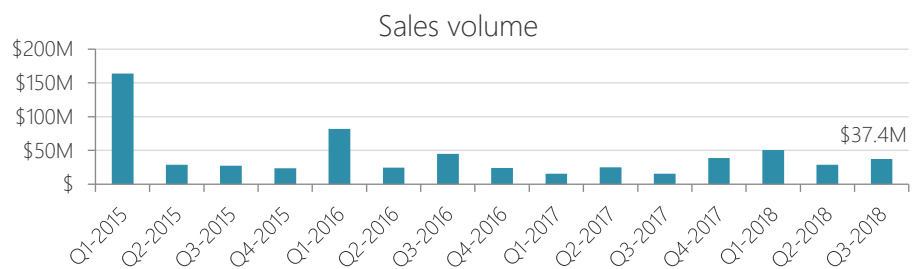


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

### Sales volume



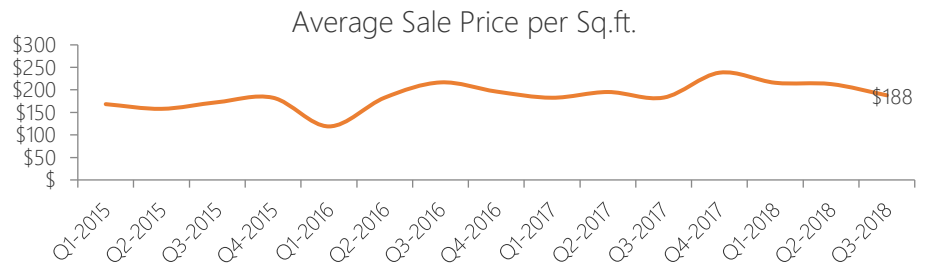
143% YoY



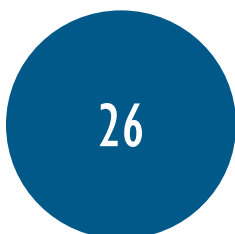
### Average Sale Price per Sq.ft.



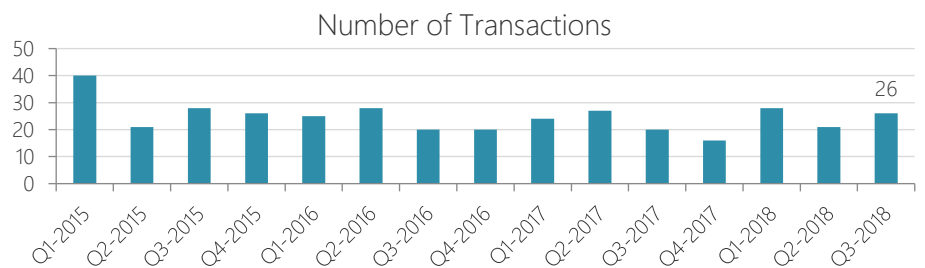
3% YoY



### Number of Transactions



30% YoY



### Type of Properties Sold

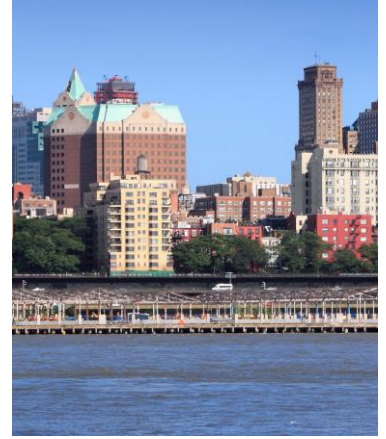
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$203,060	22%	\$214	18%	\$18,681,538	24	24	92
Medium	\$160,222	-5%	\$203	7%	\$7,210,000	1	1	45
Large	\$201,754	-	\$151	-	\$11,500,000	1	1	57

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



# East New York

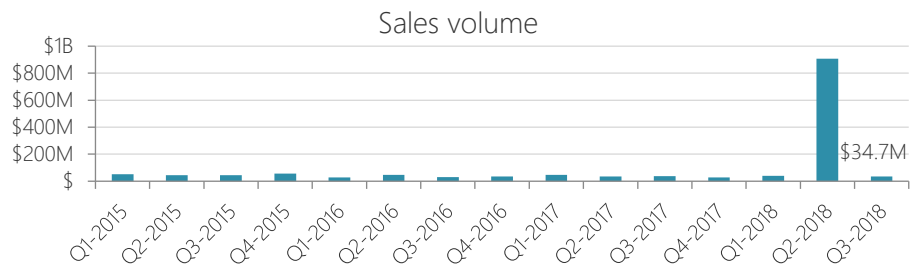
Brooklyn, 3rd Quarter 2018



## Sales volume



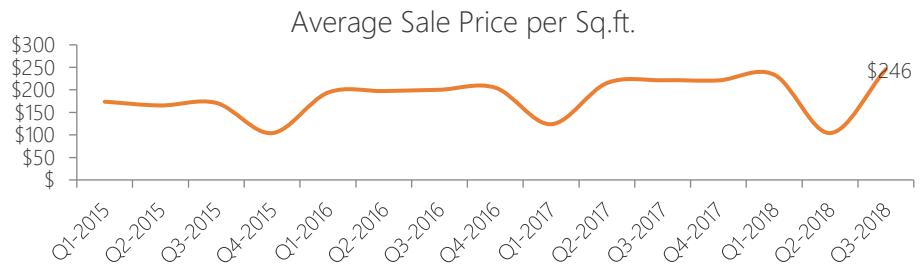
-6% YoY



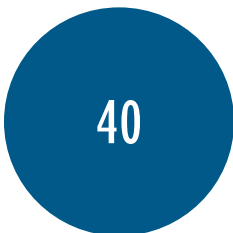
## Average Sale Price per Sq.ft.



