

BROOKLYN

MULTIFAMILY MARKET REPORT

3rd Quarter 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Multifamily Market Report Overview

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

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

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

Table of Contents

1	Multifamily Market Overview
2	Top 25 Multifamily Sales
3	Map of Neighborhoods
4	Top Neighborhoods
5	Sales Maps
6	Stats by Neighborhood



Multifamily Market Overview

Brooklyn, 3rd Quarter 2017

Sales volume

\$1.2B

-10% YoY

Average price/sq.ft.

\$430

18% YoY

Average price/unit

\$390K

20% YoY

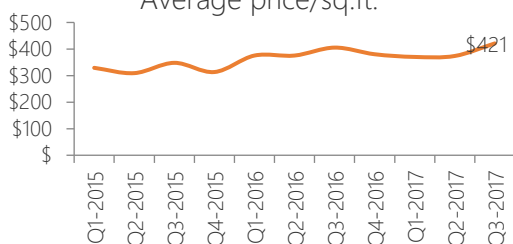
Transactions

473

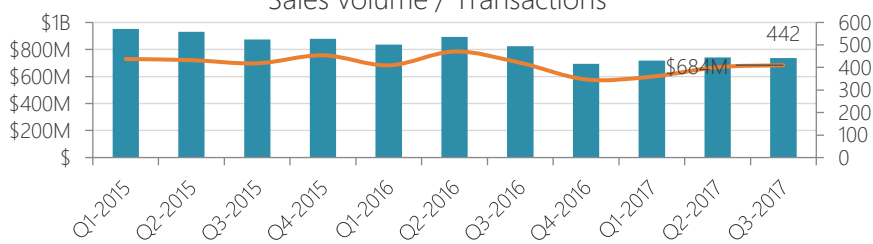
-15% YoY

Small multifamily

Average price/sq.ft.

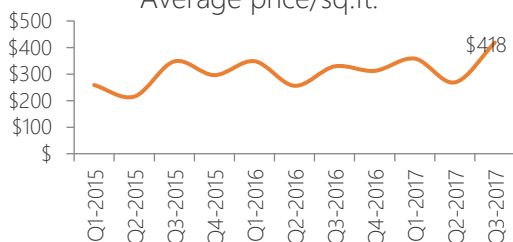


Sales volume / Transactions

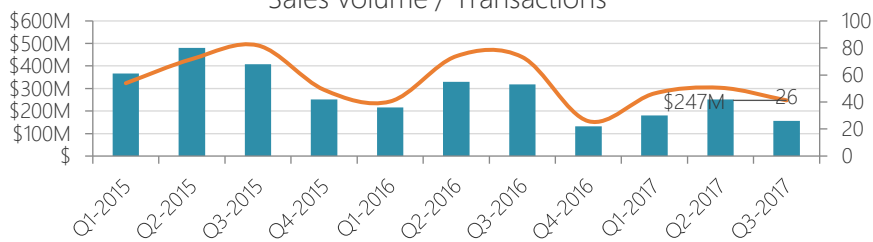


Medium multifamily

Average price/sq.ft.

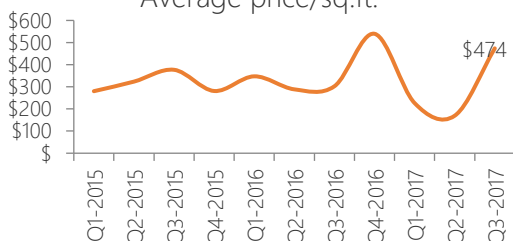


Sales volume / Transactions

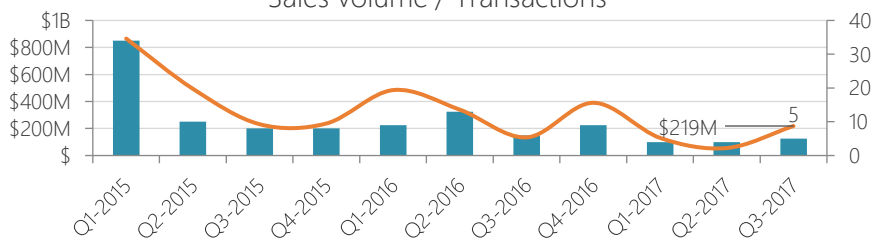


Large multifamily

Average price/sq.ft.



Sales volume / Transactions



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Top 25 Multifamily Sales

Brooklyn, 3rd Quarter 2017

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	130 E 18 St	\$141,500,000	13-Jul-17	253,265	\$559	Prospect Park South
	625 Marlborough Rd	\$141,500,000	13-Jul-17	253,265	\$559	Ditmas Park
	105-131 E 86 St	\$141,500,000	13-Jul-17	253,265	\$559	East Flatbush
2	97 Columbia Hts	\$58,000,000	31-Aug-17	90,426	\$641	Brooklyn Heights
3	626 Bushwick Ave	\$51,000,000	20-Sep-17	36,800	\$1,386	Bushwick
4	97 Grand St	\$35,250,000	10-Jul-17	60,210	\$585	Clinton Hill
5	309 Atlantic Ave	\$19,000,000	07-Sep-17	23,000	\$826	Boerum Hill
6	1695 E 21 St	\$17,550,000	14-Sep-17	78,840	\$223	Midwood
7	44 Mac Donough St	\$15,000,000	03-Aug-17	63,335	\$237	Bedford-Stuyvesant
	39-41 Mac Donough St	\$15,000,000	03-Aug-17	63,335	\$237	Bedford-Stuyvesant
	191 Jefferson Ave	\$15,000,000	03-Aug-17	63,335	\$237	Bedford-Stuyvesant
	193 Jefferson Ave	\$15,000,000	03-Aug-17	63,335	\$237	Bedford-Stuyvesant
	189 Jefferson Ave	\$15,000,000	03-Aug-17	63,335	\$237	Bedford-Stuyvesant
8	286 Clinton Ave	\$13,300,000	12-Jul-17	17,968	\$740	Clinton Hill
9	282 Nassau Ave	\$11,450,000	27-Sep-17	25,149	\$455	Greenpoint
	282 A Nassau Ave	\$11,450,000	27-Sep-17	25,149	\$455	Greenpoint
	280 Nassau Ave	\$11,450,000	27-Sep-17	25,149	\$455	Greenpoint
10	524 Metropolitan Ave	\$11,300,000	20-Sep-17	14,117	\$800	Williamsburg
11	2255 Bedford Ave	\$11,000,000	17-Aug-17	51,000	\$216	Flatbush
12	420-424 Tompkins Ave	\$8,750,000	23-Aug-17	40,723	\$215	Bedford-Stuyvesant
	428 Tompkins Ave	\$8,750,000	23-Aug-17	40,723	\$215	Bedford-Stuyvesant
	426 Tompkins Ave	\$8,750,000	23-Aug-17	40,723	\$215	Bedford-Stuyvesant
13	536-540 Williams Ave	\$8,000,000	02-Aug-17	36,000	\$222	East New York
	509 Hinsdale St	\$8,000,000	02-Aug-17	36,000	\$222	East New York
14	185 Prospect Park W	\$7,250,000	20-Jul-17	6,506	\$1,114	Park Slope
15	22 Strong Pl	\$6,750,000	01-Aug-17	4,320	\$1,562	Cobble Hill
16	4018-4024 15 Ave	\$6,739,666	02-Aug-17	25,400	\$265	Borough Park
17	340 Clifton Pl	\$6,200,000	15-Sep-17	17,800	\$348	Bedford-Stuyvesant
18	6701 5 Ave	\$6,100,000	03-Aug-17	18,400	\$332	Bay Ridge
19	485-487 Pacific St	\$6,000,000	17-Aug-17	13,516	\$444	Boerum Hill
20	215 33 St	\$5,800,000	06-Jul-17	13,400	\$433	Greenwood Heights
21	161 Columbia Hts	\$5,500,000	18-Jul-17	5,694	\$966	Brooklyn Heights
22	25 Pierrepont St	\$5,500,000	18-Jul-17	6,063	\$907	Brooklyn Heights
23	161 Utica Ave	\$5,000,000	22-Aug-17	20,500	\$244	Crown Heights
24	1078 Park Pl	\$4,900,000	18-Sep-17	8,613	\$569	Crown Heights
25	440 Senator St	\$4,850,000	20-Sep-17	12,000	\$404	Bay Ridge

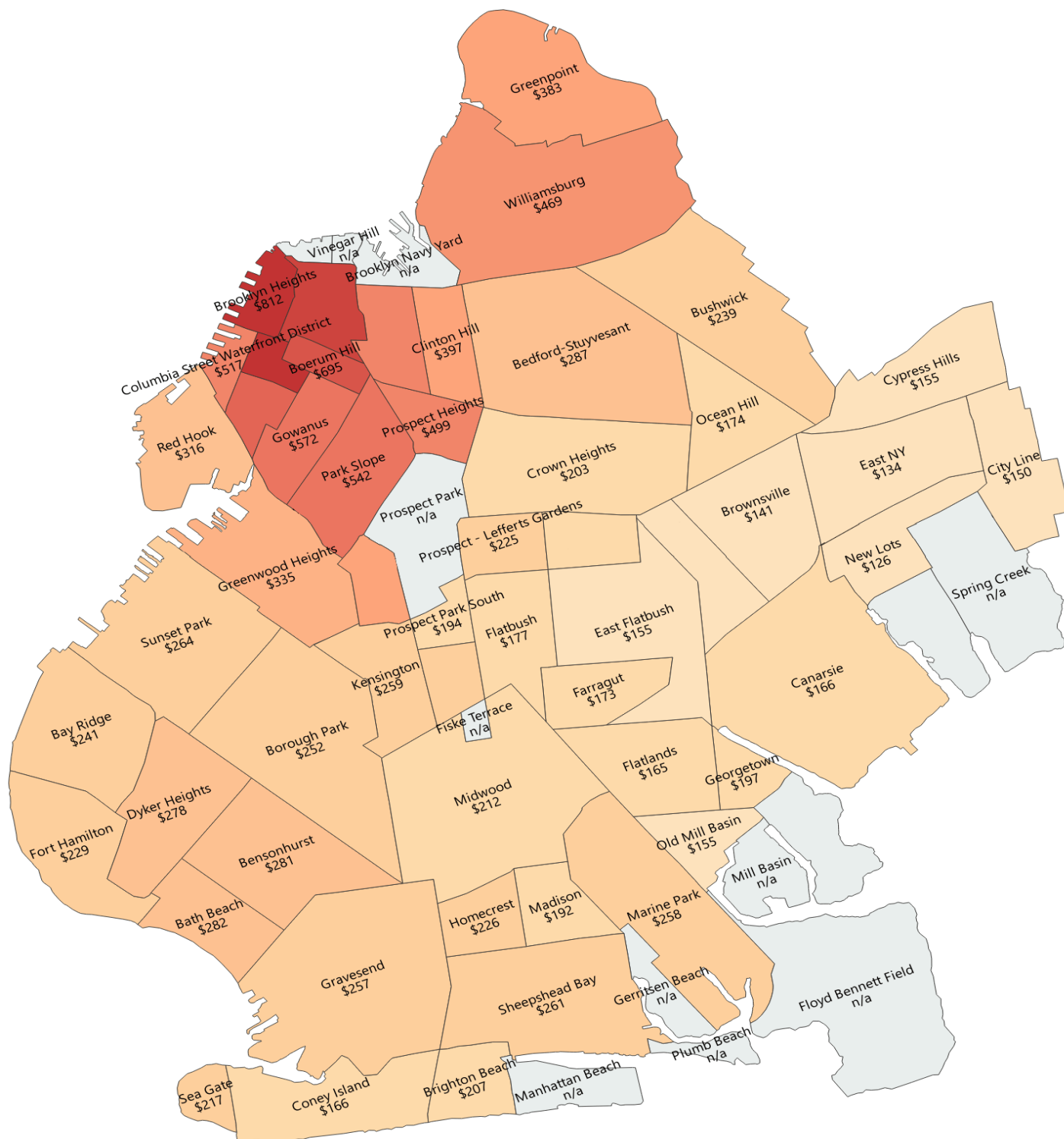


The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Map of Neighborhoods

Average price per square foot (past 3 years)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Top Neighborhoods

Brooklyn, 3rd Quarter 2017

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Cobble Hill	\$1,152	\$12,320,000	3	\$1,152	-	-
2	Carroll Gardens	\$1,065	\$36,640,000	12	\$1,065	-	-
3	Boerum Hill	\$690	\$30,295,000	4	\$719	\$685	-
4	Park Slope	\$690	\$54,371,489	20	\$693	\$648	-
5	Brooklyn Heights	\$684	\$72,550,000	4	\$929	\$641	-
6	Gowanus	\$652	\$13,100,000	6	\$652	-	-
7	Williamsburg	\$622	\$58,069,637	21	\$561	\$875	-
8	Clinton Hill	\$620	\$56,825,000	6	\$616	-	\$621
9	Prospect Heights	\$591	\$15,606,000	6	\$591	-	-
10	Bushwick	\$570	\$96,250,654	33	\$343	\$1,386	-
11	Gravesend	\$565	\$18,177,000	11	\$565	-	-
12	Red Hook	\$564	\$4,581,630	4	\$564	-	-
13	Greenpoint	\$499	\$44,253,000	17	\$499	-	-
14	Borough Park	\$442	\$50,558,166	26	\$492	\$265	-
15	Dyker Heights	\$432	\$10,280,000	7	\$432	-	-
16	Sheepshead Bay	\$423	\$6,705,000	6	\$423	-	-
17	Bensonhurst	\$417	\$19,187,000	14	\$417	-	-
18	Prospect - Lefferts Gardens	\$395	\$9,450,000	6	\$395	-	-
19	Bath Beach	\$373	\$6,090,000	6	\$373	-	-
20	Bay Ridge	\$365	\$22,117,650	11	\$369	\$360	-
21	Bedford-Stuyvesant	\$348	\$104,078,189	54	\$418	\$246	-
22	Crown Heights	\$333	\$37,851,431	25	\$353	\$244	-
23	Homecrest	\$329	\$7,300,000	3	\$443	\$276	-
24	Sunset Park	\$291	\$15,318,000	10	\$291	-	-
25	Coney Island	\$286	\$4,930,928	6	\$286	-	-
26	Ocean Hill	\$275	\$17,806,720	15	\$298	\$206	-
27	Kensington	\$272	\$6,846,000	6	\$272	-	-
28	Midwood	\$264	\$26,320,000	8	\$417	-	\$223
29	Brighton Beach	\$260	\$3,265,000	3	\$260	-	-
30	Flatbush	\$246	\$28,820,500	14	\$274	\$230	\$216
31	East New York	\$221	\$36,873,400	38	\$227	\$211	-
32	Greenwood Heights	\$215	\$14,493,500	7	\$514	\$137	-
33	Canarsie	\$213	\$6,492,037	11	\$213	-	-
34	Brownsville	\$211	\$14,602,100	13	\$195	\$240	-
35	East Flatbush	\$183	\$15,382,575	20	\$181	\$191	-

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

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Sales Maps

Brooklyn, 3rd Quarter 2017

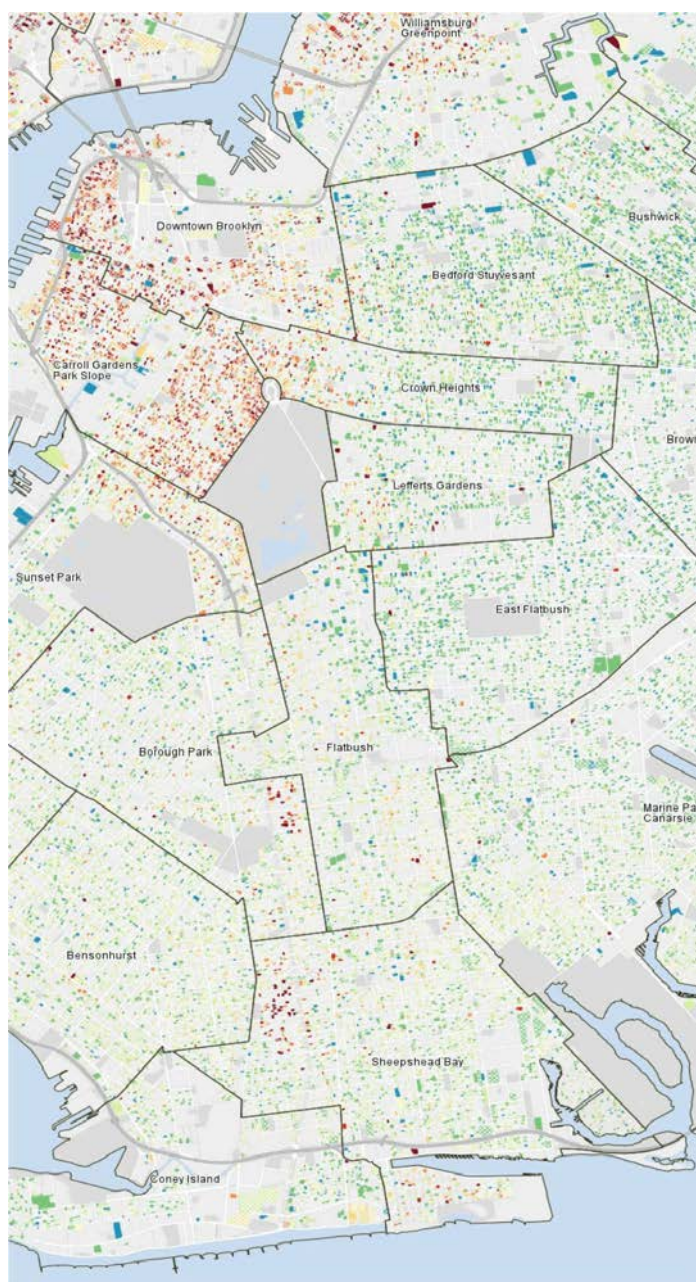
Recent sales

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



Price / Sq.ft.

