



# **BROOKLYN**

## **RESIDENTIAL MARKET REPORT**

---

January 2017





## 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, January 2017

Median Sale Price



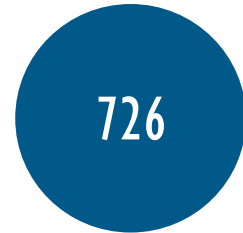
10% YoY

Median Price/Sq.ft.



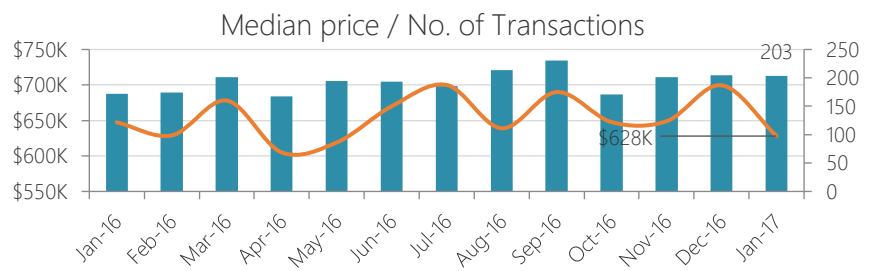
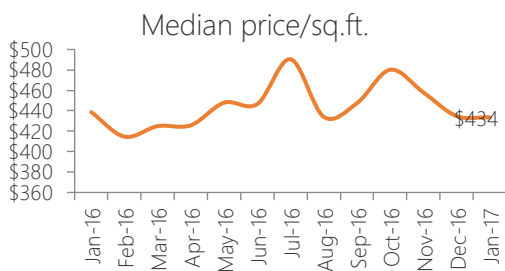
5% YoY

No. of Transactions

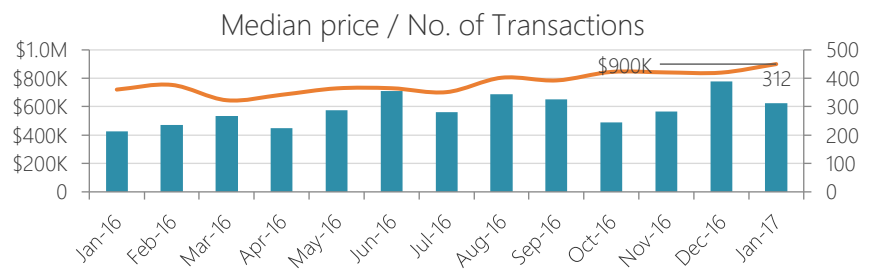
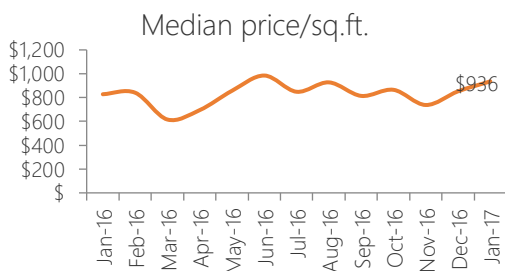


21% YoY

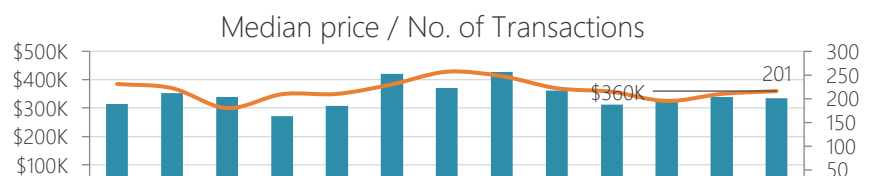
### Single family



### Condo



### Coop





## Top 10 Residential Sales

Brooklyn, January 2017

### Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	536 4 St	\$6,129,000	19-Jan-17	2,559	\$2,395	Park Slope
2	114 Westminster Rd	\$4,250,000	17-Jan-17	3,608	\$1,178	Prospect Park South
3	546 4 St	\$3,600,000	13-Jan-17	2,559	\$1,407	Park Slope
4	989 E 9 St	\$3,550,000	09-Jan-17	3,600	\$986	Midwood
5	451 De Graw St	\$3,525,000	06-Jan-17	3,745	\$941	Gowanus
6	451 De Graw St	\$3,506,000	19-Jan-17	3,745	\$936	Gowanus
7	52 2 Pl	\$3,287,500	30-Jan-17	3,072	\$1,070	Carroll Gardens
8	1305 Albemarle Rd	\$2,750,000	20-Jan-17	7,202	\$382	Prospect Park South
9	146 76 St	\$2,300,000	06-Jan-17	2,855	\$806	Bay Ridge
10	34 Vanderbilt Ave	\$2,175,000	30-Jan-17	2,295	\$948	Fort Greene

### Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	90 Furman St #N526	\$4,483,507	27-Jan-17	-	-	-
2	90 Furman St #N809	\$4,325,882	17-Jan-17	-	-	-
3	90 Furman St #N814	\$4,076,411	31-Jan-17	-	-	-
4	22 N 6 St #PH3B	\$3,800,000	27-Jan-17	1,974	\$1,925	Williamsburg
5	51 Jay St #1K	\$3,592,386	26-Jan-17	-	-	DUMBO
6	183 Plymouth St #3N	\$3,590,000	13-Jan-17	2,992	\$1,200	DUMBO
7	200 Water St #3A	\$3,436,594	31-Jan-17	-	-	DUMBO
8	90 Furman St #N807	\$3,374,939	04-Jan-17	-	-	-
9	90 Furman St #N808	\$3,363,636	31-Jan-17	-	-	-
10	51 Jay St #3G	\$3,172,000	05-Jan-17	-	-	DUMBO

### Coop

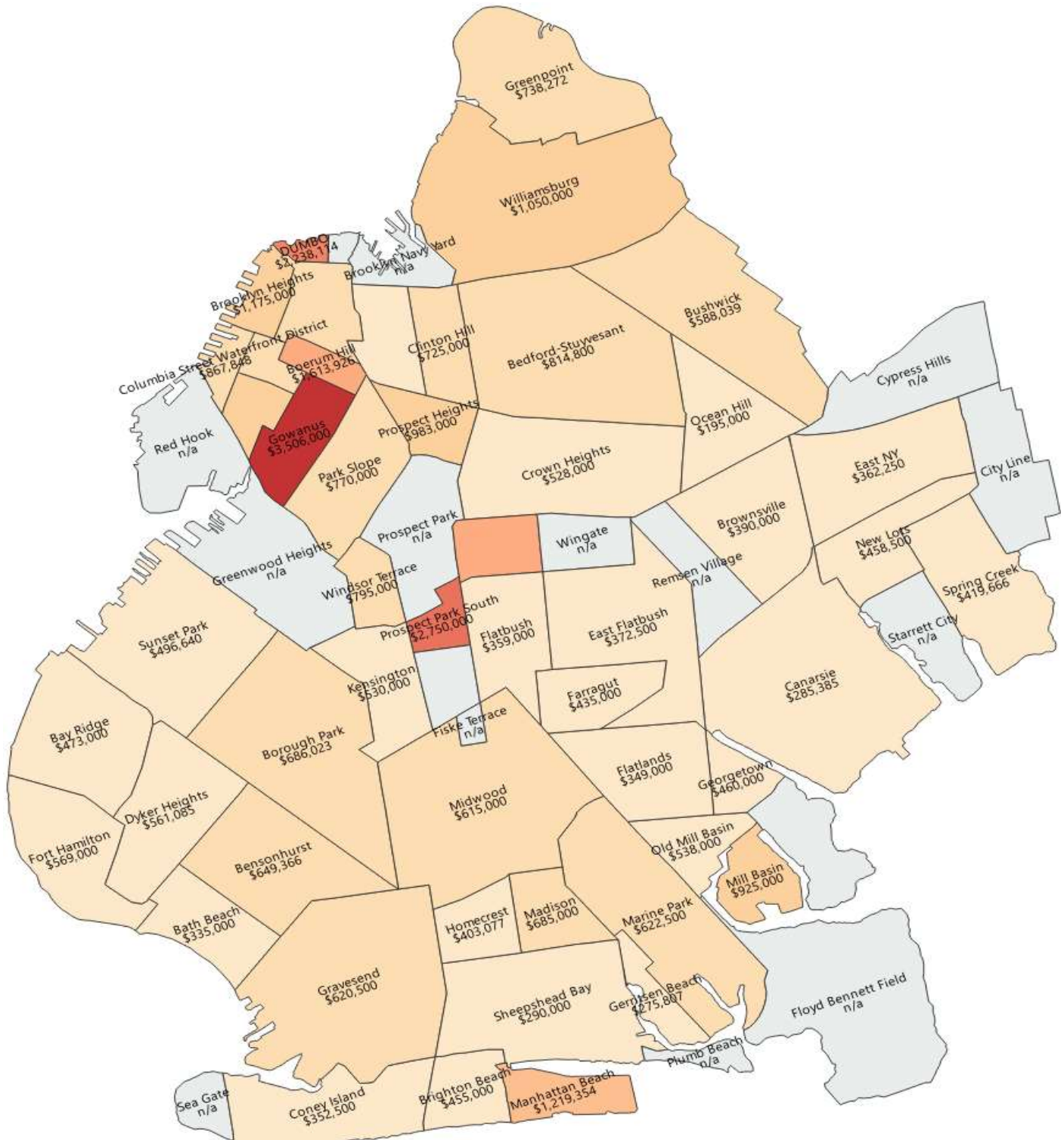
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	161 Henry St #6C	\$3,000,000	27-Jan-17	-	-	Brooklyn Heights
2	200 Hicks St #A	\$2,325,000	09-Jan-17	-	-	Brooklyn Heights
3	183 Dean St #UNIT1	\$2,175,000	13-Jan-17	-	-	Boerum Hill
4	160 Henry St #6B	\$1,700,000	20-Jan-17	-	-	Brooklyn Heights
5	13 Montague Ter #3	\$1,700,000	11-Jan-17	-	-	Brooklyn Heights
6	96 Schermerhorn St #IC	\$1,500,000	20-Jan-17	-	-	Boerum Hill
7	76 Remsen St #2C	\$1,430,000	13-Jan-17	1,000	\$1,430	Brooklyn Heights
8	269 6 Ave #4L	\$1,400,000	18-Jan-17	1,100	\$1,273	Park Slope





## Map of Neighborhoods

Brooklyn, January 2017





## Top Neighborhoods

Brooklyn, January 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Brooklyn Heights	\$1,430	\$1,175,000	21	\$1,485,000	\$785,000	-
2	DUMBO	\$1,174	\$2,238,114	19	\$2,238,114	-	-
3	Downtown Brooklyn	\$1,104	\$815,000	19	\$1,250,000	\$645,000	-
4	Park Slope	\$1,103	\$770,000	40	\$875,500	\$583,000	\$3,600,000
5	Greenpoint	\$1,083	\$738,272	12	\$710,250	\$814,600	-
6	Boerum Hill	\$1,083	\$1,613,926	38	\$1,613,926	\$1,135,000	-
7	Carroll Gardens	\$1,070	\$1,055,000	7	\$840,000	\$1,160,000	\$3,287,500
8	Williamsburg	\$1,032	\$1,050,000	70	\$1,082,500	\$367,500	\$1,275,000
9	Prospect Heights	\$1,020	\$983,000	24	\$1,348,688	\$802,362	-
10	Columbia Street Waterfront District	\$963	\$867,848	6	\$867,848	-	-
11	Gowanus	\$941	\$3,506,000	3	\$513,000	-	\$3,515,500
12	Prospect - Lefferts Gardens	\$848	\$1,750,000	6	-	-	\$1,750,000
13	Clinton Hill	\$841	\$725,000	19	\$967,338	\$640,000	-
14	Sunset Park	\$739	\$496,640	9	\$365,040	\$560,000	-
15	Bay Ridge	\$638	\$473,000	13	-	\$305,580	\$1,413,500
16	Crown Heights	\$637	\$528,000	8	\$528,000	-	\$875,000
17	Prospect Park South	\$637	\$2,750,000	3	-	-	\$2,750,000
18	Bedford-Stuyvesant	\$628	\$814,800	20	\$814,600	-	\$815,000
19	Dyker Heights	\$615	\$561,085	7	\$561,085	\$218,678	\$985,000
20	Brighton Beach	\$592	\$455,000	14	\$839,121	\$198,770	\$325,000
21	Kensington	\$564	\$530,000	10	-	\$455,000	\$857,000
22	Bensonhurst	\$557	\$649,366	16	\$560,038	\$270,000	\$785,000
23	Borough Park	\$533	\$686,023	20	\$672,045	-	\$1,600,000
24	Midwood	\$529	\$615,000	38	\$590,000	\$256,433	\$900,000
25	Fort Hamilton	\$490	\$569,000	13	\$518,000	\$280,000	\$735,000
26	Gravesend	\$488	\$620,500	20	\$549,855	\$251,500	\$686,400
27	Madison	\$459	\$685,000	7	\$455,000	-	\$765,000
28	Sheepshead Bay	\$458	\$290,000	31	\$673,614	\$193,000	\$690,000
29	Marine Park	\$446	\$622,500	13	-	\$175,000	\$625,000
30	Flatbush	\$436	\$359,000	8	\$359,000	\$275,000	\$715,000
31	Georgetown	\$410	\$460,000	4	\$450,000	-	\$680,000
32	Mill Basin	\$400	\$925,000	6	-	-	\$925,000
33	Old Mill Basin	\$387	\$538,000	3	-	-	\$538,000
34	Farragut	\$343	\$435,000	9	-	\$252,500	\$457,500
35	Canarsie	\$343	\$285,385	9	\$254,250	\$141,250	\$300,000
36	New Lots	\$339	\$458,500	4	\$329,000	-	\$468,000
37	East NY	\$325	\$362,250	4	-	-	\$362,250
38	Brownsville	\$310	\$390,000	4	-	-	\$390,000
39	Flatlands	\$299	\$349,000	21	-	\$252,000	\$483,000
40	East Flatbush	\$280	\$372,500	11	-	\$162,500	\$390,000

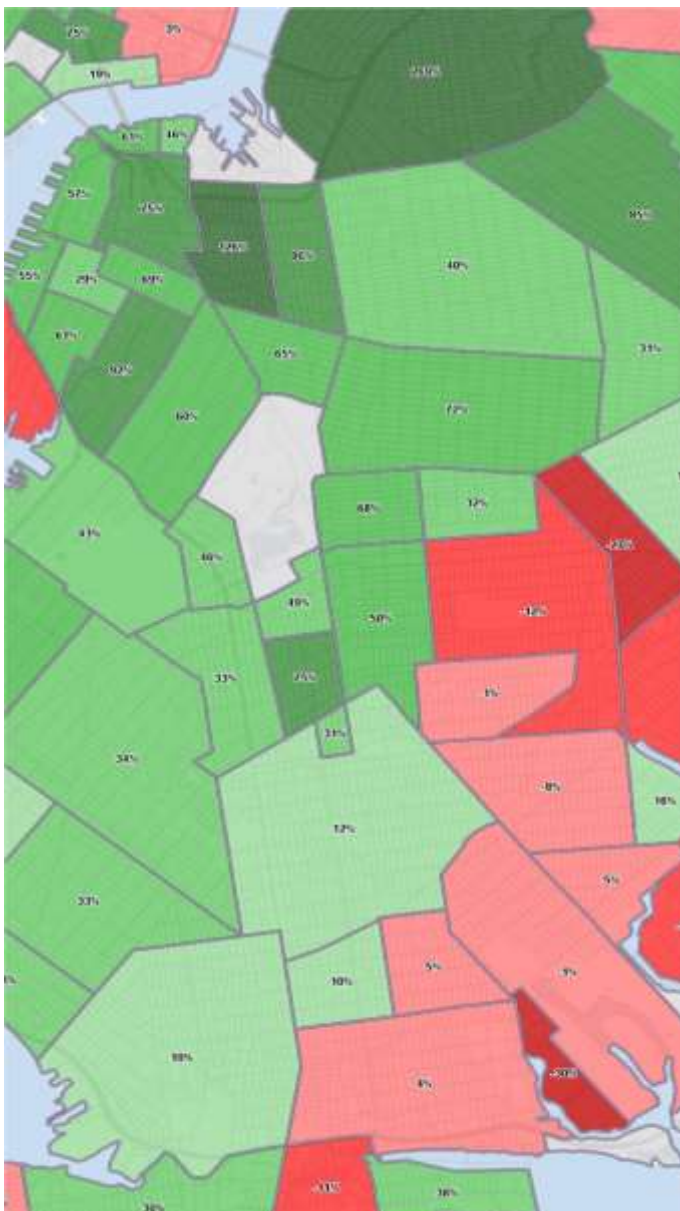


## Sales Maps

Brooklyn, January 2017

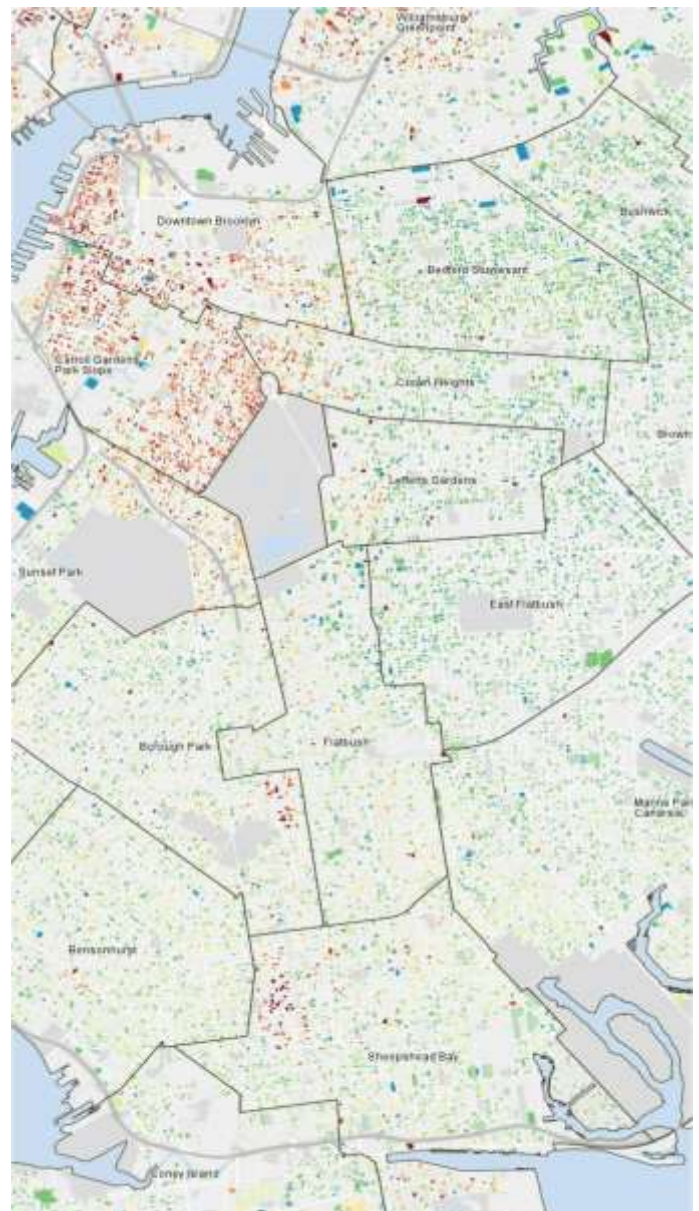
### Home Price Changes by Neighborhood

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



### Price / Sq.ft.

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





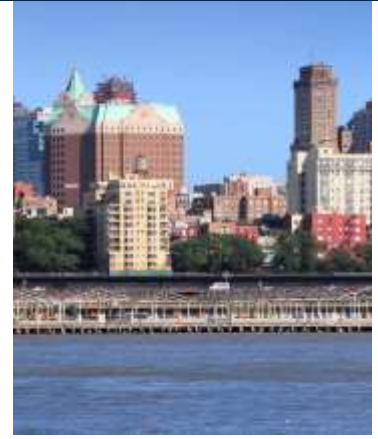


# The RATNER Team Market Reports

## Bath Beach

Brooklyn, January 2017

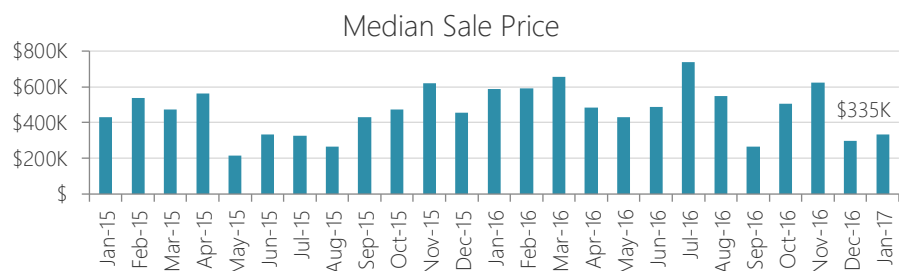
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



