

BROOKLYN

MULTIFAMILY MARKET REPORT

1st Quarter 2018



The RATNER Team Market Report

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

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

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

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2	Top 25 Multifamily Sales
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Brooklyn, 1st Quarter 2018

Sales volume



31% YoY

Average price/sq.ft.



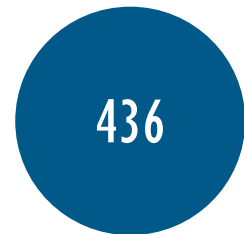
18% YoY

Average price/unit



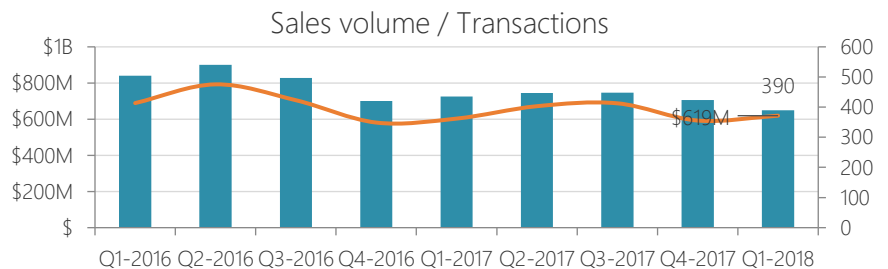
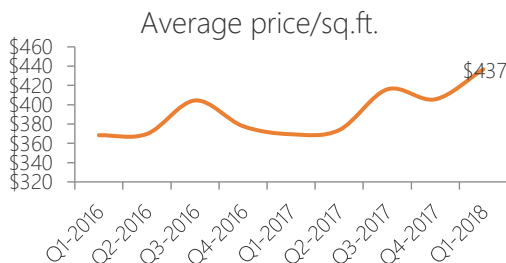
18% YoY

Transactions

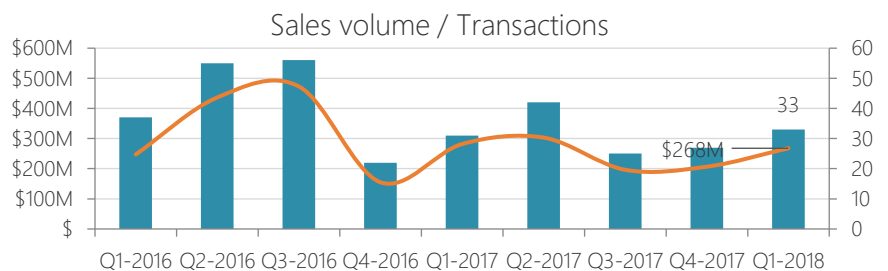
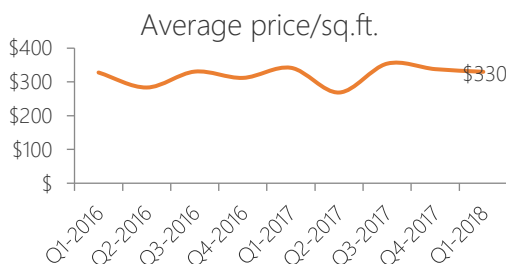


-7% YoY

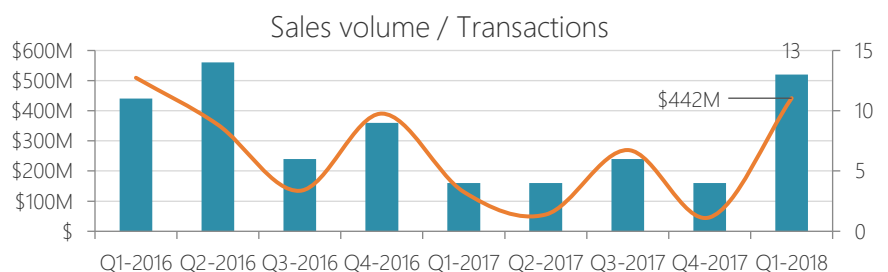
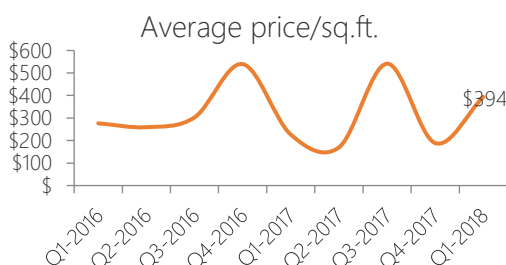
Small multifamily



Medium multifamily



Large multifamily



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Top 25 Maintaining Sales

Brooklyn, 1st Quarter 2018

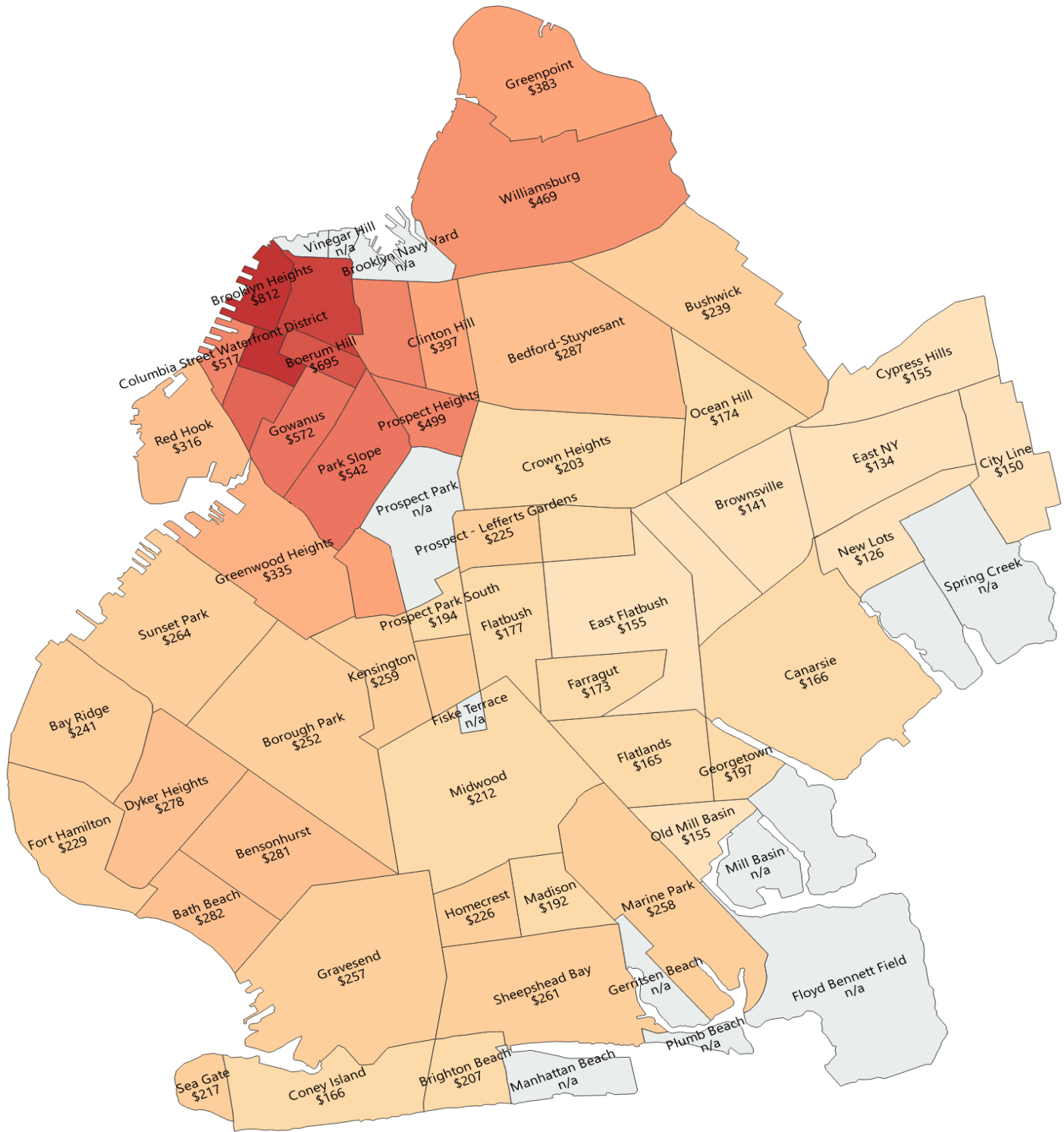
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	461 Dean St	\$156,000,000	27-Mar-18	333,280	\$468	Prospect Heights
2	670 Pacific St	\$69,200,000	01-Feb-18	83,828	\$825	Prospect Heights
3	456 Grand St	\$43,000,000	28-Feb-18	74,573	\$577	Williamsburg
4	115 Henry St	\$35,500,000	12-Mar-18	31,692	\$1,120	Brooklyn Heights
5	31 Ocean Pkwy	\$33,700,000	08-Feb-18	90,900	\$371	Windsor Terrace
6	921 Washington Ave	\$33,200,000	28-Feb-18	80,500	\$412	Crown Heights
7	283 Albany Ave	\$20,100,000	27-Mar-18	57,720	\$348	Crown Heights
8	941 Washington Ave	\$20,050,000	28-Feb-18	65,000	\$308	Crown Heights
9	420 Avenue F	\$17,838,000	11-Jan-18	62,370	\$286	Kensington
10	347 Berry St	\$17,500,000	29-Mar-18	18,619	\$940	Williamsburg
11	320-328 Ocean Pkwy	\$15,934,400	11-Jan-18	52,524	\$303	Kensington
12	43 E 94 St	\$15,000,000	26-Mar-18	64,381	\$233	East Flatbush
13	103-111 Smith St	\$15,000,000	29-Mar-18	19,200	\$781	Boerum Hill
14	1084 New York Ave	\$13,812,500	23-Jan-18	47,680	\$290	Flatbush
15	141 Joralemon St	\$13,155,572	31-Jan-18	46,410	\$283	Brooklyn Heights
16	218 74 St	\$12,550,000	22-Feb-18	41,760	\$301	Bay Ridge
17	2302 85 St	\$12,226,800	11-Jan-18	45,600	\$268	Gravesend
18	2501-2511 Newkirk Ave	\$12,000,000	01-Feb-18	44,800	\$268	Flatbush
19	1205 Eastern Pkwy	\$11,300,000	06-Feb-18	53,908	\$210	Crown Heights
	1199 Eastern Pkwy	\$11,300,000	06-Feb-18	53,908	\$210	Crown Heights
	1193 Eastern Pkwy	\$11,300,000	06-Feb-18	53,908	\$210	Crown Heights
20	2197 Ocean Ave	\$10,000,000	01-Feb-18	30,000	\$333	Madison
21	267 Flatbush Ave	\$9,750,000	27-Feb-18	7,444	\$1,310	Prospect Heights
22	759-761 Manhattan Ave	\$9,400,000	29-Jan-18	21,250	\$442	Greenpoint
23	101 Marine Ave	\$8,700,000	16-Mar-18	24,480	\$355	Bay Ridge
24	254-266 E 56 St	\$8,695,000	27-Feb-18	52,320	\$166	East Flatbush
25	600 Ocean Ave	\$8,250,000	14-Mar-18	24,258	\$340	Prospect Park South



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Average price per square foot (past 3 years)



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Brooklyn, 1st Quarter 2018

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Carroll Gardens	\$910	\$27,308,800	9	\$910	-	-
2	Cobble Hill	\$856	\$12,580,000	4	\$856	-	-
3	Boerum Hill	\$758	\$22,125,000	3	\$712	\$781	-
4	Park Slope	\$696	\$54,079,000	16	\$696	-	-
5	Williamsburg	\$626	\$118,736,738	27	\$604	\$940	\$577
6	Brooklyn Heights	\$570	\$74,217,179	6	\$833	\$518	-
7	Prospect Heights	\$558	\$241,345,000	5	\$767	\$1,310	\$540
8	Clinton Hill	\$483	\$8,196,333	4	\$483	-	-
9	Greenpoint	\$479	\$44,623,500	19	\$496	\$448	-
10	Fort Greene	\$450	\$4,978,000	3	\$450	-	-
11	Sunset Park	\$448	\$23,395,400	10	\$441	\$460	-
12	Dyker Heights	\$433	\$15,889,000	11	\$433	-	-
13	Homecrest	\$409	\$8,776,000	6	\$409	-	-
14	Bedford-Stuyvesant	\$408	\$90,883,476	61	\$411	\$342	-
15	Midwood	\$401	\$7,925,000	6	\$401	-	-
16	Borough Park	\$374	\$25,221,842	20	\$374	-	-
17	Bath Beach	\$373	\$6,750,000	4	\$587	\$252	-
18	Prospect - Lefferts Gardens	\$357	\$2,685,000	3	\$357	-	-
19	Bushwick	\$349	\$35,894,000	25	\$349	-	-
20	Gravesend	\$341	\$28,056,800	10	\$433	\$268	-
21	Bay Ridge	\$341	\$29,120,000	7	\$412	\$321	-
22	Brighton Beach	\$326	\$8,672,000	6	\$366	\$293	-
23	Kensington	\$314	\$42,171,400	6	\$434	\$303	\$286
24	Ocean Hill	\$310	\$12,734,525	12	\$310	-	-
25	Crown Heights	\$306	\$121,054,900	25	\$347	\$183	\$361
26	Sheepshead Bay	\$278	\$4,096,256	4	\$278	-	-
27	Flatbush	\$277	\$46,012,500	13	\$355	\$224	\$279
28	East New York	\$238	\$40,219,416	40	\$261	\$169	-
29	Canarsie	\$228	\$4,785,000	7	\$228	-	-
30	Brownsville	\$224	\$5,155,000	5	\$258	\$185	-
31	East Flatbush	\$216	\$50,484,000	28	\$251	\$178	\$233
32	Bensonhurst	\$180	\$25,733,454	11	\$667	-	\$67

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.



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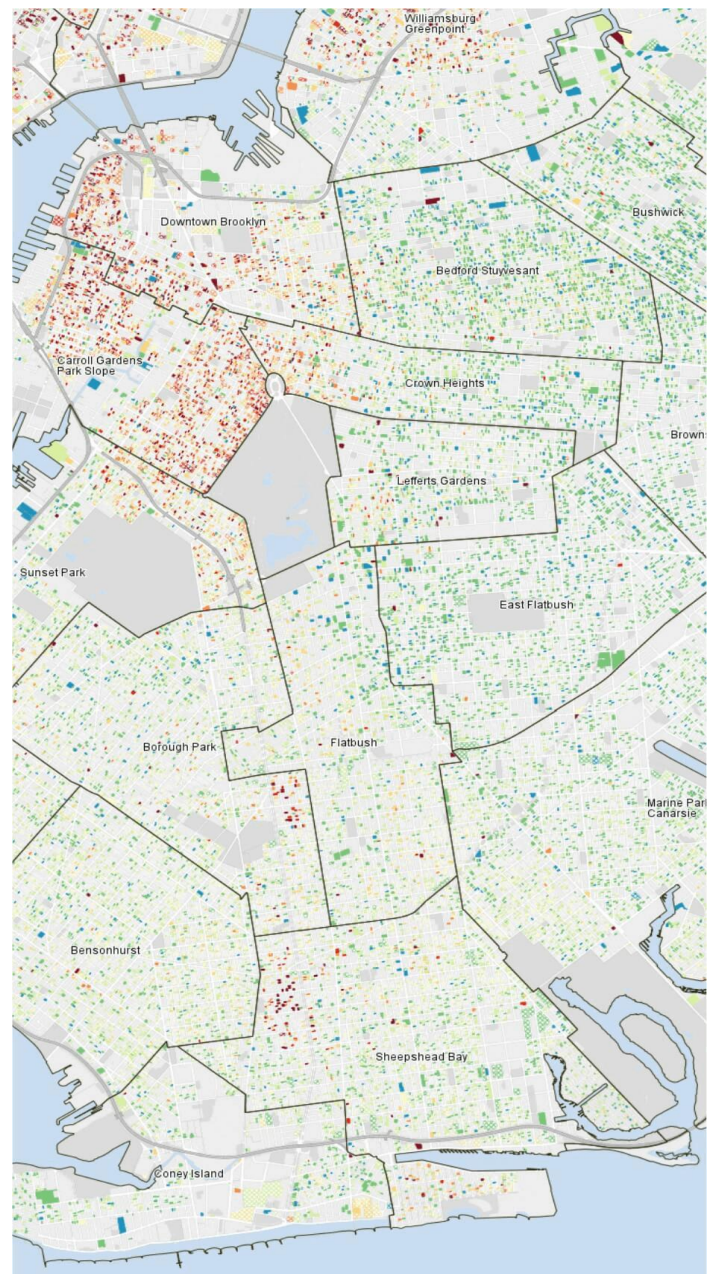
Recent sales

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.