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



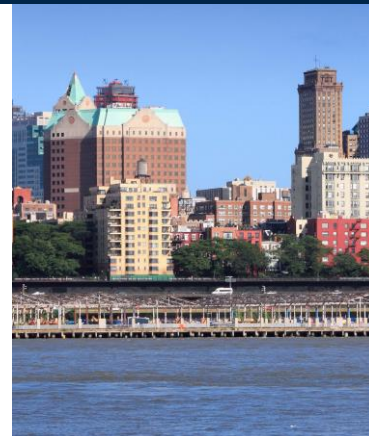
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Bath Beach

Brooklyn, 3rd Quarter 2017

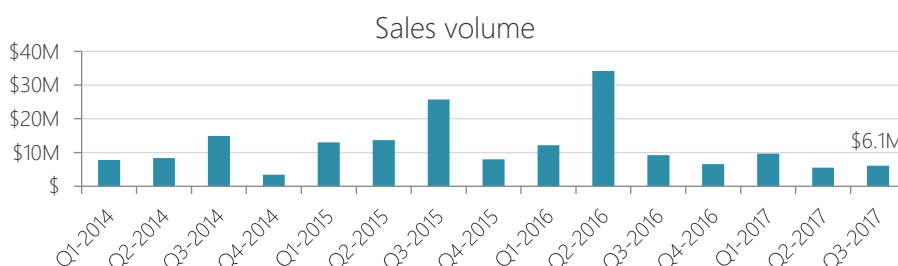
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



Sales volume

\$6.1M

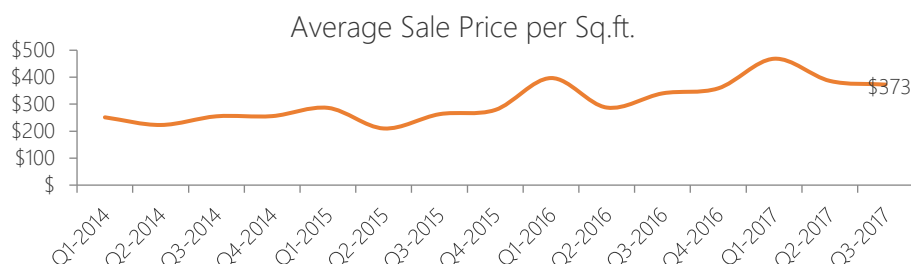
-34% YoY



Average Sale Price per Sq.ft.

\$373

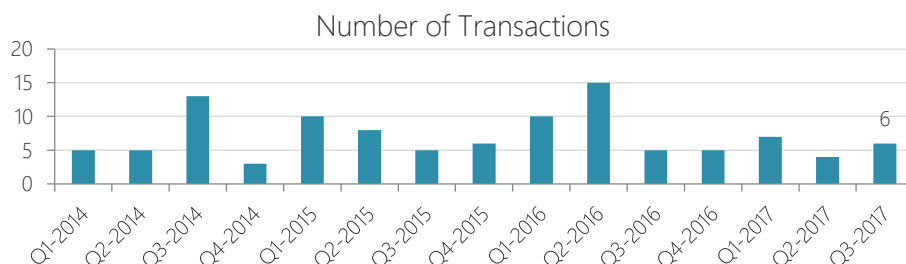
10% YoY



Number of Transactions

6

20% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$320,526	-28%	\$373	-15%	\$6,090,000	6	6	19
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Bay Ridge

Brooklyn, 3rd Quarter 2017

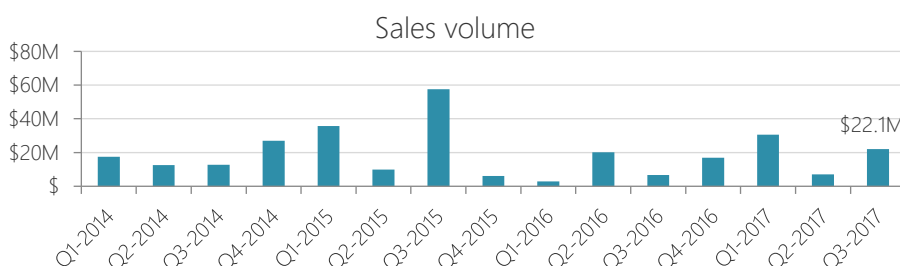
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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



Sales volume

\$22.1M

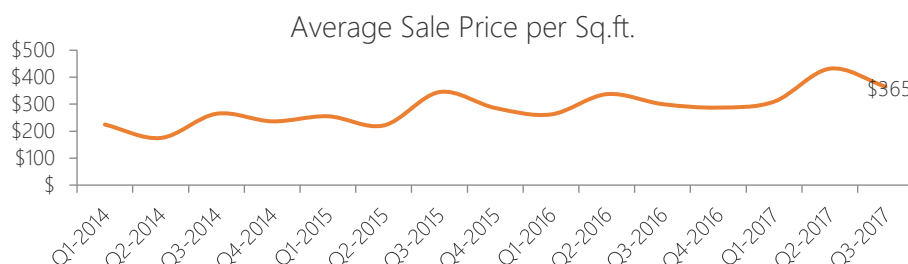
233% YoY



Average Sale Price per Sq.ft.

\$365

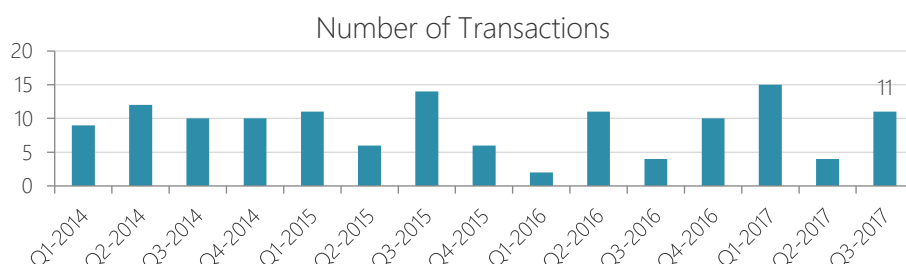
21% YoY



Number of Transactions

11

175% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$293,886	10%	\$369	11%	\$11,167,650	9	9	38
Medium	\$206,604	12%	\$360	51%	\$10,950,000	2	2	53
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Bedford-Stuyvesant

Brooklyn, 3rd Quarter 2017

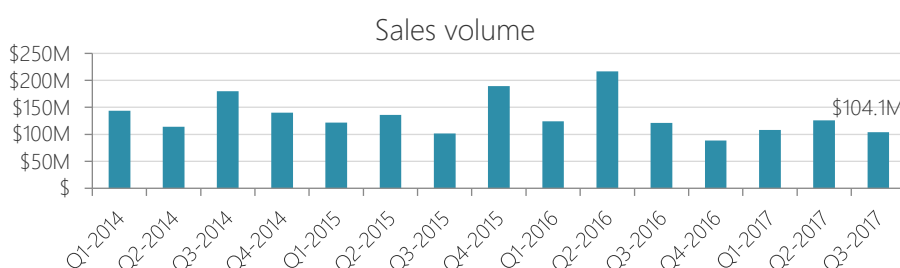
Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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



Sales volume

\$104.1M

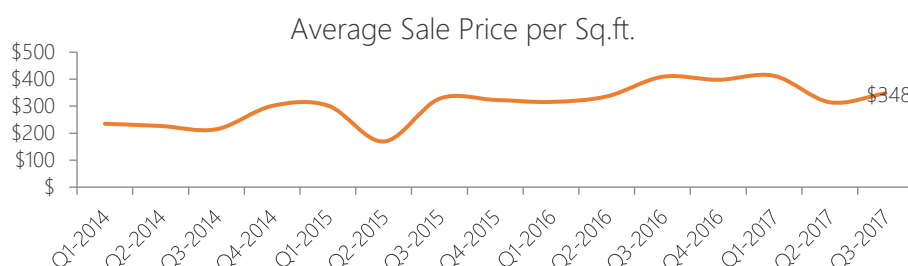
-14% YoY



Average Sale Price per Sq.ft.

\$348

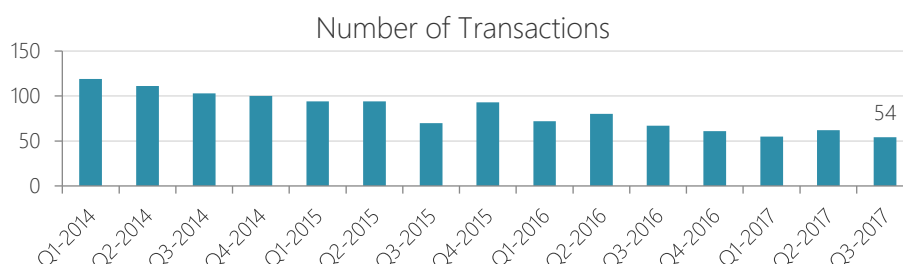
-15% YoY



Number of Transactions

54

-19% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$407,464	1%	\$418	0%	\$74,128,189	51	50	179
Medium	\$251,681	-30%	\$246	-36%	\$29,950,000	3	7	119
Large	-	-	-	-	\$0	0	0	0

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



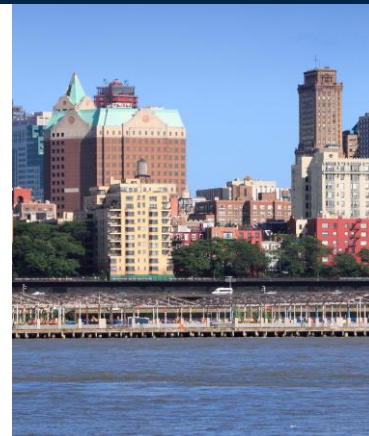
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Bensonhurst

Brooklyn, 3rd Quarter 2017

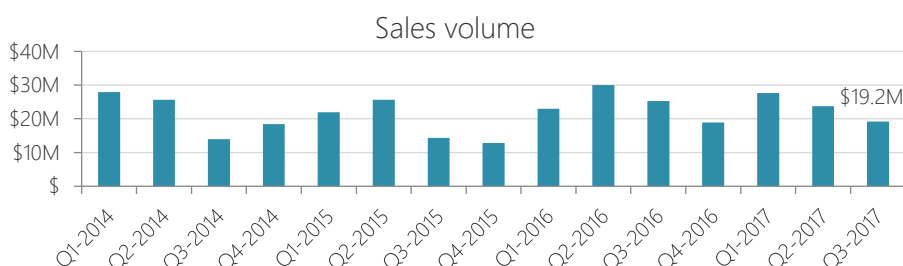
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



Sales volume

\$19.2M

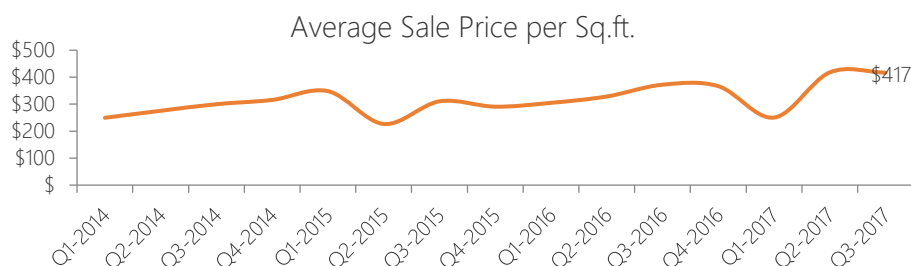
-24% YoY



Average Sale Price per Sq.ft.

\$417

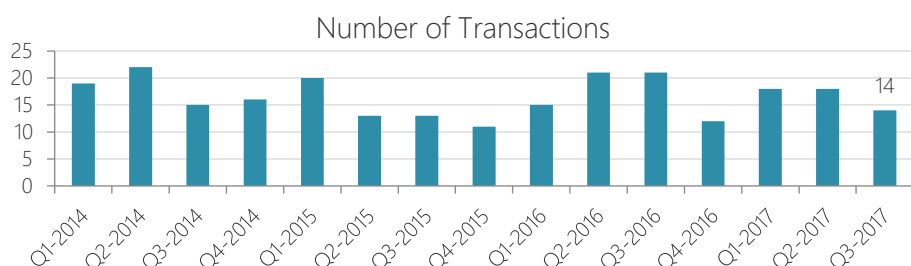
12% YoY



Number of Transactions

14

-33% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$399,729	17%	\$417	12%	\$19,187,000	14	14	48
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Boerum Hill

Brooklyn, 3rd Quarter 2017

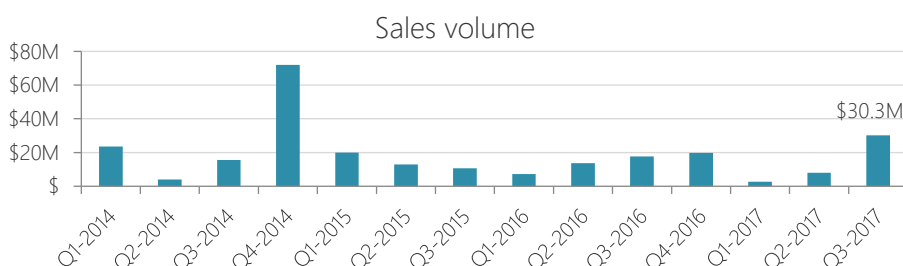
Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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



Sales volume

\$30.3M

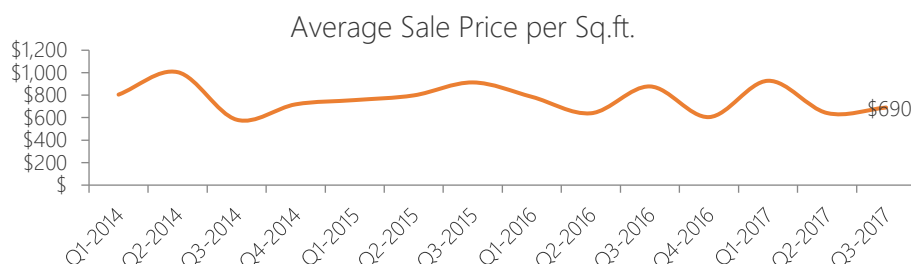
72% YoY



Average Sale Price per Sq.ft.

