



## BROOKLYN MULTIFAMILY MARKET REPORT

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4th Quarter 2016





## Multifamily Market Report Overview

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

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

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

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## Multifamily Market Overview

Brooklyn, 4th Quarter 2016

Sales volume

**\$1.1B**

-5% YoY

Average price/sq.ft.

**\$411**

40% YoY

Average price/unit

**\$356K**

32% YoY

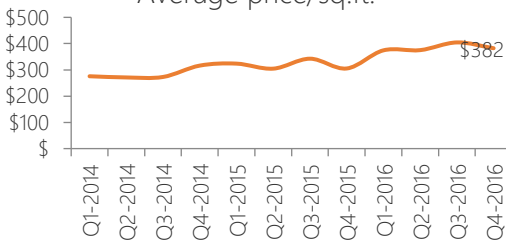
Transactions

**437**

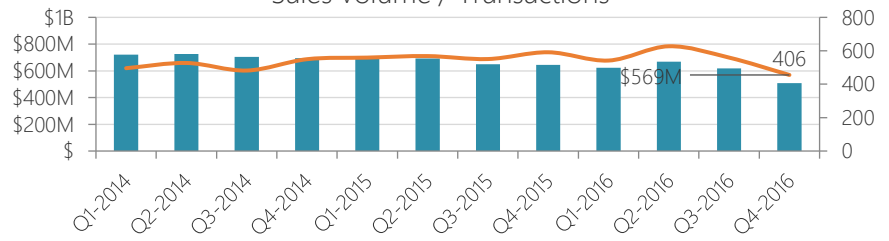
-22% YoY

### Small multifamily

Average price/sq.ft.

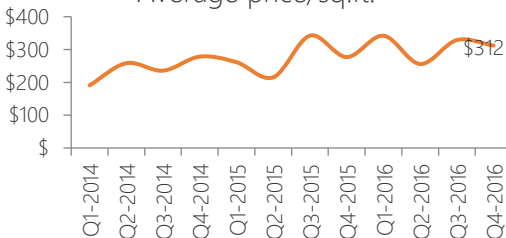


Sales volume / Transactions

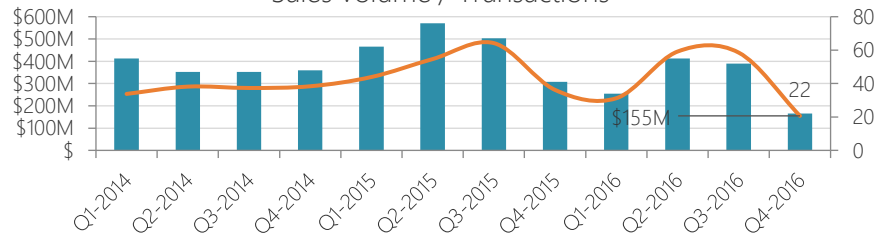


### Medium multifamily

Average price/sq.ft.

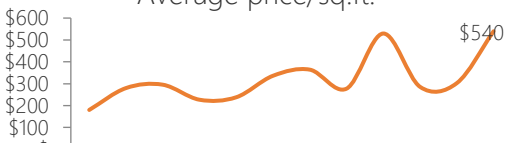


Sales volume / Transactions

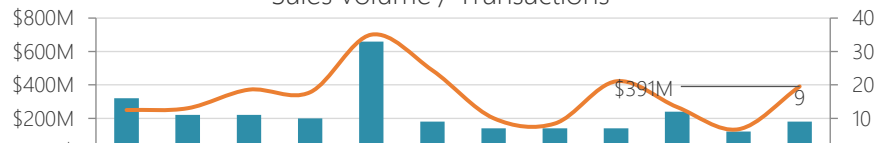


### Large multifamily

Average price/sq.ft.



Sales volume / Transactions





## Top 25 Multifamily Sales

Brooklyn, 4th Quarter 2016

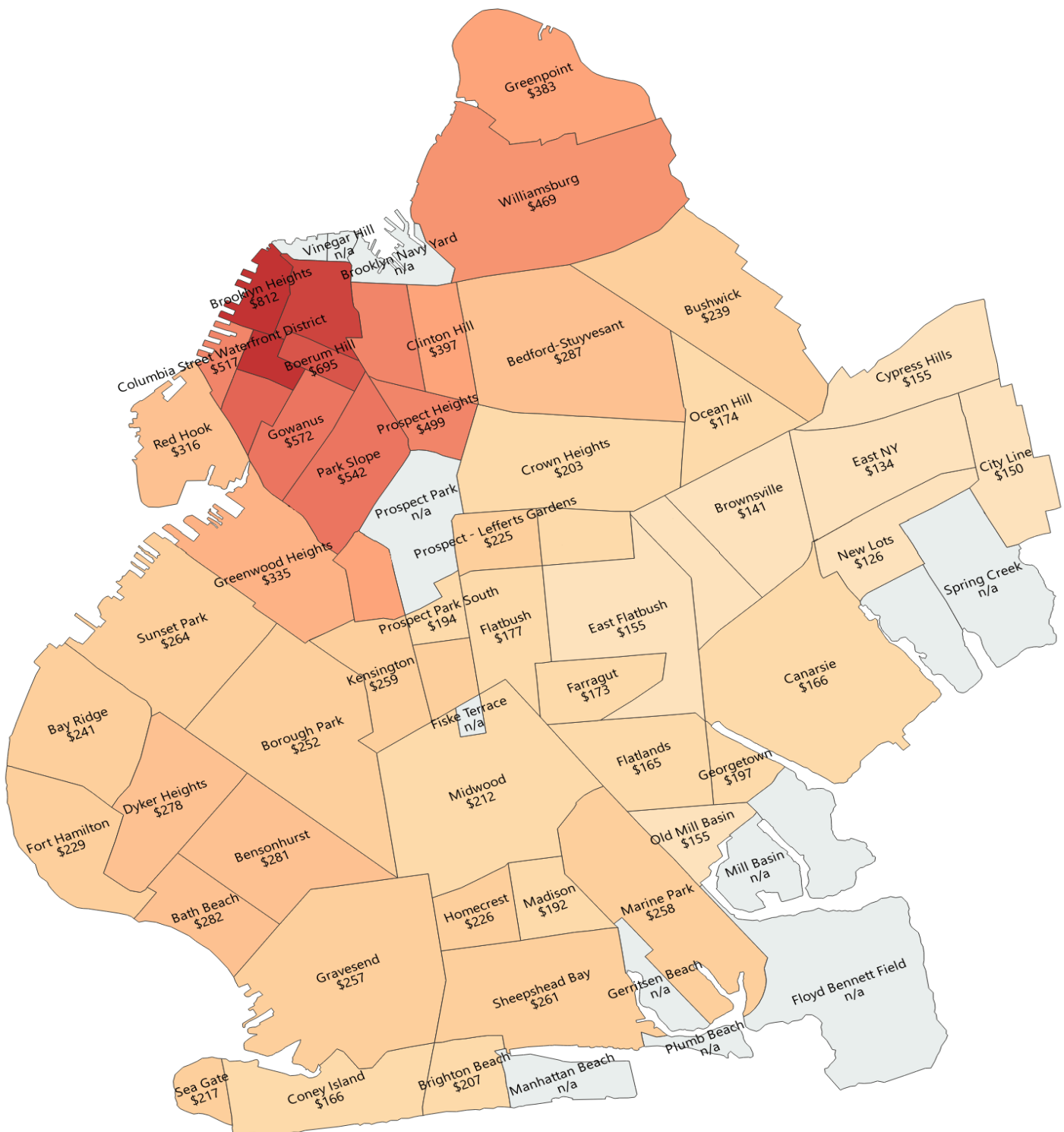
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	236 Livingston Street #UNITB	\$154,250,000	15-Dec-16	228,246	\$676	Downtown Brooklyn
	236 Livingston Street #COMM	\$154,250,000	15-Dec-16	228,246	\$676	Downtown Brooklyn
	236 Livingston Street #UNITA	\$154,250,000	15-Dec-16	228,246	\$676	Downtown Brooklyn
	236 Livingston Street #LIHU	\$154,250,000	15-Dec-16	228,246	\$676	Downtown Brooklyn
2	230-232 N 9 St	\$68,875,000	05-Dec-16	71,619	\$962	Williamsburg
3	341 Eastern Pkwy	\$52,000,000	06-Oct-16	84,860	\$613	Crown Heights
4	315 Lincoln Pl	\$30,000,000	14-Dec-16	52,543	\$571	Prospect Heights
	329 Lincoln Pl	\$30,000,000	14-Dec-16	52,543	\$571	Prospect Heights
	319 Lincoln Pl	\$30,000,000	14-Dec-16	52,543	\$571	Prospect Heights
	323 Lincoln Pl	\$30,000,000	14-Dec-16	52,543	\$571	Prospect Heights
5	320-340 Sterling St	\$23,806,625	22-Nov-16	88,580	\$269	Prospect - Lefferts Gardens
6	483 Ocean Pkwy	\$22,750,000	16-Dec-16	48,600	\$468	Kensington
7	100 Lefferts Ave	\$21,250,000	16-Dec-16	57,993	\$366	Prospect - Lefferts Gardens
8	230 Ocean Pkwy	\$20,250,000	16-Dec-16	49,518	\$409	Kensington
9	15 Crooke Ave	\$16,250,000	28-Nov-16	52,944	\$307	Prospect Park South
10	65 Ocean Ave	\$14,250,000	16-Dec-16	44,316	\$322	Prospect - Lefferts Gardens
11	2502 Avenue D	\$11,171,520	19-Dec-16	41,452	\$270	Flatbush
12	975 Washington Ave	\$10,550,000	19-Dec-16	30,000	\$352	Crown Heights
13	80 Woodruff Ave	\$10,500,000	16-Dec-16	42,700	\$246	Prospect Park South
14	292-294 Atlantic Ave	\$10,300,000	12-Dec-16	7,500	\$1,373	Boerum Hill
15	35 Pineapple St	\$10,300,000	13-Dec-16	11,842	\$870	Brooklyn Heights
16	2025 Regent Pl	\$9,450,000	02-Dec-16	40,860	\$231	Flatbush
17	2016 Regent Pl	\$9,450,000	02-Dec-16	36,648	\$258	Flatbush
18	1812 E 18 St	\$7,600,000	06-Oct-16	29,500	\$258	Homecrest
19	1077-1081 New York Ave	\$6,065,280	19-Dec-16	22,120	\$274	East Flatbush
20	1114-1118 New York Ave	\$6,065,280	19-Dec-16	29,934	\$203	Flatbush
21	626 Manhattan Ave	\$6,000,000	17-Nov-16	4,050	\$1,481	Greenpoint
22	217 Court St	\$5,950,000	13-Oct-16	8,003	\$743	Cobble Hill
23	514-524 Rockaway Pkwy	\$5,497,920	19-Dec-16	24,000	\$229	Remsen Village
24	835 Carroll St	\$5,400,000	25-Oct-16	6,206	\$870	Park Slope
25	236 E 23 St	\$5,060,000	31-Oct-16	18,000	\$281	Flatbush





## Map of Neighborhoods

Average price per square foot (past 3 years)





## Top Neighborhoods

Brooklyn, 4th Quarter 2016

#	Neighborhood	Average price/sq.ft.	Sales volume	No. of sales	Avg. price/sqft by multifamily size		
					Small	Medium	Large
1	Carroll Gardens	\$921	\$27,265,000	10	\$921	-	-
2	Williamsburg	\$768	\$117,091,651	25	\$611	\$476	\$962
3	Gowanus	\$691	\$9,560,000	3	\$691	-	-
4	Cobble Hill	\$678	\$12,765,000	3	\$678	-	-
5	Columbia Street Waterfront District	\$673	\$13,600,000	5	\$673	-	-
6	Greenpoint	\$630	\$13,647,175	7	\$630	-	-
7	Fort Greene	\$618	\$11,853,501	5	\$618	-	-
8	Boerum Hill	\$605	\$19,720,951	6	\$793	\$134	-
9	Prospect Heights	\$582	\$37,740,000	4	\$629	\$571	-
10	Park Slope	\$543	\$32,628,000	15	\$538	\$586	-
11	Borough Park	\$469	\$37,490,000	25	\$469	-	-
12	Dyker Heights	\$465	\$6,640,000	6	\$465	-	-
13	Crown Heights	\$439	\$98,120,733	26	\$327	\$352	\$613
14	Kensington	\$426	\$45,520,000	5	\$292	-	\$438
15	Bedford-Stuyvesant	\$403	\$86,035,078	58	\$409	\$304	-
16	Clinton Hill	\$387	\$7,350,000	3	\$387	-	-
17	Bensonhurst	\$363	\$17,373,000	11	\$397	\$261	-
18	Bath Beach	\$359	\$6,605,981	5	\$359	-	-
19	Midwood	\$353	\$8,320,000	7	\$353	-	-
20	Gravesend	\$345	\$11,388,700	11	\$345	-	-
21	Sheepshead Bay	\$341	\$3,515,000	4	\$341	-	-
22	Prospect - Lefferts Gardens	\$320	\$64,650,125	7	\$469	\$322	\$307
23	Bay Ridge	\$311	\$15,247,500	8	\$336	\$266	-
24	Bushwick	\$282	\$42,992,742	33	\$282	-	-
25	Homecrest	\$277	\$11,060,000	4	\$330	\$258	-
26	Ocean Hill	\$275	\$15,094,500	12	\$291	\$237	-
27	Sunset Park	\$270	\$14,576,226	11	\$270	-	-
28	Brighton Beach	\$264	\$3,640,023	6	\$264	-	-
29	Flatbush	\$247	\$56,997,800	17	\$275	\$234	\$270
30	Brownsville	\$217	\$4,957,900	7	\$217	-	-
31	East Flatbush	\$217	\$12,671,280	11	\$182	\$274	-
32	Cypress Hills	\$215	\$11,373,800	12	\$215	-	-
33	City Line	\$205	\$3,708,000	7	\$205	-	-
34	Remsen Village	\$198	\$10,034,920	8	\$170	\$229	-
35	East NY	\$197	\$14,916,250	24	\$203	\$157	-
36	New Lots	\$194	\$2,620,000	4	\$194	-	-
37	Canarsie	\$191	\$3,286,500	6	\$191	-	-



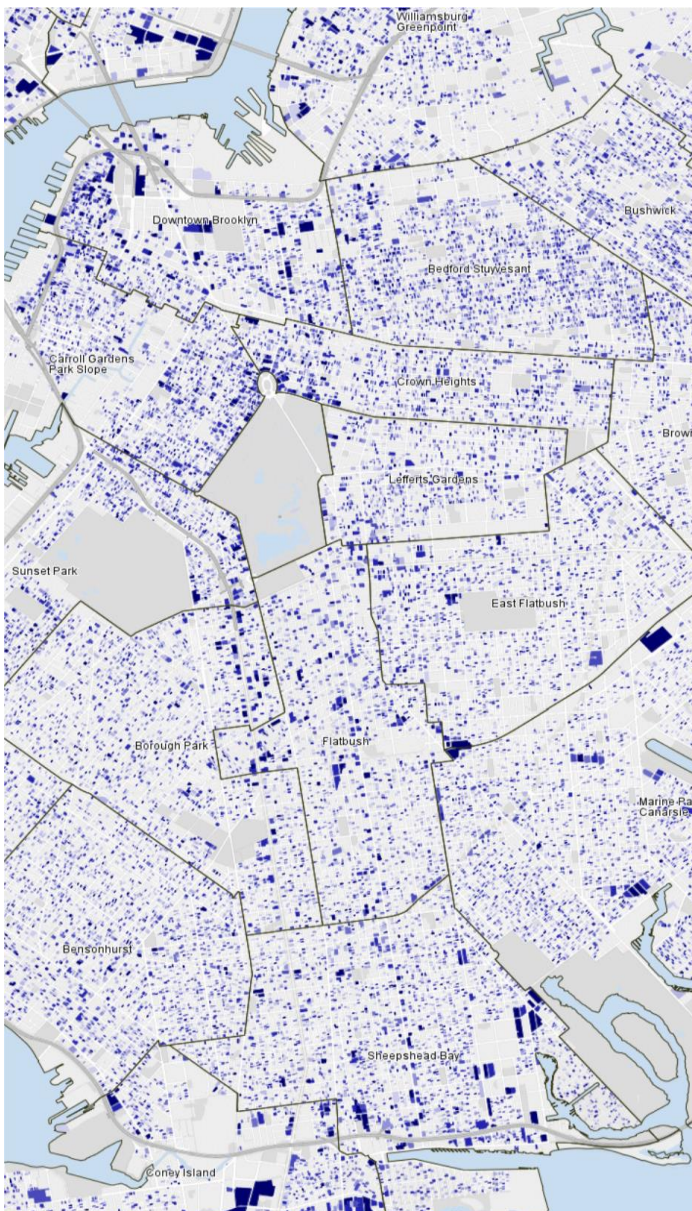


## Sales Maps

Brooklyn, 4th Quarter 2016

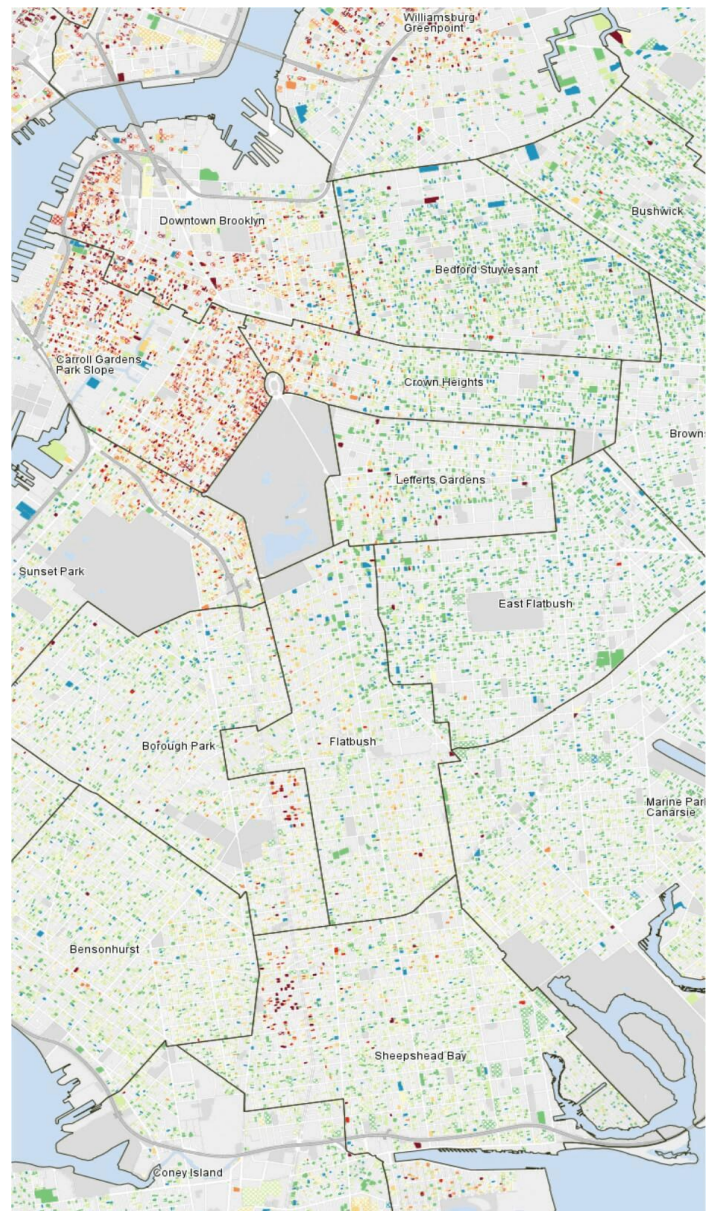
### Recent sales

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.