### Median Sale Price

**\$335K**

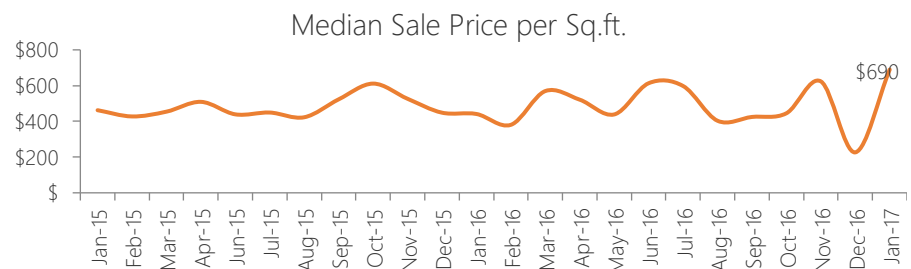
-43% YoY



### Median Sale Price per Sq.ft.

**\$690**

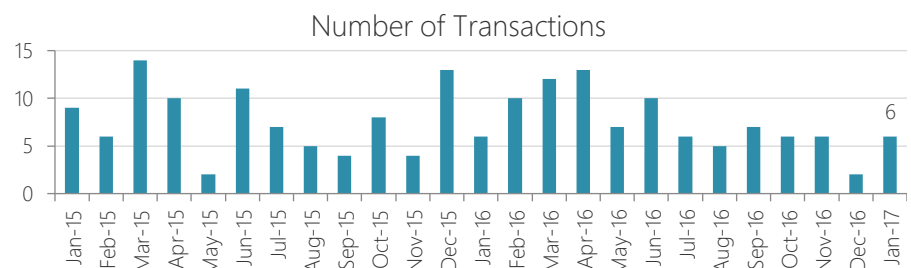
56% YoY



### Number of Transactions

**6**

0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

Warren Lewis Sotheby's International Realty





# The RATNER Team Market Reports

## Bay Ridge

Brooklyn, January 2017

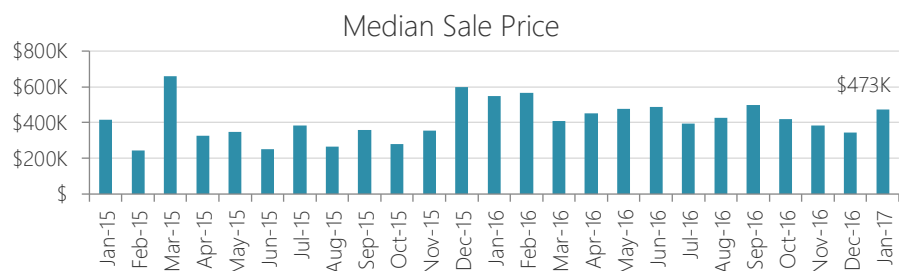
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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



### Median Sale Price

**\$473K**

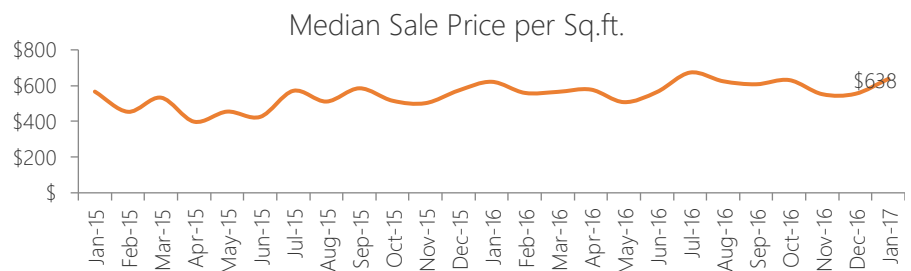
-14% YoY



### Median Sale Price per Sq.ft.

**\$638**

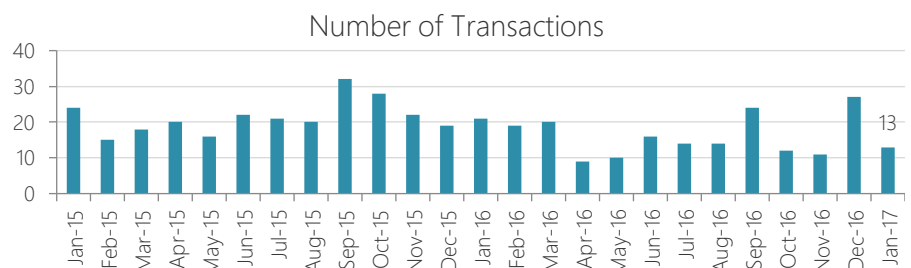
3% YoY



### Number of Transactions

**13**

-38% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

Warren Lewis Sotheby's International Realty



## Bedford-Stuyvesant

Brooklyn, January 2017

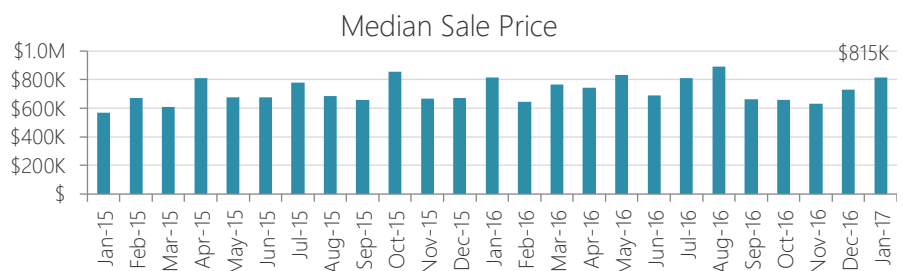


Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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

### Median Sale Price

**\$815K**

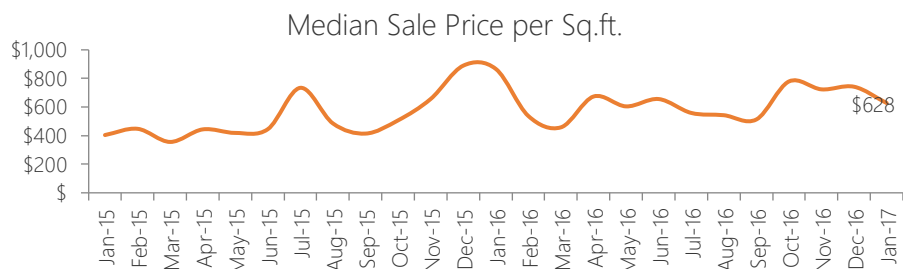
0% YoY



### Median Sale Price per Sq.ft.

**\$628**

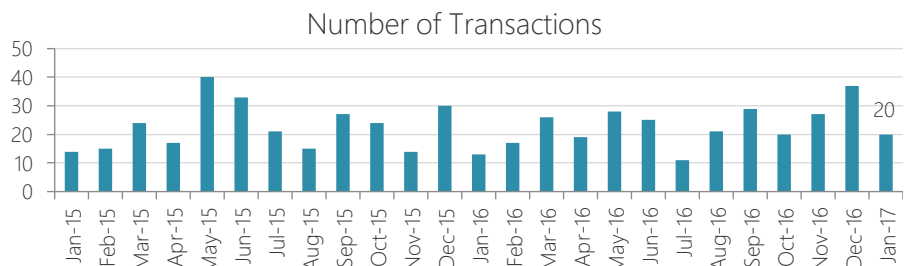
-28% YoY



### Number of Transactions

**20**

54% YoY



### Type of Properties Sold

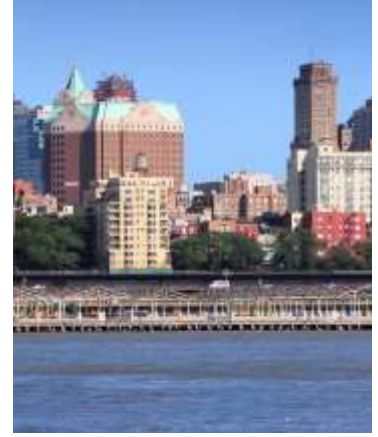
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$114,600	10%	\$656	25%	17



## Bensonhurst

Brooklyn, January 2017

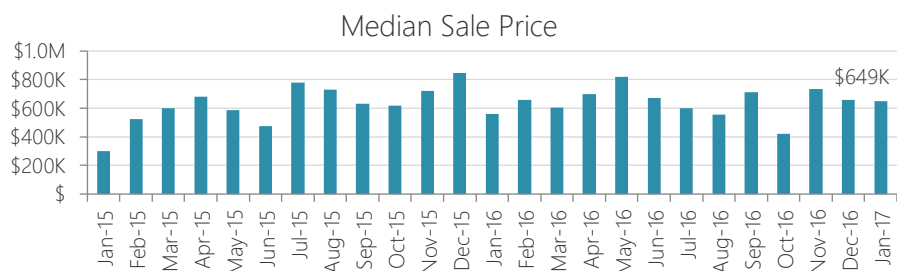
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



### Median Sale Price

**\$649K**

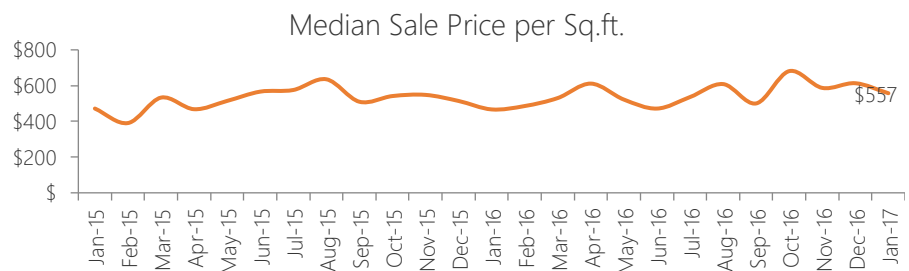
16% YoY



### Median Sale Price per Sq.ft.

**\$557**

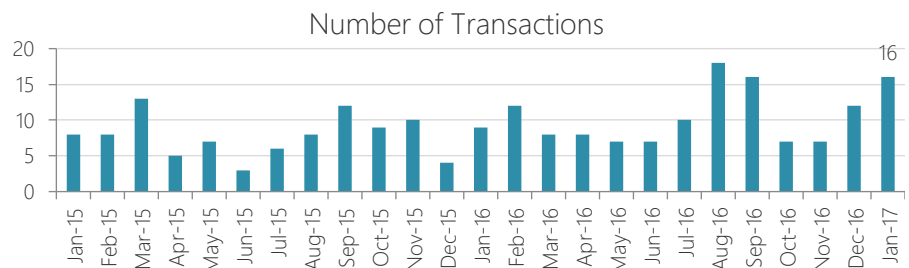
19% YoY



### Number of Transactions

**16**

78% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$560,000	0%	\$461	0%	4

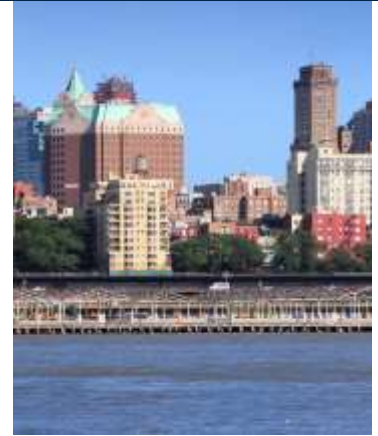


# The RATNER Team Market Reports

## Bergen Beach

Brooklyn, January 2017

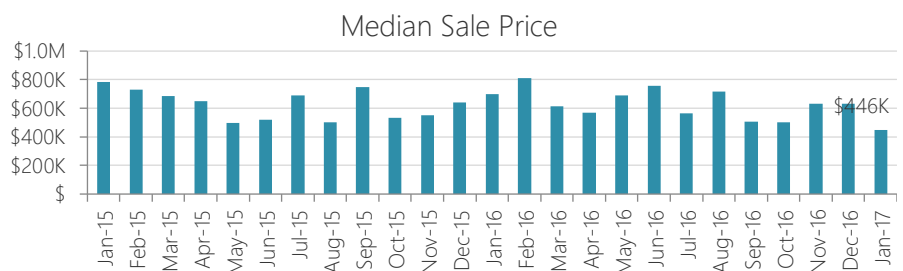
Bergen Beach is a popular neighborhood in Brooklyn for those who want to skip the trendy spots and embrace a suburban feel. There you'll find cozy neighborhoods, driveway basketball hoops, and streets lined with trees. With no subway stops or bus service, most residents drive and the housing stock includes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



### Median Sale Price

**\$446K**

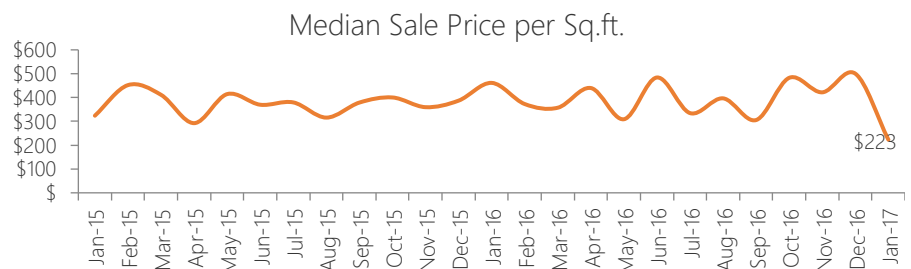
-36% YoY



### Median Sale Price per Sq.ft.

**\$223**

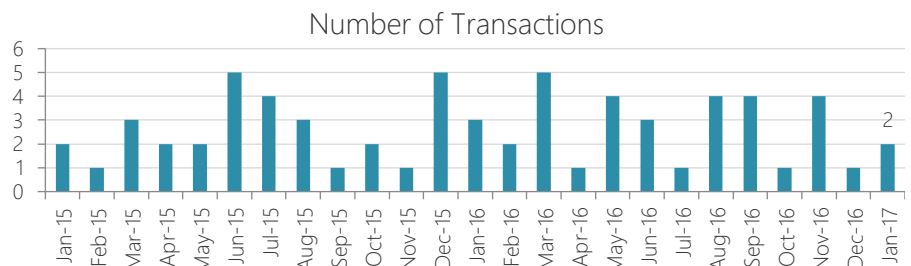
-52% YoY



### Number of Transactions

**2**

-33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

Warren Lewis Sotheby's International Realty





## Boerum Hill

Brooklyn, January 2017

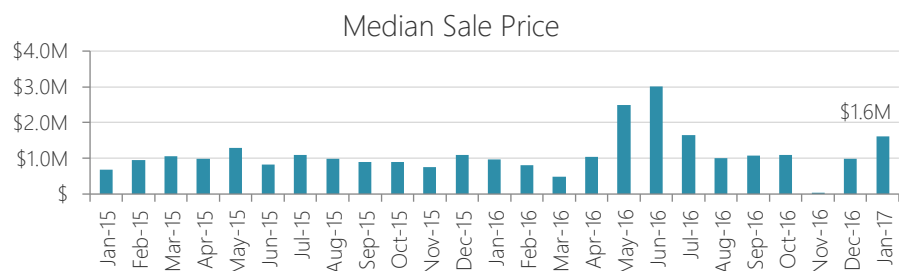
Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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



### Median Sale Price

**\$1.61M**

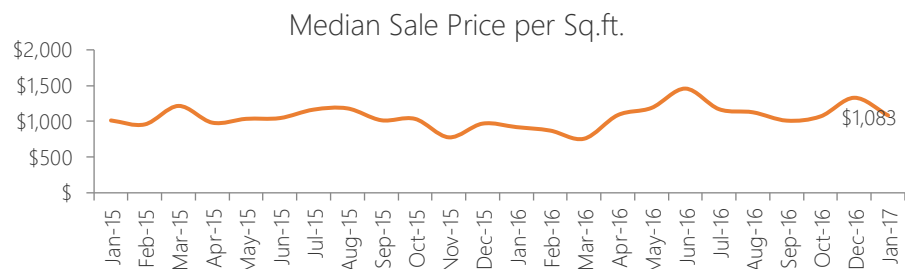
68% YoY



### Median Sale Price per Sq.ft.

**\$1,083**

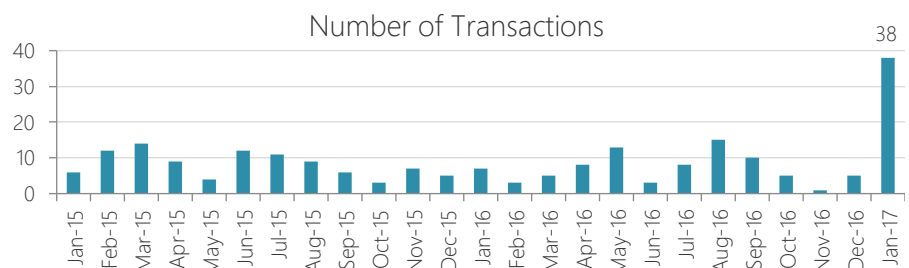
18% YoY



### Number of Transactions

**38**

443% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,612,026	68%	\$1,083	18%	38



# The RATNER Team Market Reports

## Borough Park

Brooklyn, January 2017

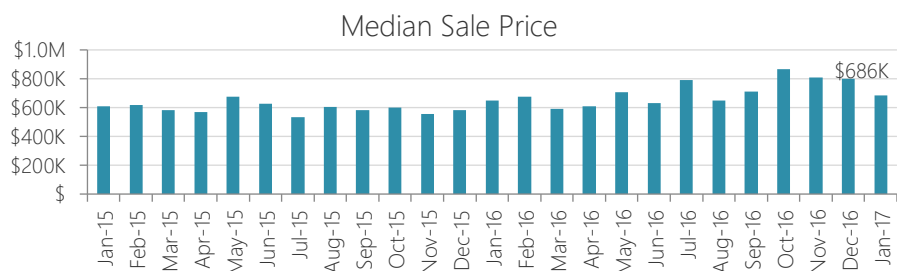
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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



### Median Sale Price

**\$686K**

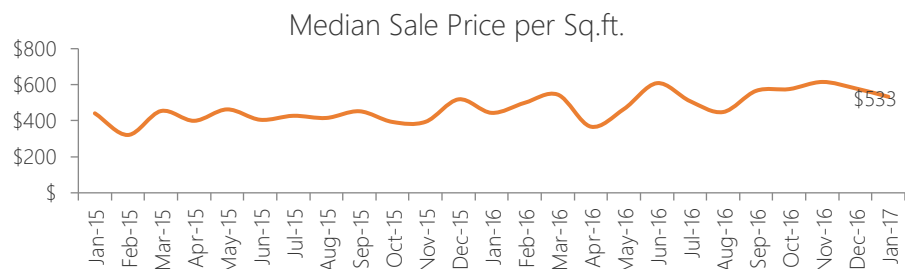
6% YoY



### Median Sale Price per Sq.ft.

**\$533**

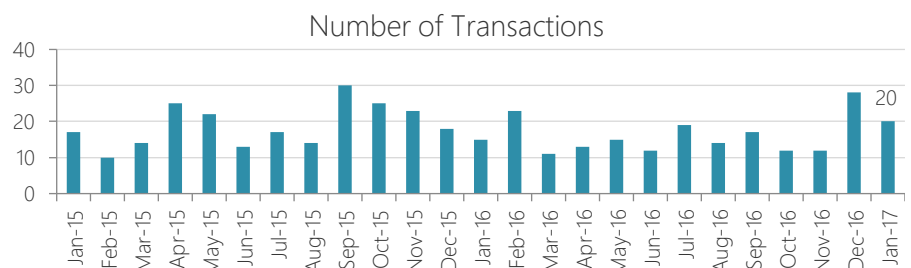
20% YoY



### Number of Transactions

**20**

33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$672,045	220%	\$250	120%	17

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

Warren Lewis Sotheby's International Realty



## Brighton Beach

Brooklyn, January 2017

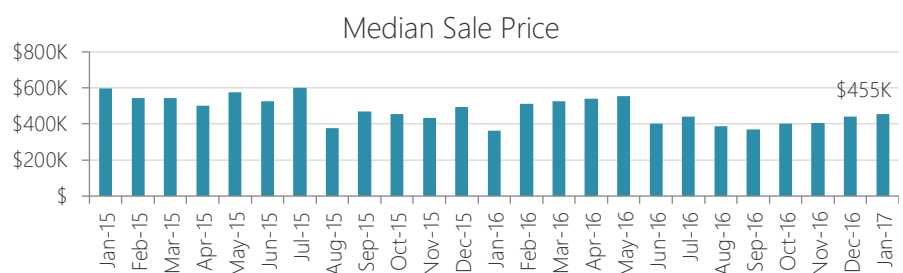
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



### Median Sale Price

**\$455K**

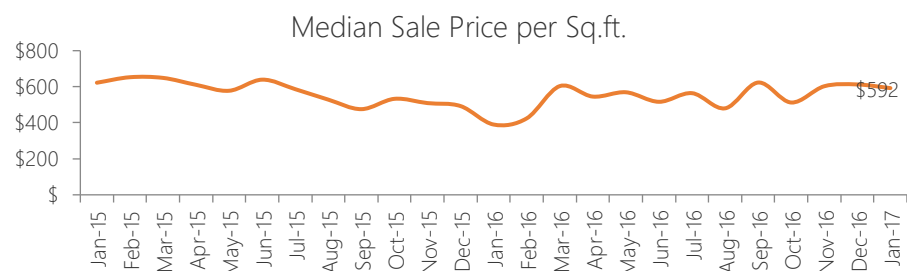
26% YoY



### Median Sale Price per Sq.ft.

**\$592**

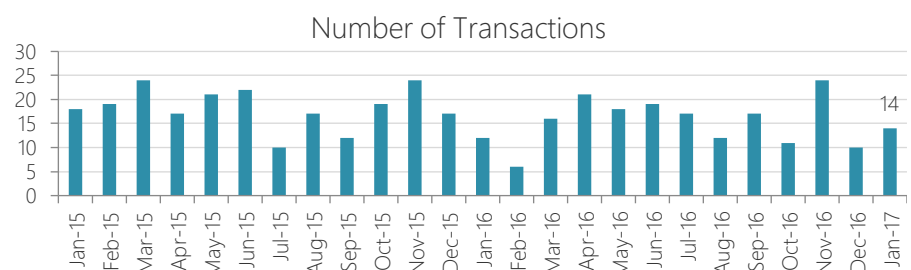
52% YoY



### Number of Transactions

**14**

17% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$420,121	000%	\$670	170%	7



## Brooklyn Heights

Brooklyn, January 2017

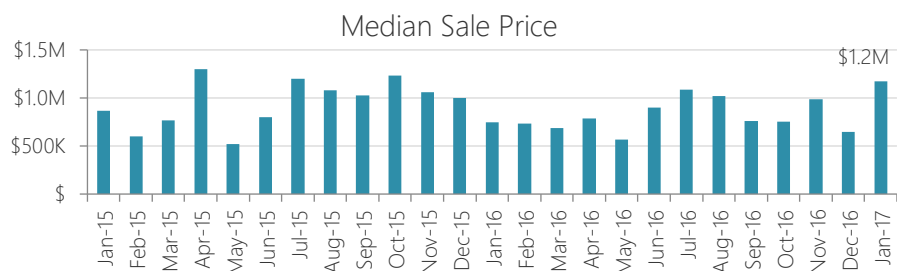
Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.