\$690

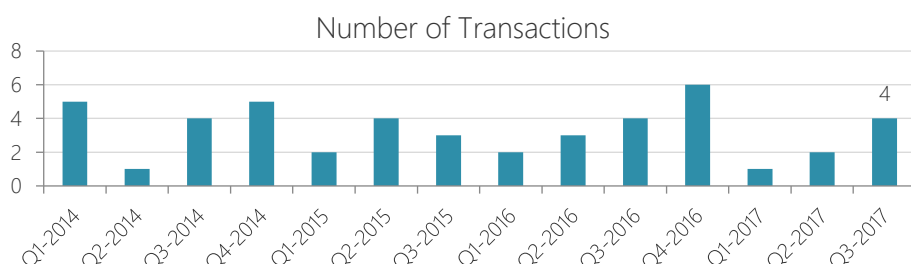
-21% YoY



Number of Transactions

4

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$529,500	-43%	\$719	-18%	\$5,295,000	2	2	10
Medium	\$520,833	-	\$685	-	\$25,000,000	2	2	48
Large	-	-	-	-	\$0	0	0	0

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



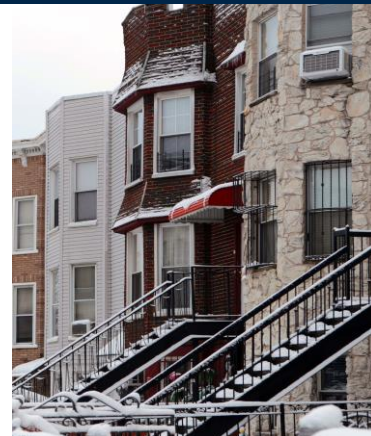
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Borough Park

Brooklyn, 3rd Quarter 2017

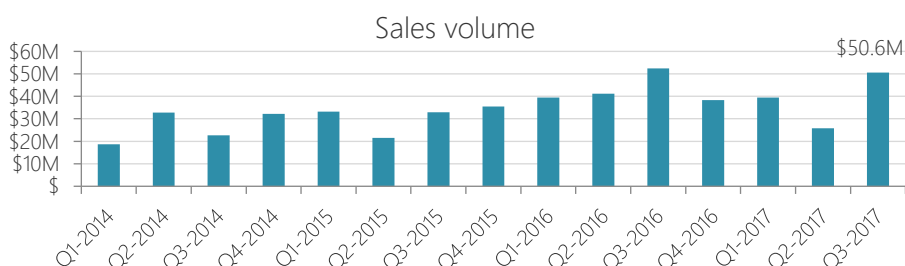
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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



Sales volume

\$50.6M

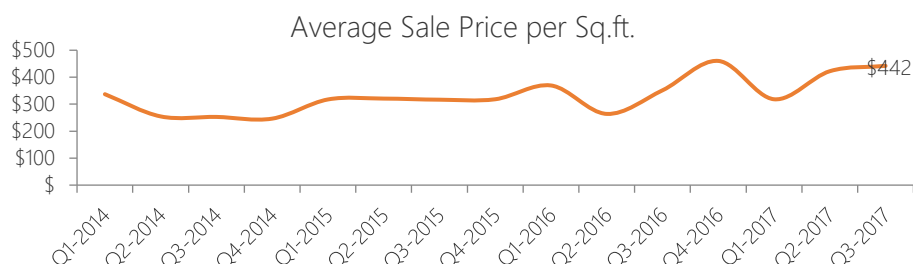
-4% YoY



Average Sale Price per Sq.ft.

\$442

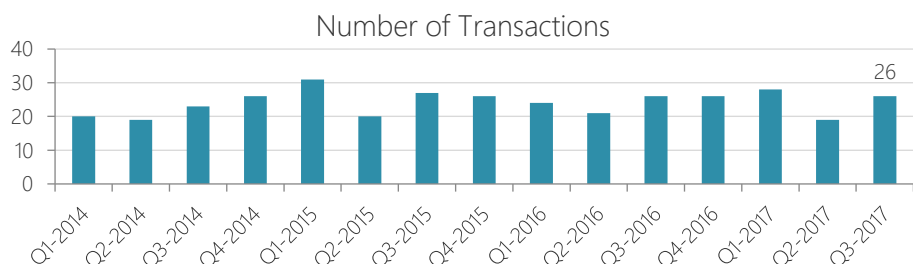
26% YoY



Number of Transactions

26

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$527,934	34%	\$492	13%	\$43,818,500	25	25	83
Medium	\$204,232	-5%	\$265	6%	\$6,739,666	1	1	33
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Brighton Beach

Brooklyn, 3rd Quarter 2017

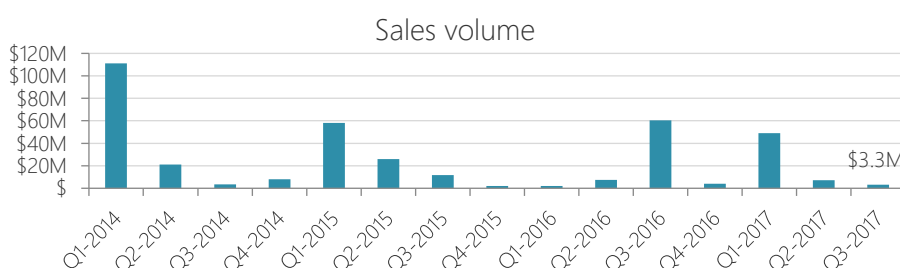
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



Sales volume

\$3.3M

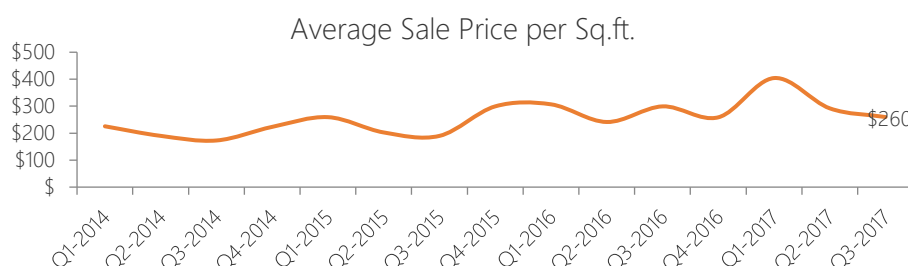
-95% YoY



Average Sale Price per Sq.ft.

\$260

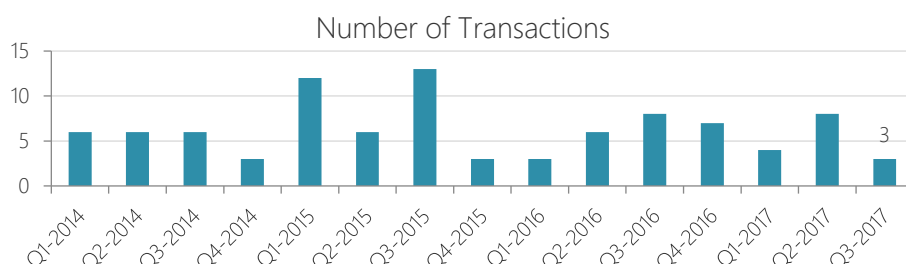
-13% YoY



Number of Transactions

3

-63% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$217,667	31%	\$260	-12%	\$3,265,000	3	3	15
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Brooklyn Heights

Brooklyn, 3rd Quarter 2017

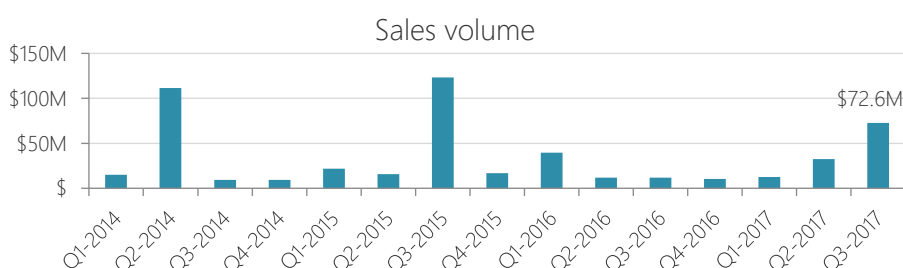
Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.



Sales volume

\$72.6M

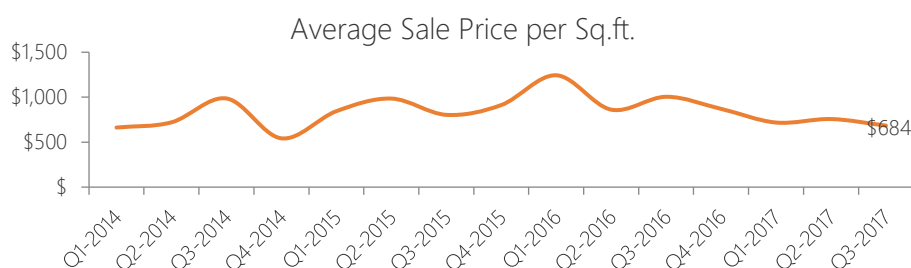
520% YoY



Average Sale Price per Sq.ft.

\$684

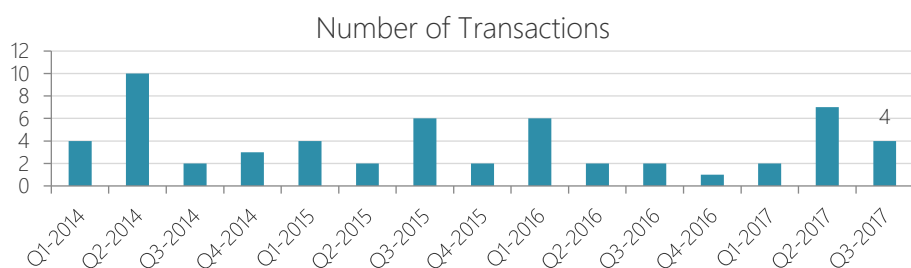
-32% YoY



Number of Transactions

4

100% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$909,375	77%	\$929	-8%	\$14,550,000	3	3	16
Medium	\$1,183,673	71%	\$641	-36%	\$58,000,000	1	1	49
Large	-	-	-	-	\$0	0	0	0

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



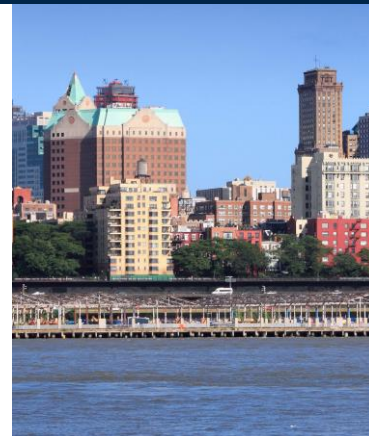
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Brownsville

Brooklyn, 3rd Quarter 2017

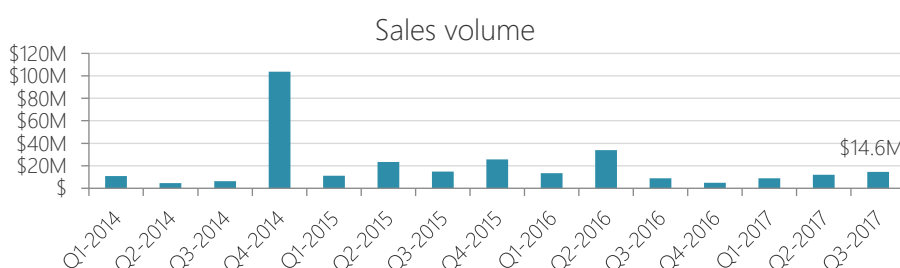
In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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



Sales volume

\$14.6M

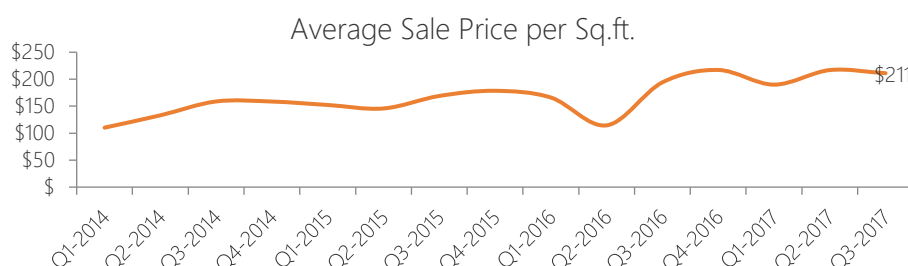
64% YoY



Average Sale Price per Sq.ft.

\$211

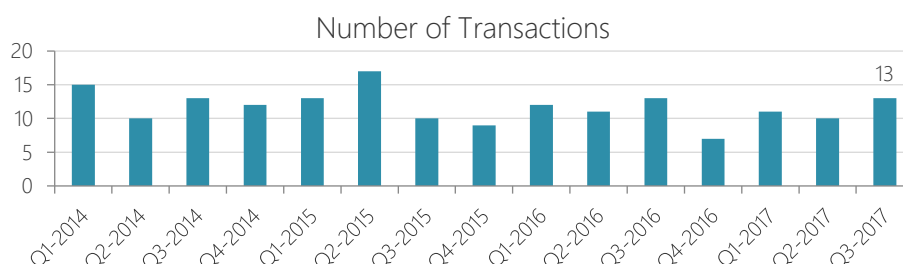
9% YoY



Number of Transactions

13

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$168,686	6%	\$195	0%	\$8,603,000	11	12	51
Medium	\$193,519	-	\$240	-	\$5,999,100	2	2	31
Large	-	-	-	-	\$0	0	0	0

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



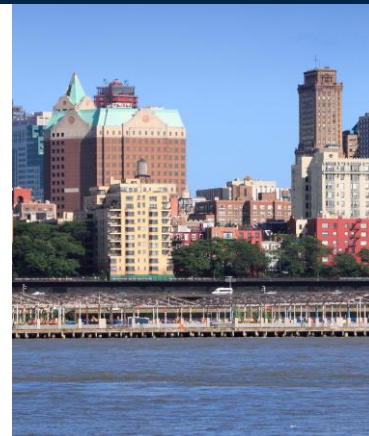
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Bushwick

Brooklyn, 3rd Quarter 2017

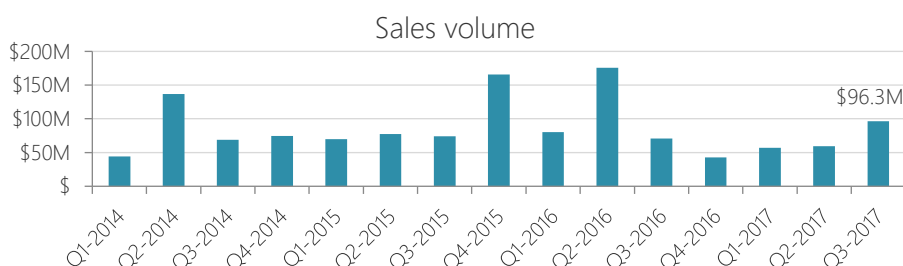
Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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



Sales volume

\$96.3M

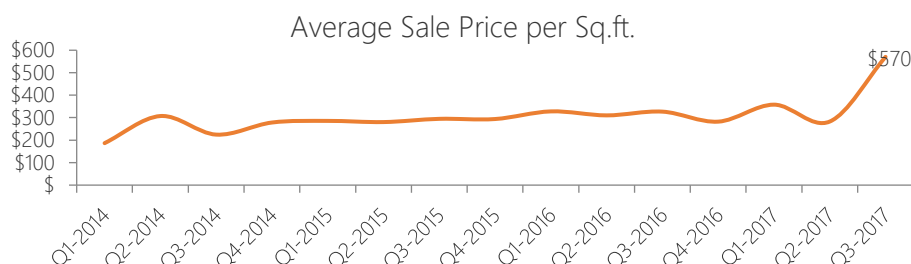
36% YoY



Average Sale Price per Sq.ft.

\$570

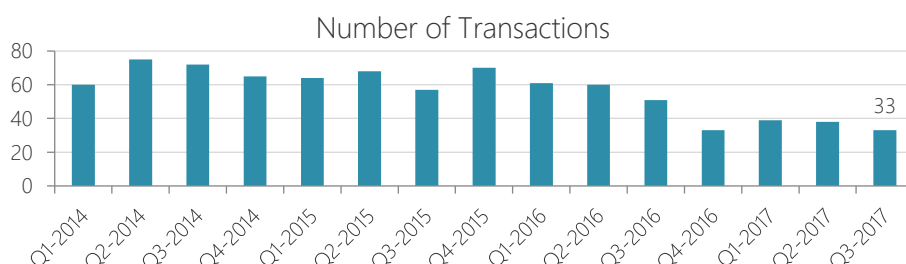
75% YoY



Number of Transactions

33

-35% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$325,544	17%	\$343	6%	\$45,250,654	32	32	139
Medium	\$3,187,500	865%	\$1,386	293%	\$51,000,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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



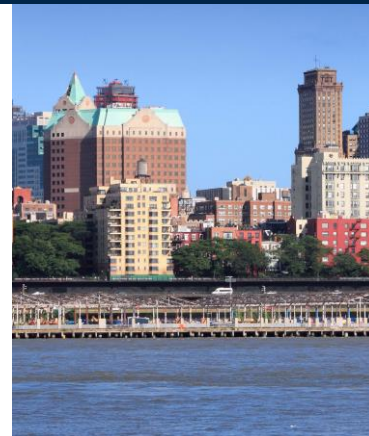
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Canarsie

Brooklyn, 3rd Quarter 2017

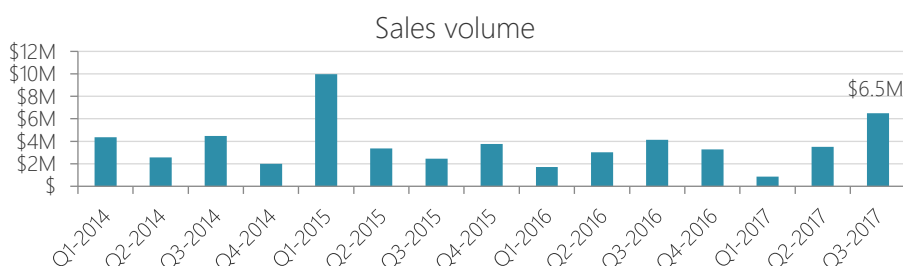
There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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



Sales volume

\$6.5M

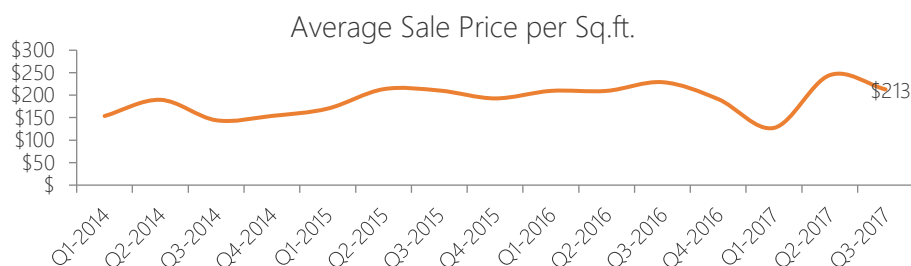
57% YoY



Average Sale Price per Sq.ft.

