

# BROOKLYN

## RESIDENTIAL MARKET REPORT

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August 2017



**The RATNER Team Market Report**

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# Residential Market Report Overview

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

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

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

## 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, August 2017

## Median Sale Price

**\$720K**

13% YoY

## Median Price/Sq.ft.

**\$671**

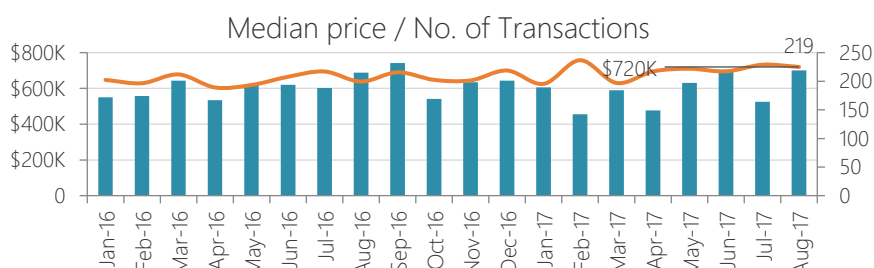
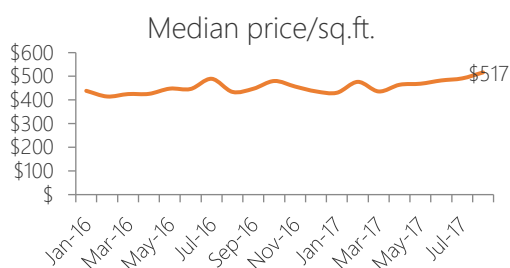
12% YoY

## No. of Transactions

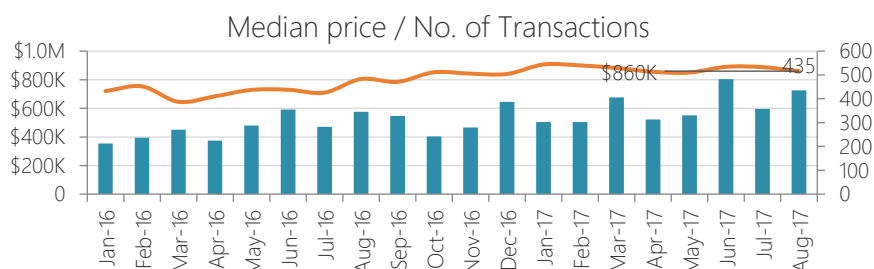
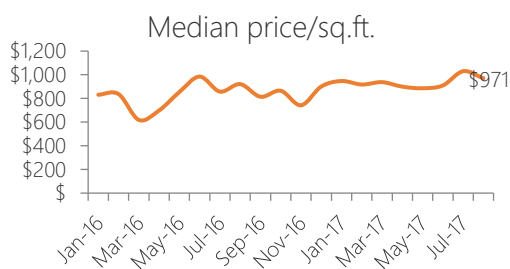
**957**

13% YoY

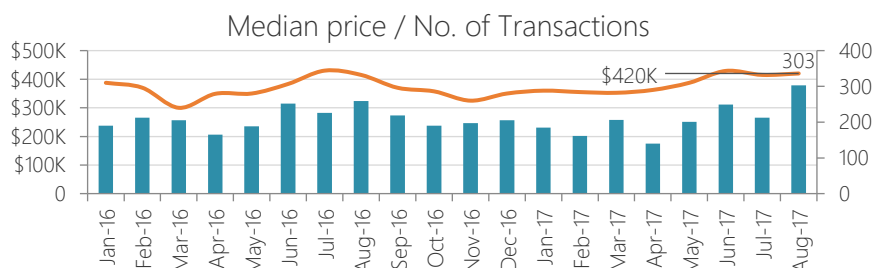
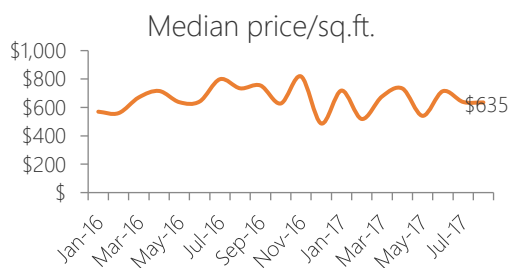
### Single family



### Condo



### Coop



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# Top 10 Residential Sales

Brooklyn, August 2017

## Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	31 Garden Pl	\$8,350,000	08-Aug-17	4,750	\$1,758	Brooklyn Heights
2	272 Hicks St	\$5,499,000	02-Aug-17	2,295	\$2,396	Brooklyn Heights
3	540 3 St	\$4,200,000	21-Aug-17	2,730	\$1,538	Park Slope
4	271 State St	\$3,995,000	11-Aug-17	4,296	\$930	Boerum Hill
5	914 E 9 St	\$3,960,000	17-Aug-17	2,614	\$1,515	Midwood
6	3 A 2 Pl	\$3,200,000	02-Aug-17	2,880	\$1,111	Carroll Gardens
7	419 1 St	\$2,750,000	30-Aug-17	3,200	\$859	Park Slope
8	125 King St	\$2,725,000	17-Aug-17	-	-	Red Hook
9	1465 E 7 St	\$2,700,000	10-Aug-17	3,890	\$694	Midwood
10	121 King St	\$2,698,363	22-Aug-17	-	-	Red Hook

## Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	51 Jay St #PHB	\$6,083,006	01-Aug-17	-	-	DUMBO
2	51 Jay St #PHE	\$5,908,905	07-Aug-17	-	-	DUMBO
3	360 Furman St #1015	\$5,660,000	08-Aug-17	3,946	\$1,434	Brooklyn Heights
4	200 Water St #5B	\$4,400,000	07-Aug-17	2,520	\$1,746	DUMBO
5	72 Poplar St #TH	\$3,500,000	01-Aug-17	4,445	\$787	Brooklyn Heights
6	400 Avenue U #302	\$3,500,000	31-Aug-17	2,264	\$1,546	Gravesend
7	251 1 St #PH 8A	\$3,232,944	23-Aug-17	-	-	Park Slope
8	1 Grand Army Plz #7D	\$3,217,500	03-Aug-17	2,470	\$1,303	Prospect Heights
9	200 Water St #PHB	\$3,207,488	31-Aug-17	1,871	\$1,714	DUMBO
10	90 Furman St #N202	\$3,057,397	21-Aug-17	-	-	Brooklyn Heights

## Coop

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	15 Clark St #6A	\$2,995,000	17-Aug-17	-	-	Brooklyn Heights
2	117 1 Pl #2	\$2,220,000	01-Aug-17	2,000	\$1,110	Carroll Gardens
3	205-209 Warren St #3E	\$1,975,000	24-Aug-17	1,300	\$1,519	Cobble Hill
4	233 Court St #1	\$1,950,000	29-Aug-17	1,700	\$1,147	Cobble Hill
5	35 Pierrepont St #8A	\$1,725,000	09-Aug-17	1,150	\$1,500	Brooklyn Heights
6	277 Hicks St #4D	\$1,675,000	04-Aug-17	1,050	\$1,595	Brooklyn Heights
7	299 Henry St #B2	\$1,550,000	21-Aug-17	-	-	Brooklyn Heights
8	25 Plaza St W #3F	\$1,500,000	04-Aug-17	1,600	\$938	Park Slope
9	20 Pierrepont St #2C	\$1,500,000	14-Aug-17	-	-	Brooklyn Heights
10	108 Pierrepont St #5	\$1,360,000	29-Aug-17	-	-	Brooklyn Heights

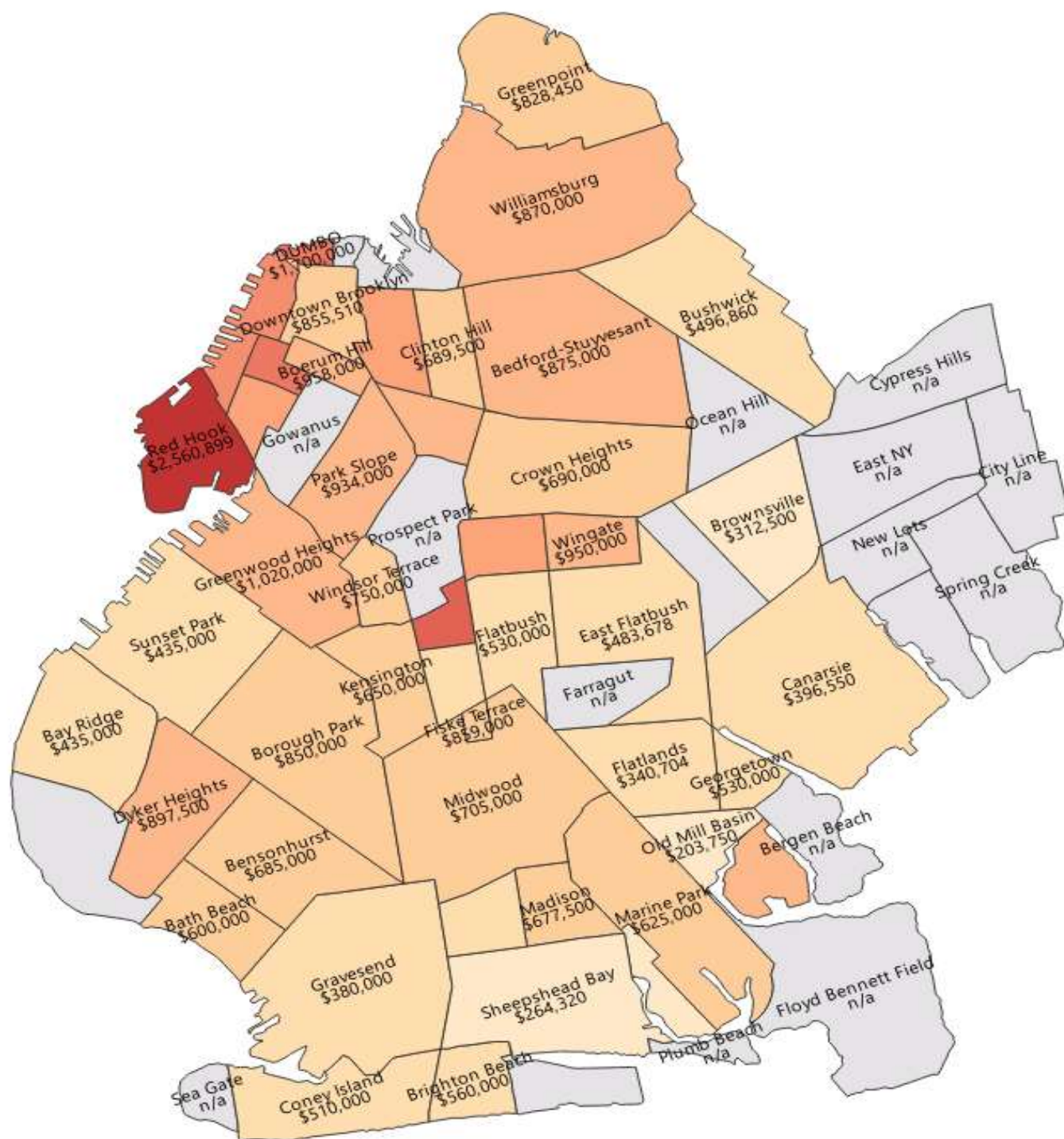


## The RATNER Team Market Report

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# Map of Neighborhoods

Brooklyn, August 2017



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# Top Neighborhoods

Brooklyn, August 2017

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Brooklyn Heights	\$1,467	\$1,500,000	21	\$3,057,397	\$1,172,500	\$6,924,500
2	Columbia Street Waterfront District	\$1,306	\$1,500,000	3	\$1,500,000	-	-
3	DUMBO	\$1,267	\$1,700,000	12	\$1,700,000	-	-
4	Williamsburg	\$1,166	\$870,000	68	\$880,000	\$446,000	\$1,999,000
5	Prospect Heights	\$1,163	\$954,000	53	\$955,000	\$587,500	-
6	Cobble Hill	\$1,143	\$1,725,000	9	\$1,500,000	\$1,950,000	-
7	Fort Greene	\$1,122	\$1,260,000	12	\$1,319,000	\$980,000	-
8	Boerum Hill	\$1,116	\$958,000	11	\$1,133,000	\$475,000	\$3,995,000
9	Downtown Brooklyn	\$1,113	\$855,510	18	\$883,010	\$764,000	-
10	Carroll Gardens	\$1,111	\$1,140,000	11	\$1,151,000	\$1,125,000	\$3,200,000
11	Park Slope	\$1,052	\$934,000	72	\$1,445,000	\$785,000	\$3,475,000
12	Greenpoint	\$1,051	\$828,450	13	\$778,961	-	\$1,475,000
13	Bushwick	\$968	\$496,860	8	\$190,632	-	\$881,250
14	Clinton Hill	\$927	\$689,500	27	\$680,000	\$699,000	-
15	Crown Heights	\$916	\$690,000	25	\$755,000	\$324,500	\$1,250,000
16	Greenwood Heights	\$838	\$1,020,000	7	\$1,010,000	-	\$1,475,000
17	Sunset Park	\$750	\$435,000	6	\$440,000	\$417,500	-
18	Prospect - Lefferts Gardens	\$749	\$1,149,000	8	-	\$860,534	\$1,635,000
19	Windsor Terrace	\$747	\$750,000	17	\$1,337,722	\$712,500	\$2,175,000
20	Prospect Park South	\$720	\$2,100,000	3	-	\$510,000	\$2,310,000
21	Fiske Terrace	\$712	\$859,000	3	\$854,500	-	\$2,245,000
22	Bedford-Stuyvesant	\$701	\$875,000	33	\$875,000	-	\$802,500
23	Dyker Heights	\$683	\$897,500	7	-	-	\$897,500
24	Borough Park	\$630	\$850,000	17	\$769,572	-	\$1,100,000
25	Midwood	\$616	\$705,000	57	\$950,000	\$250,000	\$940,000
26	Bay Ridge	\$613	\$435,000	51	\$761,000	\$329,000	\$1,020,000
27	Wingate	\$606	\$950,000	8	\$781,000	-	\$950,000
28	Bensonhurst	\$601	\$685,000	16	\$668,477	\$220,000	\$939,000
29	Brighton Beach	\$586	\$560,000	22	\$619,999	\$369,000	\$254,900
30	Kensington	\$583	\$650,000	18	\$895,000	\$527,500	\$1,000,000
31	Ditmas Park	\$571	\$516,000	9	\$1,175,000	\$467,000	-
32	Marine Park	\$556	\$625,000	20	\$470,000	-	\$630,000
33	Bath Beach	\$539	\$600,000	6	\$609,000	\$345,287	\$825,000
34	Madison	\$460	\$677,500	13	\$445,000	\$189,500	\$740,000
35	Gravesend	\$451	\$380,000	21	\$595,000	\$299,000	\$649,000
36	Flatbush	\$450	\$530,000	6	\$560,000	\$245,000	\$816,250
37	Georgetown	\$445	\$530,000	8	\$499,000	-	\$694,500
38	Mill Basin	\$442	\$940,000	3	-	-	\$940,000
39	Sheepshead Bay	\$438	\$264,320	47	\$575,311	\$227,453	\$685,300
40	Coney Island	\$421	\$510,000	17	\$665,000	\$412,000	\$535,000

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

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



## The RATNER Team Market Report

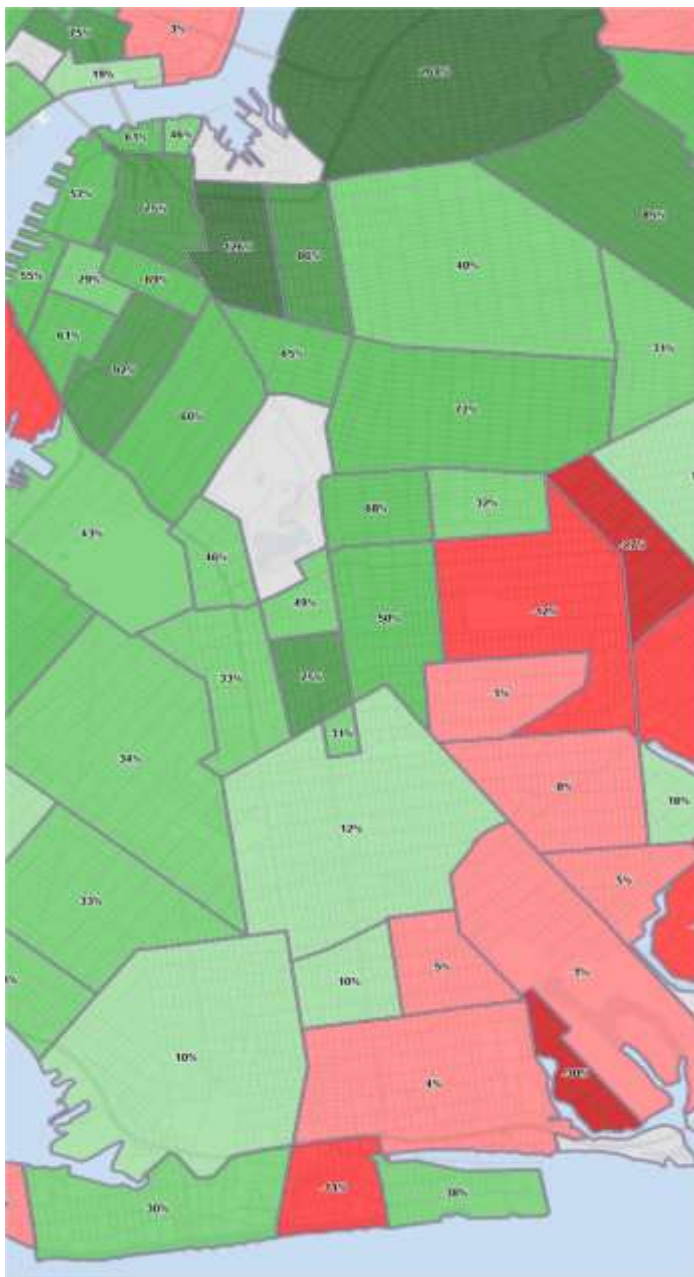
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# Sales Maps

Brooklyn, August 2017

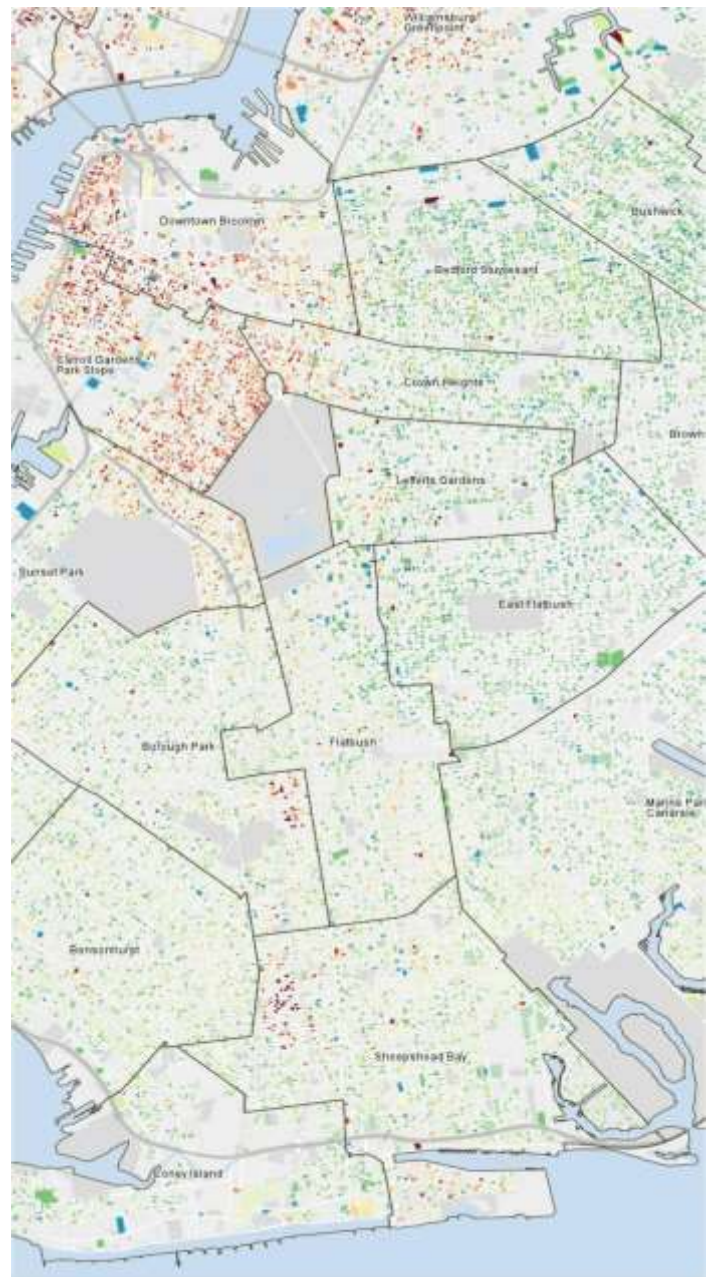
## Home Price Changes by Neighborhood

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.



