

# BROOKLYN

## RESIDENTIAL MARKET REPORT

---

November 2018



**The RATNER Team Market Report**

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

# 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.

## Table of Contents

1	Residential Market Overview
2	Top 10 Residential Sales
3	Map of Neighborhoods
4	Top Neighborhoods
5	Sales Maps
6	Stats by Neighborhood



# Residential Market Overview

Brooklyn, November 2018

Median Sale Price



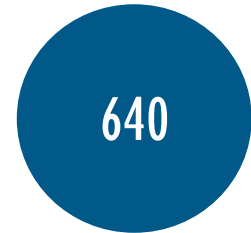
1% YoY

Median Price/Sq.ft.



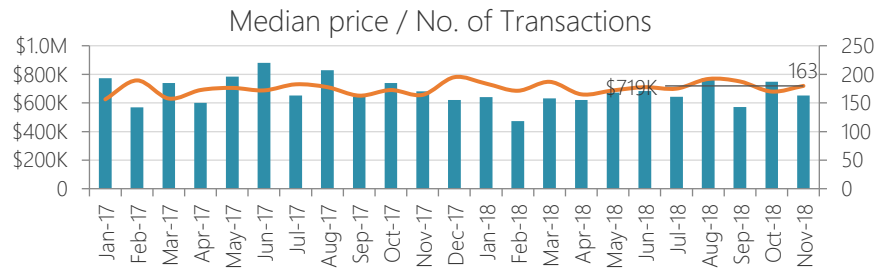
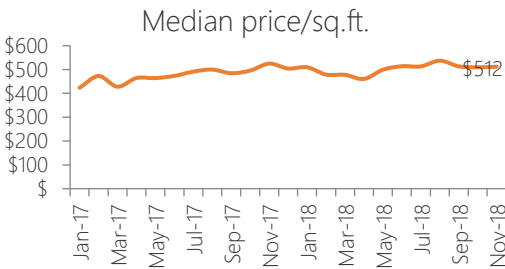
0% YoY

No. of Transactions

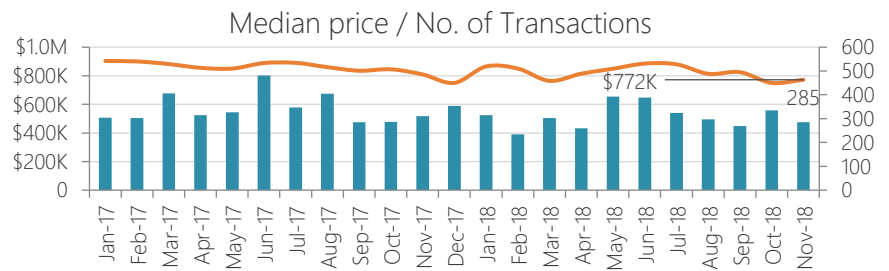
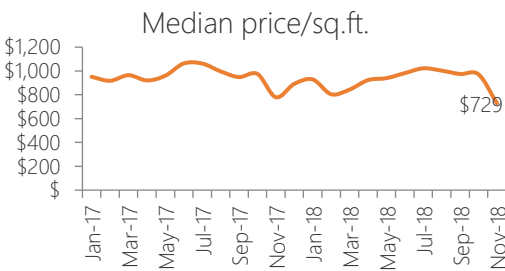


-4% YoY

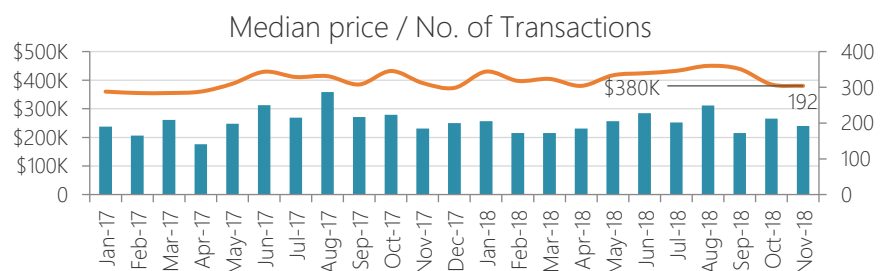
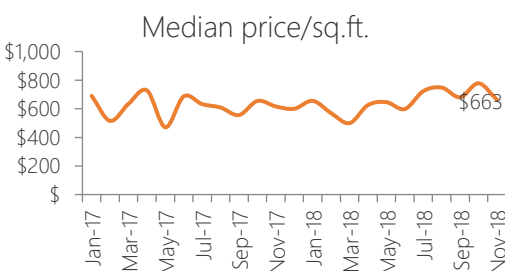
## Single family



## Condo



## Coop



# Top 10 Residential Sales

## Brooklyn, November 2018

### Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	192 Columbia Hts	\$11,750,000	30-Nov-18	6,625	\$1,774	Brooklyn Heights
2	174 Clinton St	\$7,100,000	16-Nov-18	3,168	\$2,241	Brooklyn Heights
3	120 Congress St	\$4,600,000	29-Nov-18	3,467	\$1,327	Cobble Hill
4	24 Exeter St	\$4,000,000	30-Nov-18	5,250	\$762	Manhattan Beach
5	31 Cranberry St	\$3,600,000	01-Nov-18	3,024	\$1,190	Brooklyn Heights
6	442 Van Brunt St	\$3,500,000	27-Nov-18	3,750	\$933	Red Hook
7	35 Carroll St	\$3,125,000	07-Nov-18	2,986	\$1,047	Columbia Street Waterfront Dist
8	56 Cambridge Pl	\$3,100,000	09-Nov-18	4,052	\$765	Clinton Hill
9	485 E 17th St	\$2,445,000	16-Nov-18	3,459	\$707	Ditmas Park
10	61 Beaumont St	\$2,200,000	19-Nov-18	2,538	\$867	Manhattan Beach

### Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	1 Grand Army Plz #6G	\$3,000,000	15-Nov-18	2,107	\$1,424	Prospect Heights
2	75 Columbia St #6	\$2,800,000	15-Nov-18	1,896	\$1,477	Columbia Street Waterfront Dist
3	85-101 N Third St #PH	\$2,625,000	20-Nov-18	1,346	\$1,950	Williamsburg
4	30 Bayard St #PHA	\$2,375,000	07-Nov-18	2,003	\$1,186	Williamsburg
5	22 N Sixth St #15D	\$1,950,000	16-Nov-18	1,157	\$1,685	Williamsburg
6	225 Eastern Pkwy #3A	\$1,880,000	20-Nov-18	2,043	\$920	Crown Heights
7	132 Cambridge Pl #1	\$1,781,938	20-Nov-18	-	-	-
8	700 Pacific St #318	\$1,750,125	15-Nov-18	1,894	\$924	Prospect Heights
9	535 Lorimer St #102	\$1,731,025	20-Nov-18	-	-	-
10	391 Dean St #4C	\$1,700,000	09-Nov-18	1,477	\$1,151	Park Slope

### Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	62 Montague St #2ABE	\$2,950,000	28-Nov-18	-	-	Brooklyn Heights
2	161 Henry St #6B	\$2,475,000	05-Nov-18	-	-	Brooklyn Heights
3	9 Prospect Park W #1C	\$2,160,000	26-Nov-18	-	-	Park Slope
4	142 Columbia Hts #4	\$2,000,000	30-Nov-18	-	-	Brooklyn Heights
5	50 Sterling Pl #1	\$1,950,000	14-Nov-18	-	-	Park Slope
6	115 Eastern Pkwy #PHB	\$1,865,000	01-Nov-18	-	-	Prospect Heights
7	246 Fifth Ave #1R	\$1,450,000	13-Nov-18	-	-	Park Slope
8	135 Clinton Ave #2	\$1,400,000	28-Nov-18	1,250	\$1,120	Clinton Hill
9	124 Atlantic Ave #A1	\$1,265,000	02-Nov-18	-	-	Cobble Hill
10	39 Plaza St W #12C	\$1,250,000	06-Nov-18	-	-	Park Slope

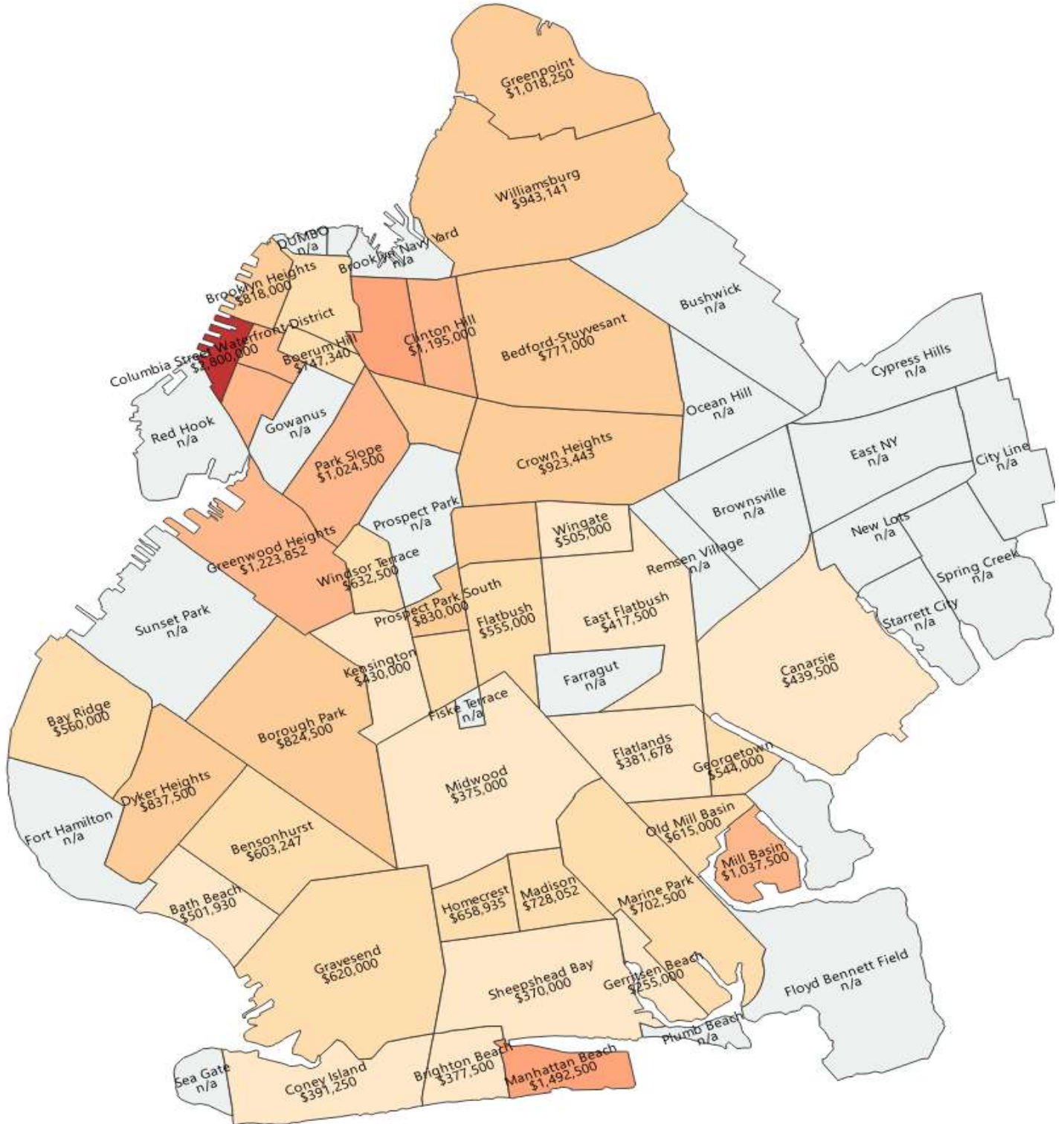


## The RATNER Team Market Report

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

# Map of Neighborhoods

Brooklyn, November 2018



# Top Neighborhoods

## Brooklyn, November 2018

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Williamsburg	\$1,186	\$943,141	36	\$961,677	\$362,500	-
2	Greenpoint	\$1,158	\$1,018,250	20	\$1,039,125	\$415,000	-
3	Fort Greene	\$1,135	\$1,336,342	8	\$1,450,000	\$720,000	-
4	Brooklyn Heights	\$1,115	\$818,000	18	\$700,000	\$775,000	\$7,100,000
5	Columbia Street Waterfront District	\$1,072	\$2,800,000	3	\$2,075,000	-	\$3,125,000
6	Park Slope	\$1,050	\$1,024,500	36	\$1,592,500	\$800,000	-
7	Downtown Brooklyn	\$1,042	\$692,500	11	\$800,000	\$549,000	-
8	Clinton Hill	\$926	\$1,195,000	10	\$1,207,941	\$662,500	\$3,100,000
9	Prospect Heights	\$924	\$825,000	17	\$1,515,722	\$780,000	-
10	Manhattan Beach	\$762	\$1,492,500	8	\$1,308,451	-	\$1,500,000
11	Bath Beach	\$747	\$501,930	16	\$501,930	\$279,000	\$1,240,000
12	Greenwood Heights	\$735	\$1,223,852	8	\$1,210,000	-	\$1,700,000
13	Bedford-Stuyvesant	\$725	\$771,000	25	\$729,474	-	\$1,587,000
14	Bay Ridge	\$710	\$560,000	31	\$715,000	\$305,000	\$1,100,000
15	Prospect Park South	\$664	\$830,000	3	-	\$785,000	\$1,962,500
16	Windsor Terrace	\$663	\$632,500	4	\$775,000	\$490,000	-
17	Madison	\$612	\$728,052	15	\$757,578	\$240,000	\$795,000
18	Ditmas Park	\$608	\$535,000	6	-	\$520,000	\$2,445,000
19	Gravesend	\$607	\$620,000	20	\$520,000	\$363,000	\$750,000
20	Borough Park	\$602	\$824,500	17	\$785,000	-	\$850,000
21	Crown Heights	\$566	\$923,443	13	\$994,500	\$459,000	\$1,650,000
22	Prospect - Lefferts Gardens	\$548	\$971,363	4	\$427,725	\$369,000	\$1,595,000
23	Gerritsen Beach	\$545	\$255,000	8	-	\$199,000	\$550,000
24	Dyker Heights	\$541	\$837,500	11	\$250,000	\$470,000	\$980,000
25	Marine Park	\$513	\$702,500	17	-	\$187,500	\$712,500
26	Kensington	\$505	\$430,000	10	\$675,000	\$417,000	\$712,500
27	Flatlands	\$475	\$381,678	17	\$499,000	\$175,000	\$550,000
28	Sheepshead Bay	\$453	\$370,000	33	\$640,000	\$215,000	\$658,000
29	Old Mill Basin	\$442	\$615,000	10	-	\$239,000	\$617,500
30	Brighton Beach	\$431	\$377,500	13	\$497,500	\$283,495	\$463,750
31	Coney Island	\$426	\$391,250	15	\$375,000	\$380,000	\$526,566
32	Midwood	\$413	\$375,000	27	\$962,309	\$295,000	\$1,100,000
33	Mill Basin	\$394	\$1,037,500	4	-	-	\$1,037,500
34	Canarsie	\$390	\$439,500	8	\$290,000	-	\$535,000
35	Wingate	\$389	\$505,000	3	-	-	\$505,000
36	Georgetown	\$388	\$544,000	5	\$544,000	-	\$609,464
37	East New York	\$379	\$370,000	8	\$292,500	-	\$487,500
38	East Flatbush	\$372	\$417,500	21	\$274,508	\$270,000	\$497,500

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

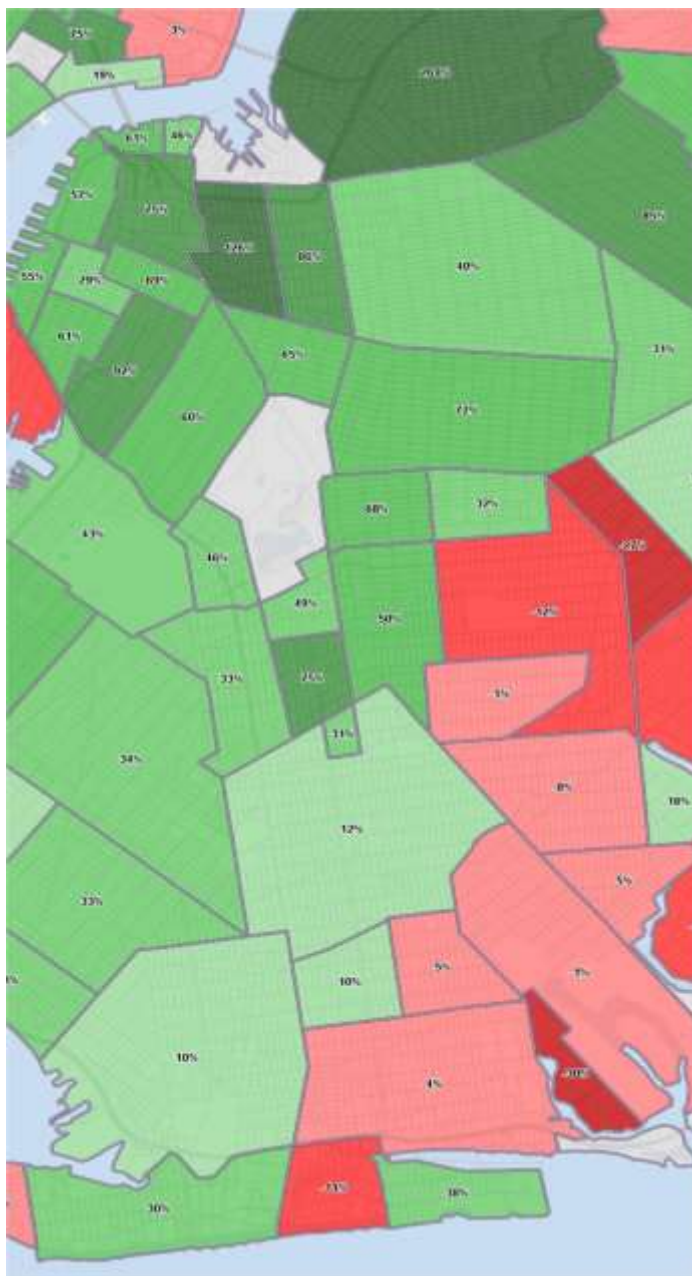
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Sales Maps