\$213

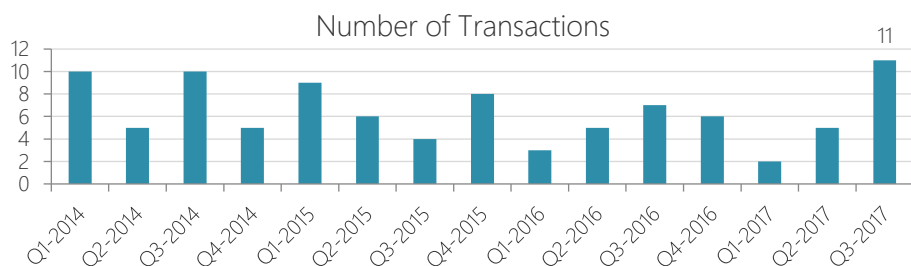
-7% YoY



Number of Transactions

11

57% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$196,728	10%	\$213	-7%	\$6,492,037	11	11	33
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



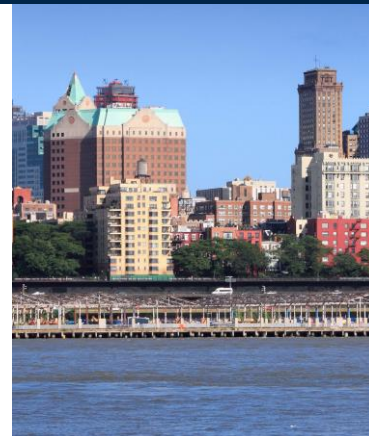
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Carroll Gardens

Brooklyn, 3rd Quarter 2017

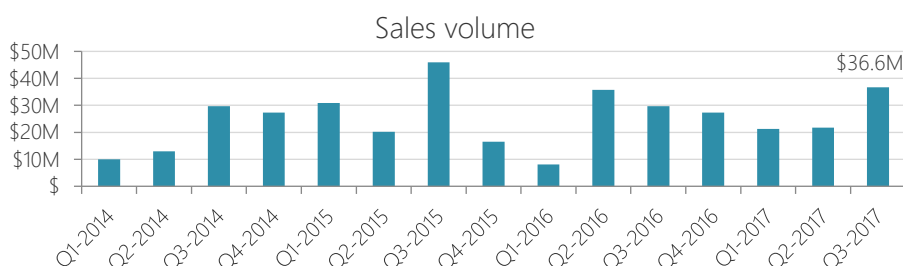
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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



Sales volume

\$36.6M

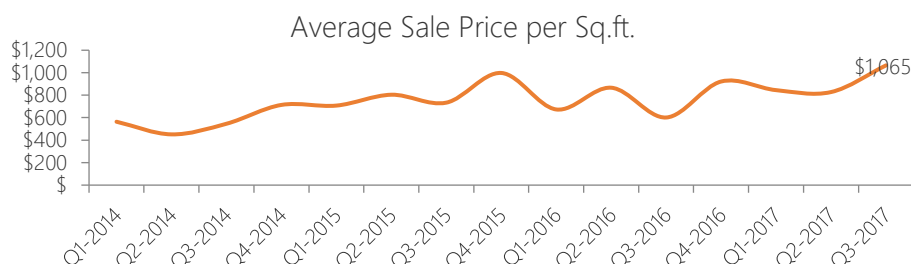
23% YoY



Average Sale Price per Sq.ft.

\$1,065

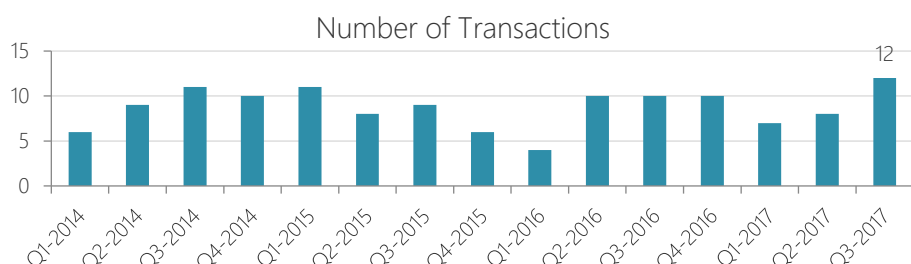
77% YoY



Number of Transactions

12

20% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$814,222	26%	\$1,065	57%	\$36,640,000	12	12	45
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



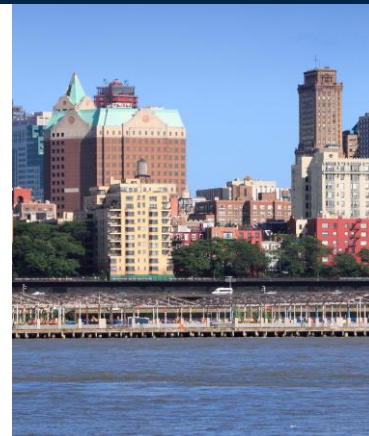
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Clinton Hill

Brooklyn, 3rd Quarter 2017

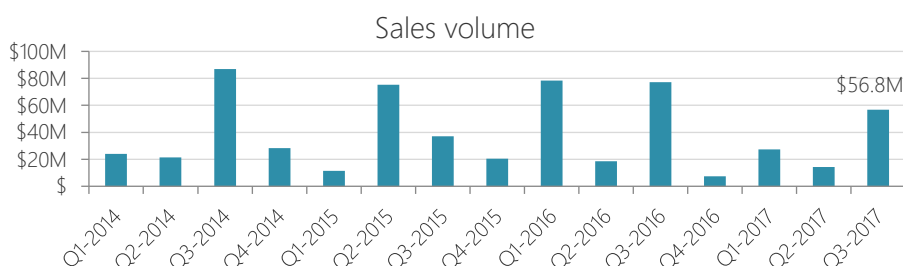
Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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



Sales volume

\$56.8M

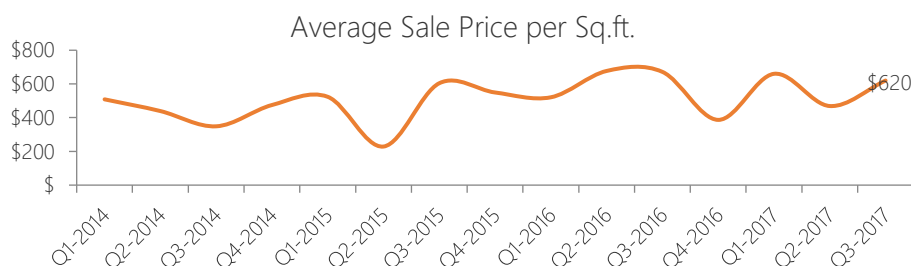
-26% YoY



Average Sale Price per Sq.ft.

\$620

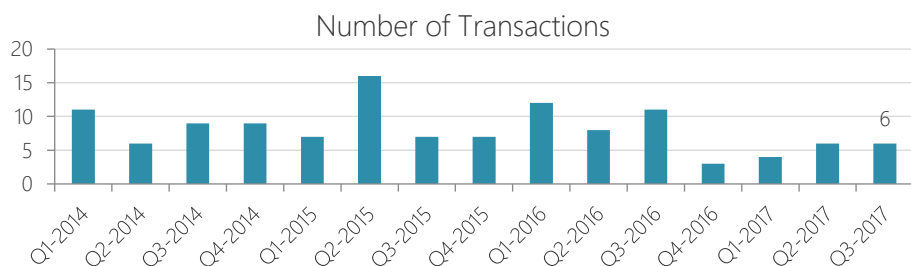
-8% YoY



Number of Transactions

6

-45% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$689,583	3%	\$616	-13%	\$8,275,000	4	4	12
Medium	-	-	-	-	\$0	0	0	0
Large	\$418,534	-	\$621	-	\$48,550,000	2	2	116

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Cobble Hill

Brooklyn, 3rd Quarter 2017

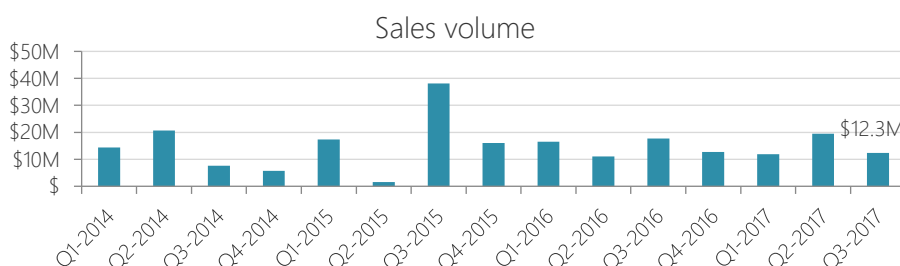
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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



Sales volume

\$12.3M

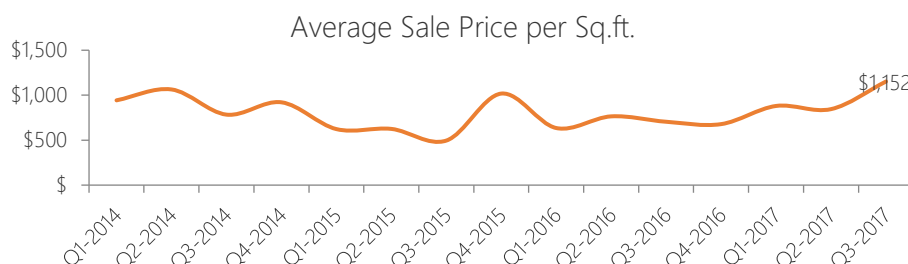
-30% YoY



Average Sale Price per Sq.ft.

\$1,152

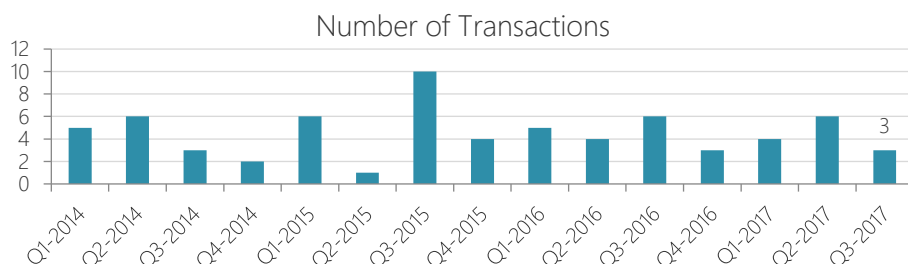
63% YoY



Number of Transactions

3

-50% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$1,120,000	136%	\$1,152	63%	\$12,320,000	3	3	11
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



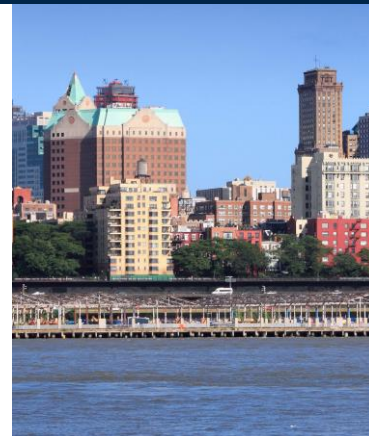
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Coney Island

Brooklyn, 3rd Quarter 2017

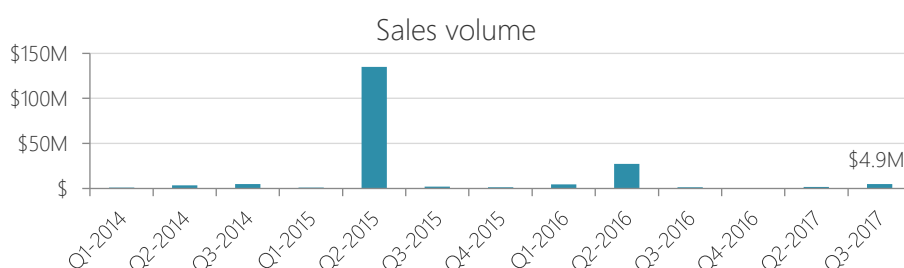
Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.



Sales volume

\$4.9M

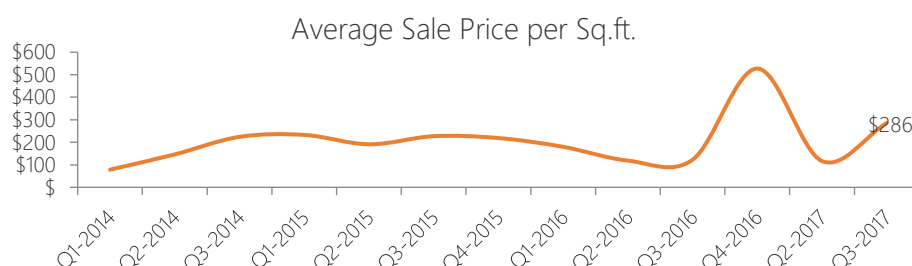
301% YoY



Average Sale Price per Sq.ft.

\$286

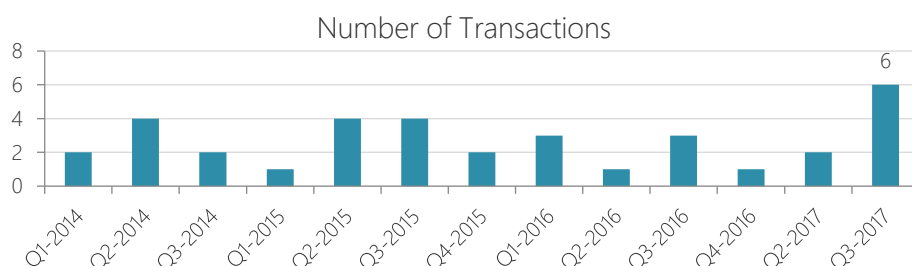
133% YoY



Number of Transactions

6

100% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$189,651	70%	\$286	133%	\$4,930,928	6	6	26
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Crown Heights

Brooklyn, 3rd Quarter 2017

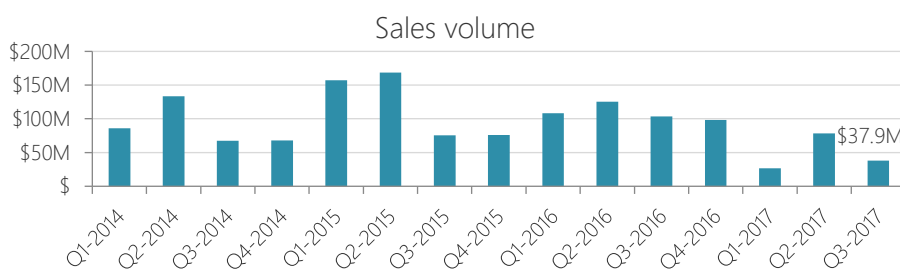
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



Sales volume

\$37.9M

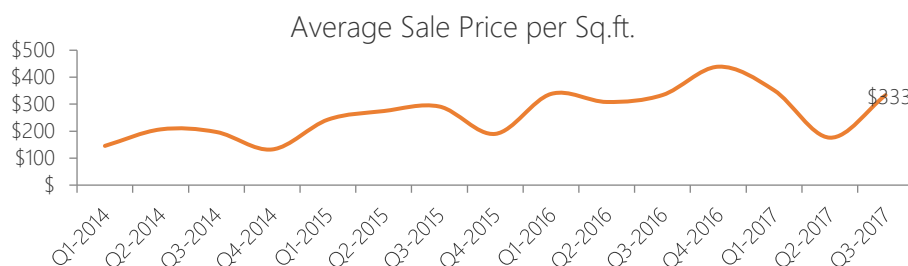
-63% YoY



Average Sale Price per Sq.ft.