### Median Sale Price

**\$1.18M**

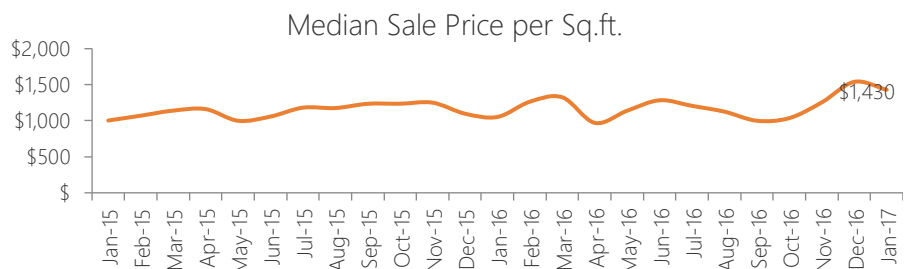
58% YoY



### Median Sale Price per Sq.ft.

**\$1,430**

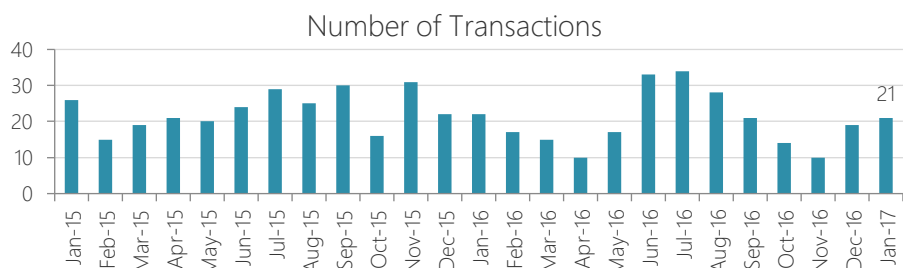
36% YoY



### Number of Transactions

**21**

-5% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,405,000	110%	\$1,460	100%	4



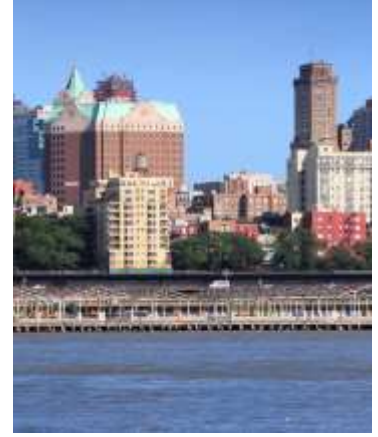


# The RATNER Team Market Reports

## Brownsville

Brooklyn, January 2017

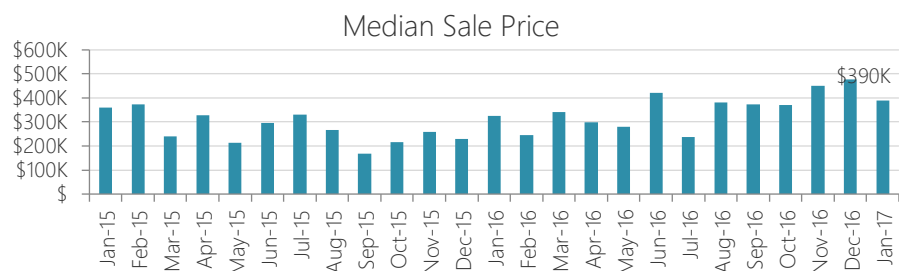
In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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



### Median Sale Price

**\$390K**

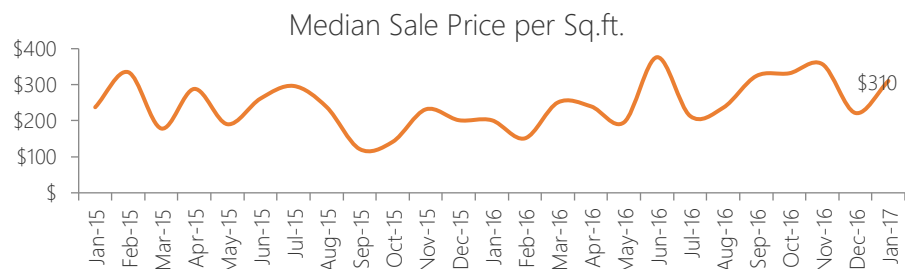
20% YoY



### Median Sale Price per Sq.ft.

**\$310**

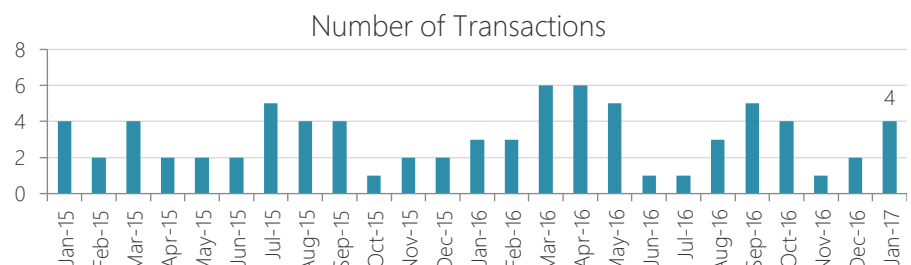
54% YoY



### Number of Transactions

**4**

33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

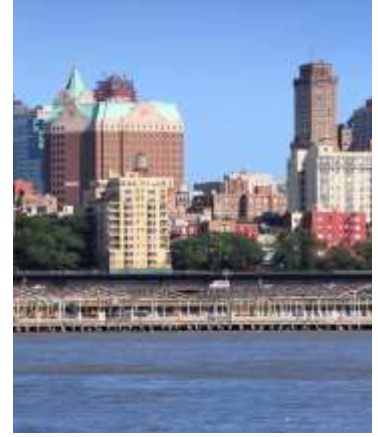
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty



## Canarsie

Brooklyn, January 2017

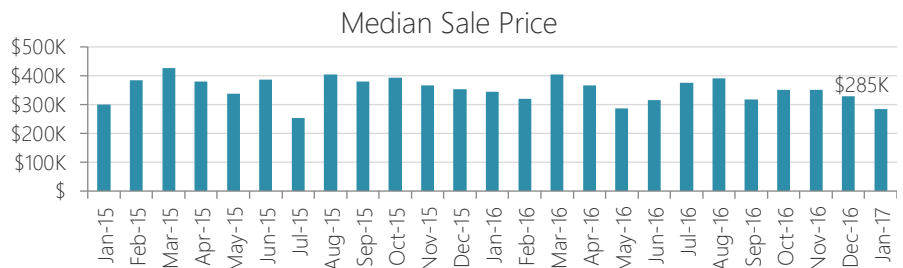


There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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

### Median Sale Price

**\$285K**

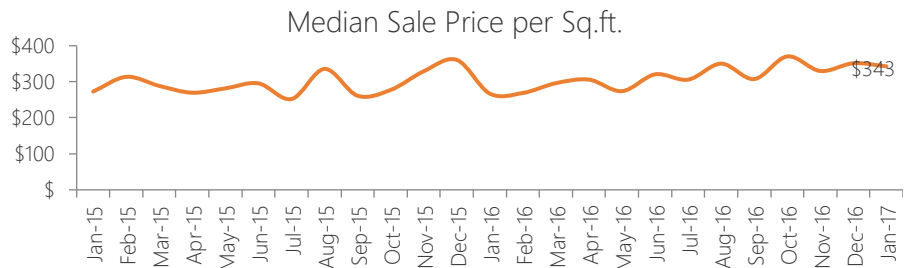
-17% YoY



### Median Sale Price per Sq.ft.

**\$343**

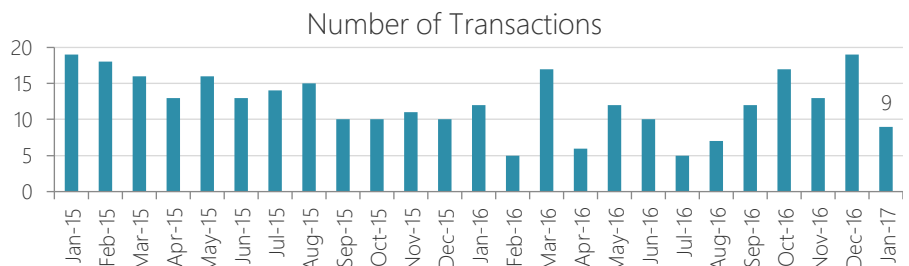
28% YoY



### Number of Transactions

**9**

-25% YoY



### Type of Properties Sold

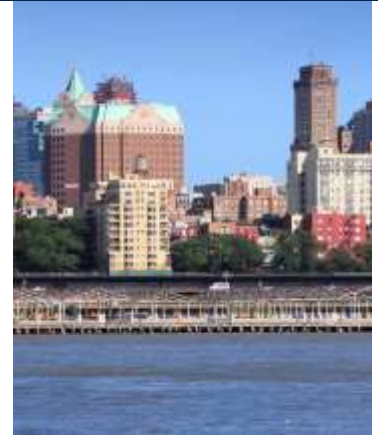
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$254,250	0%	\$262	420%	0



## Carroll Gardens

Brooklyn, January 2017

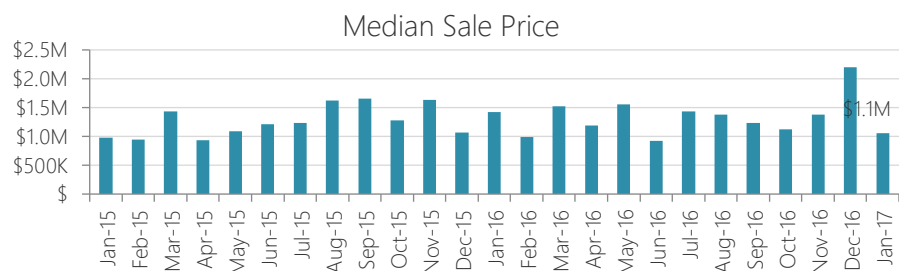
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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



### Median Sale Price

**\$1.06M**

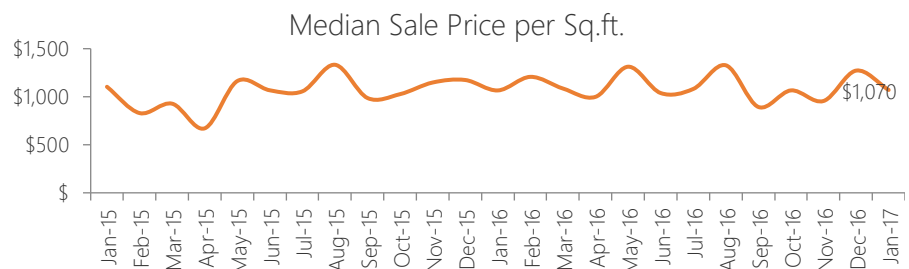
-26% YoY



### Median Sale Price per Sq.ft.

**\$1,070**

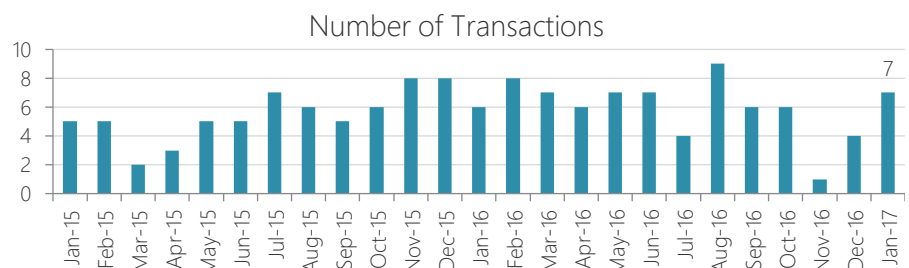
0% YoY



### Number of Transactions

**7**

17% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Garden	\$1,060,000	-26%	\$1,070	0%	7

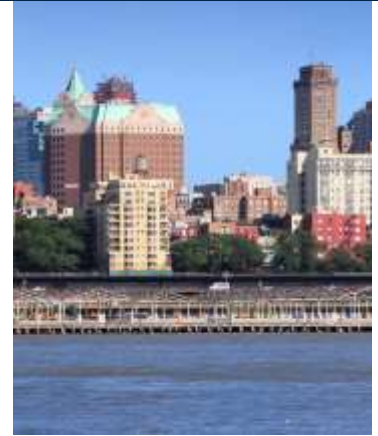


# The RATNER Team Market Reports

## City Line

Brooklyn, January 2017

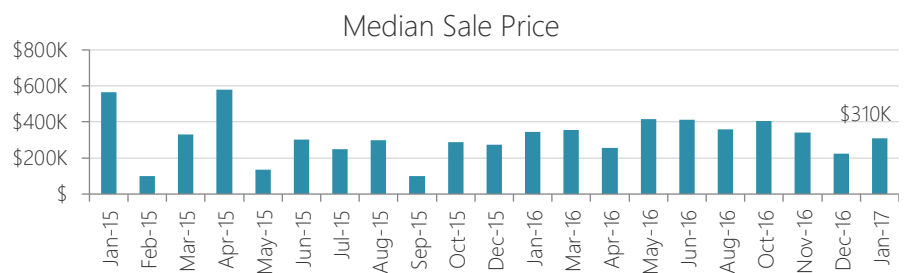
A subsection of East New York, City Line borders Cypress Hills, Ozone Park, and Conduit Boulevard. A branch of the Brooklyn Public Library and the Cypress Hills Houses are just a few of the landmarks nestled in City Line. Liberty Avenue is the main commercial district and is peppered with shops, theaters, galleries, and unique restaurants.



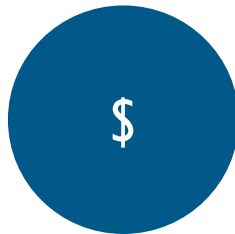
### Median Sale Price



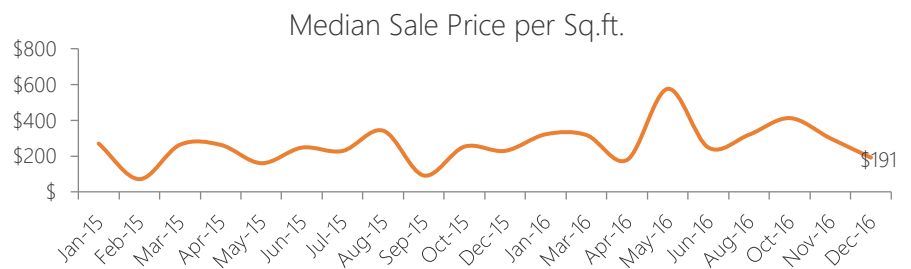
-10% YoY



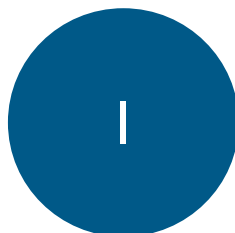
### Median Sale Price per Sq.ft.



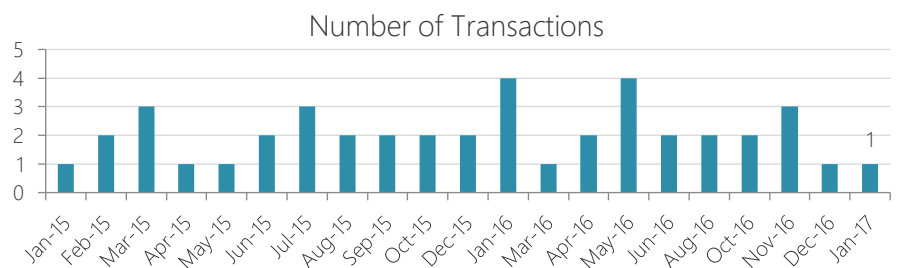
-



### Number of Transactions



-75% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

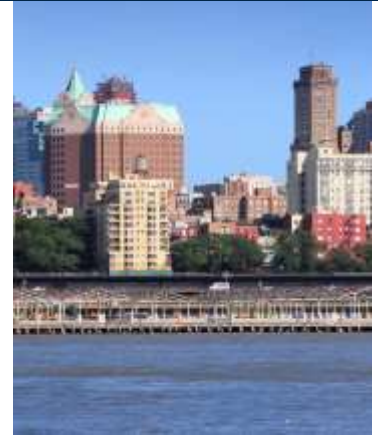
Warren Lewis Sotheby's International Realty





## Clinton Hill

Brooklyn, January 2017

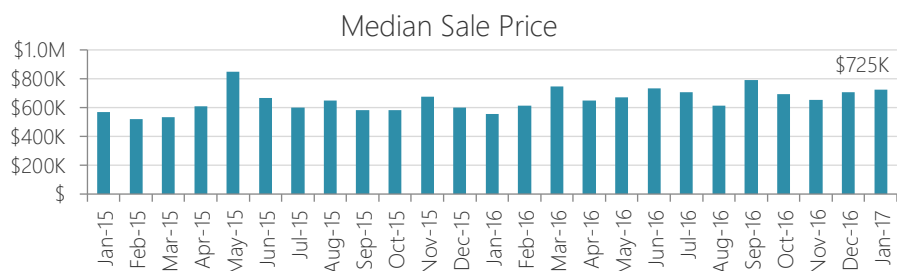


Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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

### Median Sale Price

**\$725K**

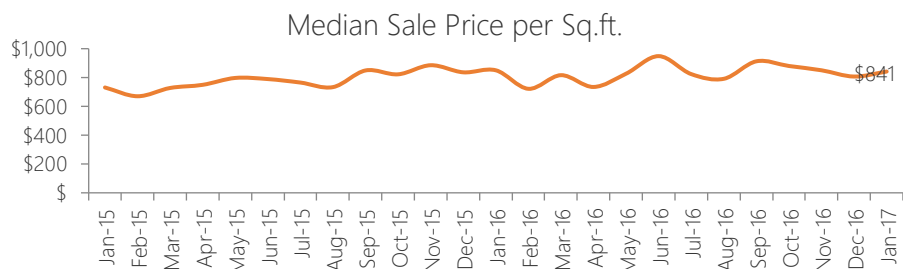
31% YoY



### Median Sale Price per Sq.ft.

**\$841**

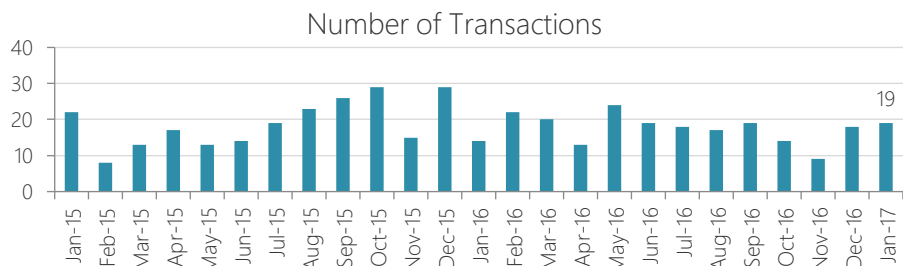
-1% YoY



### Number of Transactions

**19**

36% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$672,220	200%	\$1,042	10%	6



## Cobble Hill

Brooklyn, January 2017

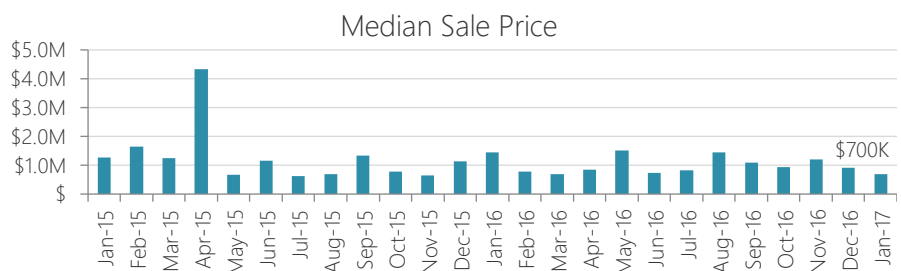
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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



### Median Sale Price

**\$700K**

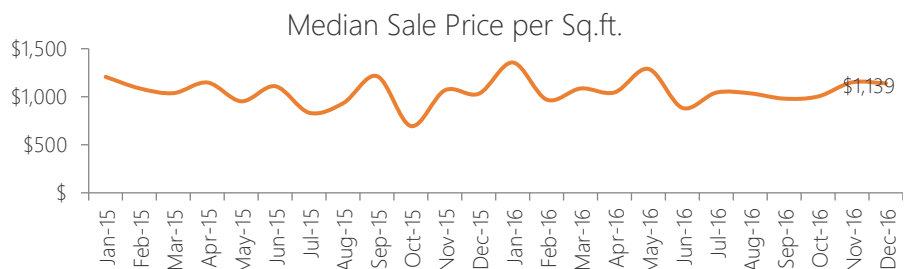
-51% YoY



### Median Sale Price per Sq.ft.

**\$**

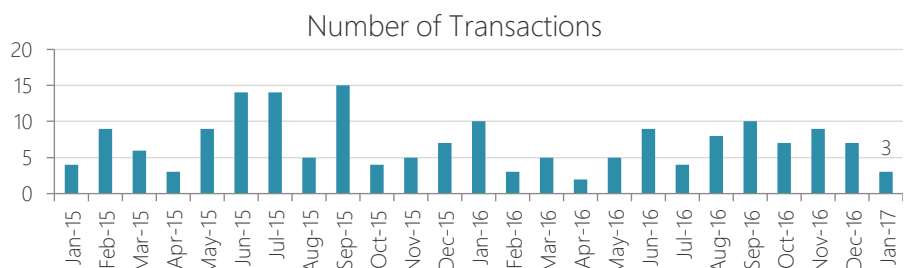
-



### Number of Transactions

**3**

-70% YoY



### Type of Properties Sold

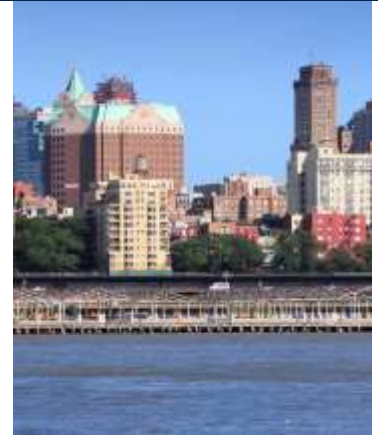
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0



## Coney Island

Brooklyn, January 2017

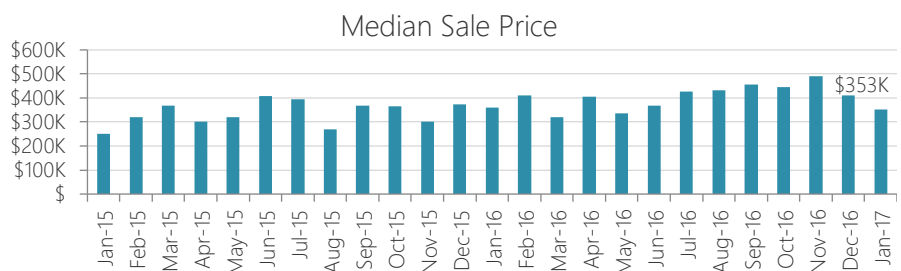
Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.