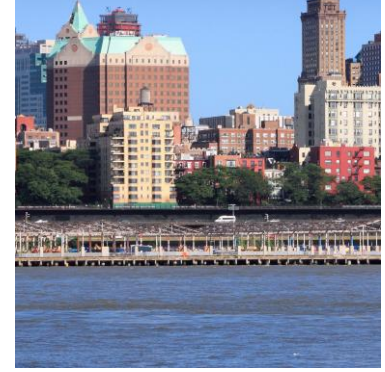


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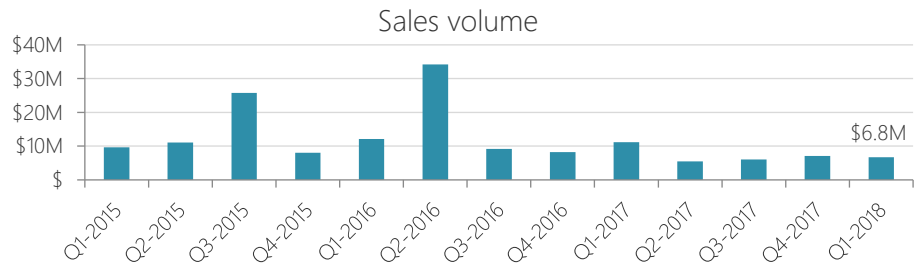
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



Sales volume



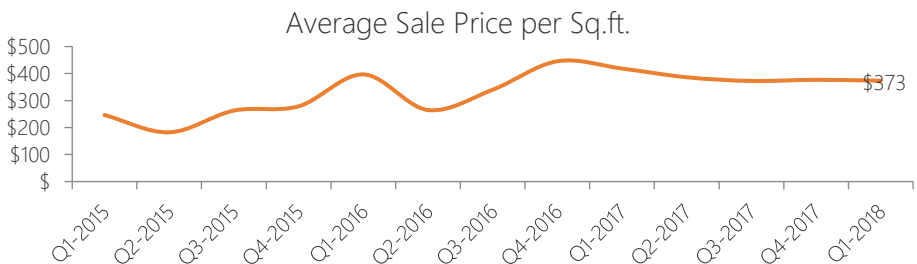
-40% YoY



Average Sale Price per Sq.ft.



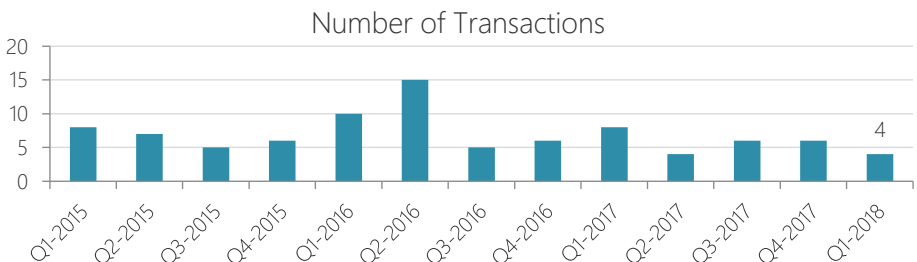
-11% YoY



Number of Transactions



-50% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$427,778	-8%	\$587	40%	\$3,850,000	3	3	9
Medium	\$181,250	-	\$252	-	\$2,900,000	1	1	16
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

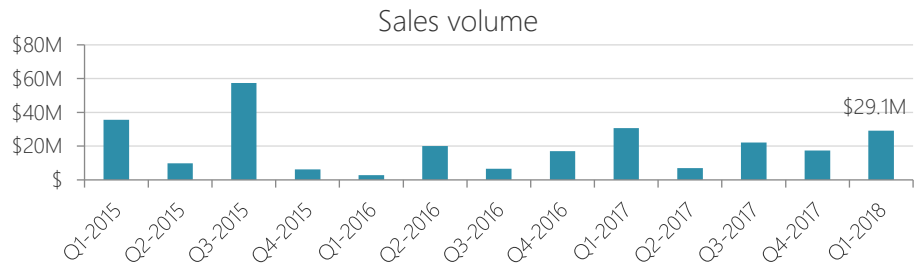
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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



Sales volume



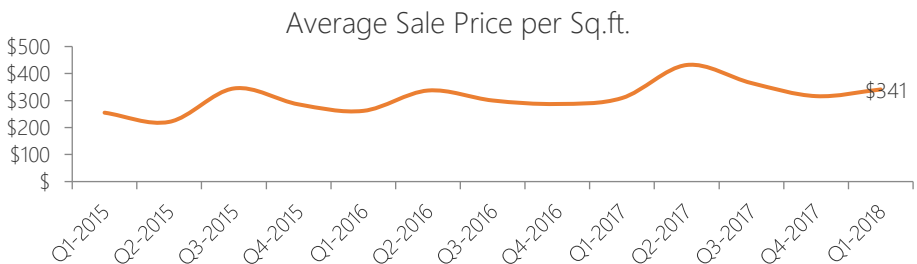
-5% YoY



Average Sale Price per Sq.ft.



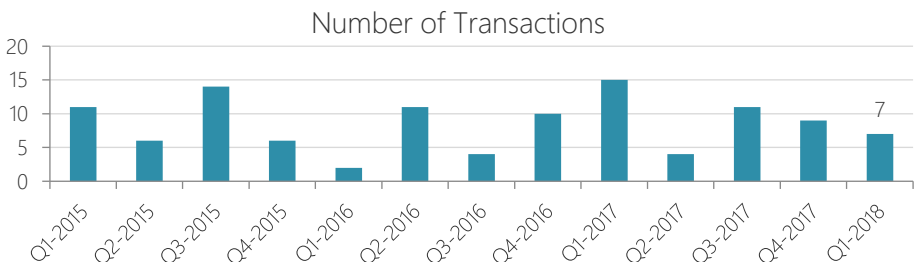
10% YoY



Number of Transactions



-53% YoY



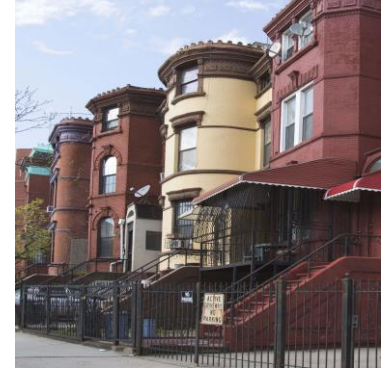
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$393,500	33%	\$412	29%	\$7,870,000	5	5	20
Medium	\$279,605	29%	\$321	7%	\$21,250,000	2	2	76
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

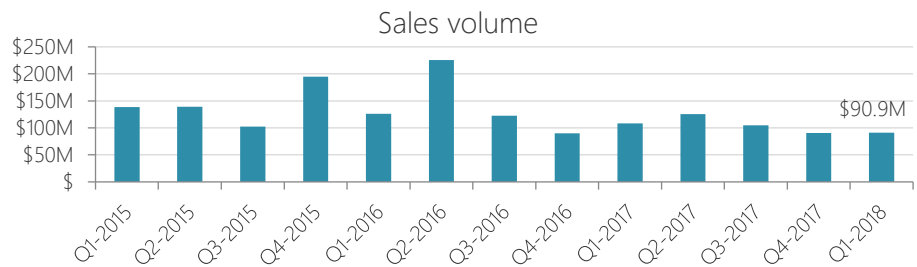
Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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



Sales volume



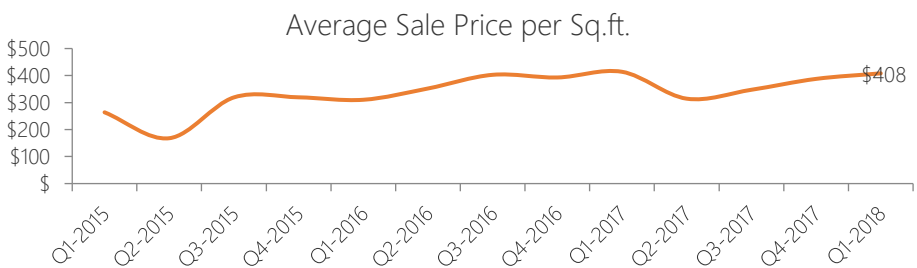
-16% YoY



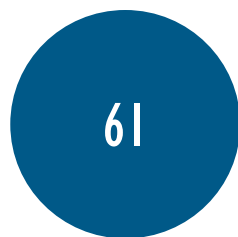
Average Sale Price per Sq.ft.



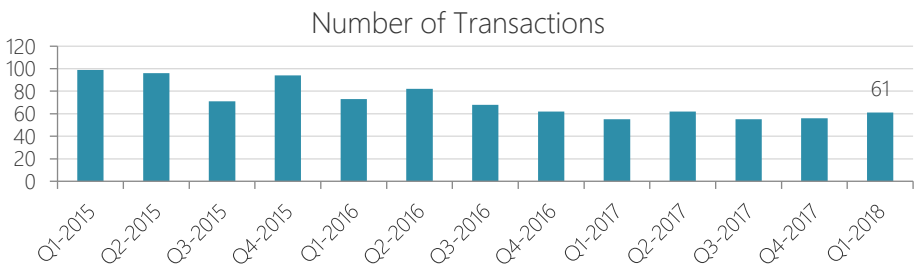
-1% YoY



Number of Transactions



11% YoY



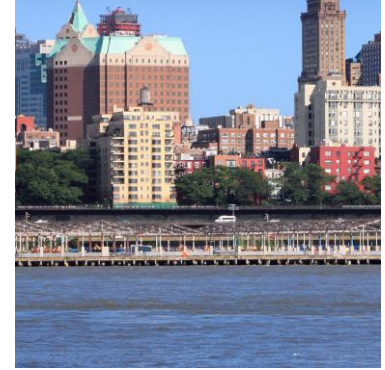
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$373,664	5%	\$411	2%	\$87,810,976	60	61	235
Medium	\$192,031	-65%	\$342	-26%	\$3,072,500	1	1	16
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

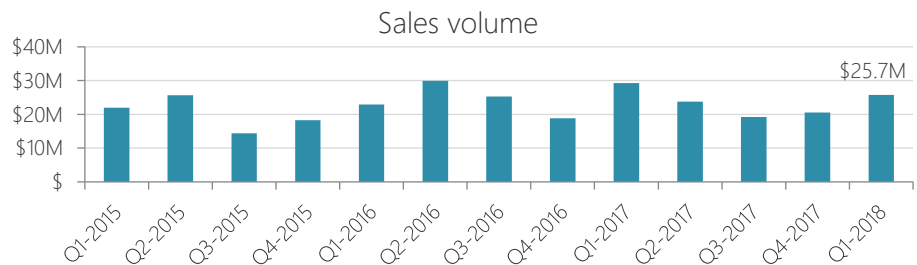
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



Sales volume



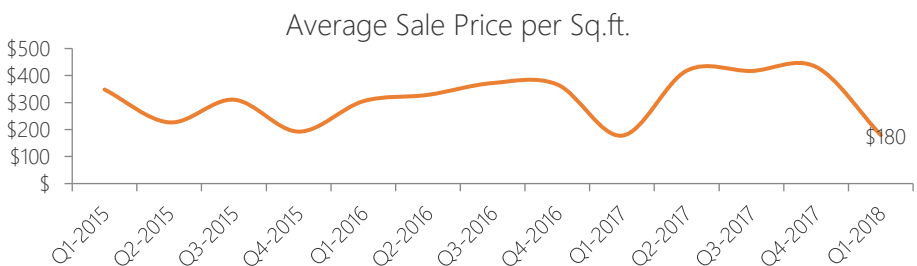
-12% YoY



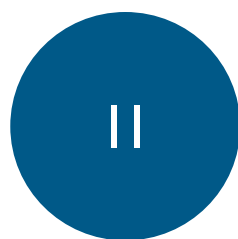
Average Sale Price per Sq.ft.



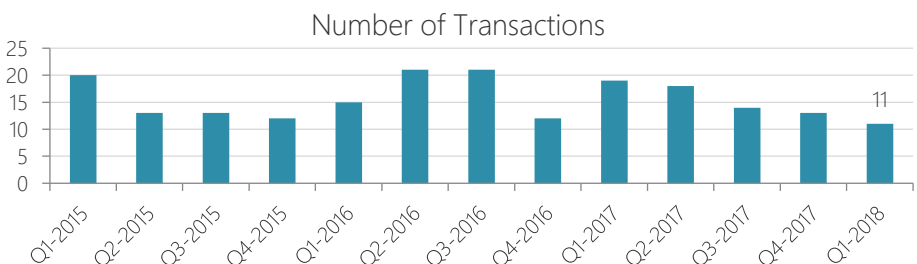
1% YoY



Number of Transactions



-42% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$544,515	32%	\$667	40%	\$17,969,000	9	9	33
Medium	-	-	-	-	\$0	0	0	0
Large	\$51,763	-	\$67	-	\$7,764,454	2	3	150



Brooklyn, 1st Quarter 2018

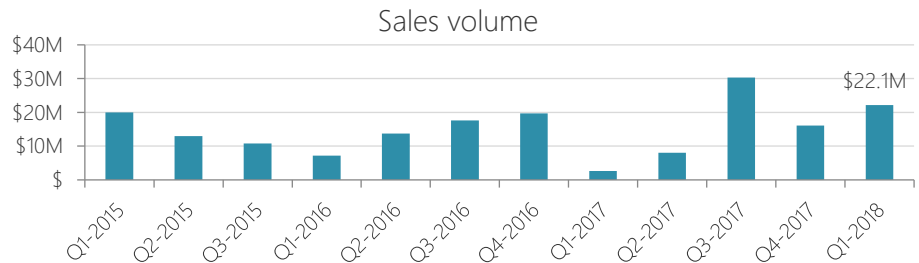
Buyers looking for tree-lined streets and trendy shops flock to Boerum Hill. With a unique array of restaurants and local retail shops, plus the convenient subway access, historic brownstones, and feel-good charm, it's no surprise that this is one of the most popular Brooklyn neighborhoods. Landmarks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



Sales volume



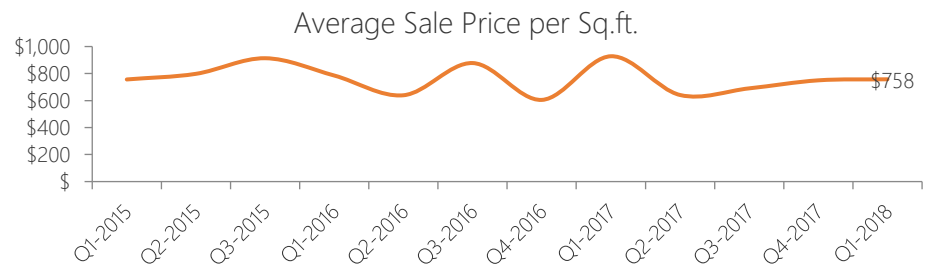
728% YoY



Average Sale Price per Sq.ft.