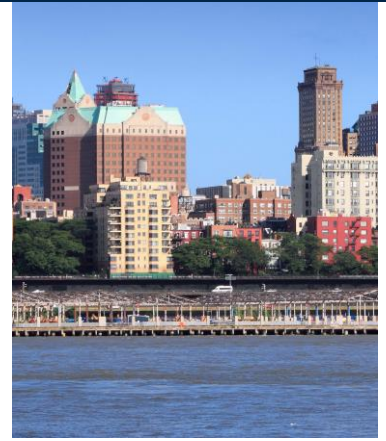




## Bath Beach

Brooklyn, 4th Quarter 2016

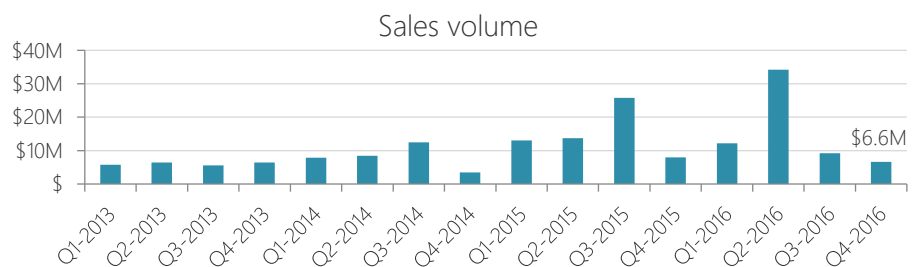
Served by five different subway stations on the D, Bath Beach is a community with good transportation options. Mostly made up of small apartment homes and semi-attached houses, the streets are lined with both mom-and-pop storefronts and chain stores. Caesar's Bay Shopping Center is as popular as the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



### Sales volume

**\$6.6M**

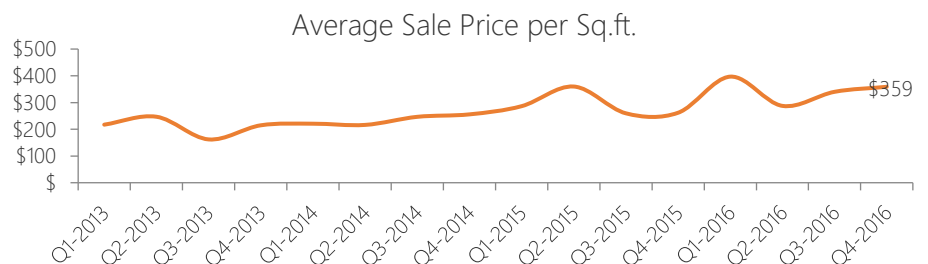
-17% YoY



### Average Sale Price per Sq.ft.

**\$359**

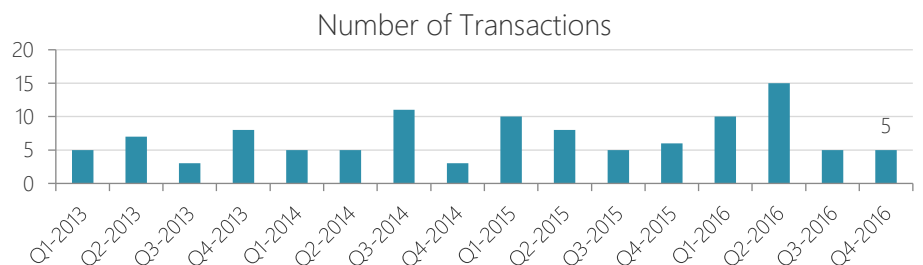
37% YoY



### Number of Transactions

**5**

-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	\$440,200	70%	\$250	100%	\$6,605,001	5	5	15

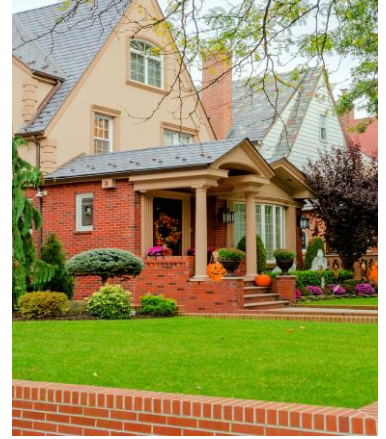




## Bay Ridge

Brooklyn, 4th Quarter 2016

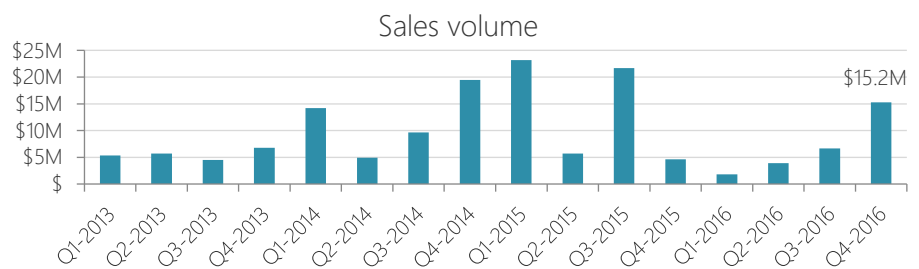
Located at the southwest corner of Brooklyn, Bay Ridge is a middle-class neighborhood with plenty of housing and retail and restaurant options. The main commercial strips are along 3rd and 5th avenues and the neighborhood was named the 12th most livable neighborhood in NYC by New York Magazine. Landmarks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



### Sales volume

**\$15.3M**

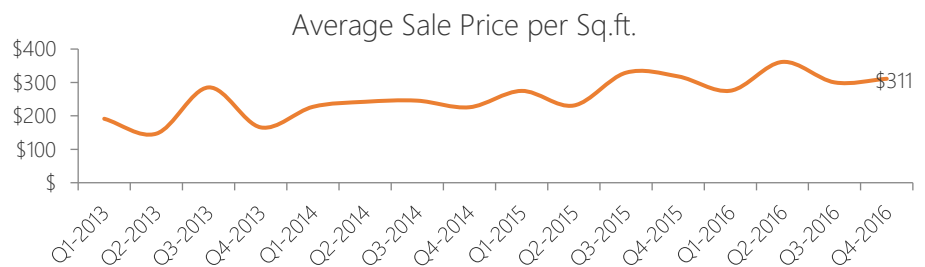
232% YoY



### Average Sale Price per Sq.ft.

**\$311**

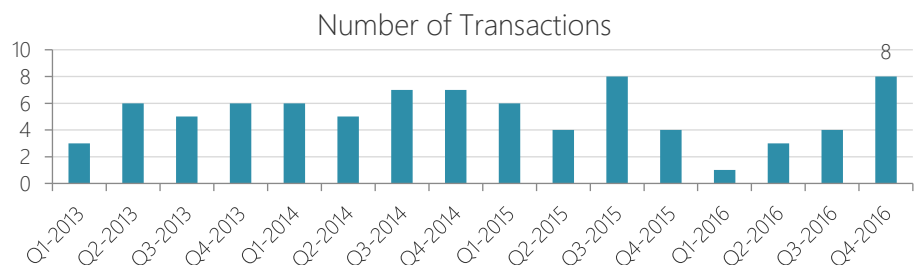
-2% YoY



### Number of Transactions

**8**

100% YoY



### Type of Properties Sold

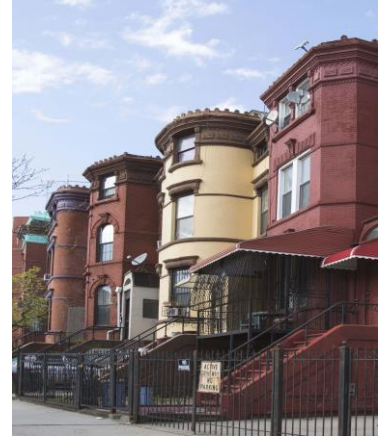
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$212,162	0%	\$226	5%	\$10,647,500	7	7	24



## Bedford-Stuyvesant

Brooklyn, 4th Quarter 2016

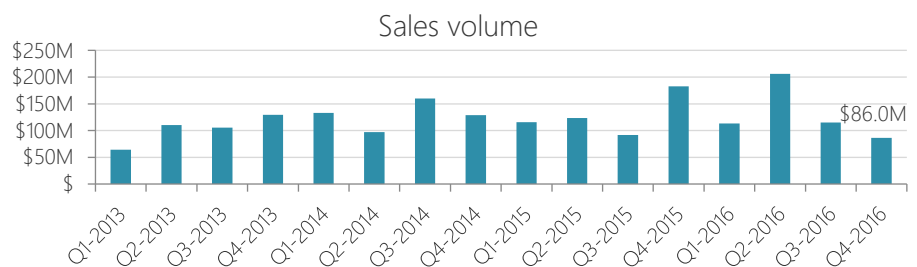
Also known as Bed-Stuy, this centrally located neighborhood is just next door to hip Williamsburg but has plenty to set itself apart: impeccable brownstones, unique storefronts, and a tight-knit community that supports improvements to bring in more locally owned businesses. Public transportation includes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



### Sales volume

**\$86.M**

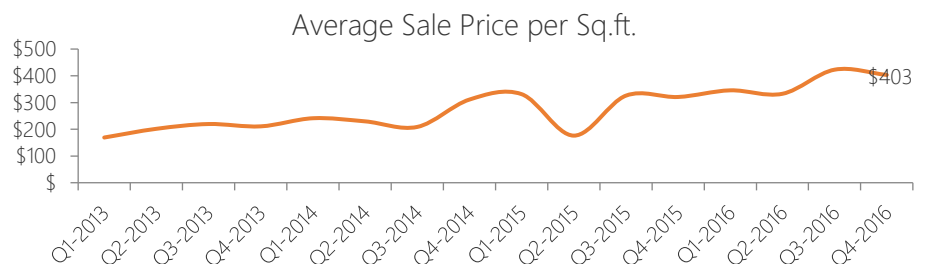
-53% YoY



### Average Sale Price per Sq.ft.

**\$403**

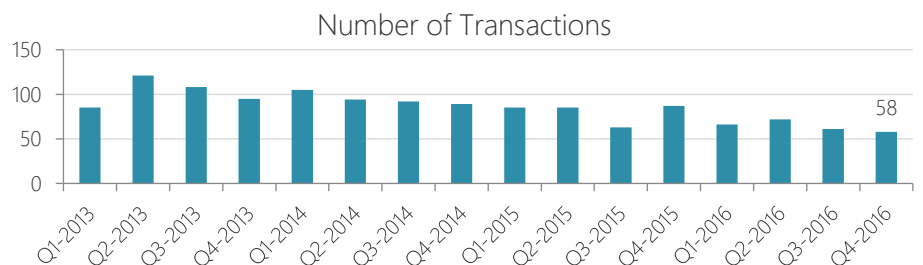
26% YoY



### Number of Transactions

**58**

-33% YoY



### Type of Properties Sold

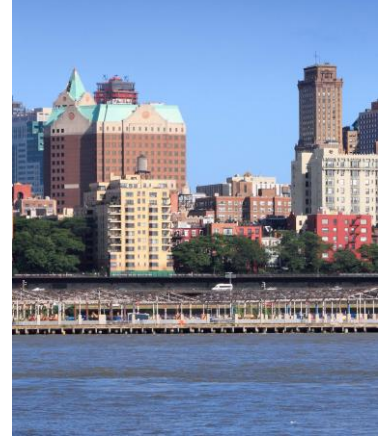
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$205,474	22%	\$400	26%	\$82,525,070	57	56	211



## Bensonhurst

Brooklyn, 4th Quarter 2016

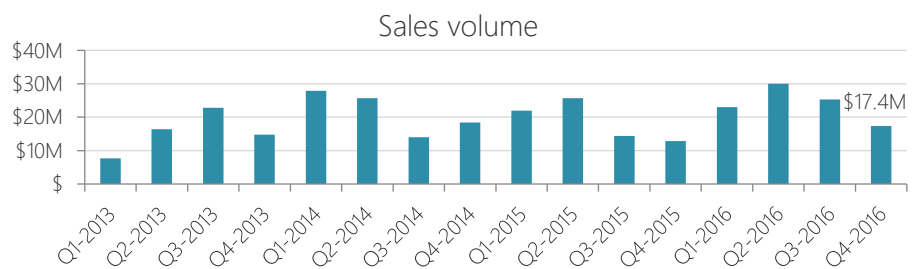
Home to both Little Italy and Brooklyn's second Chinatown, Bensonhurst is rich in diversity. New Yorkers love this neighborhood's friendly atmosphere, numerous shopping options, and quick and easy access to public transportation.



### Sales volume

**\$17.4M**

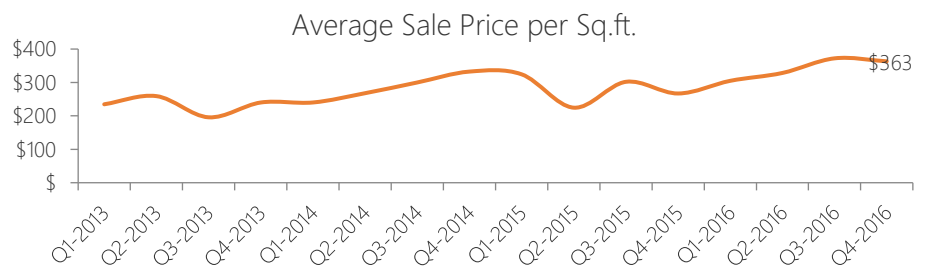
35% YoY



### Average Sale Price per Sq.ft.

**\$363**

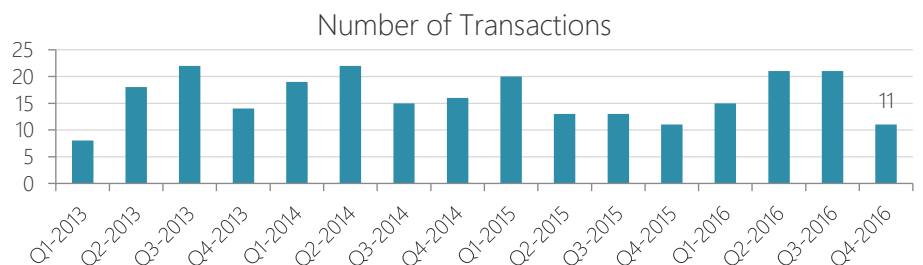
36% YoY



### Number of Transactions

**11**

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	\$275,605	12%	\$207	26%	\$14,373,000	10	10	20



## Boerum Hill

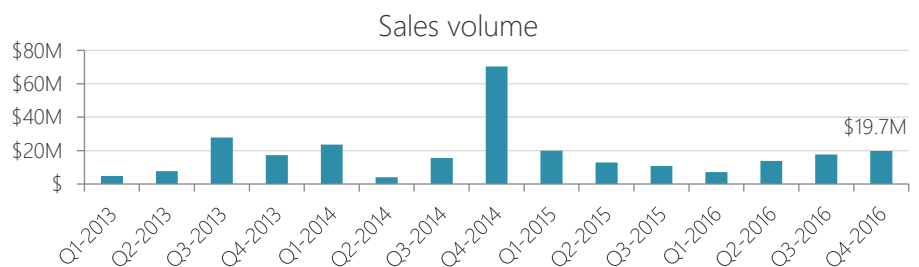
Brooklyn, 4th Quarter 2016

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.



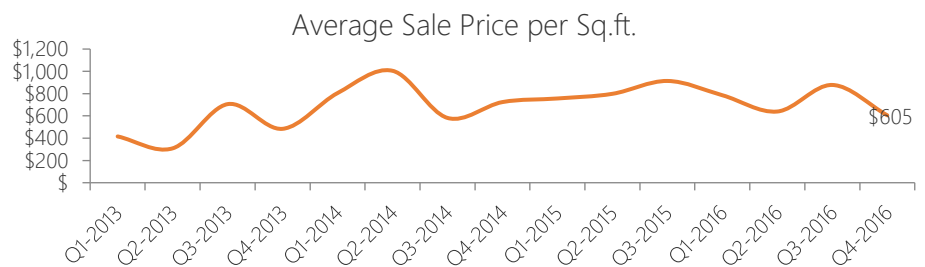
### Sales volume

\$19.7M



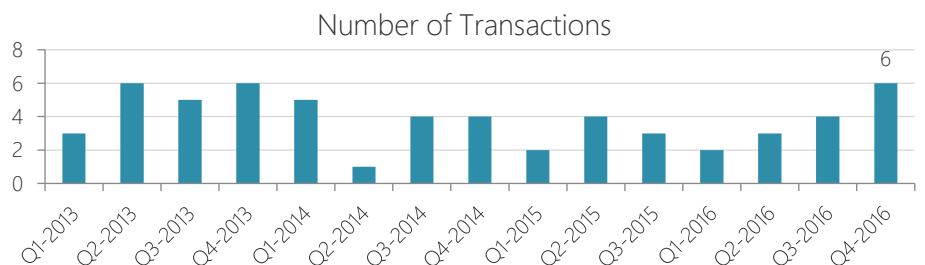
### Average Sale Price per Sq.ft.