Brooklyn, November 2018

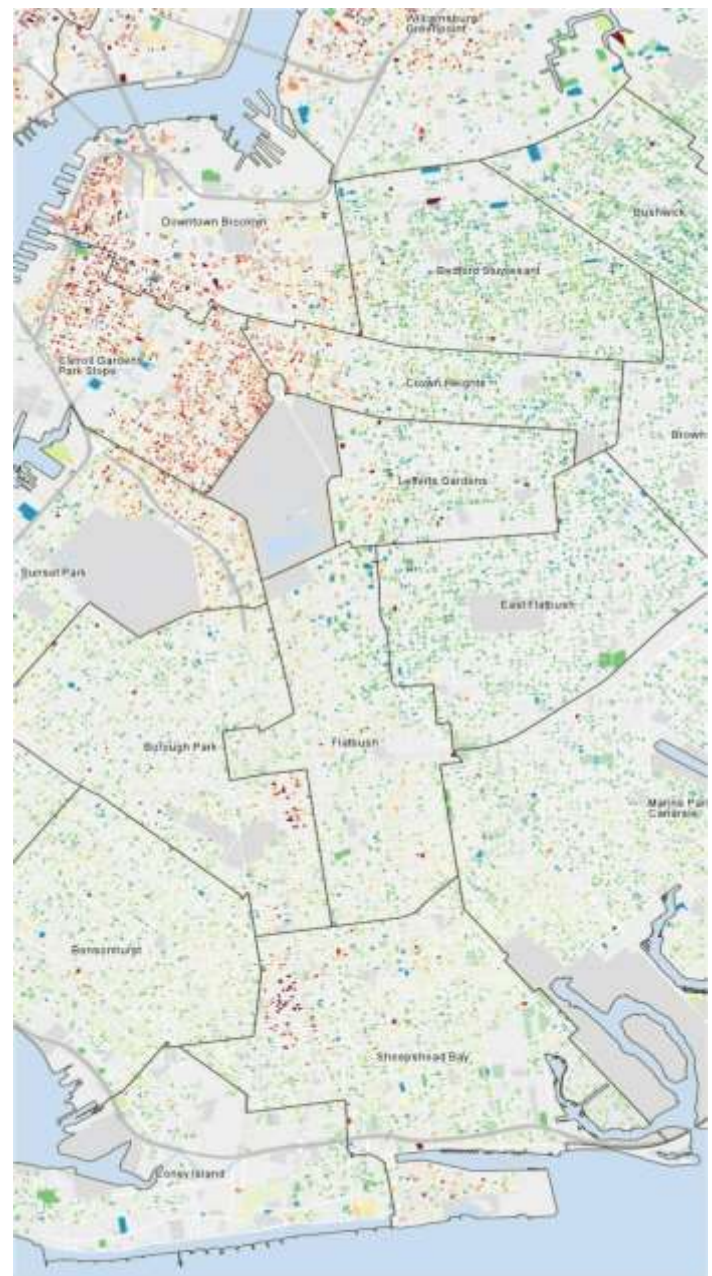
## Home Price Changes by Neighborhood

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



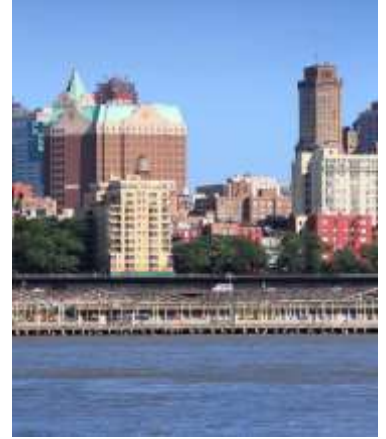
## Price / Sq.ft.

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



# Bath Beach

Brooklyn, November 2018

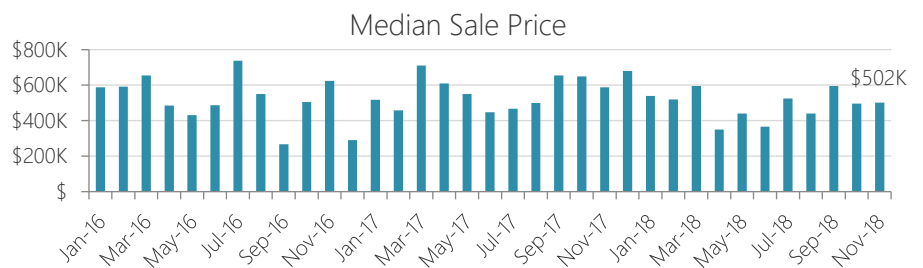


Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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

## Median Sale Price



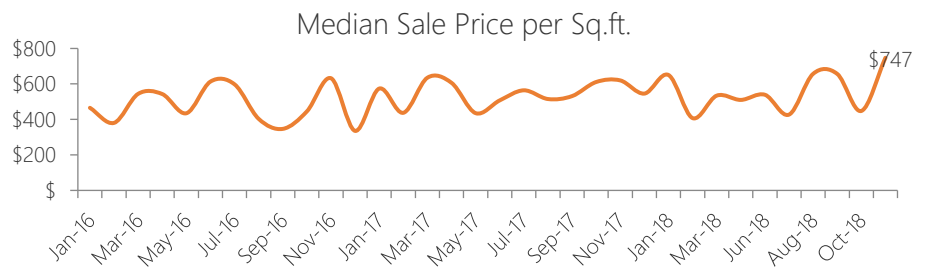
-15% YoY



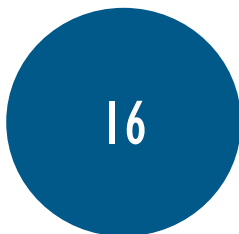
## Median Sale Price per Sq.ft.



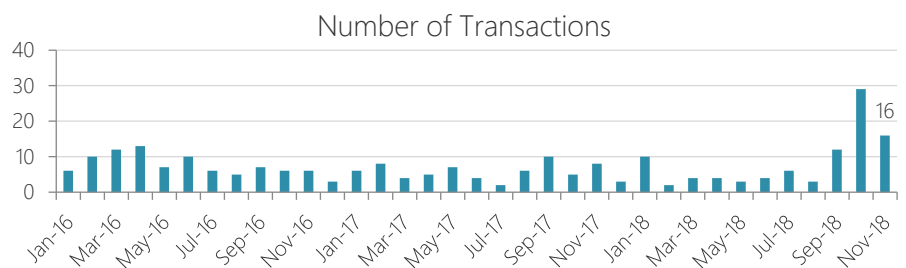
21% YoY



## 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	\$501,930	-23%	\$648	5%	11
Coops	\$279,000	-4%	-	-	3
Houses	\$1,240,000	47%	\$855	20%	2





# Bay Ridge

Brooklyn, November 2018

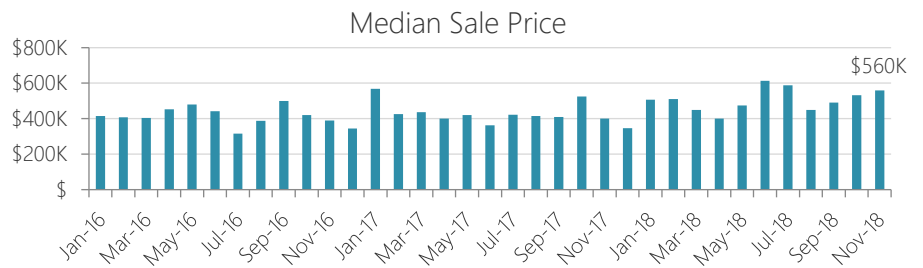


Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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

## Median Sale Price



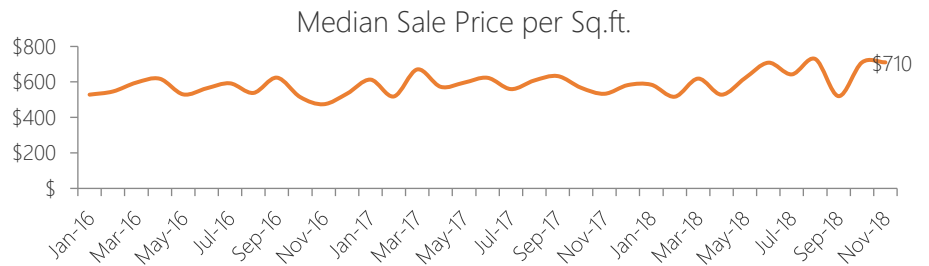
40% YoY



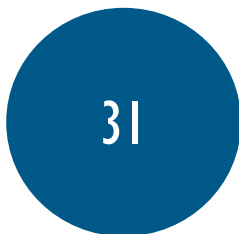
## Median Sale Price per Sq.ft.



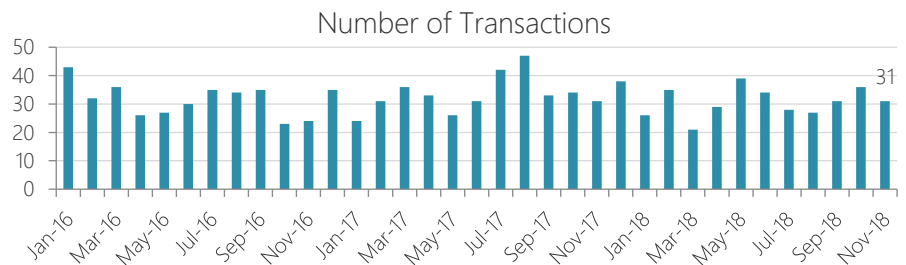
33% YoY



## 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	\$715,000	-23%	\$864	3%	5
Coops	\$305,000	-12%	\$400	-12%	16
Houses	\$1,100,000	3%	\$734	-1%	10



# Bedford-Stuyvesant

Brooklyn, November 2018

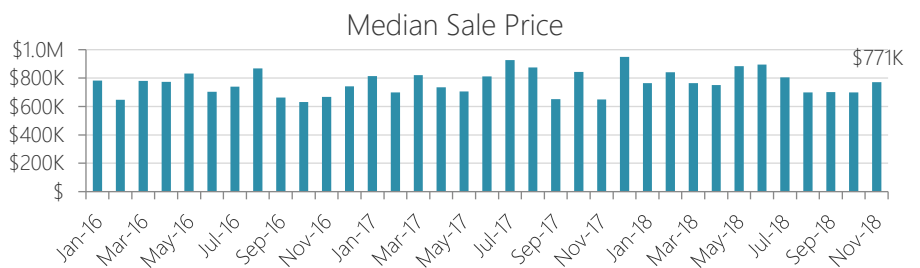


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

## Median Sale Price



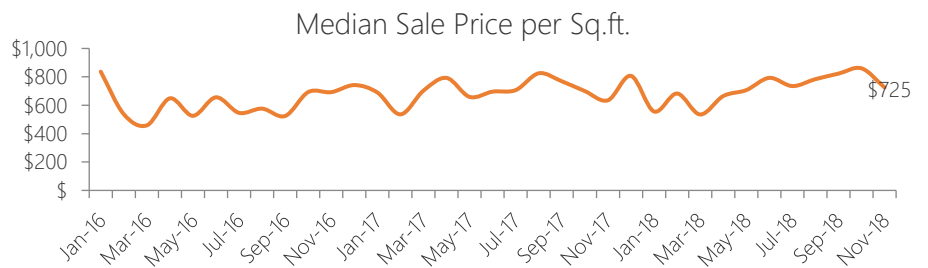
19% YoY



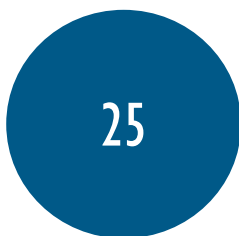
## Median Sale Price per Sq.ft.



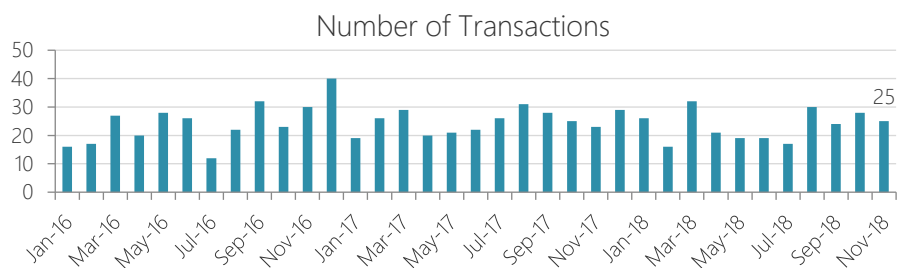
14% YoY



## Number of Transactions



9% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$729,474	14%	\$725	14%	21
Coops	-	-	-	-	0
Houses	\$1,587,000	87%	\$781	22%	4



# Borough Park

Brooklyn, November 2018

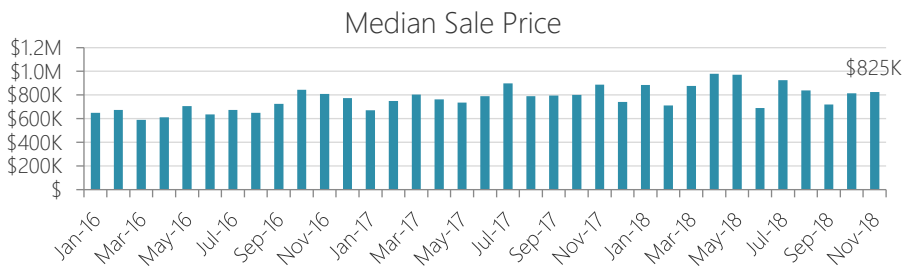


Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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

## Median Sale Price



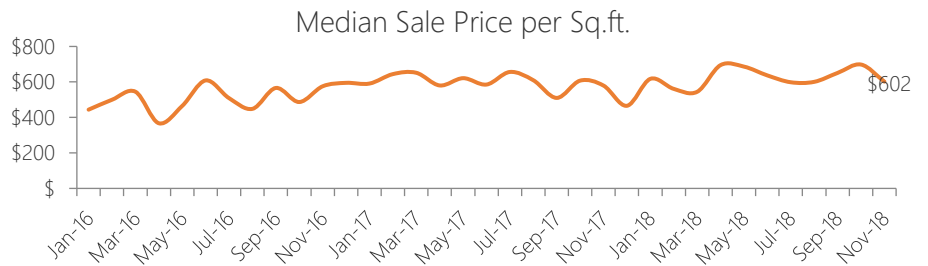
-7% YoY



## Median Sale Price per Sq.ft.



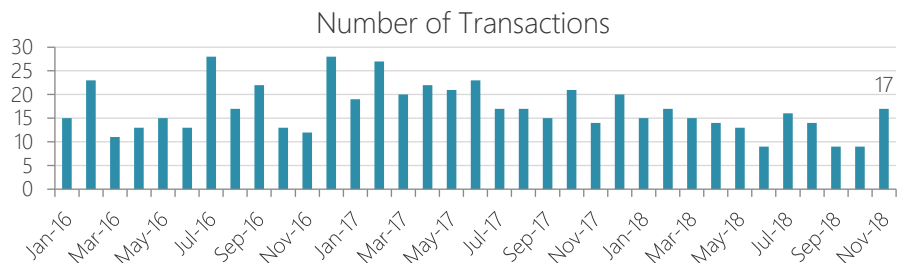
4% YoY



## Number of Transactions



21% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$785,000	19%	\$602	17%	14
Coops	-	-	-	-	0
Houses	\$850,000	-32%	\$483	-27%	3



# Brighton Beach

Brooklyn, November 2018

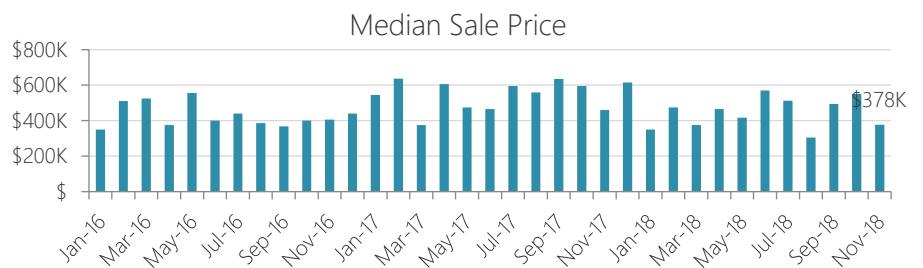


Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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

## Median Sale Price



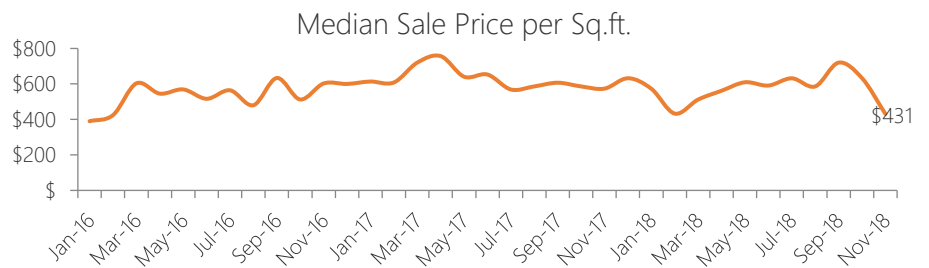
-18% YoY



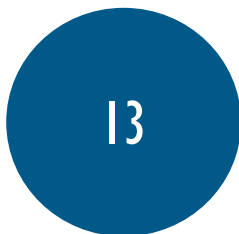
## Median Sale Price per Sq.ft.



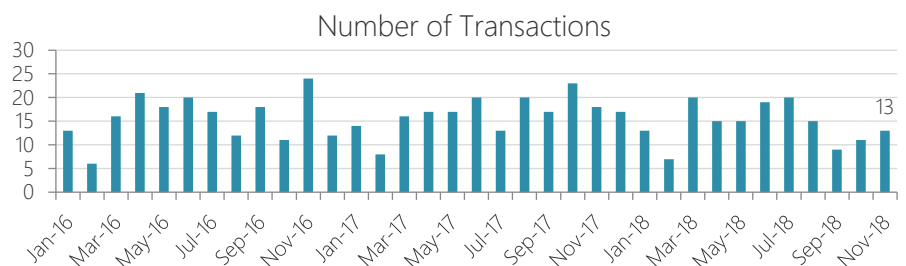
-25% YoY



## 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	\$497,500	-12%	\$644	11%	2
Coops	\$283,495	10%	\$282	-	8
Houses	\$463,750	80%	\$429	2%	2



# Brooklyn Heights

Brooklyn, November 2018

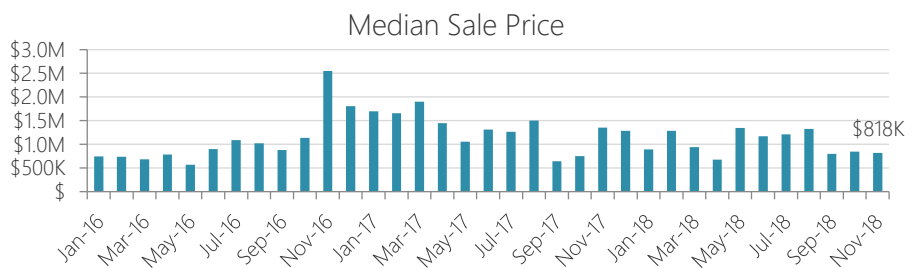


Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.