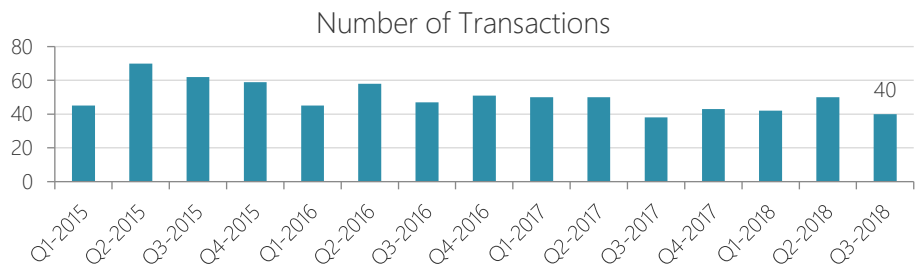
11% YoY



## Number of Transactions



5% YoY



## Type of Properties Sold

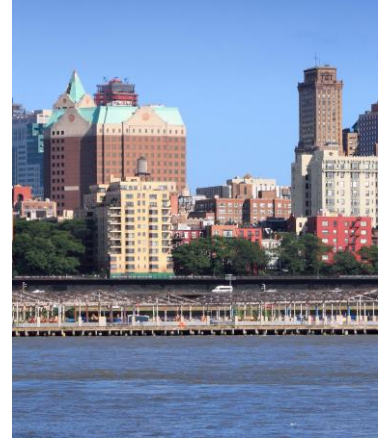
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$197,735	1%	\$240	6%	\$27,089,678	38	38	137
Medium	\$195,513	25%	\$269	28%	\$7,625,000	2	2	39
Large	-	-	-	-	\$0	0	0	0

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



# Flatbush

## Brooklyn, 3rd Quarter 2018

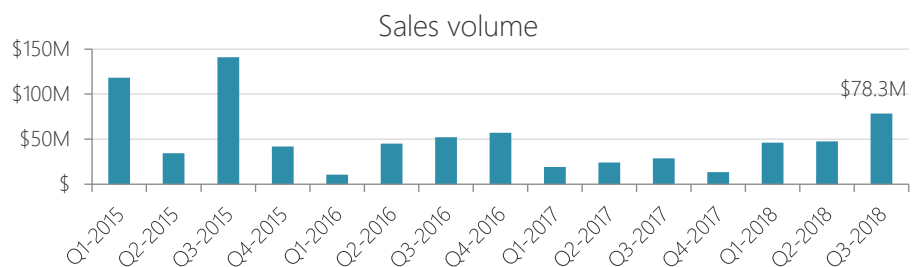


Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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

### Sales volume



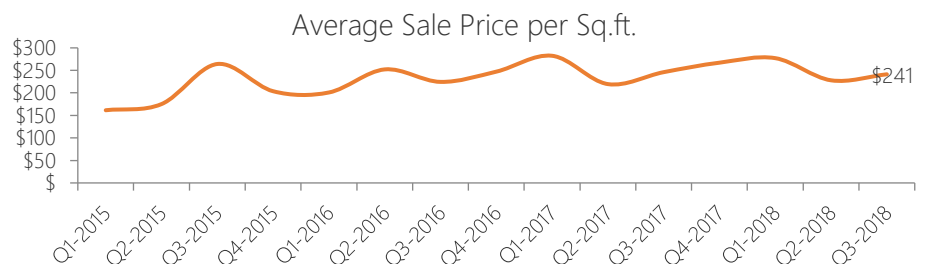
172% YoY



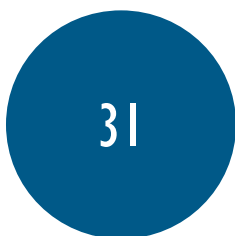
### Average Sale Price per Sq.ft.



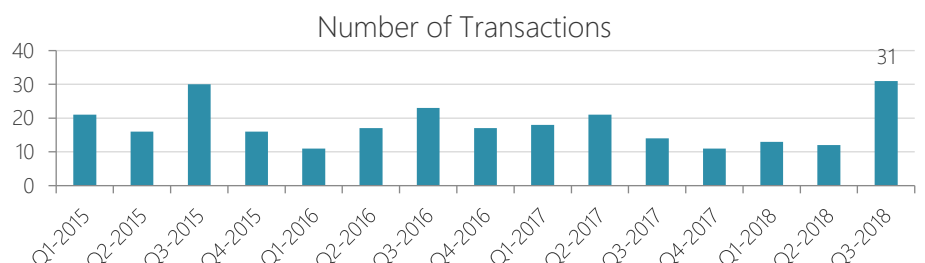
-2% YoY



### Number of Transactions



121% YoY



### Type of Properties Sold

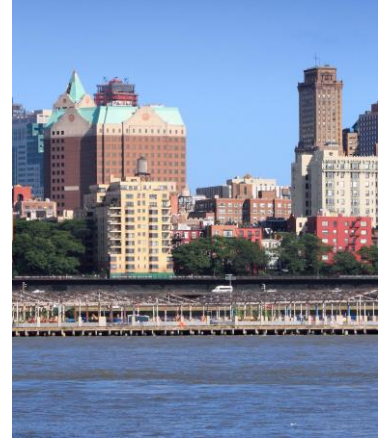
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$253,113	-6%	\$262	-4%	\$25,058,163	24	24	99
Medium	\$137,521	-19%	\$196	-15%	\$18,290,312	5	5	133
Large	\$273,438	57%	\$257	19%	\$35,000,000	2	2	128