\$605



### Number of Transactions

6



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$604,111		\$702		\$19,471,000	5	5	27

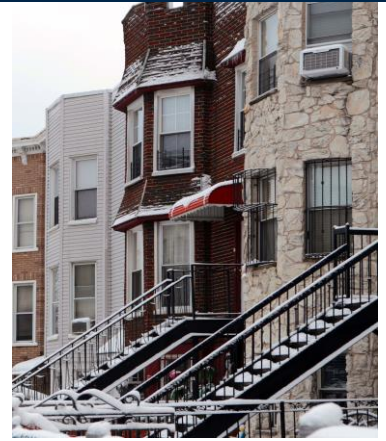




## Borough Park

Brooklyn, 4th Quarter 2016

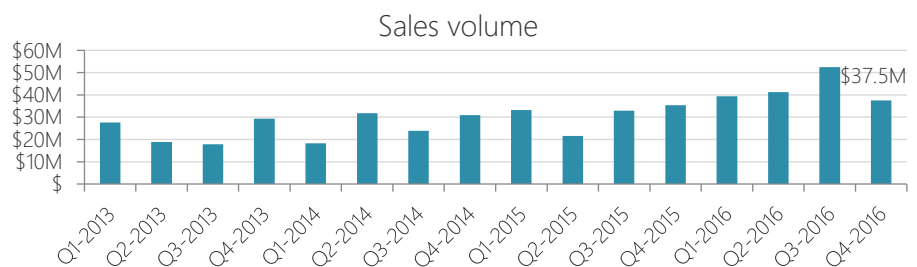
Borough Park covers just 200 blocks yet it's one of the most densely populated areas in Brooklyn. The population is just under 200,000 and housing is primarily low-rise multifamily homes. Rarer options include classic apartment complexes and high-end gated communities. Public transportation options abound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



### Sales volume

**\$37.5M**

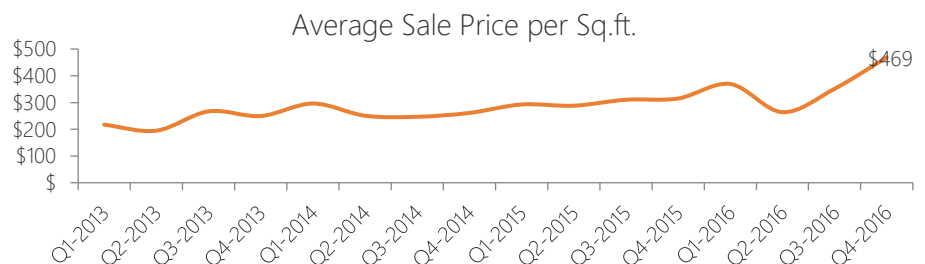
6% YoY



### Average Sale Price per Sq.ft.

**\$469**

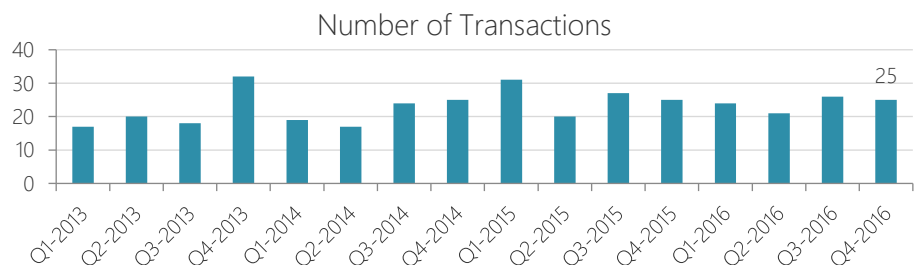
49% YoY



### Number of Transactions

**25**

0% YoY



### Type of Properties Sold

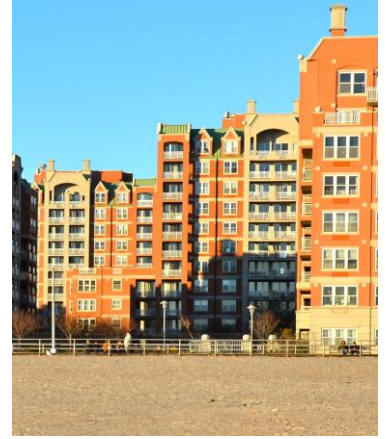
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$441,050	26%	\$469	26%	\$37,400,000	25	25	85



## Brighton Beach

Brooklyn, 4th Quarter 2016

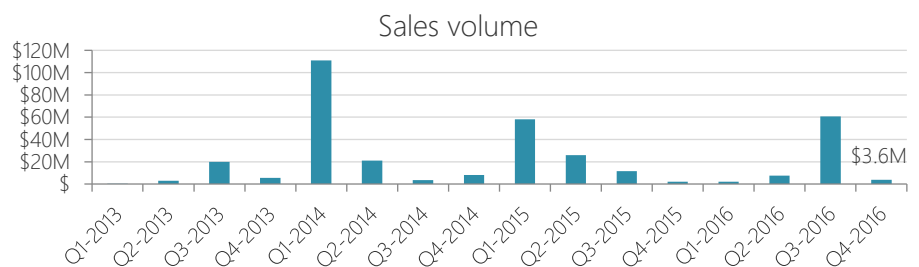
Located in Southern Brooklyn, Brighton Beach is an Oceanside neighborhood next to Coney Island and Manhattan Beach. It's served by the B and Q trains along with several local buses. There's plenty to do in the neighborhood and both Coney Island and Manhattan Beach are close by. Housing options include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



### Sales volume

**\$3.6M**

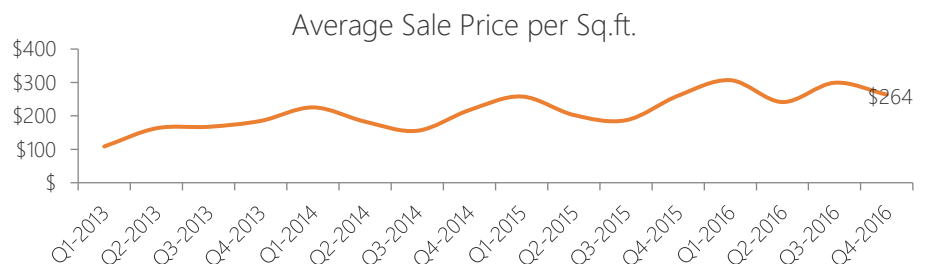
87% YoY



### Average Sale Price per Sq.ft.

**\$264**

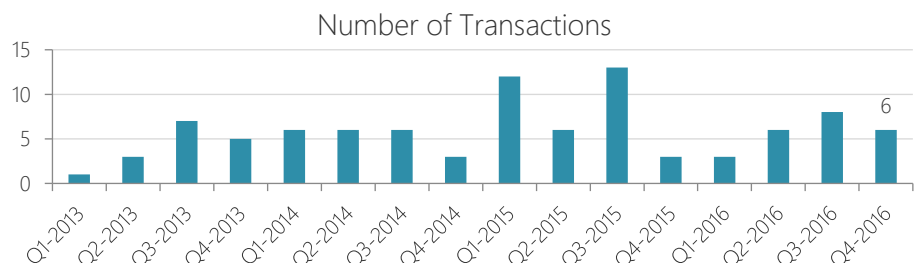
1% YoY



### Number of Transactions

**6**

100% YoY



### Type of Properties Sold

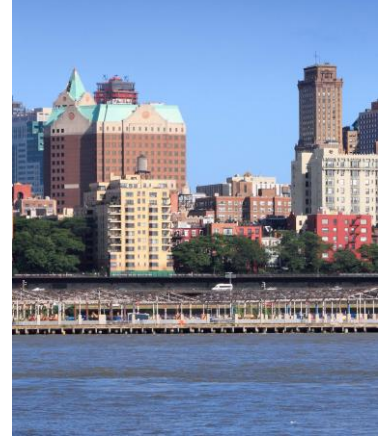
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$165,456	22%	\$264	1%	\$2,640,000	6	6	22



## Brownsville

Brooklyn, 4th Quarter 2016

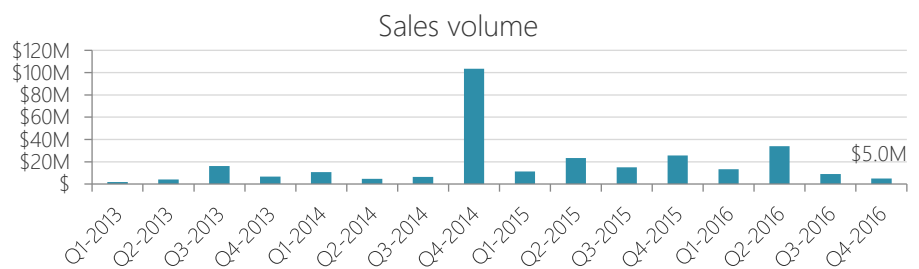
In 2010, Brownsville had a population of just over 58,000, but that number grows every year. The neighborhood is dominated by public housing developments but there are also semi-detached multi-unit row houses. The Betsy Head Play Center, built in the '30s, has been designated a NYC landmark and is home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



### Sales volume

**\$5.M**

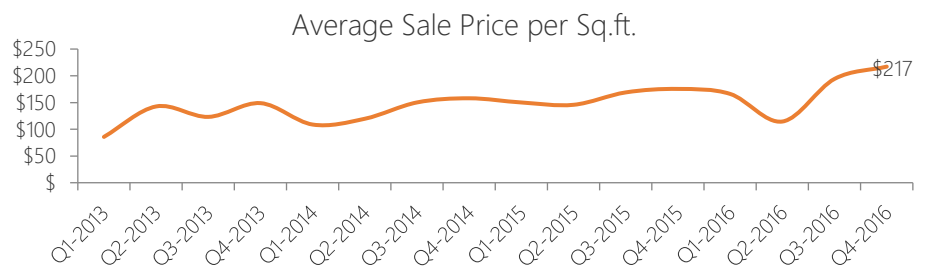
-81% YoY



### Average Sale Price per Sq.ft.

**\$217**

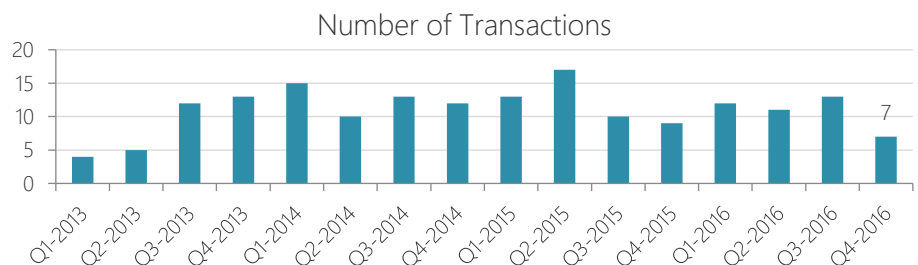
24% YoY



### Number of Transactions

**7**

-22% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$102,626	20%	\$217	67%	\$4,057,000	7	7	27

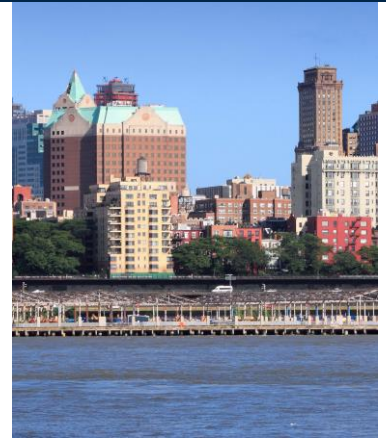


# The RATNER Team Market Reports

## Bushwick

Brooklyn, 4th Quarter 2016

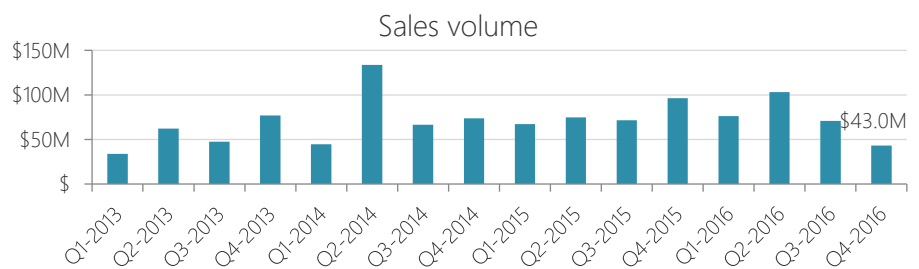
Known as a haven for creative professionals, Bushwick is a trendy neighborhood with a wealth of bodegas, gallery spaces, bars, and eateries. Virtually every type of housing can be found here, including recently converted loft spaces. More than 90% of homes are within a quarter mile of a park and 97%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



### Sales volume

**\$43.M**

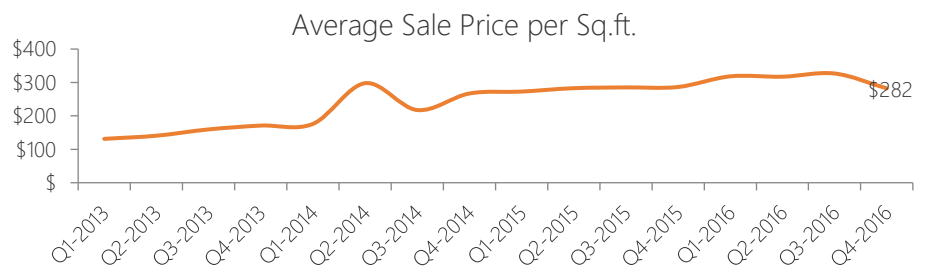
-55% YoY



### Average Sale Price per Sq.ft.

**\$282**

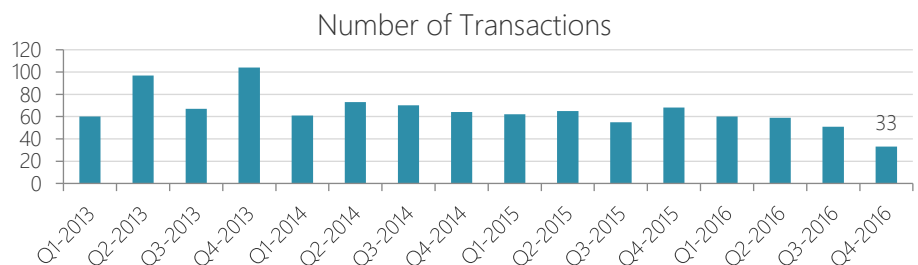
-1% YoY



### Number of Transactions

**33**

-51% 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	\$251,420	50%	\$202	40%	\$42,002,742	33	25	171

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Warren Lewis Sotheby's International Realty

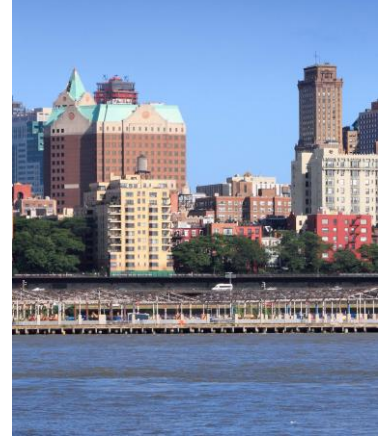




## Canarsie

Brooklyn, 4th Quarter 2016

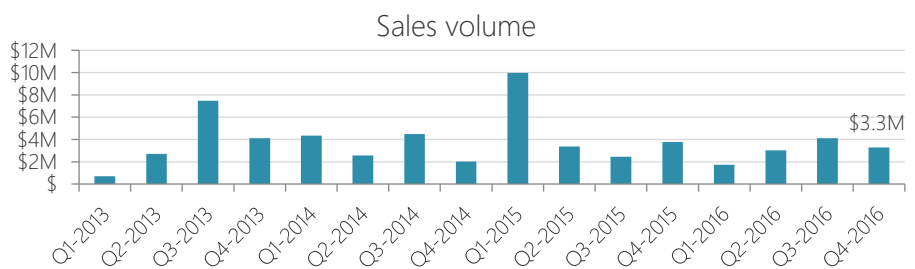
There are numerous subway stations and half a dozen express buses running through Canarsie, and the main roadways Flatlands Avenue and Rockaway Parkway provide easy access to other spots in NYC. A wide variety of property types are available, including detached homes, small brick homes with garages,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



### Sales volume

**\$3.3M**

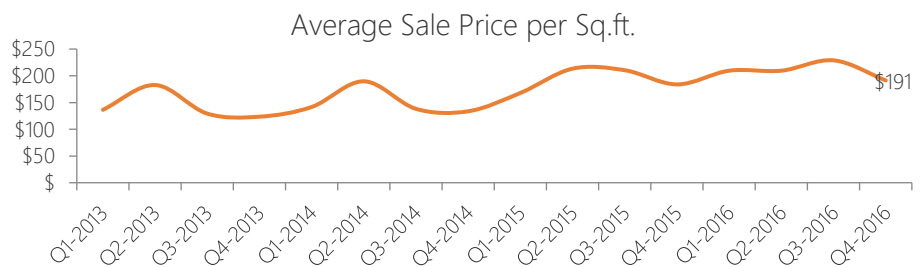
-13% YoY



### Average Sale Price per Sq.ft.

**\$191**

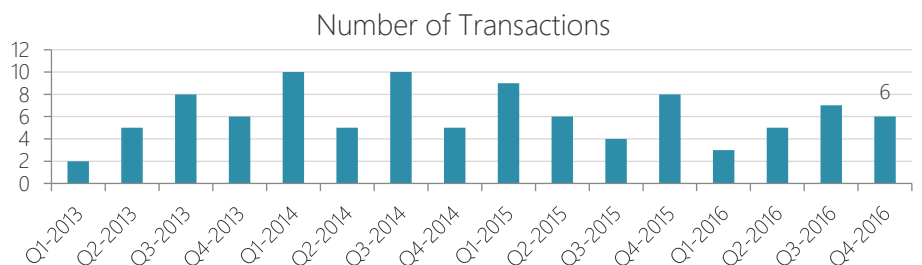
4% YoY



### Number of Transactions

**6**

-25% YoY



### Type of Properties Sold

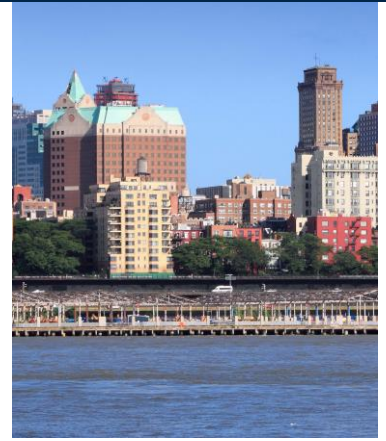
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$102,500	210%	\$101	40%	\$2,206,500	6	6	10