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# Bath Beach

Brooklyn, August 2017

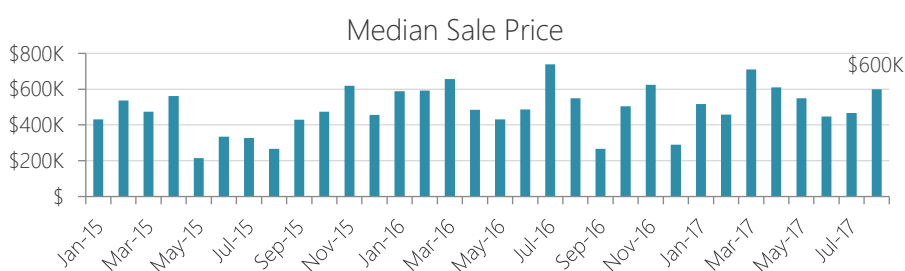
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



## Median Sale Price

\$600K

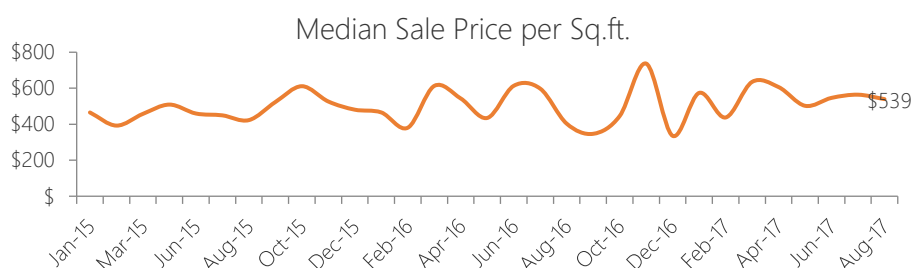
9% YoY



## Median Sale Price per Sq.ft.

\$539

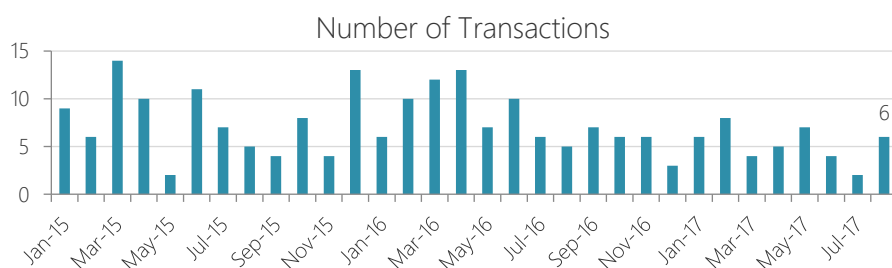
34% YoY



## 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	\$609,000	-6%	\$539	18%	2
Coops	\$345,287	29%	\$347	-1%	2
Houses	\$825,000	34%	\$889	97%	1



# Bay Ridge

Brooklyn, August 2017

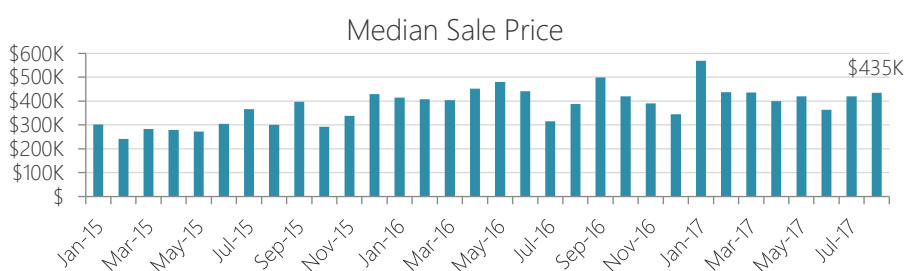
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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



## Median Sale Price

\$435K

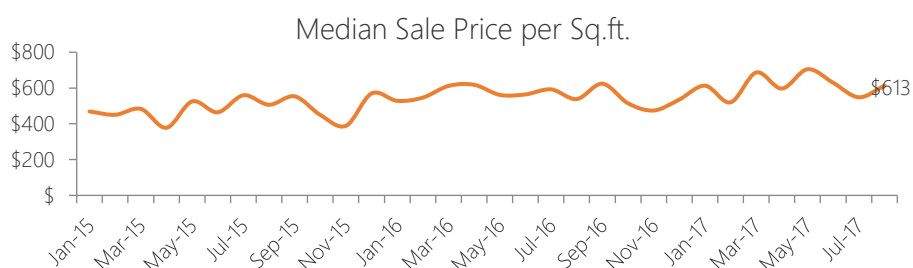
12% YoY



## Median Sale Price per Sq.ft.

\$613

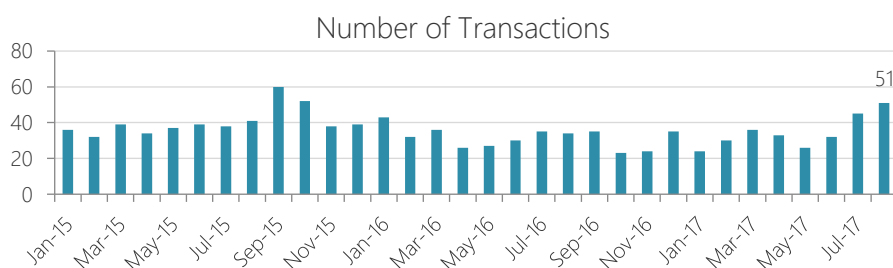
14% YoY



## Number of Transactions

51

50% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$761,000	44%	\$809	41%	8
Coops	\$329,000	10%	\$489	31%	33
Houses	\$1,020,000	4%	\$724	-9%	10



# Bedford-Stuyvesant

Brooklyn, August 2017

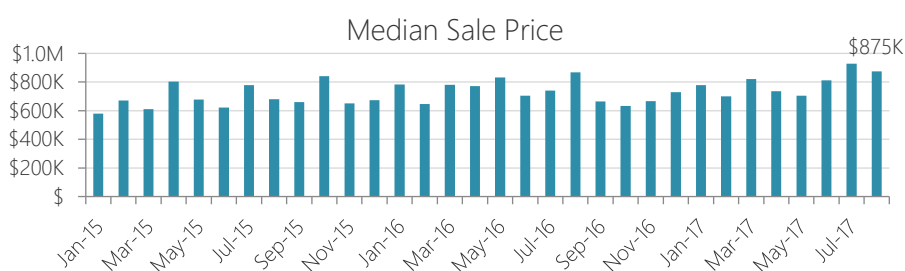
Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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



## Median Sale Price

**\$875K**

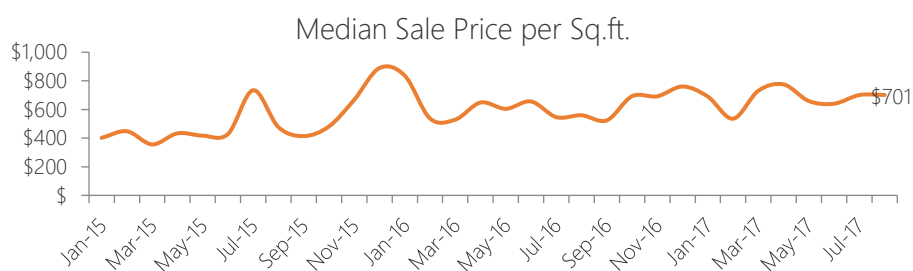
1% YoY



## Median Sale Price per Sq.ft.

**\$701**

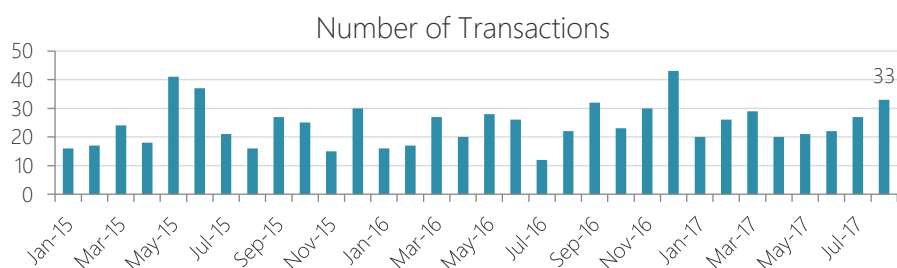
25% YoY



## Number of Transactions

**33**

50% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$875,000	-5%	\$949	46%	26
Coops	-	-	-	-	0
Houses	\$802,500	15%	\$485	0%	7



# Bensonhurst

Brooklyn, August 2017

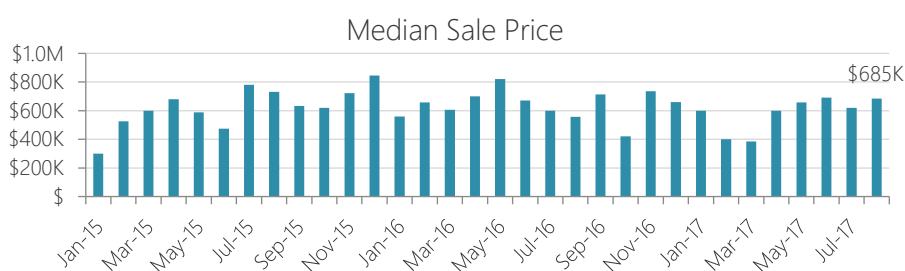
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



## Median Sale Price

**\$685K**

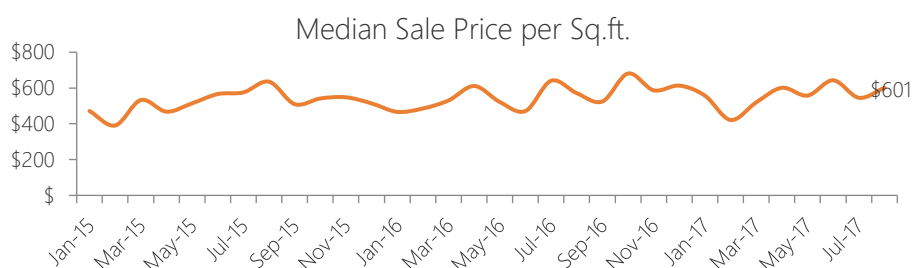
23% YoY



## Median Sale Price per Sq.ft.

**\$601**

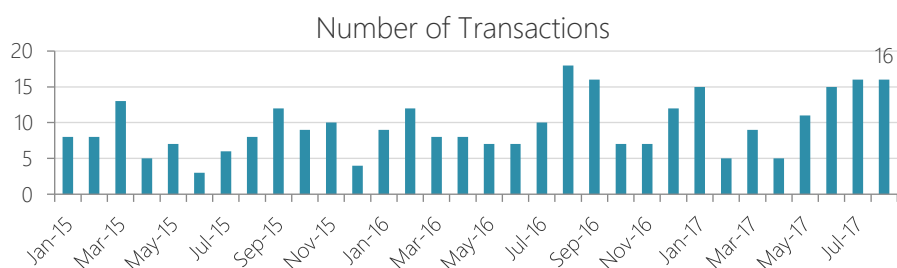
5% YoY



## Number of Transactions

**16**

-11% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$668,477	50%	\$631	9%	11
Coops	\$220,000	-	-	-	1
Houses	\$939,000	24%	\$532	5%	3



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# Boerum Hill

Brooklyn, August 2017

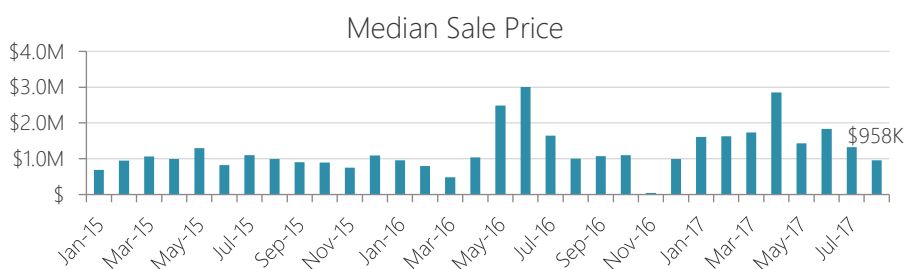
Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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



## Median Sale Price

**\$958K**

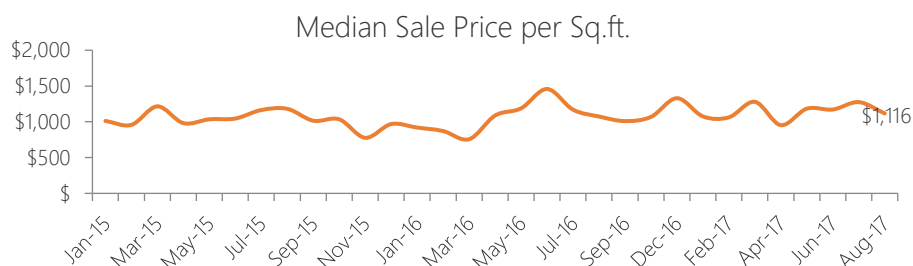
-4% YoY



## Median Sale Price per Sq.ft.

**\$1,116**

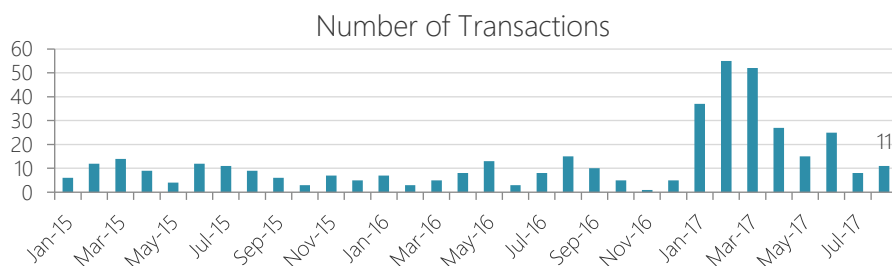
4% YoY



## Number of Transactions

**11**

-27% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,133,000	-1%	\$1,124	-5%	7
Coops	\$475,000	-26%	\$1,125	15%	3
Houses	\$3,995,000	-	\$930	-	1



# Borough Park

Brooklyn, August 2017

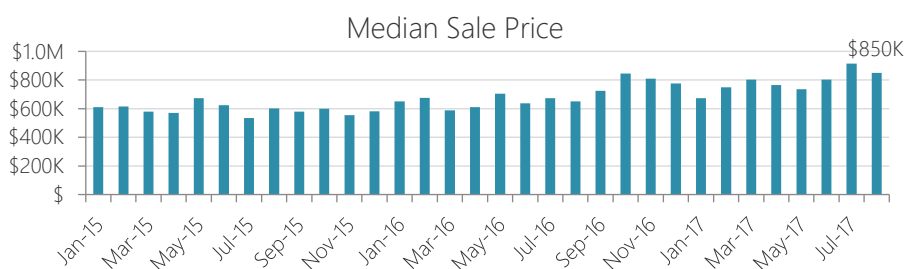
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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



## Median Sale Price

**\$850K**

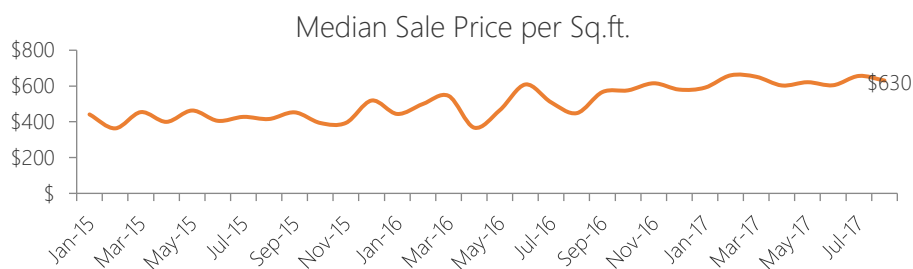
31% YoY



## Median Sale Price per Sq.ft.

**\$630**

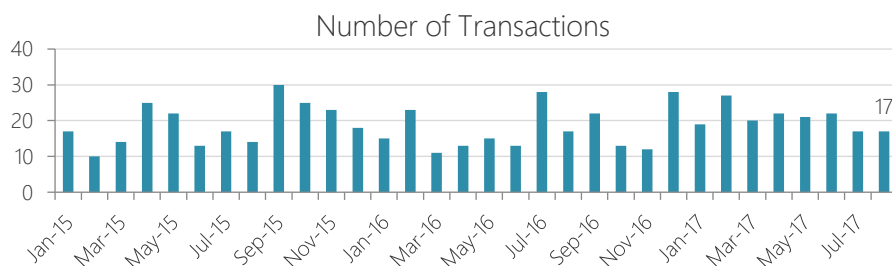
41% YoY



## Number of Transactions

**17**

0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$769,572	17%	\$610	32%	13
Coops	-	-	-	-	0
Houses	\$1,100,000	159%	\$668	163%	3



# Brighton Beach

Brooklyn, August 2017

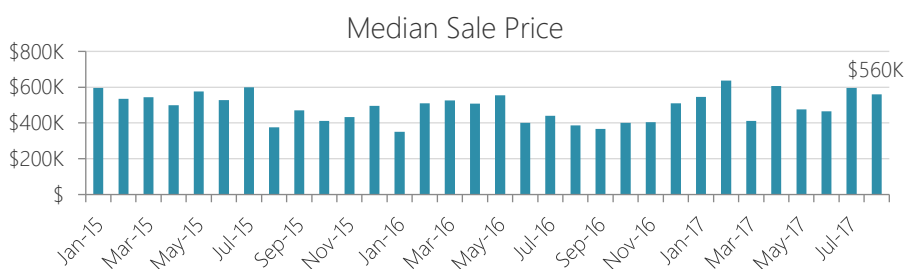
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



## Median Sale Price

\$560K

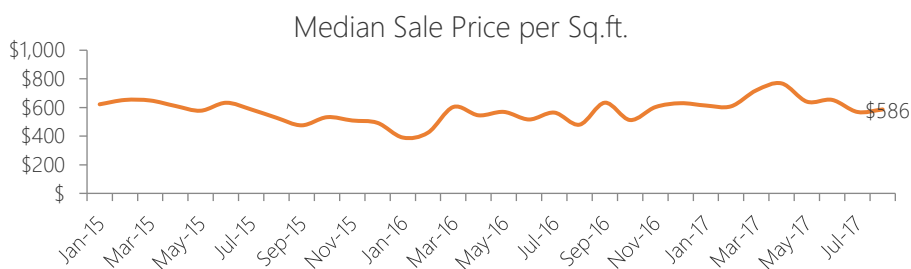
45% YoY



## Median Sale Price per Sq.ft.

\$586

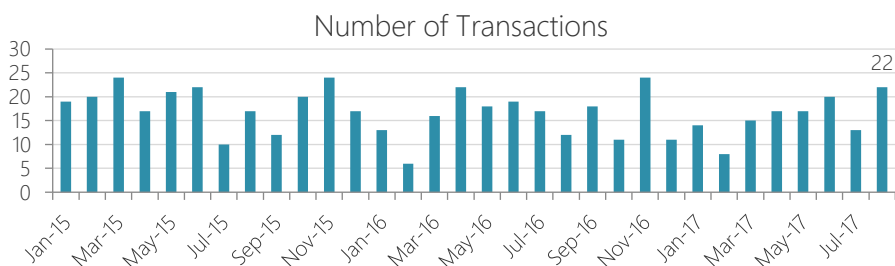
22% YoY



## Number of Transactions

22

83% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$619,999	-14%	\$604	27%	10
Coops	\$369,000	21%	\$378	-	10
Houses	\$254,900	-43%	\$254	-58%	2



# Brooklyn Heights

Brooklyn, August 2017

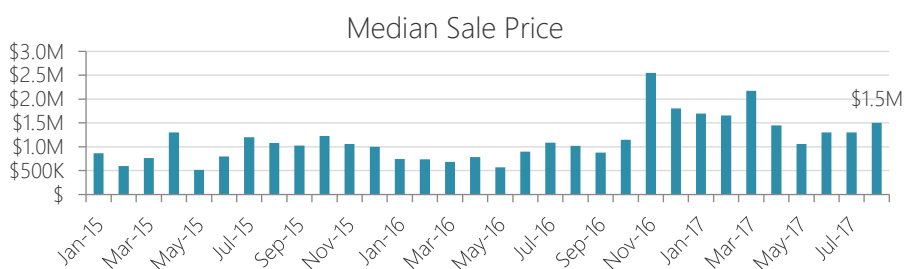
Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.