### Median Sale Price

\$353K

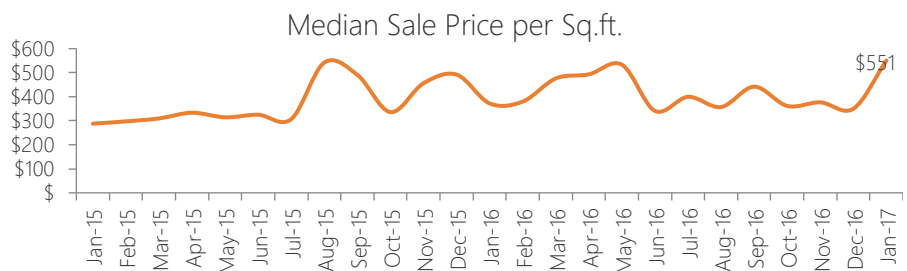
-2% YoY



### Median Sale Price per Sq.ft.

\$551

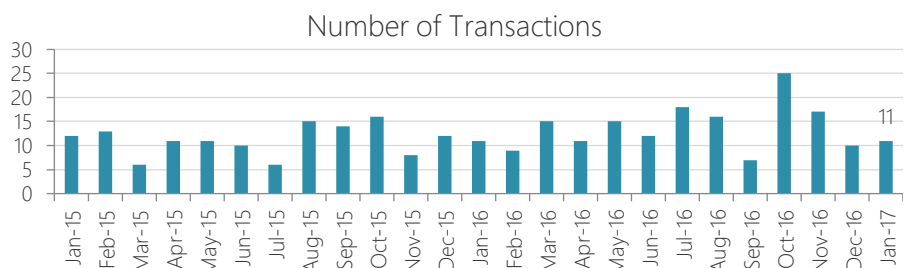
48% YoY



### Number of Transactions

11

0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$475,000	50%	\$551	140%	2



# The RATNER Team Market Reports

## Crown Heights

Brooklyn, January 2017

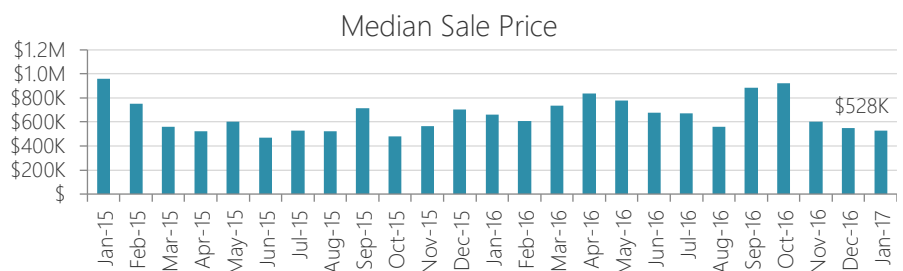
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



### Median Sale Price

**\$528K**

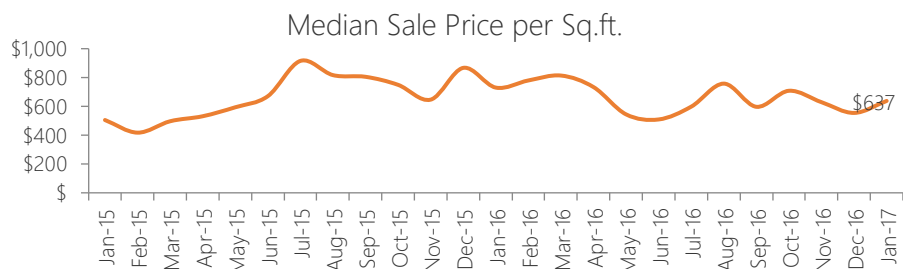
-20% YoY



### Median Sale Price per Sq.ft.

**\$637**

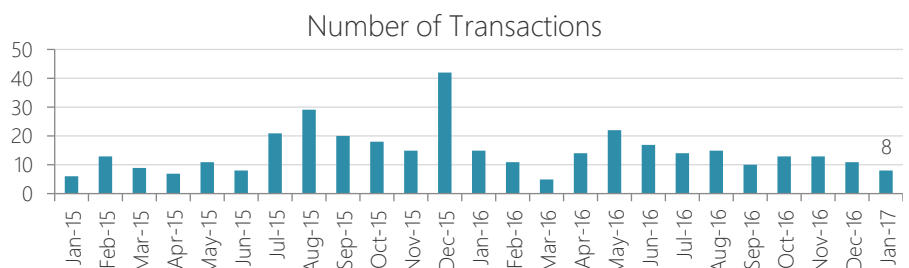
-13% YoY



### Number of Transactions

**8**

-47% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$528,000	0%	\$872	120%	6

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

Warren Lewis Sotheby's International Realty

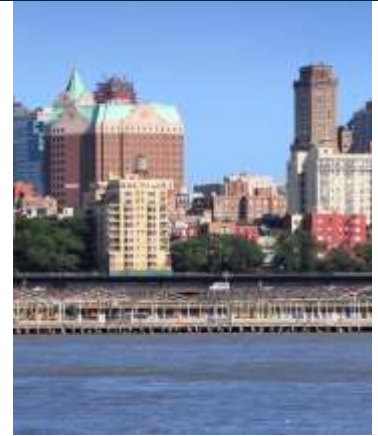




## Ditmas Park

Brooklyn, January 2017

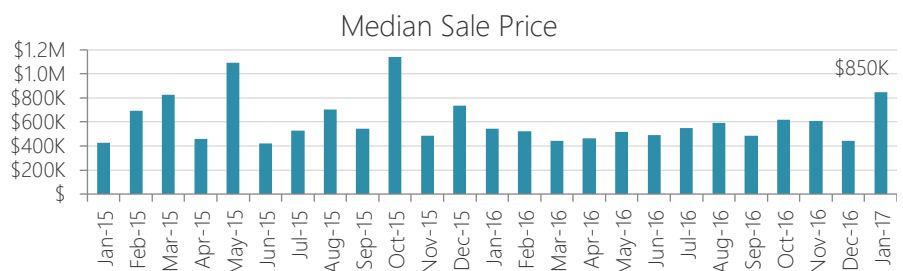
Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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



### Median Sale Price

**\$850K**

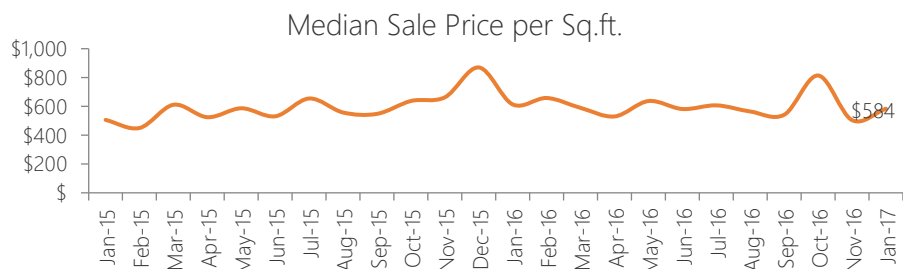
57% YoY



### Median Sale Price per Sq.ft.

**\$584**

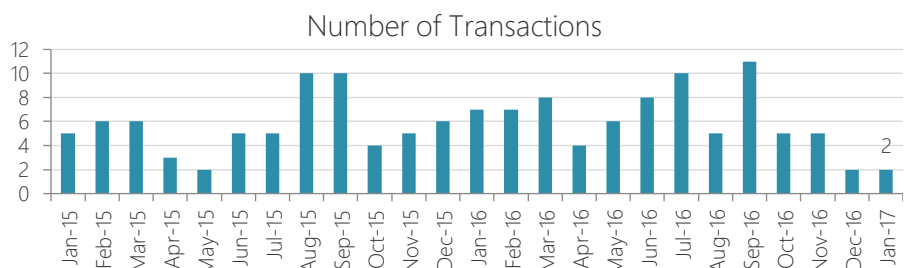
-5% YoY



### Number of Transactions

**2**

-71% YoY



### Type of Properties Sold

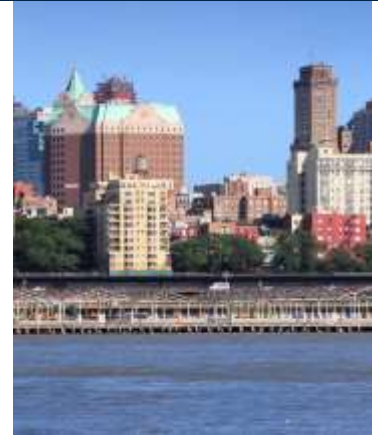
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					2



## Downtown Brooklyn

Brooklyn, January 2017

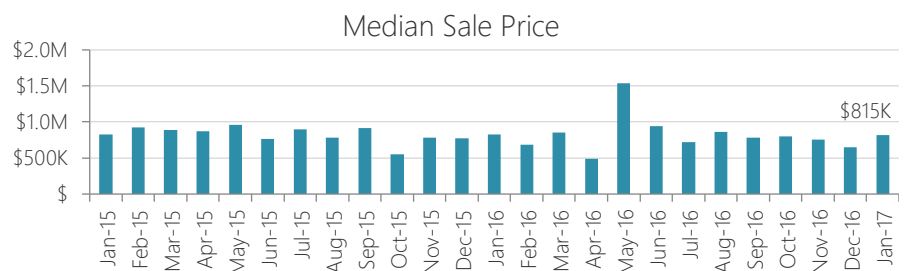
As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools,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



### Median Sale Price

**\$815K**

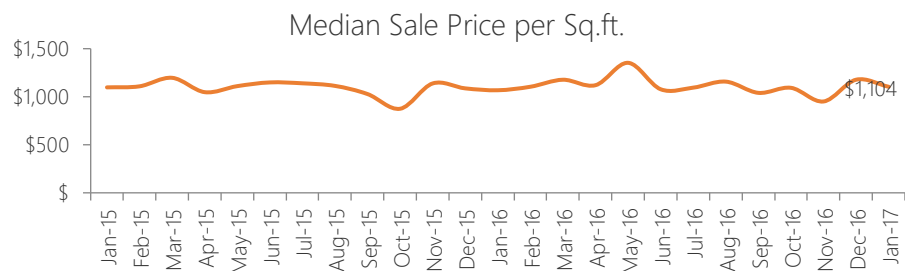
-1% YoY



### Median Sale Price per Sq.ft.

**\$1,104**

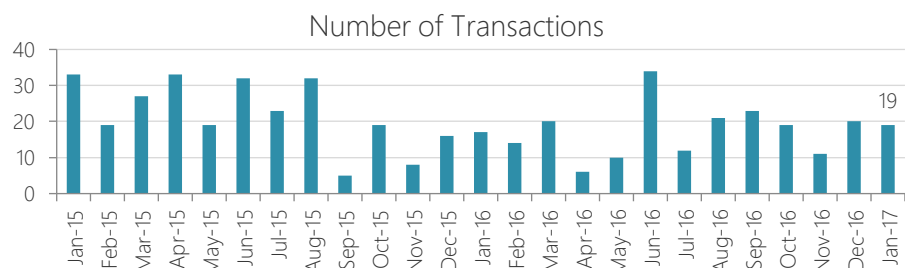
3% YoY



### Number of Transactions

**19**

12% YoY



### Type of Properties Sold

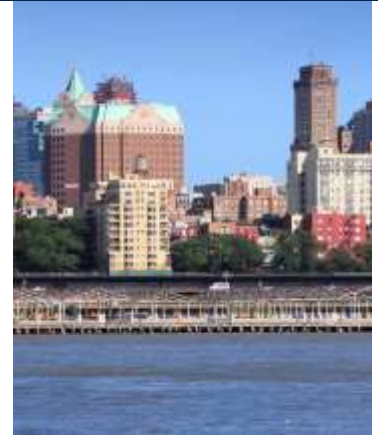
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,250,000	220%	\$1,100	20%	12



## Dyker Heights

Brooklyn, January 2017

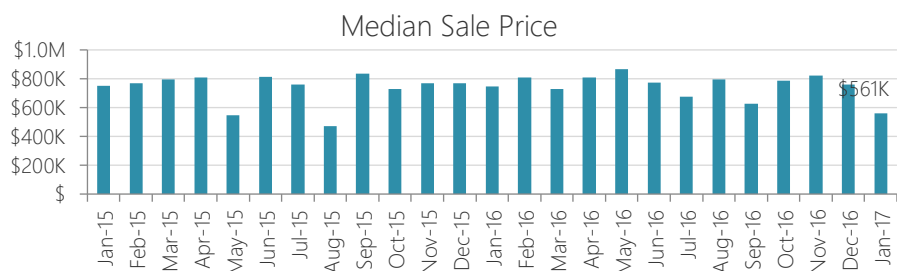
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



### Median Sale Price

**\$561K**

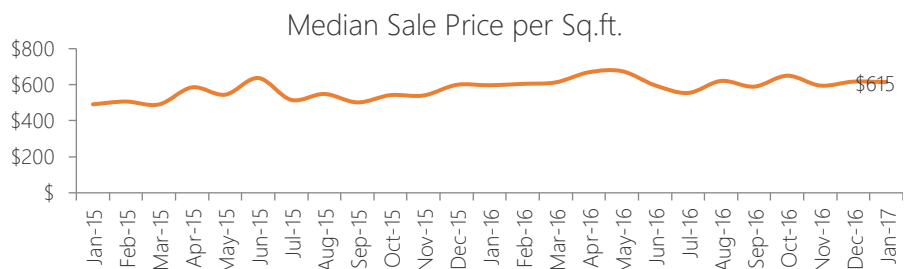
-25% YoY



### Median Sale Price per Sq.ft.

**\$615**

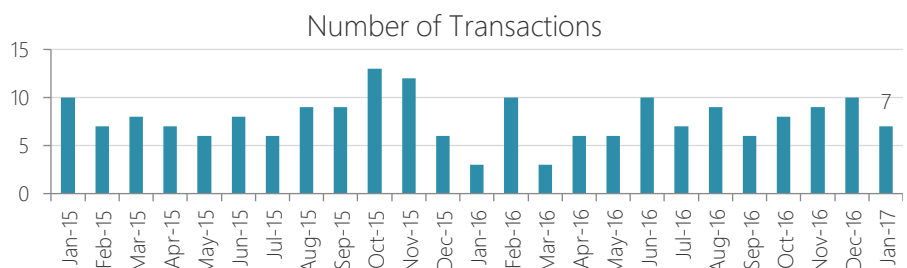
3% YoY



### Number of Transactions

**7**

133% YoY



### Type of Properties Sold

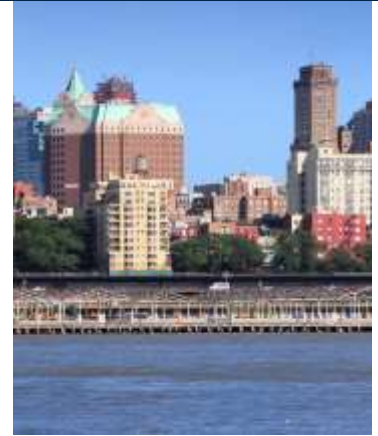
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$561,000	0%	\$615	0%	7



## East Flatbush

Brooklyn, January 2017

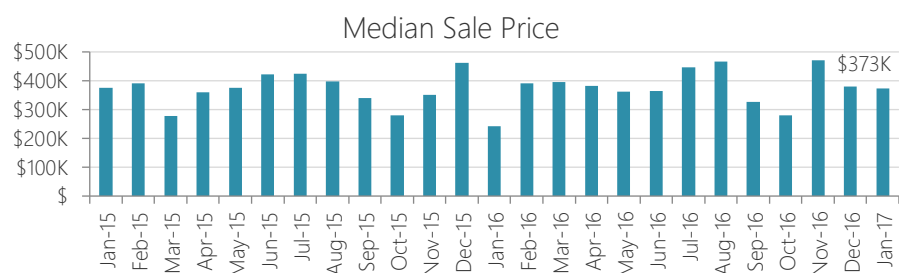
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



### Median Sale Price

**\$373K**

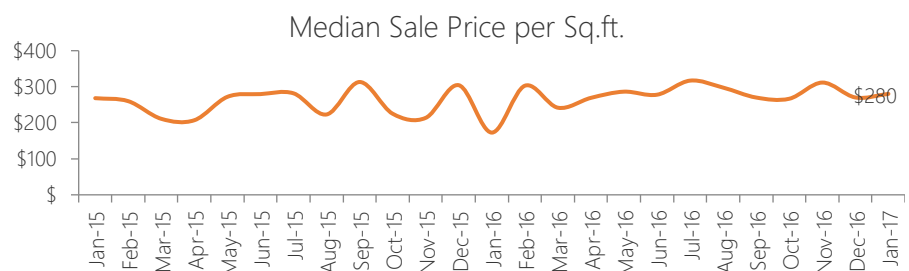
54% YoY



### Median Sale Price per Sq.ft.

**\$280**

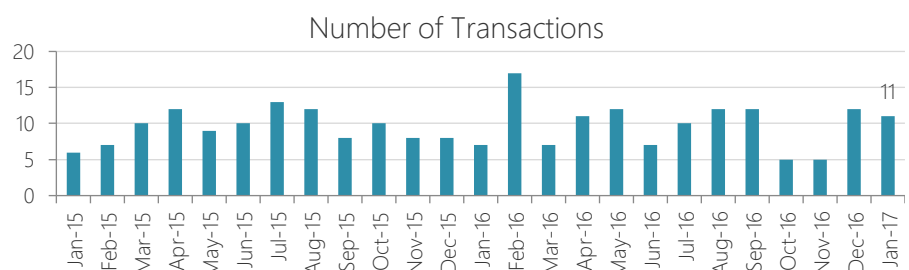
62% YoY



### Number of Transactions

**11**

57% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

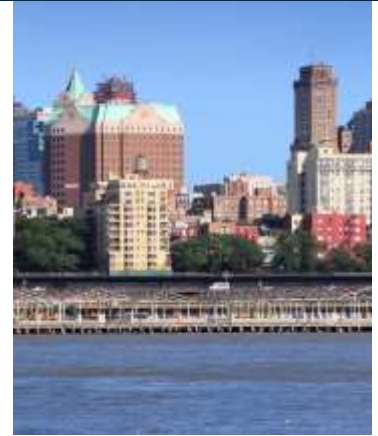


# The RATNER Team Market Reports

## East NY

Brooklyn, January 2017

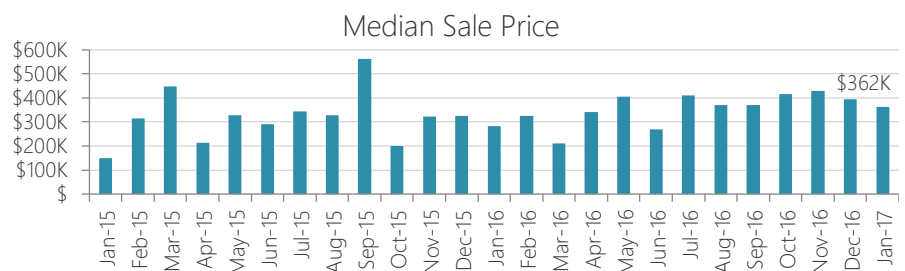
The East New York neighborhood may not traditionally have had yoga studios, hip coffee shops, and pet grooming spas but as real estate developers move in that's starting to change. The real estate prices are affordable and residents have easy access both to public transportation and major highways. Many consider it to be one of the most up and coming neighborhoods to watch.