## Carroll Gardens

Brooklyn, 4th Quarter 2016

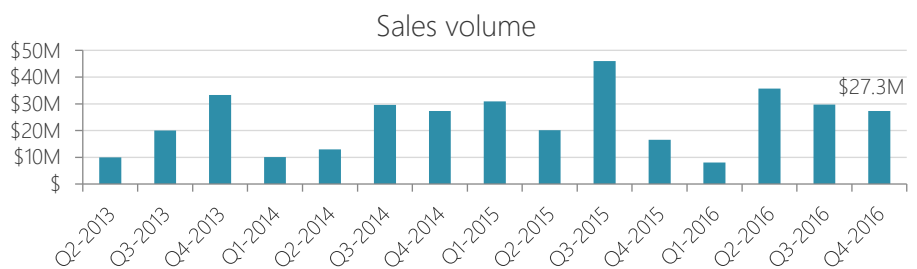
Carroll Gardens seems to have it all: tranquil but with plenty of nightlife. Hip bars and boutiques line the streets yet it's still hung on to its old-NYC charm. Tree-lined sidewalks pave the way to local retailers, tasty Italian restaurants and coffee shops galore. Transportation options include F and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



### Sales volume

**\$27.3M**

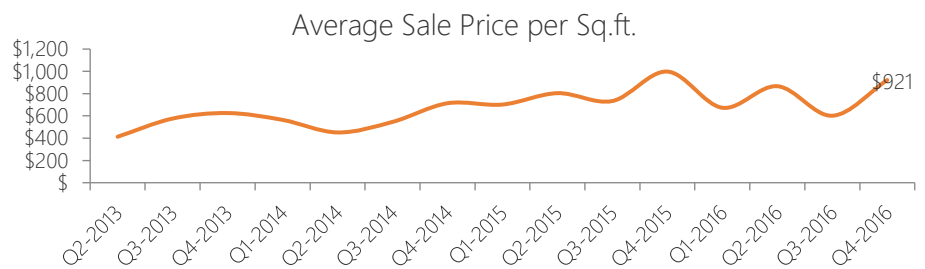
65% YoY



### Average Sale Price per Sq.ft.

**\$921**

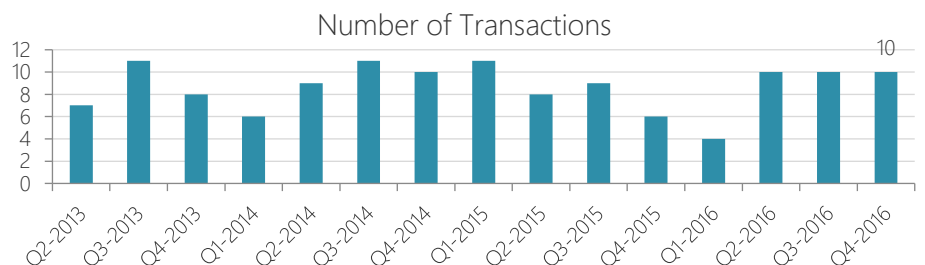
-8% YoY



### Number of Transactions

**10**

67% YoY



### Type of Properties Sold

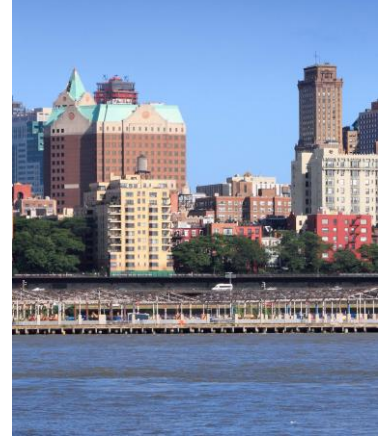
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$717,500	0%	\$921	0%	\$27,365,000	10	10	20



## City Line

Brooklyn, 4th Quarter 2016

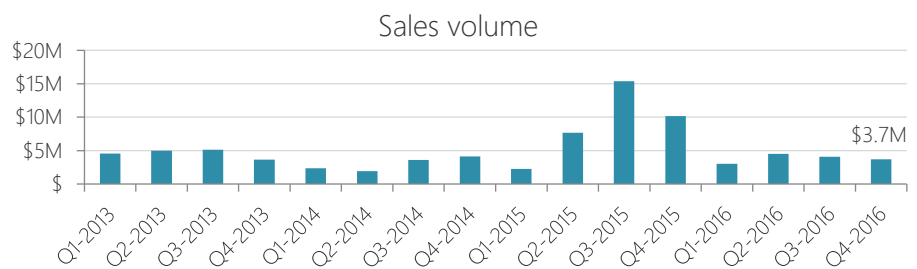
A subsection of East New York, City Line borders Cypress Hills, Ozone Park, and Conduit Boulevard. A branch of the Brooklyn Public Library and the Cypress Hills Houses are just a few of the landmarks nestled in City Line. Liberty Avenue is the main commercial district and is peppered with shops, theaters,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



### Sales volume

**\$3.7M**

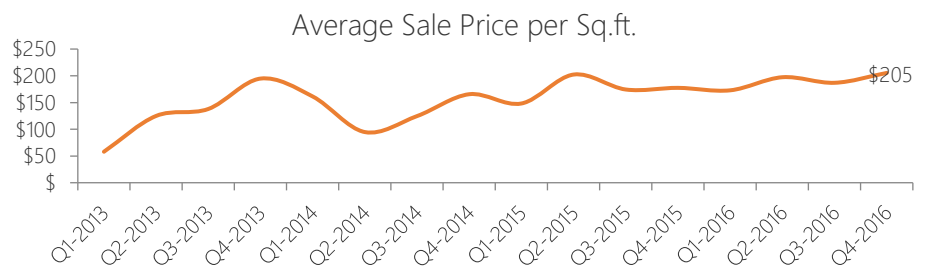
-64% YoY



### Average Sale Price per Sq.ft.

**\$205**

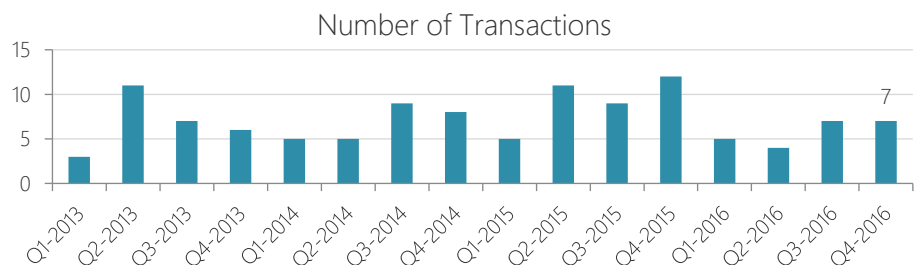
16% YoY



### Number of Transactions

**7**

-42% YoY



### Type of Properties Sold

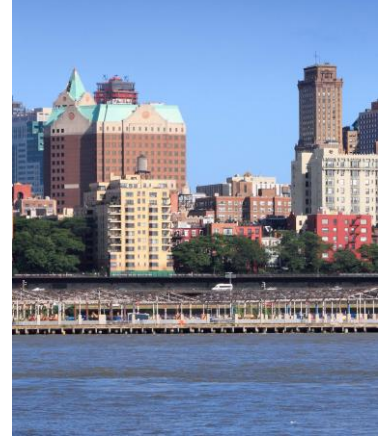
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$176,571	210%	\$205	170%	\$2,700,000	7	7	21



## Clinton Hill

Brooklyn, 4th Quarter 2016

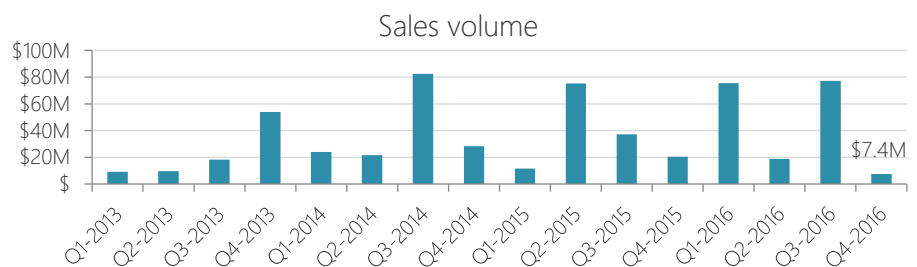
Variety is the name of the game in residential Clinton Hill, which features 19th-century homes, converted lofts, Victorian row houses, and one and two-bedroom homes. Many architectural styles are represented, several bus lines run through the neighborhood, and both the C and G subways have stations here.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



### Sales volume

**\$7.4M**

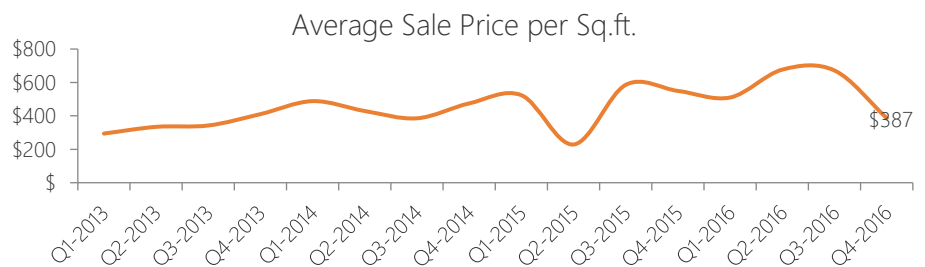
-64% YoY



### Average Sale Price per Sq.ft.

**\$387**

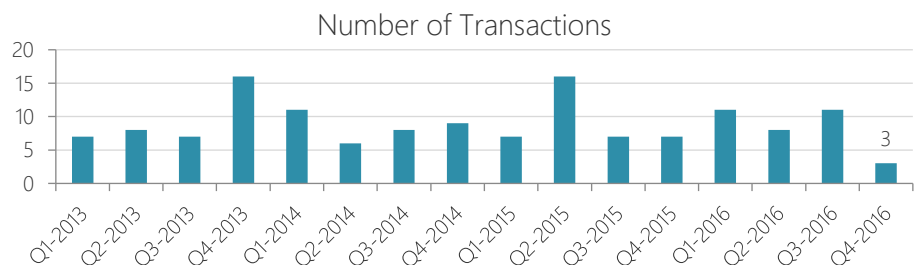
-30% YoY



### Number of Transactions

**3**

-57% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$206,250	57%	\$287	20%	\$7,350,000	3	3	24





## Cobble Hill

Brooklyn, 4th Quarter 2016

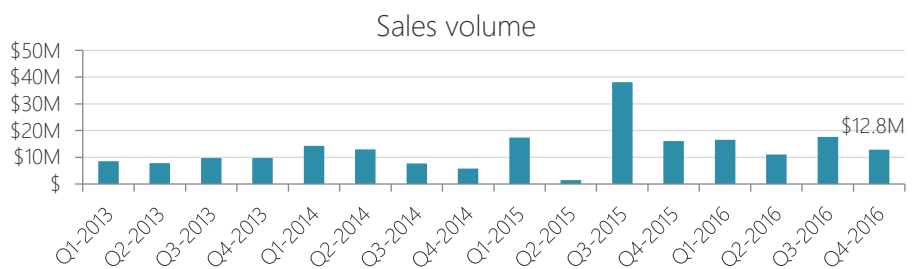
For buyers searching for the picturesque New York City setting Cobble Hill is a top choice. There you'll find plenty of corner cafes, unique cinemas, and fire escapes and stoops perfect for people watching. The streets are lined with classic mom and pop shops, meat markets, and boutiques. Both trendy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



### Sales volume

**\$12.8M**

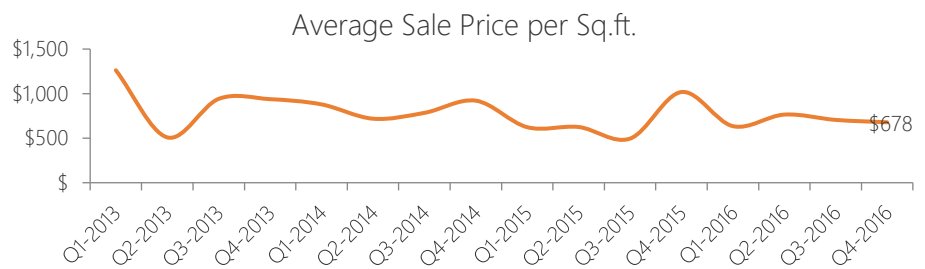
-21% YoY



### Average Sale Price per Sq.ft.

**\$678**

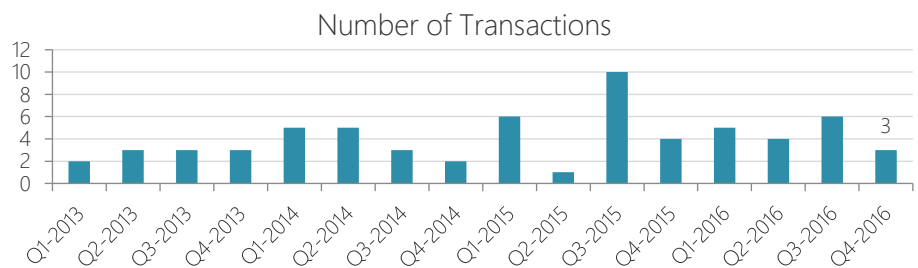
-33% YoY



### Number of Transactions

**3**

-25% YoY



### Type of Properties Sold

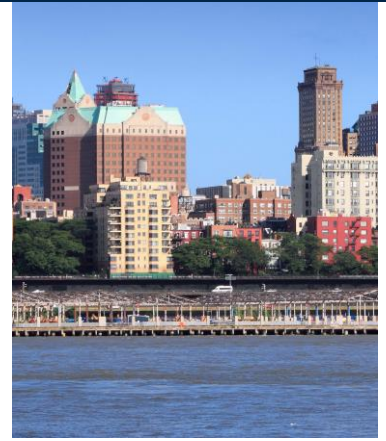
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$671,842	210%	\$678	228%	\$12,765,000	2	2	10



## Columbia Street Waterfront District

Brooklyn, 4th Quarter 2016

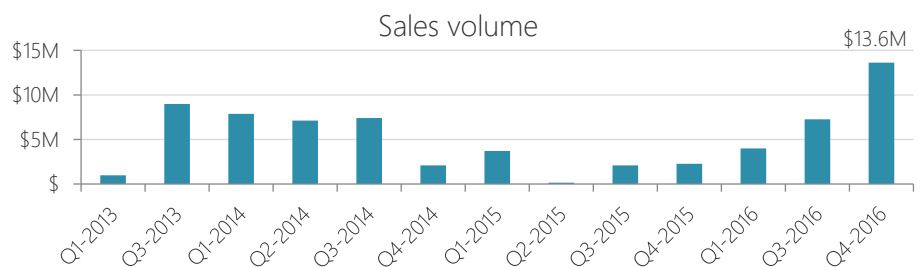
The Columbia Street Waterfront District is one of the smallest neighborhoods in Brooklyn. Residents are pushing for ferry service to Manhattan from this up-and-coming area, which is home to trendy eateries, independent stores, live poultry markets, and old manufacturing buildings being converted to residential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



### Sales volume

**\$13.6M**

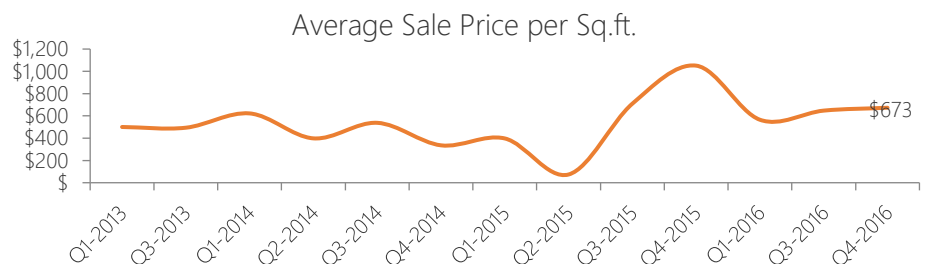
499% YoY



### Average Sale Price per Sq.ft.

**\$673**

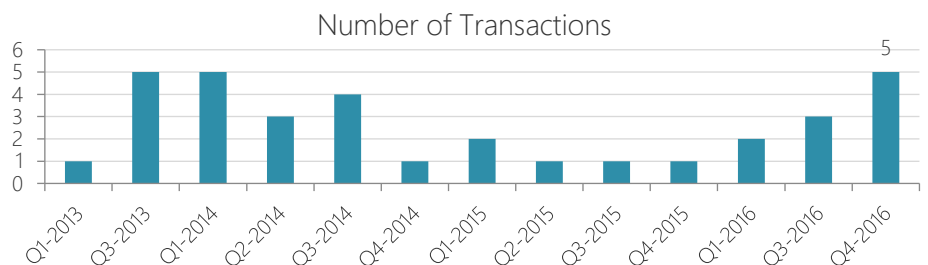
-36% YoY



### Number of Transactions

**5**

400% 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	\$522,077	210%	\$673	26%	\$13,600,000	5	5	26



## Crown Heights

Brooklyn, 4th Quarter 2016

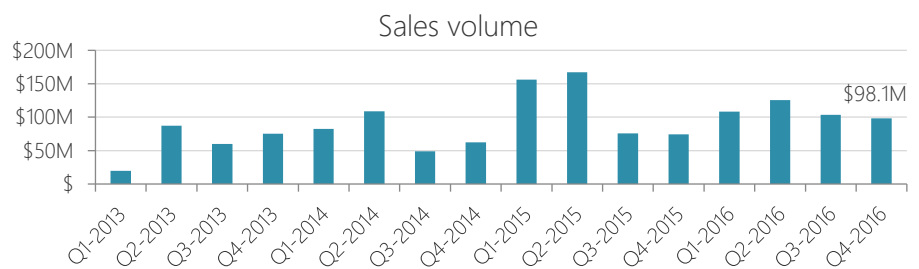
Home to hugely popular street carnivals and several beloved museums, Crown Heights has vastly different homes from street to street. The neighborhood has four designated historic districts and easy access to some of the trendier, more expensive Brooklyn neighborhoods.