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



# Fort Greene

## Brooklyn, 3rd Quarter 2018

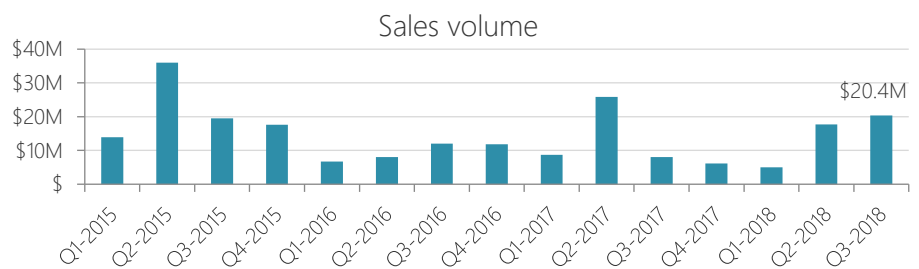


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

### Sales volume



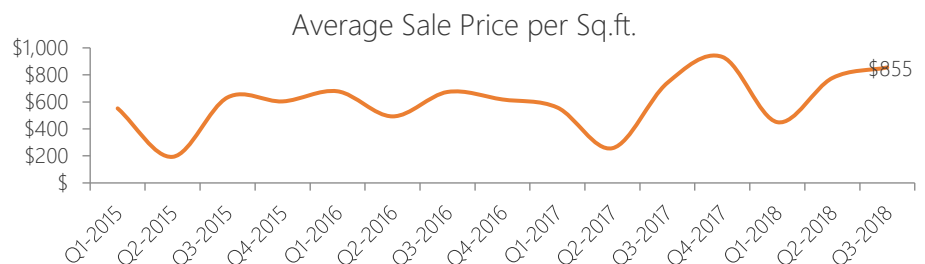
153% YoY



### Average Sale Price per Sq.ft.



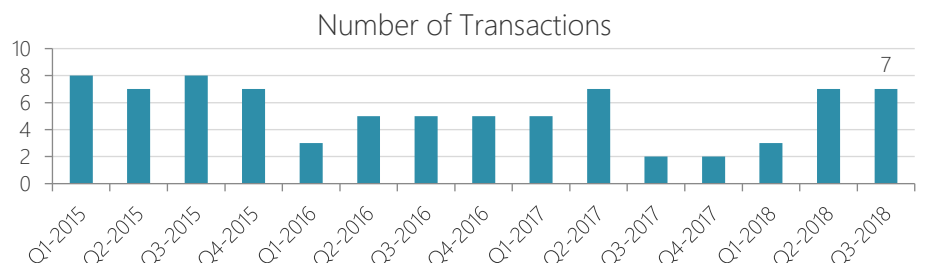
15% YoY



### Number of Transactions



250% YoY



### Type of Properties Sold

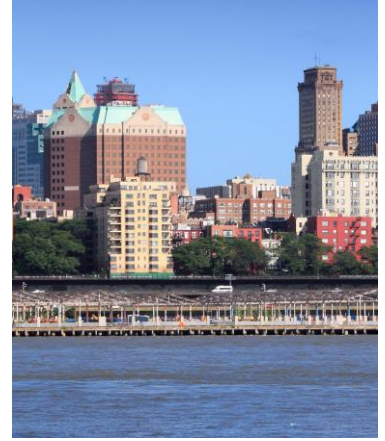
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$790,625	-12%	\$927	25%	\$18,975,000	6	6	24
Medium	\$140,000	-	\$417	-	\$1,400,000	1	1	10
Large	-	-	-	-	\$0	0	0	0

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



# Gravesend

## Brooklyn, 3rd Quarter 2018

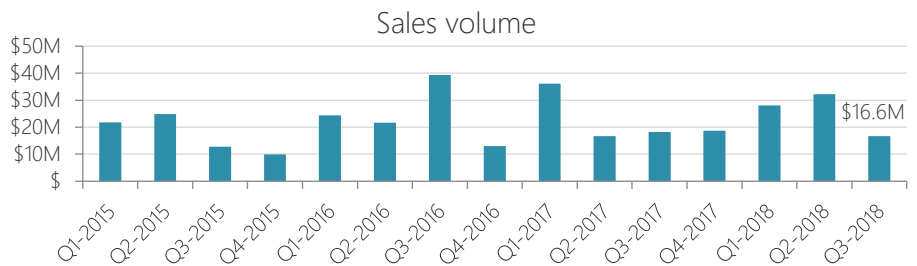


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

### Sales volume



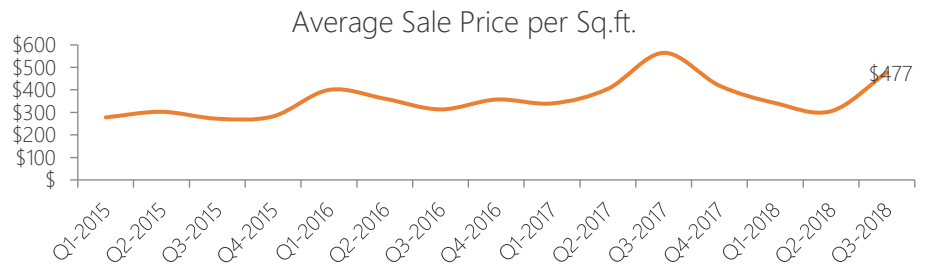
-8% YoY



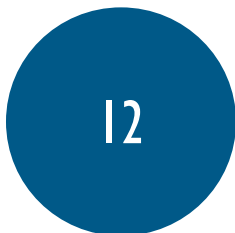
### Average Sale Price per Sq.ft.



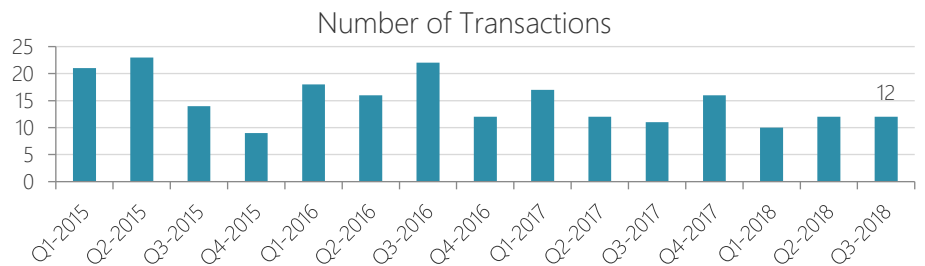
-15% YoY



### Number of Transactions



9% 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	\$437,737	-13%	\$477	-15%	\$16,634,000	12	12	38
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

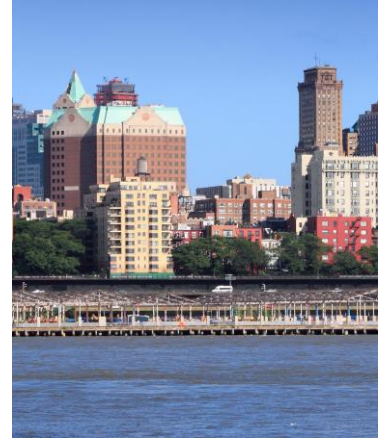
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Greenpoint

## Brooklyn, 3rd Quarter 2018

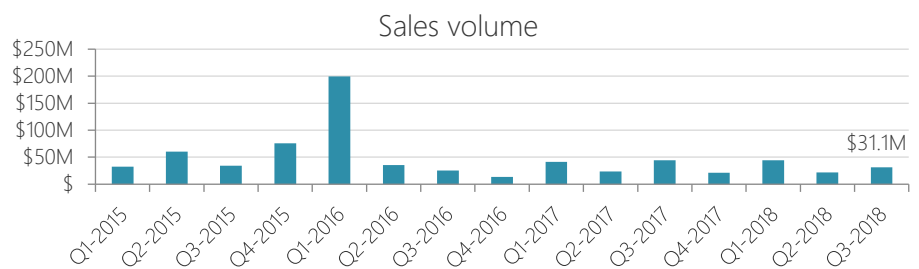


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

### Sales volume



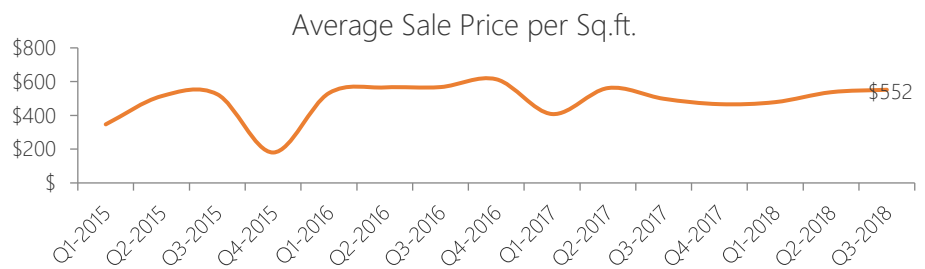
-30% YoY



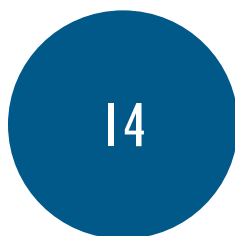
### Average Sale Price per Sq.ft.