## Median Sale Price



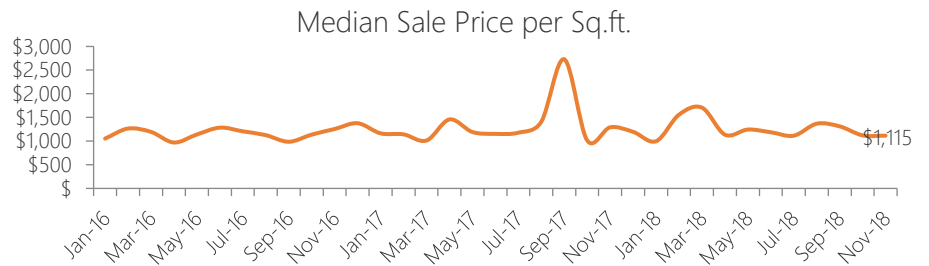
-40% YoY



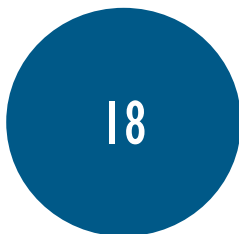
## Median Sale Price per Sq.ft.



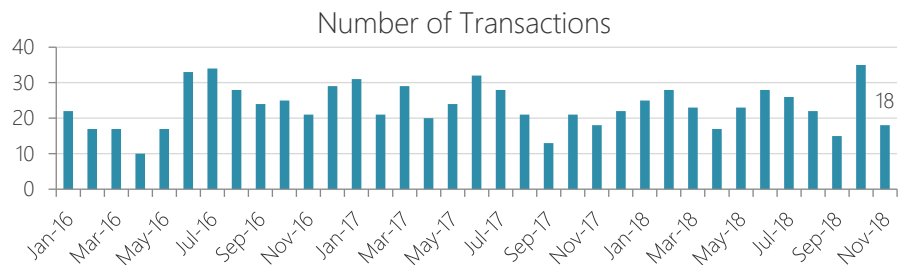
-14% YoY



## Number of Transactions



0% YoY



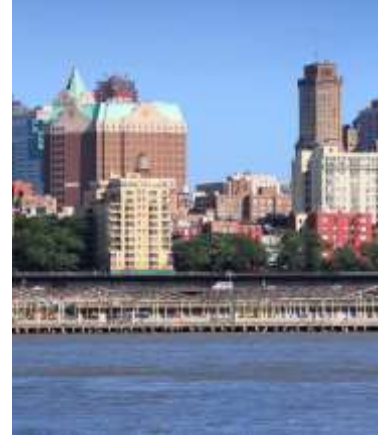
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$700,000	-54%	\$956	-25%	1
Coops	\$775,000	9%	\$973	-20%	14
Houses	\$7,100,000	-18%	\$1,774	6%	3



# Canarsie

Brooklyn, November 2018

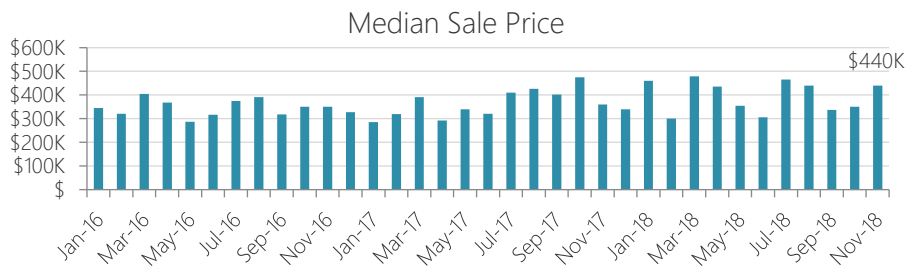


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

## Median Sale Price



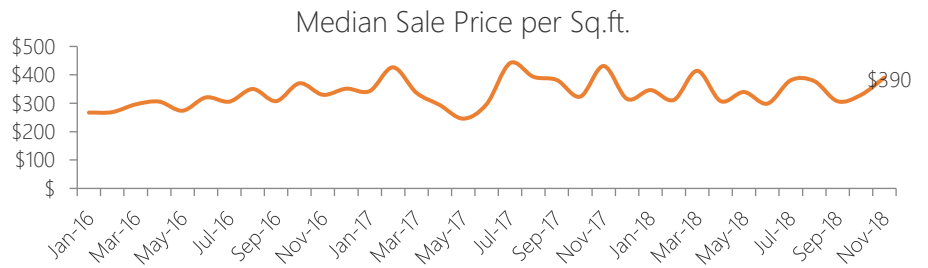
22% YoY



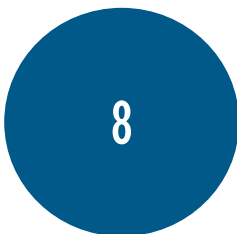
## Median Sale Price per Sq.ft.



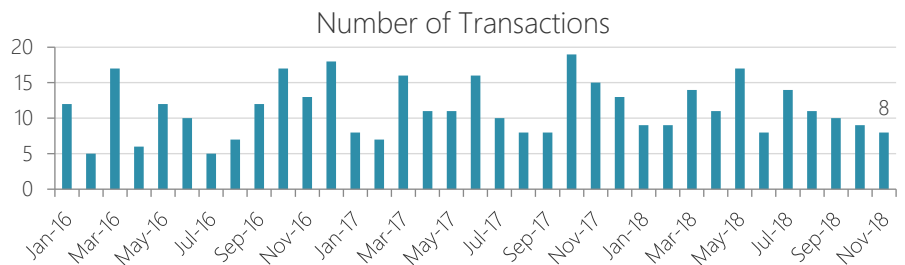
-9% YoY



## Number of Transactions



-47% YoY



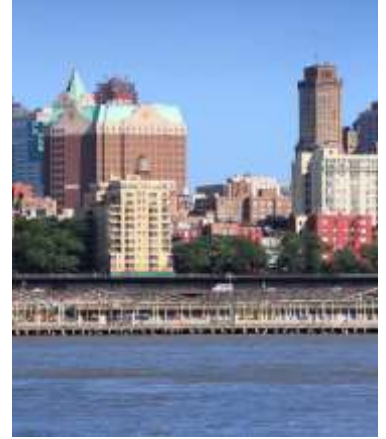
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$290,000	-19%	\$347	-17%	3
Coops	-	-	-	-	0
Houses	\$535,000	8%	\$437	1%	5



# Clinton Hill

Brooklyn, November 2018

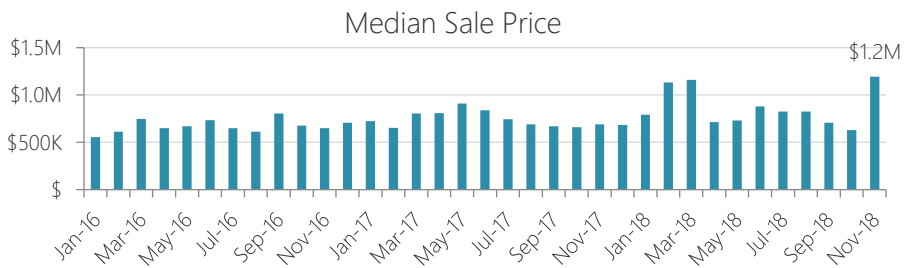


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

## Median Sale Price



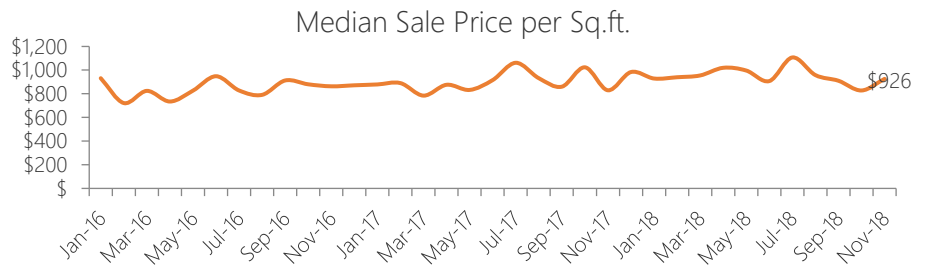
73% YoY



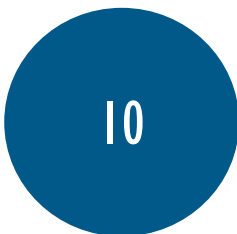
## Median Sale Price per Sq.ft.



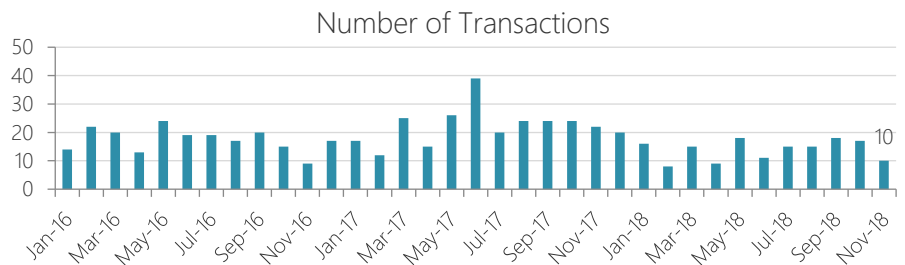
12% YoY



## Number of Transactions



-55% YoY



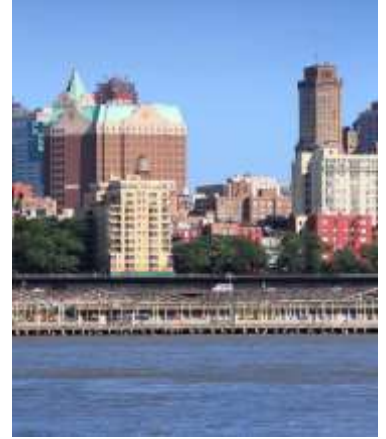
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,207,941	71%	\$960	-2%	4
Coops	\$662,500	-2%	\$859	9%	4
Houses	\$3,100,000	-	\$765	-	1



# Columbia Street Waterfront District

Brooklyn, November 2018

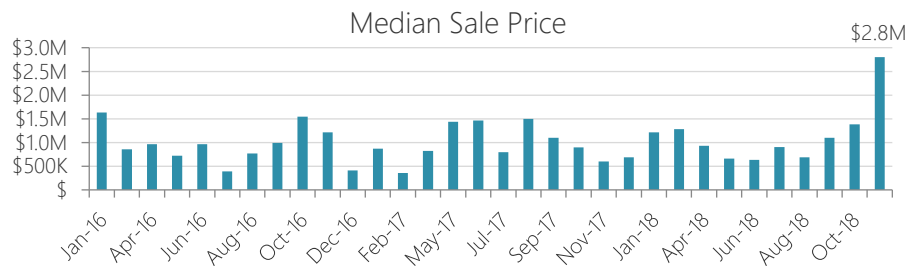


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential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

## Median Sale Price



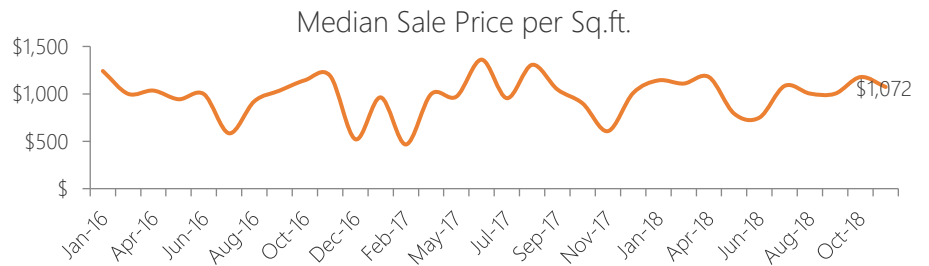
367% YoY



## Median Sale Price per Sq.ft.



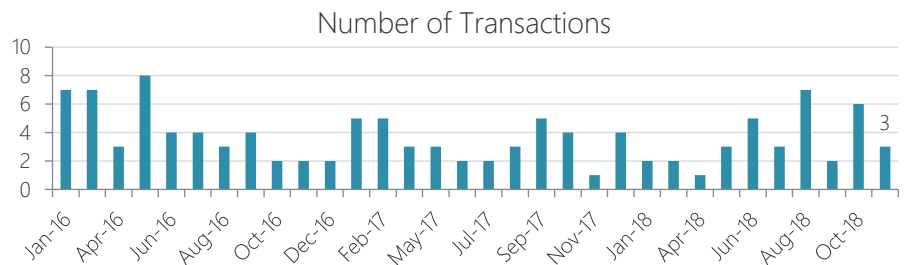
77% YoY



## Number of Transactions



200% YoY



## Type of Properties Sold

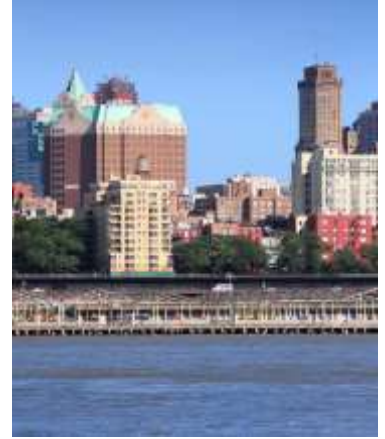
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,075,000	246%	\$1,275	110%	2
Coops	-	-	-	-	0
Houses	\$3,125,000	-	\$1,047	-	1





# Coney Island

Brooklyn, November 2018

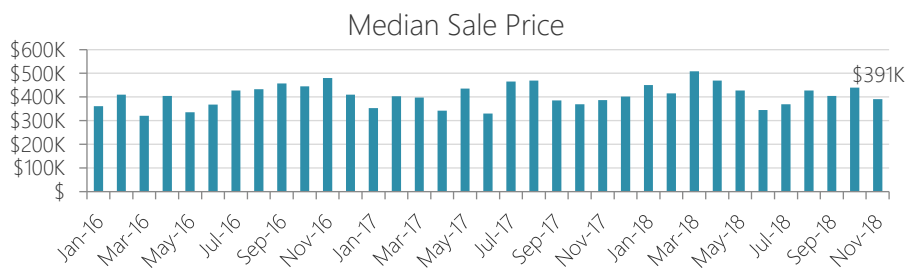


Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.

## Median Sale Price



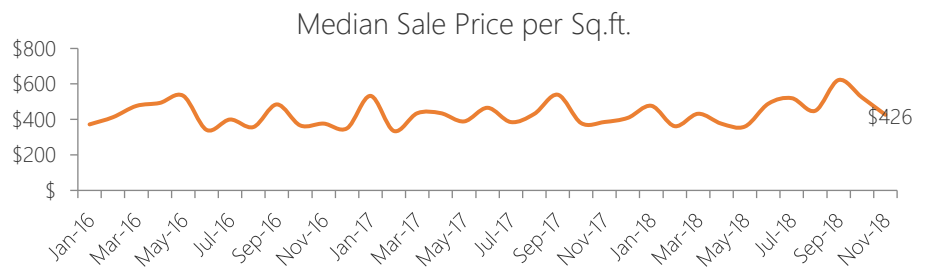
1% YoY



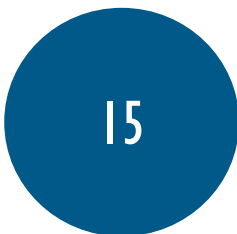
## Median Sale Price per Sq.ft.



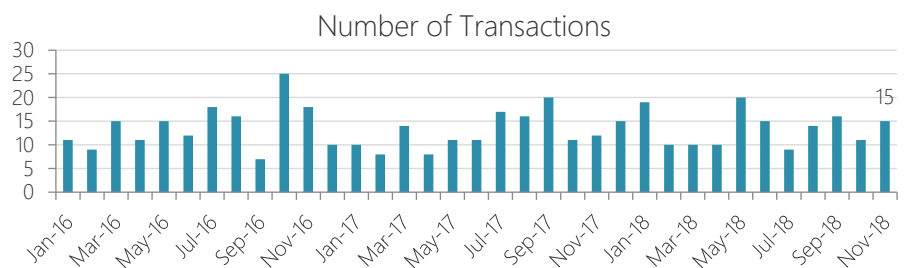
11% YoY



## 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	\$375,000	-3%	\$607	-3%	3
Coops	\$380,000	0%	-	-	10
Houses	\$526,566	-10%	\$379	-5%	2



# Crown Heights

Brooklyn, November 2018

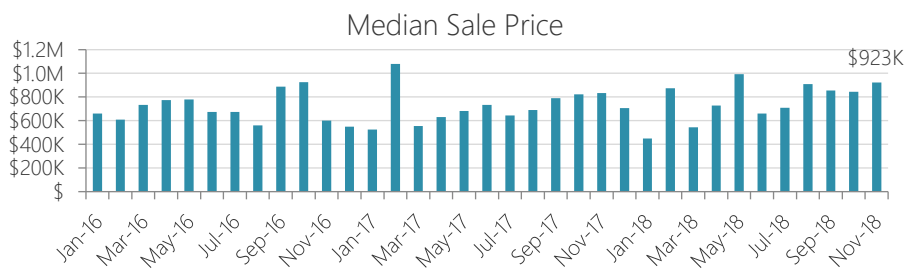


Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.

## Median Sale Price



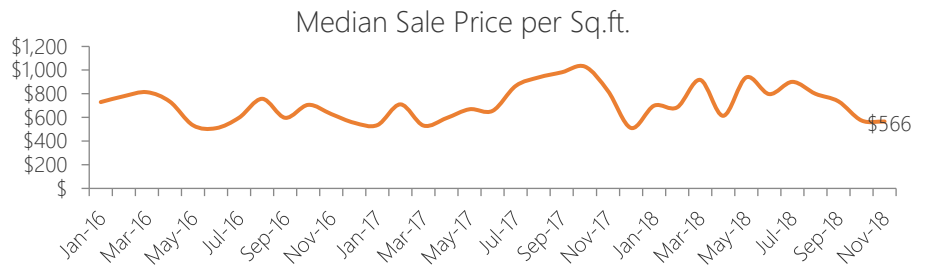
11% YoY



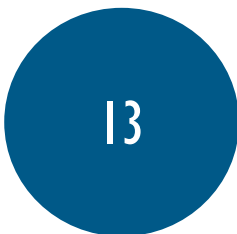
## Median Sale Price per Sq.ft.