### Sales volume

**\$98.1M**

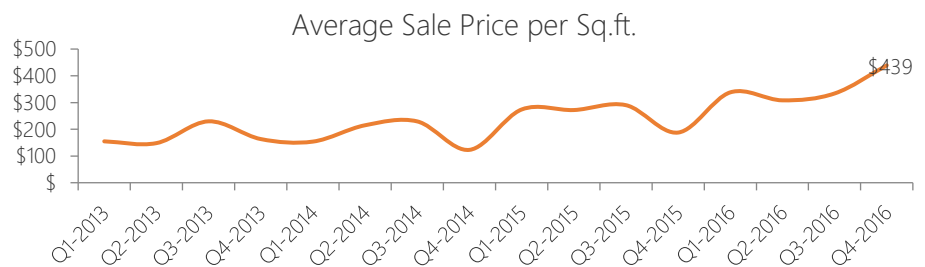
32% YoY



### Average Sale Price per Sq.ft.

**\$439**

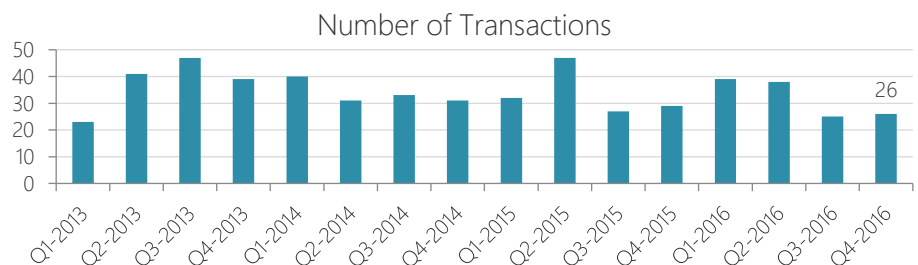
134% YoY



### Number of Transactions

**26**

-10% YoY



### Type of Properties Sold

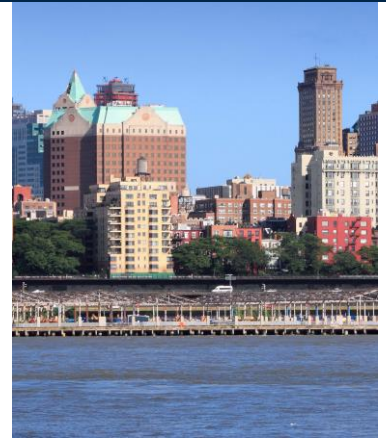
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$200,014	80%	\$227	70%	\$25,570,722	24	25	110



## Cypress Hills

Brooklyn, 4th Quarter 2016

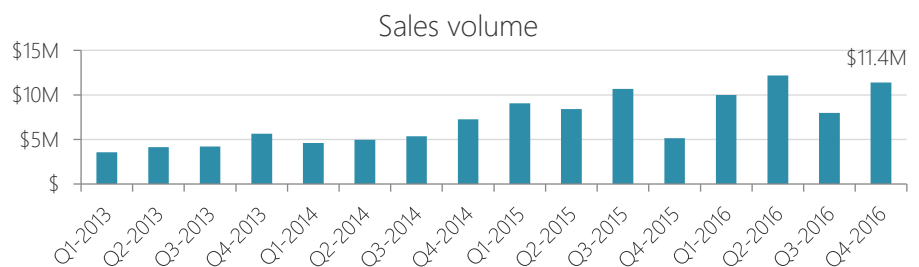
A neighborhood in the east of New York, Cypress Hills is home to some of the most affordable housing prices in Brooklyn – not to mention a wealth of delicious ethnic foods. The main thoroughfare, Fulton Street, is lined with barber shops, bodegas, churches, pupuserias, seafood restaurants, and other local spots and the housing types are equally diverse.



### Sales volume

**\$11.4M**

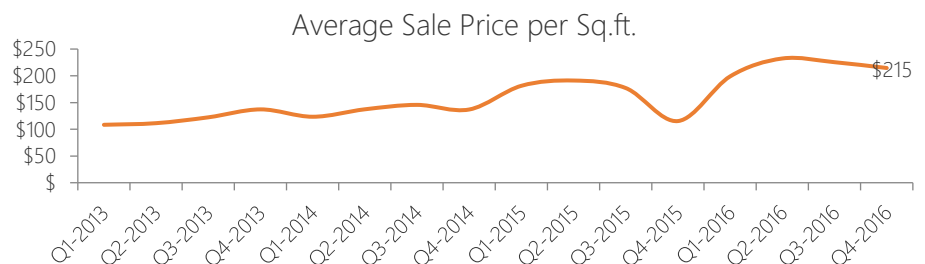
121% YoY



### Average Sale Price per Sq.ft.

**\$215**

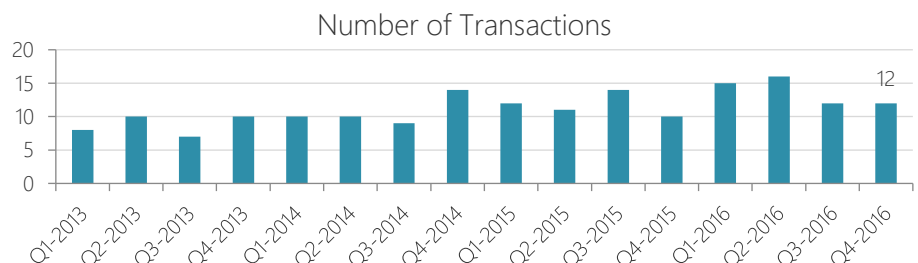
86% YoY



### Number of Transactions

**12**

20% YoY



### Type of Properties Sold

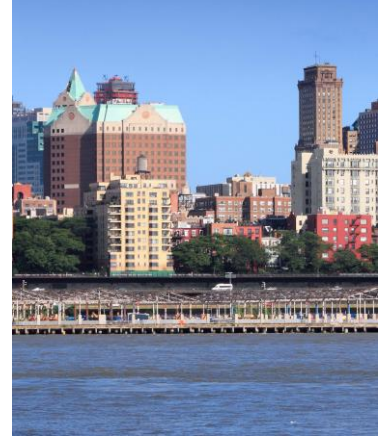
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$180,562	51%	\$215	86%	\$11,373,800	12	12	60



## Dyker Heights

Brooklyn, 4th Quarter 2016

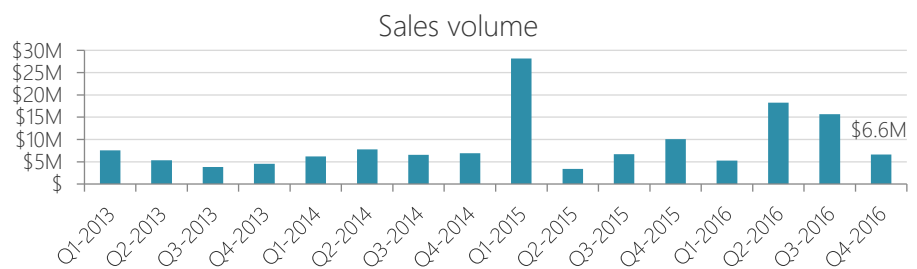
Originally a luxury housing development way back in 1895, today Dyker Heights is most well-known for the over-the-top Christmas lights displays of its residents. Though it's not served by the subway it is close to several neighborhoods that are.



### Sales volume

**\$6.6M**

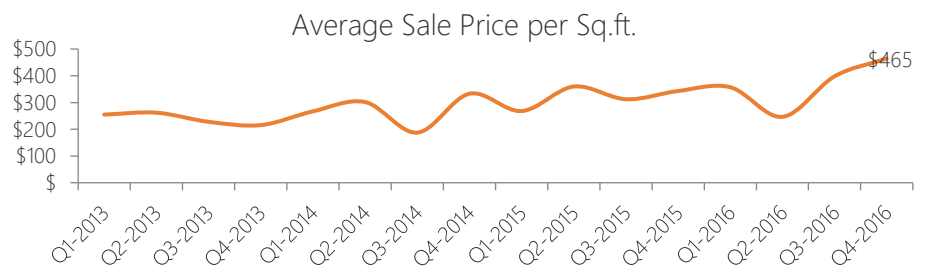
-34% YoY



### Average Sale Price per Sq.ft.

**\$465**

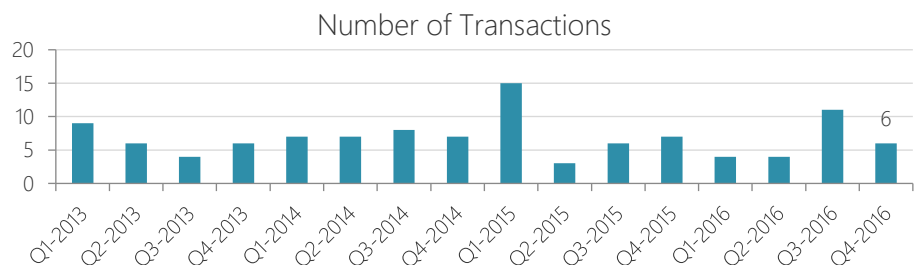
35% YoY



### Number of Transactions

**6**

-14% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$269,889	10%	\$465	35%	\$6,640,000	6	6	10

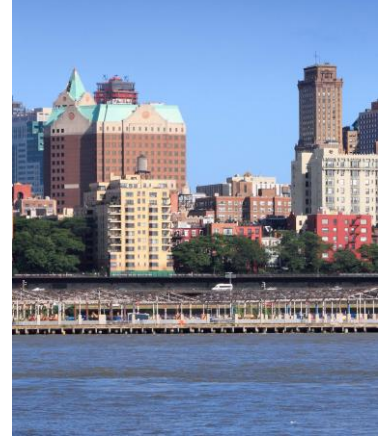




## East Flatbush

Brooklyn, 4th Quarter 2016

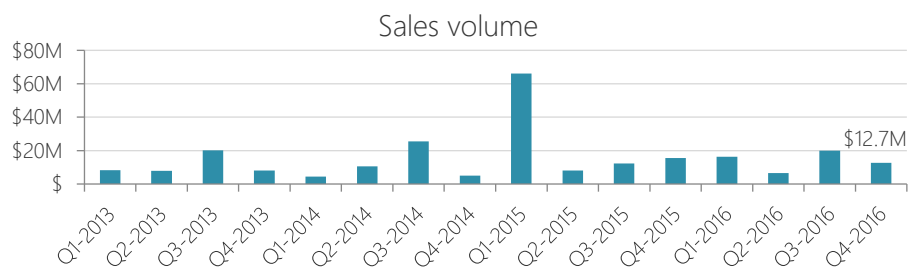
A top choice for renters and buyers who don't want to pay top dollar for Brooklyn real estate, this is a primarily residential area with little nightlife. Three hospitals call East Flatbush home and notable landmarks include Grand Army Plaza Greenmarket and the oldest house in New York City.



### Sales volume

**\$12.7M**

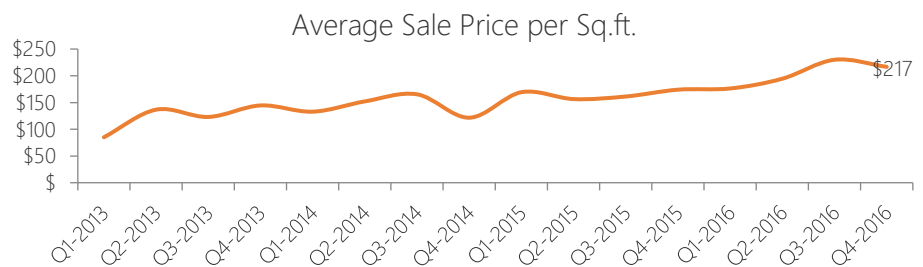
-18% YoY



### Average Sale Price per Sq.ft.

**\$217**

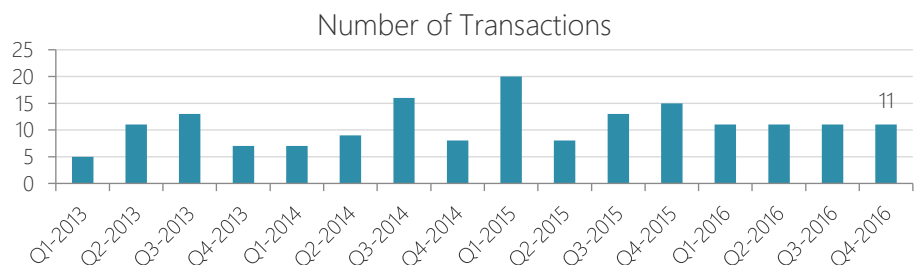
25% YoY



### Number of Transactions

**11**

-27% 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	\$157,286	2%	\$102	14%	\$6,606,000	10	10	42

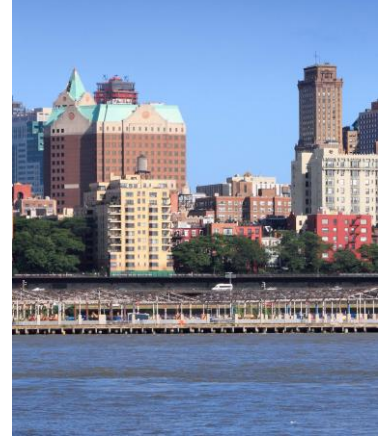


# The RATNER Team Market Reports

## East NY

Brooklyn, 4th Quarter 2016

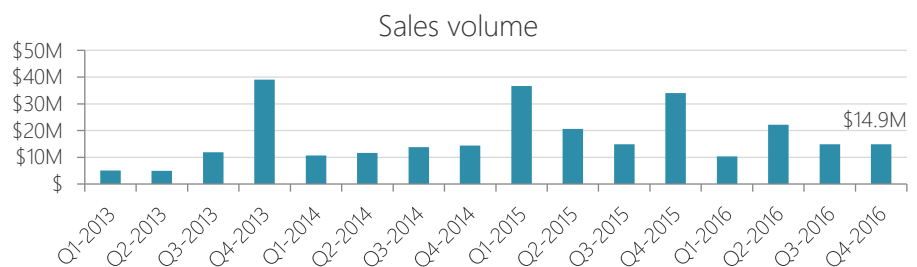
The East New York neighborhood may not traditionally have had yoga studios, hip coffee shops, and pet grooming spas but as real estate developers move in that's starting to change. The real estate prices are affordable and residents have easy access both to public transportation and major highways. Many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



### Sales volume

**\$14.9M**

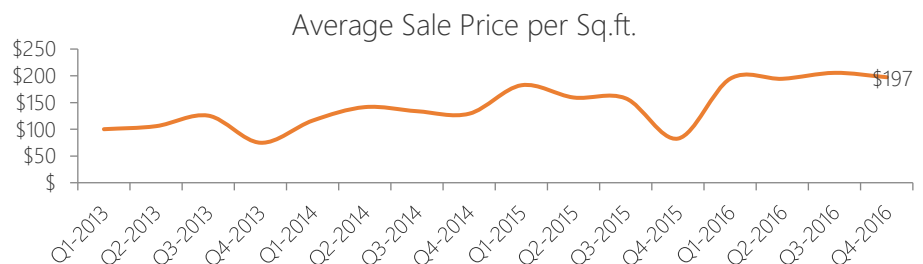
-56% YoY



### Average Sale Price per Sq.ft.

**\$197**

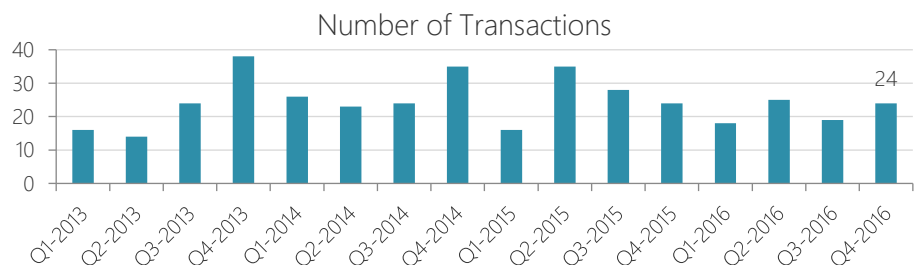
139% YoY



### Number of Transactions

**24**

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	\$150,055	1220%	\$202	1710%	\$13,426,250	22	22	84

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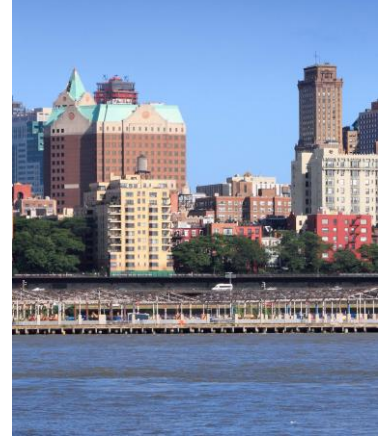
Warren Lewis Sotheby's International Realty