## Median Sale Price

\$1.5M

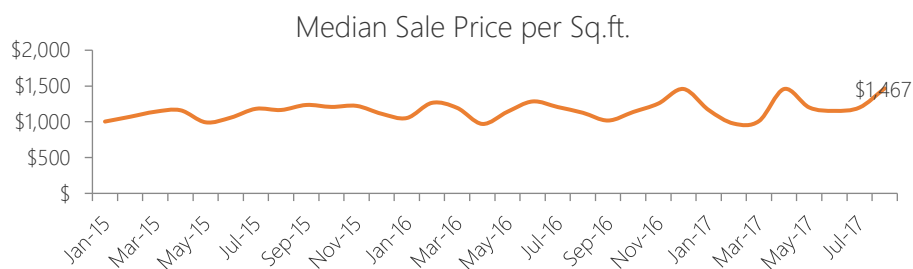
47% YoY



## Median Sale Price per Sq.ft.

\$1,467

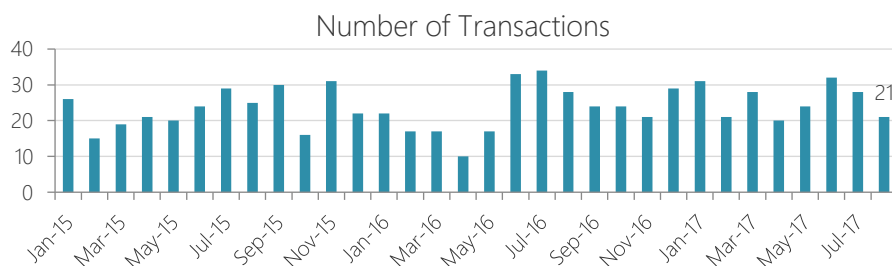
30% YoY



## Number of Transactions

21

-25% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,057,397	100%	\$1,046	-12%	6
Coops	\$1,172,500	43%	\$1,548	56%	13
Houses	\$6,924,500	-	\$2,077	-	2



# Brownsville

Brooklyn, August 2017

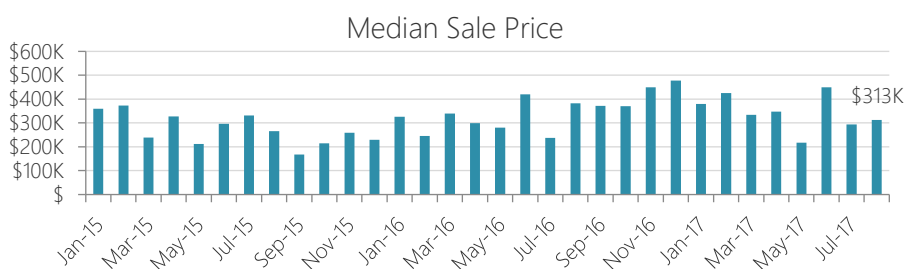
In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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



## Median Sale Price

\$313K

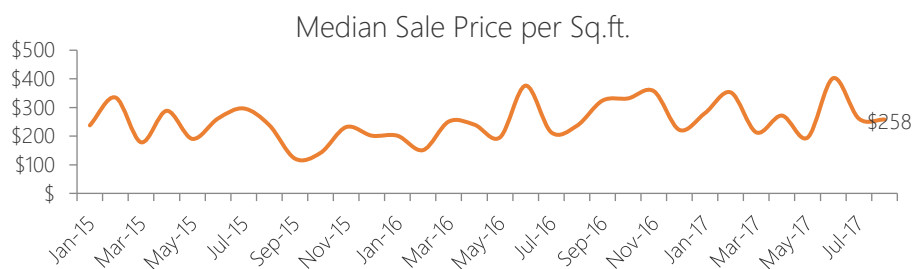
-18% YoY



## Median Sale Price per Sq.ft.

\$258

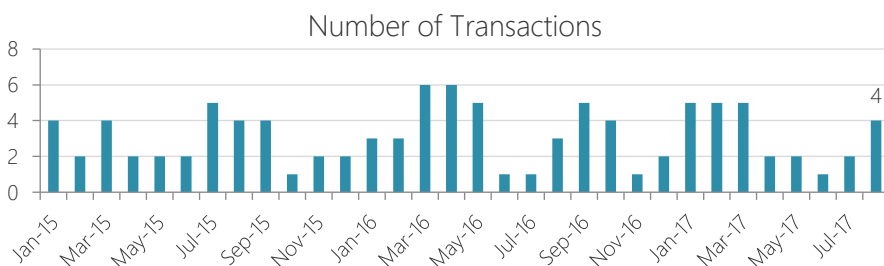
9% YoY



## 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
Coops	-	-	-	-	0
Houses	\$312,500	-18%	\$258	9%	4



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# Bushwick

Brooklyn, August 2017

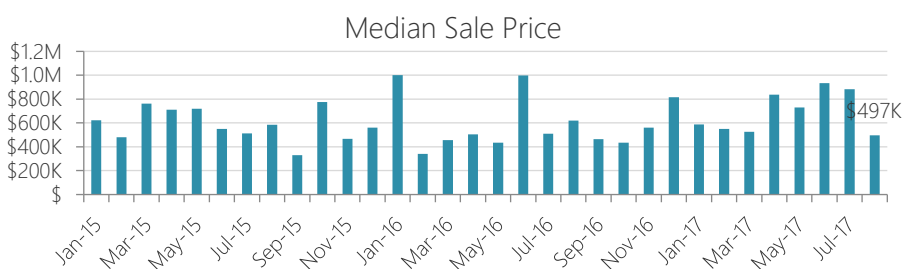
Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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



## Median Sale Price

\$497K

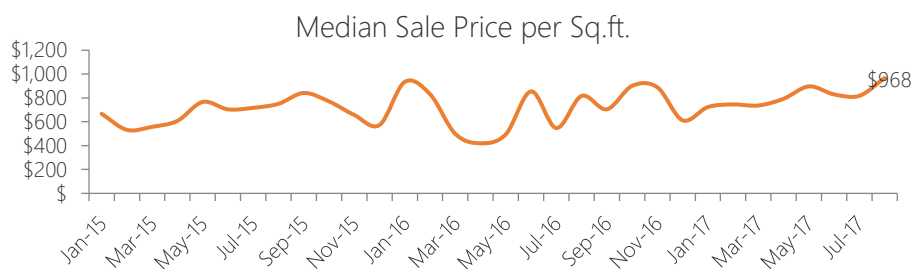
-20% YoY



## Median Sale Price per Sq.ft.

\$968

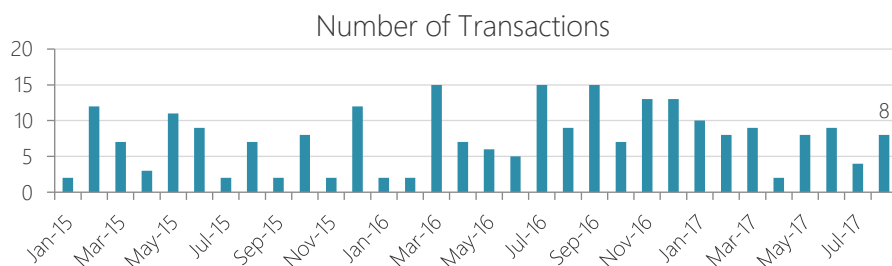
18% YoY



## Number of Transactions

8

-11% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$190,632	-63%	\$973	41%	6
Coops	-	-	-	-	0
Houses	\$881,250	-23%	\$832	-13%	2



# Canarsie

Brooklyn, August 2017

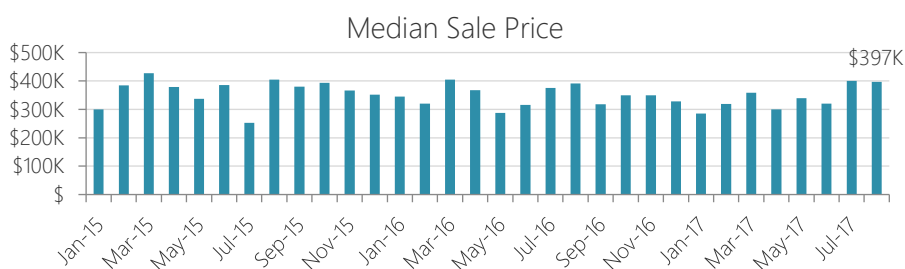
There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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



## Median Sale Price

**\$397K**

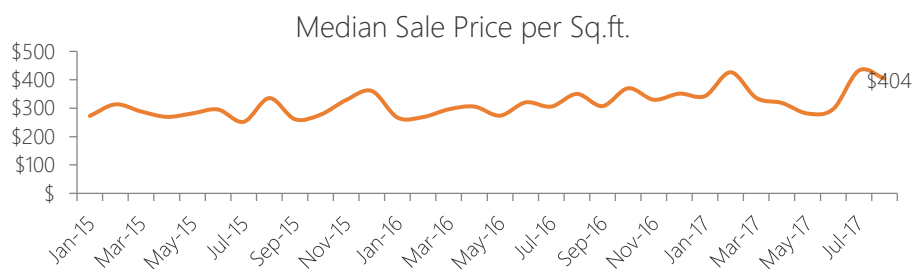
1% YoY



## Median Sale Price per Sq.ft.

**\$404**

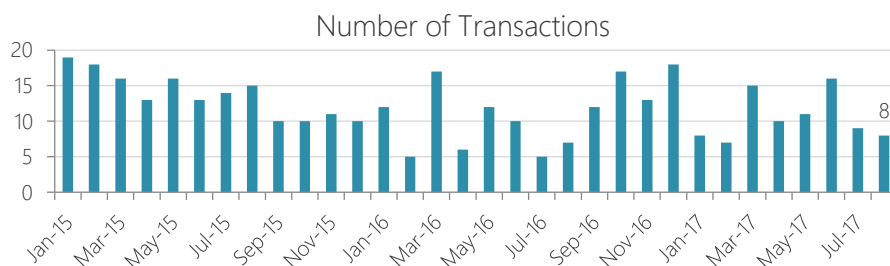
15% YoY



## Number of Transactions

**8**

14% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$393,275	-11%	\$362	-1%	2
Coops	-	-	-	-	0
Houses	\$455,000	16%	\$406	21%	6



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# Carroll Gardens

Brooklyn, August 2017

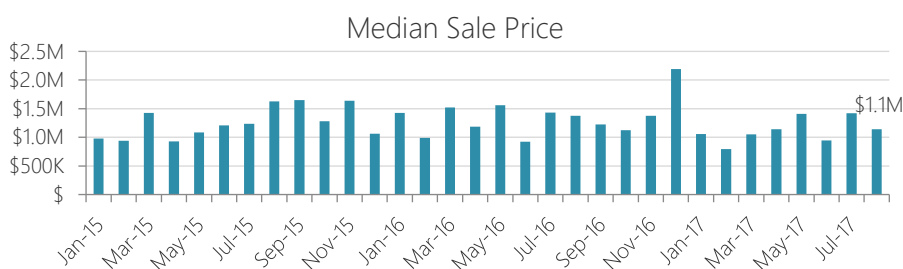
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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



## Median Sale Price

**\$1.14M**

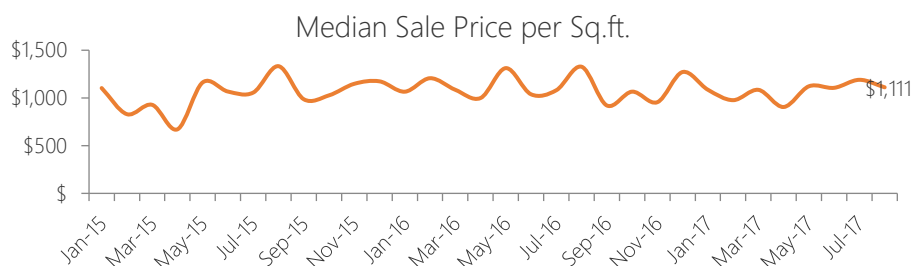
-17% YoY



## Median Sale Price per Sq.ft.

**\$1,111**

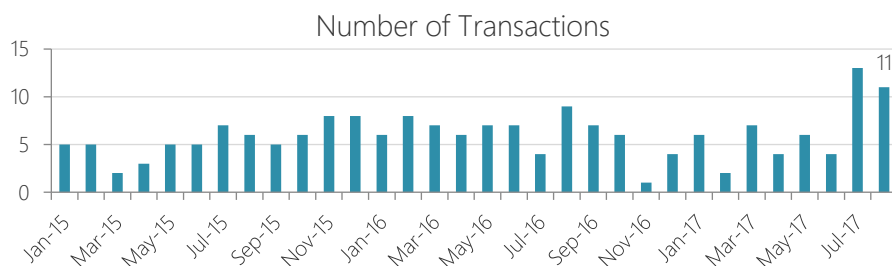
-16% YoY



## Number of Transactions

**11**

22% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,151,000	-40%	\$1,096	-15%	4
Coops	\$1,125,000	11%	\$1,164	-12%	6
Houses	\$3,200,000	-	\$1,111	-	1



# Clinton Hill

Brooklyn, August 2017

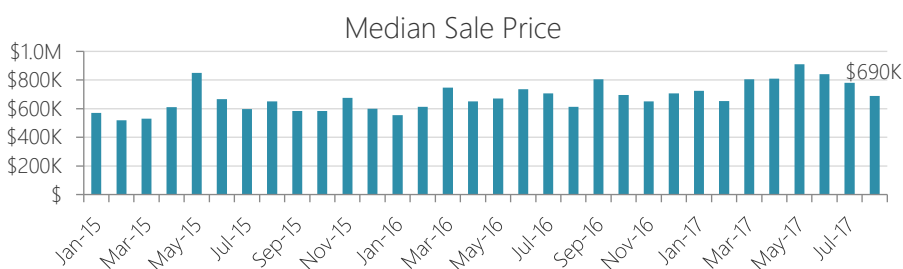
Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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



## Median Sale Price

\$690K

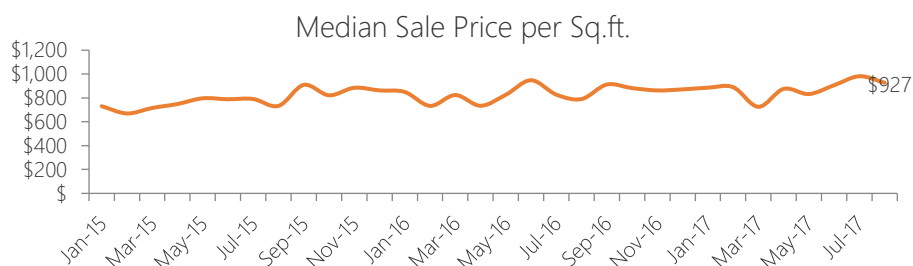
12% YoY



## Median Sale Price per Sq.ft.

\$927

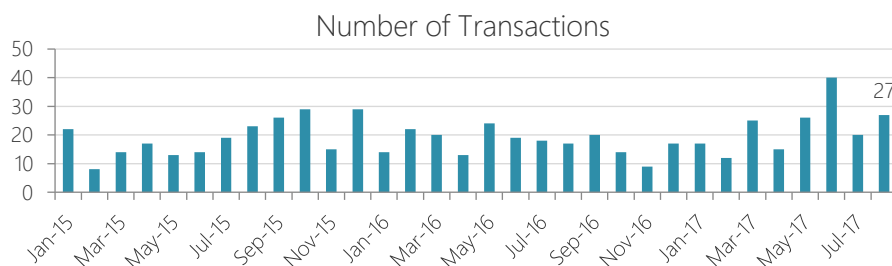
17% YoY



## Number of Transactions

27

59% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$680,000	9%	\$936	-	10
Coops	\$699,000	15%	\$864	9%	17
Houses	-	-	-	-	0



# Cobble Hill

Brooklyn, August 2017

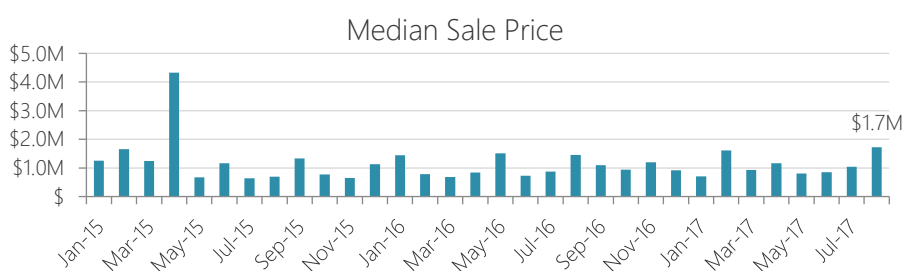
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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