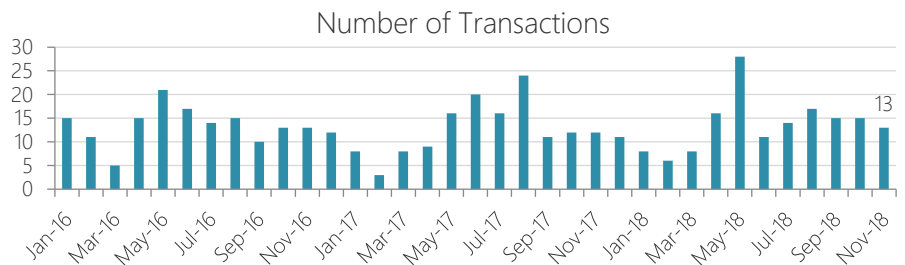
-31% YoY



## Number of Transactions



8% YoY



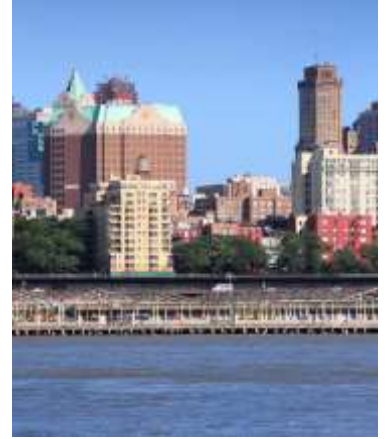
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$994,500	12%	\$568	-42%	8
Coops	\$459,000	8%	-	-	3
Houses	\$1,650,000	100%	\$466	98%	1



# Ditmas Park

Brooklyn, November 2018

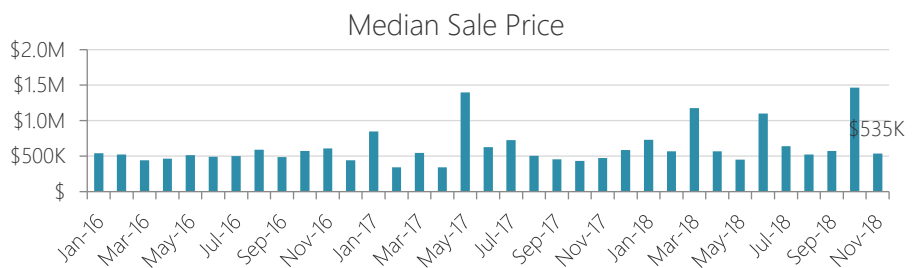


Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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

## Median Sale Price



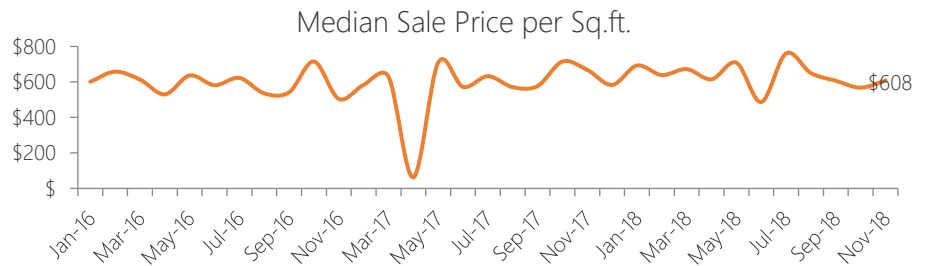
13% YoY



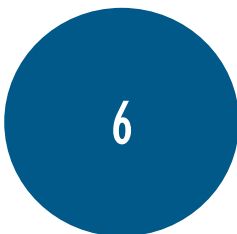
## Median Sale Price per Sq.ft.



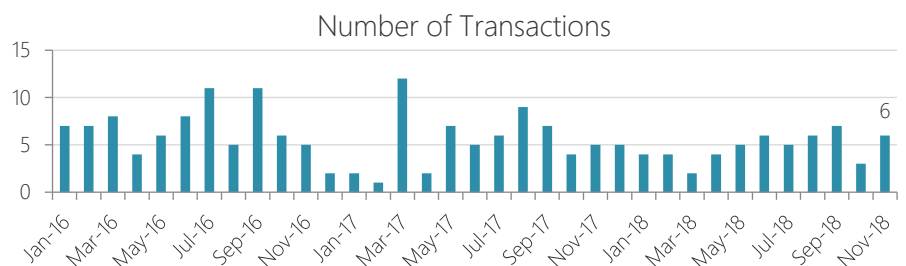
-9% YoY



## Number of Transactions



20% YoY



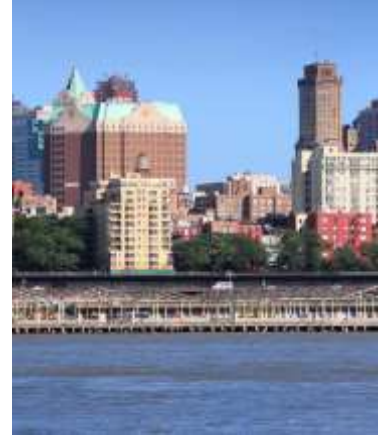
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$520,000	9%	\$591	-11%	5
Houses	\$2,445,000	-	\$707	-	1



# Downtown Brooklyn

Brooklyn, November 2018

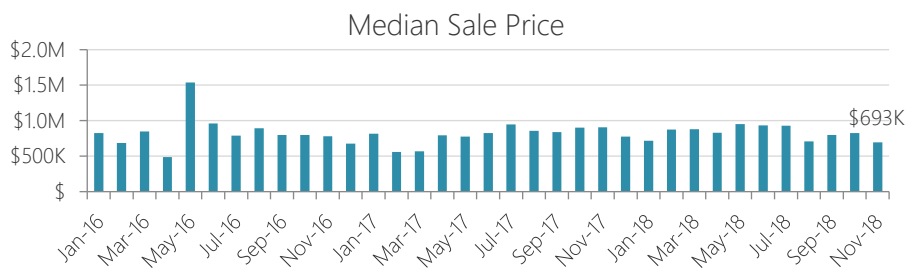


As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools,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

## Median Sale Price



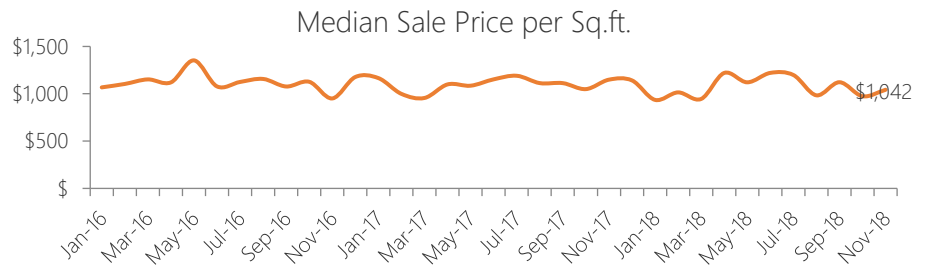
-23% YoY



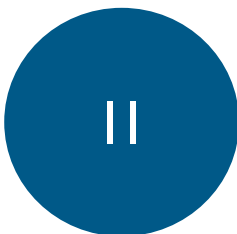
## Median Sale Price per Sq.ft.



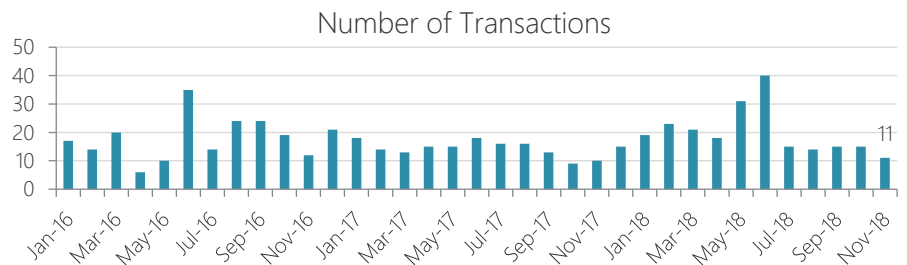
-9% YoY



## Number of Transactions



10% YoY



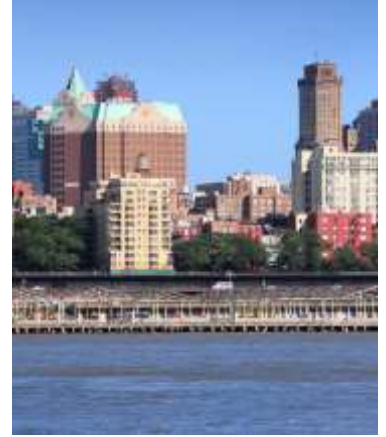
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	2%	\$1,214	3%	3
Coops	\$549,000	-44%	\$867	1%	7
Houses	-	-	-	-	0



# Dyker Heights

Brooklyn, November 2018

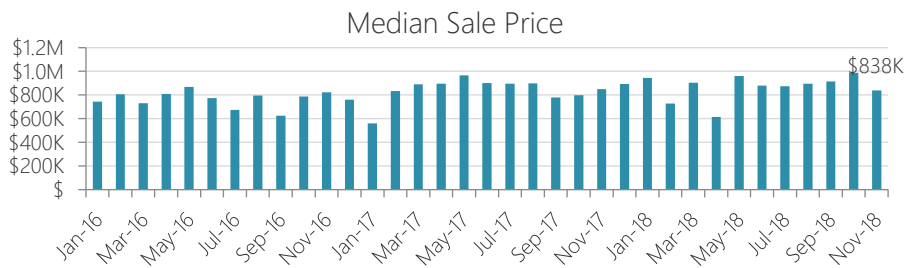


Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.

## Median Sale Price



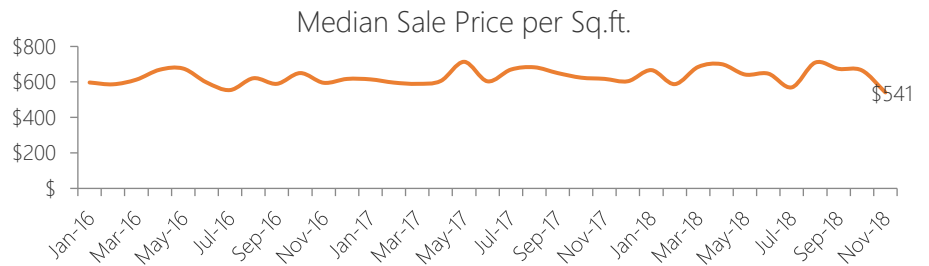
-1% YoY



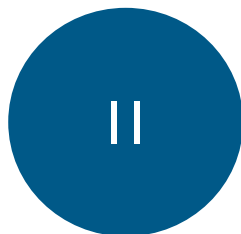
## Median Sale Price per Sq.ft.



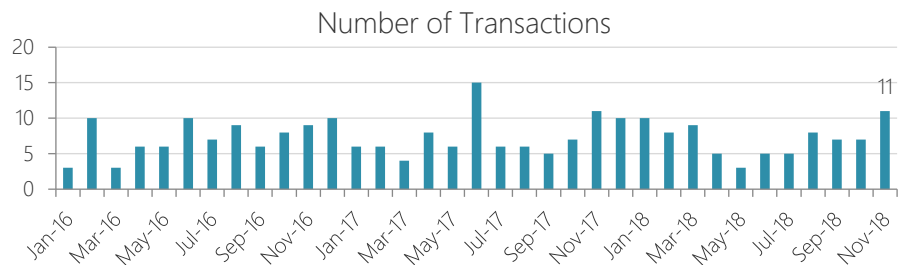
-12% YoY



## Number of Transactions



0% YoY



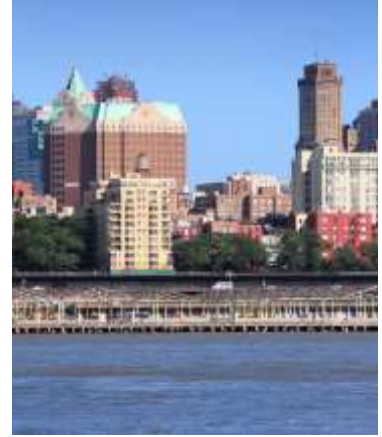
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$250,000	-	\$223	-	2
Coops	\$470,000	71%	-	-	1
Houses	\$980,000	15%	\$605	-5%	7



# East Flatbush

Brooklyn, November 2018

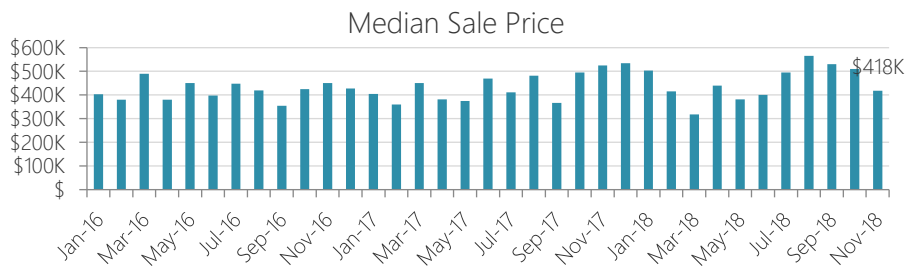


A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.

## Median Sale Price



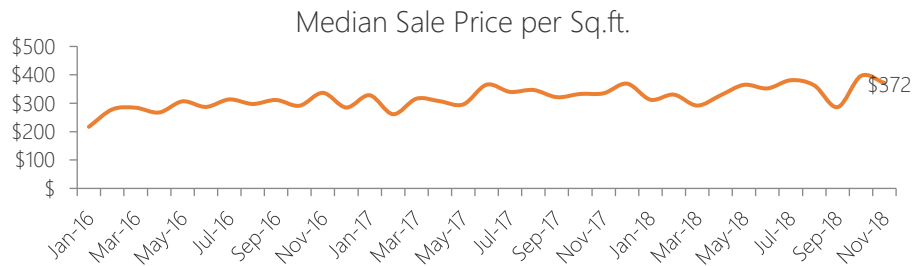
-20% YoY



## Median Sale Price per Sq.ft.



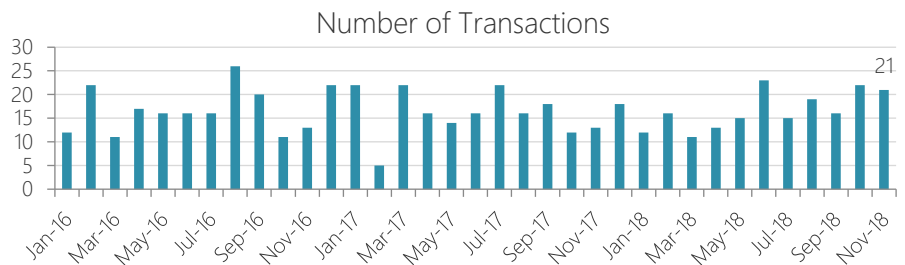
11% YoY



## Number of Transactions



62% YoY



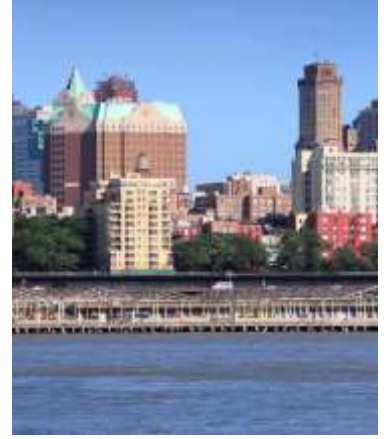
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$274,508	-	\$184	-	3
Coops	\$270,000	-5%	\$389	-	3
Houses	\$497,500	-7%	\$372	11%	15



# East New York

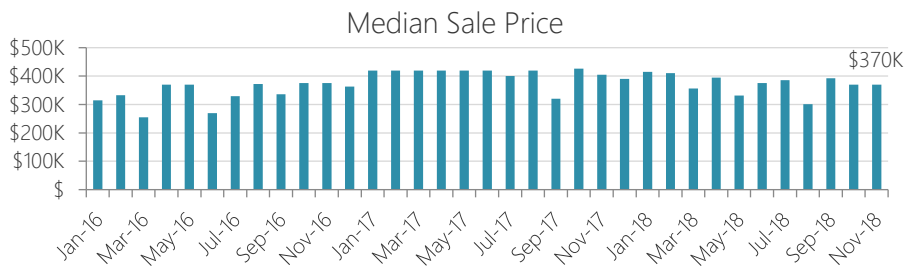
Brooklyn, November 2018



## Median Sale Price



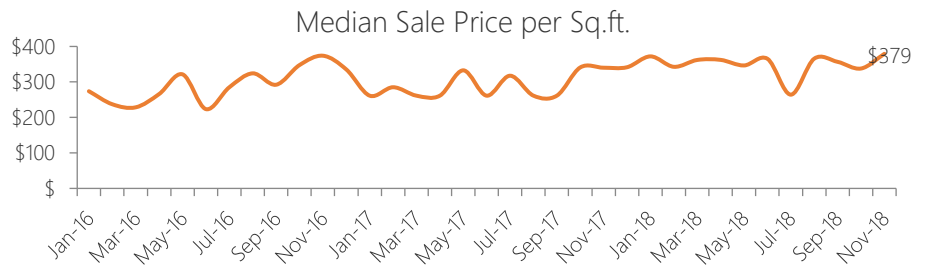
-9% YoY



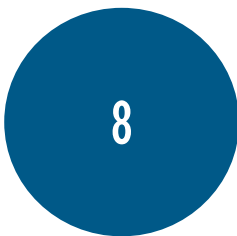
## Median Sale Price per Sq.ft.