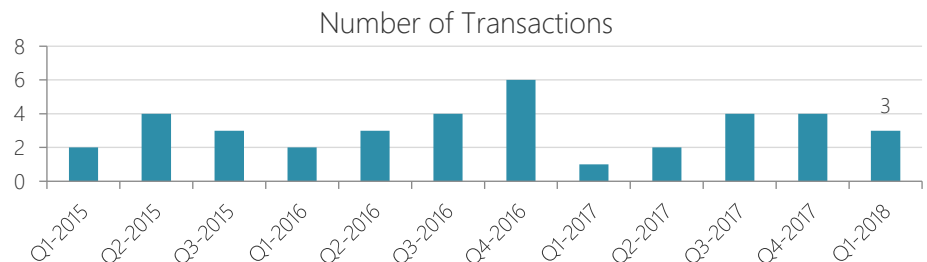
-18% YoY



Number of Transactions



200% YoY



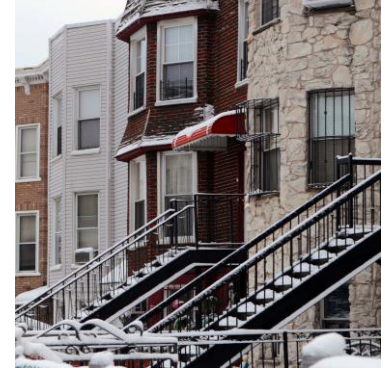
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$890,625	33%	\$712	-23%	\$7,125,000	2	2	8
Medium	\$535,714	-	\$781	-	\$15,000,000	1	1	28
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

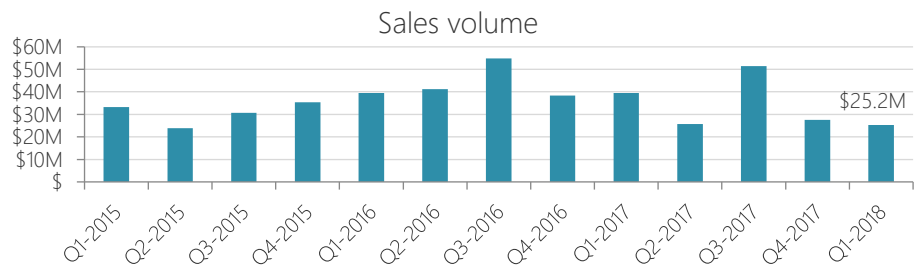
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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



Sales volume



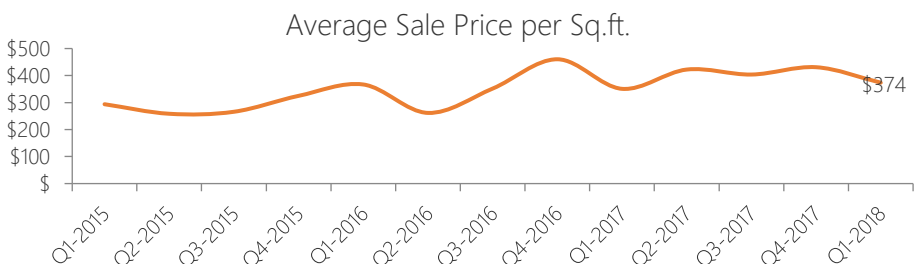
-36% YoY



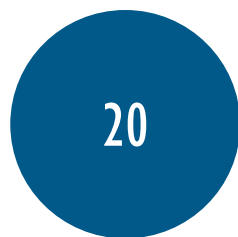
Average Sale Price per Sq.ft.



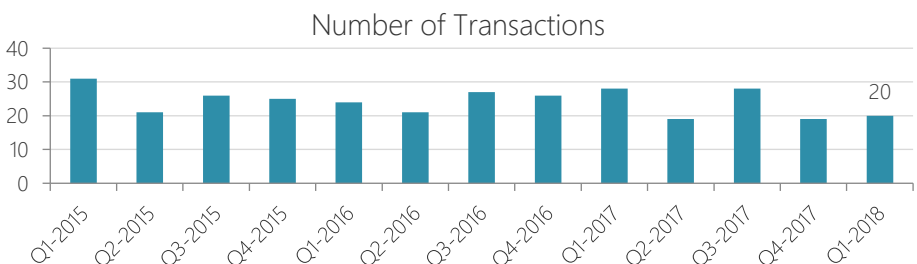
7% YoY



Number of Transactions



-29% YoY



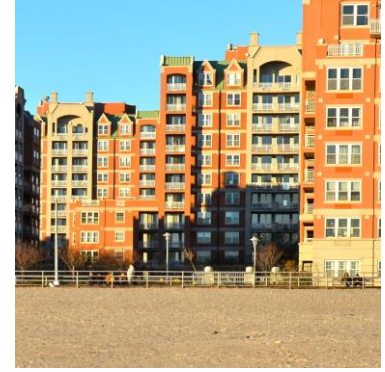
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$394,091	18%	\$374	9%	\$25,221,842	20	20	64
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

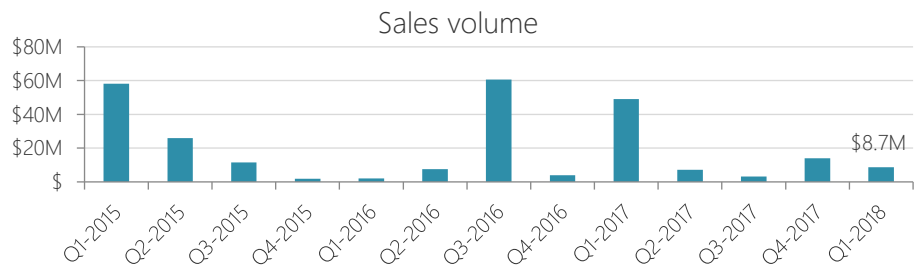
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



Sales volume



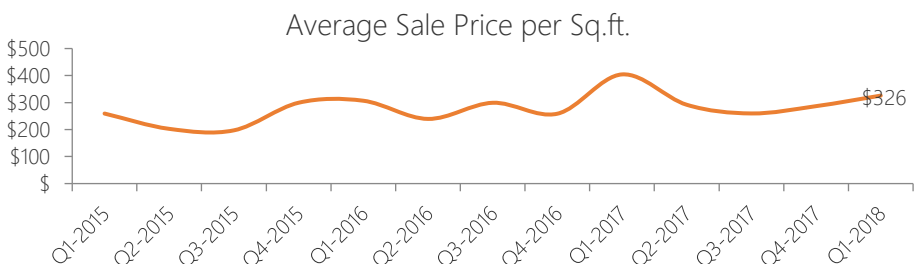
-82% YoY



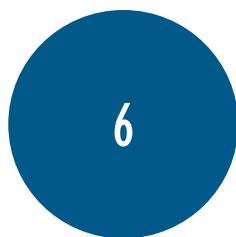
Average Sale Price per Sq.ft.



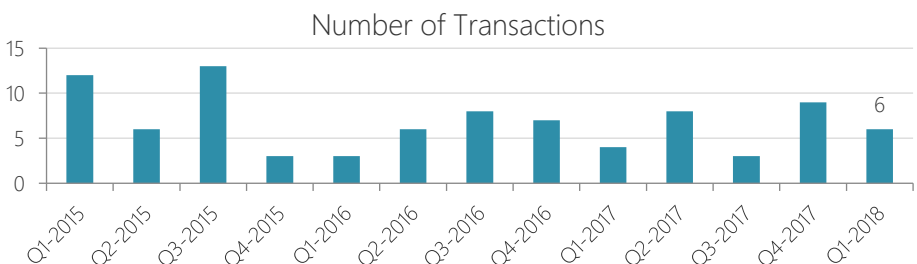
-19% YoY



Number of Transactions



50% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$289,000	29%	\$366	32%	\$4,335,000	4	4	15
Medium	\$154,893	-70%	\$293	-29%	\$4,337,000	2	2	28
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

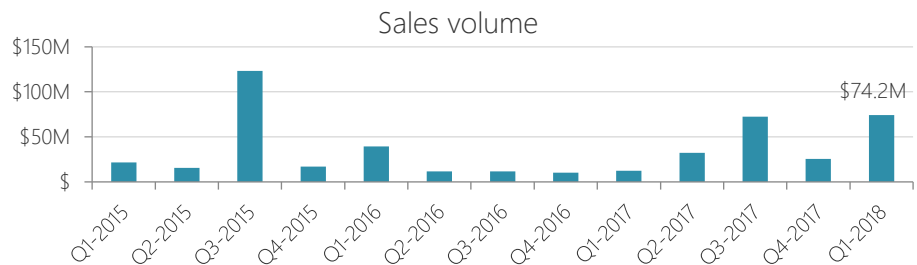
Buyers searching for beautiful homes, tree-lined streets, panoramic views of the Manhattan skyline, and housing options ranging from row houses to 19th-century mansions flock to Brooklyn Heights. It's widely considered to be one of the most elegant neighborhoods in Brooklyn.



Sales volume



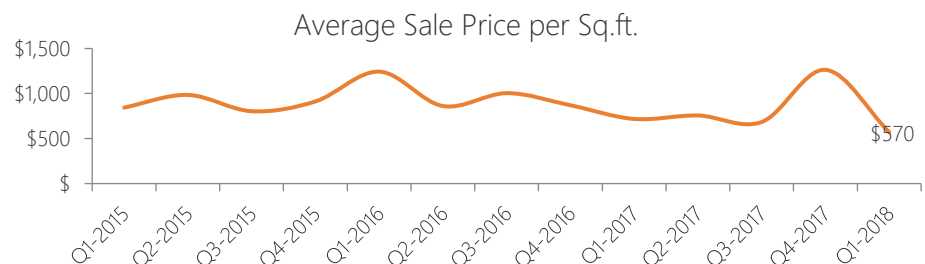
494% YoY



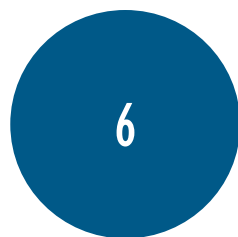
Average Sale Price per Sq.ft.



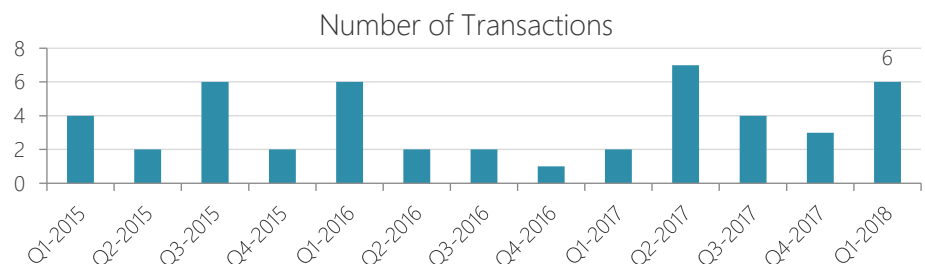
-21% YoY



Number of Transactions



200% YoY



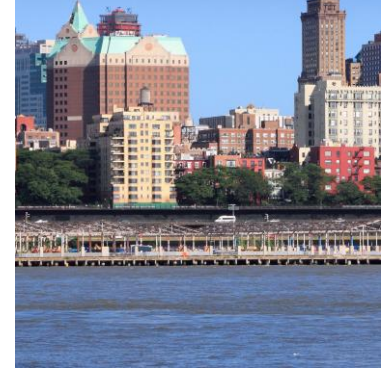
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$898,400	16%	\$833	21%	\$17,968,000	3	3	20
Medium	\$464,869	5%	\$518	-30%	\$56,249,179	3	3	121
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

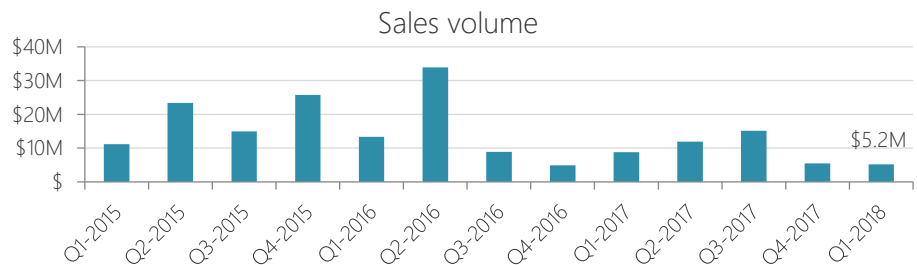
In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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



Sales volume

\$5.2M

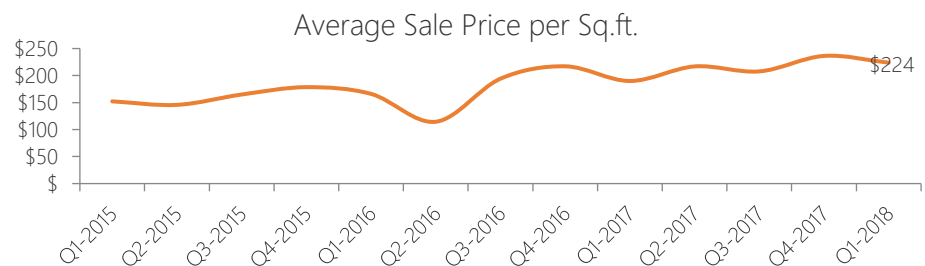
-42% YoY



Average Sale Price per Sq.ft.