## Median Sale Price

**\$1.72M**

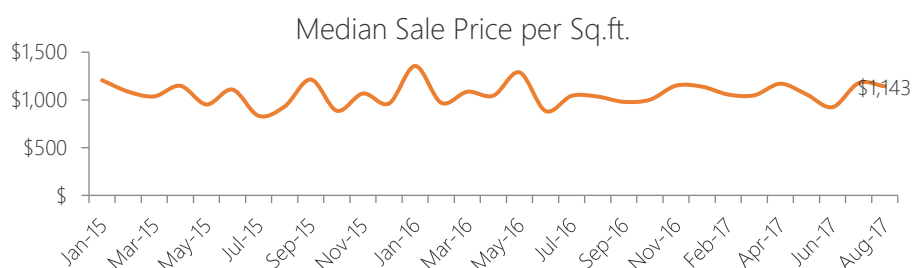
19% YoY



## Median Sale Price per Sq.ft.

**\$1,143**

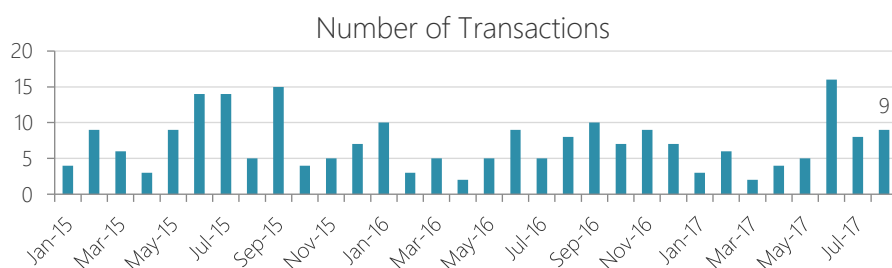
10% YoY



## Number of Transactions

**9**

13% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,500,000	-2%	\$1,140	10%	6
Coops	\$1,950,000	34%	\$1,147	5%	3
Houses	-	-	-	-	0



# Columbia Street Waterfront District

Brooklyn, August 2017

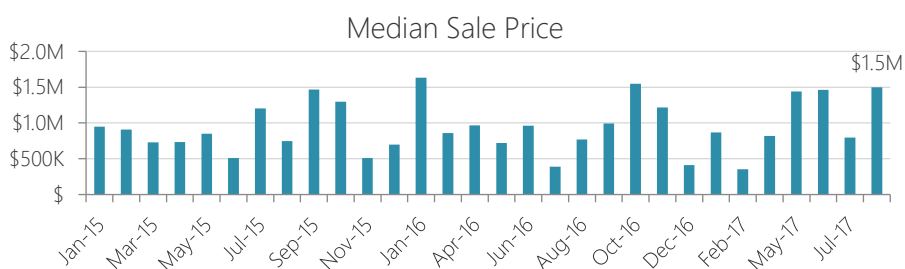


The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential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

## Median Sale Price

**\$1.5M**

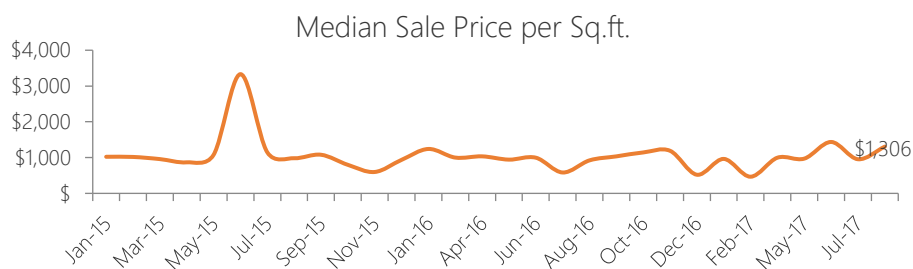
95% YoY



## Median Sale Price per Sq.ft.

**\$1,306**

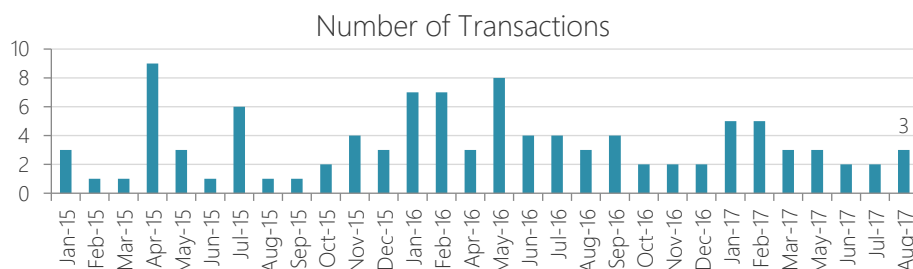
42% YoY



## Number of Transactions

**3**

0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,500,000	95%	\$1,306	42%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0



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# Coney Island

Brooklyn, August 2017

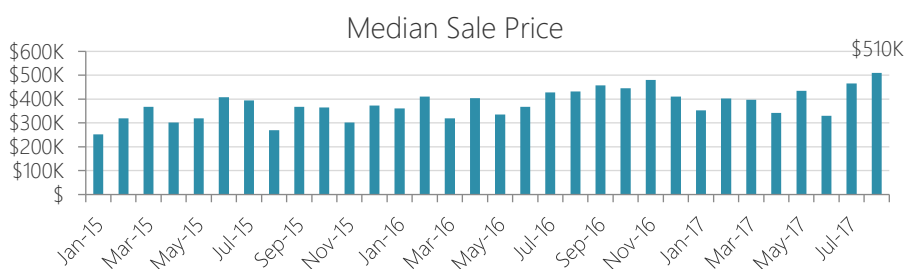
Real estate in Coney Island is an almost even split between renters and owners and includes everything from small studio apartments to four bedroom townhomes. Most homes in the area were built between 1970 and 1990. Thousands of people visit Coney Island every day to see the world-famous boardwalk.



## Median Sale Price

\$510K

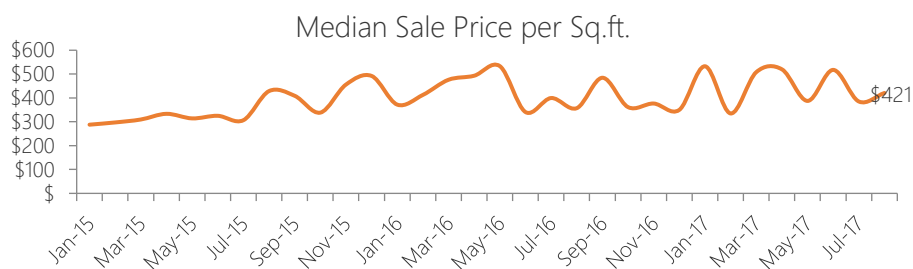
18% YoY



## Median Sale Price per Sq.ft.

\$421

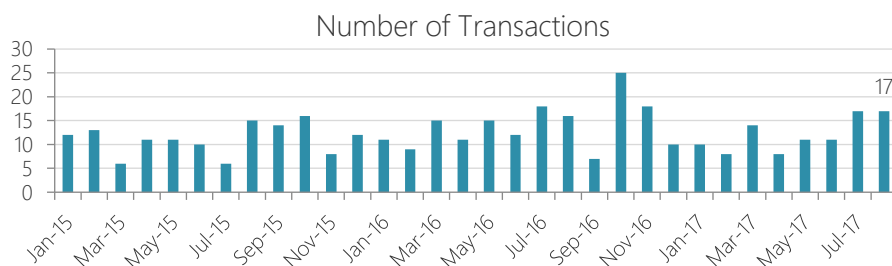
18% YoY



## Number of Transactions

17

6% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$665,000	16%	\$647	20%	6
Coops	\$412,000	8%	\$421	-	8
Houses	\$535,000	15%	\$375	8%	3



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# Crown Heights

Brooklyn, August 2017

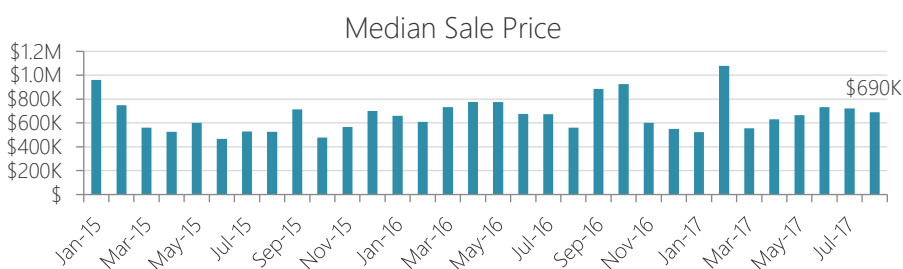
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



## Median Sale Price

**\$690K**

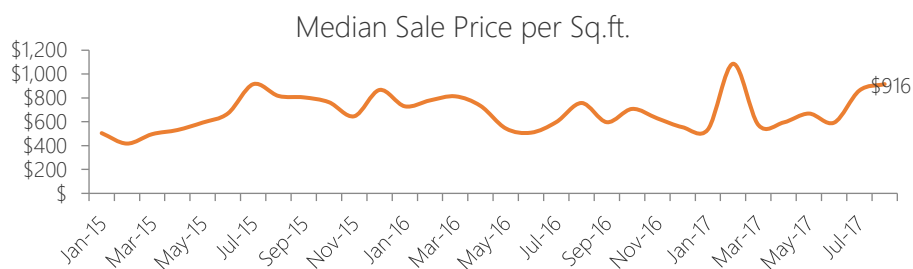
23% YoY



## Median Sale Price per Sq.ft.

**\$916**

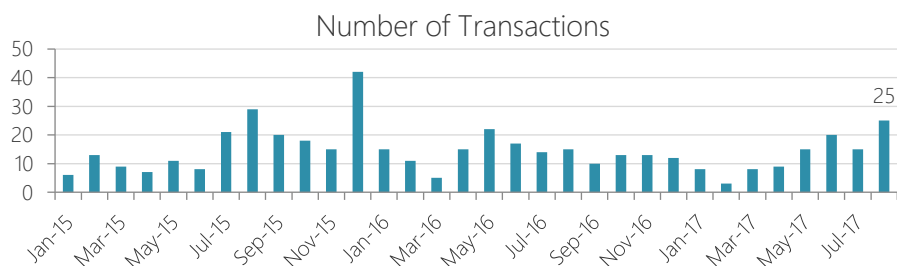
21% YoY



## Number of Transactions

**25**

67% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$755,000	35%	\$973	-5%	15
Coops	\$324,500	-39%	-	-	7
Houses	\$1,250,000	49%	\$623	40%	3



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# Ditmas Park

Brooklyn, August 2017

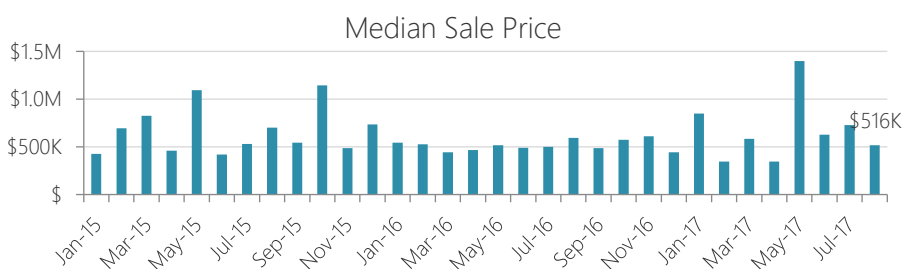
Ditmas Park is primarily residential, which leaves residents to head to nearby Park Slope for their shopping. This neighborhood is perfect for buyers who want a true community feeling in the middle of Brooklyn. Cortelyou Road is one of the few commercial areas and has several delis, coffee houses, bars,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



## Median Sale Price

\$516K

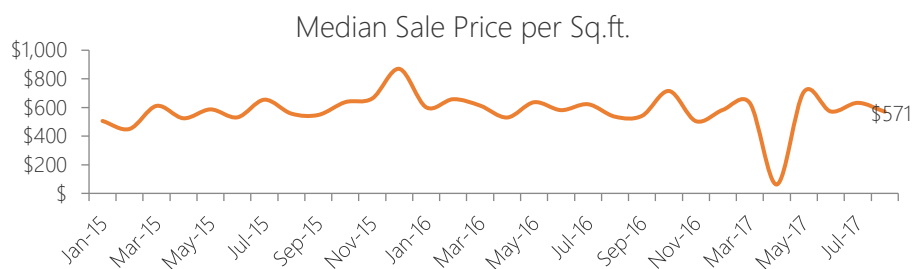
-13% YoY



## Median Sale Price per Sq.ft.

\$571

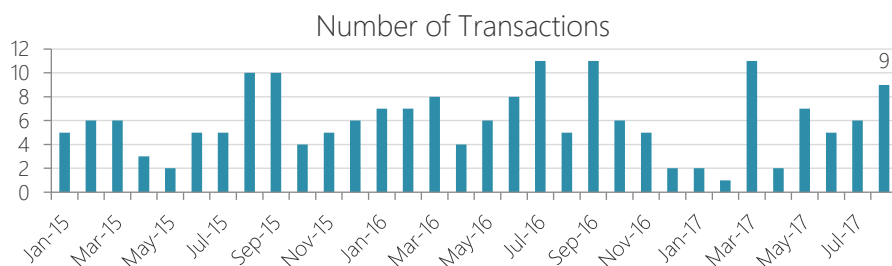
7% YoY



## Number of Transactions

9

80% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,175,000	-	\$1,008	-	1
Coops	\$467,000	-21%	\$546	2%	8
Houses	-	-	-	-	0



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# Downtown Brooklyn

Brooklyn, August 2017

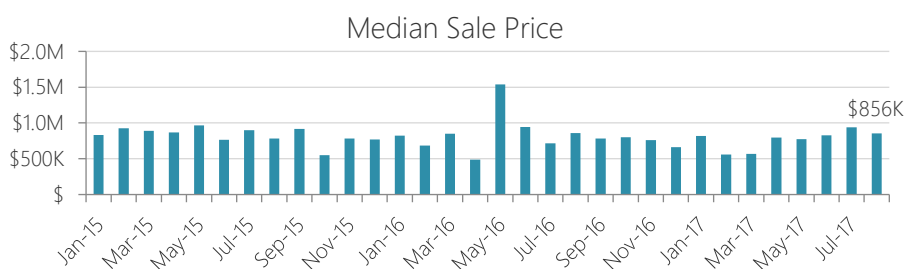
As the third largest business district in NYC, Downtown Brooklyn may buzz during the day but it's relatively quiet at night. A wealth of condos, apartments, brownstones and townhouses were built within the last decade and today it's an eclectic neighborhood and commuter's dream with parks, several schools,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



## Median Sale Price

**\$856K**

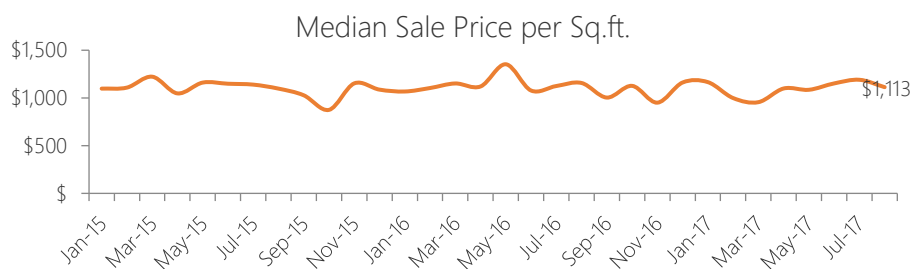
-1% YoY



## Median Sale Price per Sq.ft.

**\$1,113**

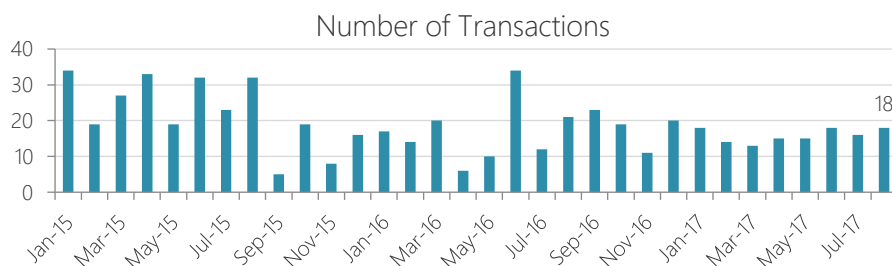
-4% YoY



## Number of Transactions

**18**

-14% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$883,010	-8%	\$1,189	-1%	9
Coops	\$764,000	43%	\$888	-16%	9
Houses	-	-	-	-	0



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# DUMBO

Brooklyn, August 2017

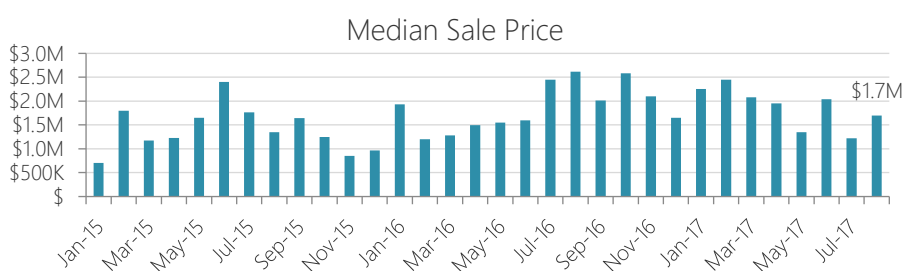
The trendy neighborhood of DUMBO is as classy as it is sassy. With a hip vibe today built on a historic past there's a mixture of converted warehouses and vintage loft spaces – some with views of the Brooklyn Bridge and the Manhattan skyline. Trendy shops, hip bars, and manicured waterfront spaces can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



## Median Sale Price

\$1.7M

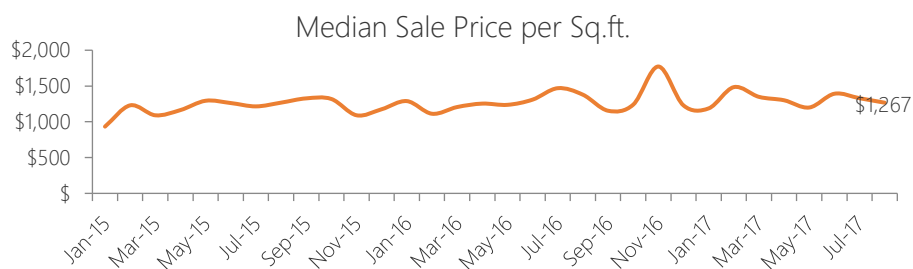
-35% YoY



## Median Sale Price per Sq.ft.

\$1,267

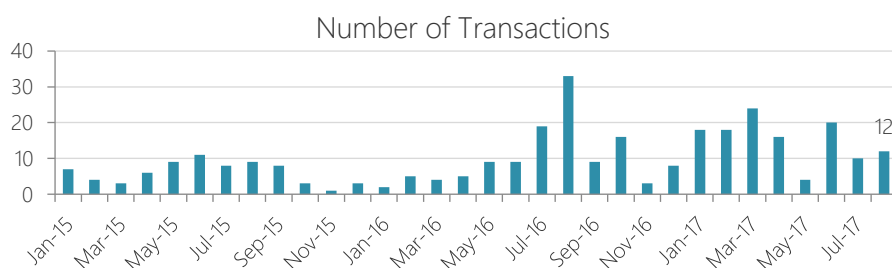
-8% YoY



## Number of Transactions

12

-64% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,700,000	-35%	\$1,267	-8%	12
Coops	-	-	-	-	0
Houses	-	-	-	-	0



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# Dyker Heights

Brooklyn, August 2017

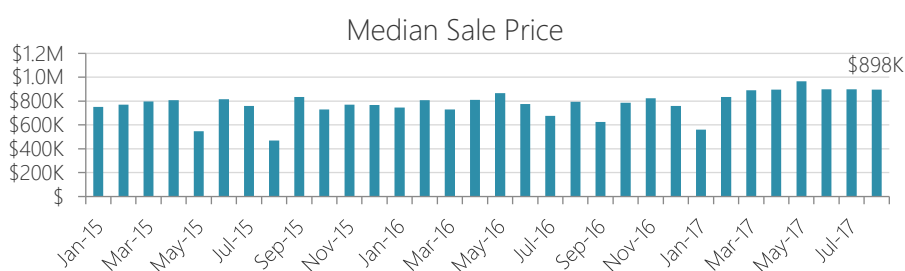
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