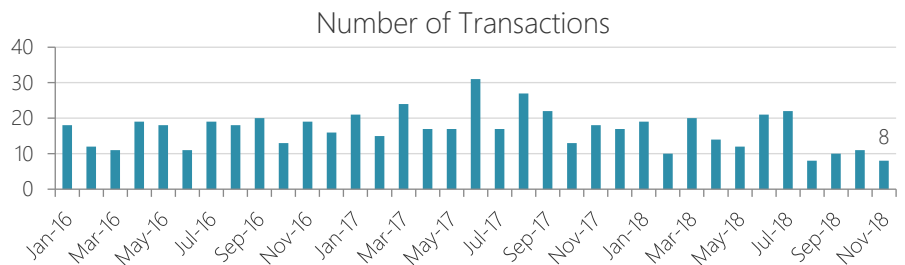
12% YoY



## Number of Transactions



-56% YoY



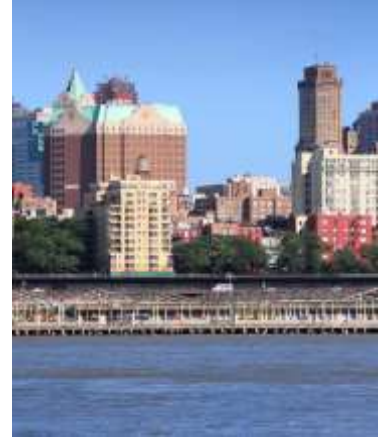
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$292,500	-3%	\$379	16%	4
Coops	-	-	-	-	0
Houses	\$487,500	15%	\$370	7%	4



# Flatlands

Brooklyn, November 2018

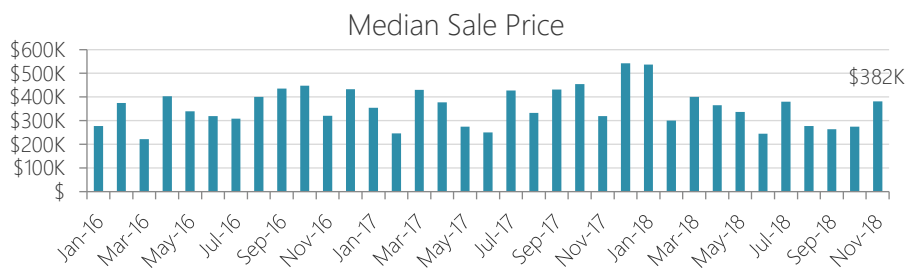


With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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

## Median Sale Price



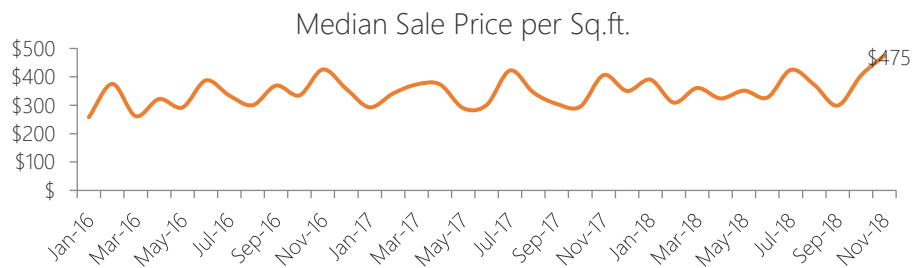
20% YoY



## Median Sale Price per Sq.ft.



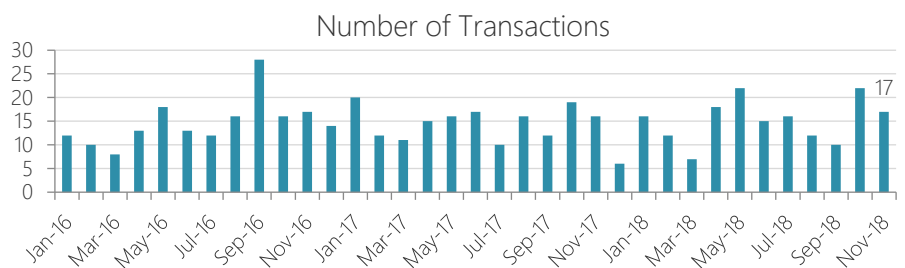
17% YoY



## Number of Transactions



6% YoY



## Type of Properties Sold

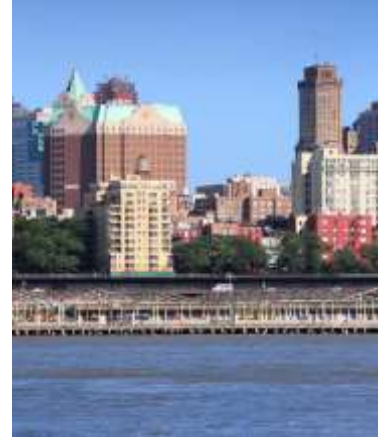
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$499,000	-	\$514	-	1
Coops	\$175,000	-24%	\$245	-18%	7
Houses	\$550,000	4%	\$475	12%	8





# Fort Greene

Brooklyn, November 2018

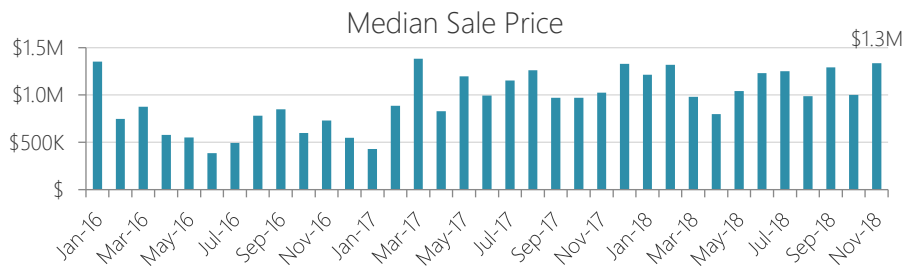


Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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

## Median Sale Price



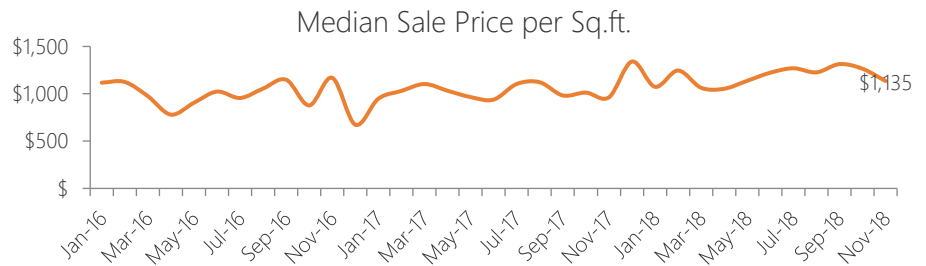
30% YoY



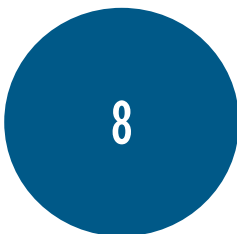
## Median Sale Price per Sq.ft.



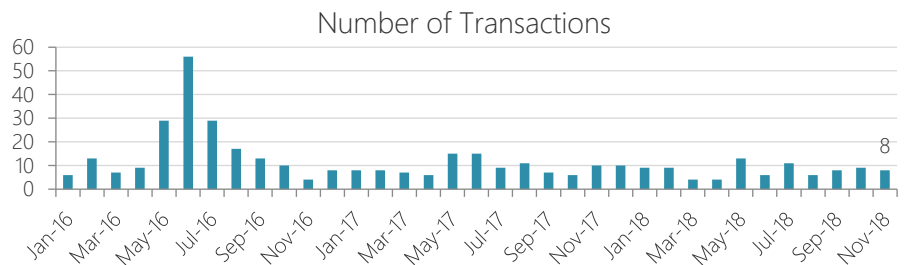
18% YoY



## Number of Transactions



-20% YoY



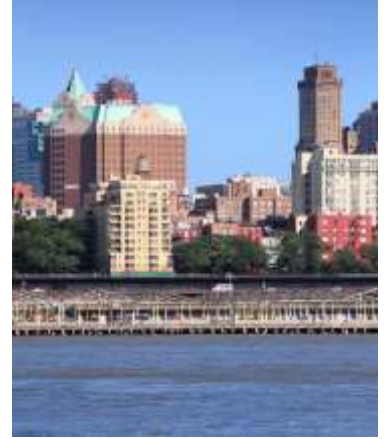
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,450,000	3%	\$1,135	16%	5
Coops	\$720,000	-10%	\$1,180	52%	3
Houses	-	-	-	-	0



# Georgetown

Brooklyn, November 2018

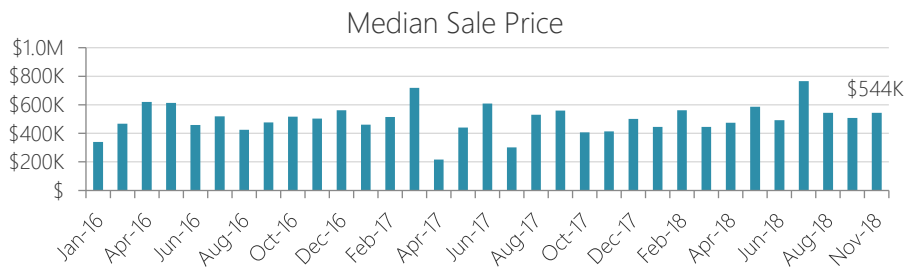


An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall,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

## Median Sale Price



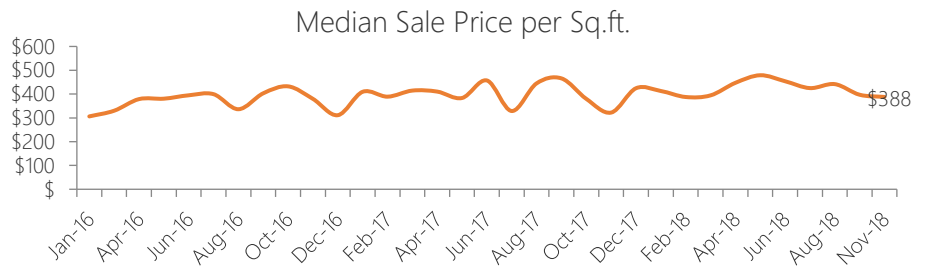
31% YoY



## Median Sale Price per Sq.ft.



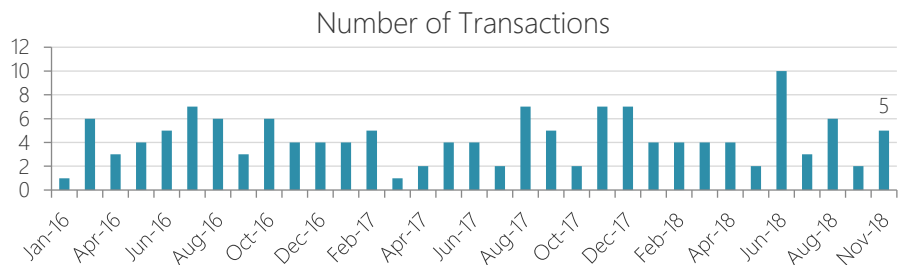
20% YoY



## Number of Transactions



-29% YoY



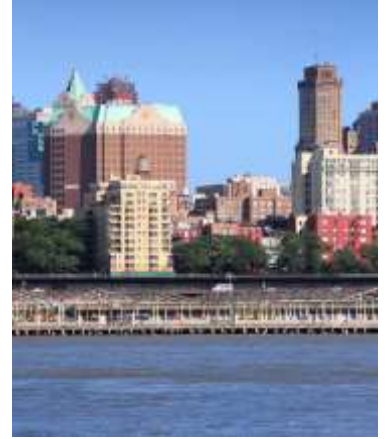
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$544,000	46%	\$432	39%	3
Coops	-	-	-	-	0
Houses	\$609,464	9%	\$321	-16%	2



# Gerritsen Beach

Brooklyn, November 2018

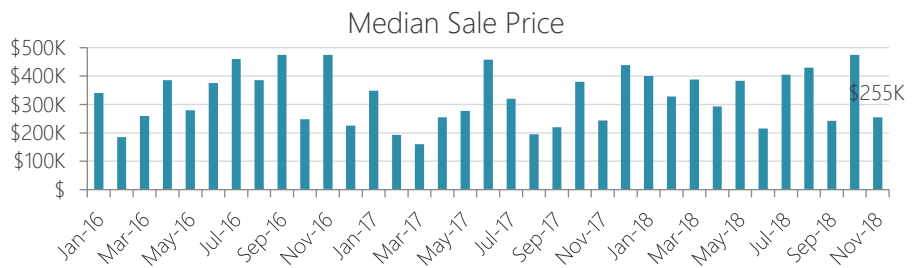


Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties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

## Median Sale Price



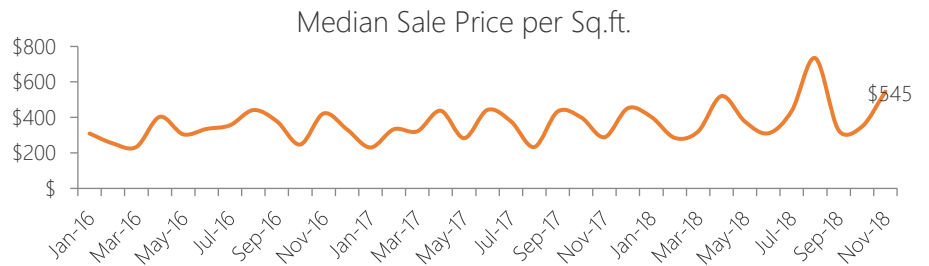
5% YoY



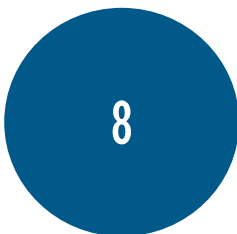
## Median Sale Price per Sq.ft.



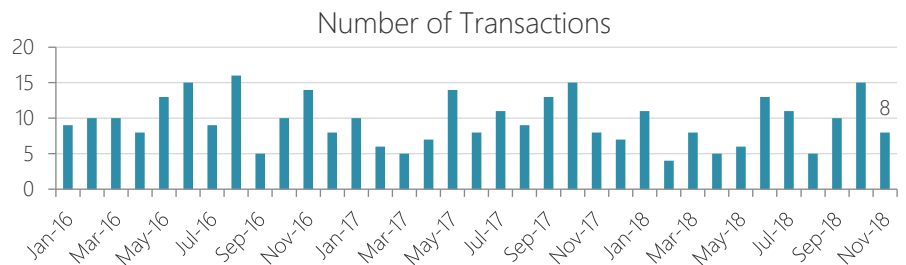
89% YoY



## Number of Transactions



0% YoY



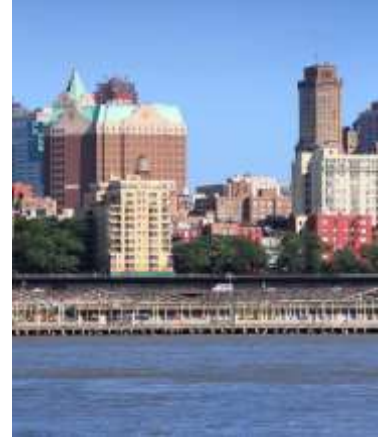
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$199,000	24%	\$265	18%	5
Houses	\$550,000	11%	\$619	92%	3



# Gravesend

Brooklyn, November 2018

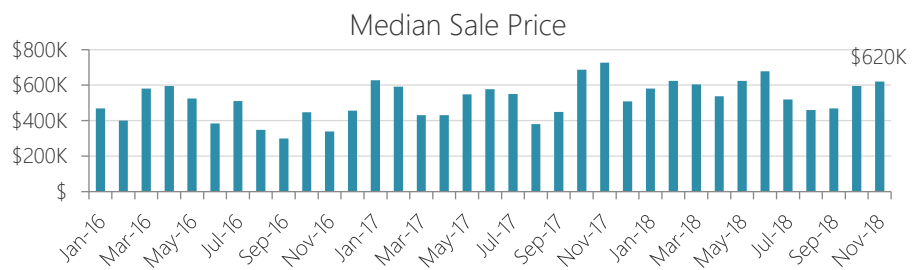


Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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

## Median Sale Price



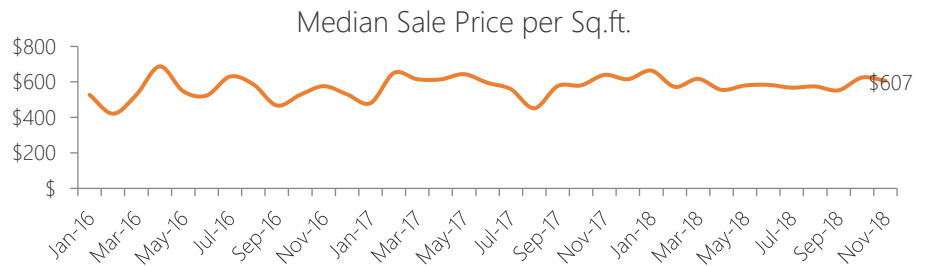
-15% YoY



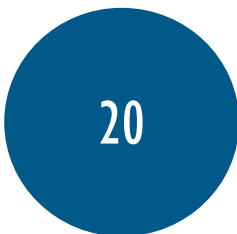
## Median Sale Price per Sq.ft.



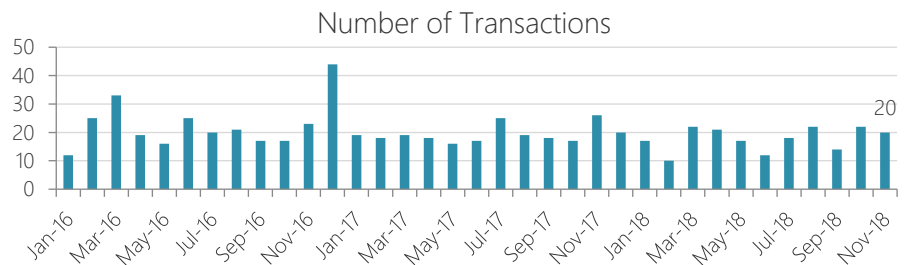
-5% YoY



## Number of Transactions



-23% YoY



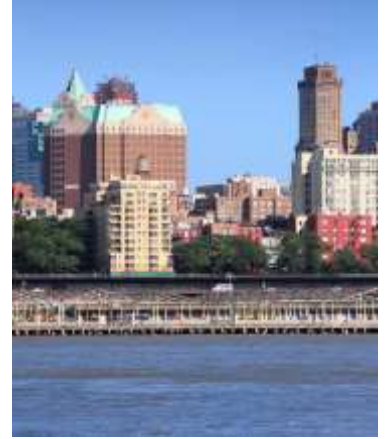
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$520,000	-26%	\$510	-8%	5
Coops	\$363,000	7%	\$363	-	5
Houses	\$750,000	-7%	\$683	-9%	10



# Greenpoint

Brooklyn, November 2018

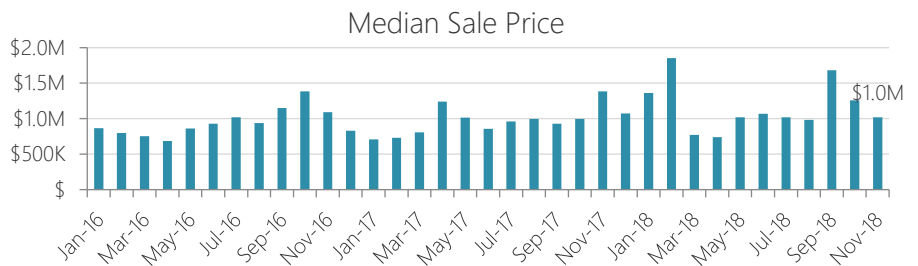


The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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

## Median Sale Price



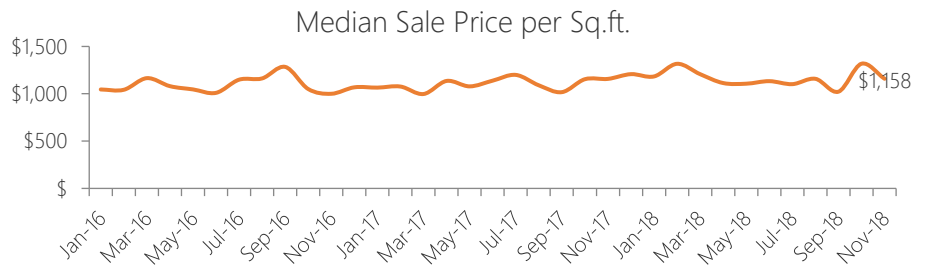
-26% YoY



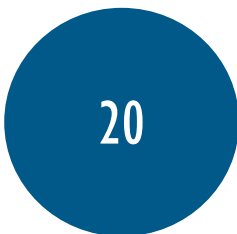
## Median Sale Price per Sq.ft.