\$224

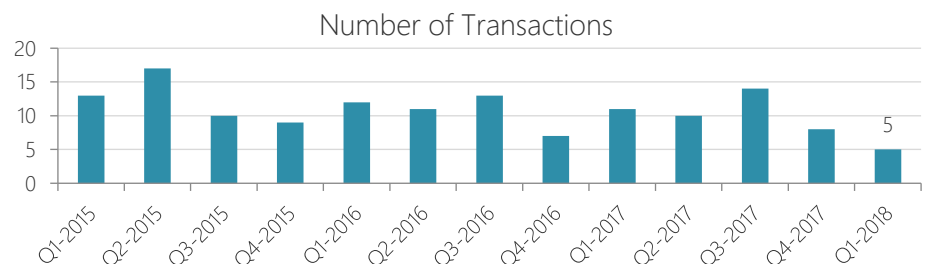
18% YoY



Number of Transactions

5

-55% 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	\$175,278	16%	\$258	54%	\$3,155,000	4	4	18
Medium	\$166,667	-5%	\$185	-31%	\$2,000,000	1	1	12
Large	-	-	-	-	\$0	0	0	0

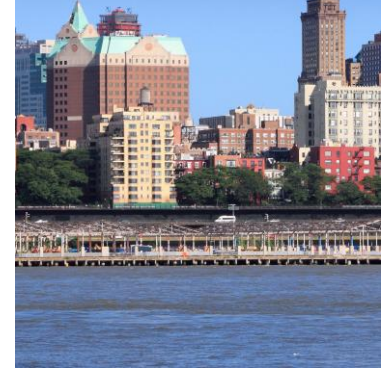


The RATNER Team Market Report

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

Brooklyn, 1st Quarter 2018

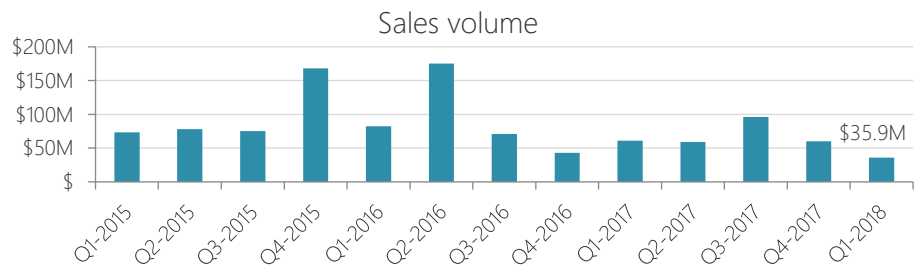
Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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



Sales volume



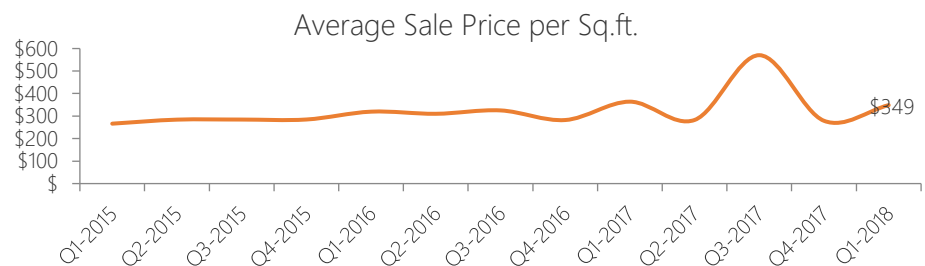
-41% YoY



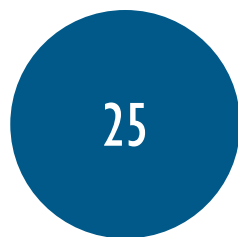
Average Sale Price per Sq.ft.



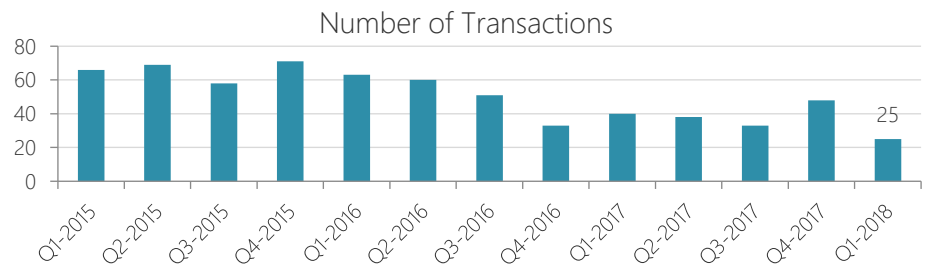
-4% YoY



Number of Transactions



-38% YoY



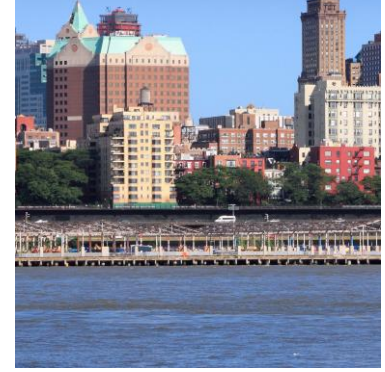
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$323,369	-3%	\$349	-3%	\$35,894,000	25	25	111
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

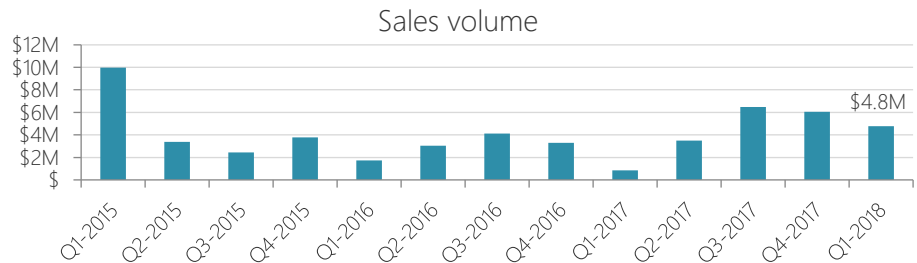
There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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



Sales volume



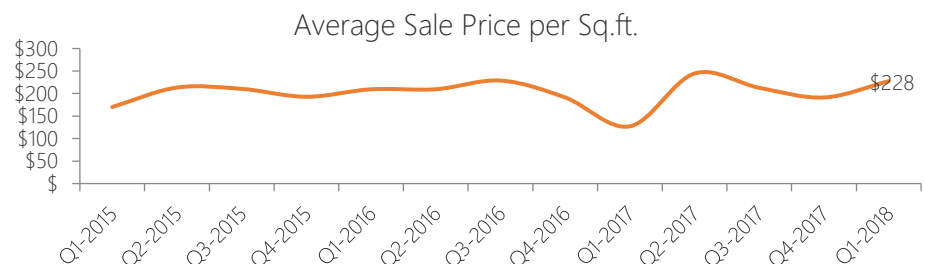
460% YoY



Average Sale Price per Sq.ft.



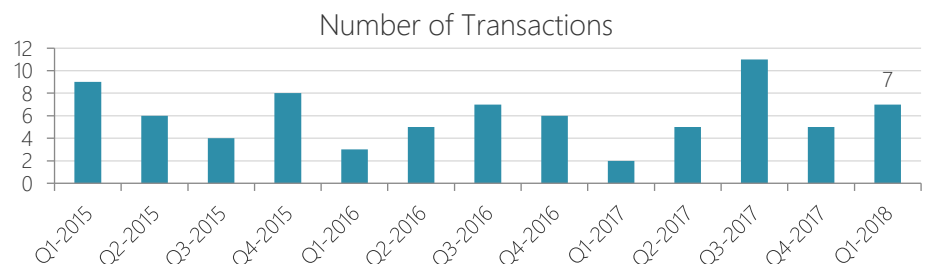
79% YoY



Number of Transactions



250% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$227,857	60%	\$228	79%	\$4,785,000	7	7	21
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

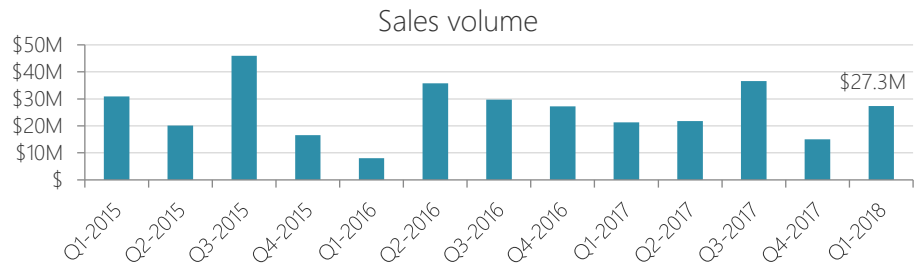
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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



Sales volume



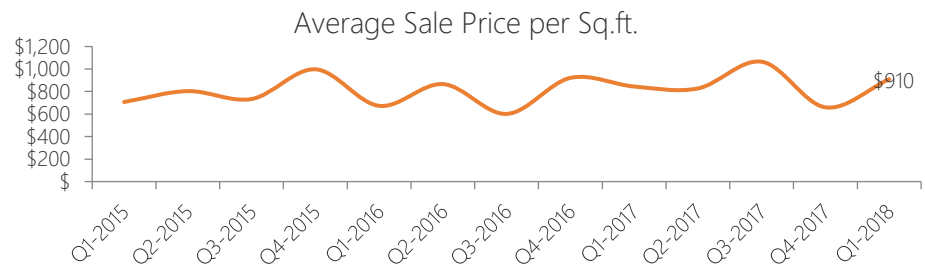
28% YoY



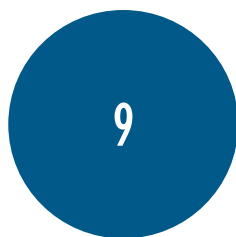
Average Sale Price per Sq.ft.



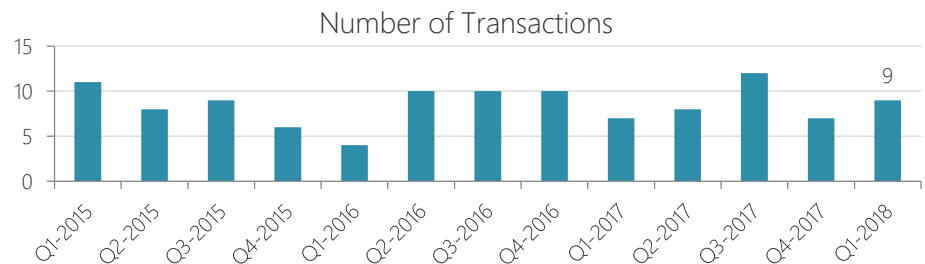
8% YoY



Number of Transactions



29% YoY



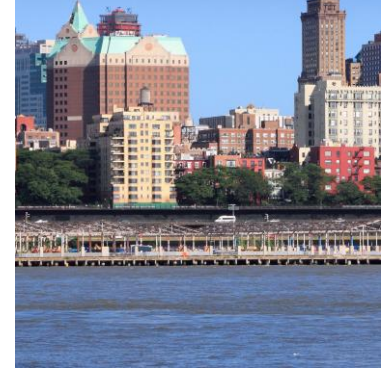
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$880,929	8%	\$910	8%	\$27,308,800	9	9	31
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

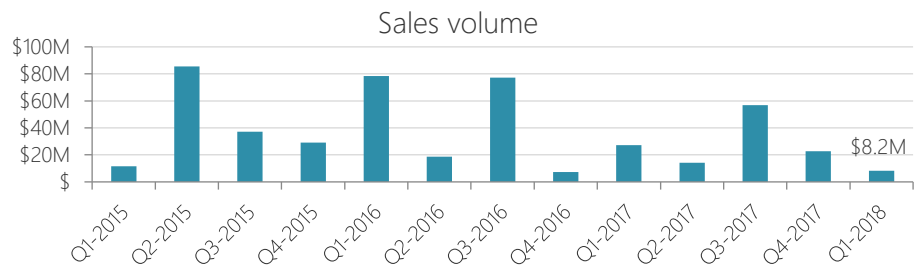
Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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



Sales volume



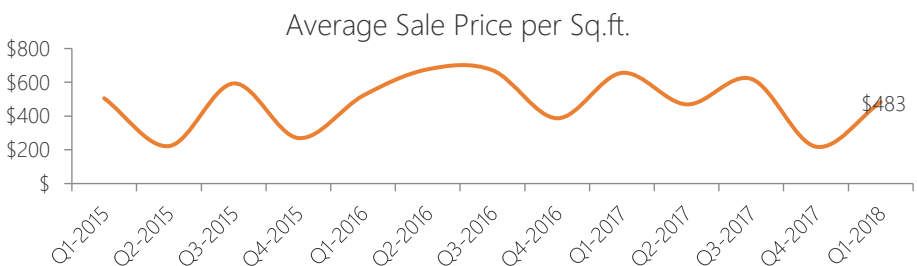
-70% YoY



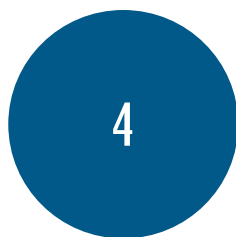
Average Sale Price per Sq.ft.



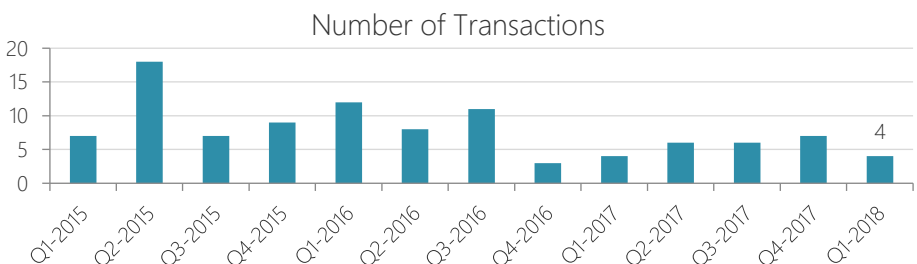
-26% YoY



Number of Transactions



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	\$482,137	19%	\$483	13%	\$8,196,333	4	4	17
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

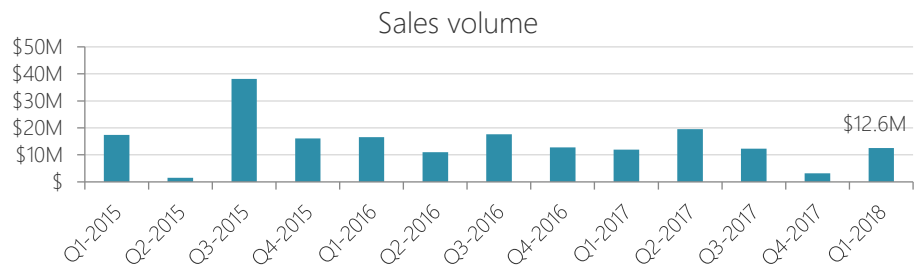
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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



Sales volume



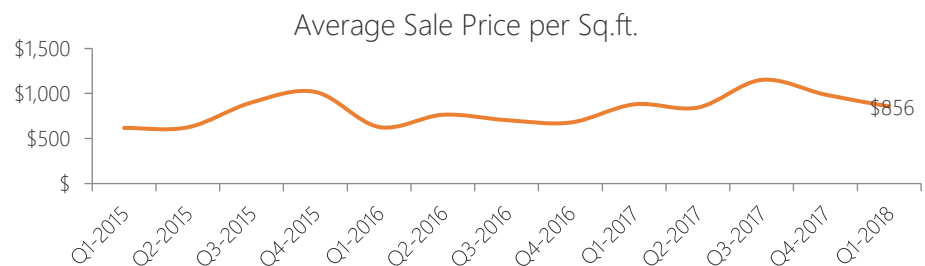
6% YoY



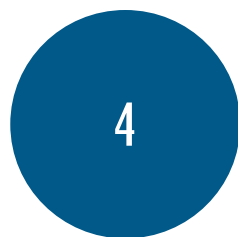
Average Sale Price per Sq.ft.