### Median Sale Price

**\$362K**

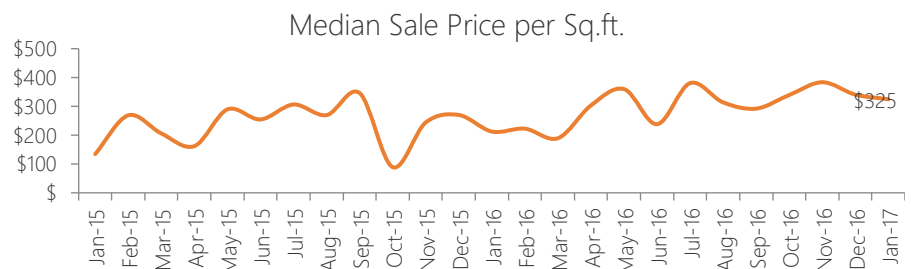
28% YoY



### Median Sale Price per Sq.ft.

**\$325**

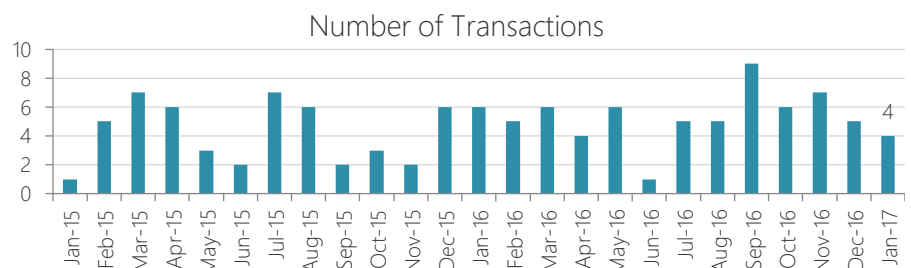
53% YoY



### Number of Transactions

**4**

-33% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

Warren Lewis Sotheby's International Realty

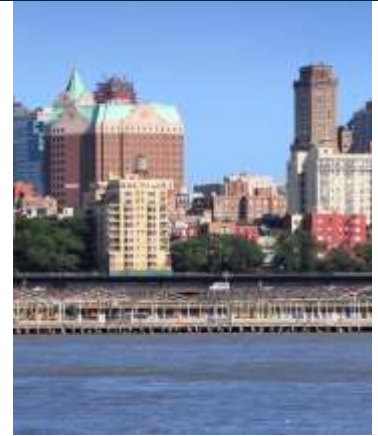




## Farragut

Brooklyn, January 2017

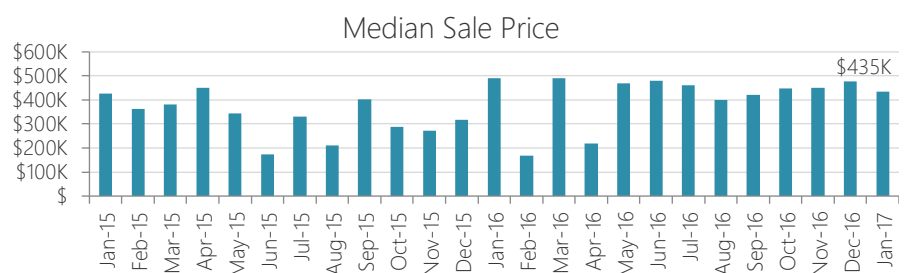
A subsection of East Flatbush, Farragut is just 15 miles from Midtown and directly south of the Holy Cross Cemetery. It offers the epitome of urban life with a large variety of eateries along Flatbush Avenue. Many residents own cars but Farragut is an easily walkable neighborhood with subway stations for the 2 and 5 plus local and express buses.



### Median Sale Price

**\$435K**

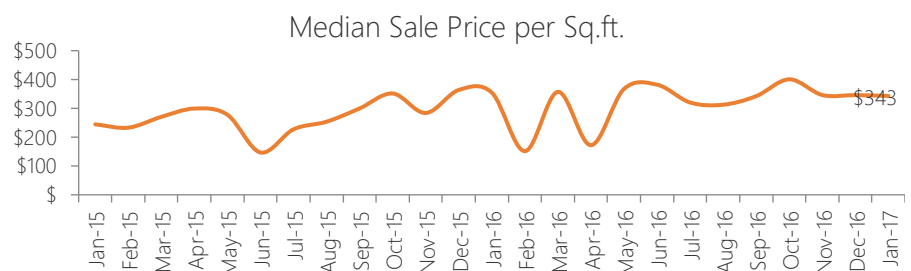
-11% YoY



### Median Sale Price per Sq.ft.

**\$343**

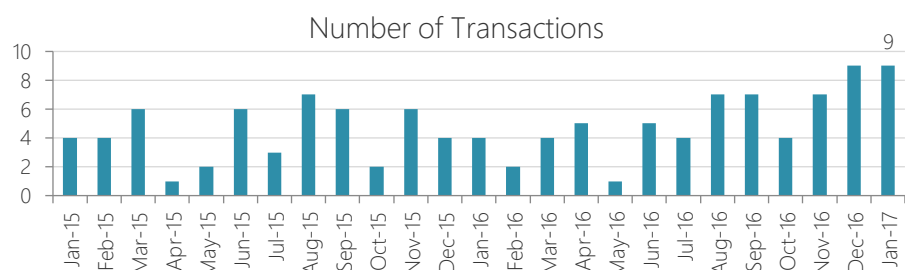
-3% YoY



### Number of Transactions

**9**

125% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					9

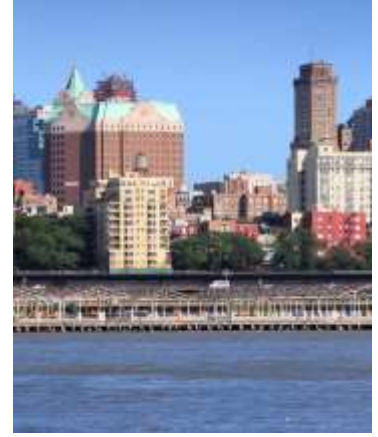


# The RATNER Team Market Reports

## Flatbush

Brooklyn, January 2017

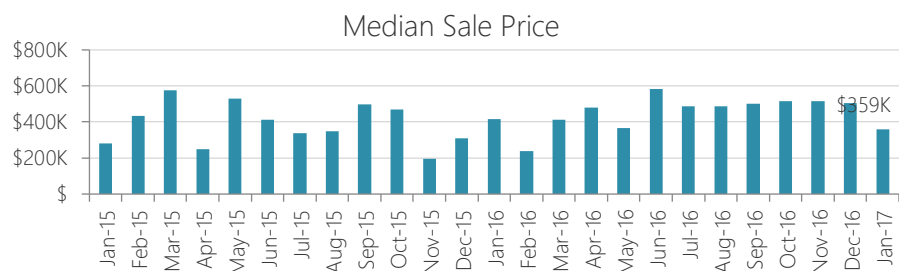
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



### Median Sale Price

**\$359K**

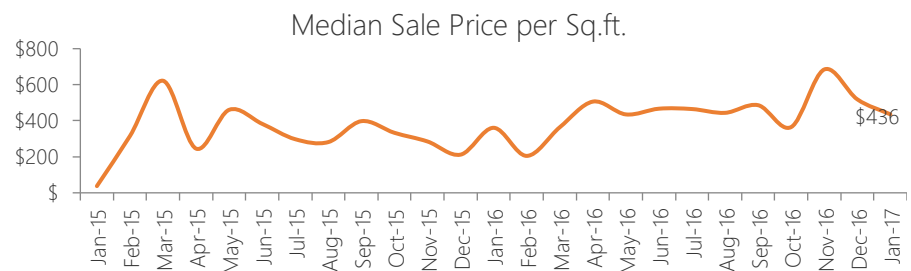
-13% YoY



### Median Sale Price per Sq.ft.

**\$436**

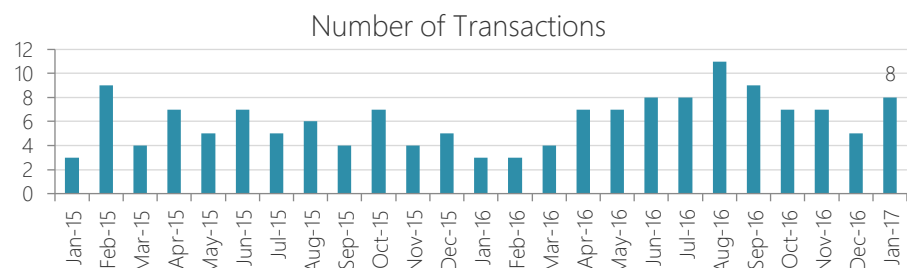
21% YoY



### Number of Transactions

**8**

167% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$250,000	12%	\$422	17%	1

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

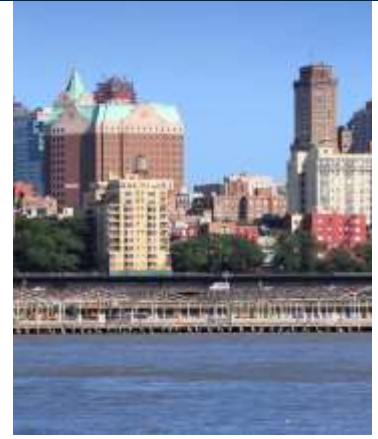
Warren Lewis Sotheby's International Realty



## Flatlands

Brooklyn, January 2017

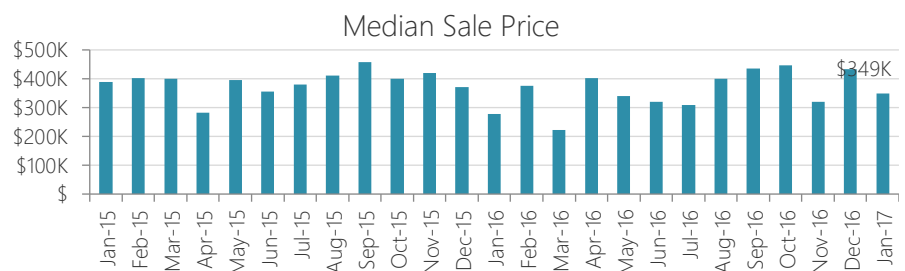
With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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



### Median Sale Price

**\$349K**

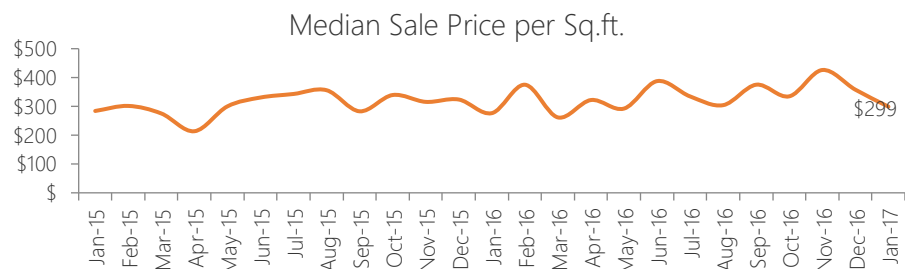
26% YoY



### Median Sale Price per Sq.ft.

**\$299**

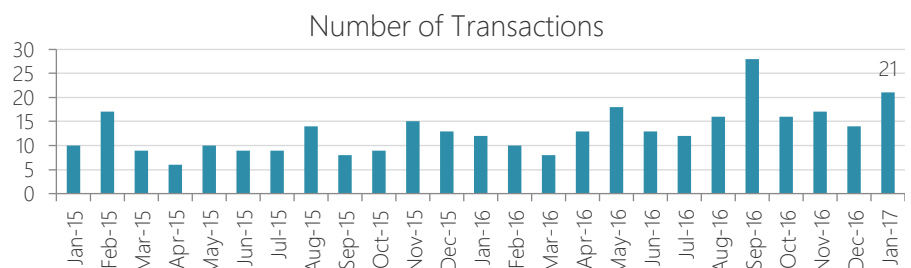
8% YoY



### Number of Transactions

**21**

75% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

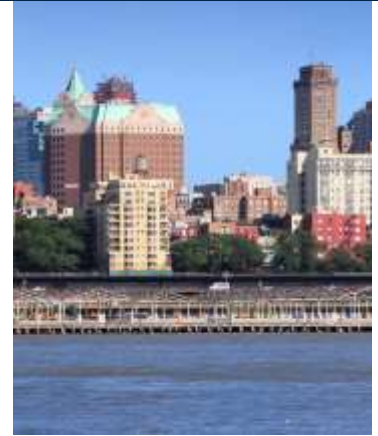


# The RATNER Team Market Reports

## Fort Greene

Brooklyn, January 2017

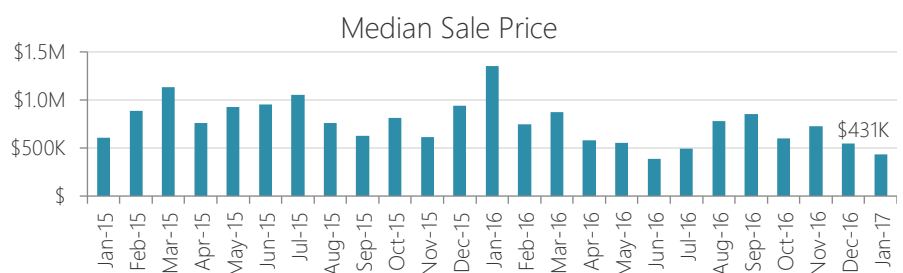
Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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



### Median Sale Price

**\$431K**

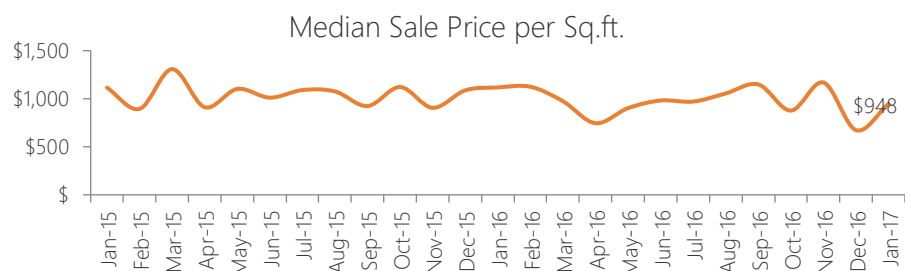
-68% YoY



### Median Sale Price per Sq.ft.

**\$948**

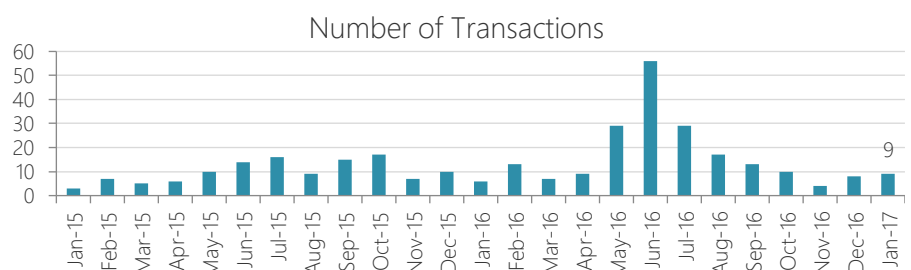
-15% YoY



### Number of Transactions

**9**

50% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$450,000	61%			9

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

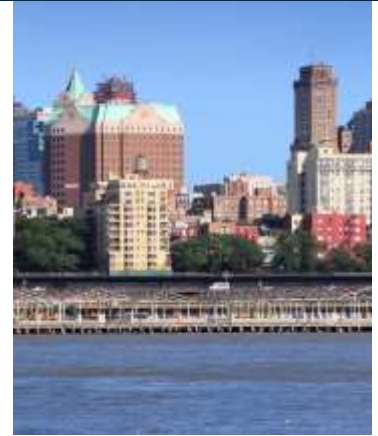
Warren Lewis Sotheby's International Realty



## Fort Hamilton

Brooklyn, January 2017

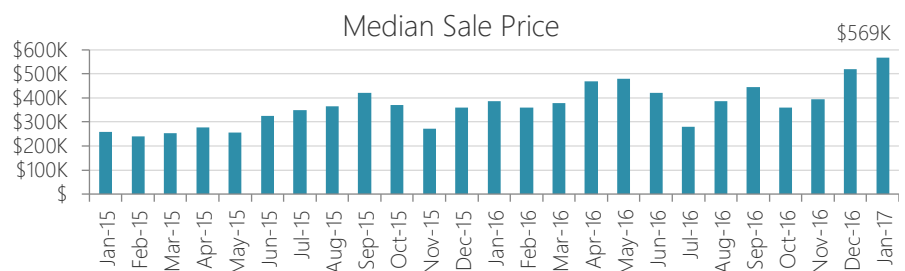
Fort Hamilton is only a square mile and it is located in the southwestern corner of Brooklyn. Most buildings are pre-war and the real estate market is known for its constancy. New developments have made their way to the neighborhood in recent years.



### Median Sale Price

**\$569K**

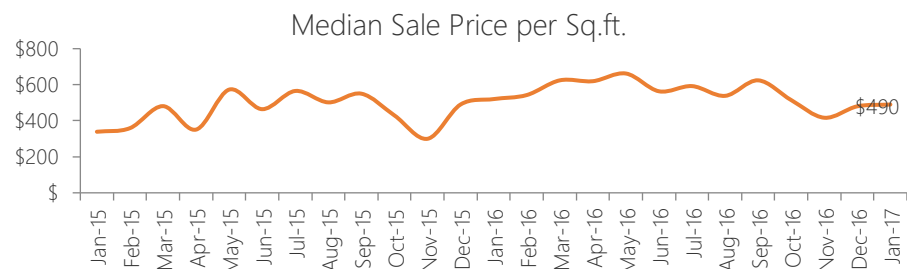
47% YoY



### Median Sale Price per Sq.ft.

**\$490**

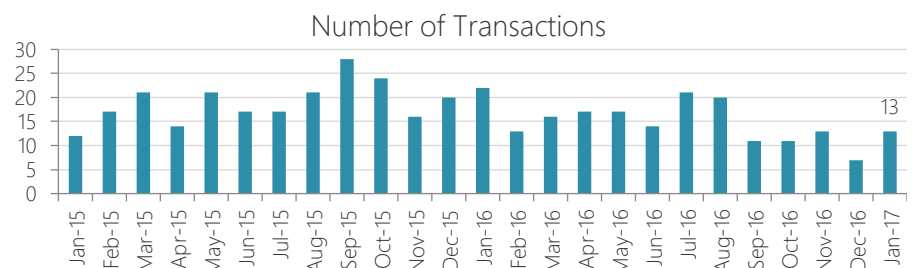
-6% YoY



### Number of Transactions

**13**

-41% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$518,000	220%	\$746	100%	2

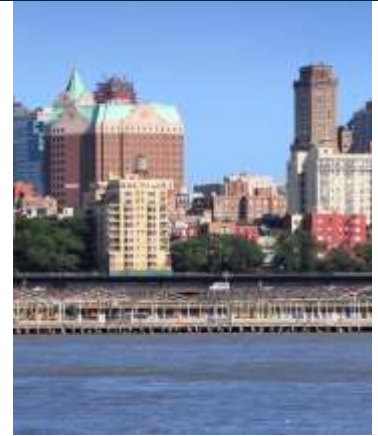




## Gerritsen Beach

Brooklyn, January 2017

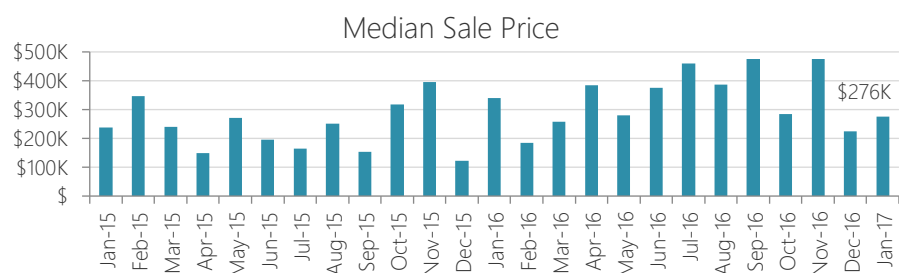
Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties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



### Median Sale Price

**\$276K**

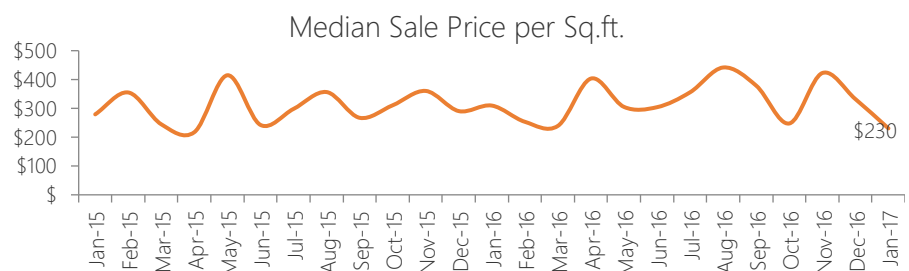
-19% YoY



### Median Sale Price per Sq.ft.

**\$230**

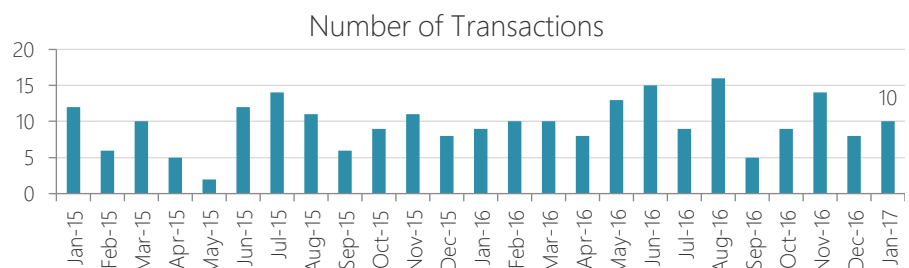
-26% YoY



### Number of Transactions

**10**

11% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

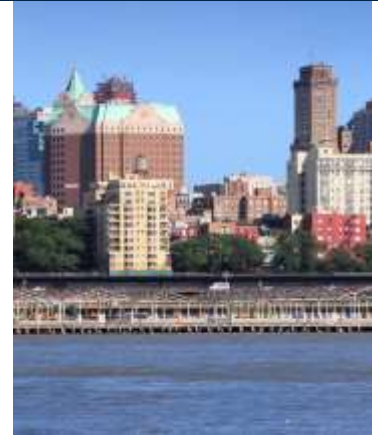


# The RATNER Team Market Reports

## Gowanus

Brooklyn, January 2017

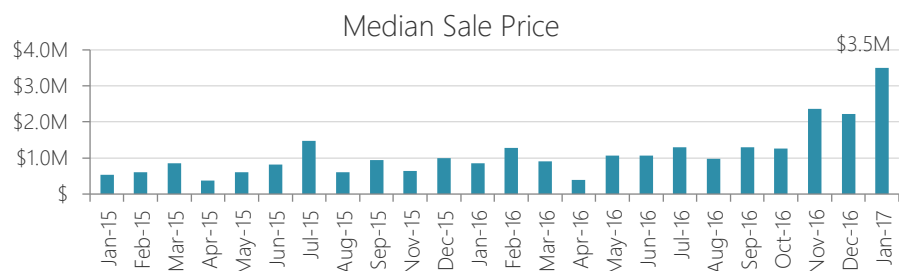
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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