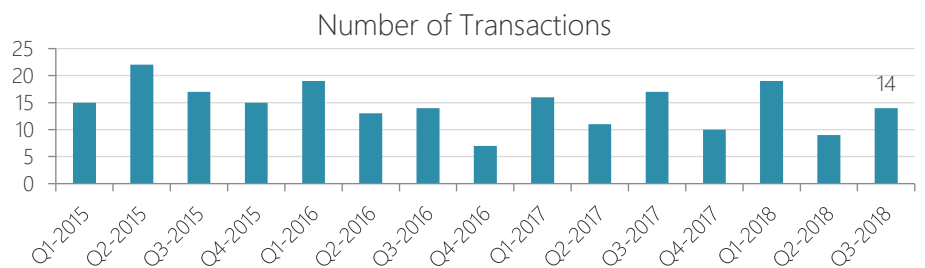
11% YoY



### Number of Transactions



-18% YoY



### Type of Properties Sold

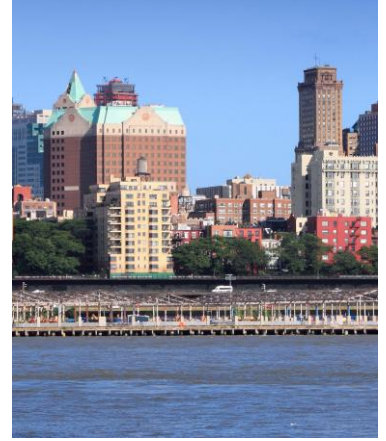
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$486,406	0%	\$552	11%	\$31,130,000	14	14	64
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Kensington

## Brooklyn, 3rd Quarter 2018

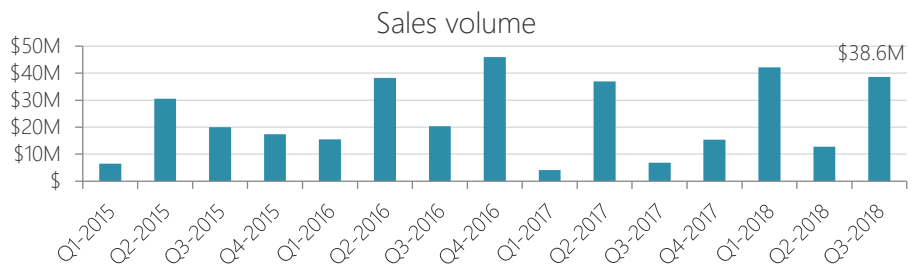


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

### Sales volume



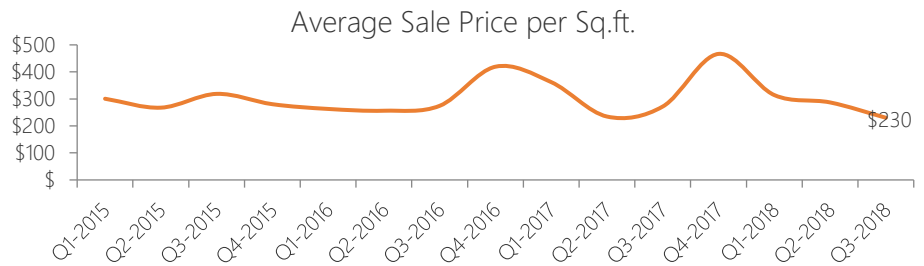
464% YoY



### Average Sale Price per Sq.ft.



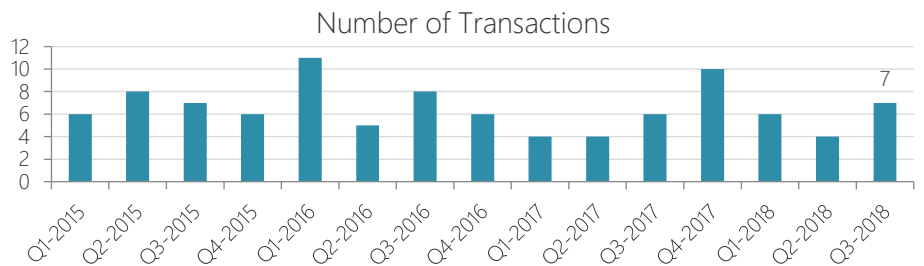
-15% YoY



### Number of Transactions



17% YoY



### Type of Properties Sold

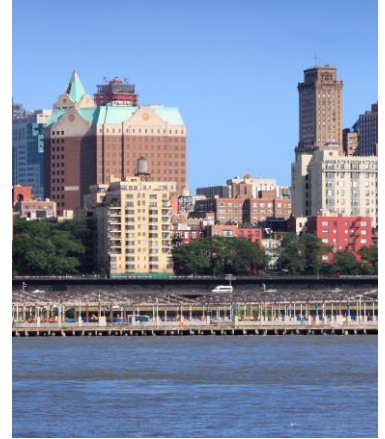
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$436,250	78%	\$449	65%	\$5,235,000	4	4	12
Medium	\$206,164	-	\$196	-	\$15,050,000	2	3	73
Large	\$338,889	-	\$231	-	\$18,300,000	1	1	54