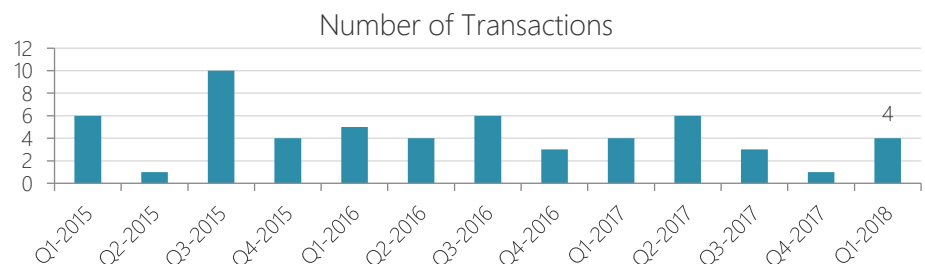
-3% YoY



Number of Transactions



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	\$698,889	6%	\$856	-3%	\$12,580,000	4	4	18
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

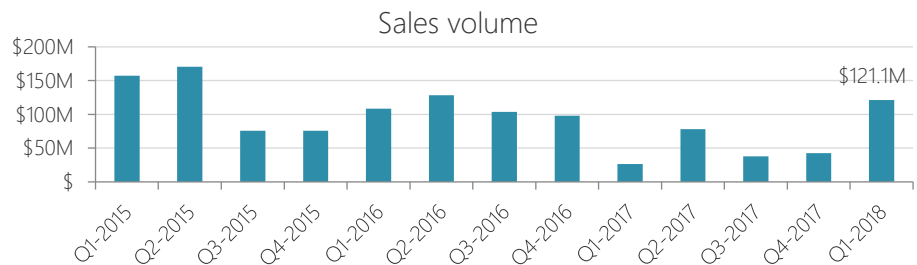
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



Sales volume



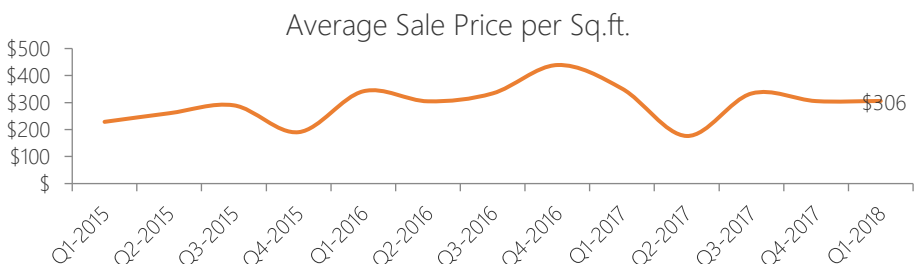
354% YoY



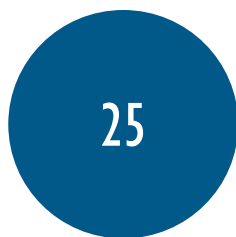
Average Sale Price per Sq.ft.



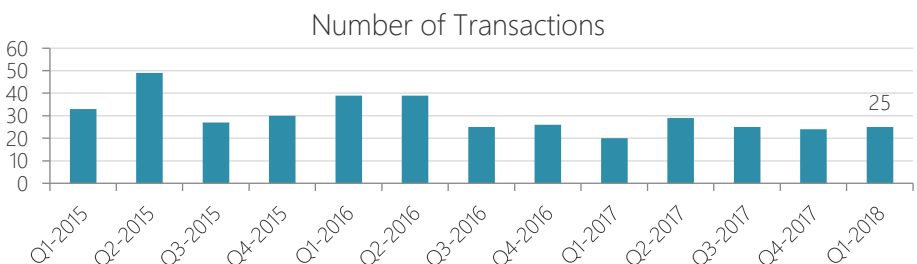
-13% YoY



Number of Transactions



25% YoY



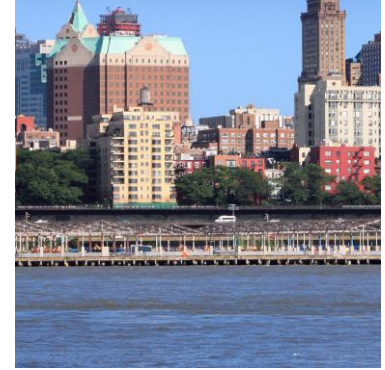
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$300,056	-2%	\$347	-1%	\$26,404,900	19	20	88
Medium	\$195,413	-	\$183	-	\$21,300,000	3	5	109
Large	\$394,355	-	\$361	-	\$73,350,000	3	3	186



Brooklyn, 1st Quarter 2018

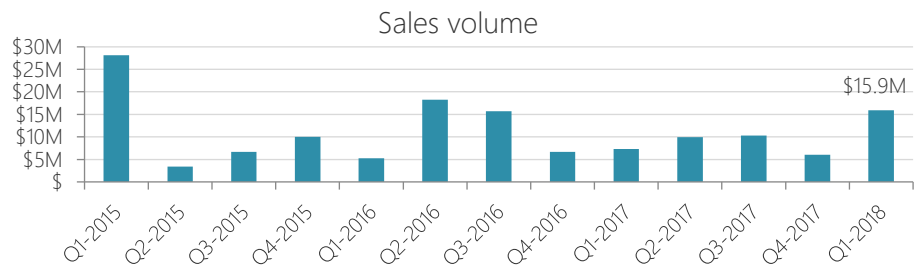
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



Sales volume



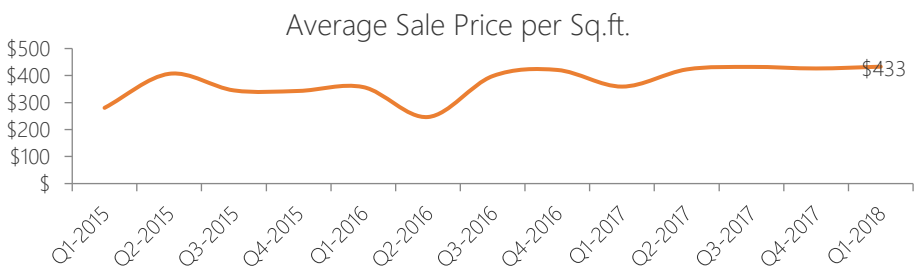
118% YoY



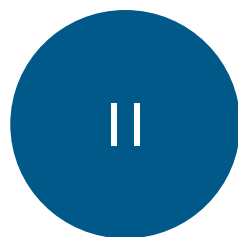
Average Sale Price per Sq.ft.



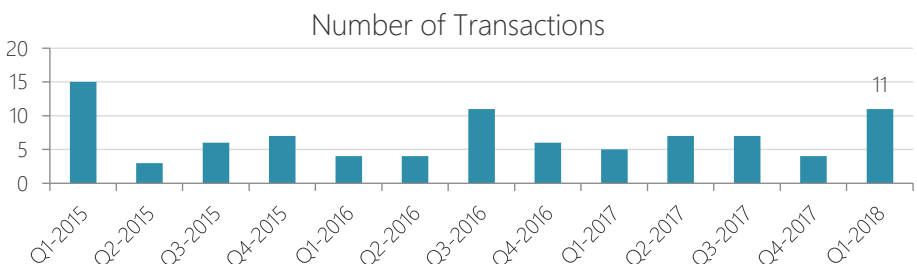
21% YoY



Number of Transactions



120% YoY



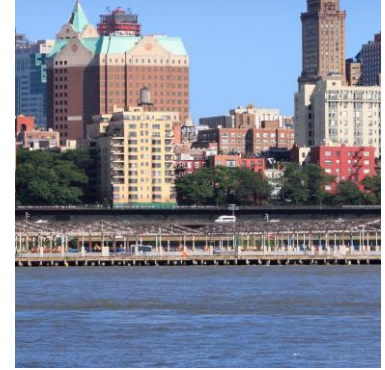
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$481,485	65%	\$433	21%	\$15,889,000	11	11	33
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

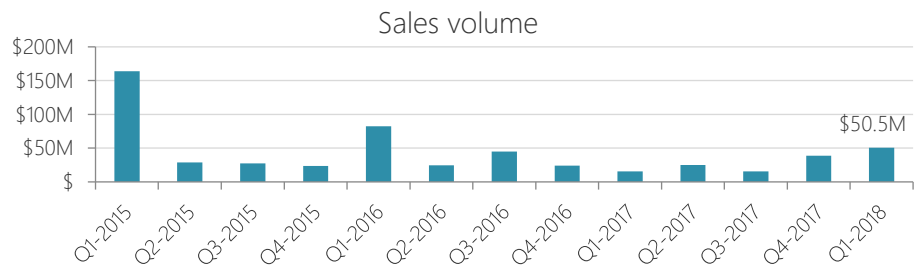
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



Sales volume



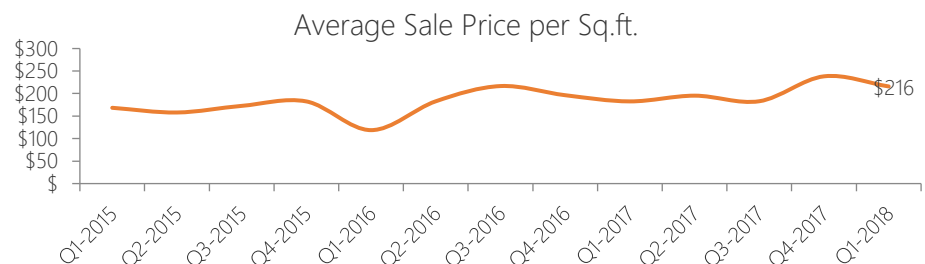
228% YoY



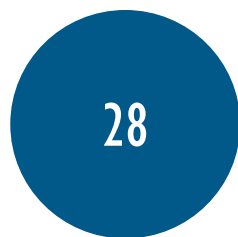
Average Sale Price per Sq.ft.



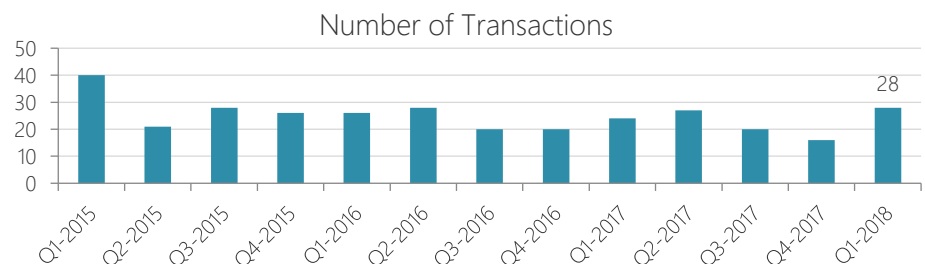
18% YoY



Number of Transactions



17% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$222,951	36%	\$251	38%	\$18,059,000	24	24	81
Medium	\$181,510	-	\$178	-	\$17,425,000	3	3	96
Large	\$182,927	-	\$233	-	\$15,000,000	1	1	82



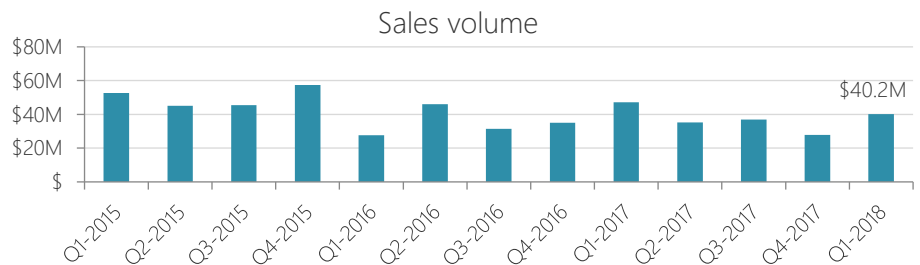
Brooklyn, 1st Quarter 2018



Sales volume

\$40.2M

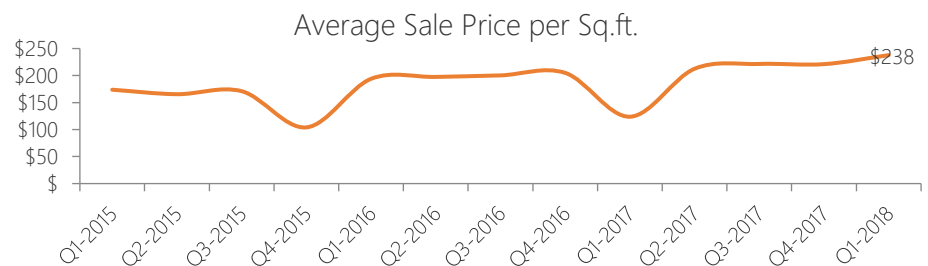
-15% YoY



Average Sale Price per Sq.ft.

\$238

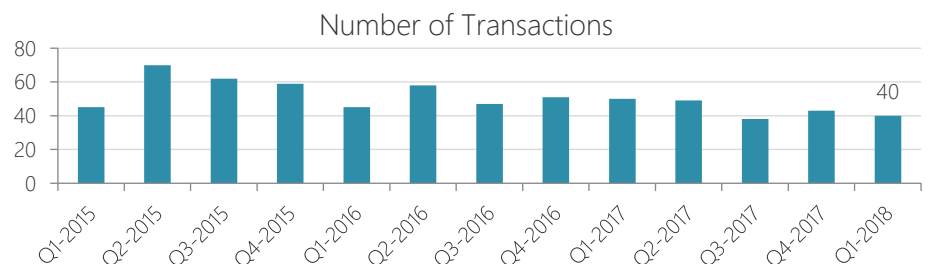
92% YoY



Number of Transactions

40

-20% YoY



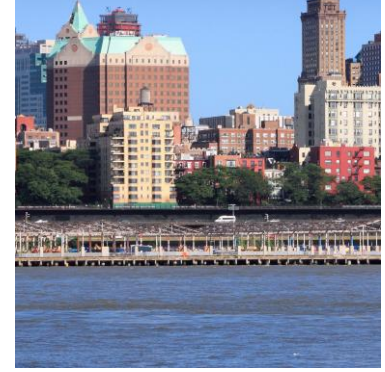
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$220,096	39%	\$261	39%	\$33,014,416	38	39	150
Medium	\$160,111	-18%	\$169	6%	\$7,205,000	2	3	45
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

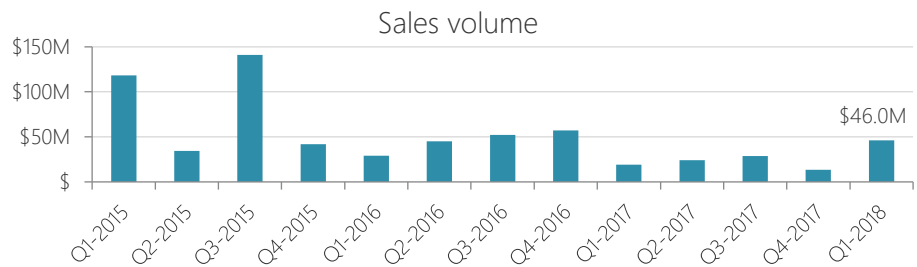
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



Sales volume

\$46.M

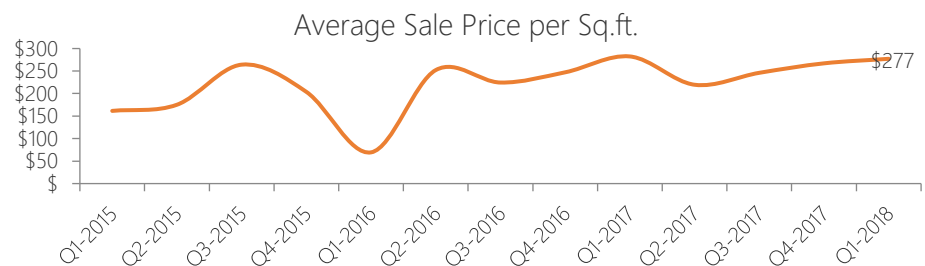
142% YoY



Average Sale Price per Sq.ft.