## Median Sale Price

**\$898K**

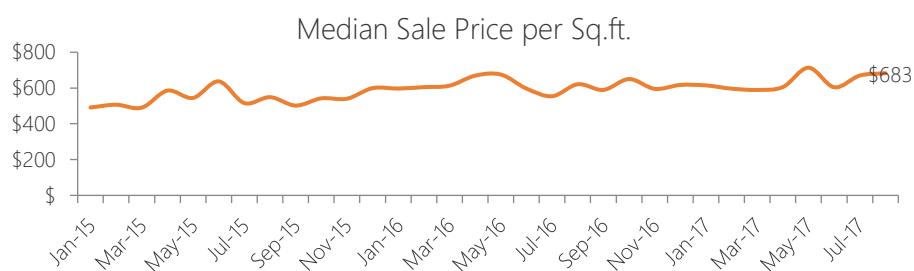
13% YoY



## Median Sale Price per Sq.ft.

**\$683**

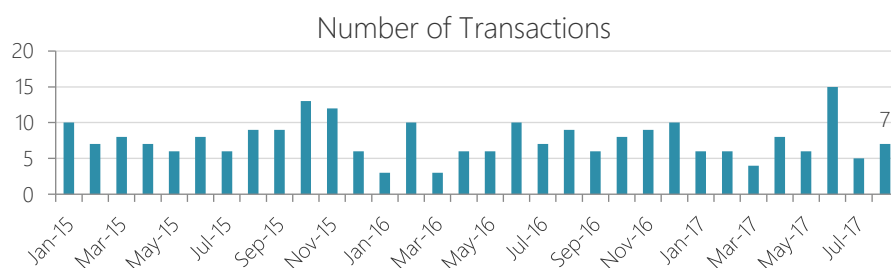
10% YoY



## Number of Transactions

**7**

-22% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	-	-	-	-	0
Houses	\$897,500	3%	\$683	11%	7



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# East Flatbush

Brooklyn, August 2017

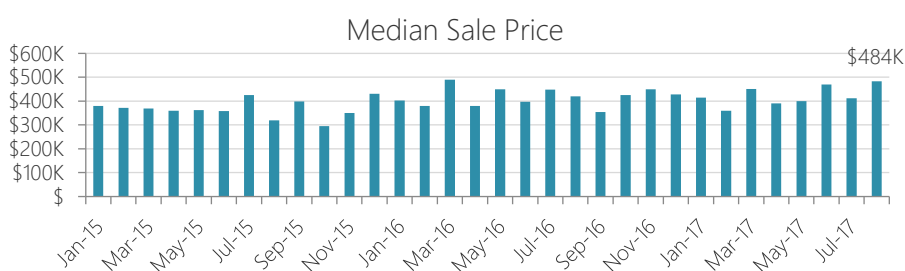
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



## Median Sale Price

\$484K

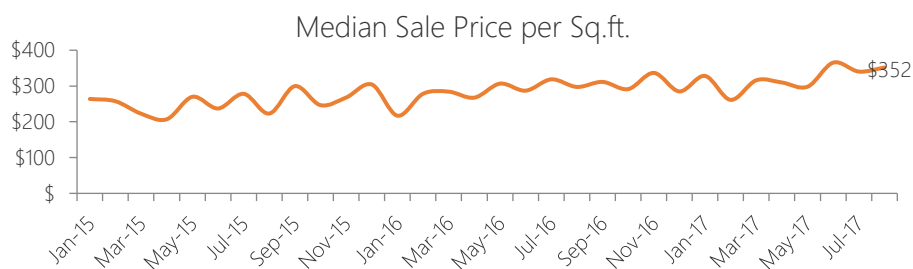
15% YoY



## Median Sale Price per Sq.ft.

\$352

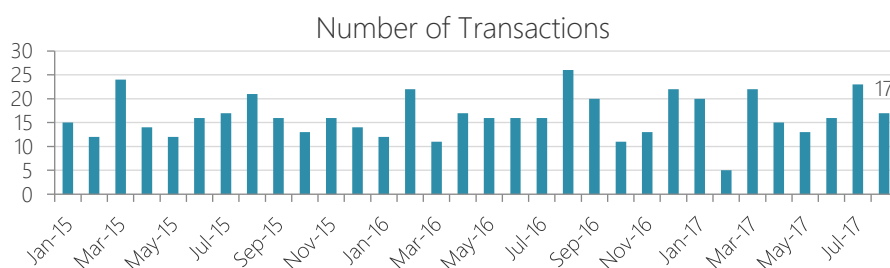
18% YoY



## Number of Transactions

17

-35% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	-	\$375	-	1
Coops	\$219,500	-5%	-	-	2
Houses	\$491,839	16%	\$347	17%	13



# East New York

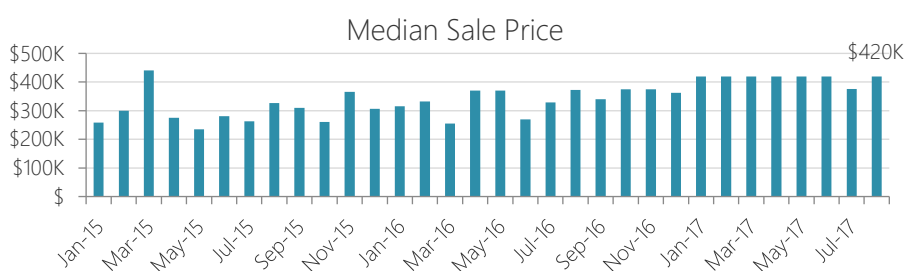
Brooklyn, August 2017



## Median Sale Price

**\$420K**

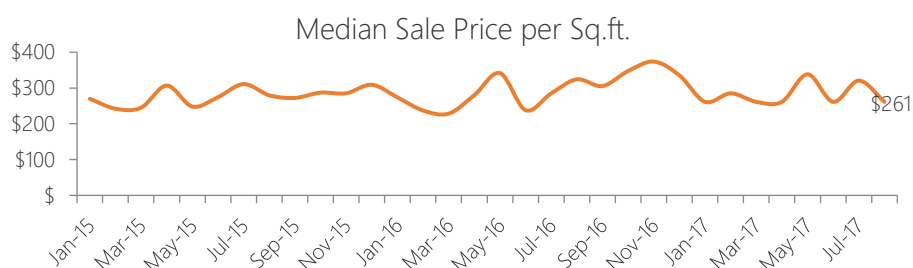
13% YoY



## Median Sale Price per Sq.ft.

**\$261**

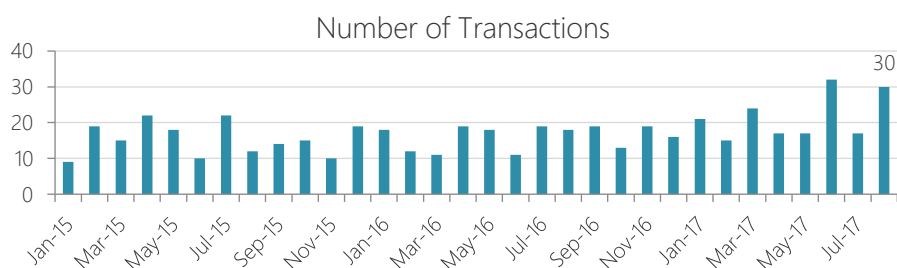
-19% YoY



## Number of Transactions

**30**

67% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$295,000	21%	\$345	5%	7
Coops	-	-	-	-	0
Houses	\$419,666	10%	\$261	-19%	24



# Fiske Terrace

Brooklyn, August 2017

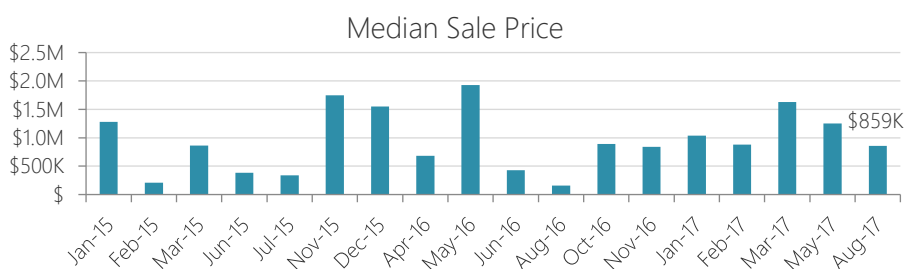
Fiske Terrace is a planned community in South Central Brooklyn on the boundaries of Flatbush and Midwood. Serviced by the Bay Ridge Branch of the LIRR and the B and Q trains at the BMT Brighton line is a good choice for commuters. Most homes were built in the early 1900s and 250 of them are part of the Fiske Terrace-Midwood Park Historic District.



## Median Sale Price

**\$859K**

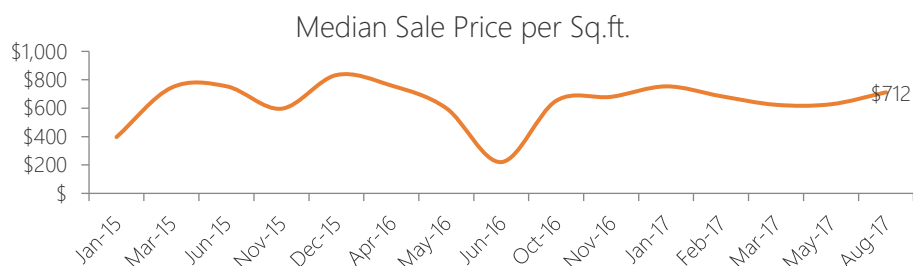
437% YoY



## Median Sale Price per Sq.ft.

**\$712**

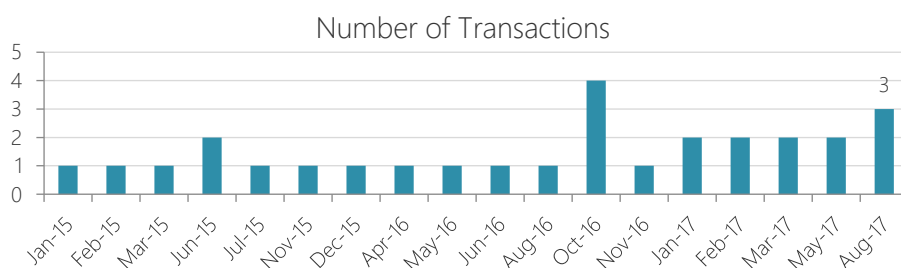
-



## Number of Transactions

**3**

200% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$854,500	-	\$692	-	2
Coops	-	-	-	-	0
Houses	\$2,245,000	-	\$1,382	-	1



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# Flatbush

Brooklyn, August 2017

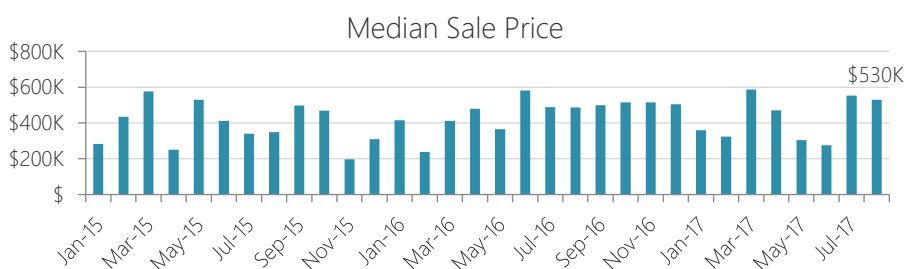
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



## Median Sale Price

\$530K

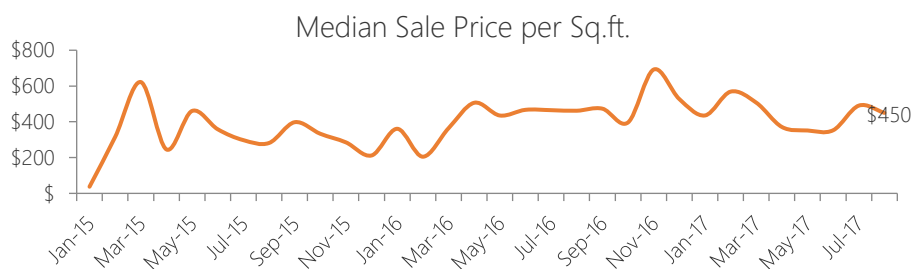
9% YoY



## Median Sale Price per Sq.ft.

\$450

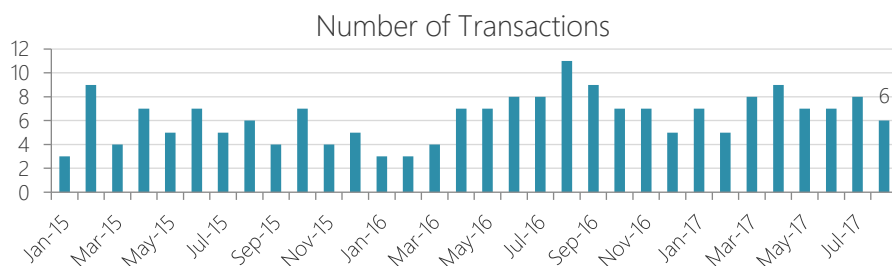
-3% YoY



## Number of Transactions

6

-45% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$560,000	13%	-	-	1
Coops	\$245,000	-46%	\$450	-27%	2
Houses	\$816,250	81%	\$711	67%	2



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# Flatlands

Brooklyn, August 2017

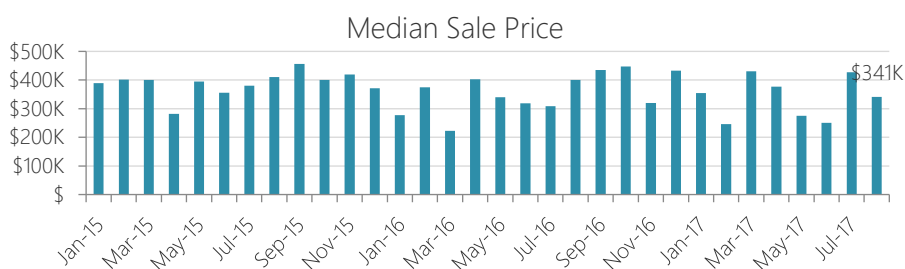
With a population of almost 65,000, Flatlands is a mid-sized neighborhood with no subway access but more than a dozen bus lines. Owning a car is easier here than other Brooklyn areas because many homes have driveways and garages. The Kings Plaza Shopping Center is accessible by boat and car and features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



## Median Sale Price

\$341K

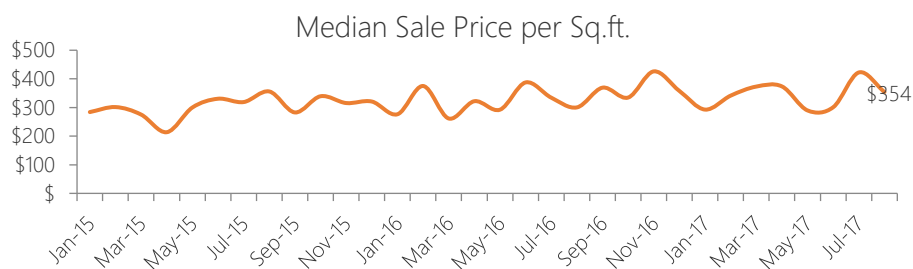
-15% YoY



## Median Sale Price per Sq.ft.

\$354

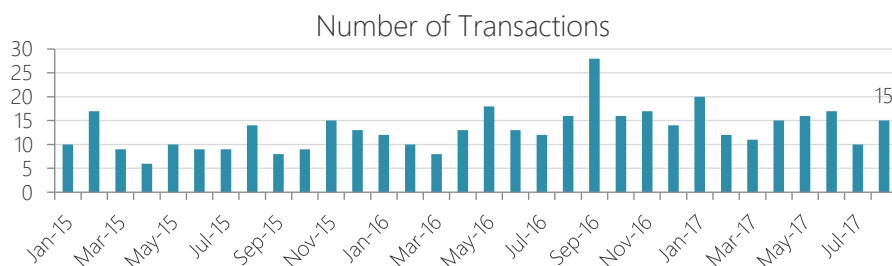
18% YoY



## Number of Transactions

15

-6% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$260,000	33%	\$266	8%	6
Houses	\$505,000	12%	\$396	32%	9



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# Fort Greene

Brooklyn, August 2017

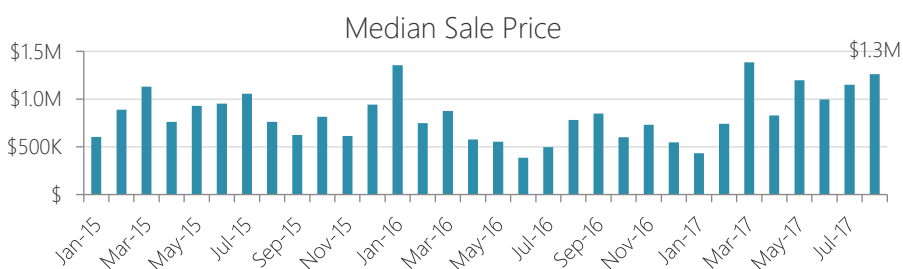
Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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



## Median Sale Price

\$1.26M

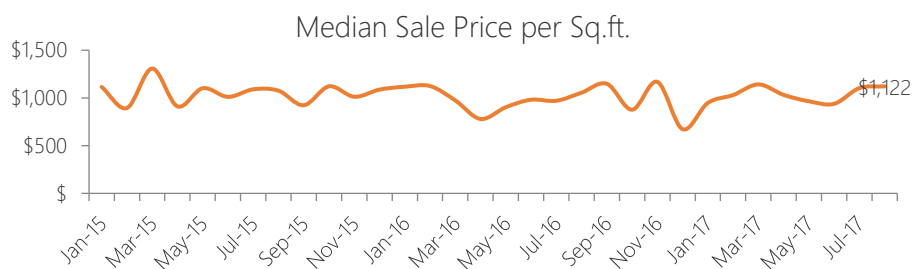
61% YoY



## Median Sale Price per Sq.ft.

\$1,122

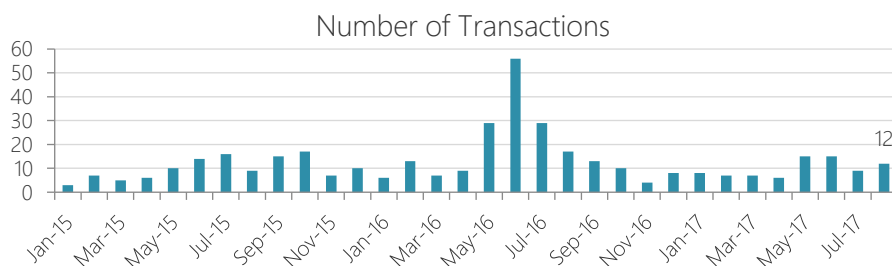
6% YoY



## Number of Transactions

12

-29% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,319,000	12%	\$1,131	16%	9
Coops	\$980,000	111%	\$931	-18%	3
Houses	-	-	-	-	0