## Flatbush

Brooklyn, 4th Quarter 2016

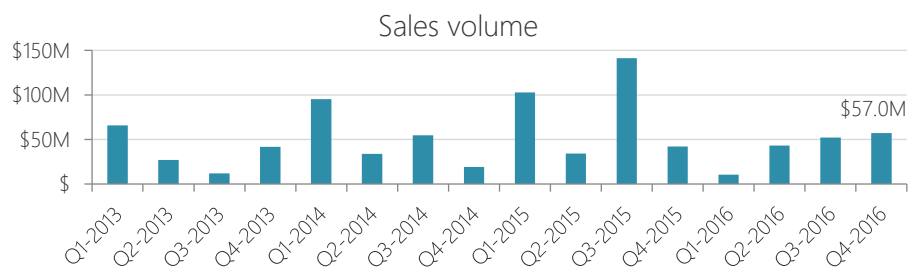
Situated on the southern border of Prospect Park, Flatbush has an eclectic and welcome mix of cuisines, cultures, and architectural styles. Residents live in Victorian homes next to brick townhouses, and there are plenty of classic awnings proclaiming the local businesses. Three different subways service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



### Sales volume

**\$57.M**

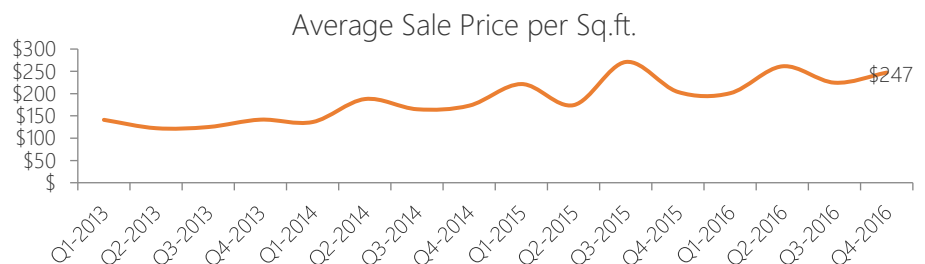
36% YoY



### Average Sale Price per Sq.ft.

**\$247**

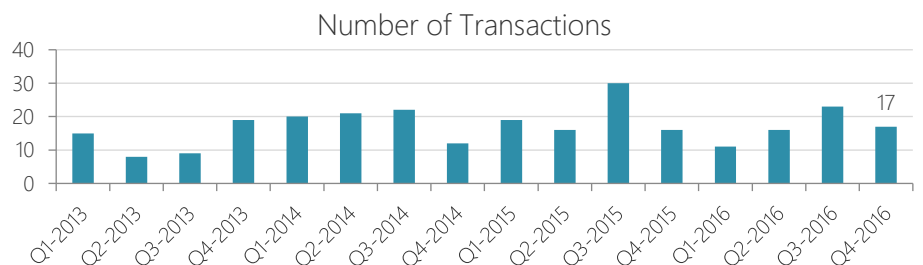
21% YoY



### Number of Transactions

**17**

6% YoY



### Type of Properties Sold

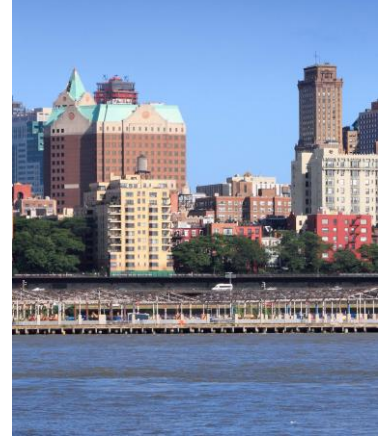
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$256,000	26%	\$275	40%	\$10,701,000	10	11	42



## Fort Greene

Brooklyn, 4th Quarter 2016

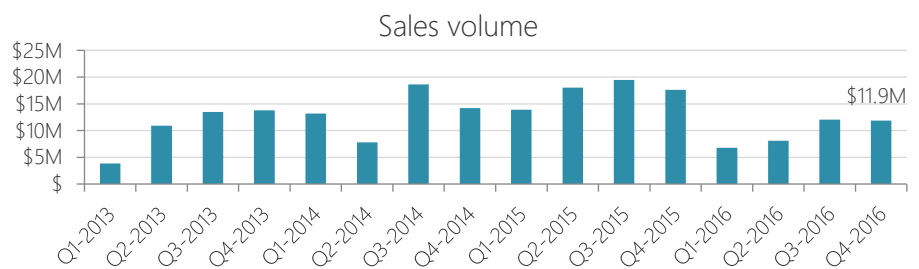
Home to row houses in a variety of styles including Second Empire, Neo-Grec, and Renaissance, Fort Greene is also home to many new developments and redevelopments. Residents enjoy the local coffee shops, wine bars, bookstores, organic markets, and the many outdoor amenities at Fort Greene Park. Other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



### Sales volume

**\$11.9M**

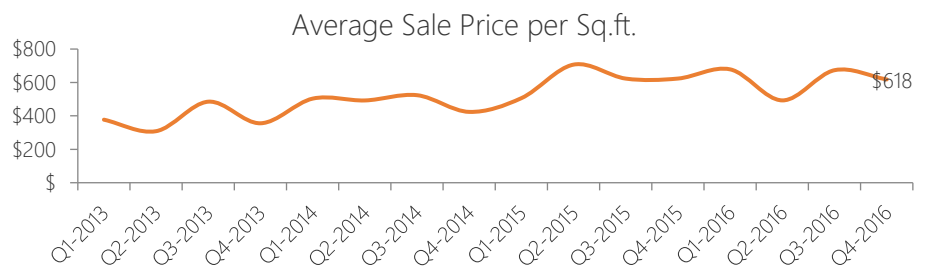
-33% YoY



### Average Sale Price per Sq.ft.

**\$618**

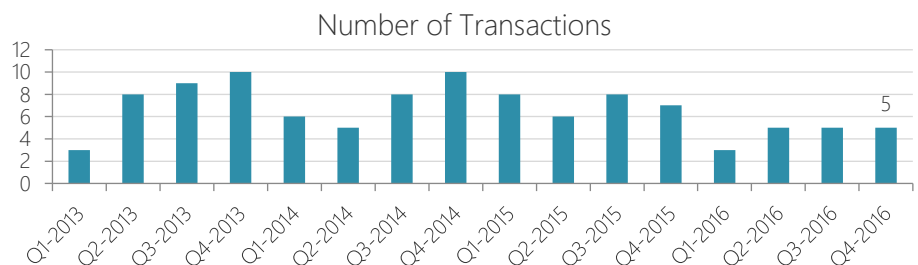
-1% YoY



### Number of Transactions

**5**

-29% YoY



### Type of Properties Sold

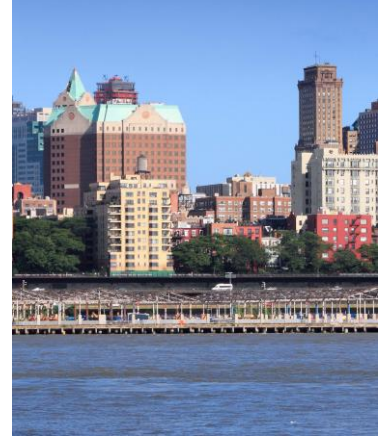
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$622,868	14%	\$618	1%	\$11,952,501	5	5	10



## Gowanus

Brooklyn, 4th Quarter 2016

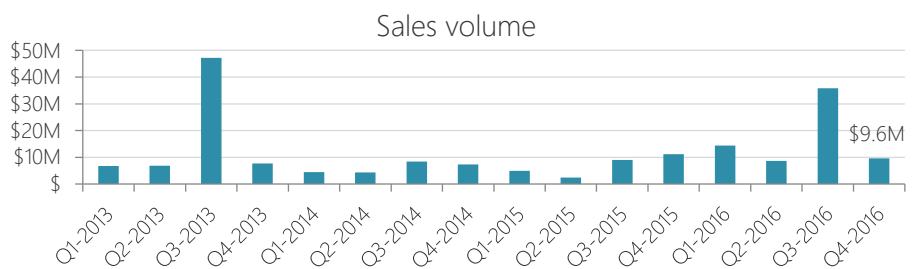
Gowanus has a hip, industrial feel. Popular with artists, music venues, and photographers due to its central location and easy public transportation to Manhattan, it's easy to see why it attracts buyers. Homes here include frame houses and brick townhouses. Important attractions include the Carroll Street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



### Sales volume

**\$9.6M**

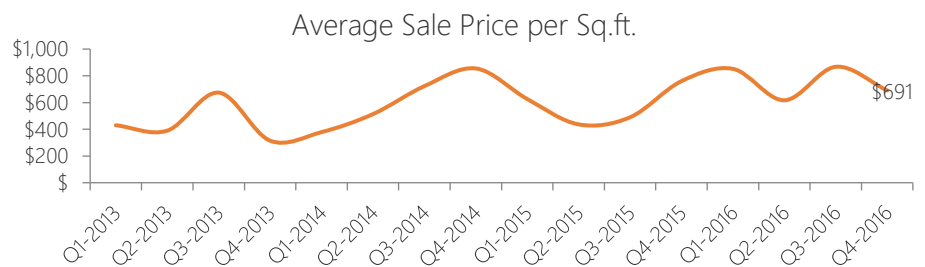
-14% YoY



### Average Sale Price per Sq.ft.

**\$691**

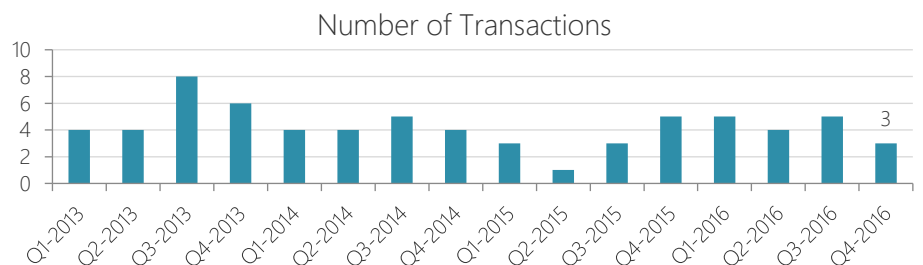
-9% YoY



### Number of Transactions

**3**

-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	\$521,111	140%	\$691	0%	\$0,560,000	3	4	10



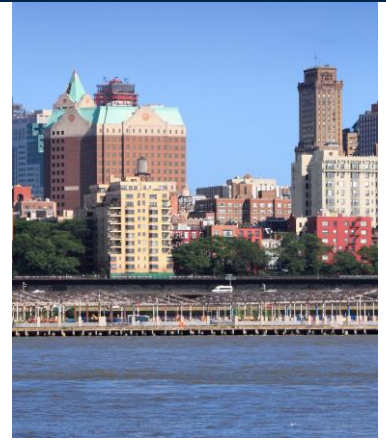


# The RATNER Team Market Reports

## Gravesend

Brooklyn, 4th Quarter 2016

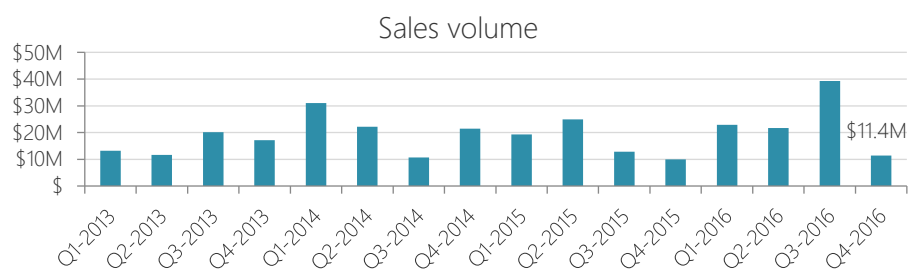
Known for large homes, elaborate hedges, and big porches, Gravesend is a neighborhood with tree-lined streets and plenty of benches. Savvy home buyers will also find plenty of single and multi-family homes, seven-story co-ops, and condo buildings. This neighborhood is also known for its historic Old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



### Sales volume

**\$11.4M**

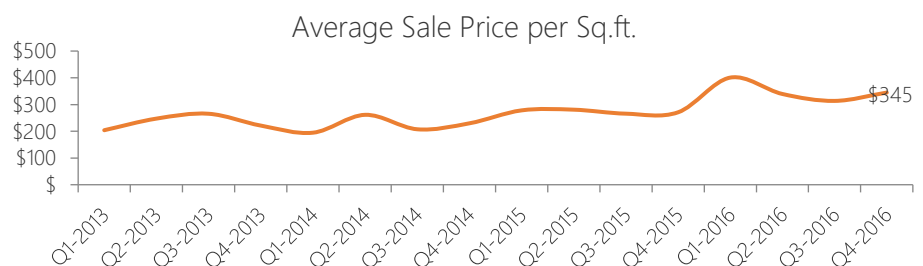
14% YoY



### Average Sale Price per Sq.ft.

**\$345**

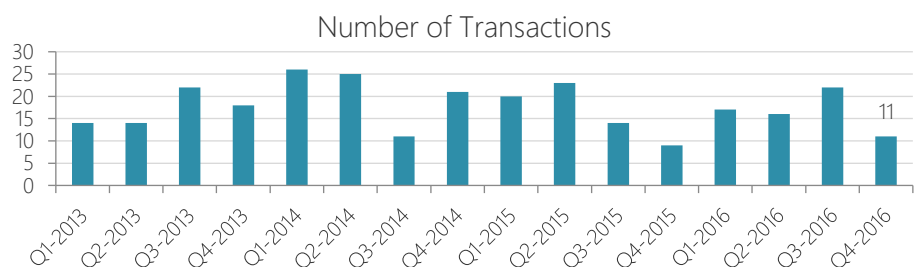
27% YoY



### Number of Transactions

**11**

22% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$200,702	11%	\$245	27%	\$11,200,700	11	11	20

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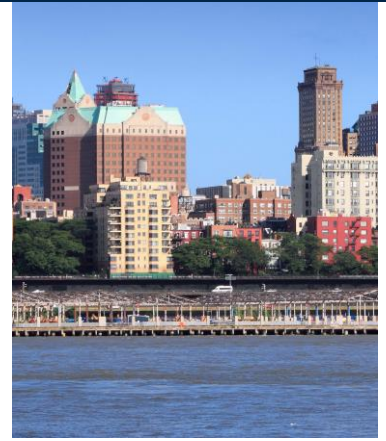
Warren Lewis Sotheby's International Realty



## Greenpoint

Brooklyn, 4th Quarter 2016

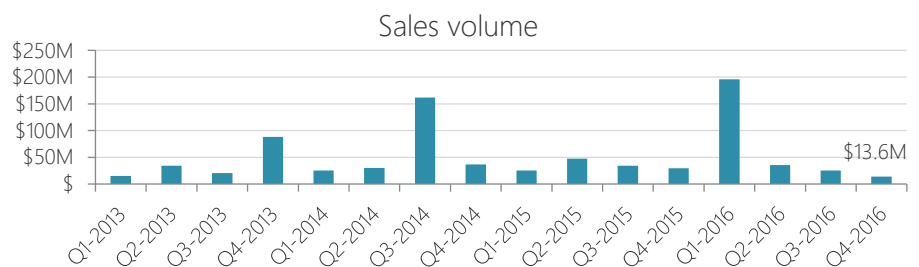
The charming townhouses found in Greenpoint are situated next to cramped shops, and views of the Manhattan skyline can be seen from the roofs of the loft apartments and converted warehouses. This is the furthest north of all Brooklyn neighborhoods, and it takes longer to get to Manhattan, but the easy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



### Sales volume

**\$13.7M**

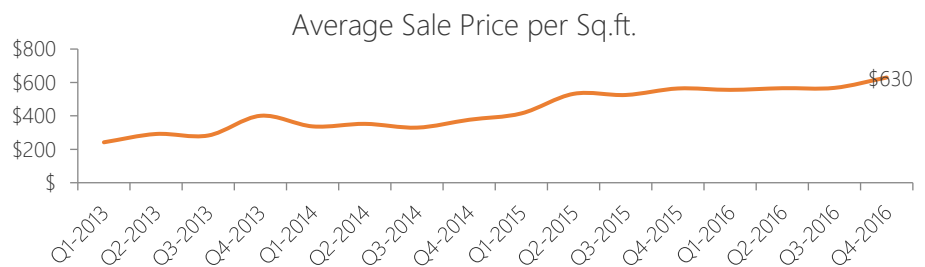
-54% YoY



### Average Sale Price per Sq.ft.

**\$630**

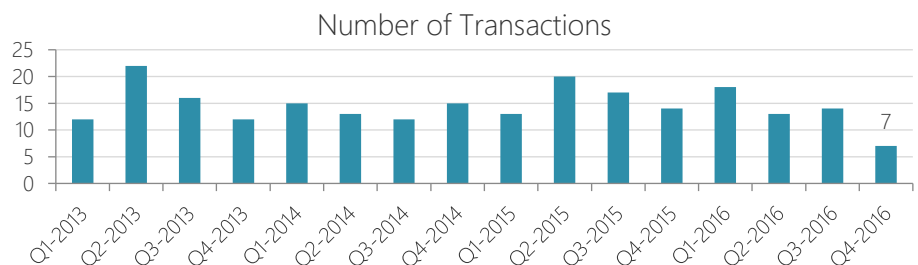
12% YoY



### Number of Transactions

**7**

-50% YoY



### Type of Properties Sold

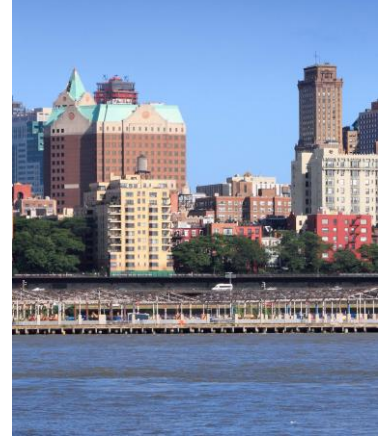
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$454,006	0%	\$630	12%	\$13,647,175	7	7	20