\$277

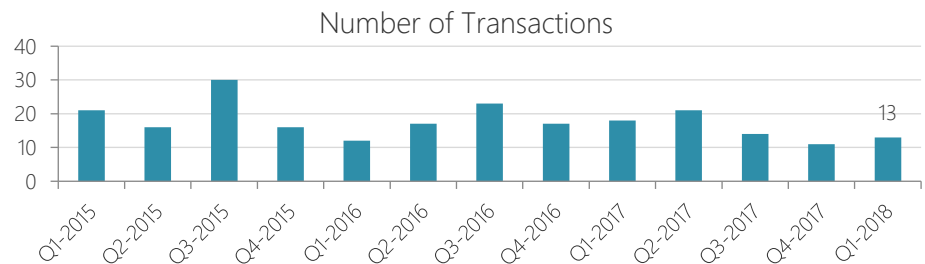
-2% YoY



Number of Transactions

13

-28% 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	\$280,556	23%	\$355	26%	\$10,100,000	9	9	36
Medium	\$194,231	-	\$224	-	\$10,100,000	2	3	52
Large	\$220,620	-	\$279	-	\$25,812,500	2	2	117



Brooklyn, 1st Quarter 2018

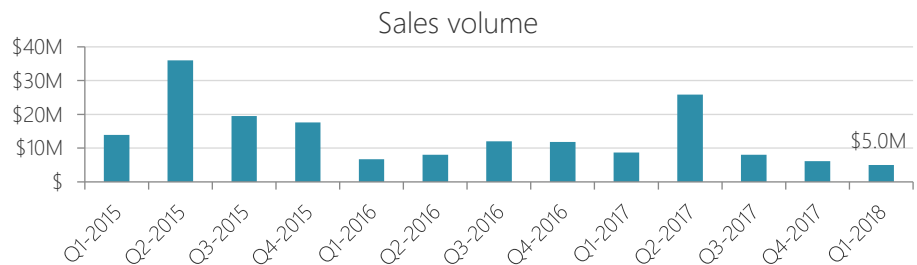
Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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



Sales volume



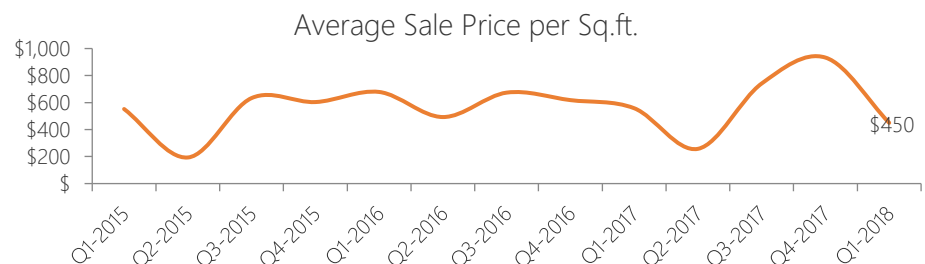
-43% YoY



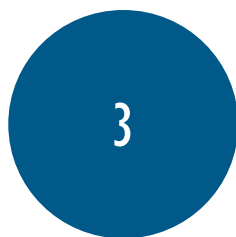
Average Sale Price per Sq.ft.



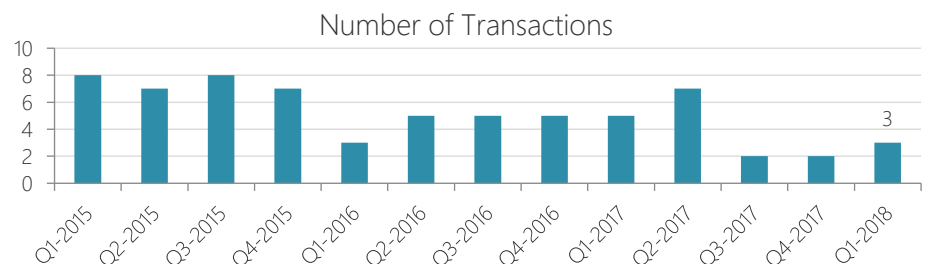
-19% YoY



Number of Transactions



-40% YoY



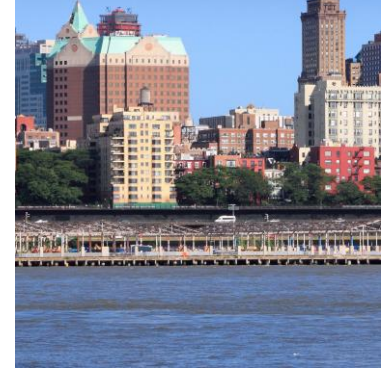
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$355,571	-35%	\$450	-19%	\$4,978,000	3	3	14
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

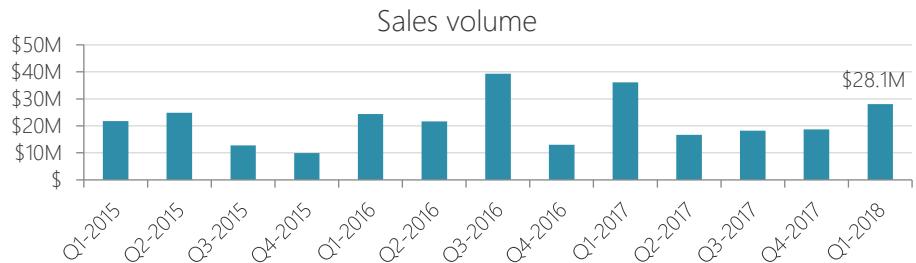
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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



Sales volume



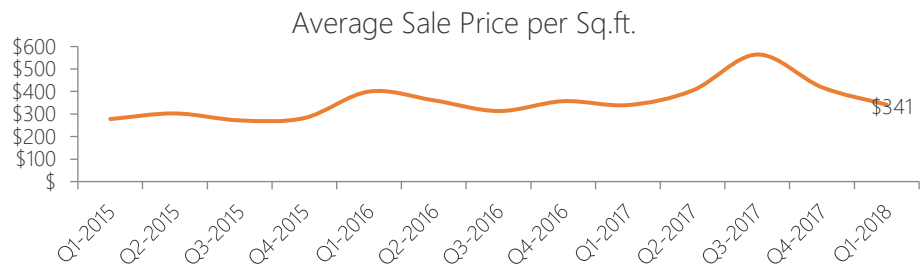
-22% YoY



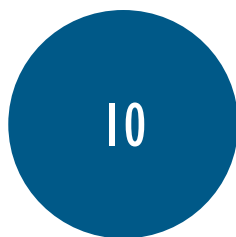
Average Sale Price per Sq.ft.



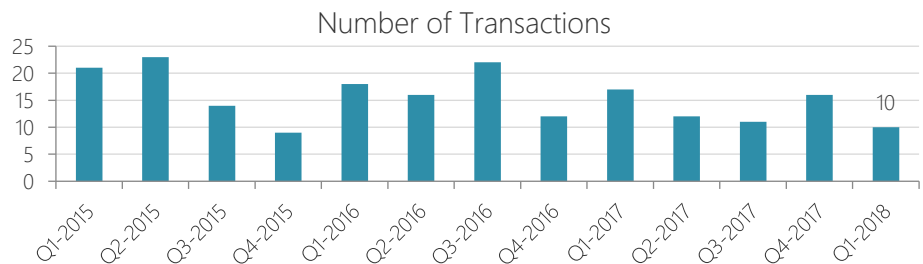
0% YoY



Number of Transactions



-41% YoY



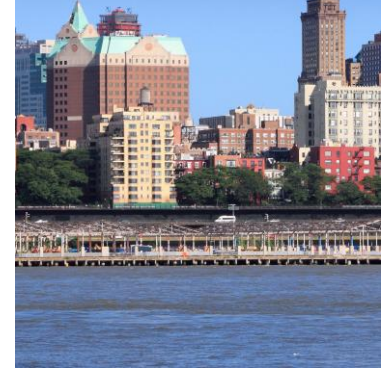
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$427,838	12%	\$433	2%	\$15,830,000	9	10	37
Medium	\$291,114	0%	\$268	3%	\$12,226,800	1	1	42
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

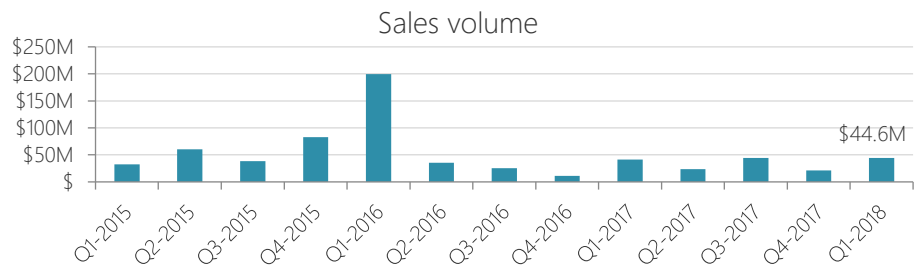
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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



Sales volume



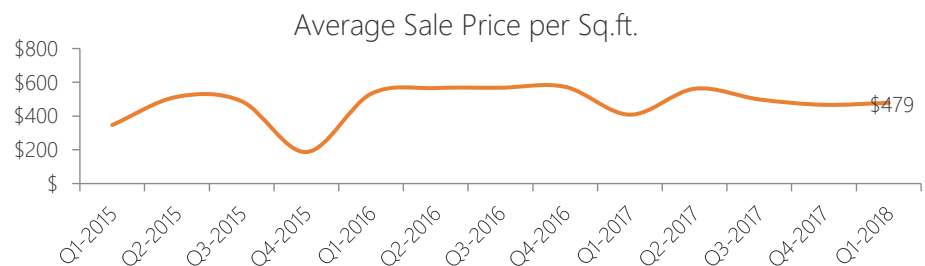
8% YoY



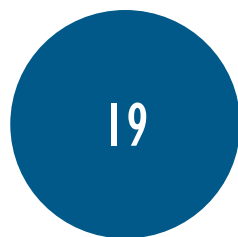
Average Sale Price per Sq.ft.



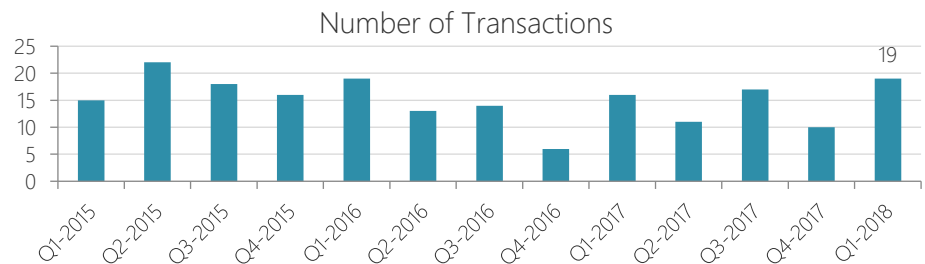
17% YoY



Number of Transactions



19% YoY



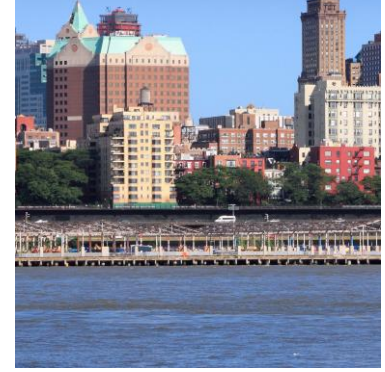
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$402,412	-15%	\$496	14%	\$29,778,500	17	17	74
Medium	\$436,618	771%	\$448	436%	\$14,845,000	2	2	34
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

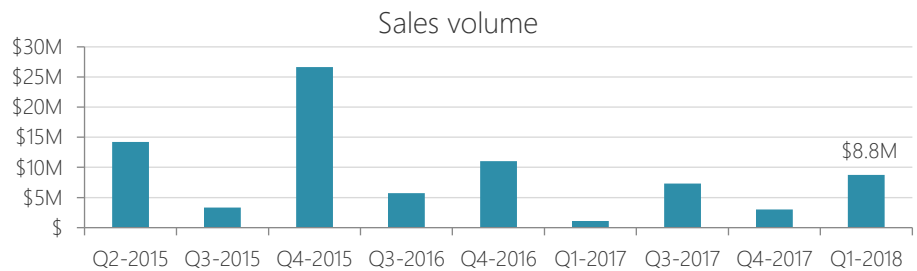
Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors.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



Sales volume



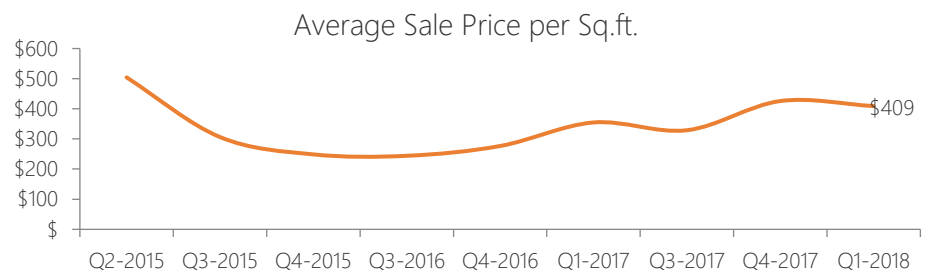
680% YoY



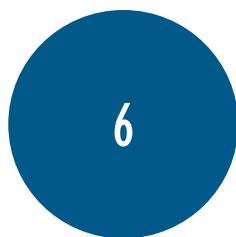
Average Sale Price per Sq.ft.



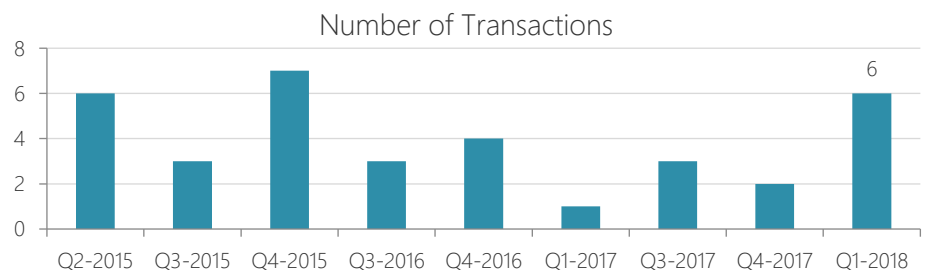
15% YoY



Number of Transactions



500% YoY



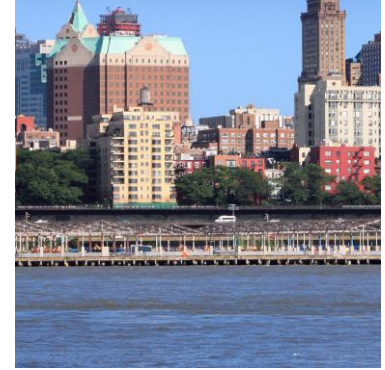
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$438,800	56%	\$409	15%	\$8,776,000	6	6	20
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

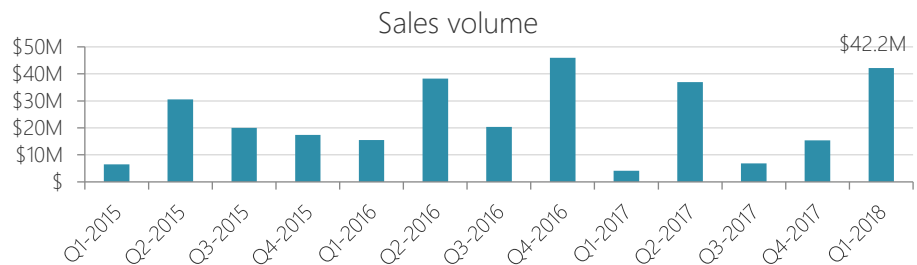
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



Sales volume



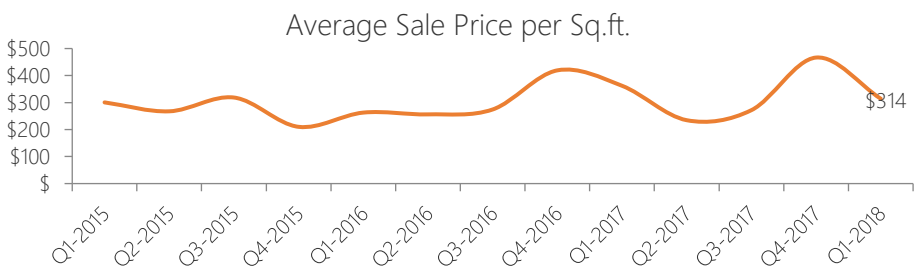
924% YoY



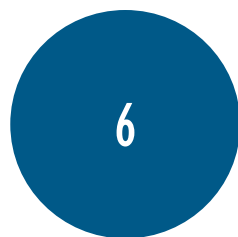
Average Sale Price per Sq.ft.