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# Georgetown

Brooklyn, August 2017

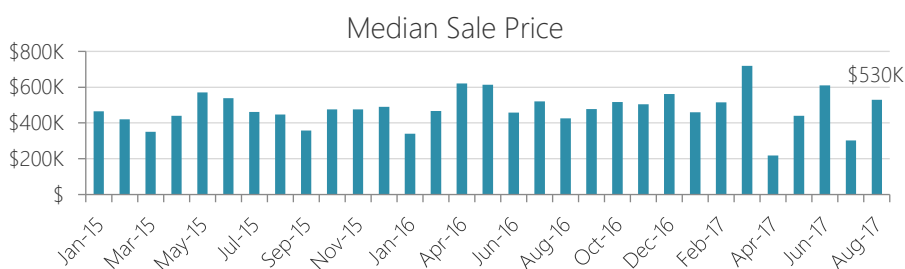
An excellent choice for drivers, Georgetown is known as a quiet neighborhood with fairly new buildings all with similar architecture and few trees. There are four buses servicing the area but many homes have not just one but two private parking spaces. With a major strip mall, Georgetown Shopping Mall,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



## Median Sale Price

\$530K

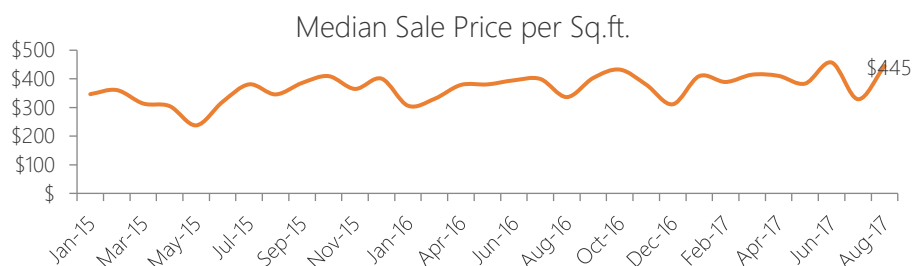
25% YoY



## Median Sale Price per Sq.ft.

\$445

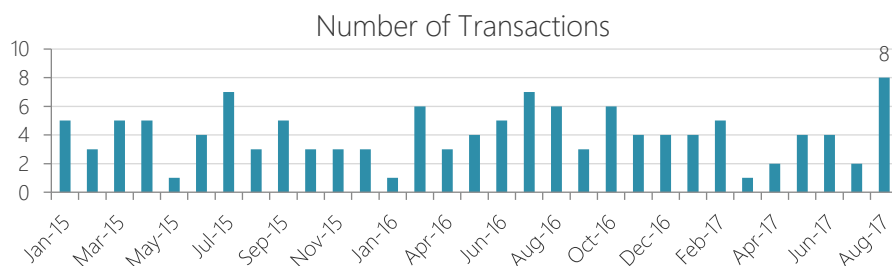
32% YoY



## Number of Transactions

8

33% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$499,000	38%	\$457	11%	6
Coops	-	-	-	-	0
Houses	\$694,500	10%	\$426	42%	2



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# Gerritsen Beach

Brooklyn, August 2017

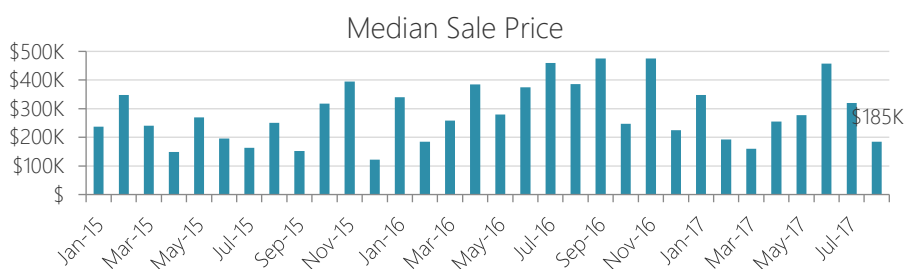
Home to the only volunteer fire department in NYC and The Gerritsen Ballfields with two soccer fields, three athletic fields and a little league field, Gerritsen Beach has a strong community-oriented vibe. Recreational fishing is popular and model airplane enthusiasts love the mini-airport. Block parties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



## Median Sale Price

\$185K

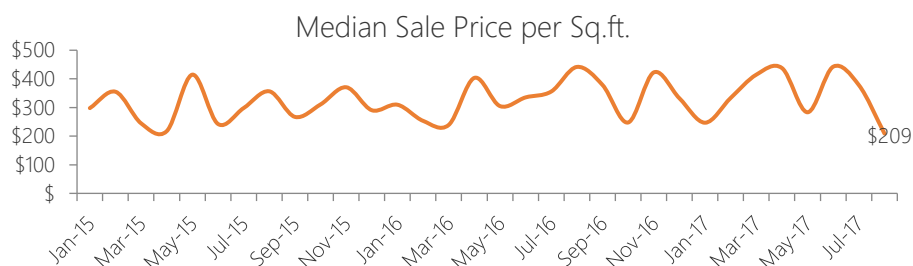
-52% YoY



## Median Sale Price per Sq.ft.

\$209

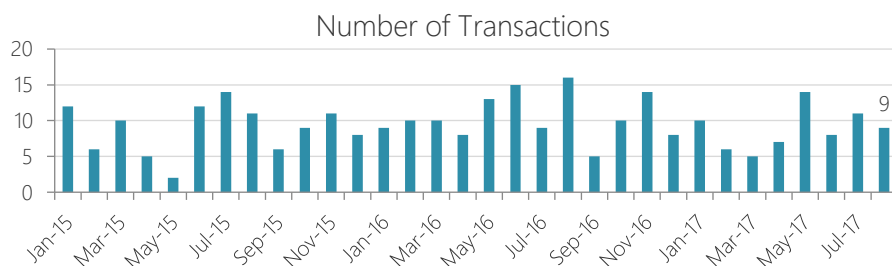
-53% YoY



## Number of Transactions

9

-44% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$150,000	-12%	\$198	-	4
Houses	\$231,900	-44%	\$232	-45%	4



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# Gravesend

Brooklyn, August 2017

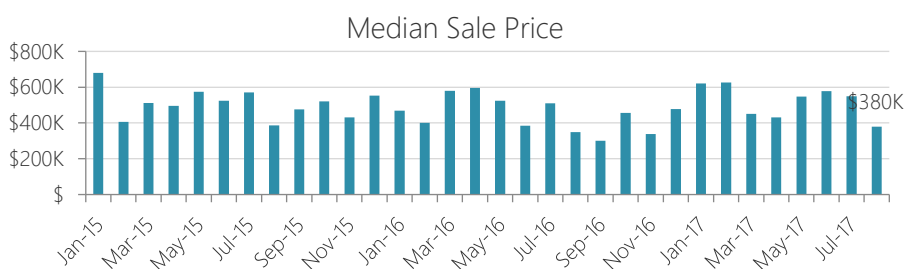
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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



## Median Sale Price

\$380K

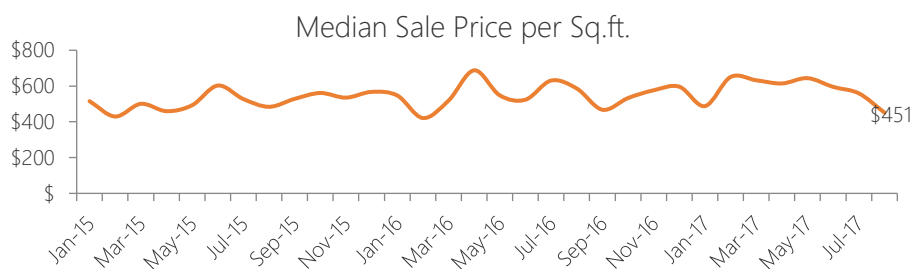
9% YoY



## Median Sale Price per Sq.ft.

\$451

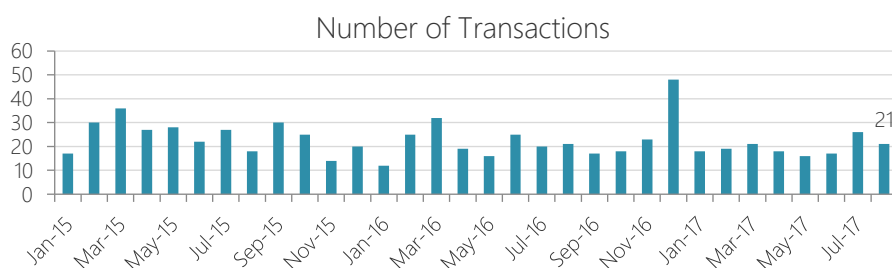
-23% YoY



## Number of Transactions

21

0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$595,000	-7%	\$568	-4%	6
Coops	\$299,000	41%	\$300	-9%	12
Houses	\$649,000	-13%	\$451	-25%	3



# Greenpoint

Brooklyn, August 2017

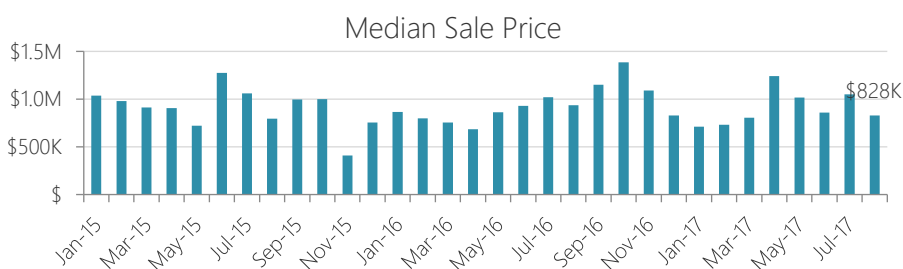
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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



## Median Sale Price

**\$828K**

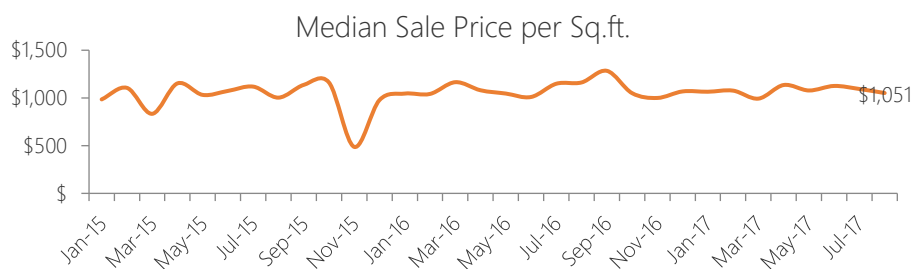
-12% YoY



## Median Sale Price per Sq.ft.

**\$1,051**

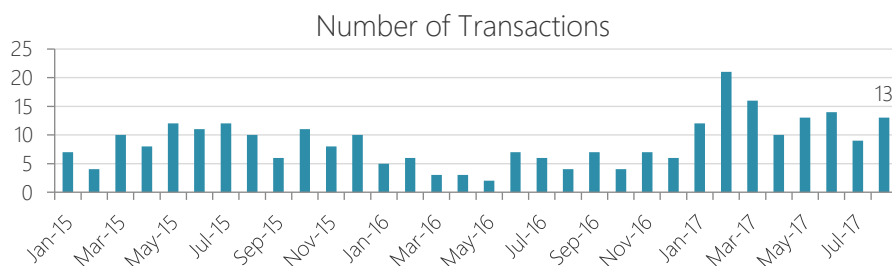
-10% YoY



## Number of Transactions

**13**

225% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$778,961	-17%	\$1,104	-5%	12
Coops	-	-	-	-	0
Houses	\$1,475,000	-	\$999	-	1



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# Greenwood Heights

Brooklyn, August 2017

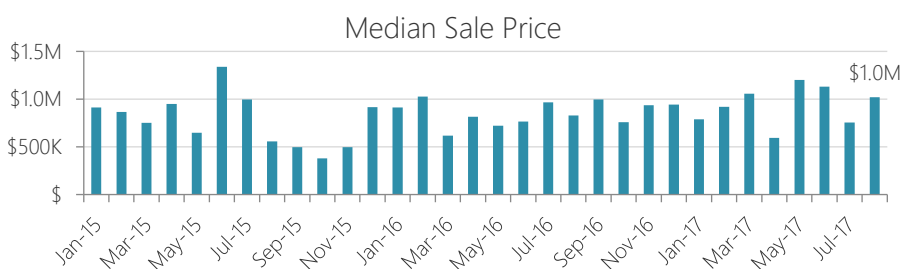
Like much of Brooklyn, Greenwood Heights has an eclectic vibe, thanks in part to the mix of architectural styles: wood frame, vinyl, and brick bound. It's served by numerous subway lines, including the D, N, and R trains, and offers commuters their choice of both local and express buses. This is a neighborhood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



## Median Sale Price

**\$1.02M**

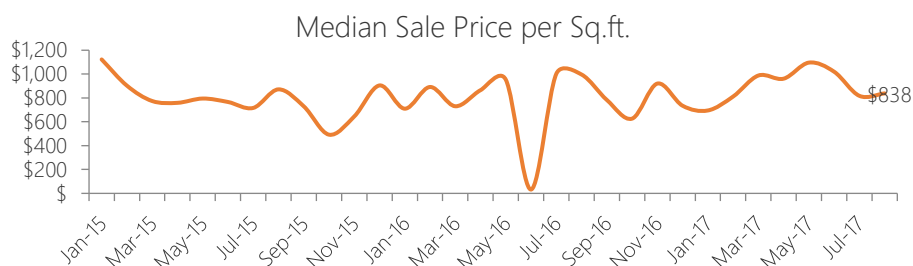
23% YoY



## Median Sale Price per Sq.ft.

**\$838**

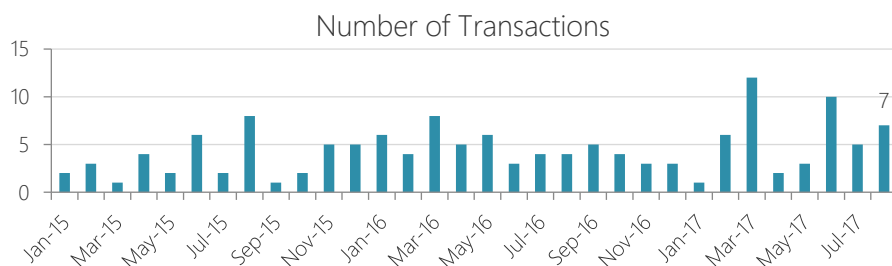
-16% YoY



## Number of Transactions

**7**

75% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,010,000	53%	\$893	-7%	6
Coops	-	-	-	-	0
Houses	\$1,475,000	48%	\$838	-19%	1



# Kensington

Brooklyn, August 2017

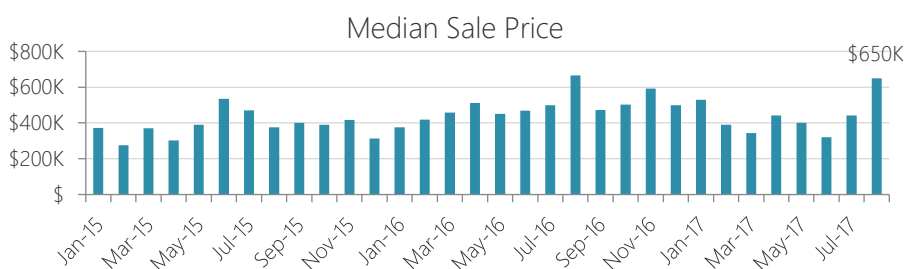
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



## Median Sale Price

**\$650K**

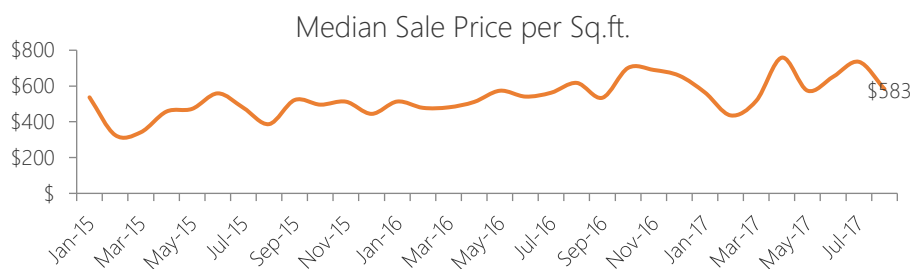
-2% YoY



## Median Sale Price per Sq.ft.

**\$583**

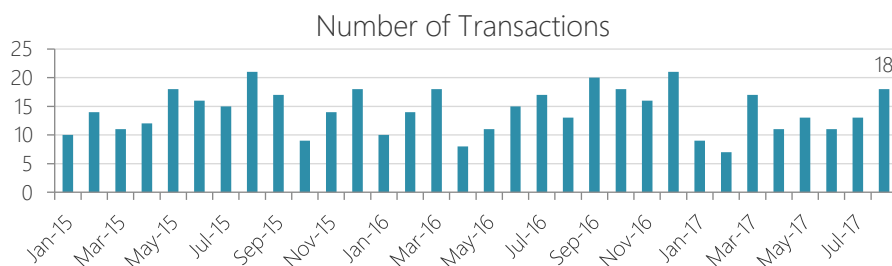
-6% YoY



## Number of Transactions

**18**

38% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$895,000	30%	\$565	-15%	2
Coops	\$527,500	20%	\$570	31%	13
Houses	\$1,000,000	-7%	\$696	-4%	2



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# Madison

Brooklyn, August 2017

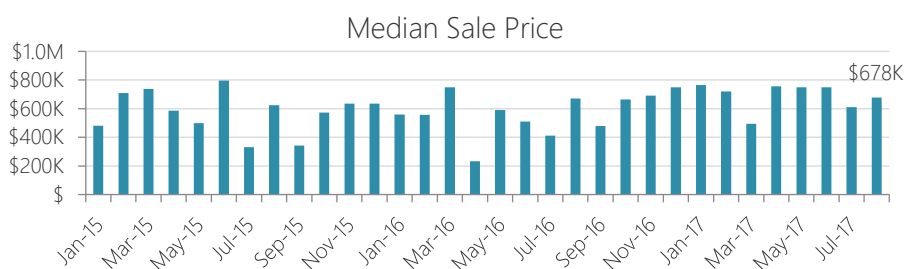
Only its own neighborhood for a decade (previously being part of Marine Park), Madison is a small neighborhood with its own subway stop and a large commercial thoroughfare. The area has a suburban feel, thanks to its large yards, sculpted hedges, and smartly placed topiary. Oversized rooms and stucco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



## Median Sale Price

\$678K

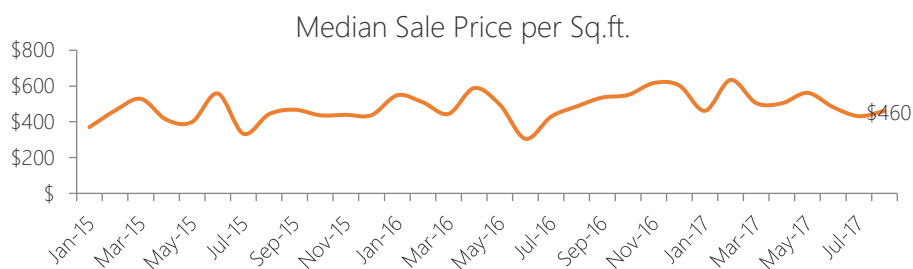
1% YoY



## Median Sale Price per Sq.ft.

\$460

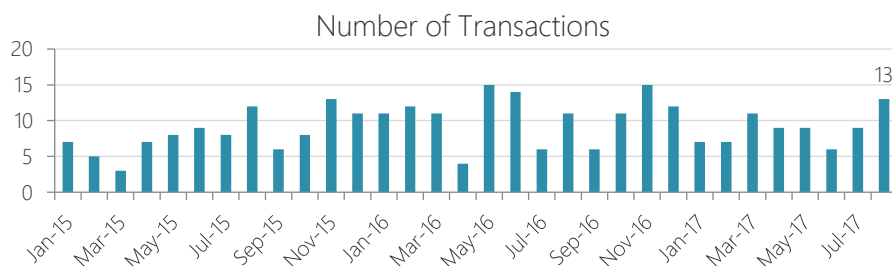
-5% YoY



## Number of Transactions

13

18% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$445,000	-25%	\$446	-	1
Coops	\$189,500	-27%	-	-	2
Houses	\$740,000	6%	\$467	-4%	10