\$333

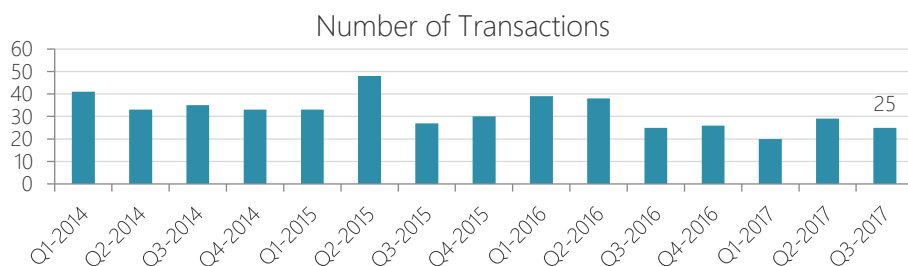
0% YoY



Number of Transactions

25

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$307,023	-5%	\$353	-7%	\$32,851,431	24	24	107
Medium	\$208,333	-41%	\$244	-43%	\$5,000,000	1	1	24
Large	-	-	-	-	\$0	0	0	0

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



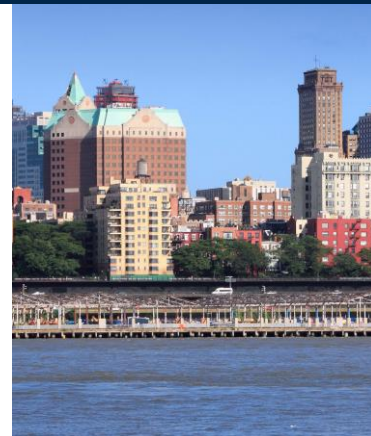
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Dyker Heights

Brooklyn, 3rd Quarter 2017

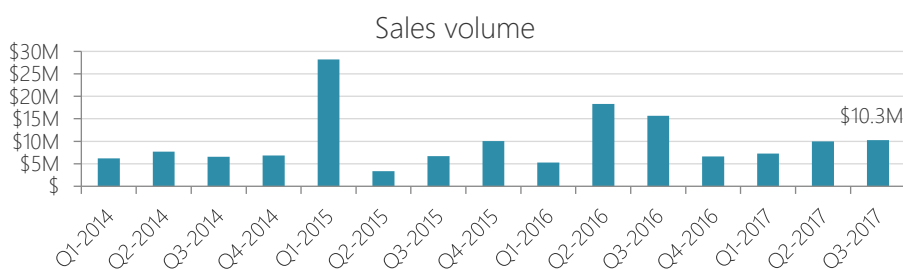
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



Sales volume

\$10.3M

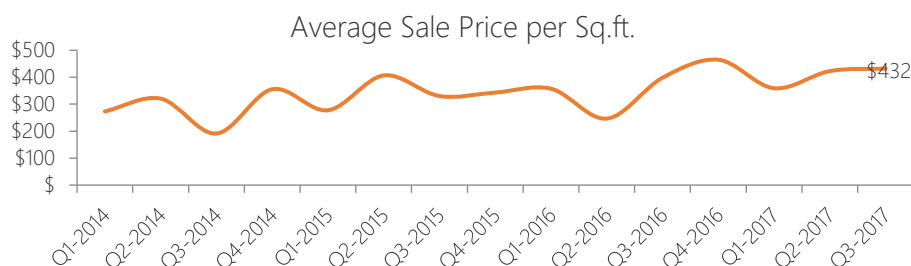
-34% YoY



Average Sale Price per Sq.ft.

\$432

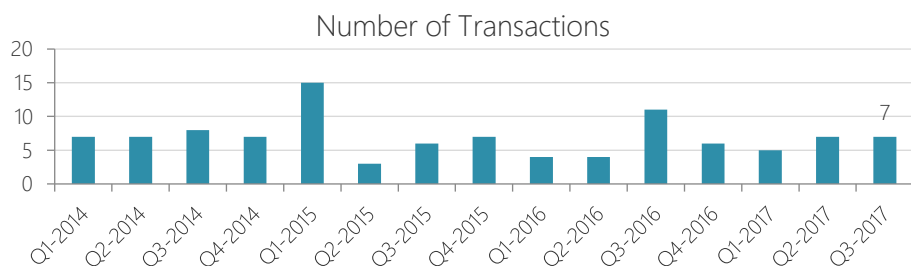
9% YoY



Number of Transactions

7

-36% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$411,200	10%	\$432	9%	\$10,280,000	7	7	25
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



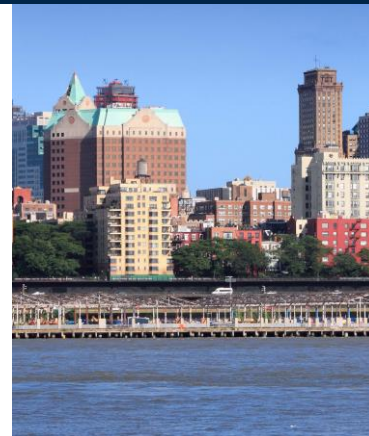
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

East Flatbush

Brooklyn, 3rd Quarter 2017

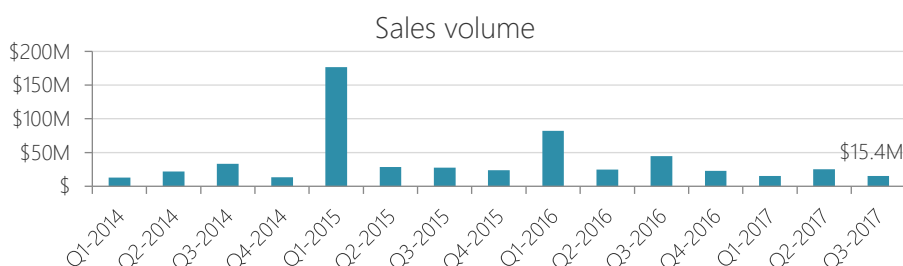
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



Sales volume

\$15.4M

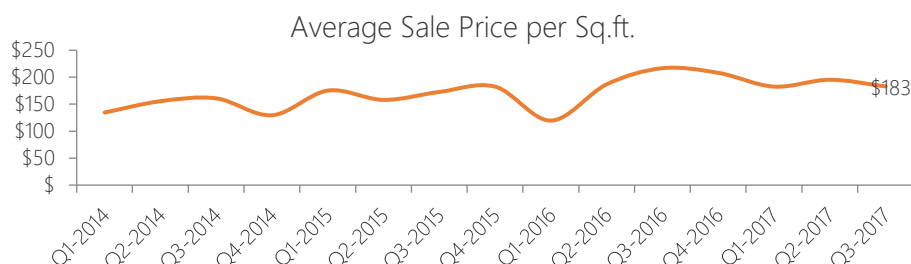
-66% YoY



Average Sale Price per Sq.ft.

\$183

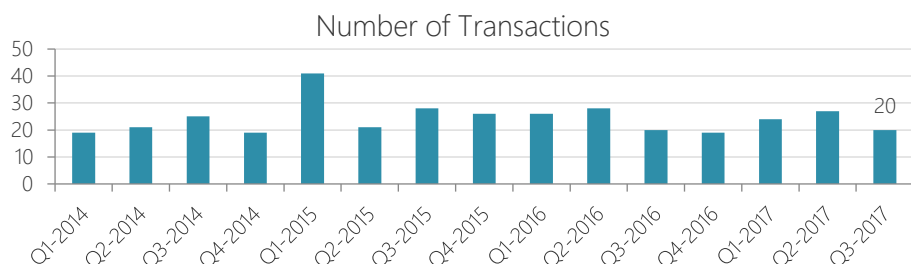
-16% YoY



Number of Transactions

20

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$166,876	-3%	\$181	-15%	\$12,682,575	19	19	76
Medium	\$168,750	-2%	\$191	-8%	\$2,700,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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

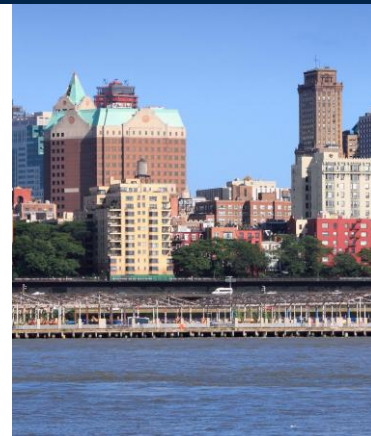


The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

East New York

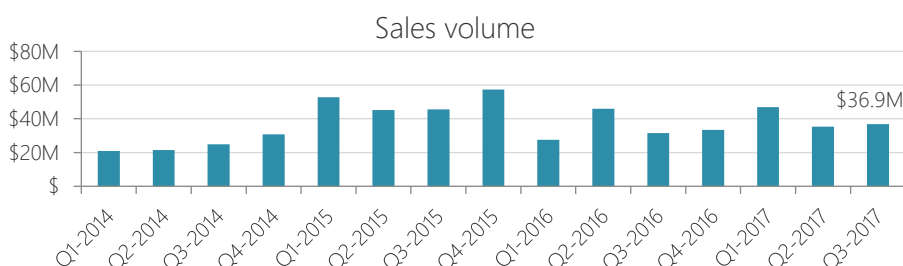
Brooklyn, 3rd Quarter 2017



Sales volume

\$36.9M

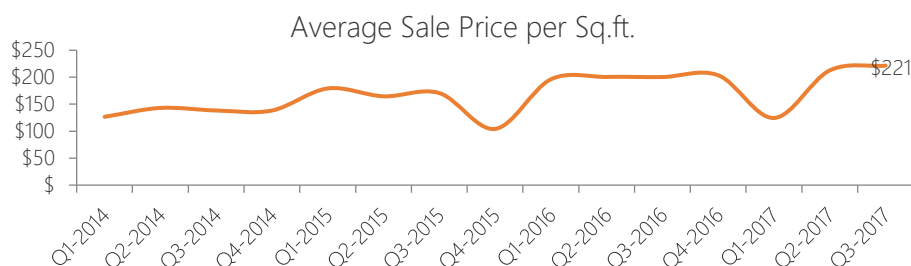
17% YoY



Average Sale Price per Sq.ft.

\$221

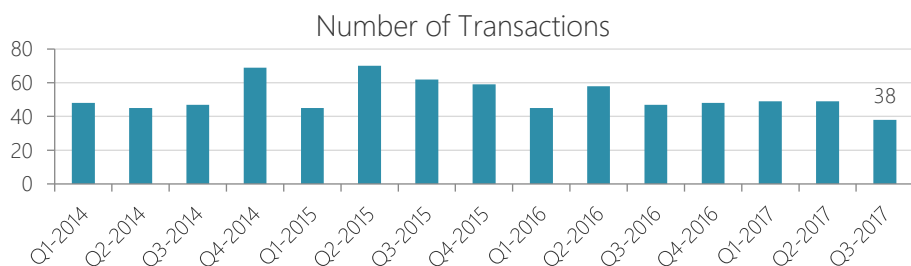
11% YoY



Number of Transactions

38

-19% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$196,433	22%	\$227	15%	\$25,143,400	35	35	128
Medium	\$156,400	-16%	\$211	-3%	\$11,730,000	3	4	75
Large	-	-	-	-	\$0	0	0	0

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



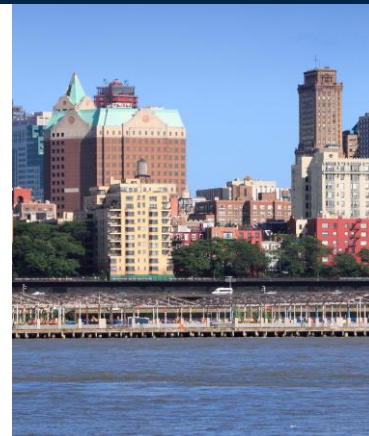
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Flatbush

Brooklyn, 3rd Quarter 2017

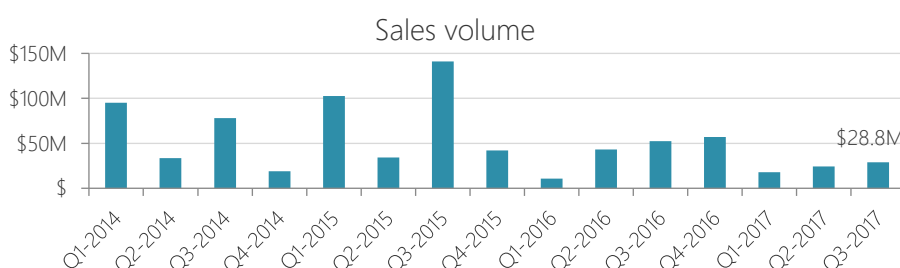
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



Sales volume

\$28.8M

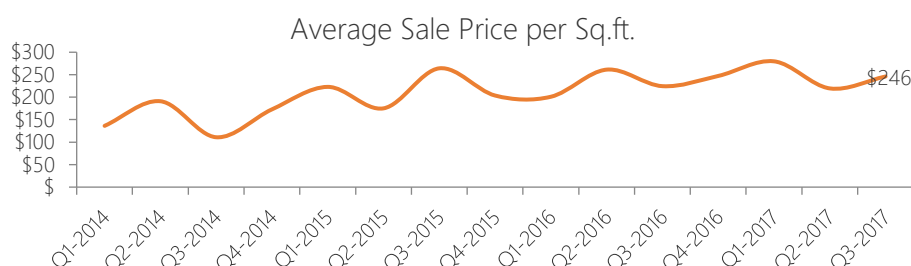
-45% YoY



Average Sale Price per Sq.ft.

\$246

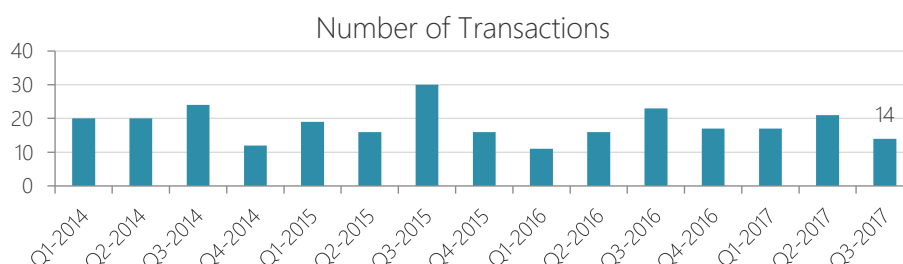
10% YoY



Number of Transactions

14

-39% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$268,675	18%	\$274	4%	\$16,120,500	12	14	60
Medium	\$170,000	-9%	\$230	1%	\$1,700,000	1	1	10
Large	\$174,603	-35%	\$216	13%	\$11,000,000	1	1	63

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



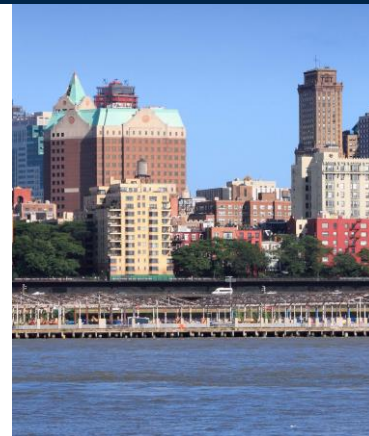
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Gowanus

Brooklyn, 3rd Quarter 2017

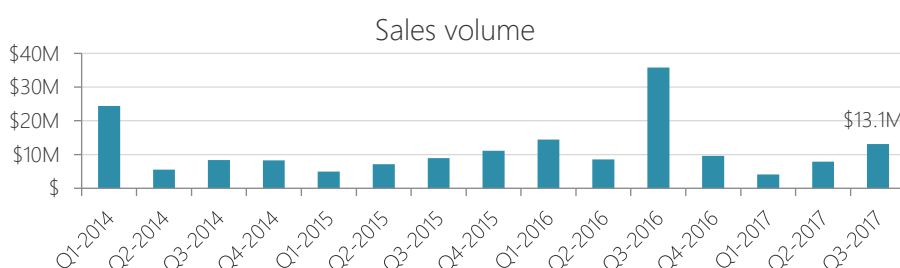
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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



Sales volume

\$13.1M

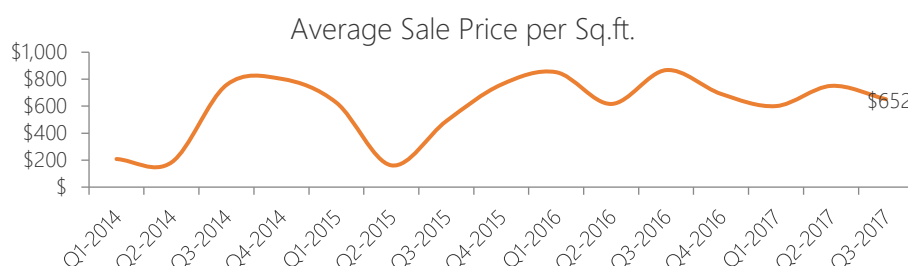
-63% YoY



Average Sale Price per Sq.ft.