### Median Sale Price

**\$3.51M**

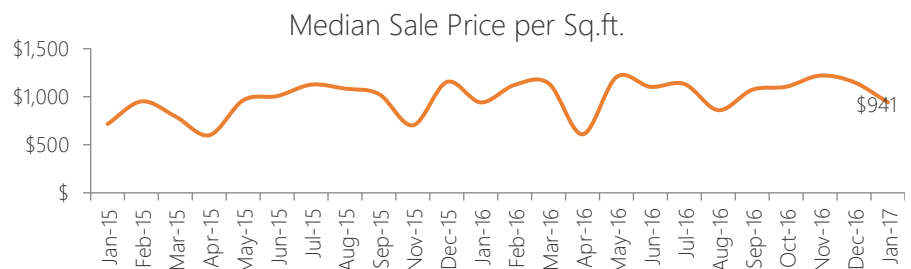
308% YoY



### Median Sale Price per Sq.ft.

**\$941**

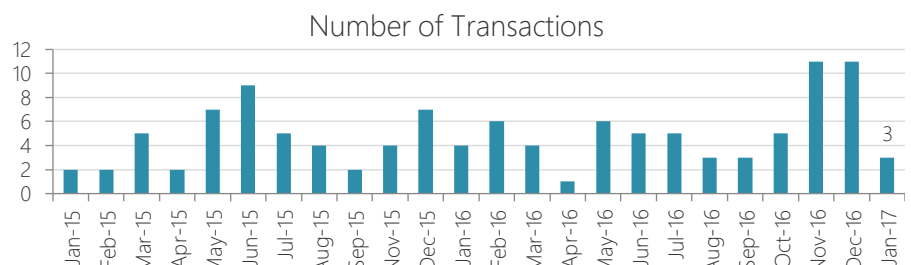
0% YoY



### Number of Transactions

**3**

-25% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$512,000	400%	\$1,177	220%	1

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

Warren Lewis Sotheby's International Realty

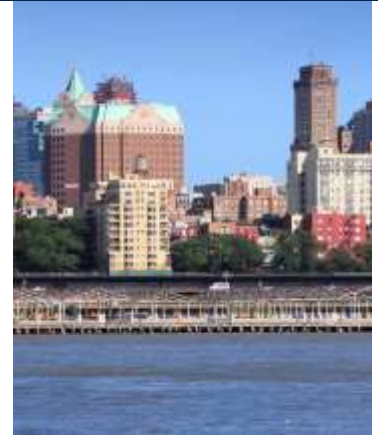


# The RATNER Team Market Reports

## Gravesend

Brooklyn, January 2017

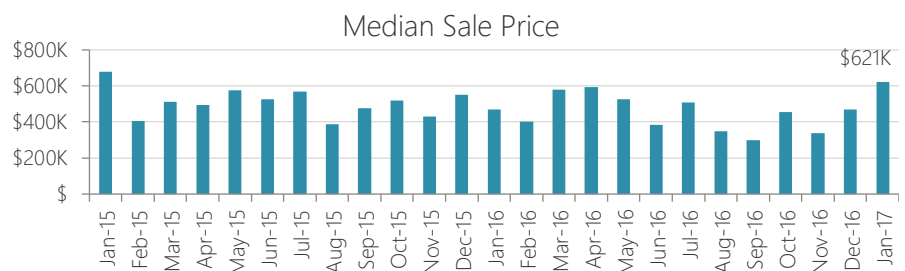
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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



### Median Sale Price

**\$621K**

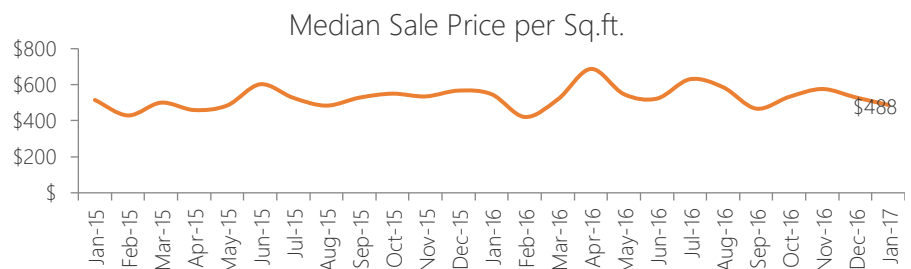
32% YoY



### Median Sale Price per Sq.ft.

**\$488**

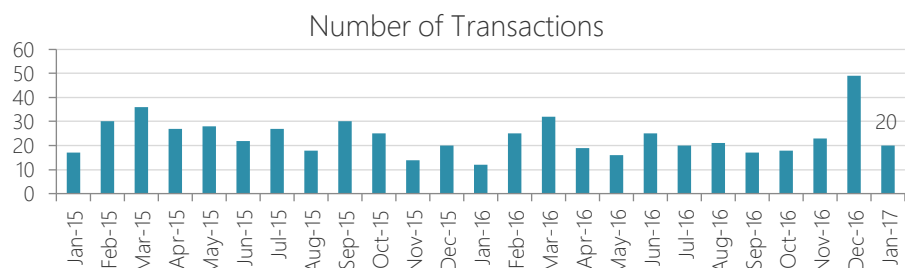
-11% YoY



### Number of Transactions

**20**

67% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$540,955	170%	\$455	140%	12

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

Warren Lewis Sotheby's International Realty

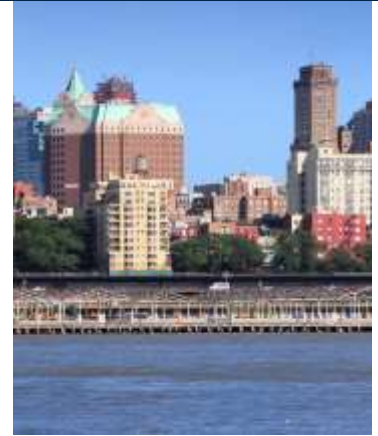


# The RATNER Team Market Reports

## Greenpoint

Brooklyn, January 2017

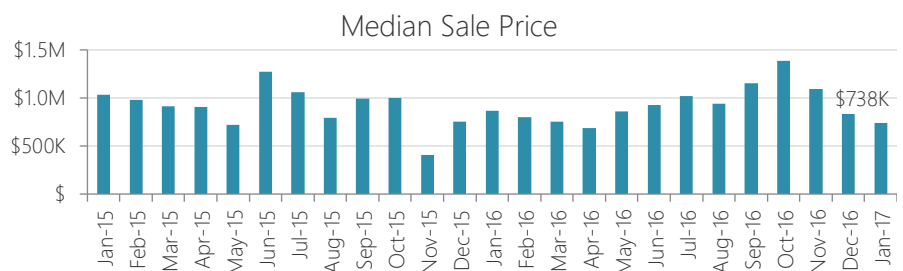
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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



### Median Sale Price

**\$738K**

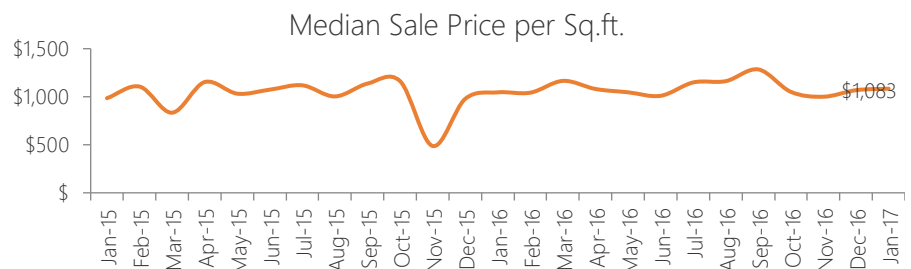
-15% YoY



### Median Sale Price per Sq.ft.

**\$1,083**

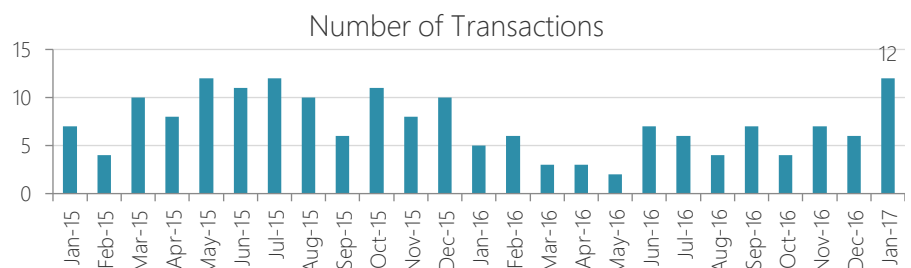
4% YoY



### Number of Transactions

**12**

140% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$710,250	170%	\$1,000	10%	11

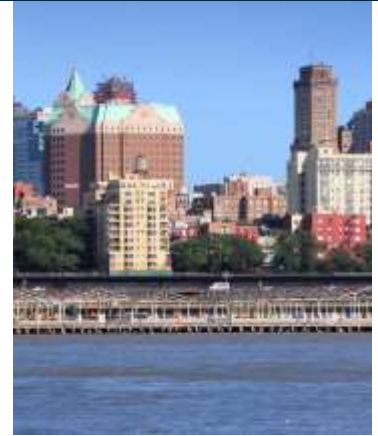
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Warren Lewis Sotheby's International Realty



## Greenwood Heights

Brooklyn, January 2017

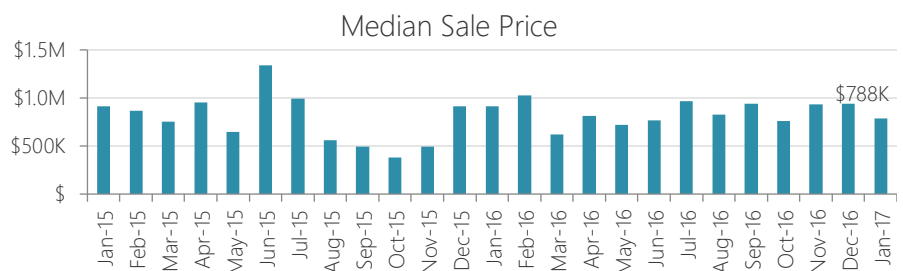


Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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

### Median Sale Price

**\$788K**

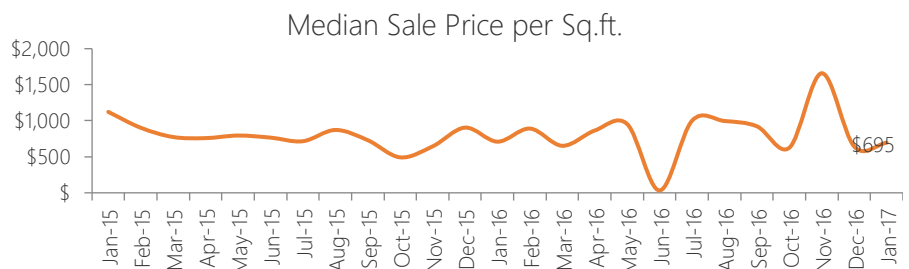
-14% YoY



### Median Sale Price per Sq.ft.

**\$695**

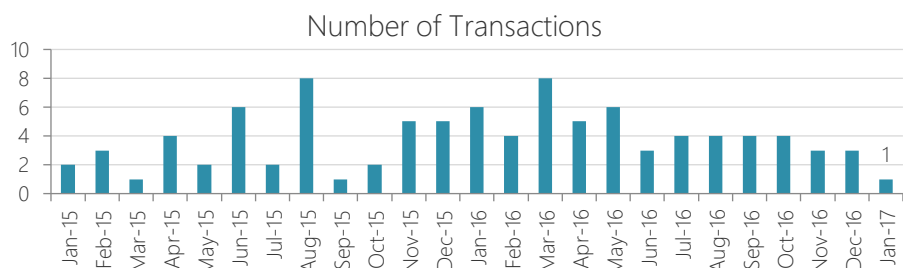
-2% YoY



### Number of Transactions

**1**

-83% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$797,500	140%	\$605	20%	1



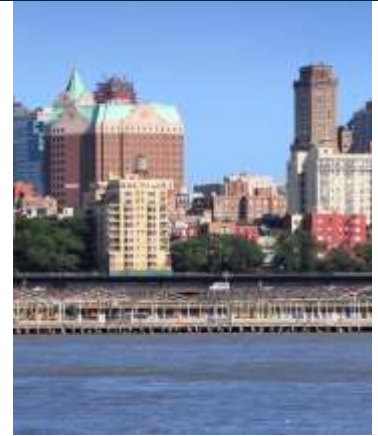


# The RATNER Team Market Reports

## Homecrest

Brooklyn, January 2017

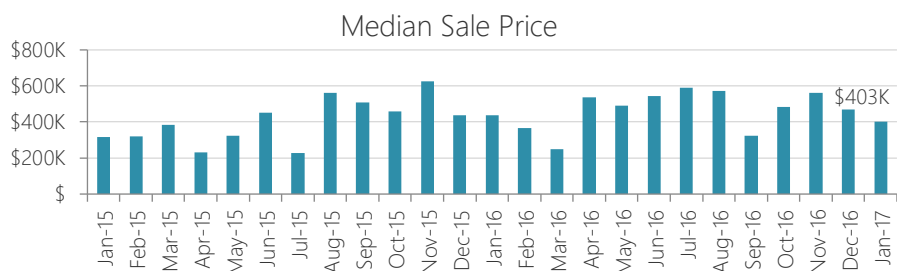
Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors. Public transit includes subway and bus.



### Median Sale Price

**\$403K**

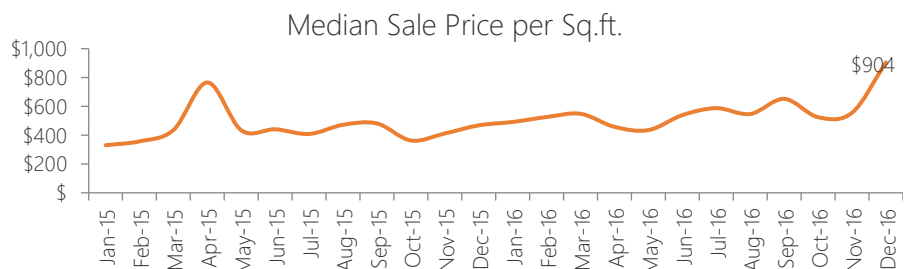
-8% YoY



### Median Sale Price per Sq.ft.

**\$**

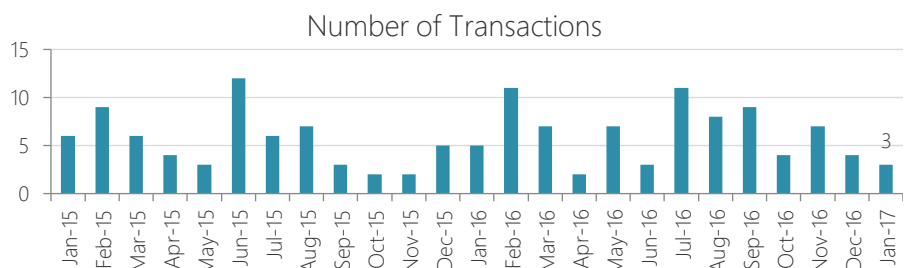
-



### Number of Transactions

**3**

-40% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$403,140	-8.40%			1

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

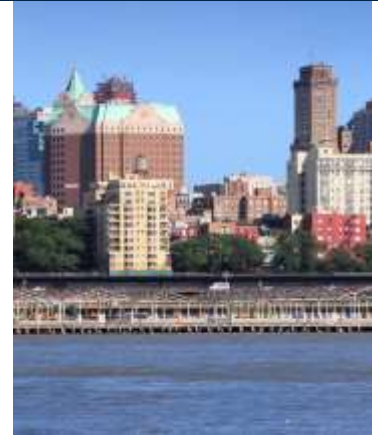
Warren Lewis Sotheby's International Realty



## Kensington

Brooklyn, January 2017

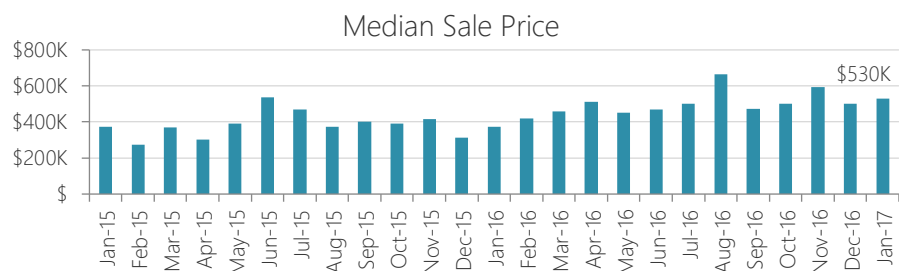
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



### Median Sale Price

**\$530K**

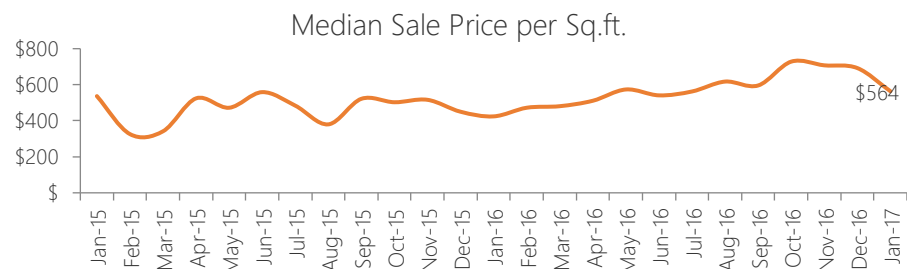
41% YoY



### Median Sale Price per Sq.ft.

**\$564**

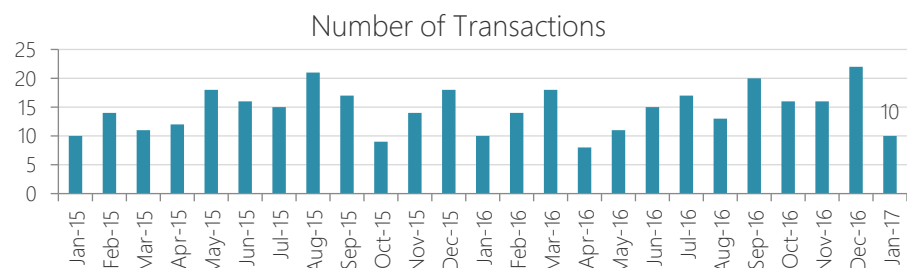
33% YoY



### Number of Transactions

**10**

0% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

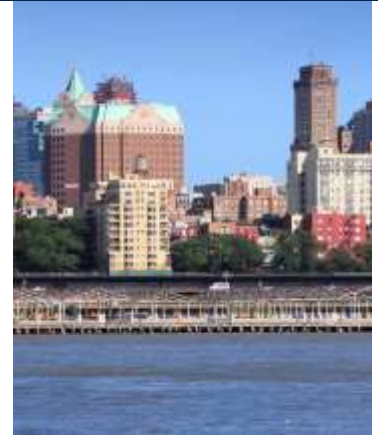


# The RATNER Team Market Reports

## Madison

Brooklyn, January 2017

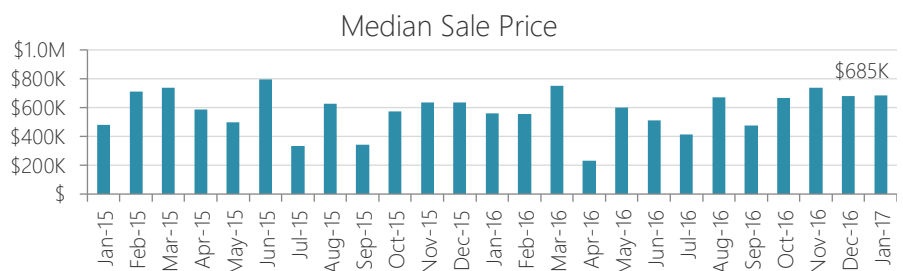
Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco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



### Median Sale Price

**\$685K**

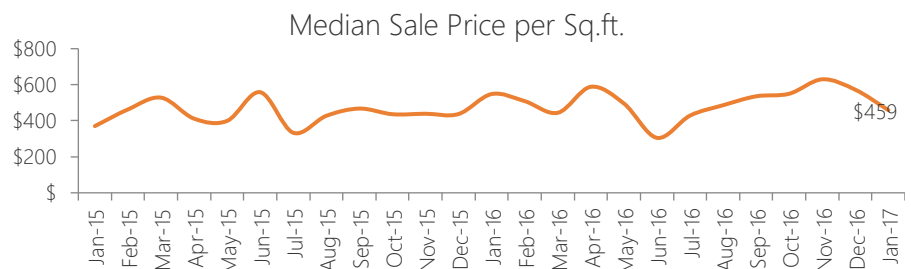
22% YoY



### Median Sale Price per Sq.ft.

**\$459**

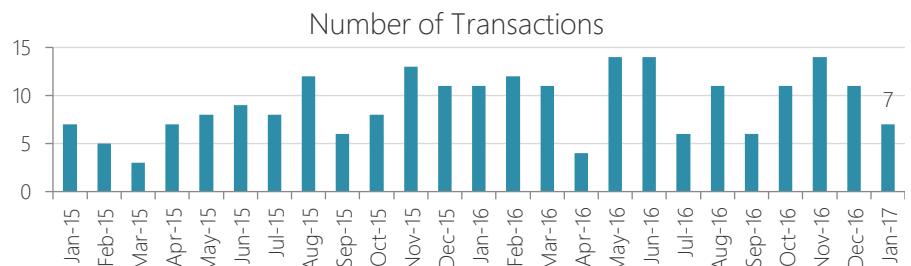
-16% YoY



### Number of Transactions

**7**

-36% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$455,000		\$456		1

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

Warren Lewis Sotheby's International Realty



## Manhattan Beach

Brooklyn, January 2017

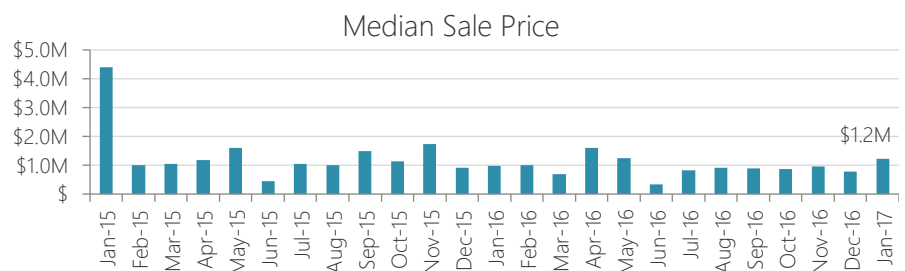
Manhattan Beach is one of the most expensive residential neighborhoods in Brooklyn and it's not hard to see why: it's bounded by the Atlantic Ocean, Sheepshead Bay, and Brighton Beach. There are only two bus routes and no subway access, so most commuters drive, though there are a wealth of eateries,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