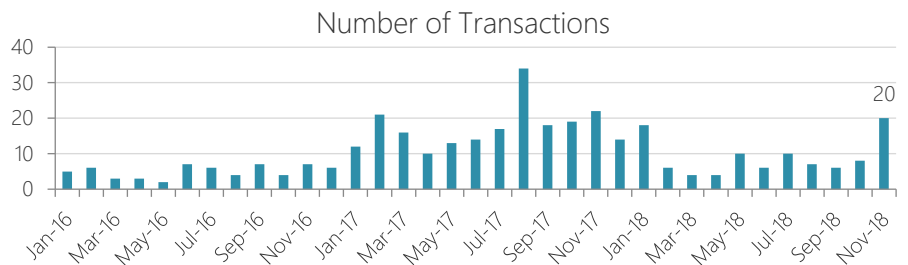
0% YoY



## Number of Transactions



-9% YoY



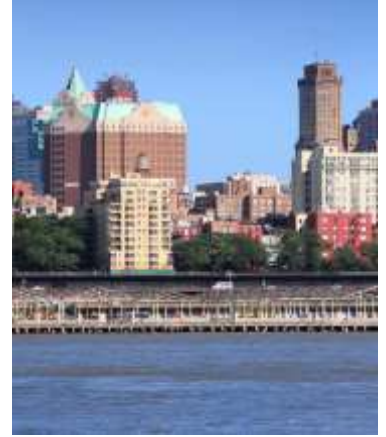
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,039,125	-27%	\$1,158	0%	19
Coops	\$415,000	-39%	-	-	1
Houses	-	-	-	-	0



# Greenwood Heights

Brooklyn, November 2018

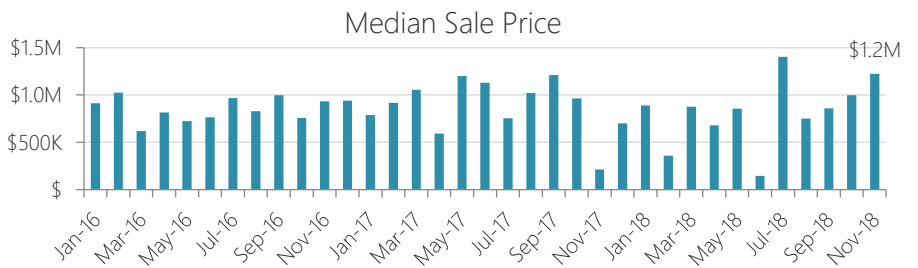


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

## Median Sale Price



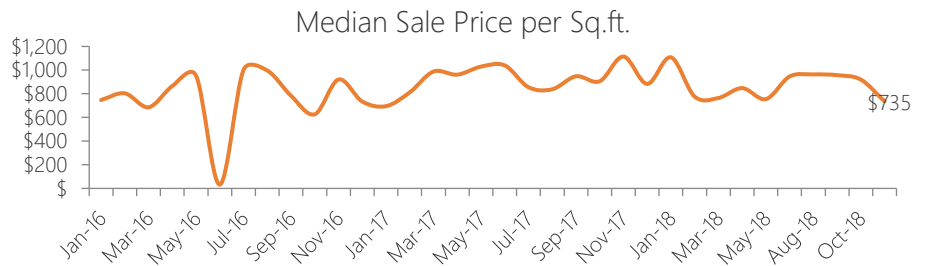
470% YoY



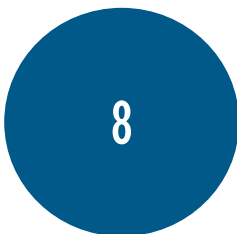
## Median Sale Price per Sq.ft.



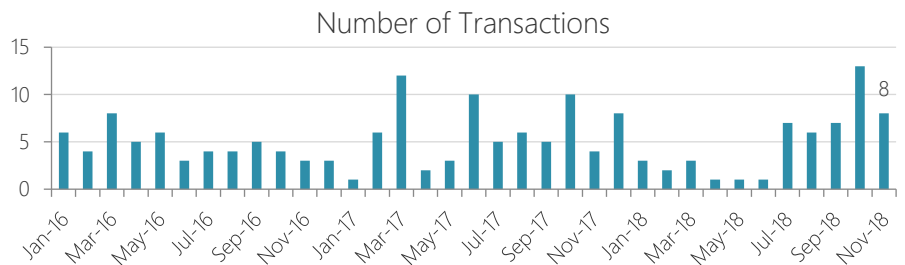
-34% YoY



## Number of Transactions



100% YoY



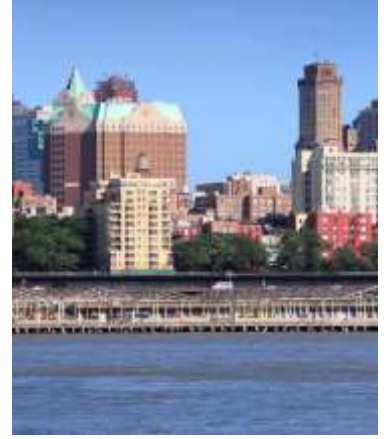
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,210,000	464%	\$826	-26%	7
Coops	-	-	-	-	0
Houses	\$1,700,000	-	\$613	-	1



# Kensington

Brooklyn, November 2018

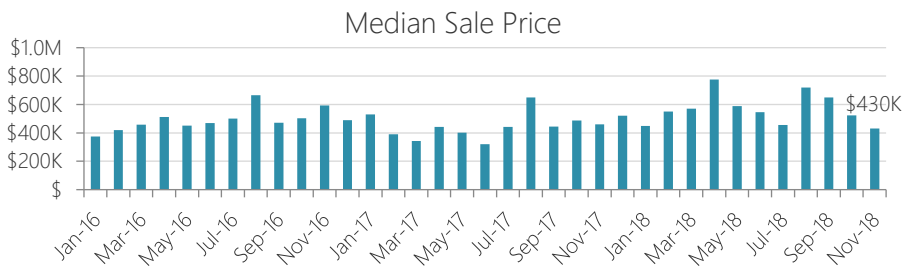


A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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

## Median Sale Price



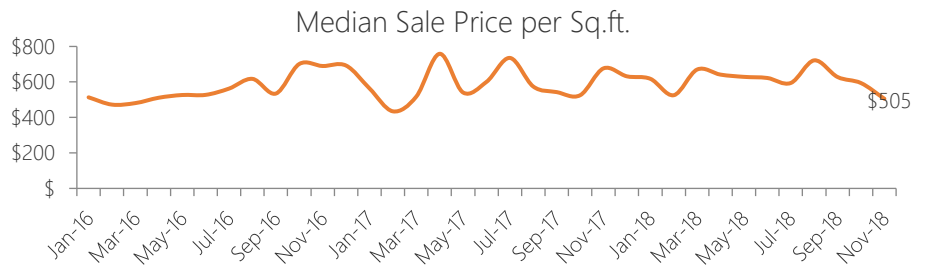
-7% YoY



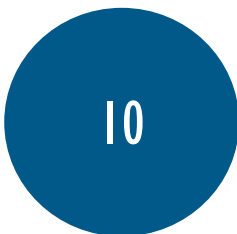
## Median Sale Price per Sq.ft.



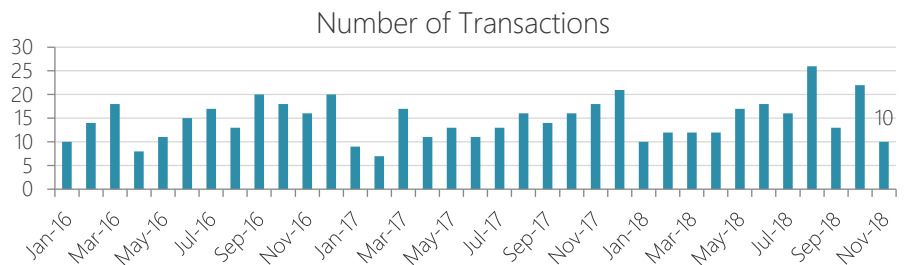
-25% YoY



## Number of Transactions



-44% YoY



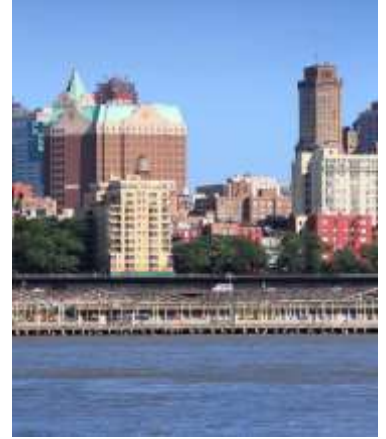
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	-	\$541	-	2
Coops	\$417,000	8%	\$500	-17%	5
Houses	\$712,500	-31%	\$349	-58%	2



# Madison

Brooklyn, November 2018

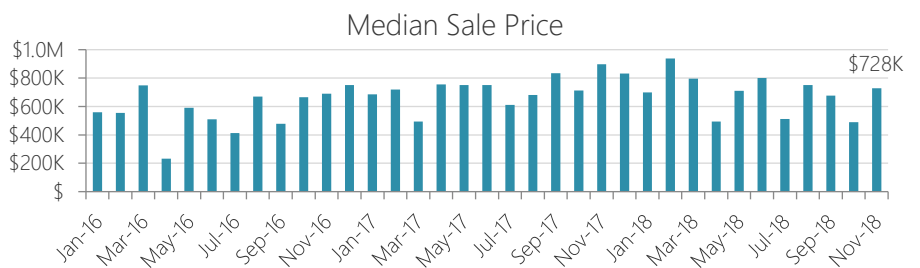


Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco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

## Median Sale Price



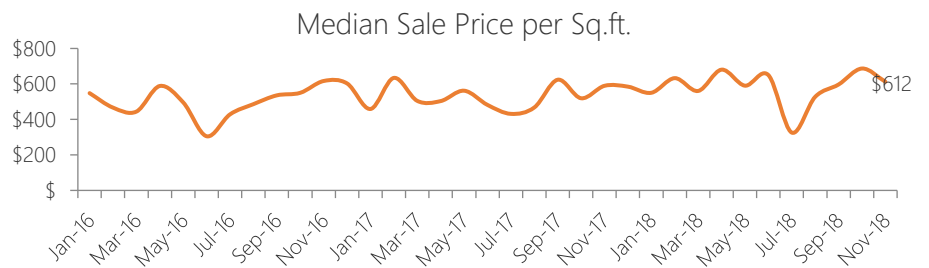
-19% YoY



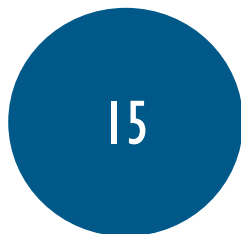
## Median Sale Price per Sq.ft.



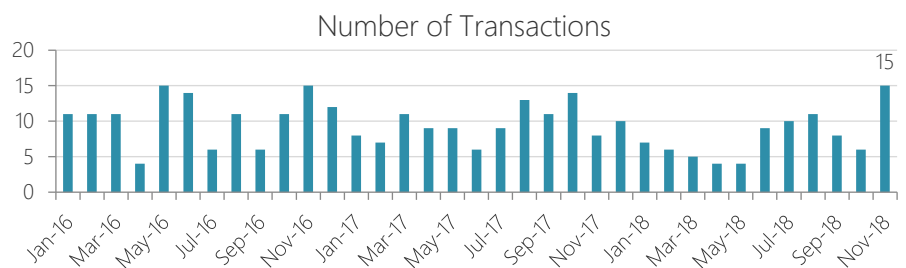
4% YoY



## Number of Transactions



88% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$757,578	-15%	\$623	-	4
Coops	\$240,000	7%	-	-	3
Houses	\$795,000	-19%	\$602	-6%	7





# Manhattan Beach

Brooklyn, November 2018

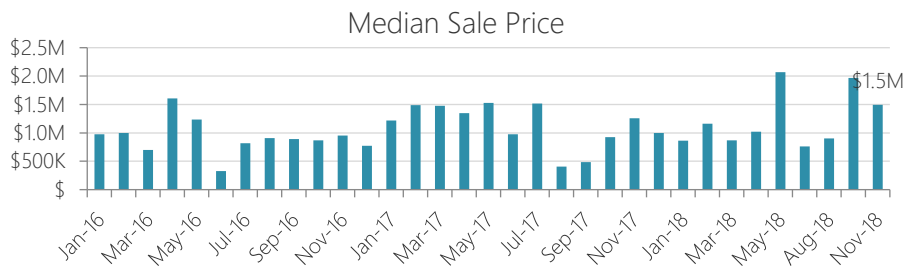


Manhattan Beach is one of the most expensive residential neighborhoods in Brooklyn and it's not hard to see why: it's bounded by the Atlantic Ocean, Sheepshead Bay, and Brighton Beach. There are only two bus routes and no subway access, so most commuters drive, though there are a wealth of eateries, stores, and other entertainment in the area.

## Median Sale Price



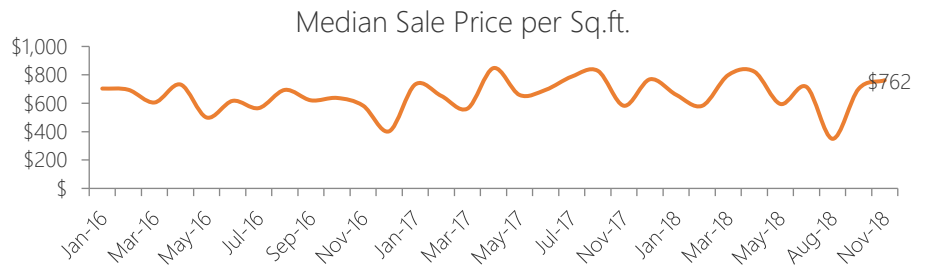
19% YoY



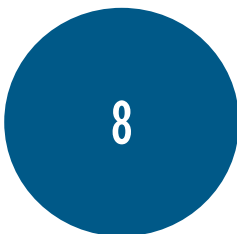
## Median Sale Price per Sq.ft.



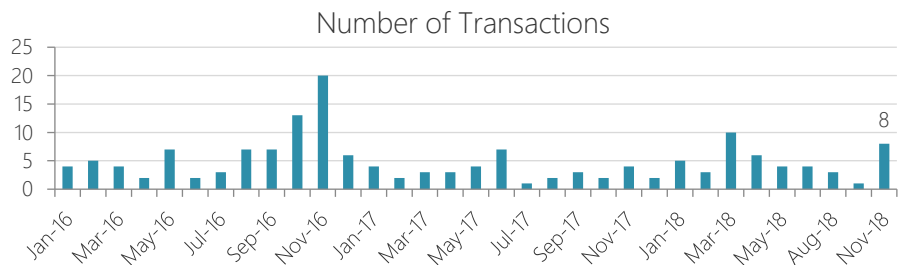
31% YoY



## Number of Transactions



100% YoY



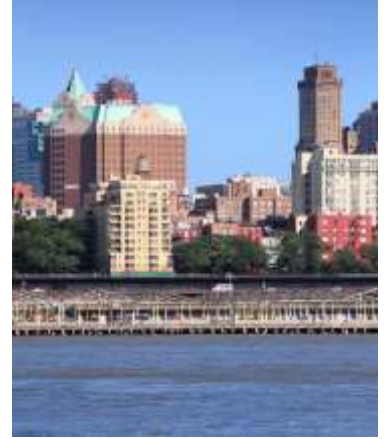
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,308,451	-	-	-	3
Coops	-	-	-	-	0
Houses	\$1,500,000	19%	\$762	31%	5



# Marine Park

Brooklyn, November 2018

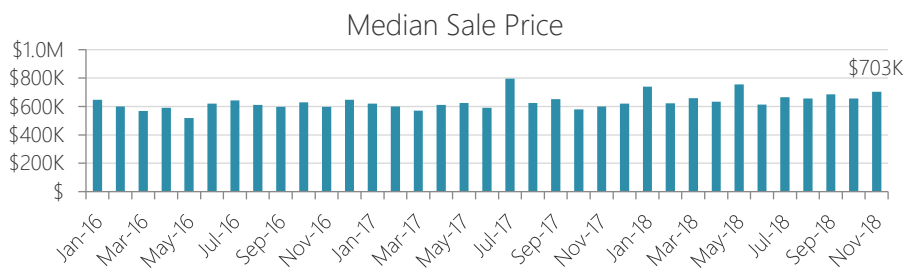


Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark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

## Median Sale Price



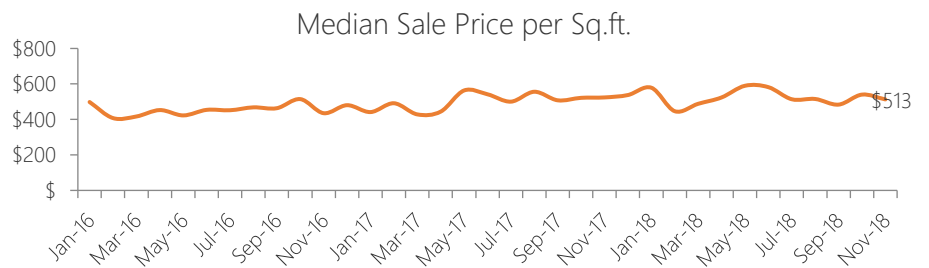
17% YoY



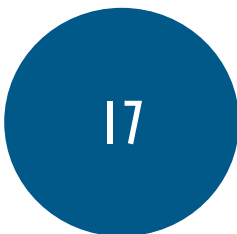
## Median Sale Price per Sq.ft.