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



# Midwood

## Brooklyn, 3rd Quarter 2018

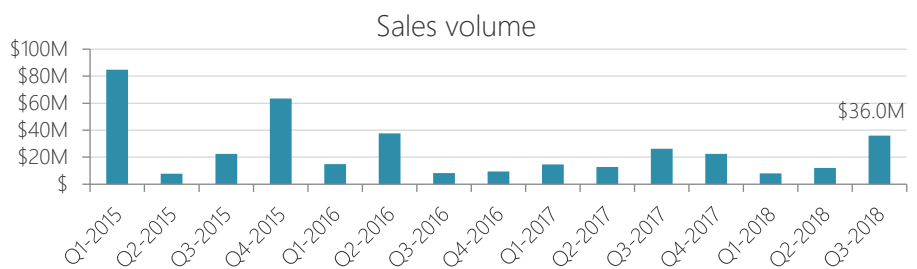


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

### Sales volume



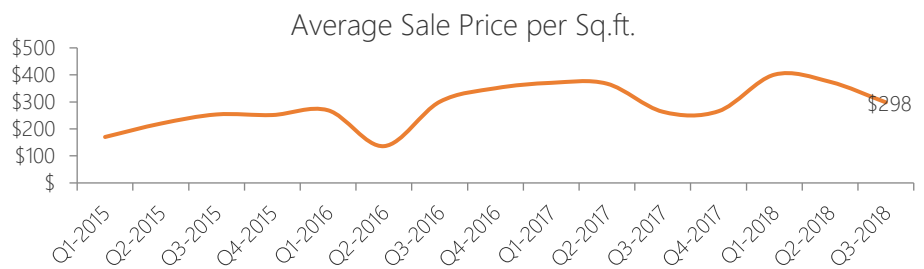
37% YoY



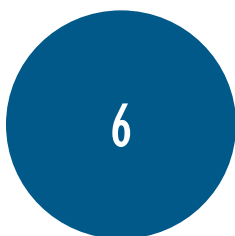
### Average Sale Price per Sq.ft.



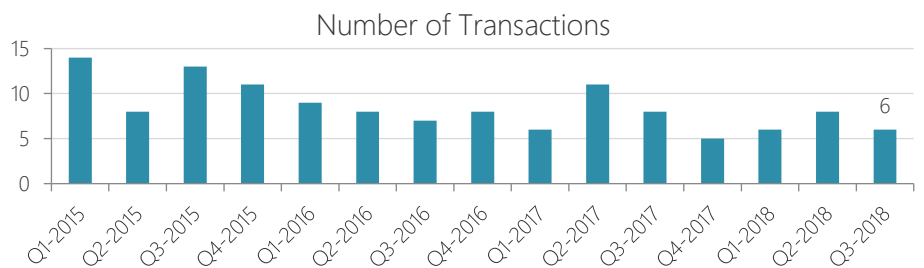
13% YoY



### Number of Transactions



-25% YoY



### Type of Properties Sold

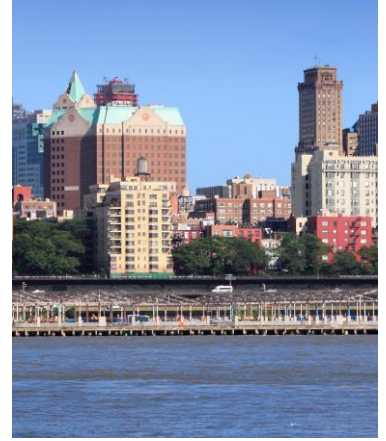
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$416,512	14%	\$342	-18%	\$4,998,140	4	4	12
Medium	\$312,500	-	\$274	-	\$15,000,000	1	1	48
Large	\$285,714	3%	\$311	40%	\$16,000,000	1	1	56

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



# Ocean Hill

## Brooklyn, 3rd Quarter 2018

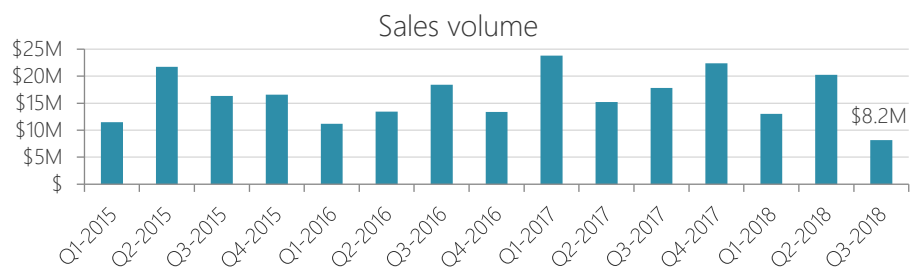


Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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

### Sales volume



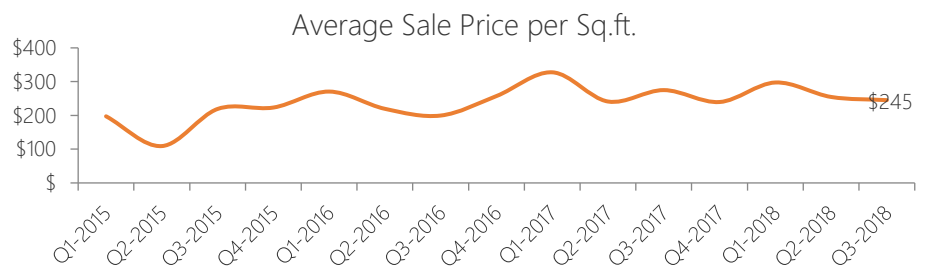
-54% YoY



### Average Sale Price per Sq.ft.



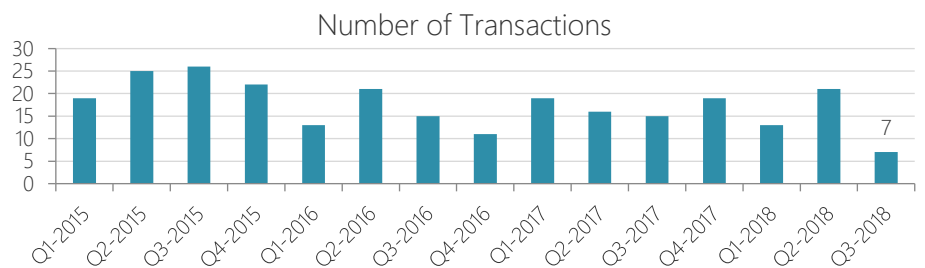
-11% YoY



### Number of Transactions



-53% YoY



### Type of Properties Sold

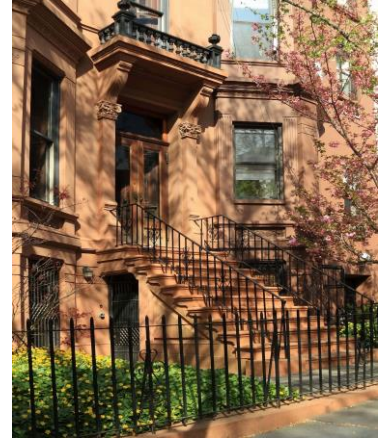
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$233,600	-15%	\$245	-18%	\$8,176,000	7	8	35
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Park Slope