## Homecrest

Brooklyn, 4th Quarter 2016

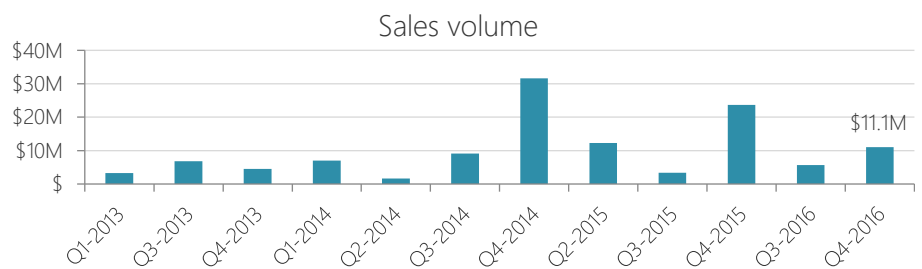
Some consider it a part of Sheepshead Bay but Homecrest is its own community. In the early 2000s new condos were built and 2-story homes were renovated into mansions. There are one-story bungalow homes, one-story brick houses, and many residents in the area share backyards and driveways with their neighbors.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



### Sales volume

**\$11.1M**

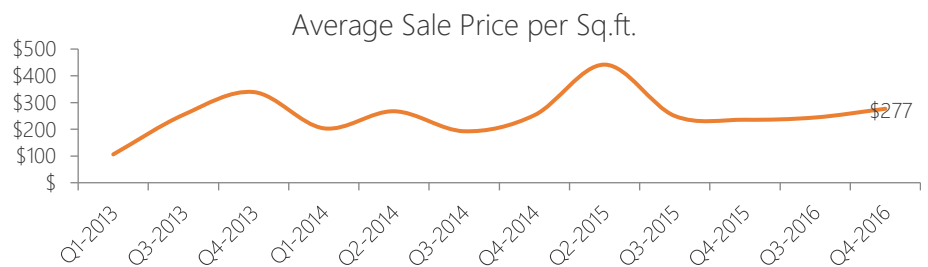
-53% YoY



### Average Sale Price per Sq.ft.

**\$277**

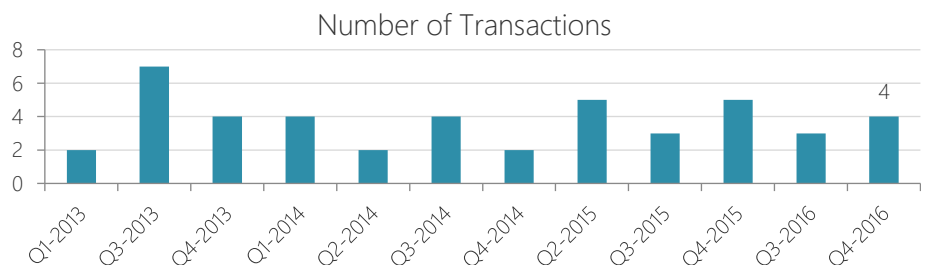
17% YoY



### Number of Transactions

**4**

-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	\$246,000	48%	\$220	25%	\$2,460,000	2	2	10

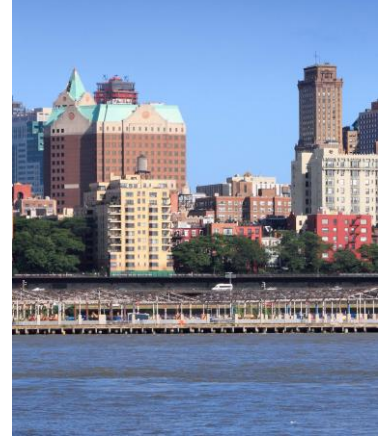


# The RATNER Team Market Reports

## Kensington

Brooklyn, 4th Quarter 2016

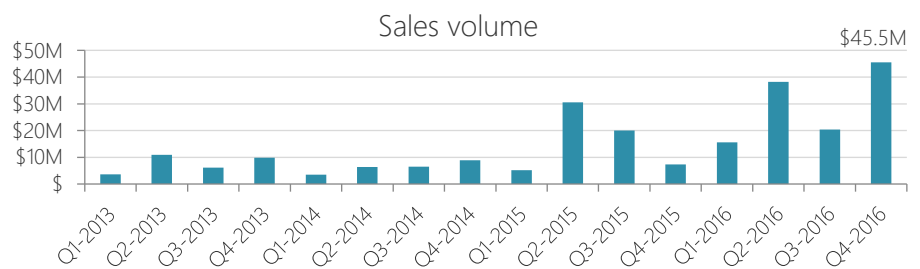
A charming, centrally located Brooklyn neighborhood full of Victorian mansions and quiet side streets, along with commercial roads with bodegas, restaurants, and hip coffee shops, transportation is easy via the F train. Popular with first-time buyers looking for a great value for their money, Kensington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



### Sales volume

**\$45.5M**

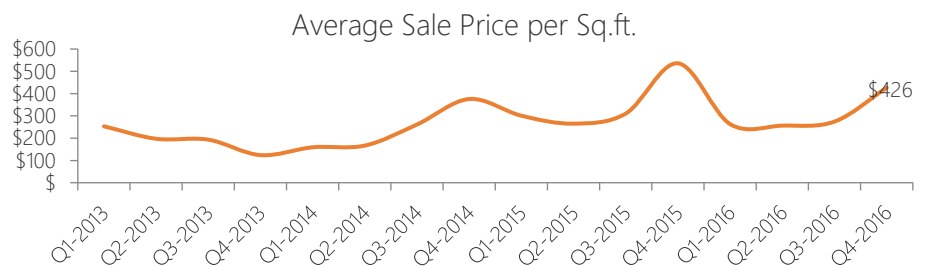
520% YoY



### Average Sale Price per Sq.ft.

**\$426**

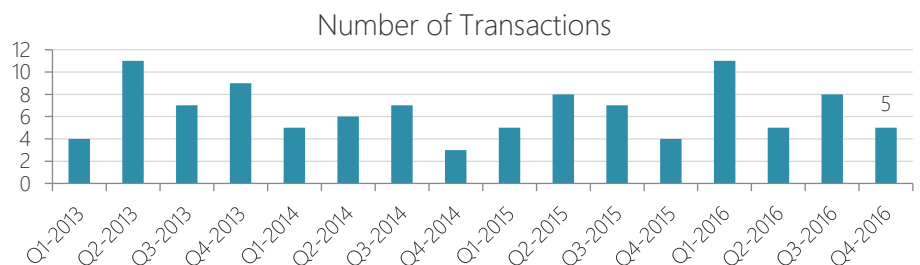
-20% YoY



### Number of Transactions

**5**

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	\$200,000	25%	\$200	45%	\$2,500,000	2	2	0

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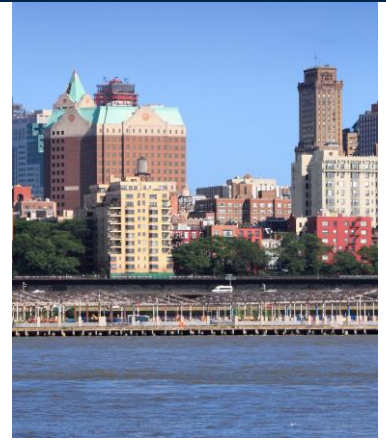


# The RATNER Team Market Reports

## Midwood

Brooklyn, 4th Quarter 2016

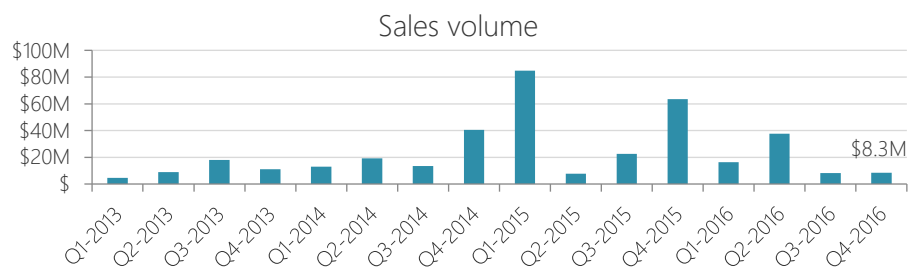
Located in the middle of Brooklyn, Midwood is a true melting pot with a small town feel. Though new construction isn't prevalent in this established neighborhood, it's common to see homes expanded and built into nothing short of palaces. This tree-lined, quiet, suburban-feeling area is chock full of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



### Sales volume

**\$8.3M**

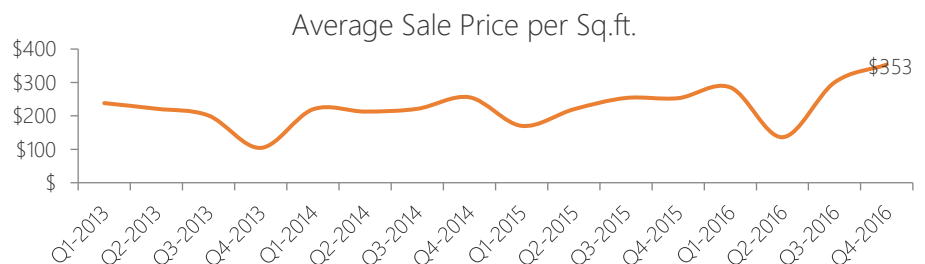
-87% YoY



### Average Sale Price per Sq.ft.

**\$353**

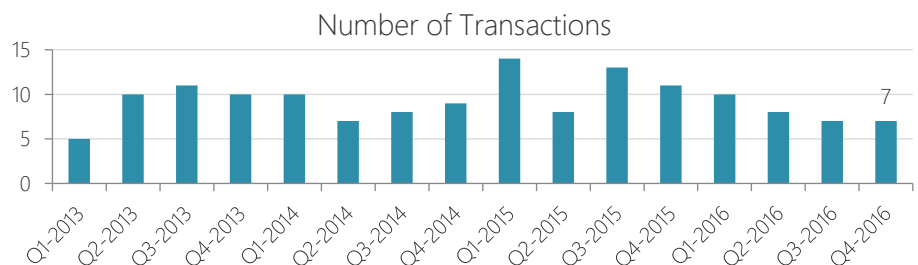
40% YoY



### Number of Transactions

**7**

-36% YoY



### Type of Properties Sold

Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$270,102	0%	\$252	17%	\$0,220,000	7	7	22

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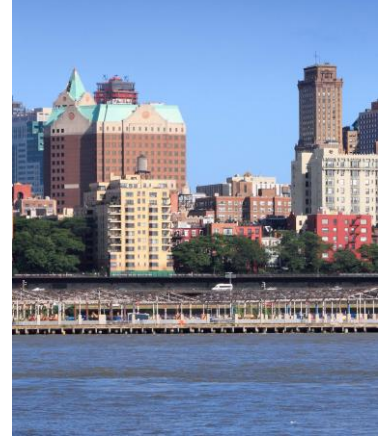


# The RATNER Team Market Reports

## New Lots

Brooklyn, 4th Quarter 2016

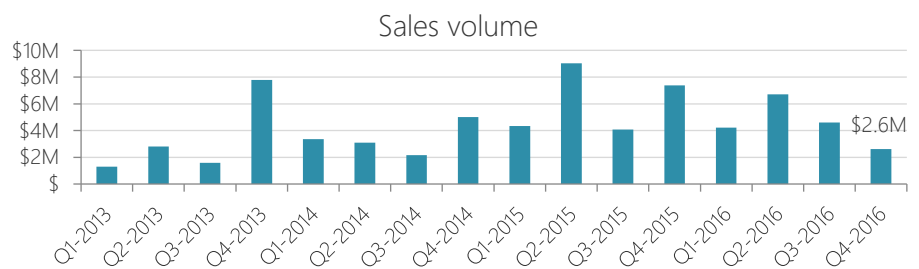
A subsection of East New York, New Lots is a Brooklyn neighborhood with its own historic branch of the Brooklyn Public Library. Once known as the Town of New Lots and formerly a section of Flatbush, this neighborhood is near Brownsville, City Line, and Canarsie. Most homes are two- or three-bedrooms, though there are plenty of apartments too.



### Sales volume

**\$2.6M**

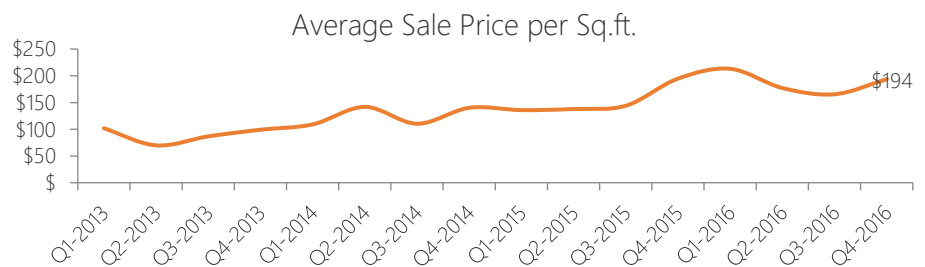
-64% YoY



### Average Sale Price per Sq.ft.

**\$194**

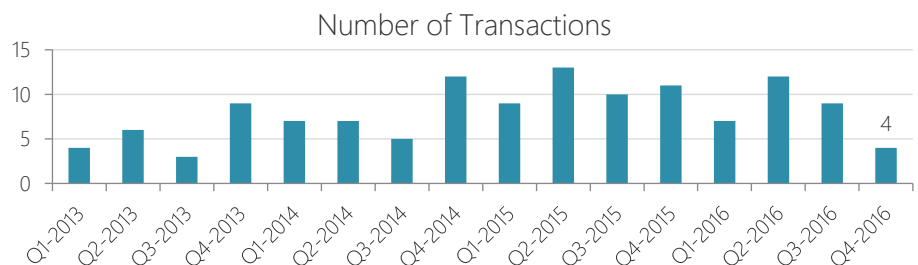
-1% YoY



### Number of Transactions

**4**

-64% 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	\$174,667	70%	\$10.4	10%	\$2,620,000	4	4	15

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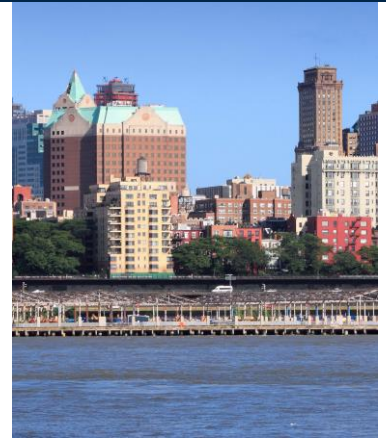
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## Ocean Hill

Brooklyn, 4th Quarter 2016

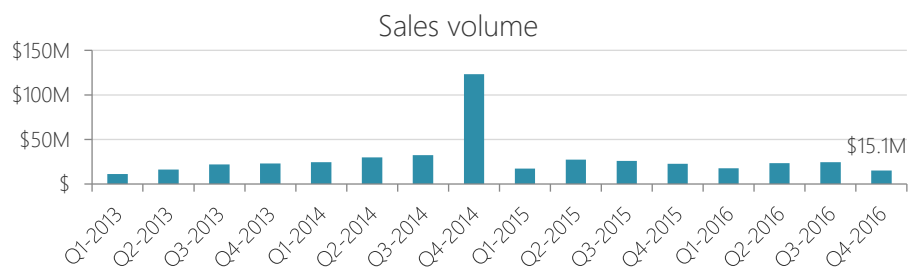
Ocean Hill is an East Brooklyn neighborhood that's a subsection of Bedford-Stuyvesant. Buyers are attracted by the brownstones – many of which have been recently renovated – and the relatively affordable home prices. Good subway access and an ever-growing commercial strip on Rockaway Avenue are also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



### Sales volume

**\$15.1M**

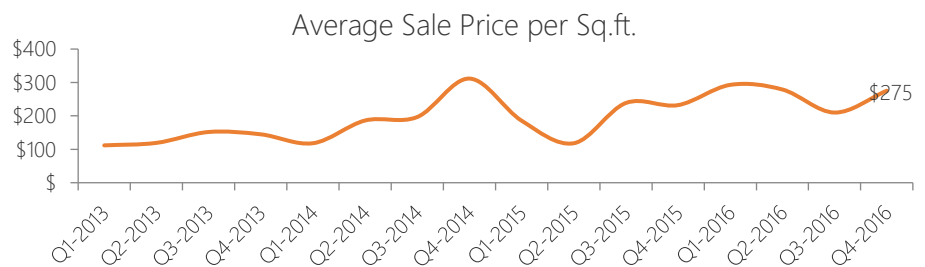
-34% YoY



### Average Sale Price per Sq.ft.

**\$275**

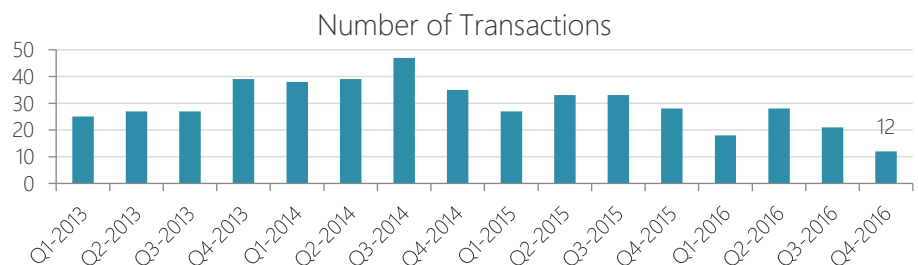
19% YoY



### Number of Transactions

**12**

-57% YoY



### Type of Properties Sold

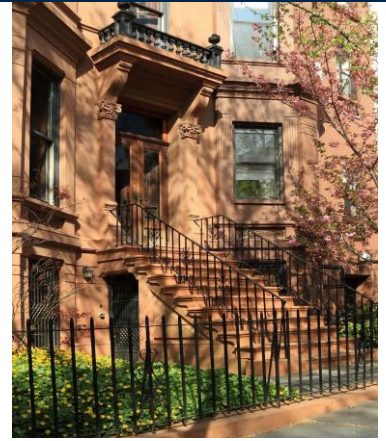
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$245,522	200%	\$201	26%	\$11,304,500	11	11	46