\$652

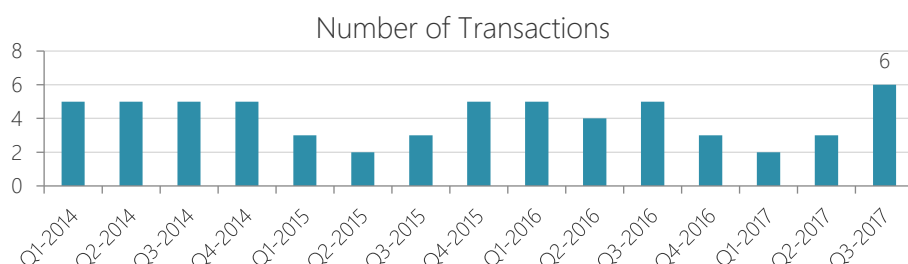
-25% YoY



Number of Transactions

6

20% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$545,833	-24%	\$652	-15%	\$13,100,000	6	6	24
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



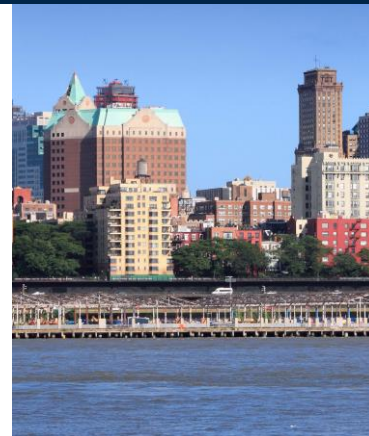
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Gravesend

Brooklyn, 3rd Quarter 2017

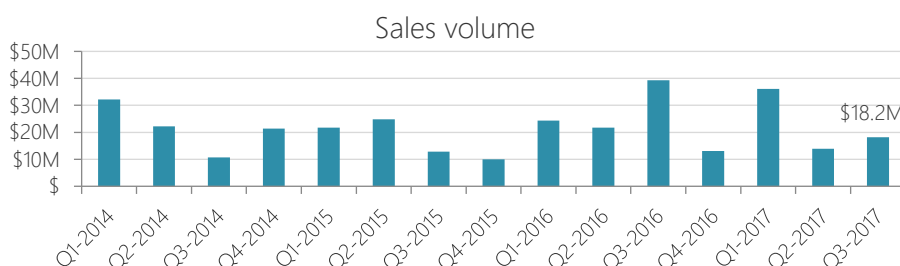
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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



Sales volume

\$18.2M

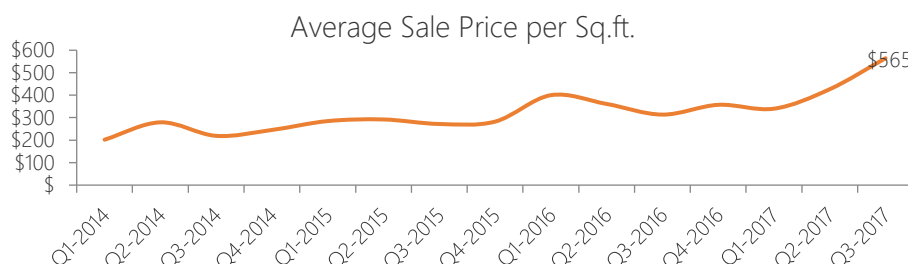
-54% YoY



Average Sale Price per Sq.ft.

\$565

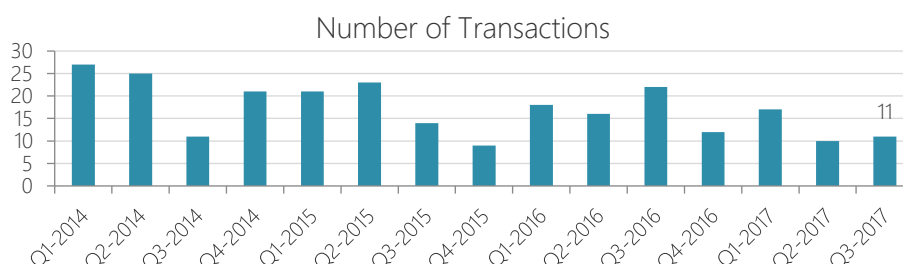
80% YoY



Number of Transactions

11

-50% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$504,917	59%	\$565	61%	\$18,177,000	11	11	36
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



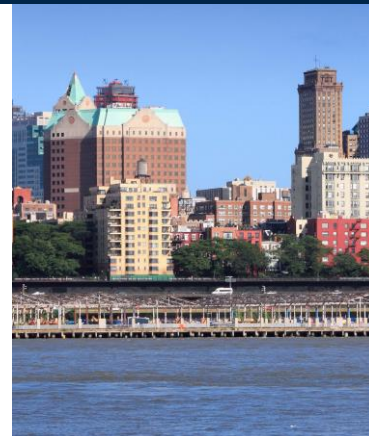
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Greenpoint

Brooklyn, 3rd Quarter 2017

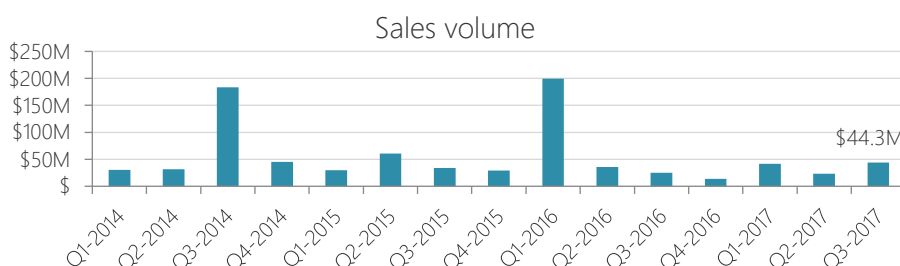
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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



Sales volume

\$44.3M

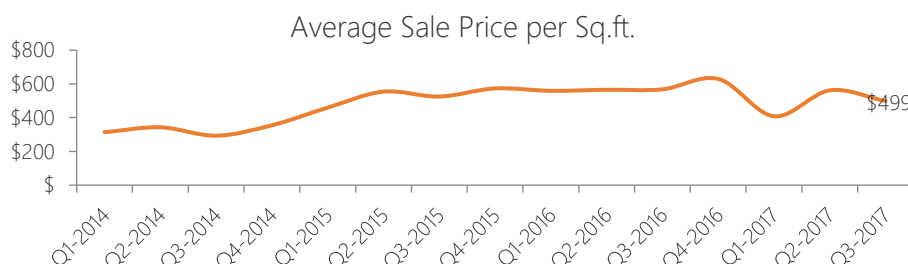
75% YoY



Average Sale Price per Sq.ft.

\$499

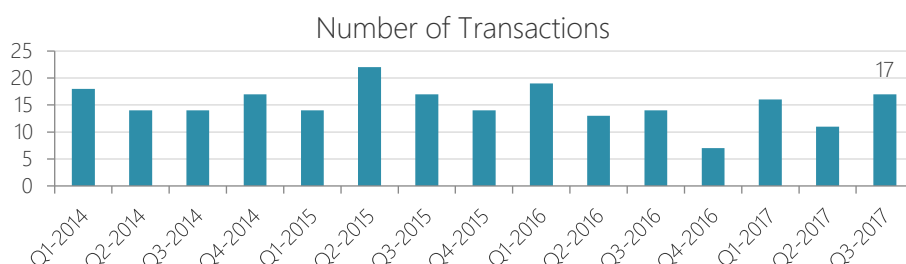
-12% YoY



Number of Transactions

17

21% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$486,297	10%	\$499	-12%	\$44,253,000	17	19	91
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



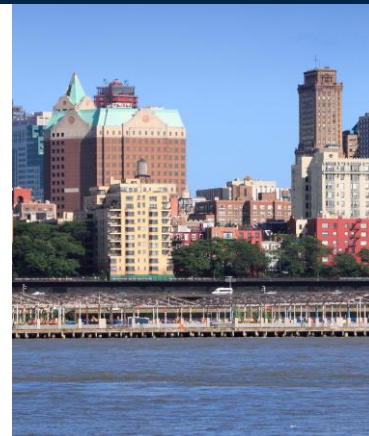
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Greenwood Heights

Brooklyn, 3rd Quarter 2017

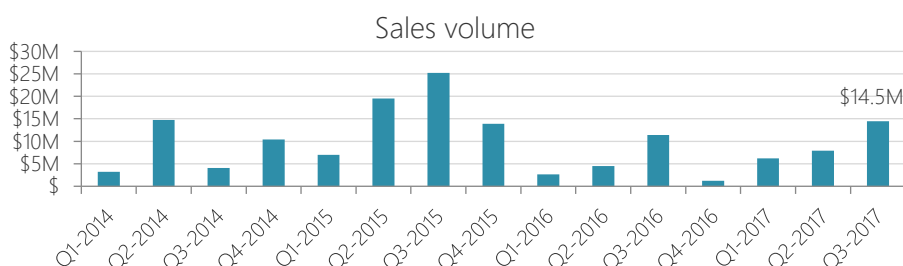
Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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



Sales volume

\$14.5M

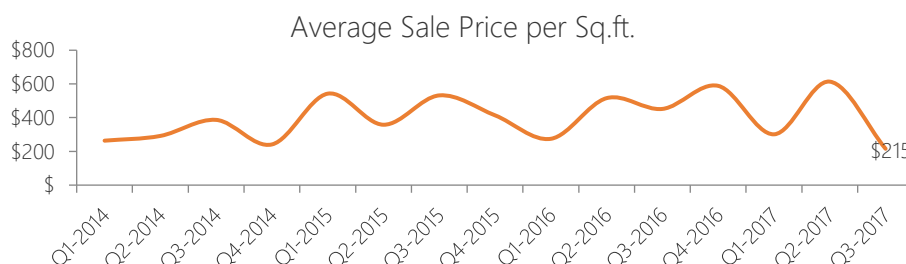
27% YoY



Average Sale Price per Sq.ft.

\$215

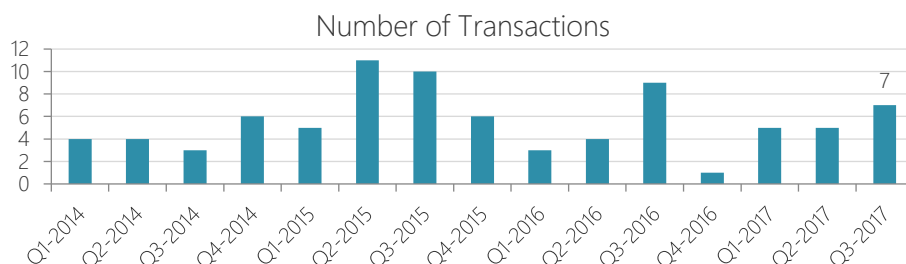
-52% YoY



Number of Transactions

7

-22% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$358,050	13%	\$514	14%	\$7,161,000	5	5	20
Medium	\$126,422	-	\$137	-	\$7,332,500	2	2	58
Large	-	-	-	-	\$0	0	0	0

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



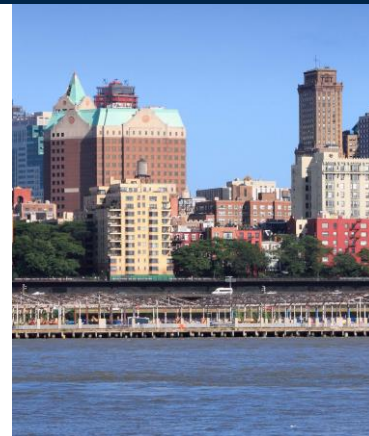
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Homecrest

Brooklyn, 3rd Quarter 2017

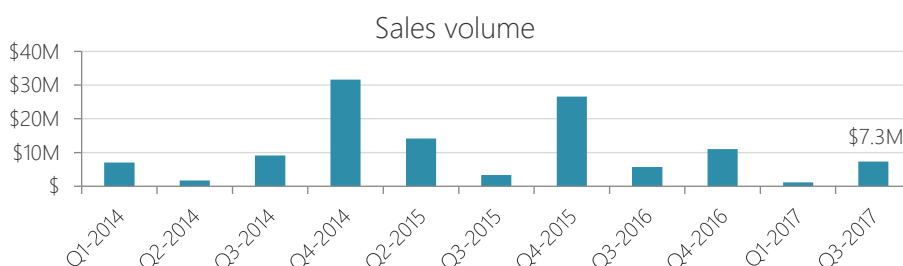
Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors.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



Sales volume

\$7.3M

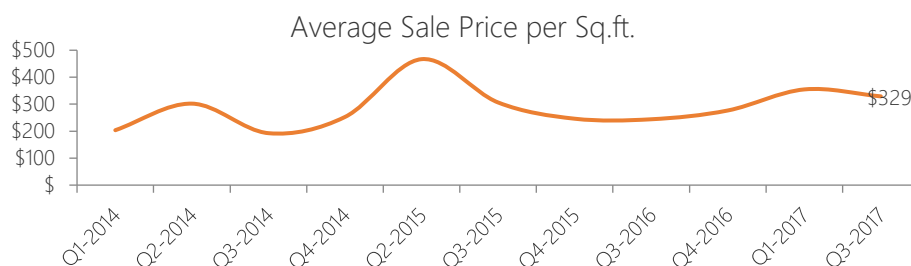
28% YoY



Average Sale Price per Sq.ft.

\$329

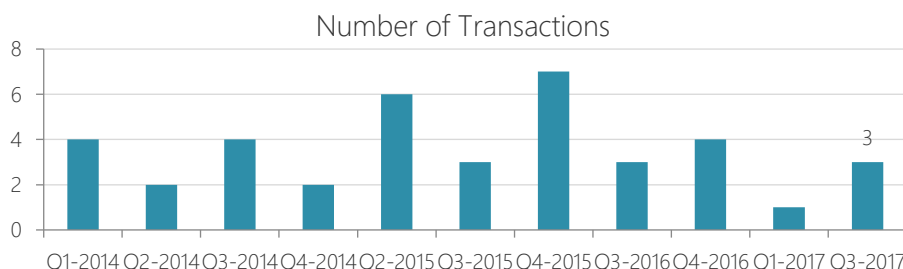
35% YoY



Number of Transactions

3

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$516,667	24%	\$443	-5%	\$3,100,000	2	2	6
Medium	\$210,000	13%	\$276	28%	\$4,200,000	1	1	20
Large	-	-	-	-	\$0	0	0	0

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



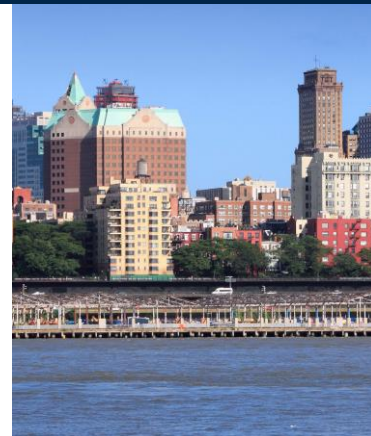
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Kensington

Brooklyn, 3rd Quarter 2017

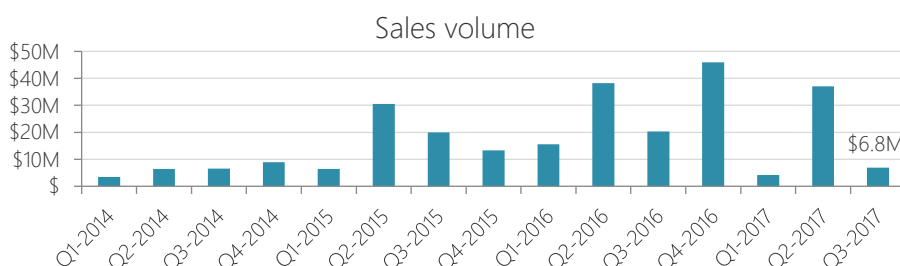
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



Sales volume

\$6.9M

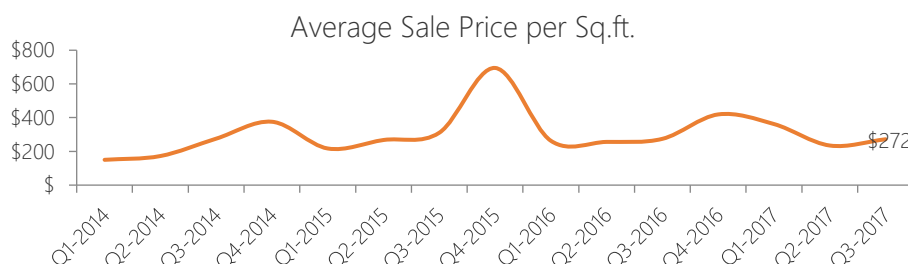
-66% YoY



Average Sale Price per Sq.ft.