Brooklyn, 3rd Quarter 2018

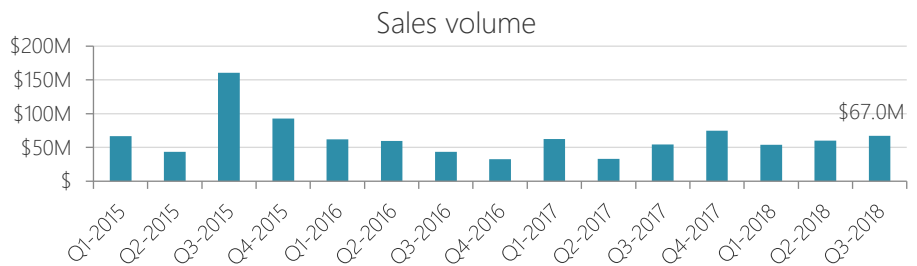


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

## Sales volume



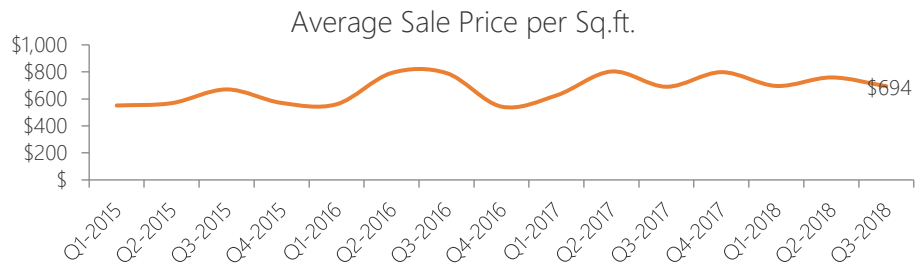
23% YoY



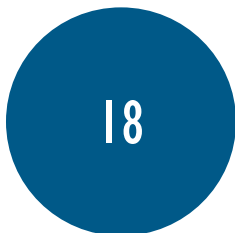
## Average Sale Price per Sq.ft.



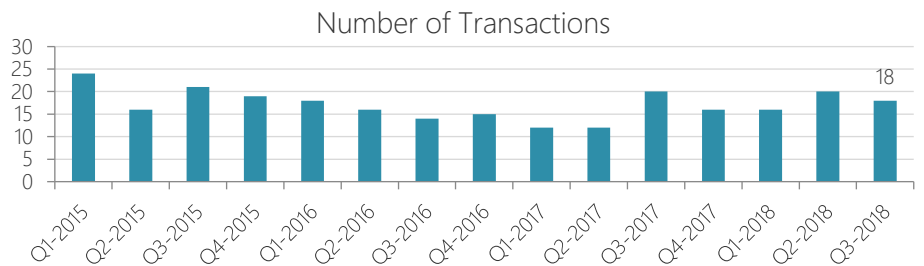
1% YoY



## Number of Transactions



-10% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$778,057	31%	\$751	8%	\$56,020,072	17	17	72
Medium	\$440,000	51%	\$500	-23%	\$11,000,000	1	1	25
Large	-	-	-	-	\$0	0	0	0

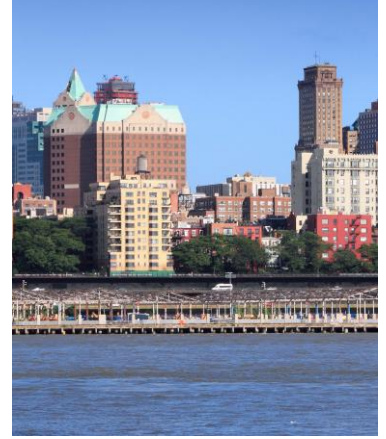
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Prospect - Lefferts Gardens

Brooklyn, 3rd Quarter 2018

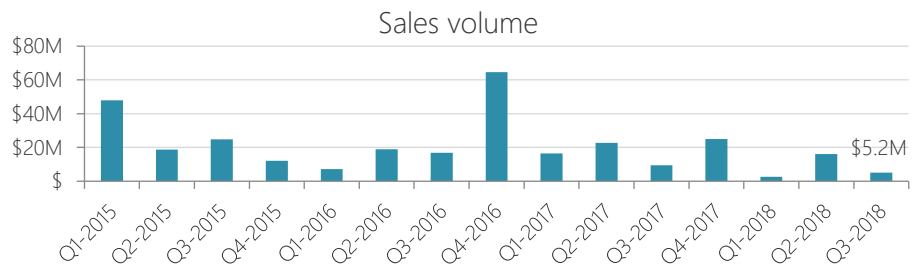


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

## Sales volume



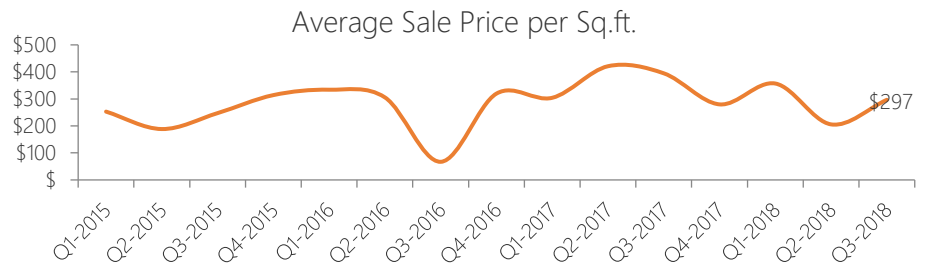
-45% YoY



## Average Sale Price per Sq.ft.



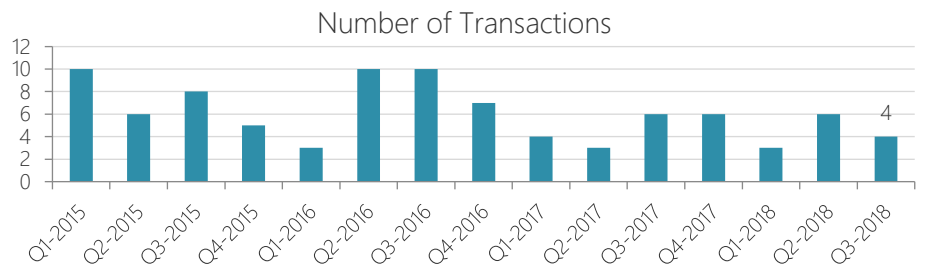
-25% YoY



## 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	\$234,991	-33%	\$297	-25%	\$5,169,813	4	4	22
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