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# Marine Park

Brooklyn, August 2017

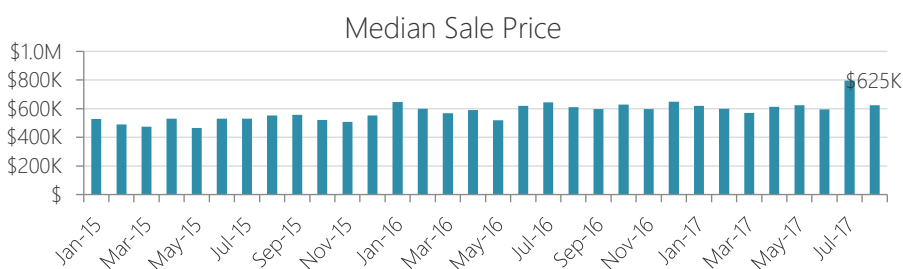
Affordable but isolated, Marine Park is a throwback to the Brooklyn neighborhoods of yesteryear. Without access to the subway, buyers are hesitant to make the leap but the area is served by numerous shopping strips with a diverse selection of stores, restaurants, and movie theaters. The local landmark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



## Median Sale Price

\$625K

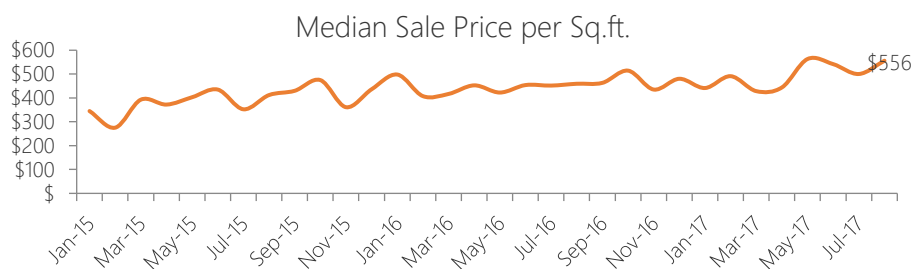
2% YoY



## Median Sale Price per Sq.ft.

\$556

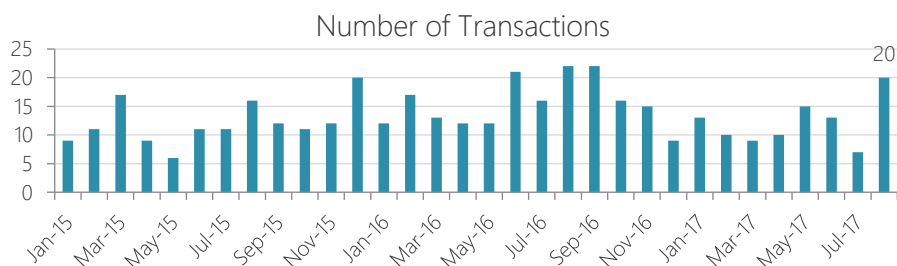
21% YoY



## Number of Transactions

20

-9% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$470,000	-	\$470	-	1
Coops	-	-	-	-	0
Houses	\$630,000	1%	\$559	21%	19



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# Midwood

Brooklyn, August 2017

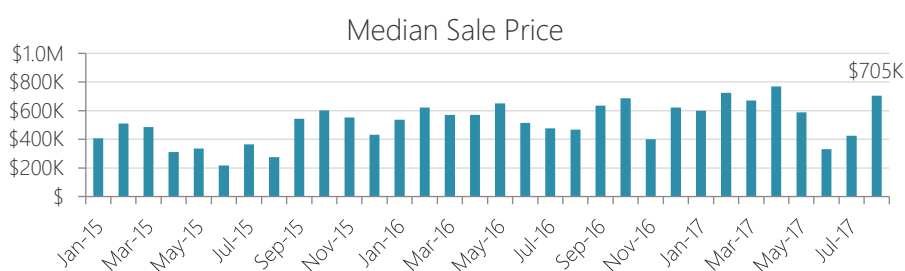
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



## Median Sale Price

**\$705K**

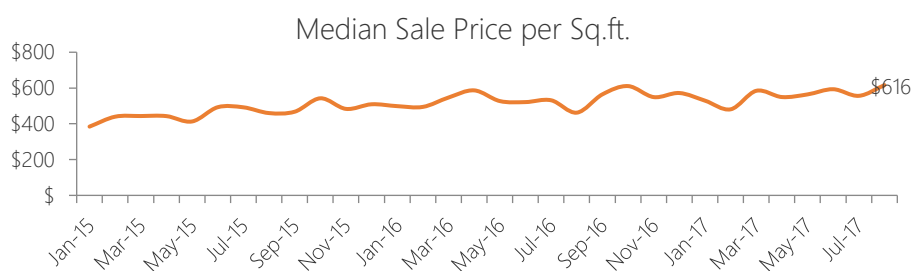
51% YoY



## Median Sale Price per Sq.ft.

**\$616**

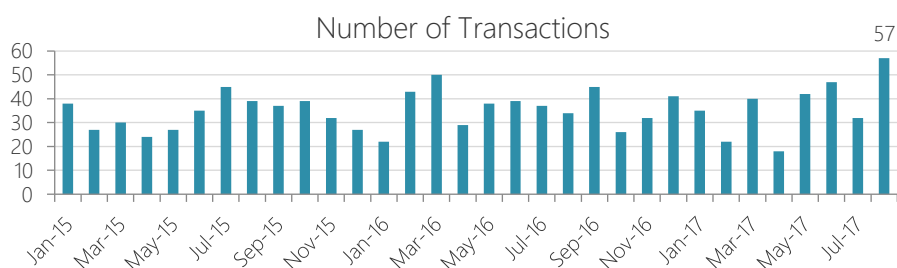
33% YoY



## Number of Transactions

**57**

68% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$950,000	46%	\$635	37%	1
Coops	\$250,000	-13%	-	-	24
Houses	\$940,000	9%	\$615	20%	33



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# Mill Basin

Brooklyn, August 2017

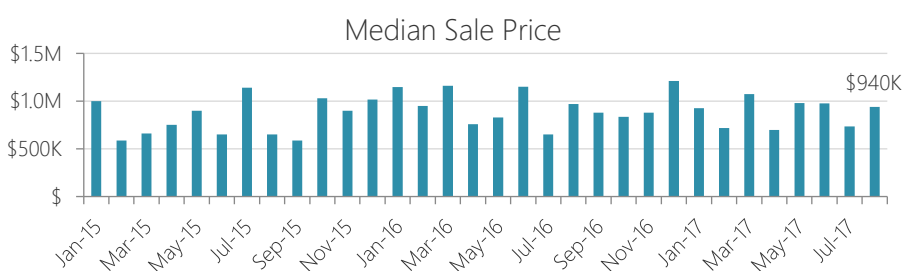
Mill Basin is located in the south of Brooklyn, right along Jamaica Bay, and is home to some of the most luxurious homes in New York City. Most houses are relatively new and it's not uncommon for waterfront homes to include docks. Local retail stores line Strickland Avenue and Avenue U and the Kings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



## Median Sale Price

**\$940K**

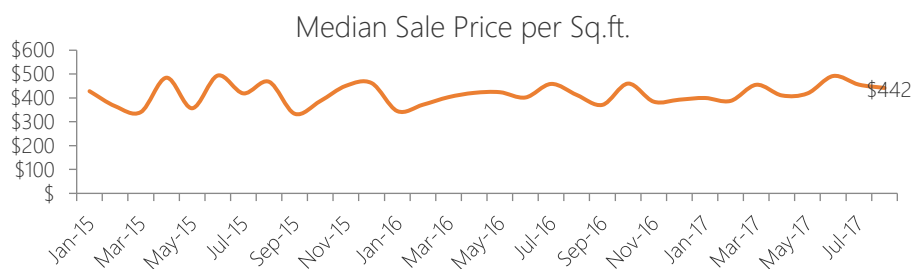
-3% YoY



## Median Sale Price per Sq.ft.

**\$442**

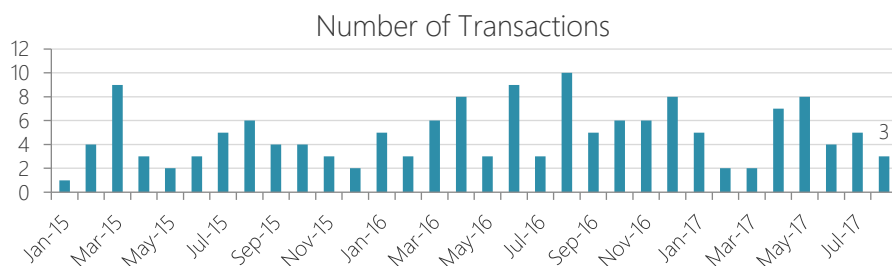
7% YoY



## 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
Coops	-	-	-	-	0
Houses	\$940,000	-3%	\$442	7%	3



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# Park Slope

Brooklyn, August 2017

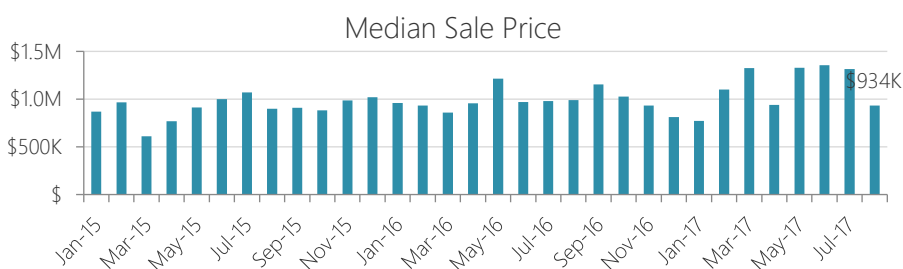
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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



## Median Sale Price

**\$934K**

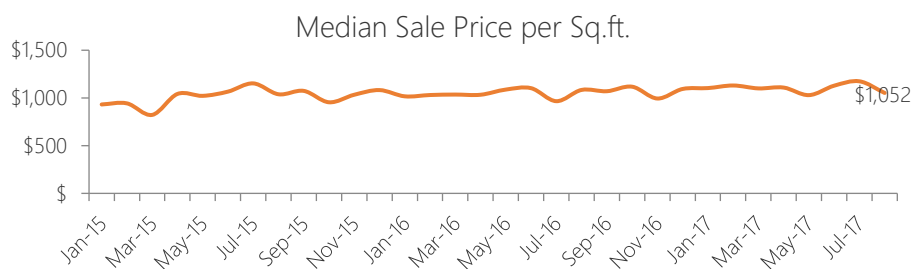
-6% YoY



## Median Sale Price per Sq.ft.

**\$1,052**

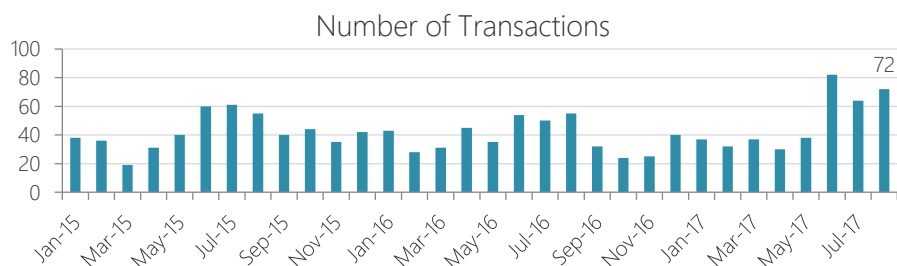
-3% YoY



## Number of Transactions

**72**

31% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,445,000	47%	\$1,120	3%	24
Coops	\$785,000	-14%	\$1,024	-5%	46
Houses	\$3,475,000	45%	\$1,199	-8%	2



# Prospect - Lefferts Gardens

Brooklyn, August 2017

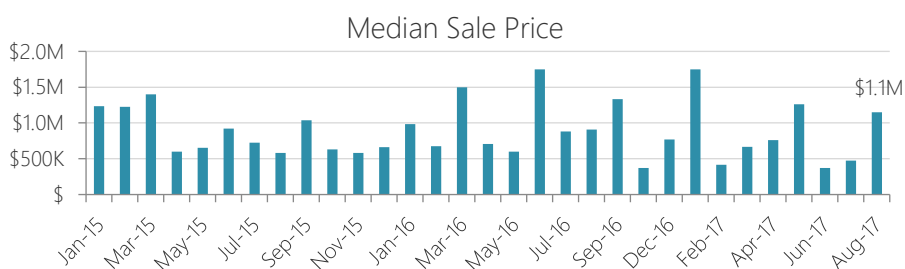
Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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



## Median Sale Price

\$1.15M

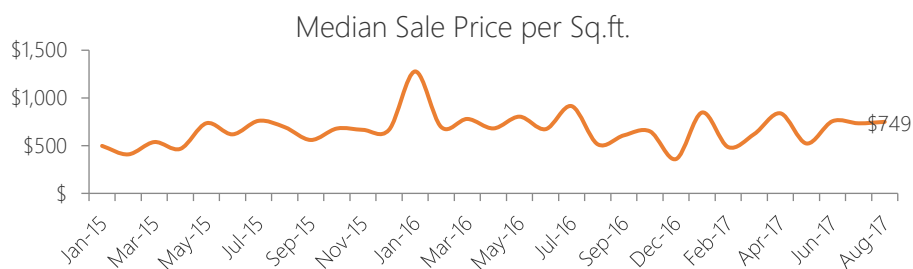
26% YoY



## Median Sale Price per Sq.ft.

\$749

46% YoY



# Prospect Heights

Brooklyn, August 2017

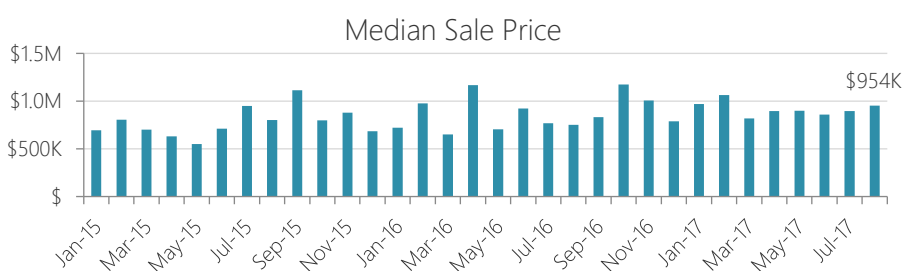
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



## Median Sale Price

**\$954K**

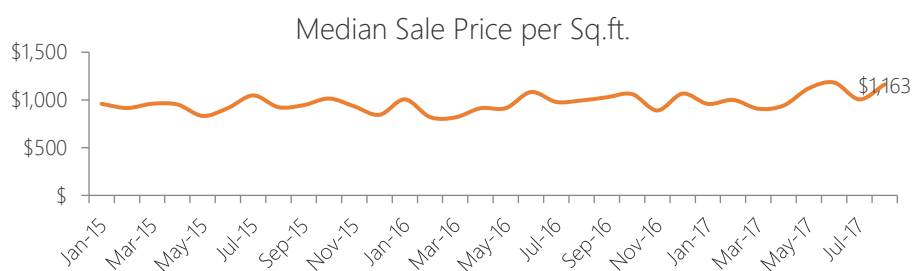
27% YoY



## Median Sale Price per Sq.ft.

**\$1,163**

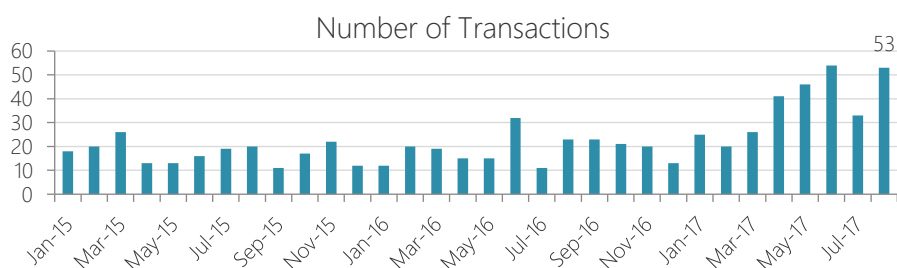
17% YoY



## Number of Transactions

**53**

130% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$955,000	26%	\$1,303	16%	48
Coops	\$587,500	-13%	\$803	-14%	4
Houses	-	-	-	-	0



# Prospect Park South

Brooklyn, August 2017

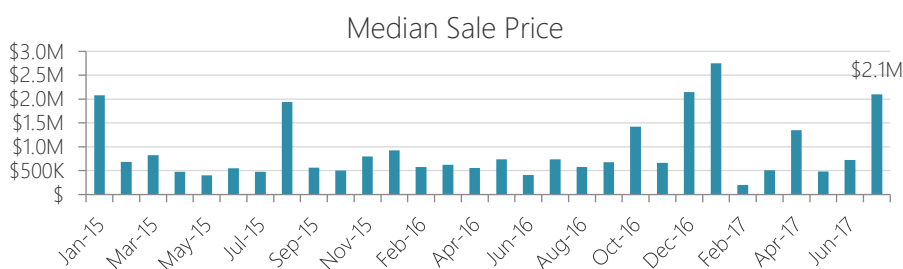
Residents of Prospect Park South enjoy its small town atmosphere while at the same time staying close to some of the more bustling and dynamic Brooklyn neighborhoods. Most homes are freestanding and most streets are lined with trees. Designated as a national historic district, there is a diverse list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



## Median Sale Price

\$2.1M

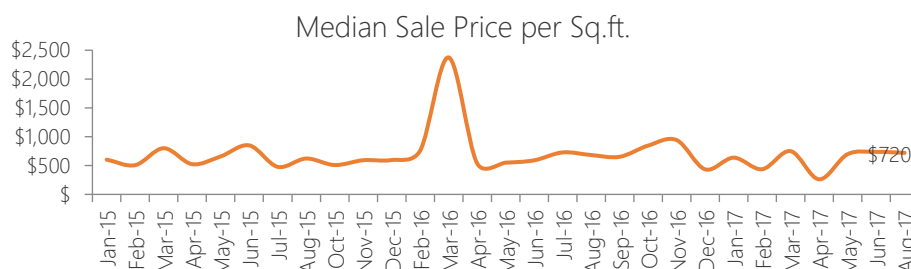
262% YoY



## Median Sale Price per Sq.ft.

\$720

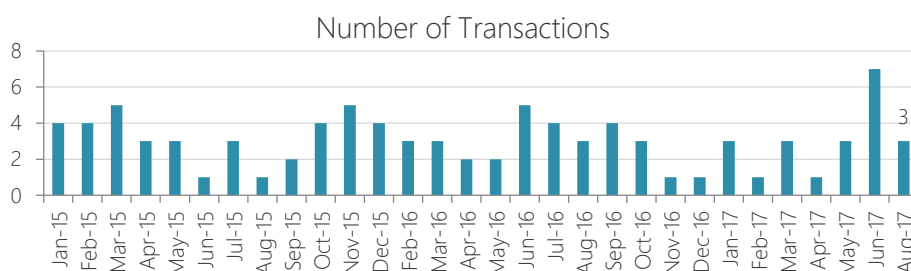
6% YoY



## Number of Transactions

3

0% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$510,000	-28%	\$591	4%	1
Houses	\$2,310,000	-	\$739	-	2