\$272

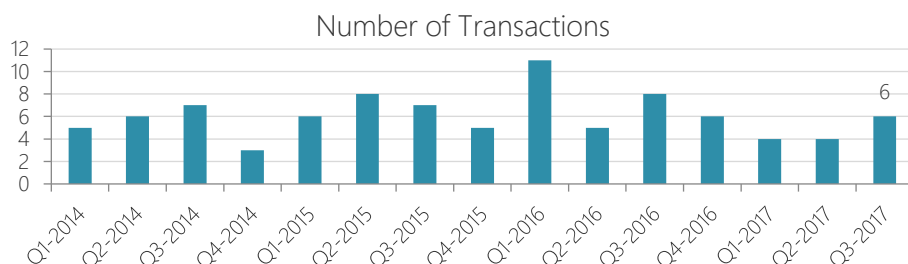
-1% YoY



Number of Transactions

6

-25% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$244,500	-17%	\$272	-19%	\$6,846,000	6	6	28
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



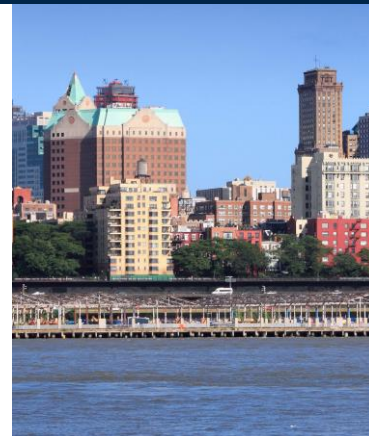
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Midwood

Brooklyn, 3rd Quarter 2017

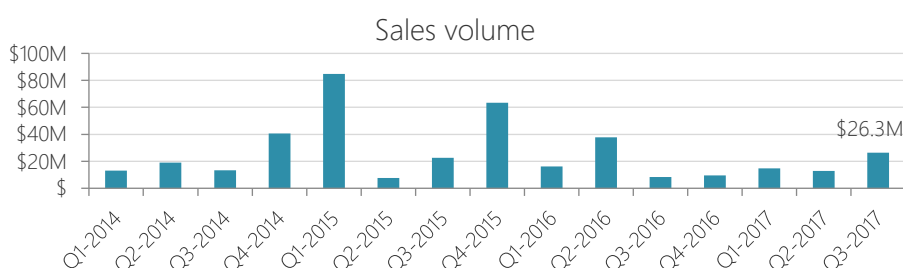
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



Sales volume

\$26.3M

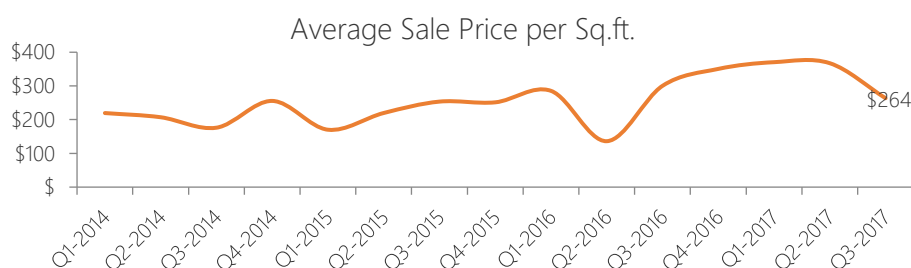
219% YoY



Average Sale Price per Sq.ft.

\$264

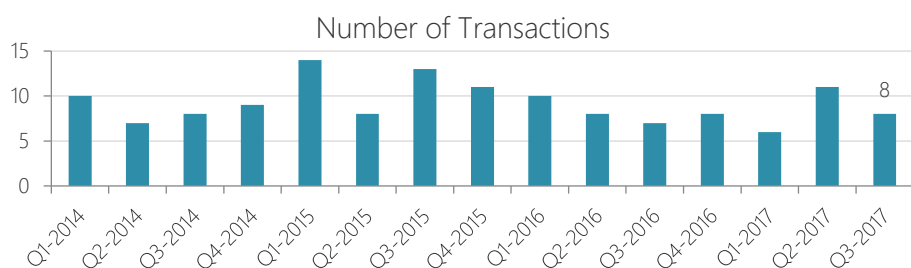
-12% YoY



Number of Transactions

8

14% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$365,417	6%	\$417	39%	\$8,770,000	7	7	24
Medium	-	-	-	-	\$0	0	0	0
Large	\$278,571	-	\$223	-	\$17,550,000	1	1	63

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



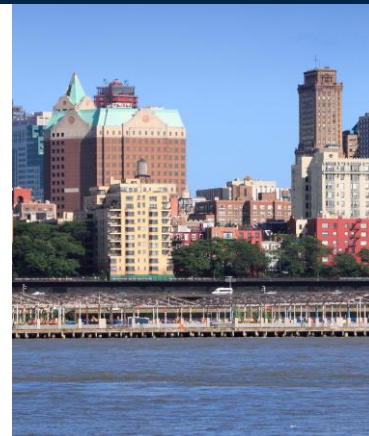
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Ocean Hill

Brooklyn, 3rd Quarter 2017

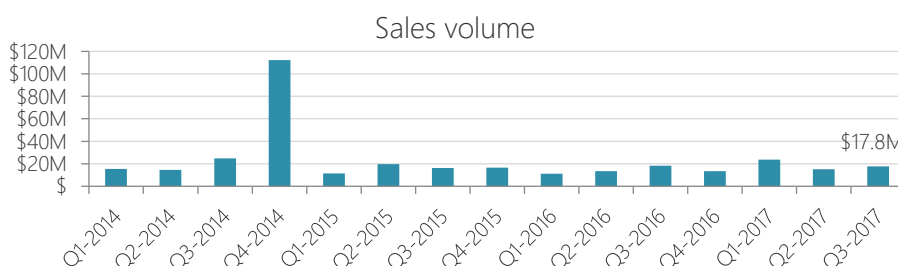
Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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



Sales volume

\$17.8M

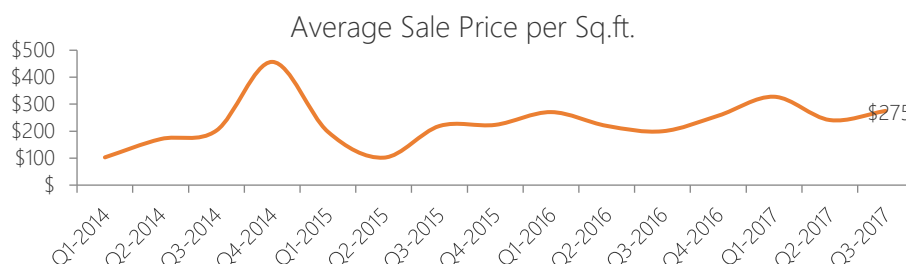
-3% YoY



Average Sale Price per Sq.ft.

\$275

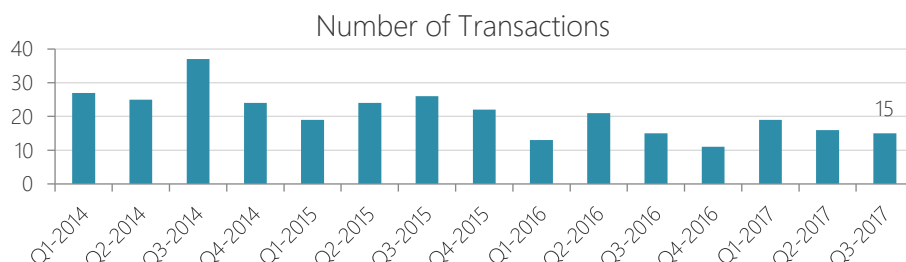
38% YoY



Number of Transactions

15

0% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$273,712	3%	\$298	6%	\$14,506,720	14	14	53
Medium	\$206,250	10%	\$206	72%	\$3,300,000	1	1	16
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Park Slope

Brooklyn, 3rd Quarter 2017

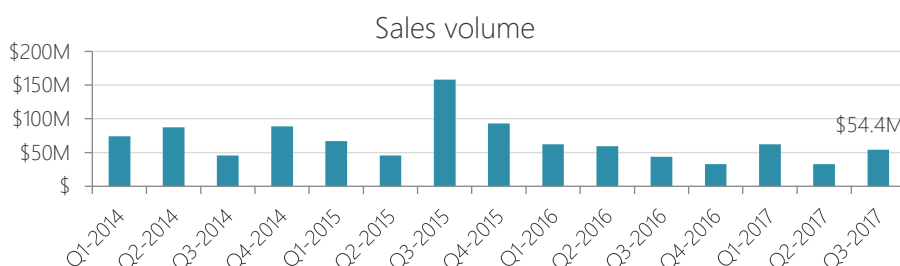
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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



Sales volume

\$54.4M

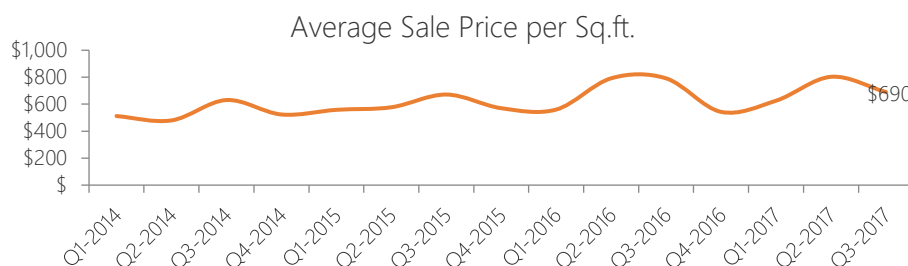
24% YoY



Average Sale Price per Sq.ft.

\$690

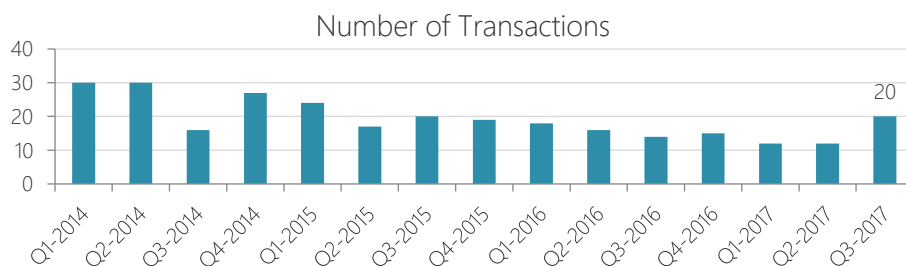
-13% YoY



Number of Transactions

20

43% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$594,959	2%	\$693	-16%	\$50,571,489	19	19	85
Medium	\$292,308	12%	\$648	19%	\$3,800,000	1	1	13
Large	-	-	-	-	\$0	0	0	0

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



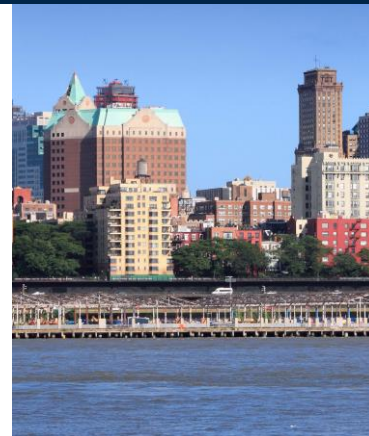
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Prospect - Lefferts Gardens

Brooklyn, 3rd Quarter 2017

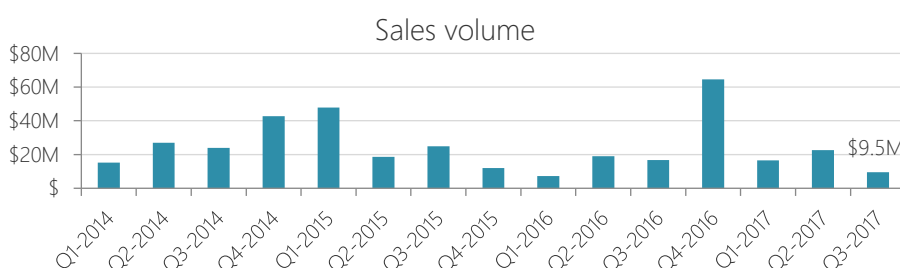
Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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



Sales volume

\$9.5M

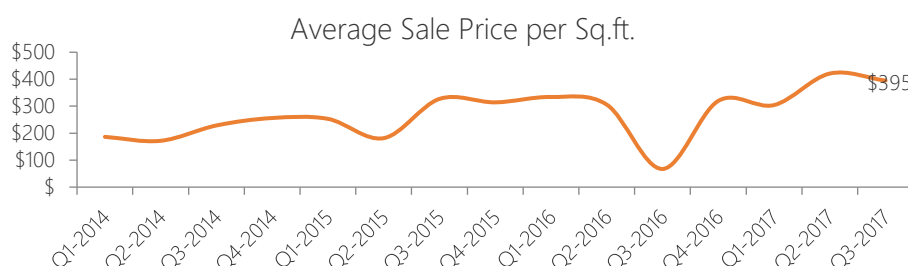
-44% YoY



Average Sale Price per Sq.ft.

\$395

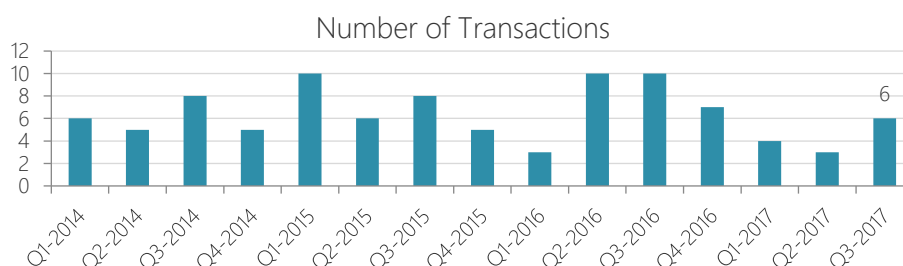
488% YoY



Number of Transactions

6

-40% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$350,000	-21%	\$395	-11%	\$9,450,000	6	6	27
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Prospect Heights

Brooklyn, 3rd Quarter 2017

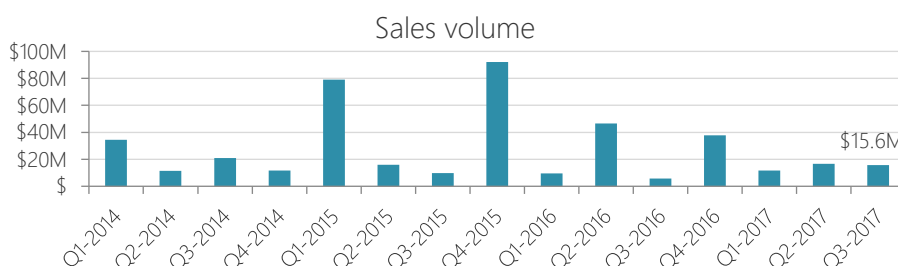
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



Sales volume

\$15.6M

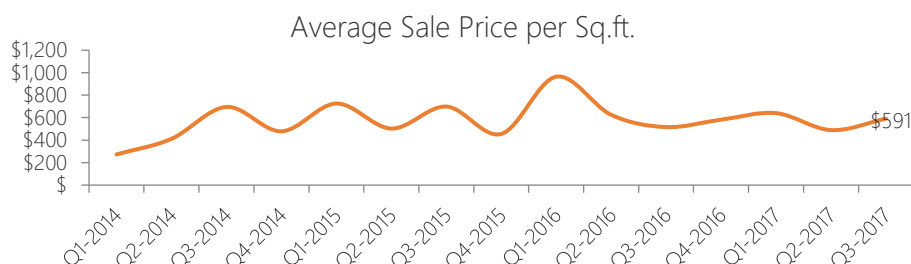
178% YoY



Average Sale Price per Sq.ft.