# Prospect Heights

Brooklyn, 3rd Quarter 2018

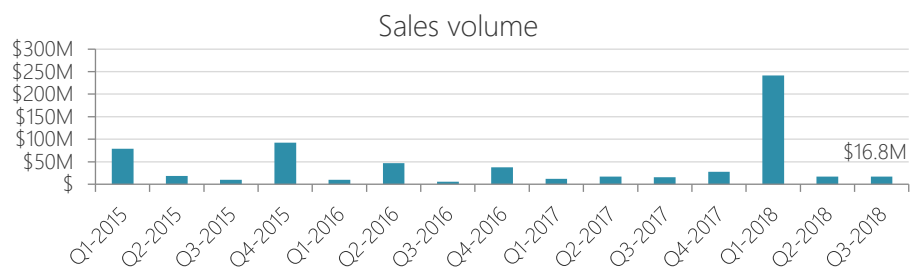


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

## Sales volume



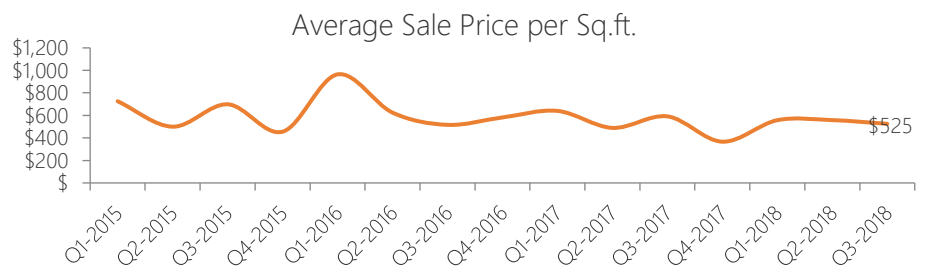
8% YoY



## Average Sale Price per Sq.ft.



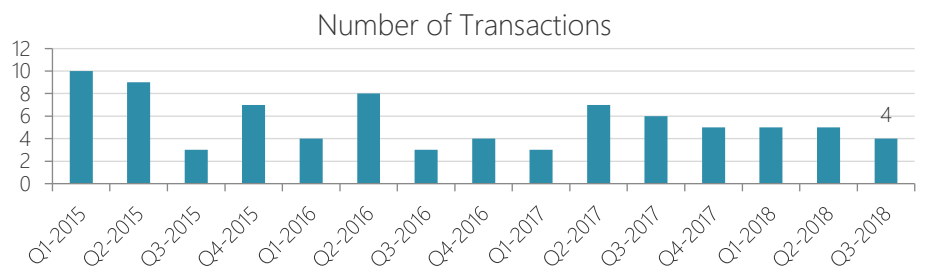
-11% YoY



## 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	\$911,889	69%	\$789	33%	\$8,207,000	3	3	9
Medium	\$409,524	-	\$399	-	\$8,600,000	1	1	21
Large	-	-	-	-	\$0	0	0	0

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



# Sheepshead Bay

Brooklyn, 3rd Quarter 2018

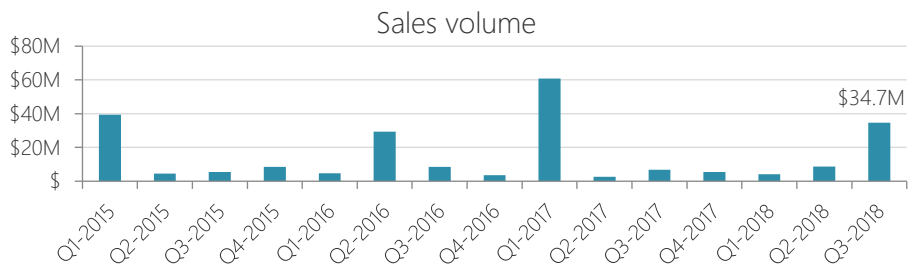


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

## Sales volume



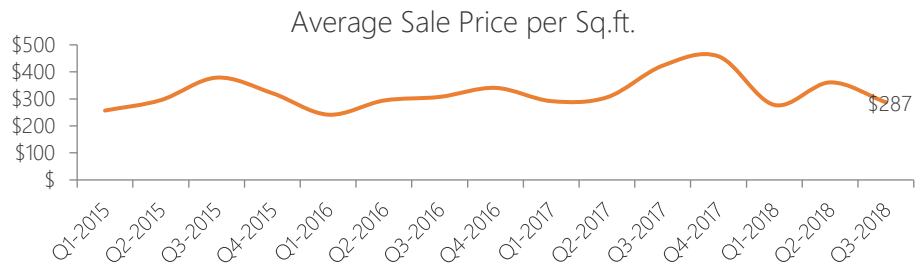
417% YoY



## Average Sale Price per Sq.ft.



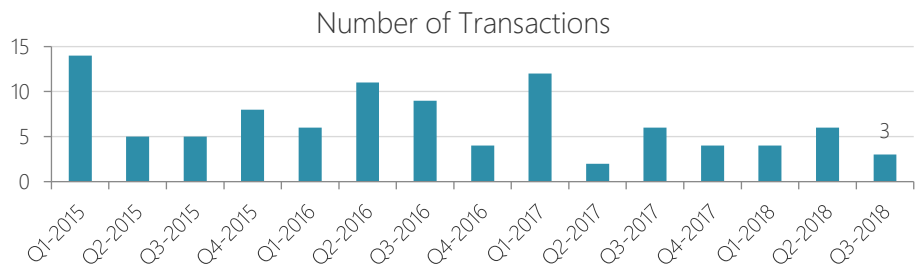
-32% YoY



## Number of Transactions



-50% YoY



## Type of Properties Sold

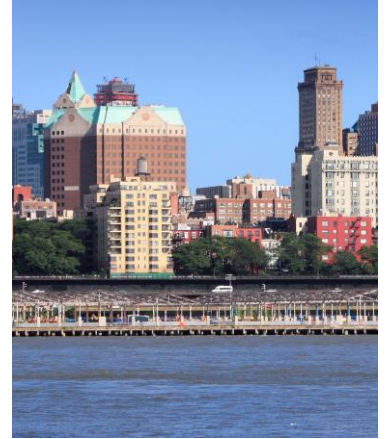
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$462,500	38%	\$439	4%	\$2,775,000	2	2	6
Medium	-	-	-	-	\$0	0	0	0
Large	\$263,636	-	\$279	-	\$31,900,000	1	1	121