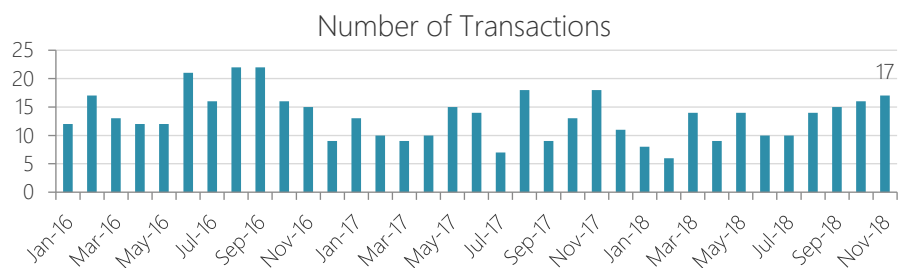
-2% YoY



## Number of Transactions



-6% YoY



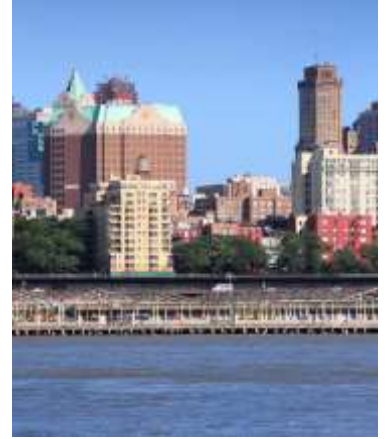
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$187,500	-	\$219	-	2
Houses	\$712,500	19%	\$536	2%	15



# Midwood

Brooklyn, November 2018

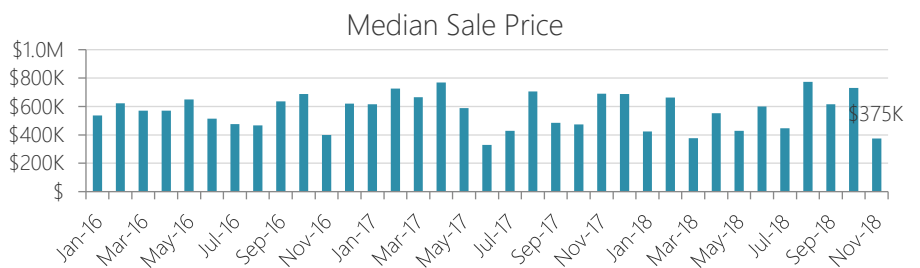


Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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

## Median Sale Price



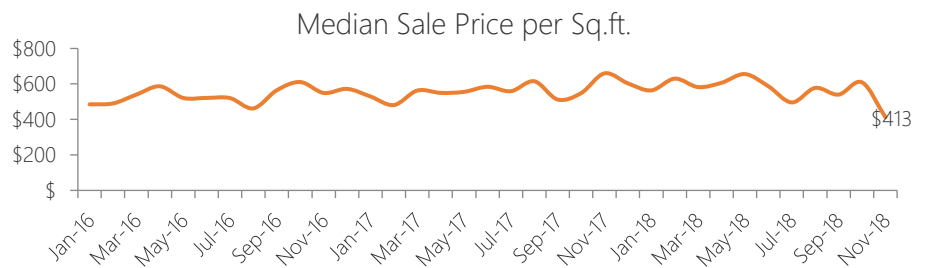
-46% YoY



## Median Sale Price per Sq.ft.



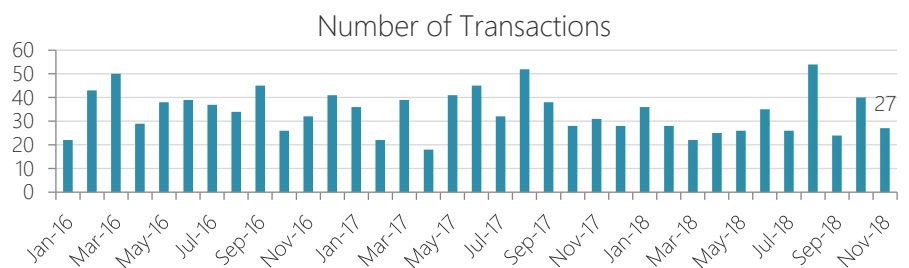
-37% YoY



## Number of Transactions



-13% YoY



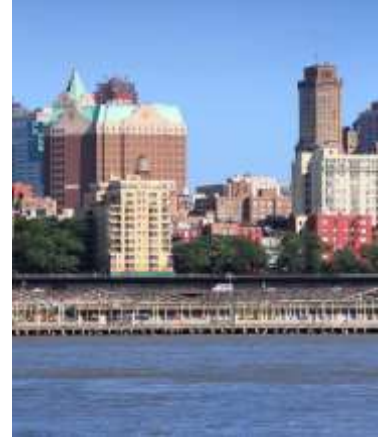
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$962,309	44%	-	-	2
Coops	\$295,000	6%	\$375	-	19
Houses	\$1,100,000	22%	\$451	-32%	5



# Mill Basin

Brooklyn, November 2018

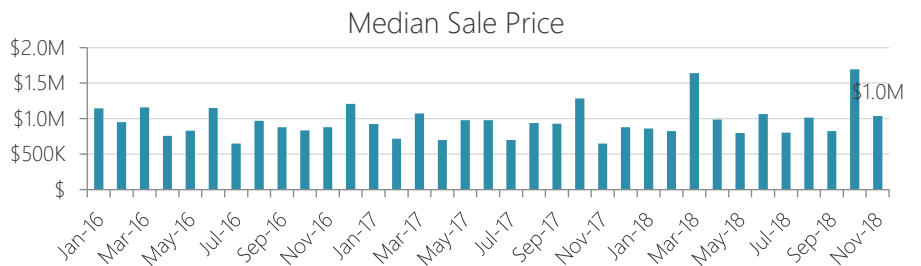


Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings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

## Median Sale Price



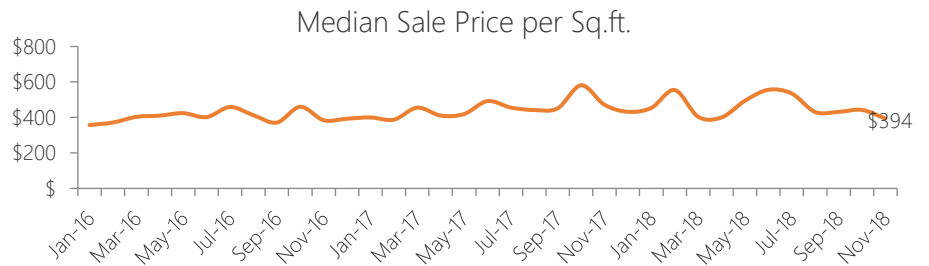
60% YoY



## Median Sale Price per Sq.ft.



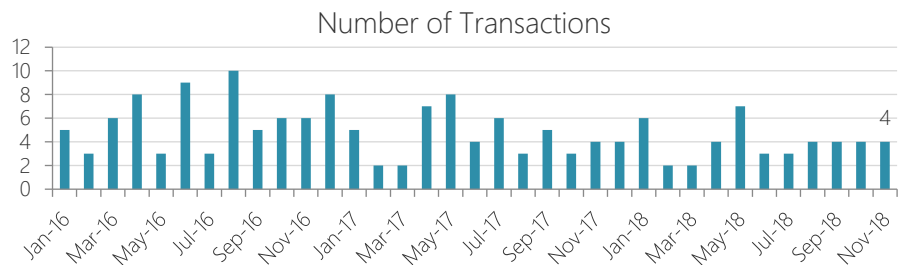
-16% YoY



## Number of Transactions



0% YoY



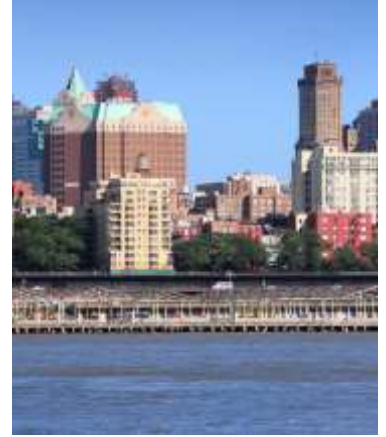
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$1,037,500	60%	\$394	-16%	4



# Old Mill Basin

Brooklyn, November 2018

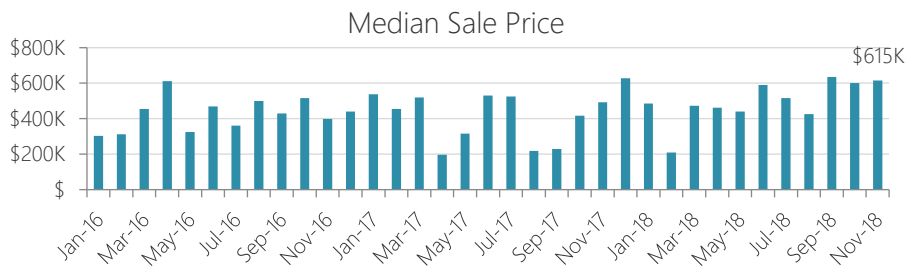


Old Mill Basin is subsection of Mill Basin and features many of the same amenities as its parent neighborhood but with significantly less foot traffic. Homes are tucked away and mostly consist of single-family homes with the rare multi-family home available. Amenities are minimal but the nearby neighborhoods offer plenty to do for residents.

## Median Sale Price



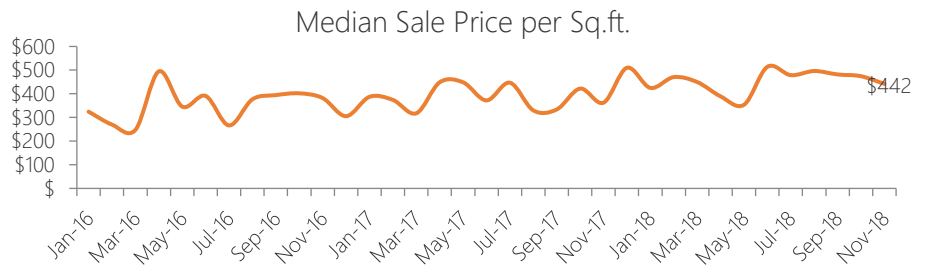
25% YoY



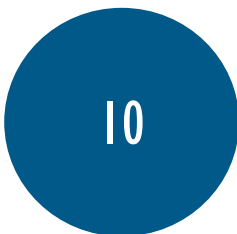
## Median Sale Price per Sq.ft.



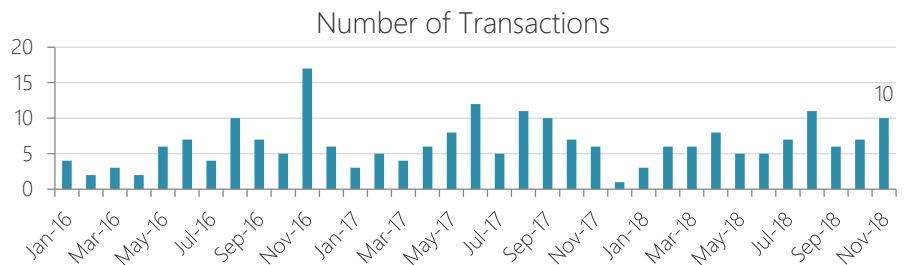
22% YoY



## Number of Transactions



67% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$239,000	44%	-	-	1
Houses	\$617,500	24%	\$442	18%	8



# Park Slope

Brooklyn, November 2018

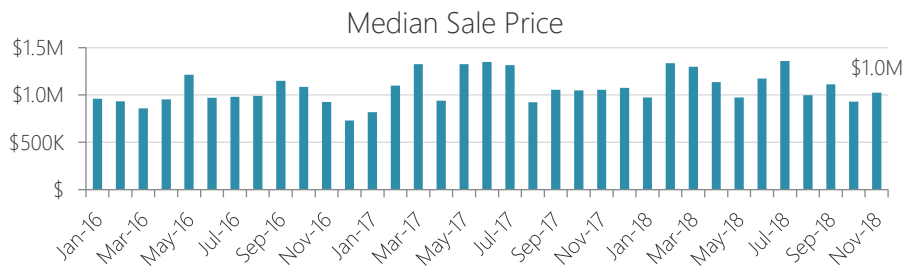


Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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

## Median Sale Price



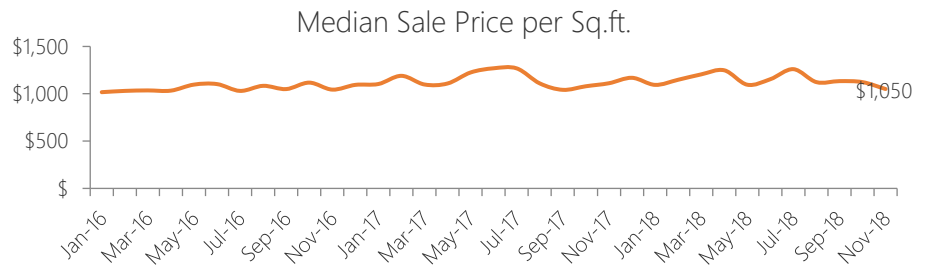
-3% YoY



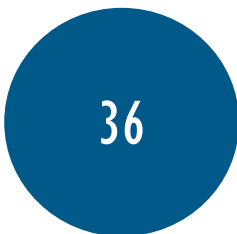
## Median Sale Price per Sq.ft.



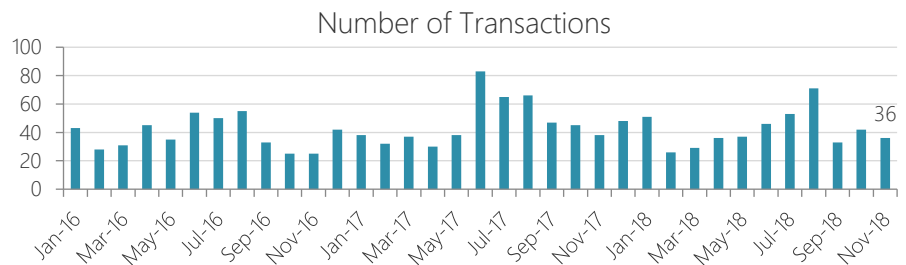
-6% YoY



## Number of Transactions



-5% YoY



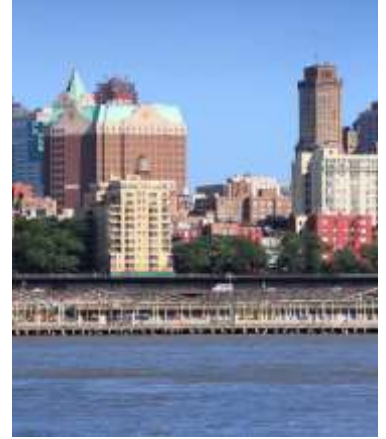
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,592,500	27%	\$1,151	-3%	16
Coops	\$800,000	-11%	\$1,022	-2%	20
Houses	-	-	-	-	0



# Prospect - Lefferts Gardens

Brooklyn, November 2018

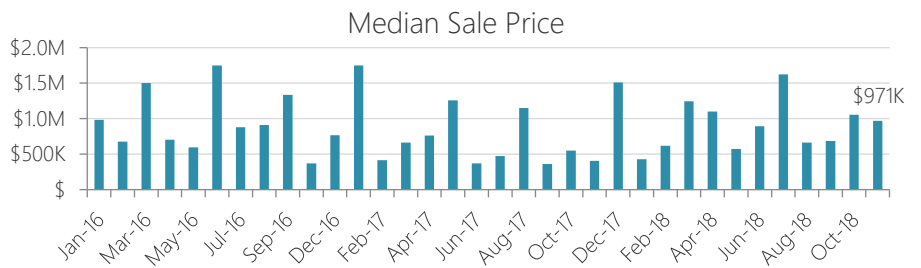


Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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

## Median Sale Price



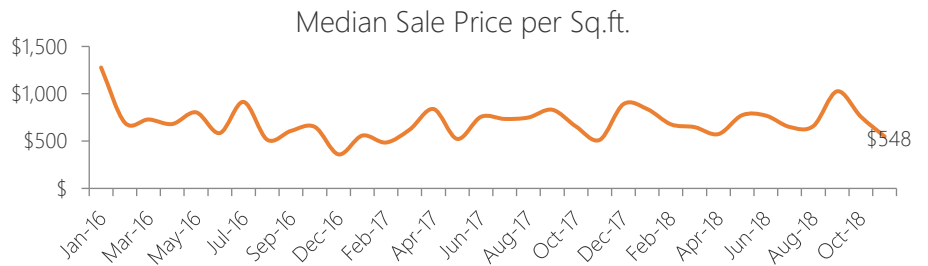
138% YoY



## Median Sale Price per Sq.ft.



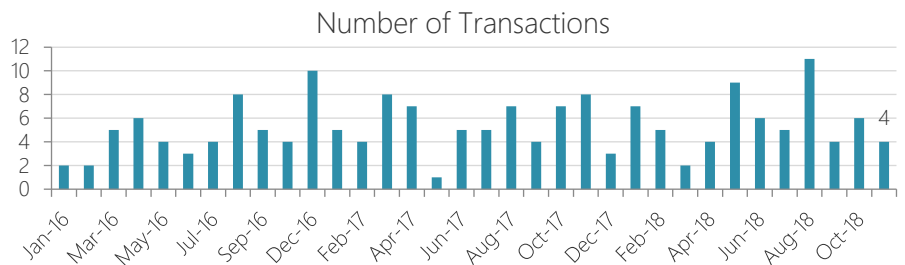
7% YoY



## 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	\$427,725	-	\$429	-	1
Coops	\$369,000	1%	-	-	1
Houses	\$1,595,000	88%	\$779	52%	2



# Prospect Heights

Brooklyn, November 2018

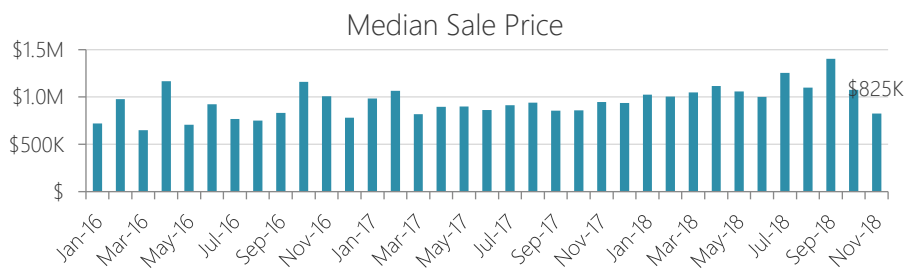


Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.