\$591

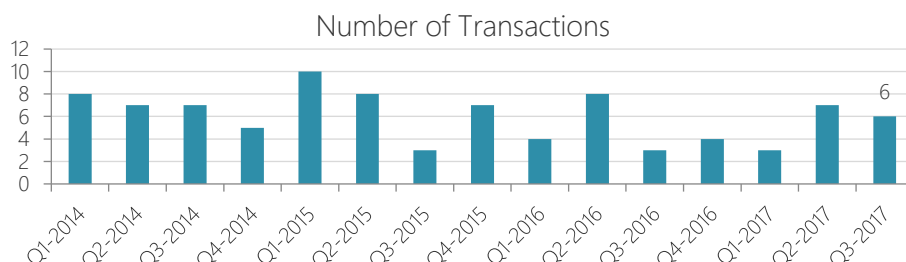
15% YoY



Number of Transactions

6

100% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$538,138	-4%	\$591	15%	\$15,606,000	6	6	29
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



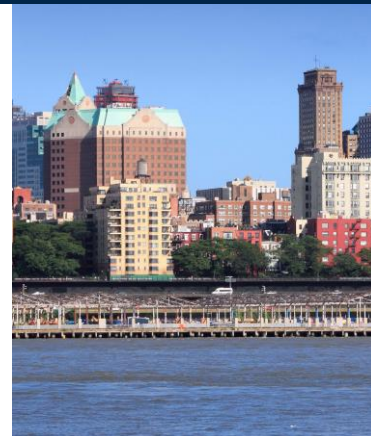
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Red Hook

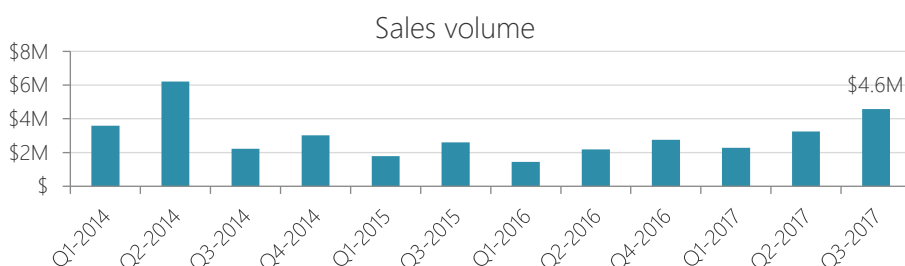
Brooklyn, 3rd Quarter 2017

The maritime neighborhood of Red Hook is isolated but has an entertainment scene that's the destination of people from all over Brooklyn. There is no direct subway connection but is accessible via the Gowanus Expressway and the water ferry. A large newly built IKEA is a popular destination, as is the public park with numerous sports fields.



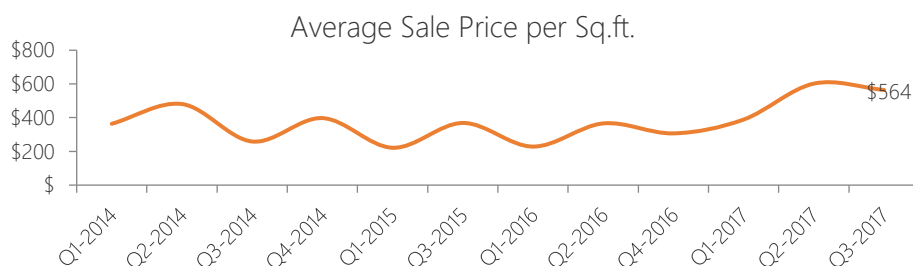
Sales volume

\$4.6M



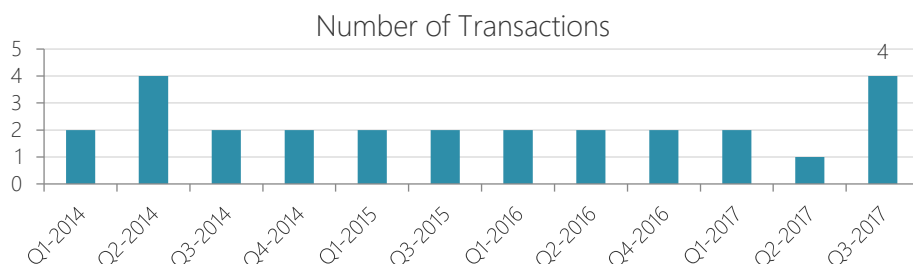
Average Sale Price per Sq.ft.

\$564



Number of Transactions

4



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$381,803	-	\$564	-	\$4,581,630	4	4	12
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Sheepshead Bay

Brooklyn, 3rd Quarter 2017

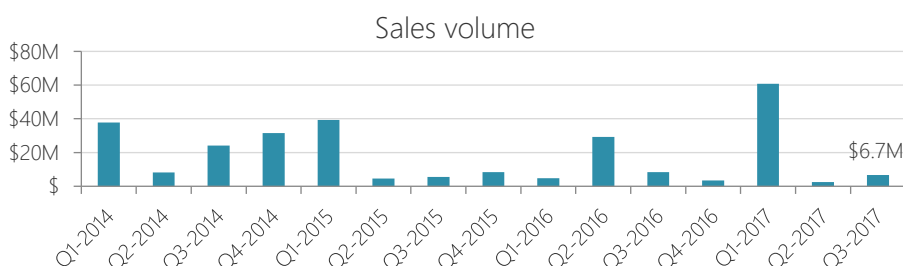
Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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



Sales volume

\$6.7M

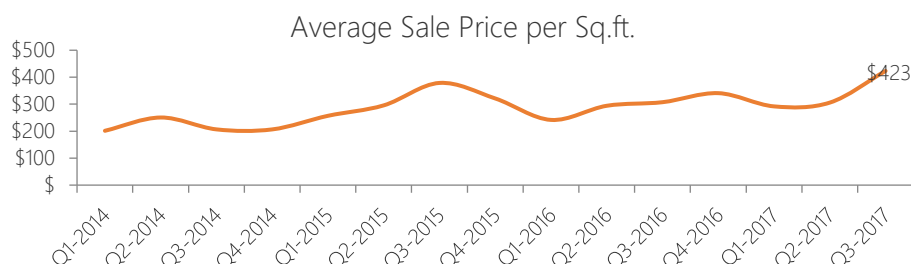
-21% YoY



Average Sale Price per Sq.ft.

\$423

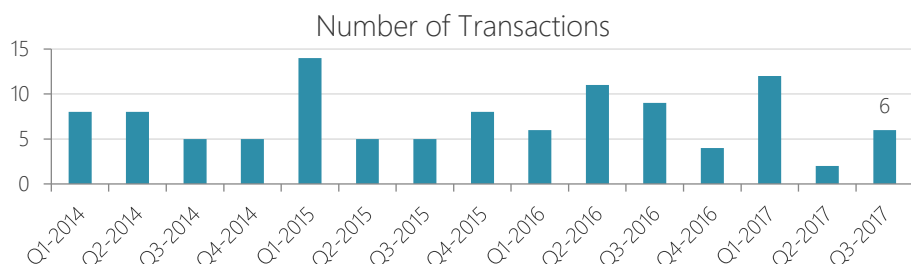
38% YoY



Number of Transactions

6

-33% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$335,250	15%	\$423	38%	\$6,705,000	6	6	20
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



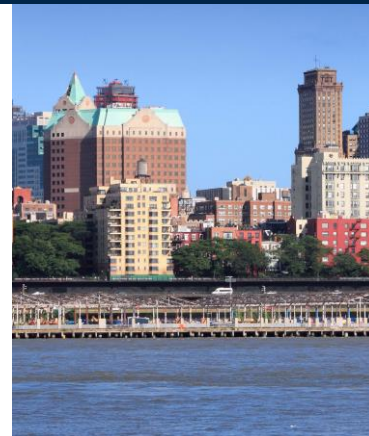
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Sunset Park

Brooklyn, 3rd Quarter 2017

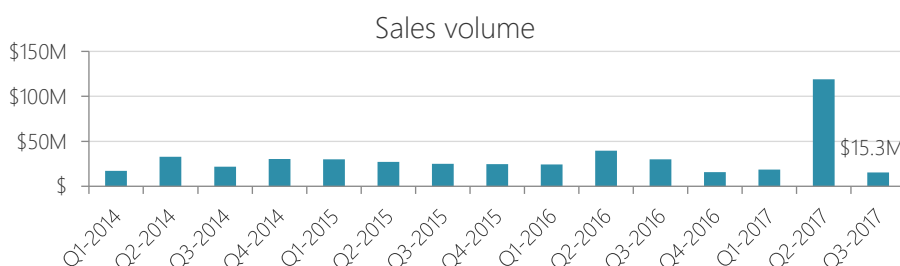
Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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



Sales volume

\$15.3M

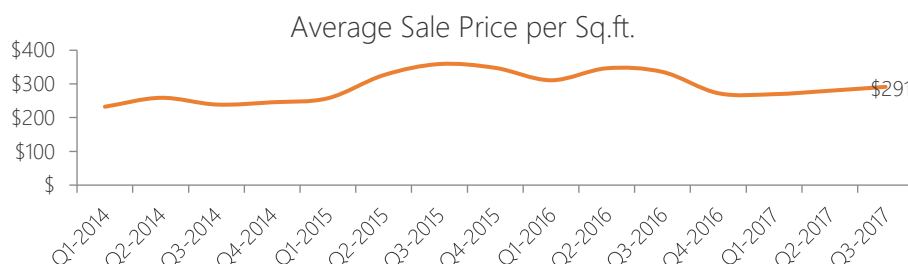
-49% YoY



Average Sale Price per Sq.ft.

\$291

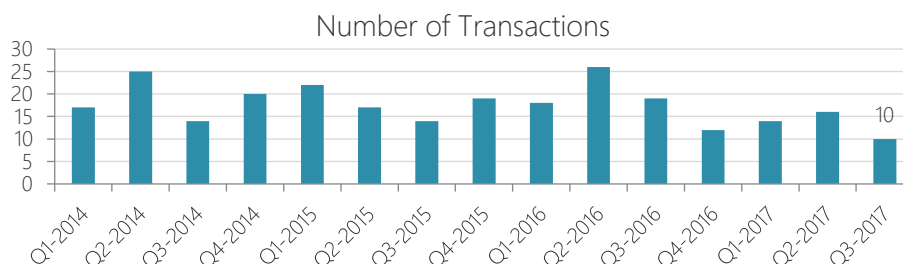
-13% YoY



Number of Transactions

10

-47% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$243,143	-22%	\$291	-22%	\$15,318,000	10	10	63
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0

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



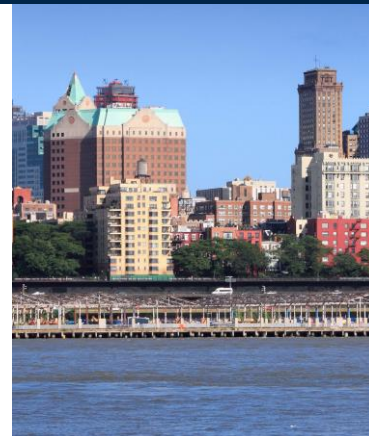
The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Williamsburg

Brooklyn, 3rd Quarter 2017

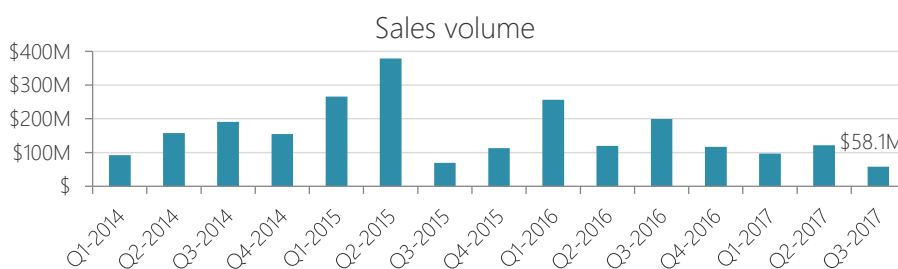
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



Sales volume

\$58.1M

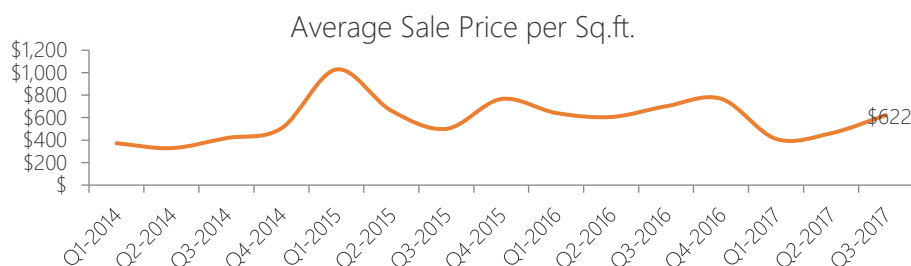
-71% YoY



Average Sale Price per Sq.ft.

\$622

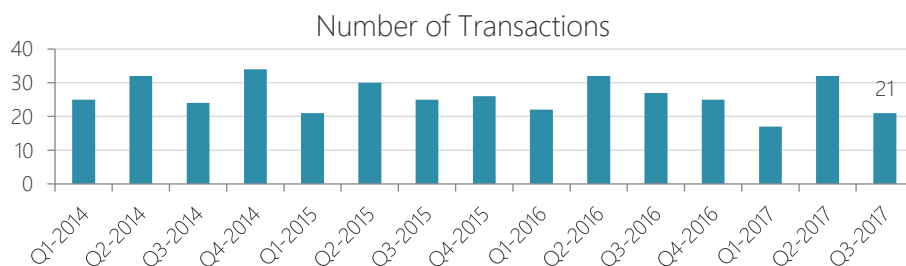
-11% YoY



Number of Transactions

21

-22% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$468,552	-17%	\$561	-13%	\$42,169,637	19	19	90
Medium	\$496,875	-30%	\$875	21%	\$15,900,000	2	2	32
Large	-	-	-	-	\$0	0	0	0

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



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

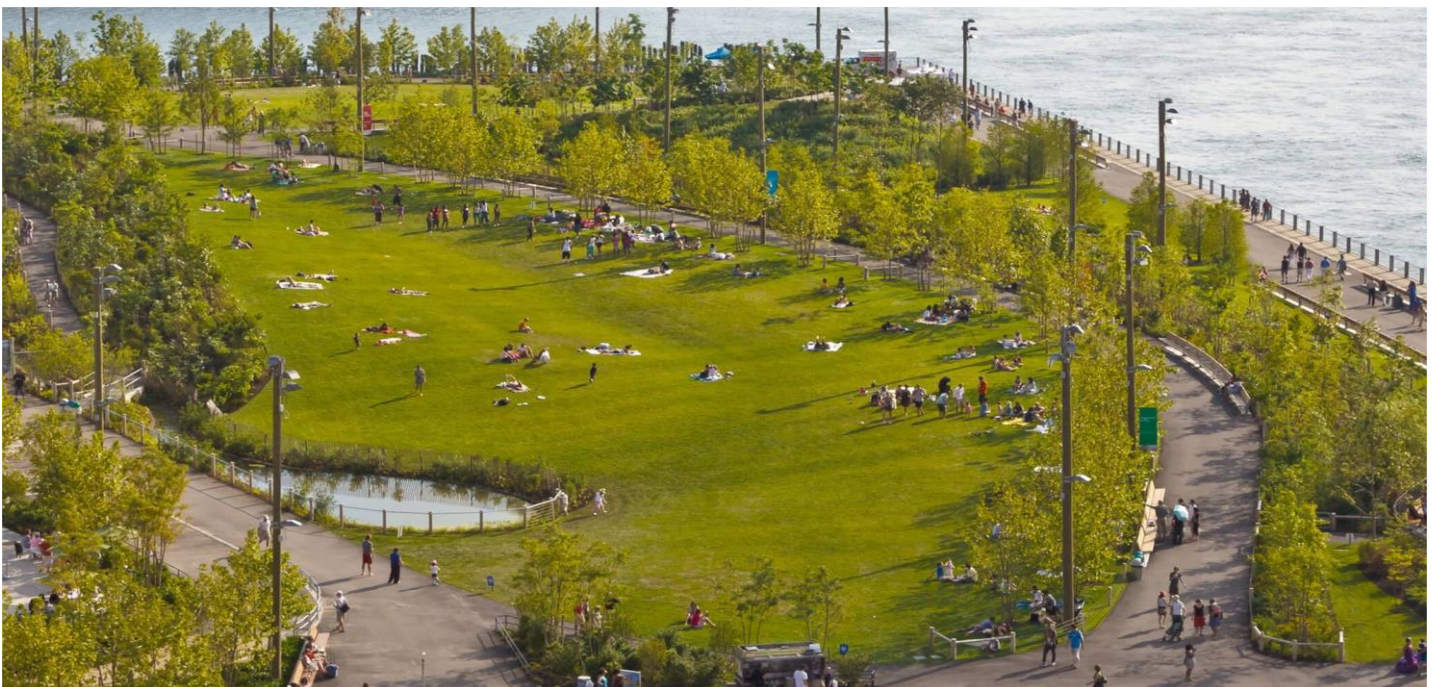
Attractions

Brooklyn, 3rd Quarter 2017

Bridge



Bridge Park





The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com





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

www.RatnerTeamVendors.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



THE BROOKLYN MADE REAL ESTATE SHOW

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com