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



# Sunset Park

Brooklyn, 3rd Quarter 2018

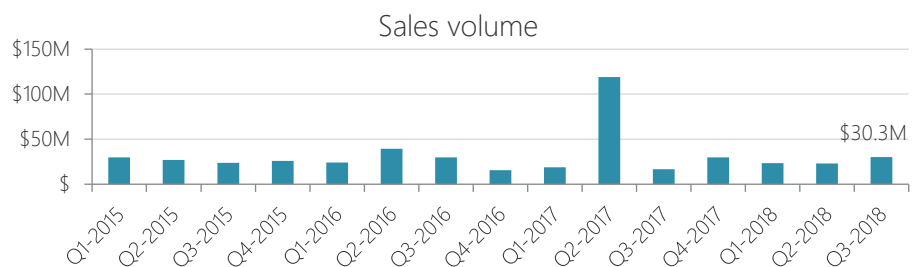


Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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

## Sales volume



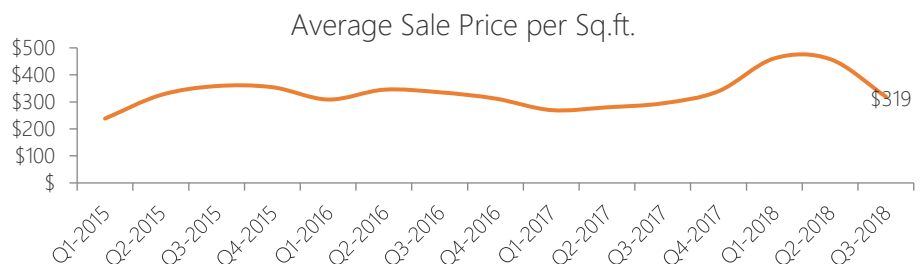
83% YoY



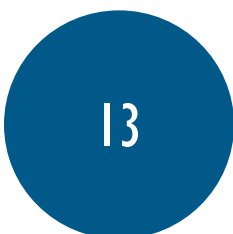
## Average Sale Price per Sq.ft.



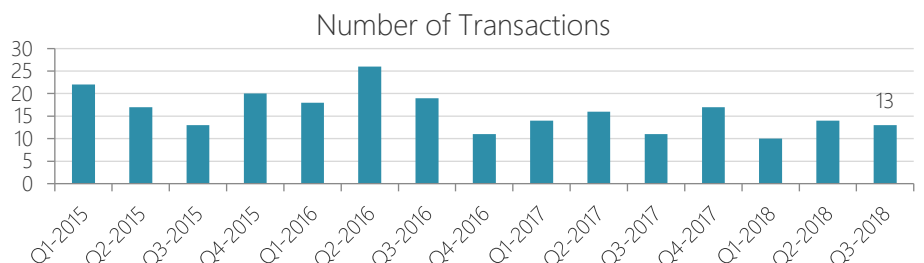
8% YoY



## Number of Transactions



18% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$416,698	69%	\$456	55%	\$22,085,000	11	11	53
Medium	\$136,503	-	\$177	-	\$8,190,201	2	3	60
Large	-	-	-	-	\$0	0	0	0

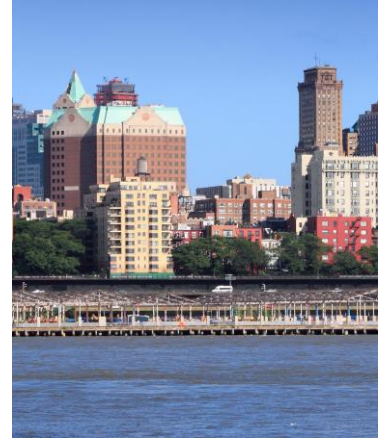
Small (up to 10 units), Medium (between 10 and 50 units), Large (more than 50 units)





# Williamsburg

Brooklyn, 3rd Quarter 2018

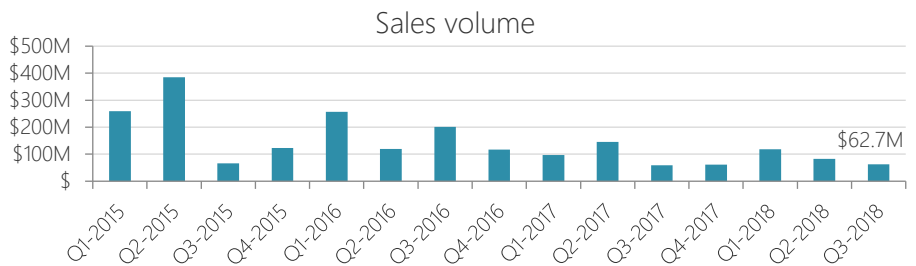


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

## Sales volume



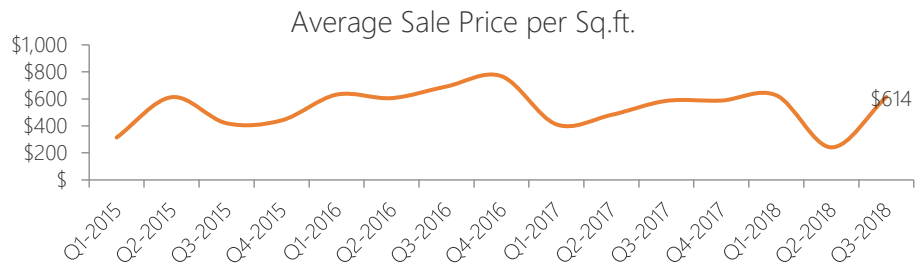
7% YoY



## Average Sale Price per Sq.ft.



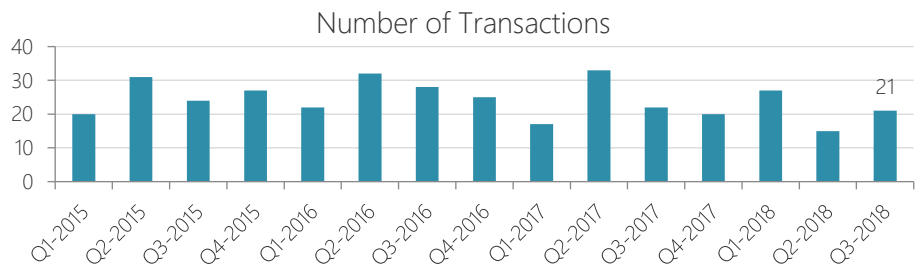
5% YoY



## Number of Transactions



-5% YoY



## Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$462,801	2%	\$574	10%	\$47,205,718	19	20	102
Medium	\$485,156	-2%	\$783	-11%	\$15,525,000	2	2	32
Large	-	-	-	-	\$0	0	0	0

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





## The RATNER Team Market Report

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- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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](#)



**The RATNER Team Market Report**

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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.

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