## Median Sale Price



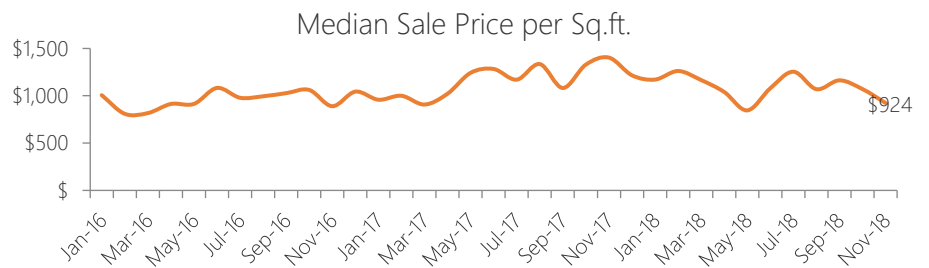
-13% YoY



## Median Sale Price per Sq.ft.



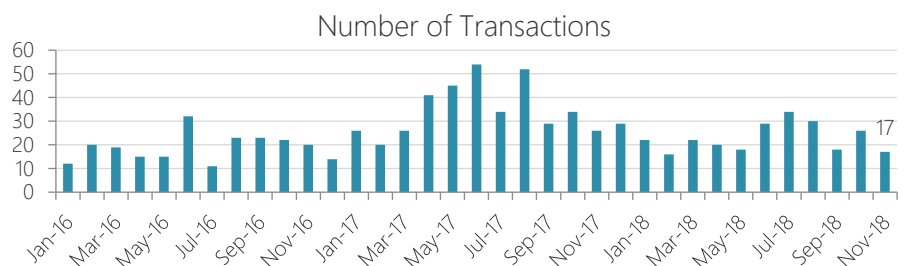
-34% YoY



## Number of Transactions



-35% YoY



## Type of Properties Sold

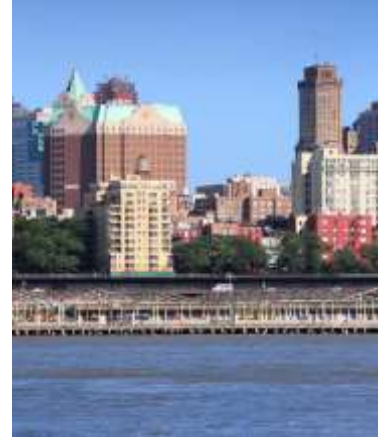
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,515,722	55%	\$986	-30%	10
Coops	\$780,000	-11%	\$850	-	7
Houses	-	-	-	-	0





# Prospect Park South

Brooklyn, November 2018

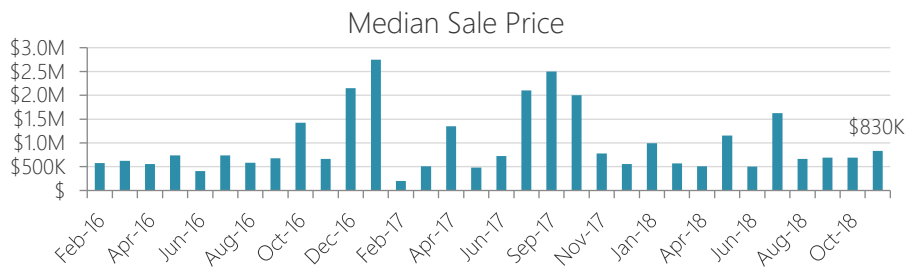


Residents of Prospect Park South enjoy its small town atmosphere while at the same time staying close to some of the more bustling and dynamic Brooklyn neighborhoods. Most homes are freestanding and most streets are lined with trees. Designated as a national historic district, there is a diverse list of architectural styles including Queen Anne and French Revival.

## Median Sale Price



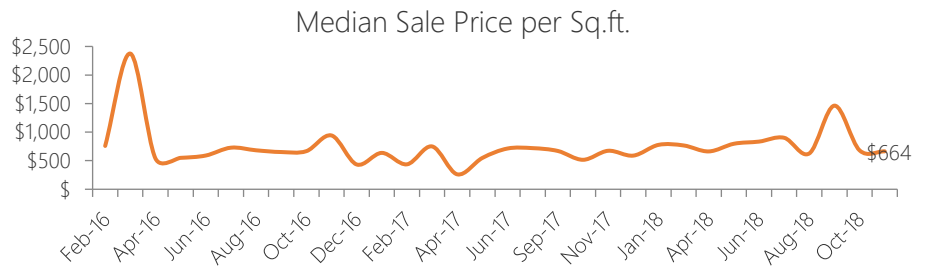
7% YoY



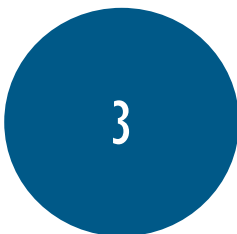
## Median Sale Price per Sq.ft.



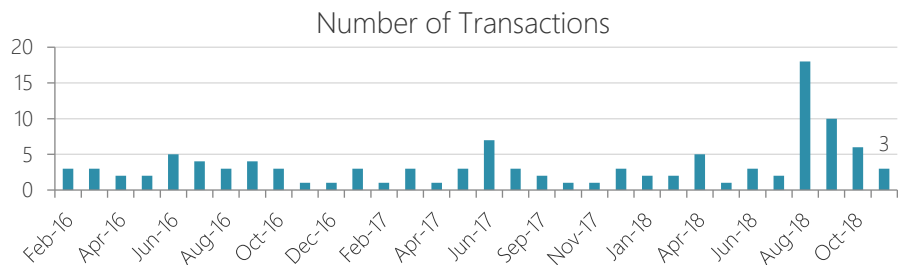
-1% YoY



## 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	\$785,000	1%	\$668	-1%	2
Houses	\$1,962,500	-	\$539	-	1



# Sheepshead Bay

Brooklyn, November 2018

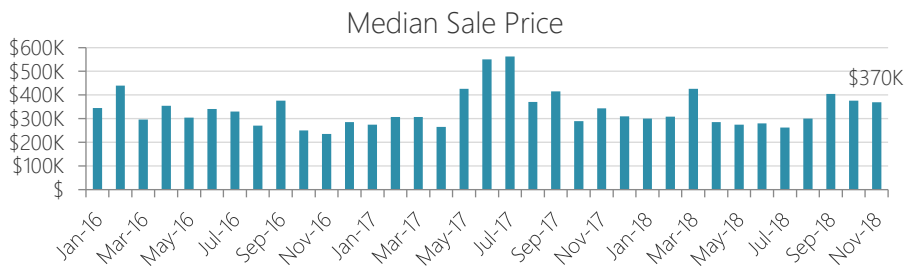


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

## Median Sale Price



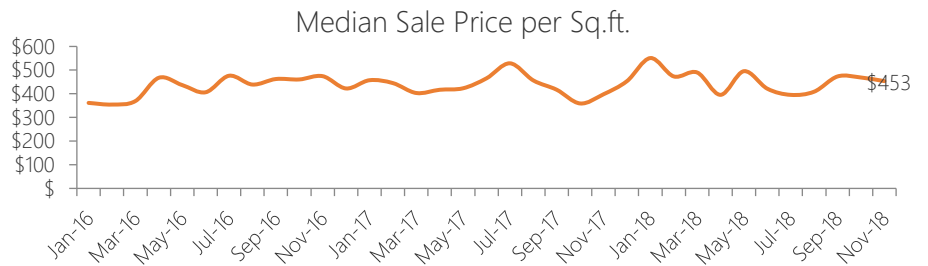
8% YoY



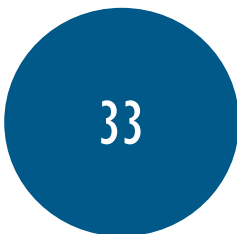
## Median Sale Price per Sq.ft.



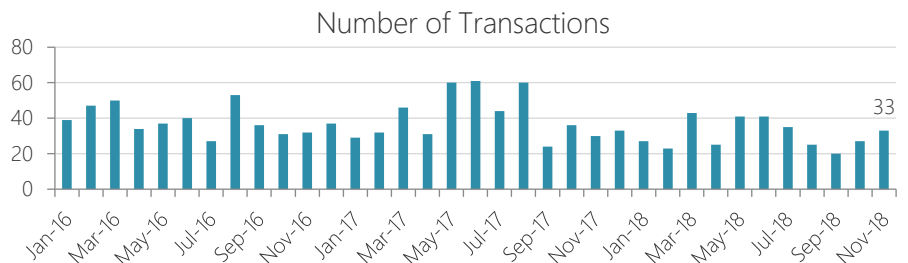
14% YoY



## Number of Transactions



10% YoY



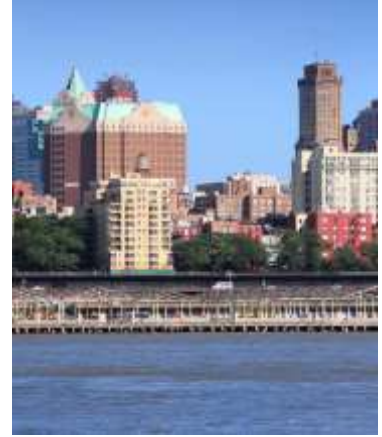
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$640,000	-4%	\$652	37%	7
Coops	\$215,000	-9%	\$250	-11%	18
Houses	\$658,000	-4%	\$448	-21%	7



# Williamsburg

Brooklyn, November 2018

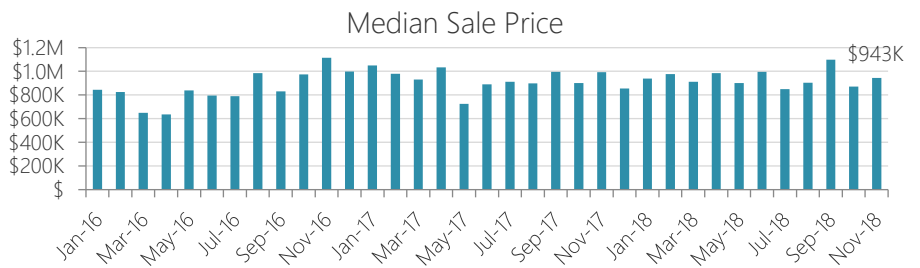


A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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

## Median Sale Price



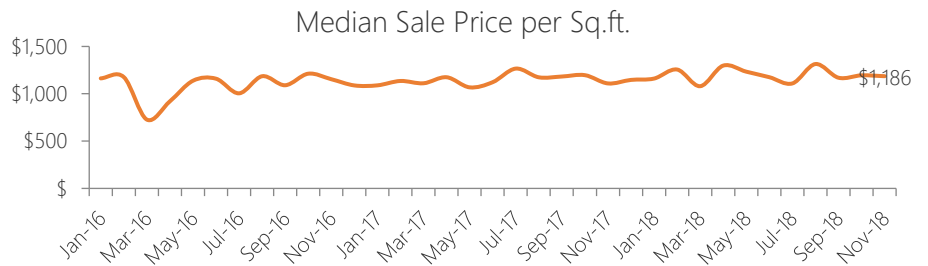
-5% YoY



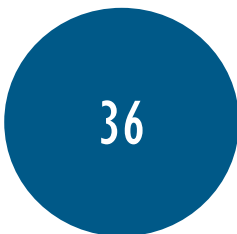
## Median Sale Price per Sq.ft.



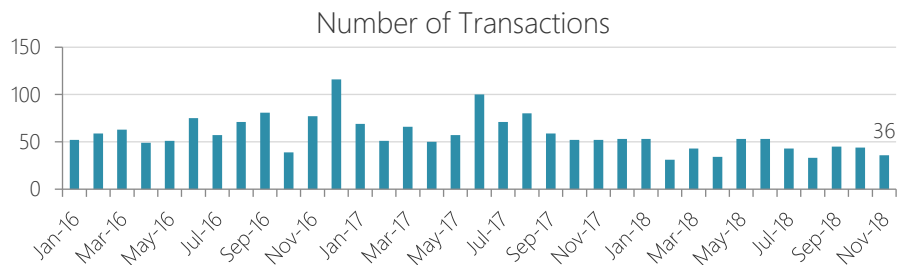
7% YoY



## Number of Transactions



-31% YoY



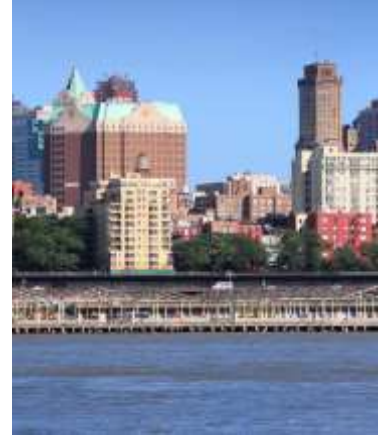
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$961,677	-3%	\$1,186	8%	34
Coops	\$362,500	7%	-	-	2
Houses	-	-	-	-	0



# Windsor Terrace

Brooklyn, November 2018

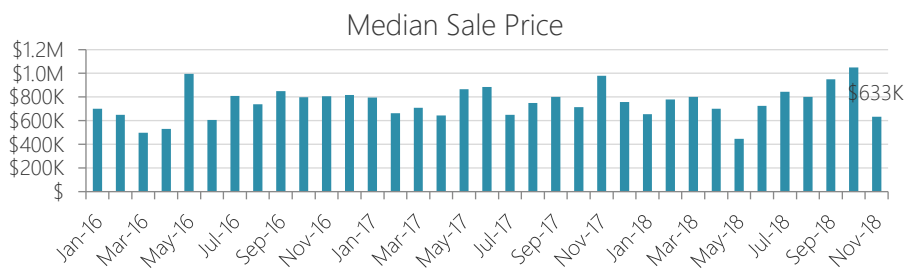


Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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

## Median Sale Price



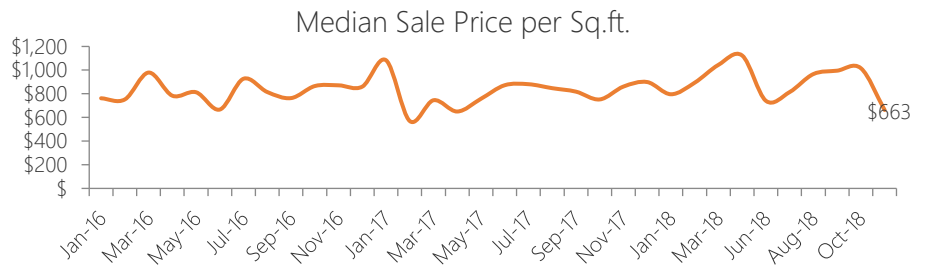
-35% YoY



## Median Sale Price per Sq.ft.



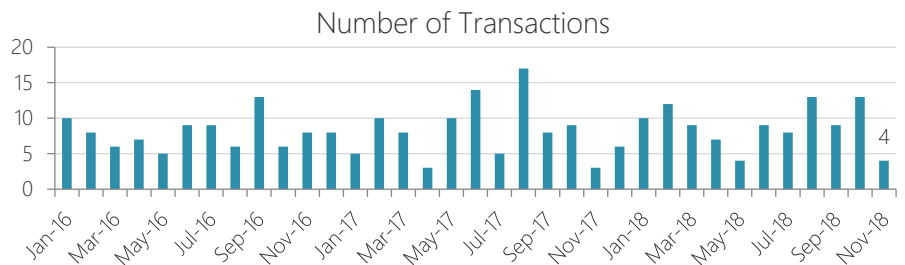
-23% YoY



## Number of Transactions



33% YoY



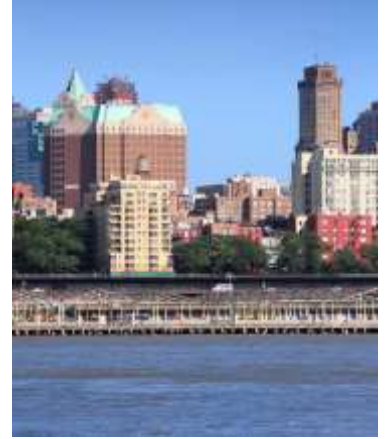
## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$775,000	-21%	\$959	-25%	1
Coops	\$490,000	-40%	\$604	-17%	3
Houses	-	-	-	-	0



# Wingate

Brooklyn, November 2018

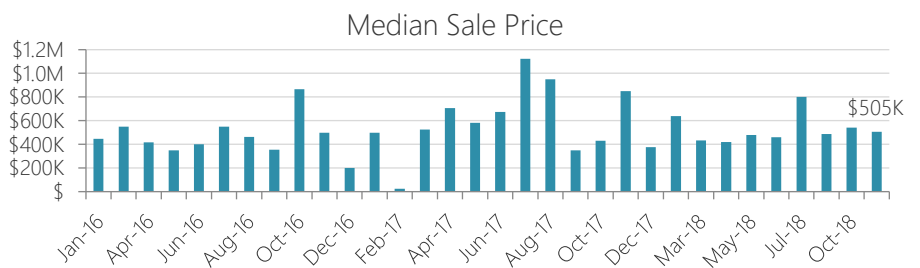


Sometimes considered to be part of East Flatbush or Crown Heights, Wingate is a mostly residential neighborhood with a variety of housing options available. It's close to Brooklyn and reasonably close to Manhattan, which makes it a top choice for commuters. Transportation is quick and easy via subway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

## Median Sale Price



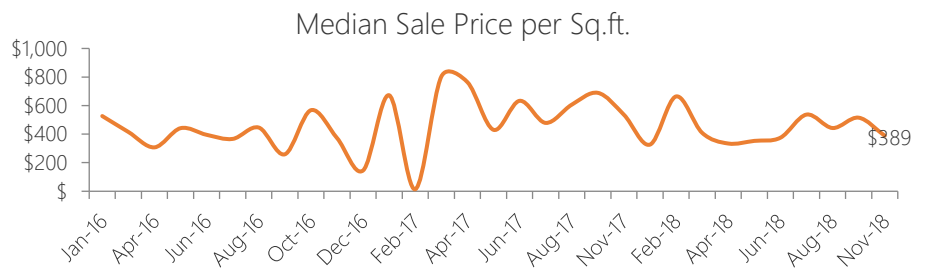
-41% YoY



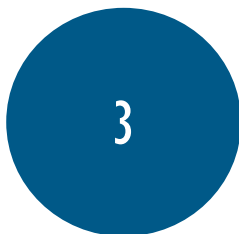
## Median Sale Price per Sq.ft.



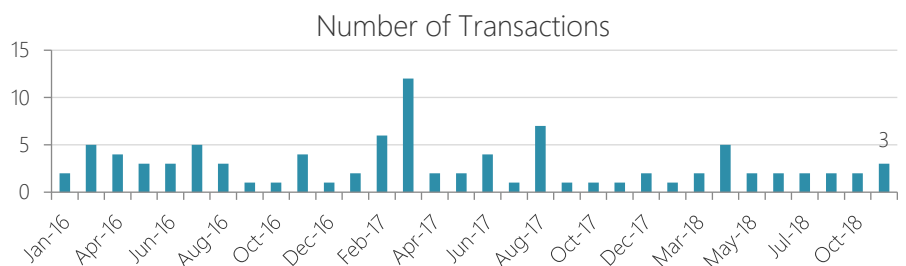
-27% YoY



## 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	\$505,000	-	\$389	-	3



# Attractions

Brooklyn, November 2018

---

## Bridge



## Bridge Park



# Attractions

Brooklyn, November 2018

---

## Grand Army Plaza



## Museum





## The RATNER Team Market Report

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



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- 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**

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



# The RATNER Team Market Report

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



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

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

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

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