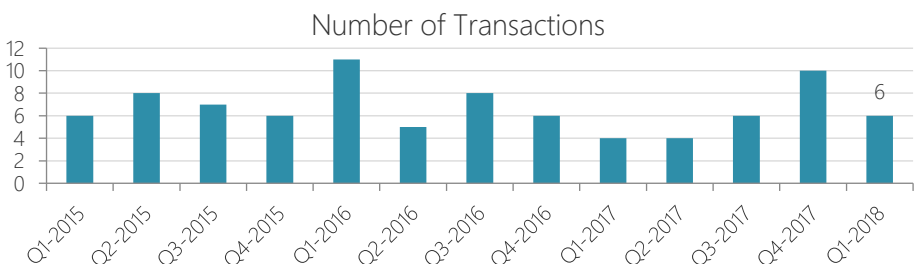
-13% YoY



Number of Transactions



50% YoY



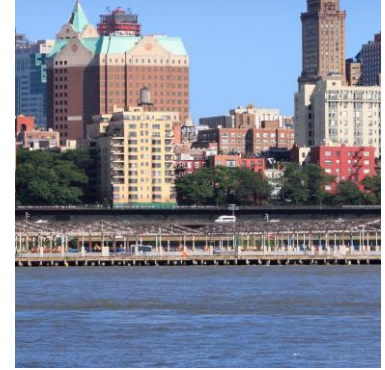
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$381,773	20%	\$434	20%	\$8,399,000	4	5	22
Medium	\$331,967	-	\$303	-	\$15,934,400	1	1	48
Large	\$330,333	-	\$286	-	\$17,838,000	1	1	54



Brooklyn, 1st Quarter 2018

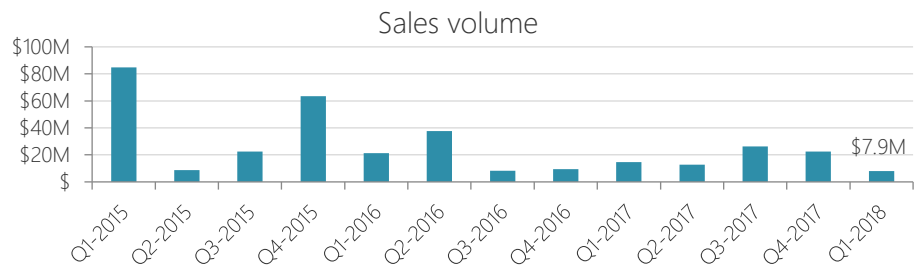
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



Sales volume



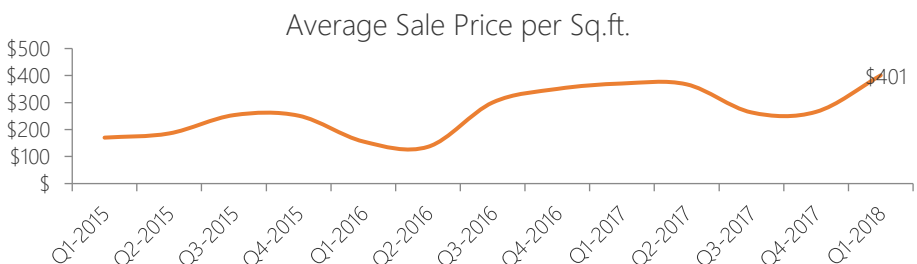
-46% YoY



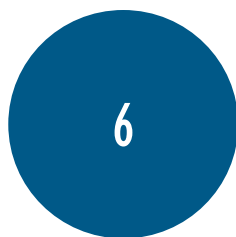
Average Sale Price per Sq.ft.



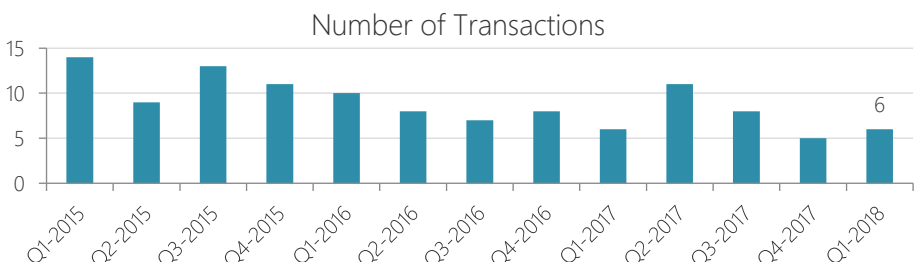
8% YoY



Number of Transactions



0% YoY



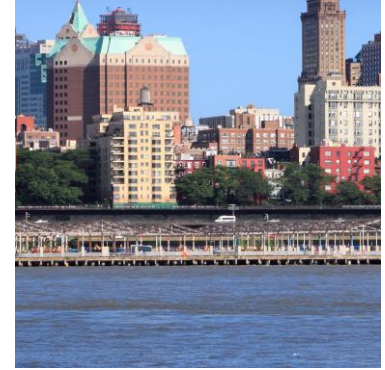
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$344,565	-23%	\$401	0%	\$7,925,000	6	6	23
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

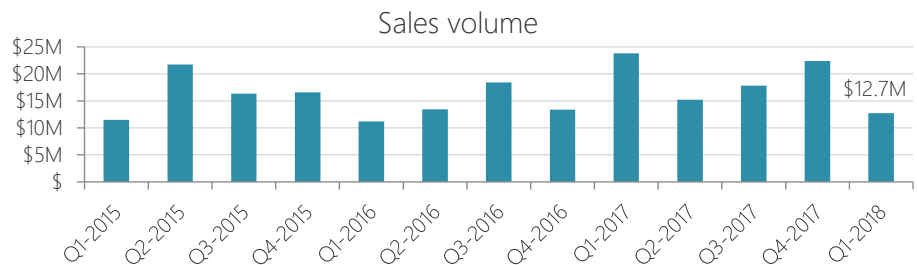
Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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



Sales volume



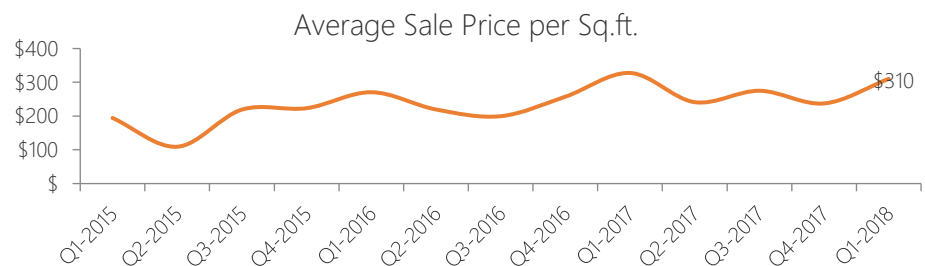
-46% YoY



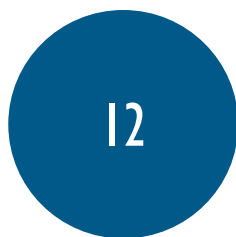
Average Sale Price per Sq.ft.



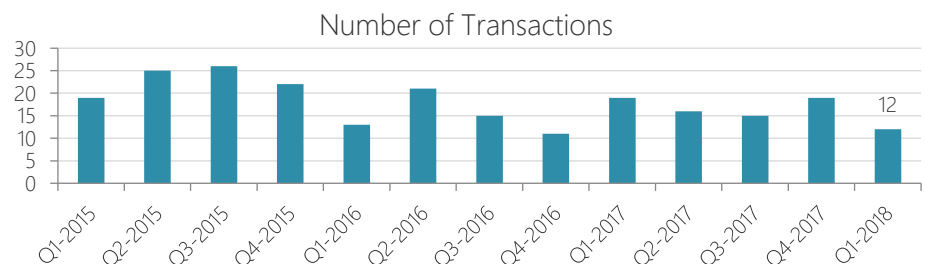
-5% YoY



Number of Transactions



-37% YoY



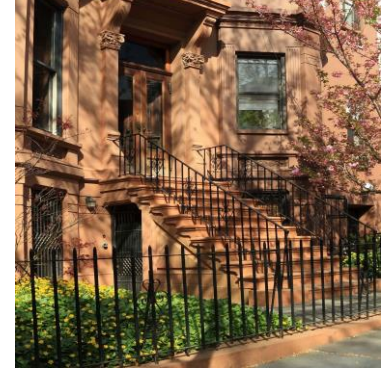
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$289,421	7%	\$310	-5%	\$12,734,525	12	12	44
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

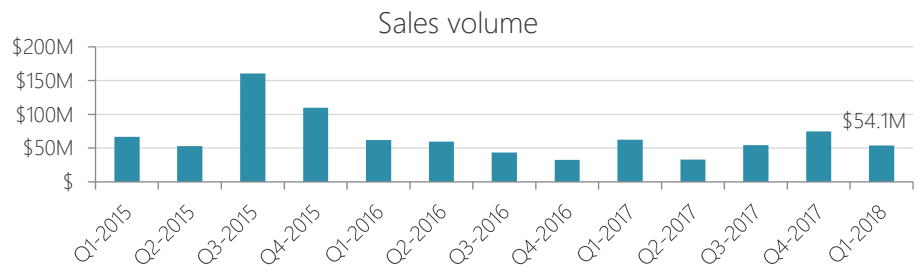
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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



Sales volume



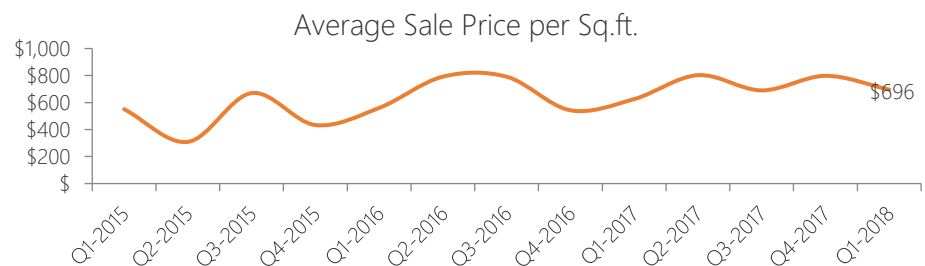
-13% YoY



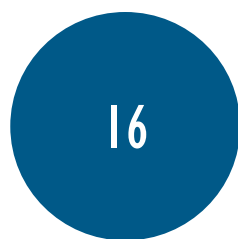
Average Sale Price per Sq.ft.



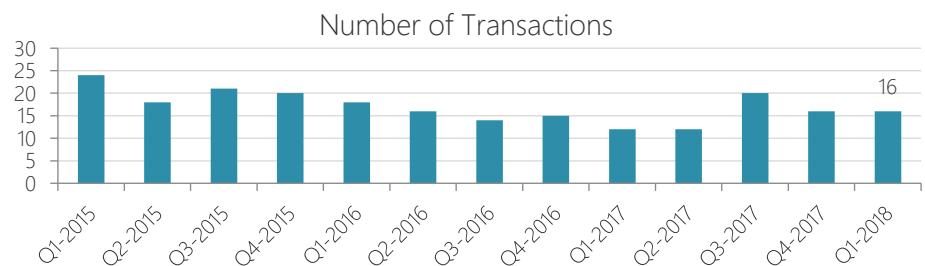
11% YoY



Number of Transactions



33% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$693,321	11%	\$696	4%	\$54,079,000	16	17	78
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

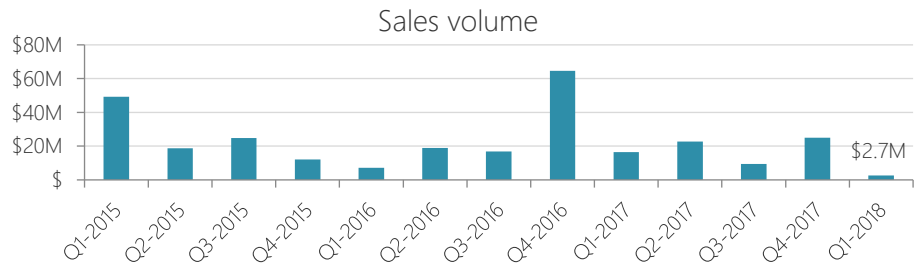
Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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



Sales volume



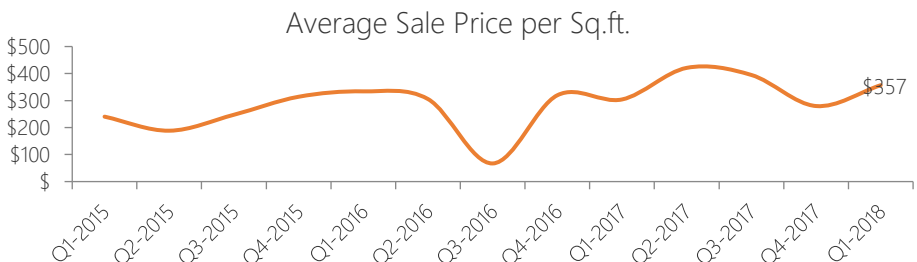
-84% YoY



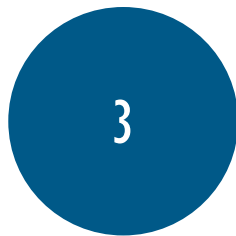
Average Sale Price per Sq.ft.



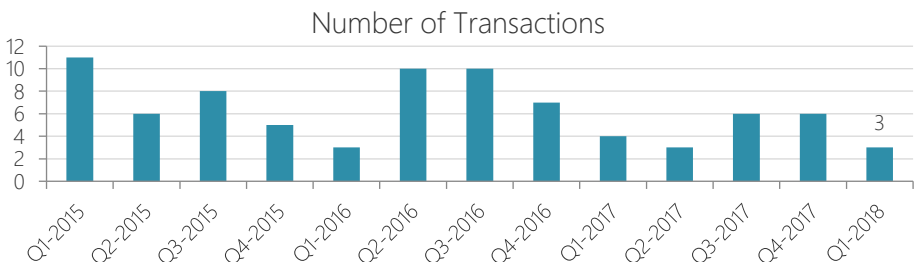
17% YoY



Number of Transactions



-25% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$206,538	-37%	\$357	8%	\$2,685,000	3	3	13
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

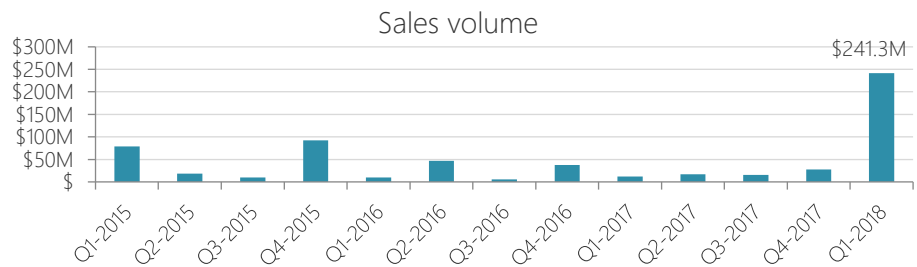
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



Sales volume



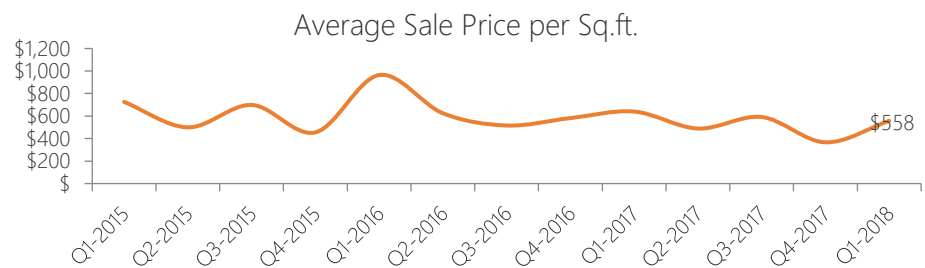
1974% YoY



Average Sale Price per Sq.ft.