### Median Sale Price

**\$1.22M**

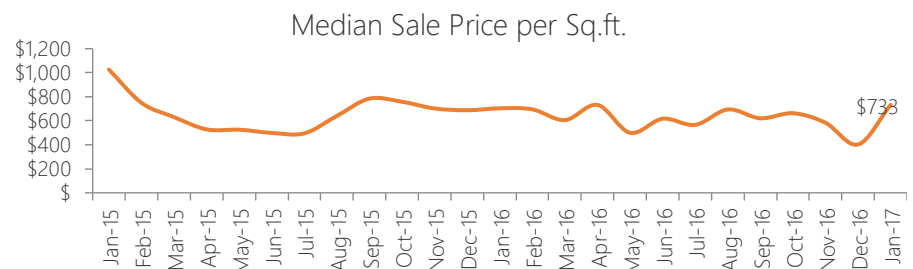
25% YoY



### Median Sale Price per Sq.ft.

**\$733**

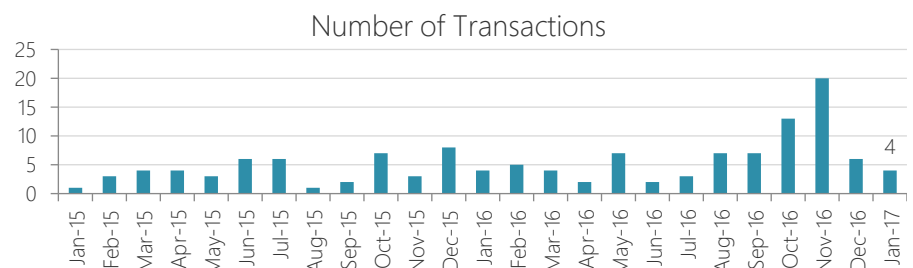
4% YoY



### Number of Transactions

**4**

0% YoY



### Type of Properties Sold

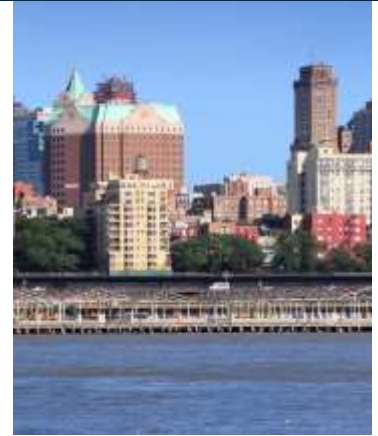
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,224,000	25%	\$733	4%	4



## Marine Park

Brooklyn, January 2017

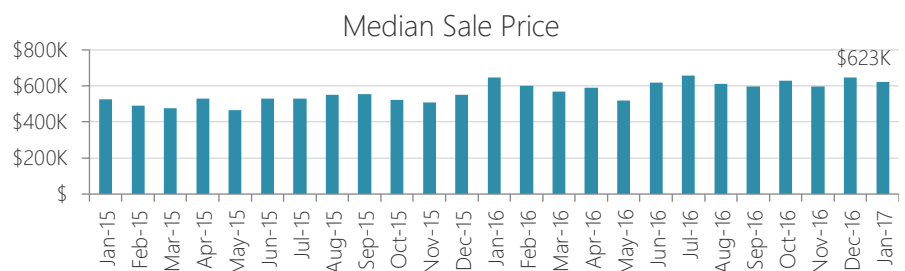
Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark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



### Median Sale Price

**\$623K**

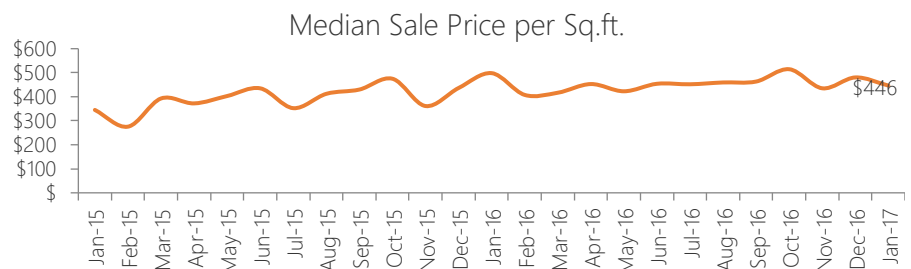
-4% YoY



### Median Sale Price per Sq.ft.

**\$446**

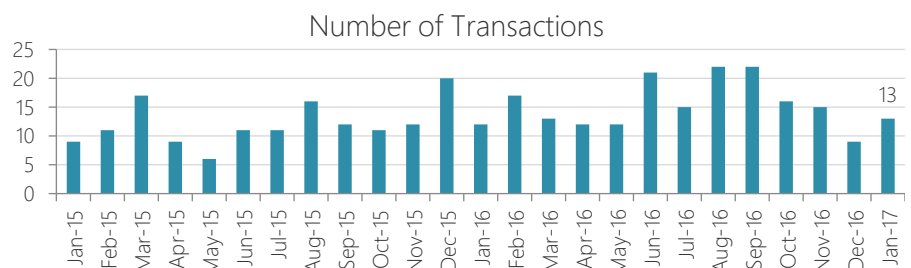
-10% YoY



### Number of Transactions

**13**

8% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0



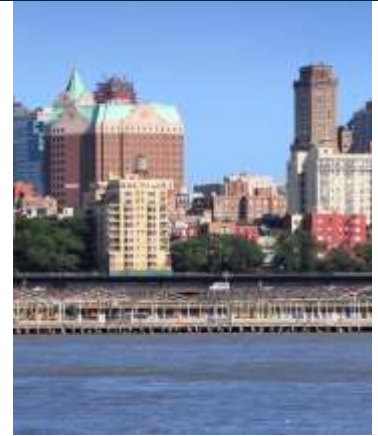


# The RATNER Team Market Reports

## Midwood

Brooklyn, January 2017

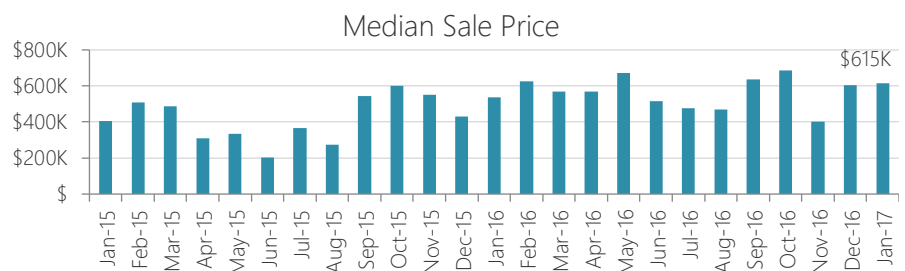
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



### Median Sale Price

**\$615K**

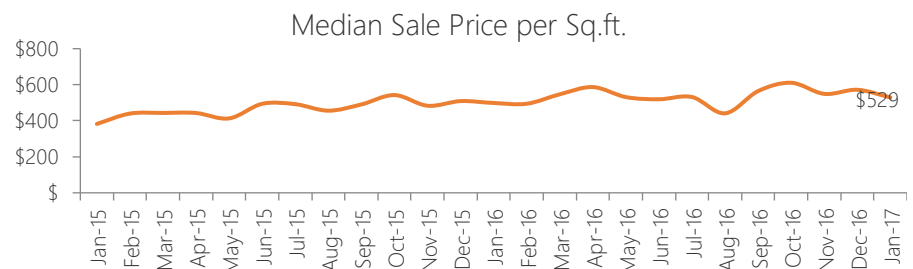
14% YoY



### Median Sale Price per Sq.ft.

**\$529**

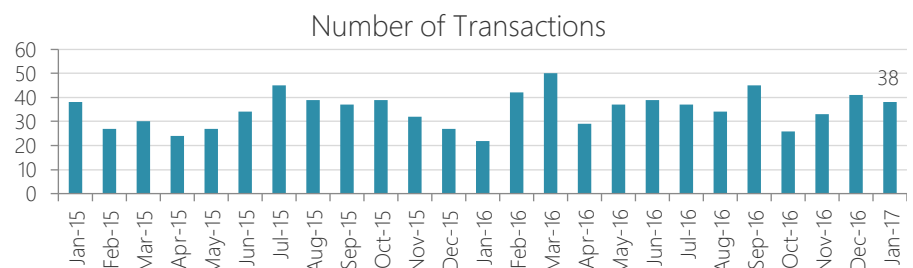
6% YoY



### Number of Transactions

**38**

73% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$500,000	20%			5

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

Warren Lewis Sotheby's International Realty

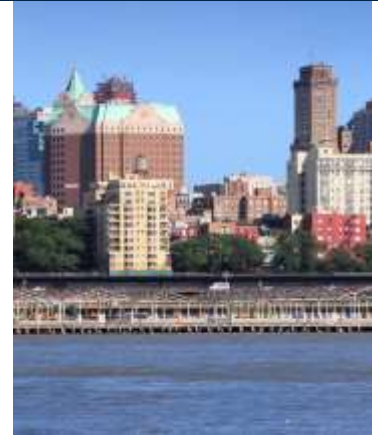


# The RATNER Team Market Reports

## Mill Basin

Brooklyn, January 2017

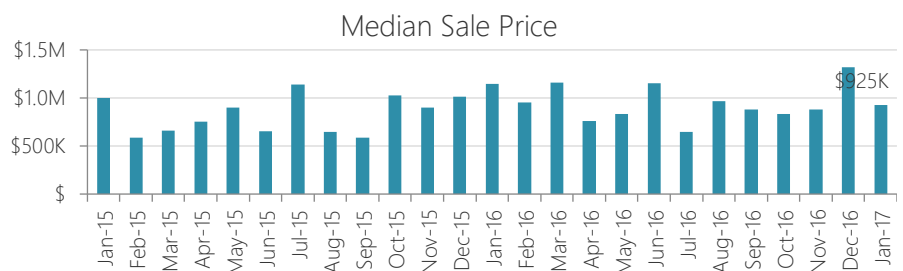
Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings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



### Median Sale Price

**\$925K**

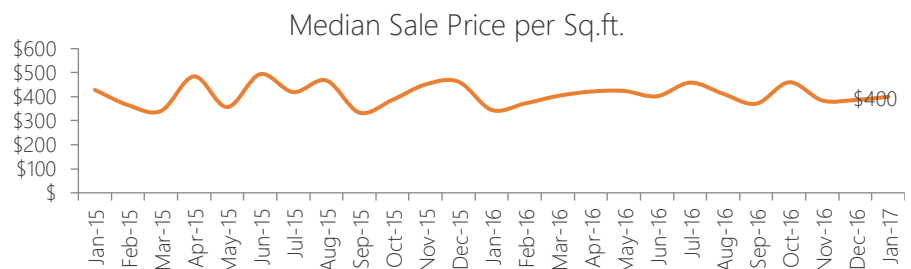
-19% YoY



### Median Sale Price per Sq.ft.

**\$400**

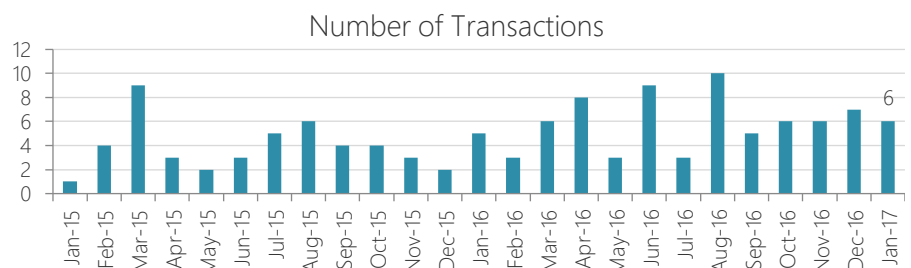
16% YoY



### Number of Transactions

**6**

20% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0

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

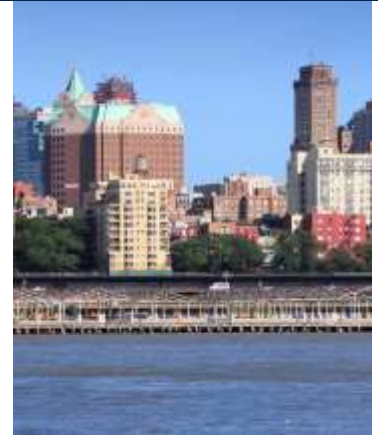
Warren Lewis Sotheby's International Realty



## Ocean Hill

Brooklyn, January 2017

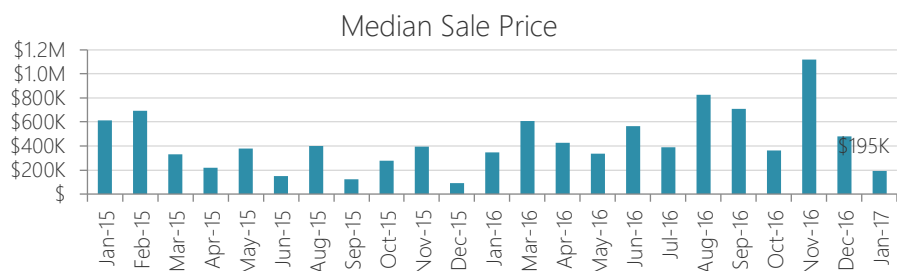
Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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



### Median Sale Price

**\$195K**

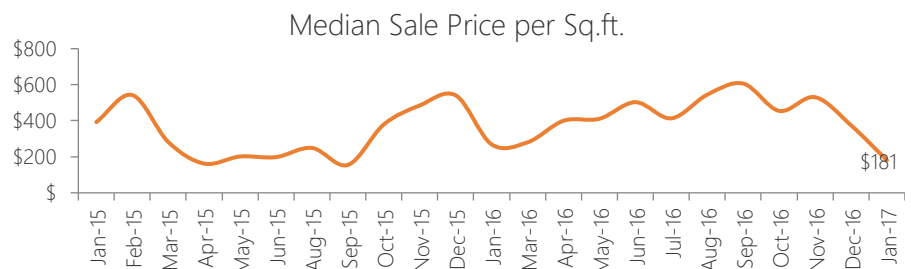
-43% YoY



### Median Sale Price per Sq.ft.

**\$181**

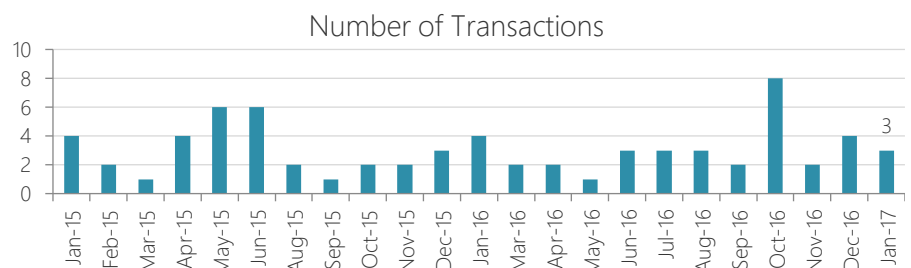
-33% YoY



### Number of Transactions

**3**

-25% YoY



### Type of Properties Sold

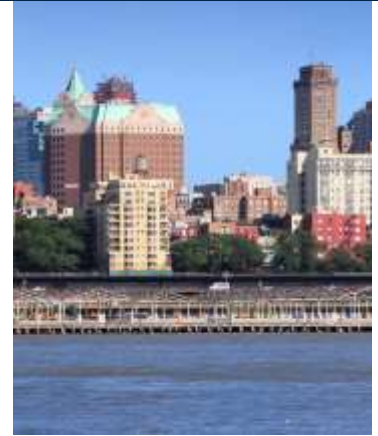
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$420,614	270%	\$181	220%	3



## Old Mill Basin

Brooklyn, January 2017

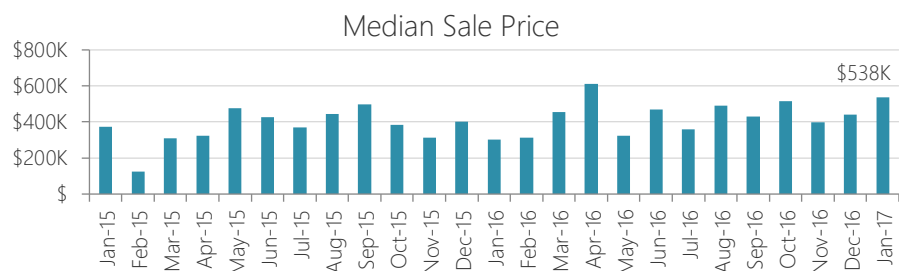
Old Mill Basin is subsection of Mill Basin and features many of the same amenities as its parent neighborhood but with significantly less foot traffic. Homes are tucked away and mostly consist of single-family homes with the rare multi-family home available. Amenities are minimal but the nearby neighborhoods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



### Median Sale Price

**\$538K**

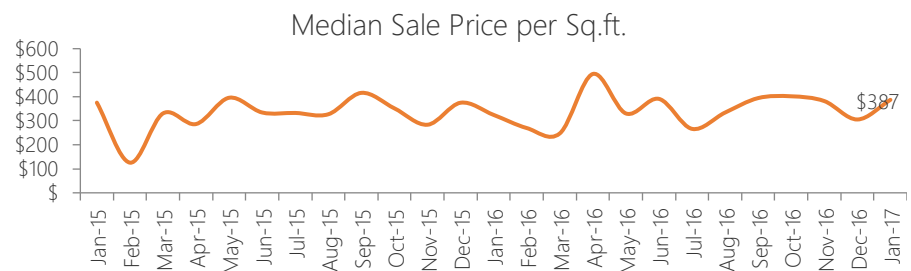
78% YoY



### Median Sale Price per Sq.ft.

**\$387**

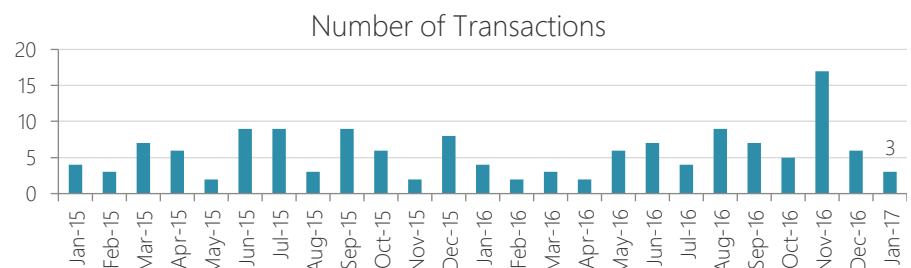
19% YoY



### Number of Transactions

**3**

-25% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0



## Park Slope

Brooklyn, January 2017

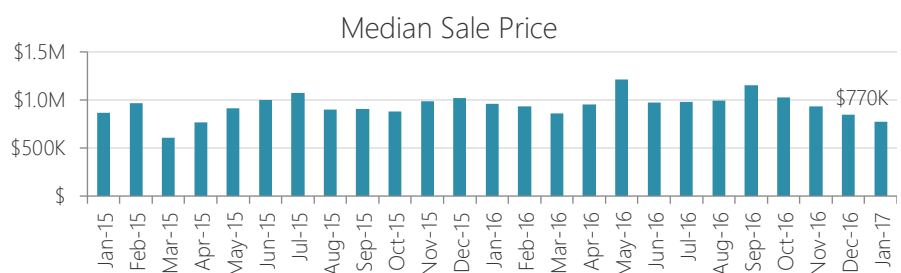
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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



### Median Sale Price

**\$770K**

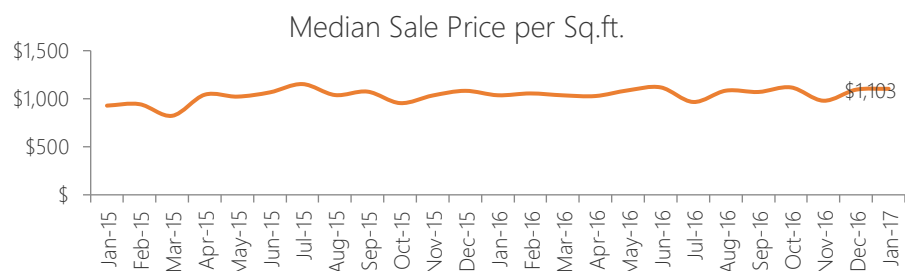
-20% YoY



### Median Sale Price per Sq.ft.

**\$1,103**

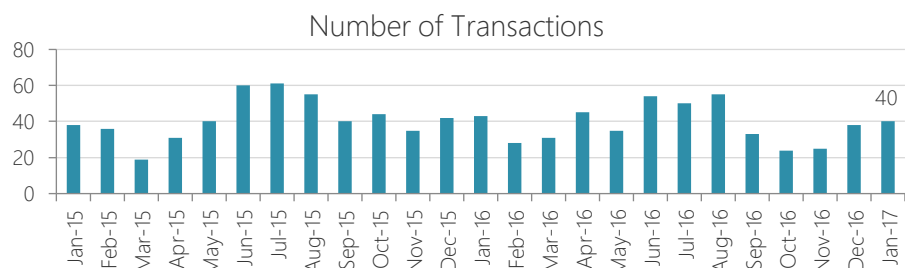
6% YoY



### Number of Transactions

**40**

-7% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$875,500	120%	\$1,007	20%	17



## Prospect Heights

Brooklyn, January 2017

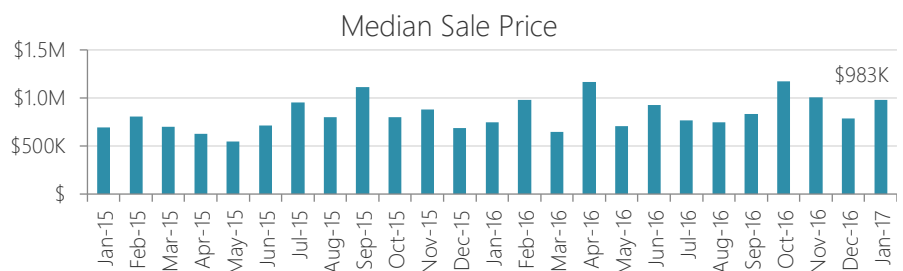
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