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# Sheepshead Bay

Brooklyn, August 2017

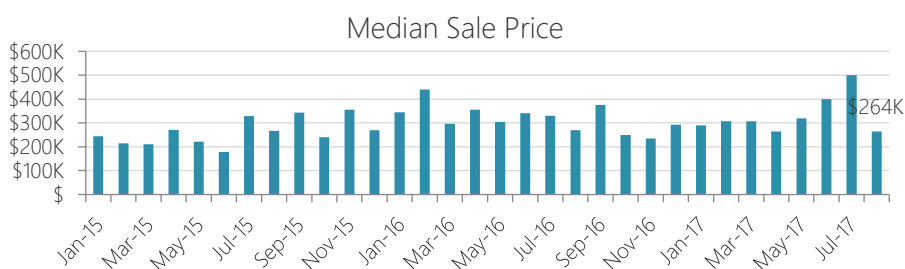
Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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



## Median Sale Price

\$264K

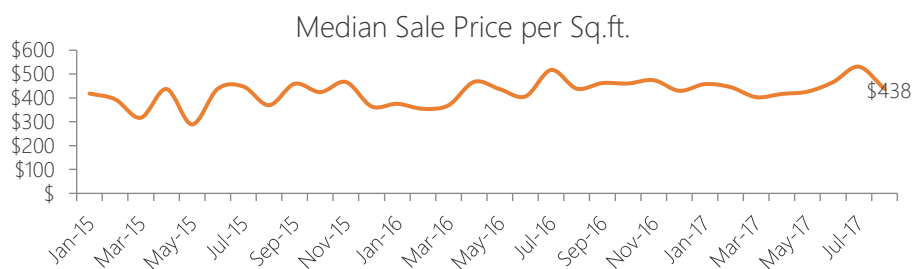
-2% YoY



## Median Sale Price per Sq.ft.

\$438

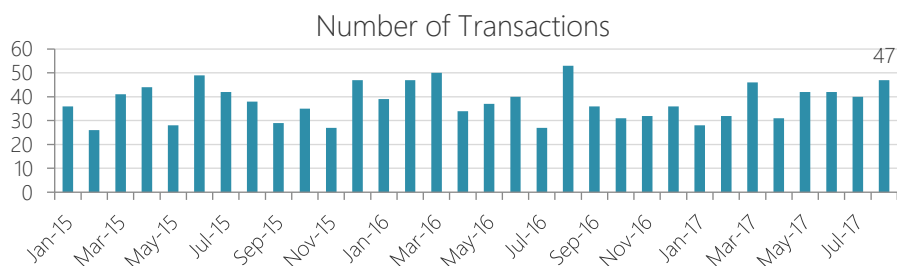
0% YoY



## Number of Transactions

47

-11% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$575,311	9%	\$514	-1%	17
Coops	\$227,453	24%	\$327	71%	25
Houses	\$685,300	4%	\$419	-9%	6



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# Sunset Park

Brooklyn, August 2017

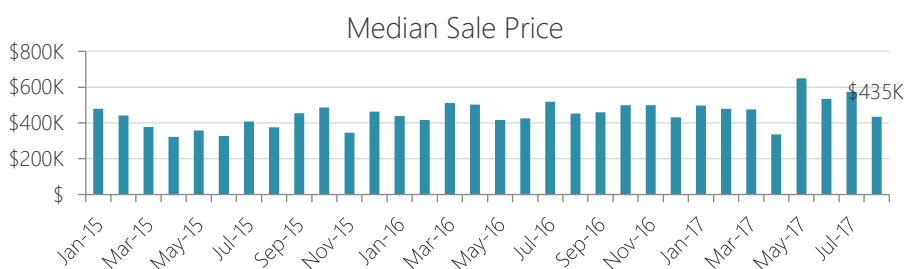
Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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



## Median Sale Price

\$435K

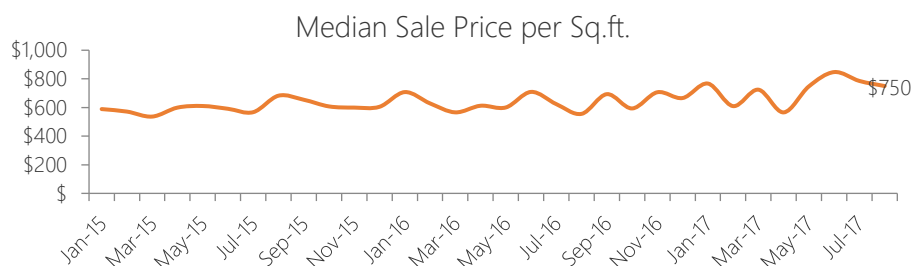
-4% YoY



## Median Sale Price per Sq.ft.

\$750

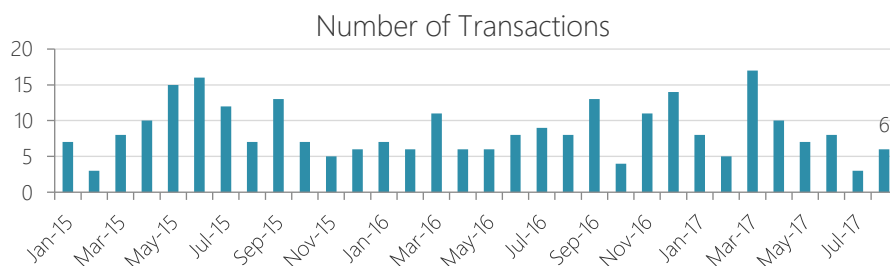
35% YoY



## Number of Transactions

6

-25% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$440,000	0%	\$864	58%	3
Coops	\$417,500	-17%	\$635	-19%	2
Houses	-	-	-	-	0



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# Williamsburg

Brooklyn, August 2017

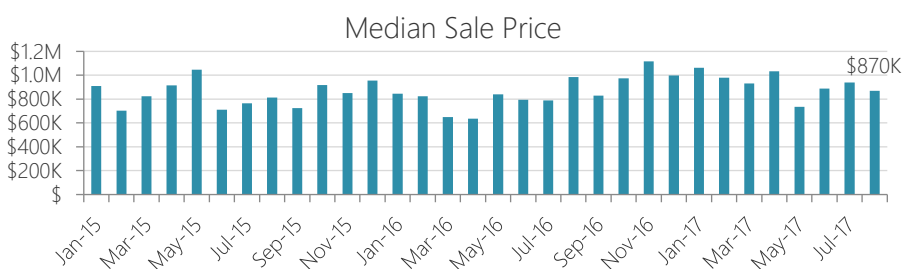
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



## Median Sale Price

**\$870K**

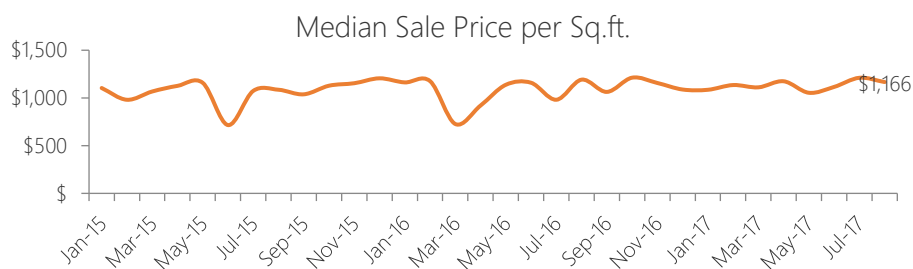
-12% YoY



## Median Sale Price per Sq.ft.

**\$1,166**

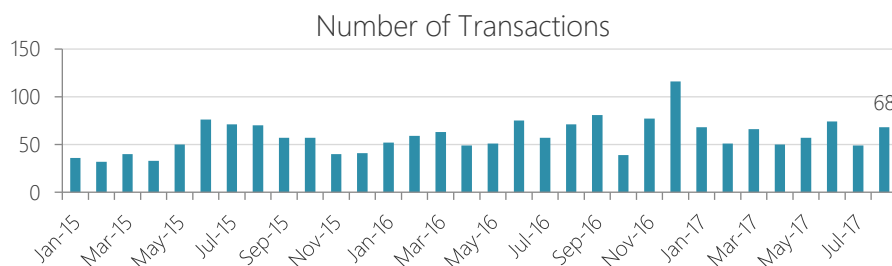
-2% YoY



## Number of Transactions

**68**

-4% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$880,000	-10%	\$1,175	-2%	63
Coops	\$446,000	27%	\$685	-	4
Houses	\$1,999,000	-51%	\$1,111	10%	1



# Windsor Terrace

Brooklyn, August 2017

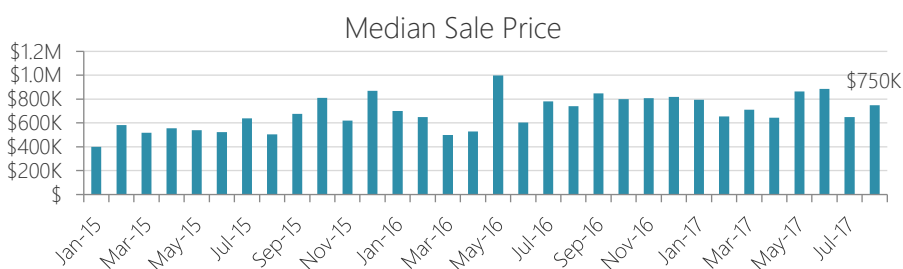
Home buyers who want the excitement of NYC paired with a laid-back neighborhood vibe would be wise to take a close look at Windsor Terrace. Close to both Prospect Park and Park Slope, there are dozens of eateries throughout these neighborhoods which are tasty and unpretentious. Housing prices are affordable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



## Median Sale Price

**\$750K**

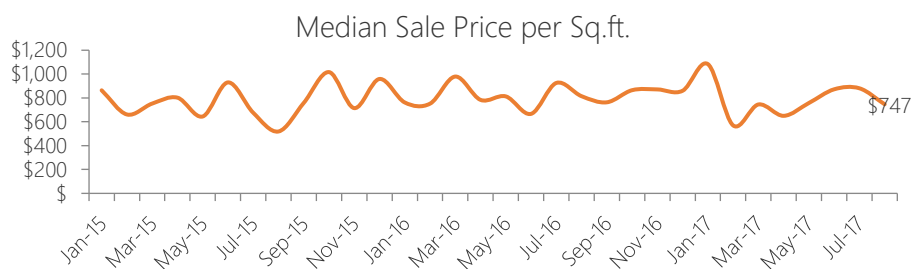
1% YoY



## Median Sale Price per Sq.ft.

**\$747**

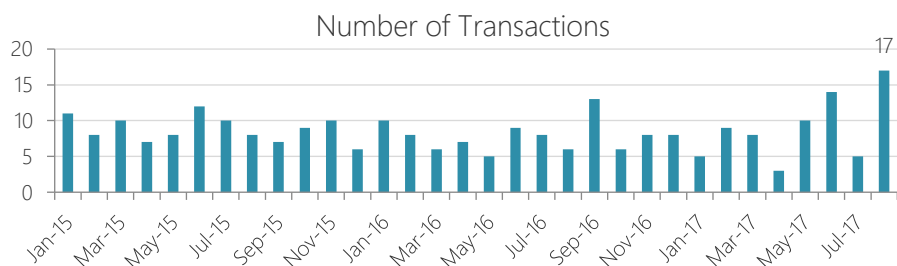
-8% YoY



## Number of Transactions

**17**

183% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,337,722	55%	\$936	19%	2
Coops	\$712,500	15%	\$657	-24%	12
Houses	\$2,175,000	-	\$1,029	-	2



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# Wingate

Brooklyn, August 2017

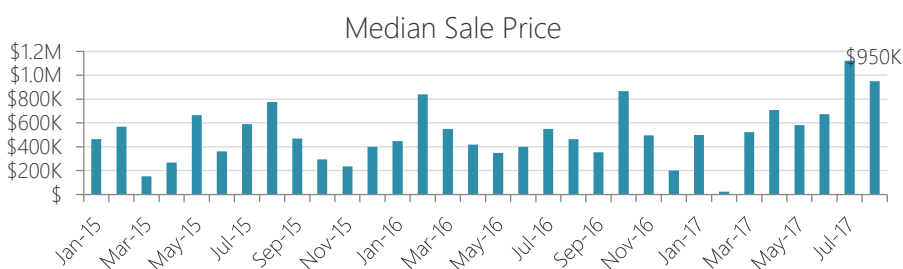
Sometimes considered to be part of East Flatbush or Crown Heights, Wingate is a mostly residential neighborhood with a variety of housing options available. It's close to Brooklyn and reasonably close to Manhattan, which makes it a top choice for commuters. Transportation is quick and easy via subway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



## Median Sale Price

**\$950K**

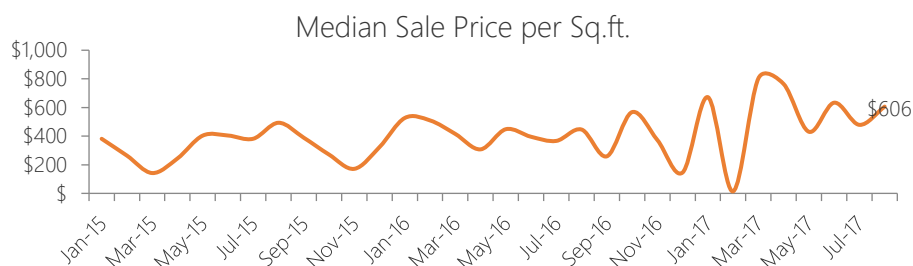
105% YoY



## Median Sale Price per Sq.ft.

**\$606**

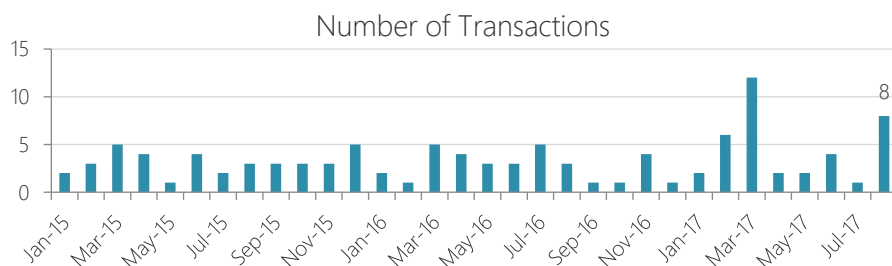
36% YoY



## 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	\$781,000	-5%	\$483	-11%	2
Coops	-	-	-	-	0
Houses	\$950,000	105%	\$671	91%	6



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# Attractions

Brooklyn, August 2017

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## Bridge



## Bridge Park



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## Attractions

Brooklyn, August 2017

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### Grand Army Plaza

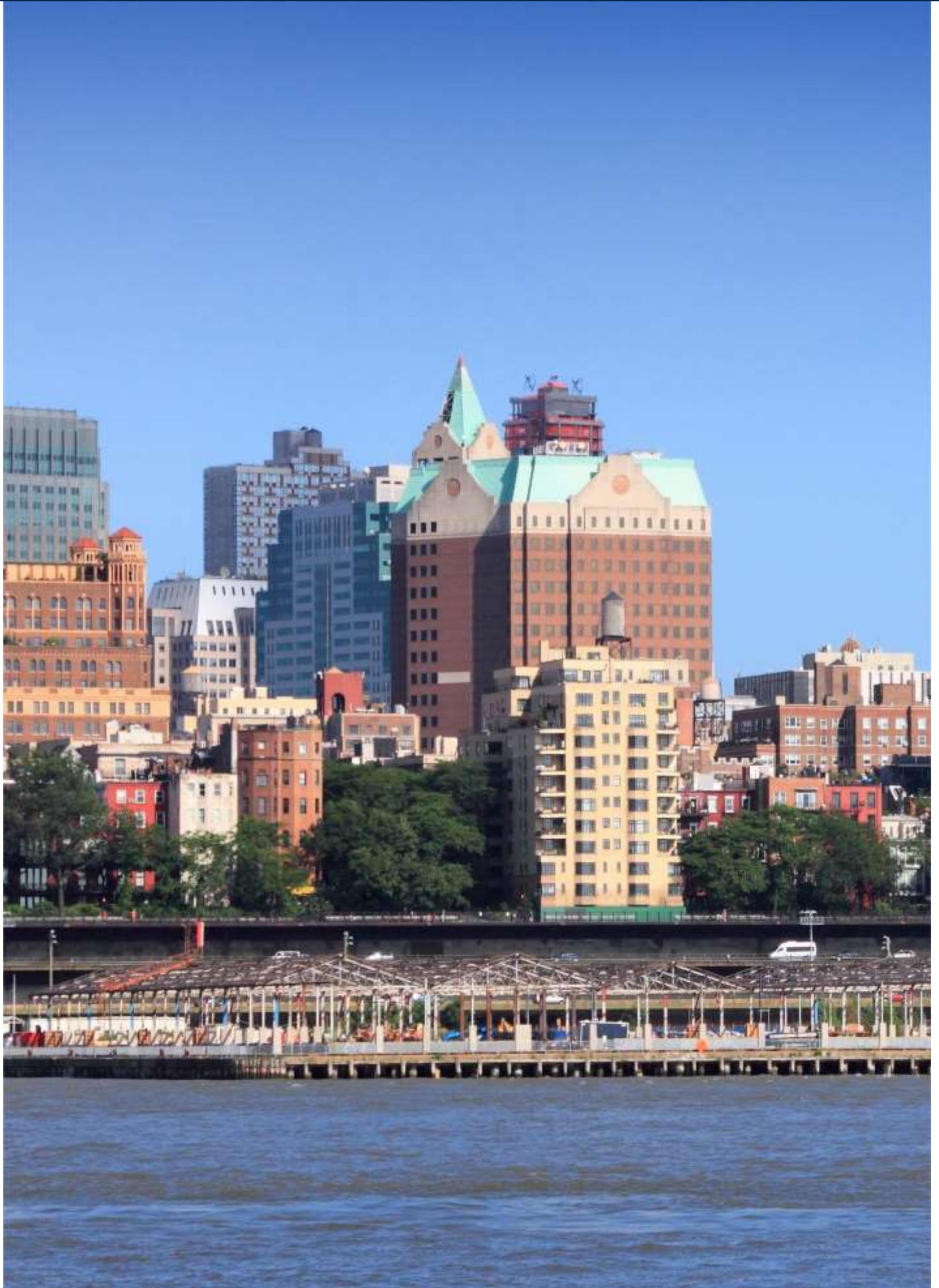


### Museum



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# THE RATNER TEAM



David Ratner

Investment Sales  
Retail Leasing  
Residential Sales & Rentals



Nate Pfaff

Residential Sales &  
Rental Specialist



Sandra Levykh

Residential Sales &  
Rental Specialist



John D. "Dan" Connolly

Residential &  
Commercial Sales



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



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## David Ratner

Investment Sales  
Retail Leasing Residential  
Sales & Rentals

### 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"





**John D. "Dan"  
Connolly**

Residential &  
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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## 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.



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## 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.



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## 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"



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



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## 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](http://www.TheBrooklynMadeShow.com)



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