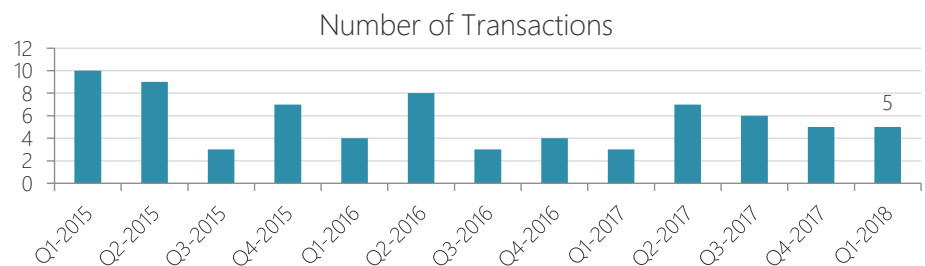
-13% YoY



Number of Transactions



67% 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	\$639,500	-24%	\$767	33%	\$6,395,000	2	2	10
Medium	\$975,000	148%	\$1,310	86%	\$9,750,000	1	1	10
Large	\$498,230	-	\$540	-	\$225,200,000	2	2	452



Brooklyn, 1st Quarter 2018

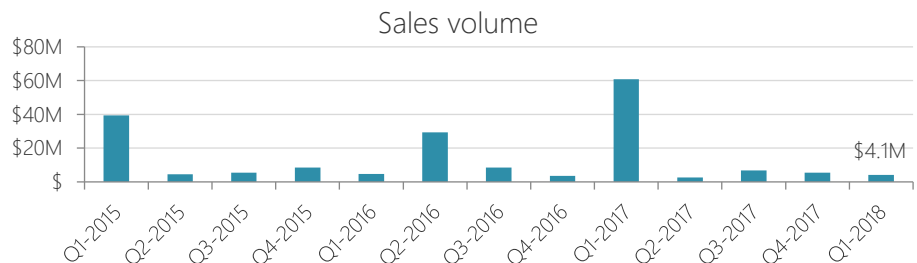
Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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



Sales volume



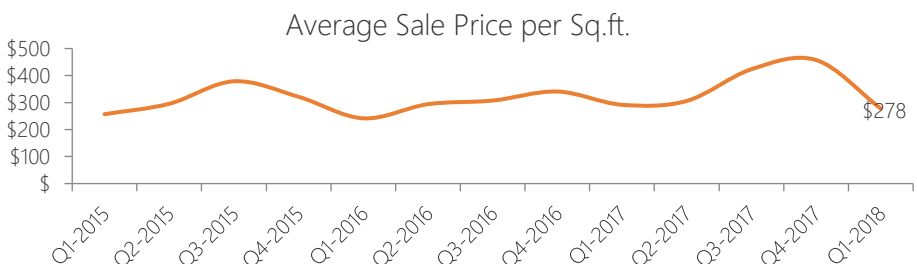
-93% YoY



Average Sale Price per Sq.ft.



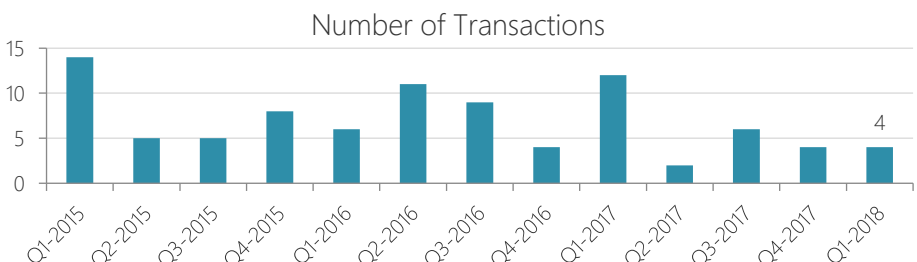
-5% YoY



Number of Transactions



-67% YoY



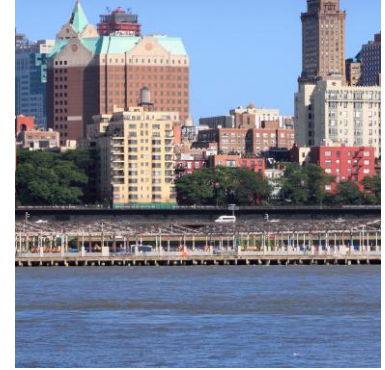
Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$256,016	-22%	\$278	-24%	\$4,096,256	4	4	16
Medium	-	-	-	-	\$0	0	0	0
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

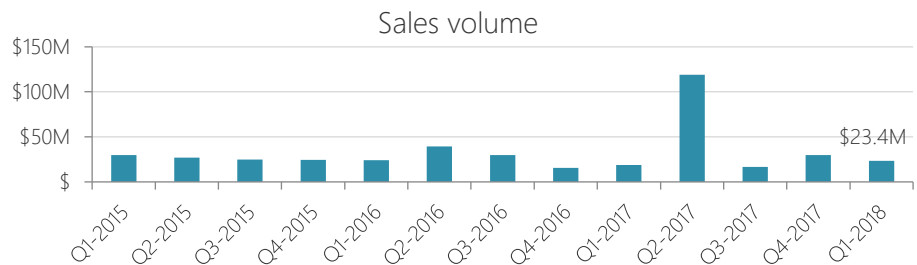
Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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



Sales volume



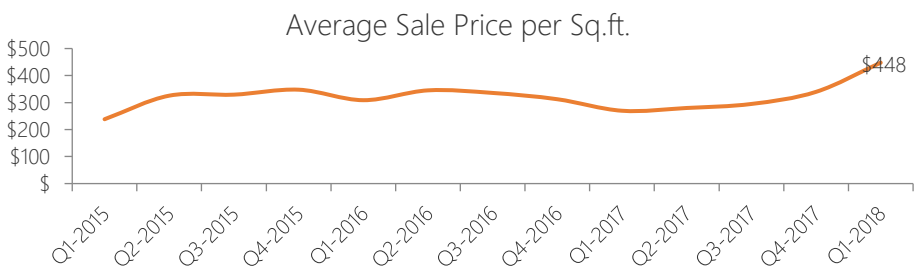
25% YoY



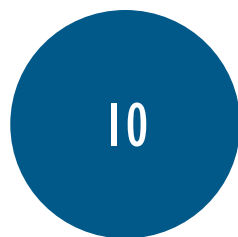
Average Sale Price per Sq.ft.



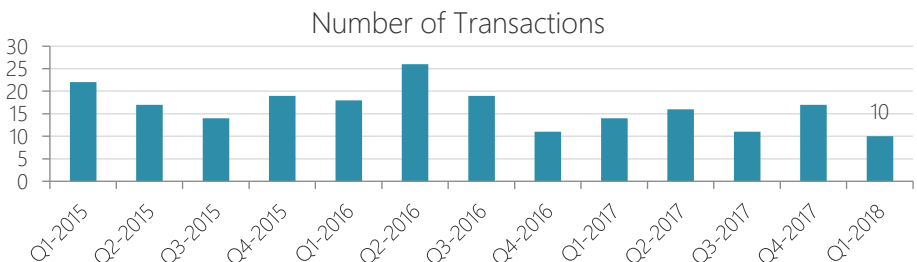
66% YoY



Number of Transactions



-29% YoY



Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$381,472	33%	\$441	32%	\$14,877,400	8	8	39
Medium	\$370,348	683%	\$460	563%	\$8,518,000	2	2	23
Large	-	-	-	-	\$0	0	0	0



Brooklyn, 1st Quarter 2018

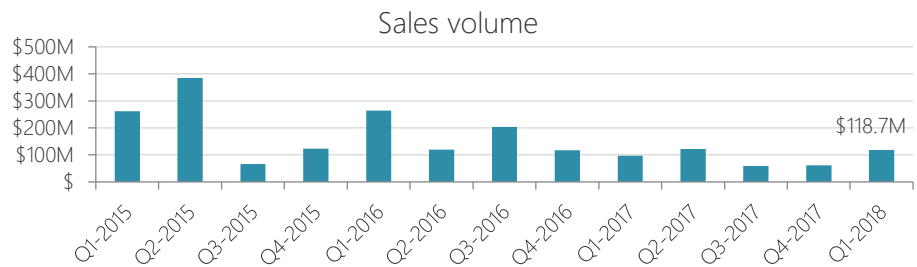
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



Sales volume



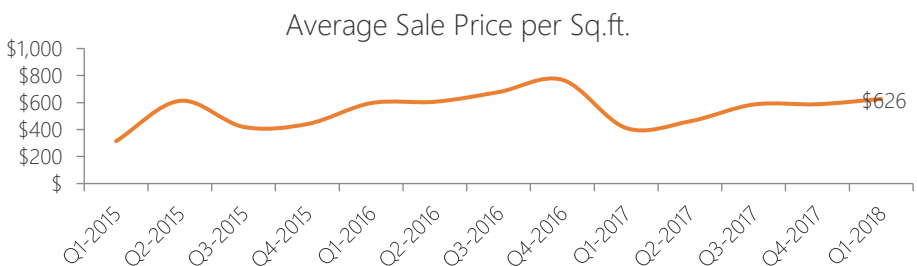
23% YoY



Average Sale Price per Sq.ft.



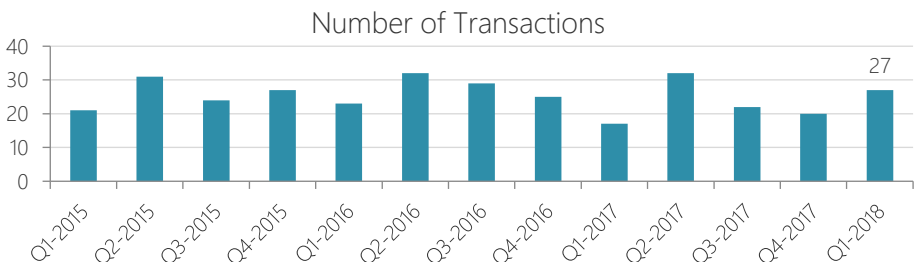
52% YoY



Number of Transactions



59% 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	\$493,532	7%	\$604	9%	\$58,236,738	25	25	118
Medium	\$729,167	178%	\$940	162%	\$17,500,000	1	1	24
Large	\$796,296	49%	\$577	56%	\$43,000,000	1	1	54





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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

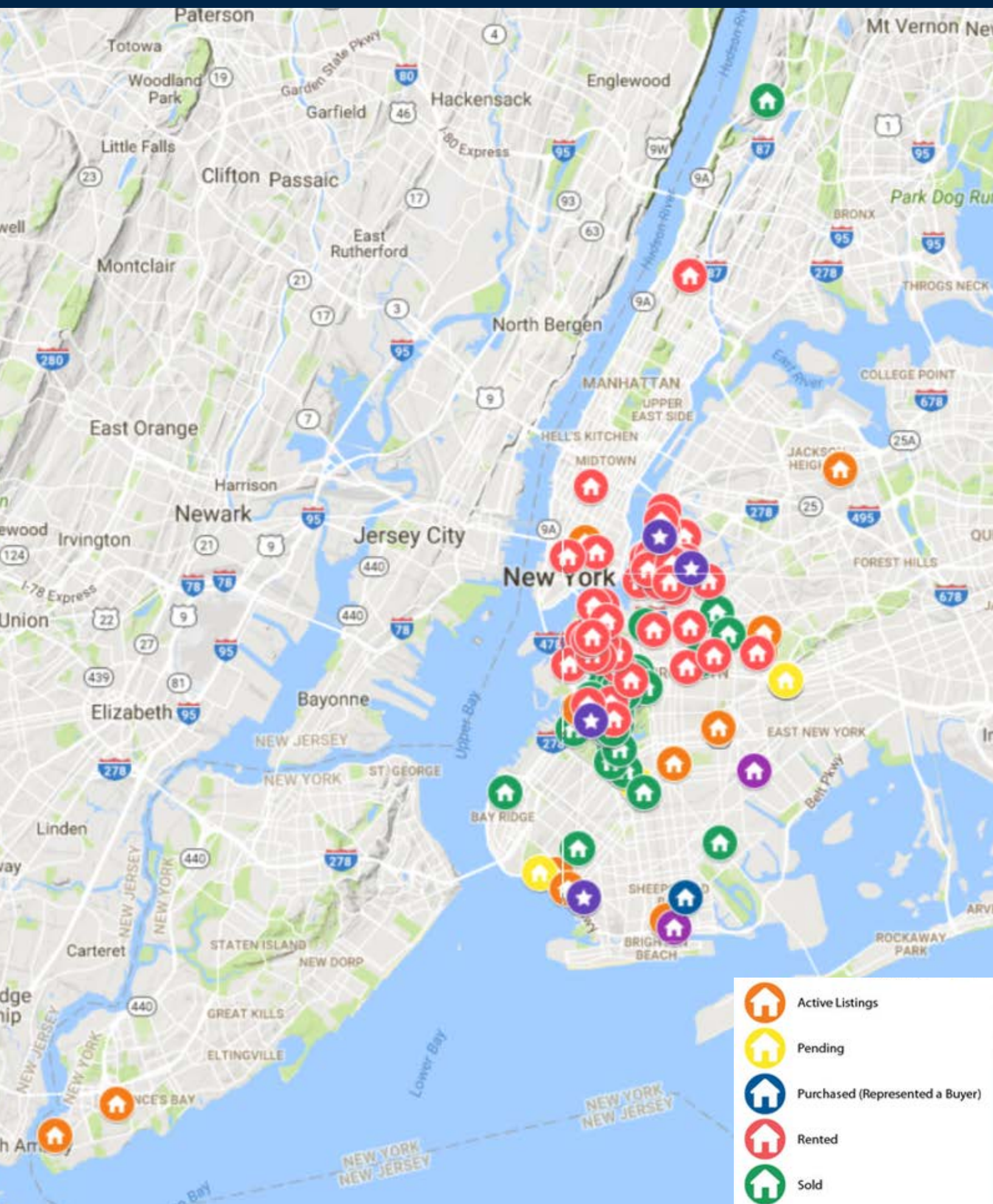
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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

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THE BROOKLYN MADE SHOW

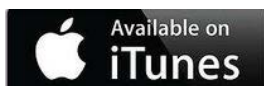
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