### Median Sale Price

**\$983K**

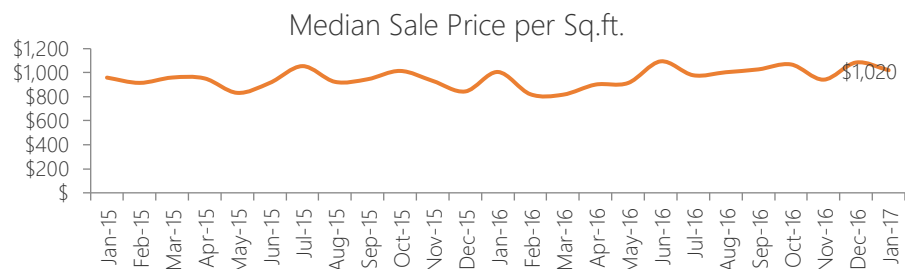
31% YoY



### Median Sale Price per Sq.ft.

**\$1,020**

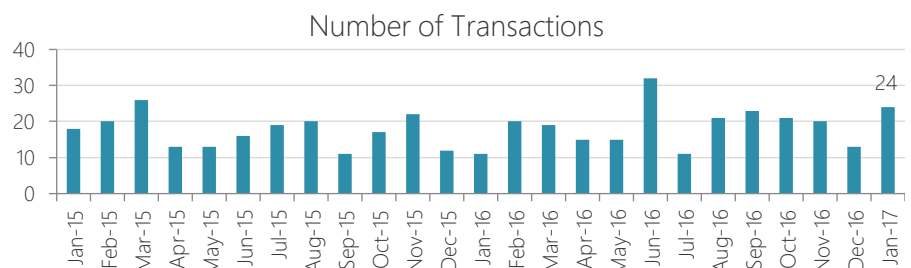
1% YoY



### Number of Transactions

**24**

118% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,240,688	250%	\$1,000	00%	11

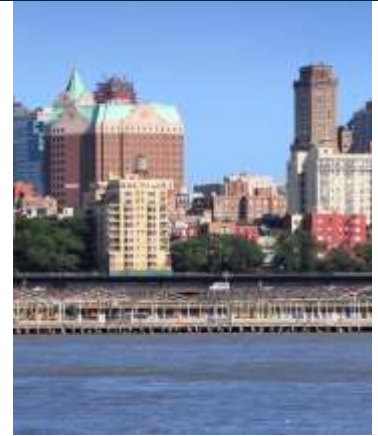




## Sea Gate

Brooklyn, January 2017

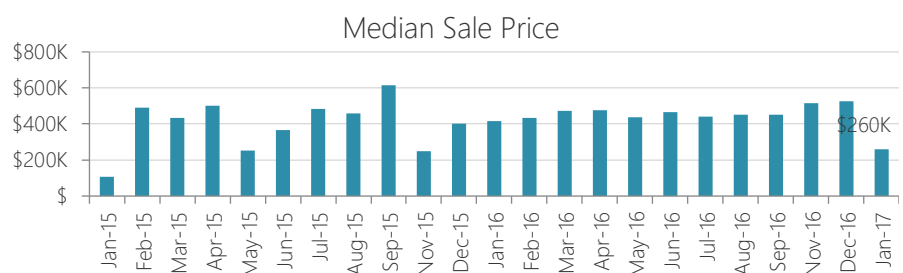
Located on the western end of Coney Island, Sea Gate is a private gated community with mostly single-family houses in a variety of architectural styles including Mediterranean and Queen Anne. There are no stores there and express buses to Manhattan average 80 minutes. Landmarks in the area include Coney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



### Median Sale Price

**\$260K**

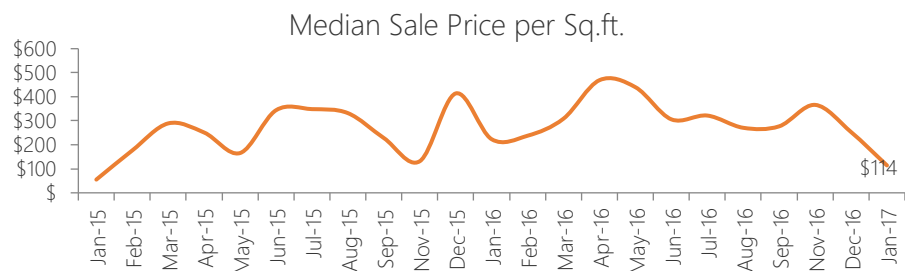
-38% YoY



### Median Sale Price per Sq.ft.

**\$114**

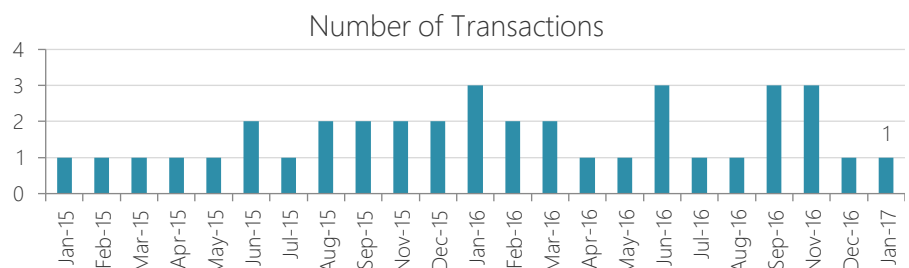
-49% YoY



### Number of Transactions

**1**

-67% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0



## Sheepshead Bay

Brooklyn, January 2017

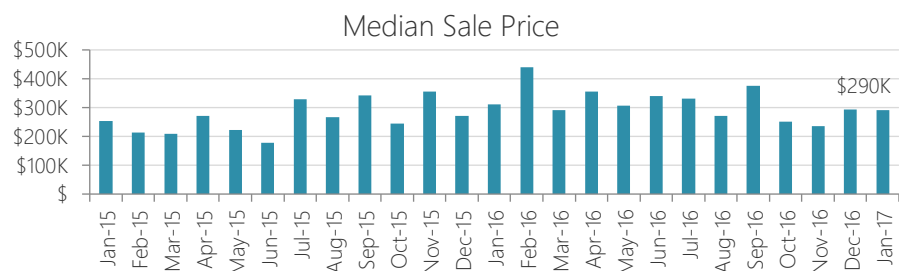


Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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

### Median Sale Price

**\$290K**

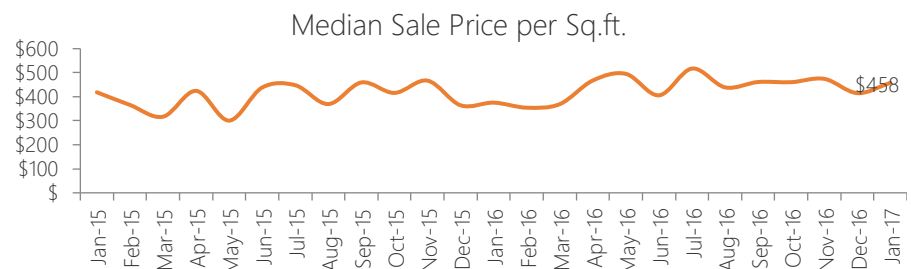
-7% YoY



### Median Sale Price per Sq.ft.

**\$458**

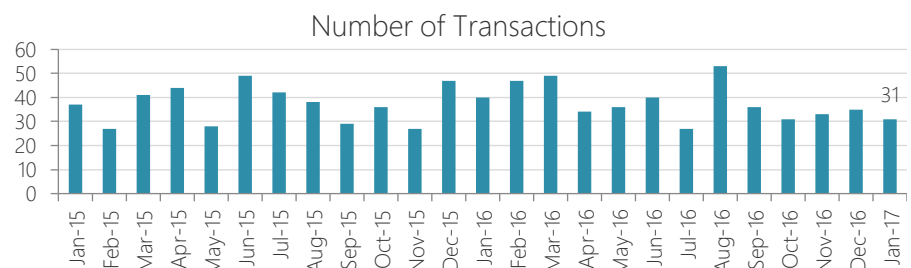
22% YoY



### Number of Transactions

**31**

-23% YoY



### Type of Properties Sold

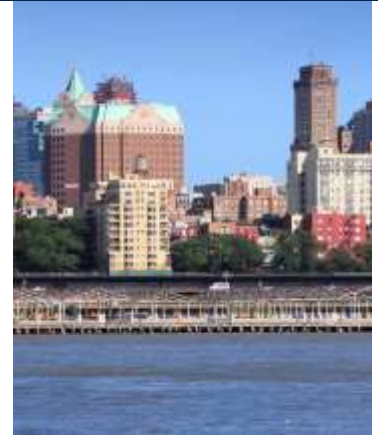
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$ 272,614	400%	\$ 458	20%	3



## Spring Creek

Brooklyn, January 2017

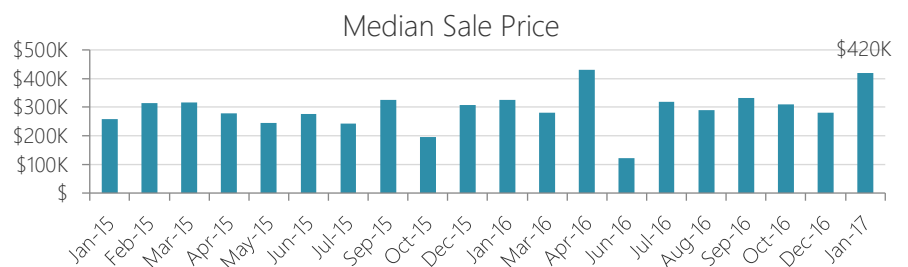
Spring Creek is an upscale housing complex within Starrett City in Brooklyn. Housing options include studios, one-bedrooms, and two-bedroom condos. Amenities include after-school programs, a senior center, a 100,000 square foot sports club, a boxing studio, a competition-sized swimming pool, and its own weekly newspaper, power plant and post office.



### Median Sale Price

**\$420K**

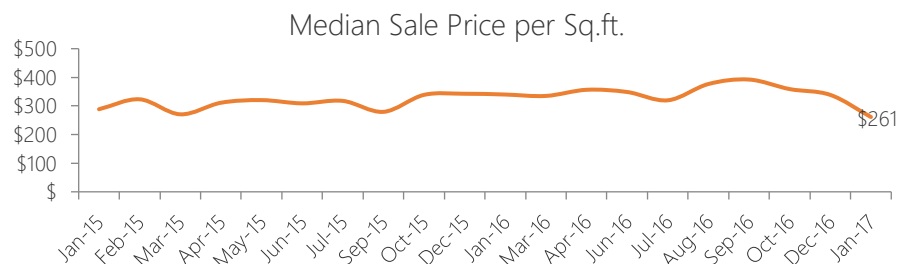
29% YoY



### Median Sale Price per Sq.ft.

**\$261**

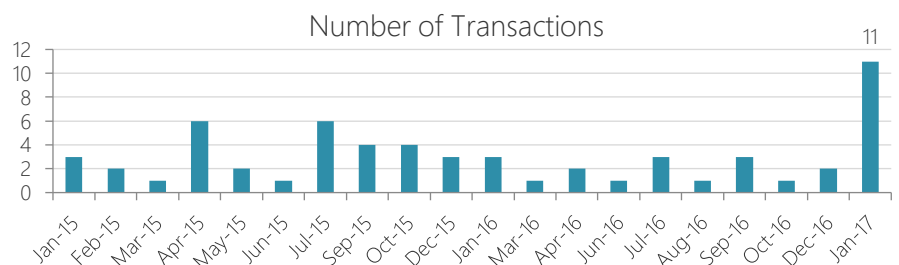
-23% YoY



### Number of Transactions

**11**

267% YoY



### Type of Properties Sold

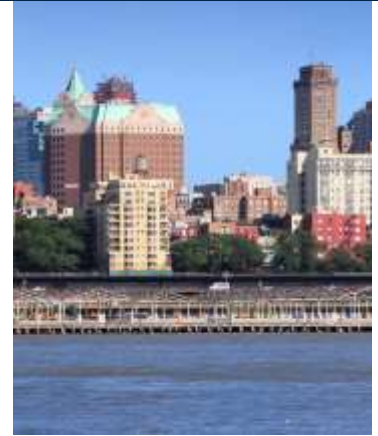
Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos					0



## Sunset Park

Brooklyn, January 2017

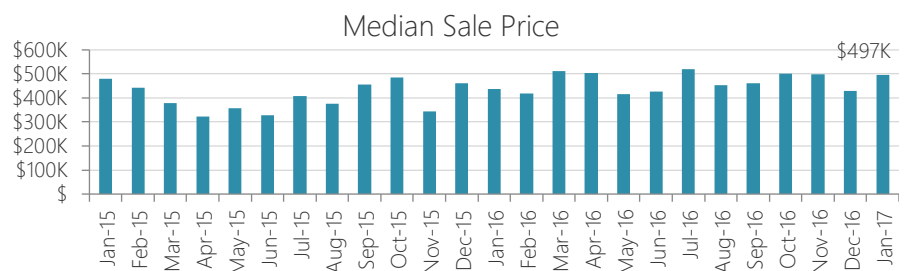
Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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



### Median Sale Price

**\$497K**

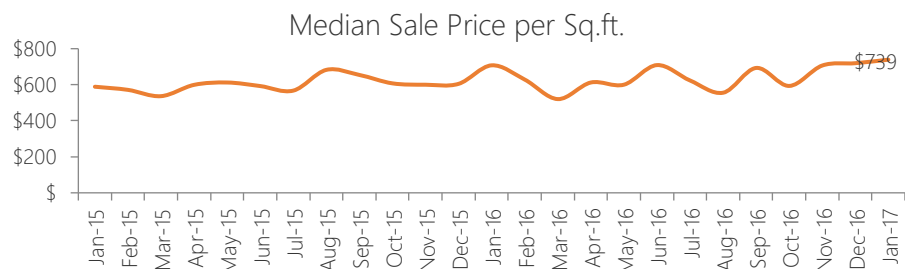
13% YoY



### Median Sale Price per Sq.ft.

**\$739**

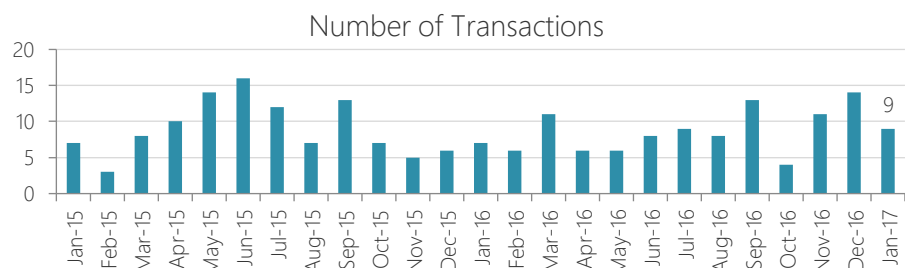
4% YoY



### Number of Transactions

**9**

29% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$265,040	40%	\$720	40%	6

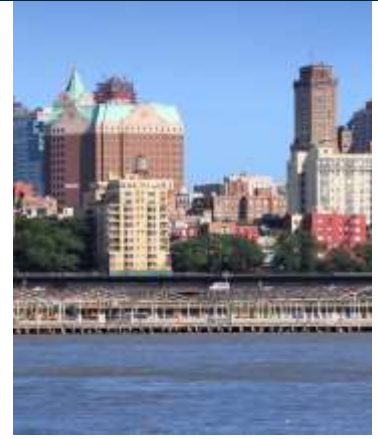


# The RATNER Team Market Reports

## Williamsburg

Brooklyn, January 2017

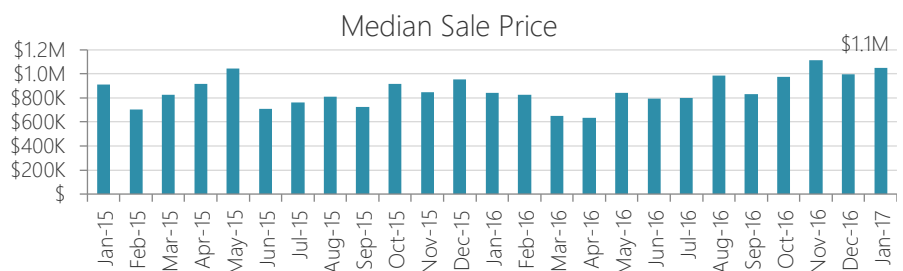
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



### Median Sale Price

**\$1.05M**

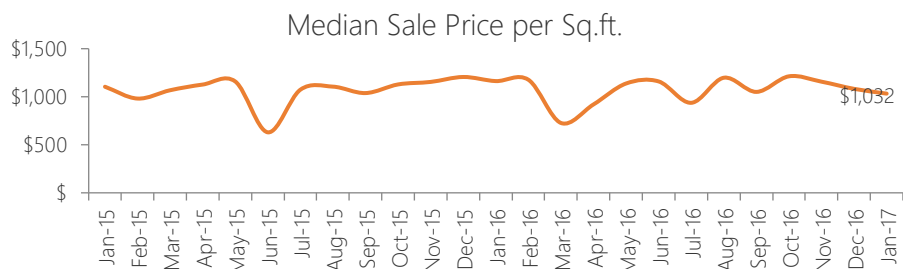
24% YoY



### Median Sale Price per Sq.ft.

**\$1,032**

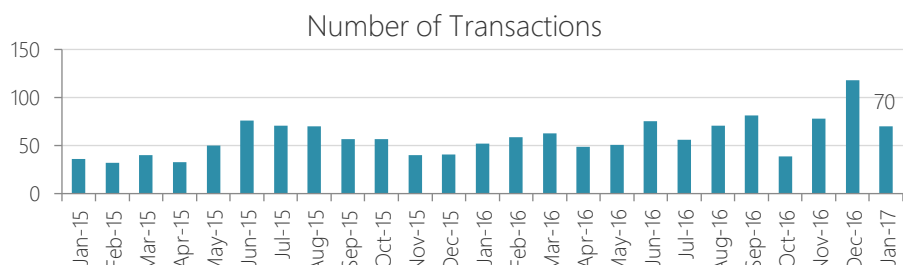
-11% YoY



### Number of Transactions

**70**

35% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,000,500	260%	\$1,000	120%	64

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

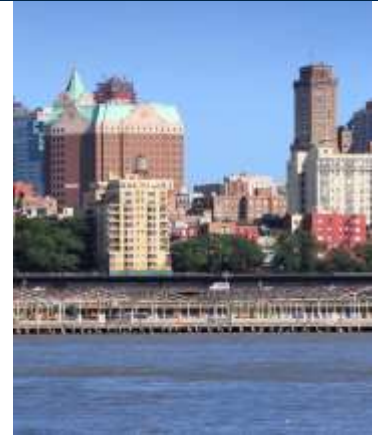
Warren Lewis Sotheby's International Realty



## Windsor Terrace

Brooklyn, January 2017

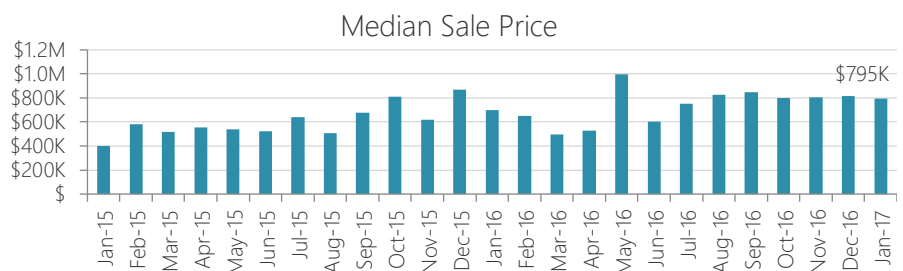
Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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



### Median Sale Price

**\$795K**

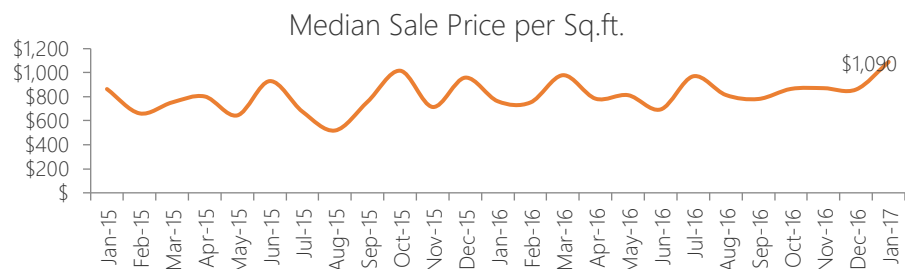
14% YoY



### Median Sale Price per Sq.ft.

**\$1,090**

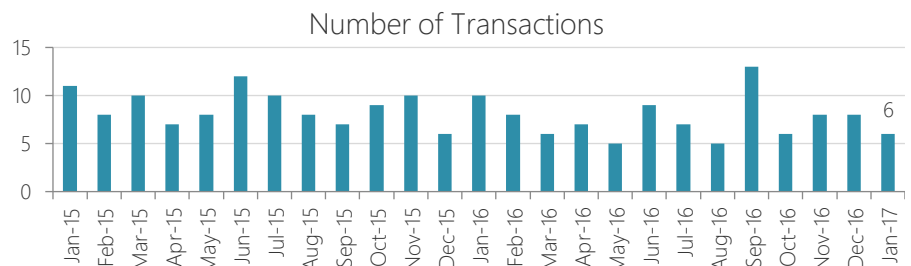
43% YoY



### Number of Transactions

**6**

-40% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condo					6





## Attractions

Brooklyn, January 2017

---

### Bridge



### Bridge Park





## Attractions

Brooklyn, January 2017

---

### Grand Army Plaza



### Museum







## Attractions

Brooklyn, January 2017

---

### Botanic Garden



### Luna Park







# The RATNER Team Market Reports



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

**Warren Lewis Sotheby's International Realty**