## Park Slope

Brooklyn, 4th Quarter 2016

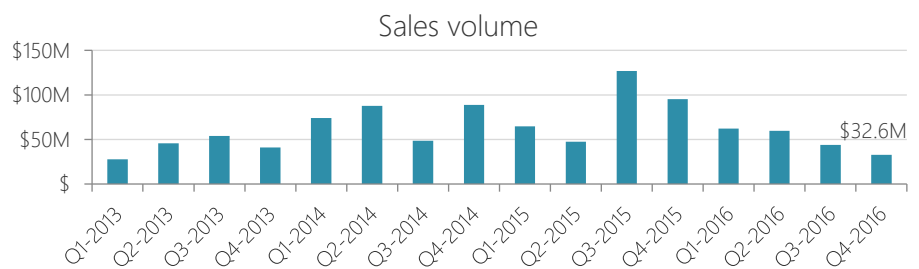
Both the largest and most highly sought after neighborhoods in NYC, Park Slope was once the richest community in the U.S. Today it has something for everyone with commercial streets next to a restaurant row next to renovated brownstones and condos. From top-rated eateries to low crime rates it's easy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



### Sales volume

**\$32.6M**

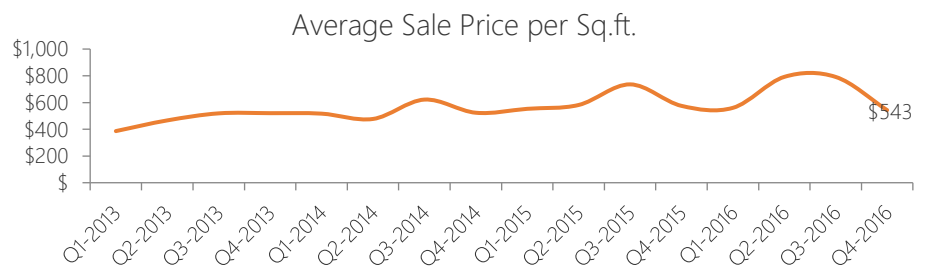
-66% YoY



### Average Sale Price per Sq.ft.

**\$543**

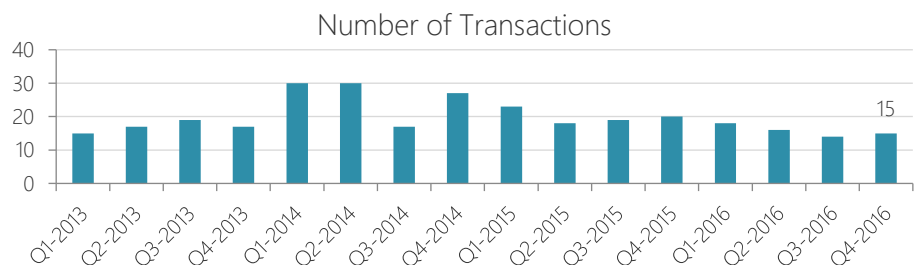
-6% YoY



### Number of Transactions

**15**

-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	\$470,067	210%	\$520	170%	\$20,370,000	14	14	61

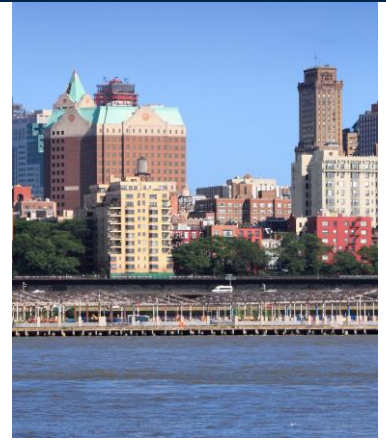




## Prospect - Lefferts Gardens

Brooklyn, 4th Quarter 2016

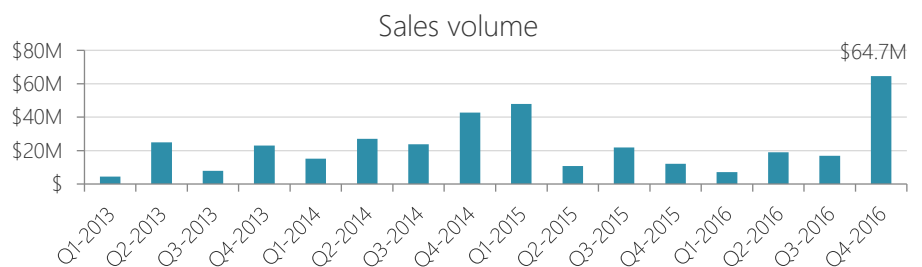
Known as both Prospect Park and Lefferts Garden, this Brooklyn neighborhood is easily accessible by train, bus, and car, and is known as a down-to-earth, laid back area. Homes include brownstones, townhomes, and modern condos and the streets tend to quiet down fairly early in the evening. Popular landmarks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



### Sales volume

**\$64.7M**

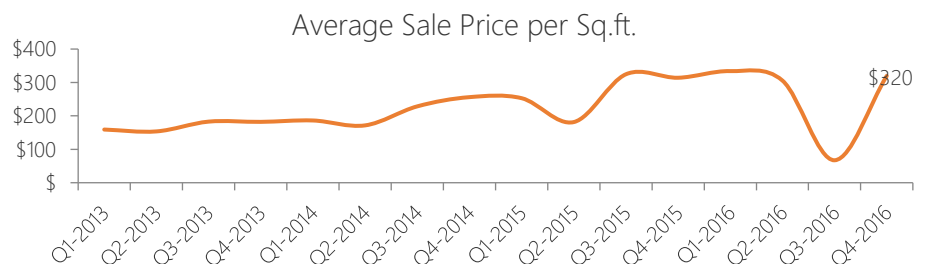
438% YoY



### Average Sale Price per Sq.ft.

**\$320**

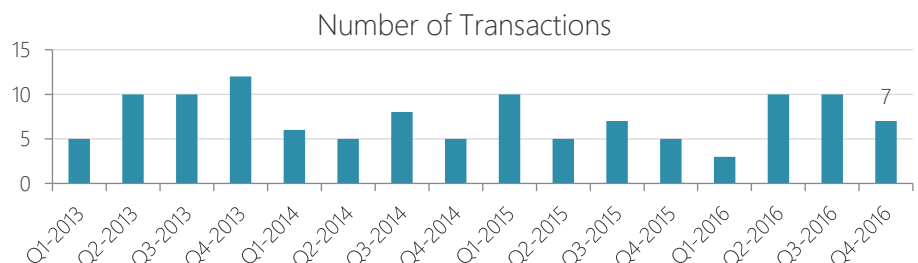
2% YoY



### Number of Transactions

**7**

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	\$445,000	770%	\$460	400%	\$5,343,500	4	4	12



## Prospect Heights

Brooklyn, 4th Quarter 2016

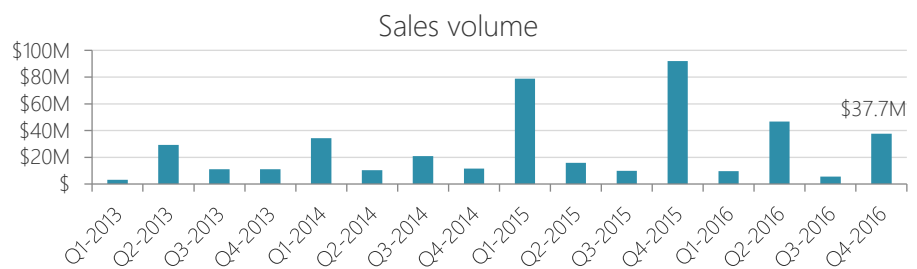
Prospect Heights may be small but it's big on cultural diversity and quaint tree-lined streets. This neighborhood has one of the strongest residential corridors in the city. Buyers can find everything from 1890s brownstones to newly built modern apartment buildings to converted lofts.



### Sales volume

**\$37.7M**

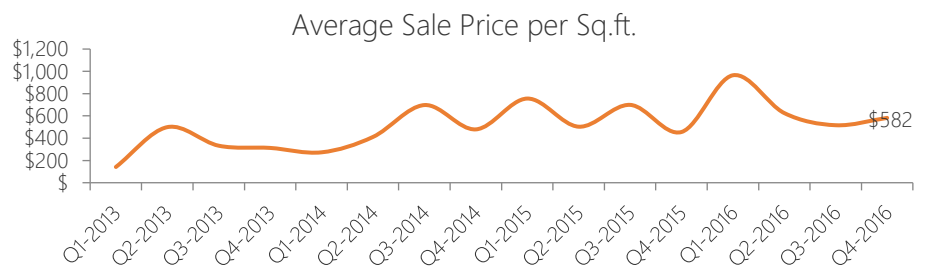
-59% YoY



### Average Sale Price per Sq.ft.

**\$582**

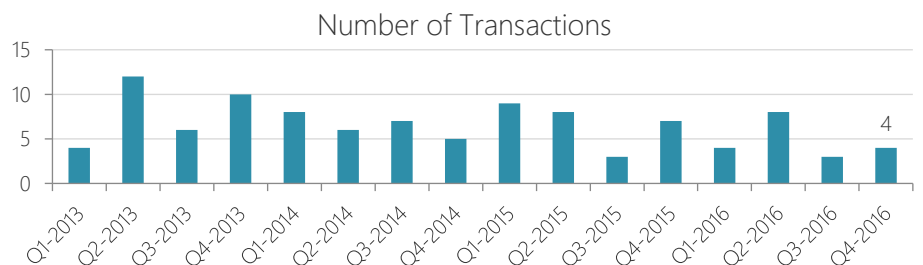
28% YoY



### Number of Transactions

**4**

-43% YoY



### Type of Properties Sold

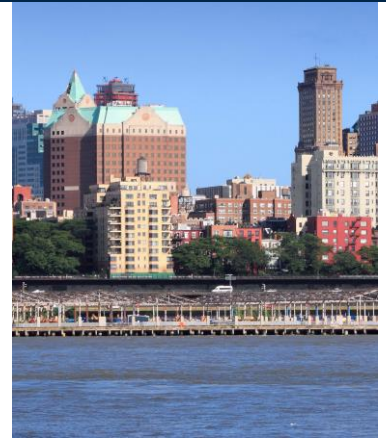
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$420,000	0%	\$620	23%	\$7,740,000	2	2	10



## Remsen Village

Brooklyn, 4th Quarter 2016

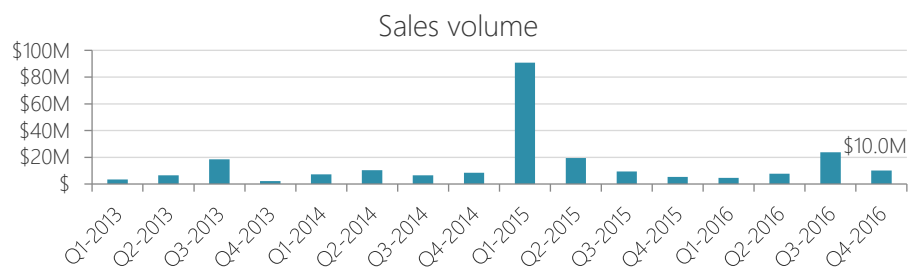
A subdivision of Flatbush, Remsen Village is home to mature trees, a wide variety of housing styles and prices, and established independent stores. While the subway is not convenient for most in the area, buses take residents to the subway. Prospect Park, one of the best green spaces in all of New York City, is just a short trip away.



### Sales volume

**\$10.M**

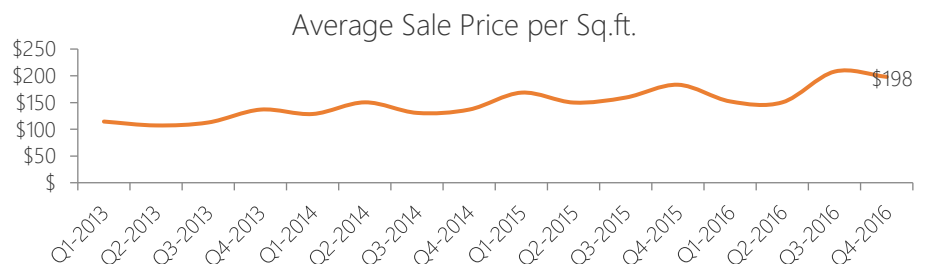
93% YoY



### Average Sale Price per Sq.ft.

**\$198**

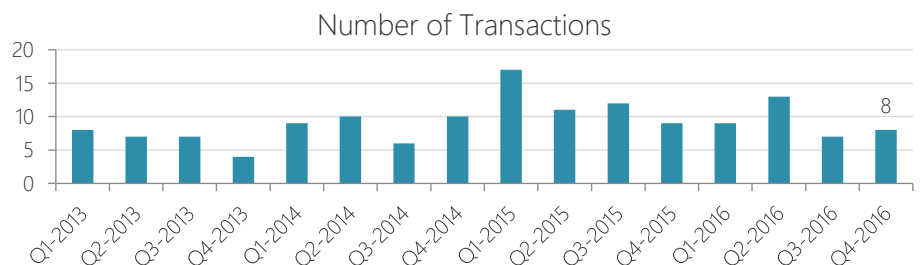
8% YoY



### Number of Transactions

**8**

-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	\$147,026	6%	\$170	7%	\$4,527,000	7	6	20



## Sheepshead Bay

Brooklyn, 4th Quarter 2016

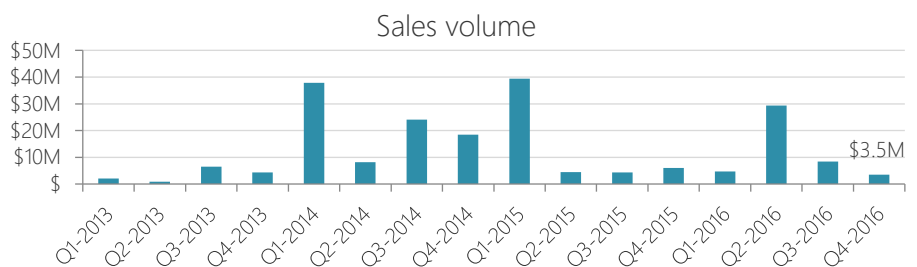
Sheepshead Bay's long past is full of twists and turns but in recent years, new developments have been cropping up including a shopping center with restaurants at Seaport Plaza, an assisted living facility, and upscale Russian and French restaurants. Two subway lines serve the area and new residential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



### Sales volume

**\$3.5M**

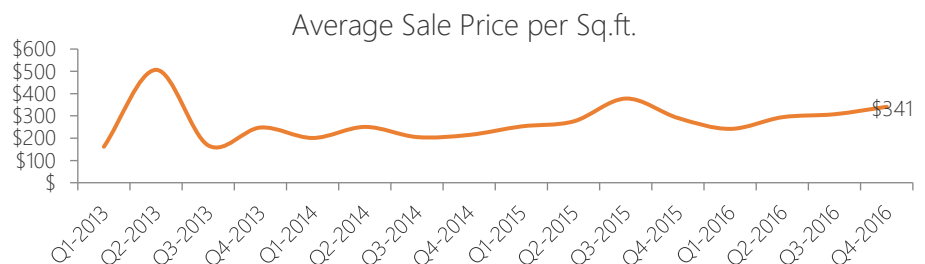
-41% YoY



### Average Sale Price per Sq.ft.

**\$341**

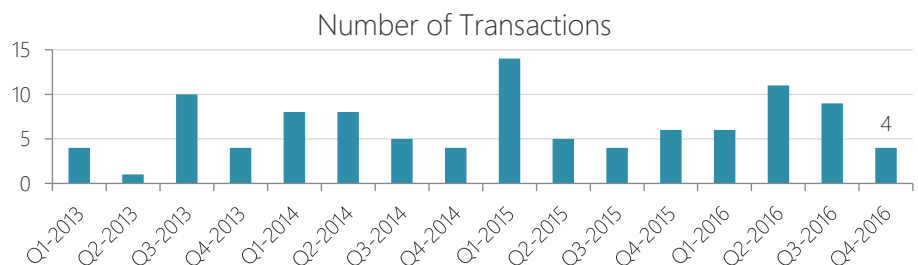
17% YoY



### Number of Transactions

**4**

-33% YoY



### Type of Properties Sold

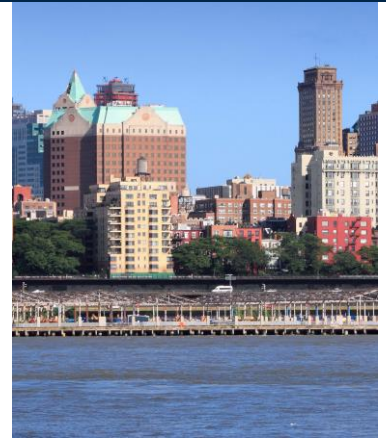
Multifamily size	Avg. price/unit	Y-o-Y	Avg. price/sqft	Y-o-Y	Sales volume	Sales	Buildings	Units
Small	\$202,017	170%	\$241	170%	\$2,515,000	4	4	12



## Sunset Park

Brooklyn, 4th Quarter 2016

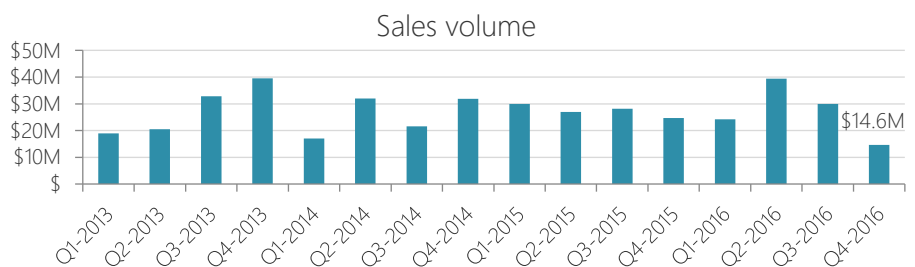
Considered by the New York Times to be one of next hot neighborhoods in NYC, Sunset Park has no fancy condos, no Starbucks, and no trendy restaurants but new developments like the 16-building Industry City, with six million square feet of office and retail space, are in the process of changing the landscape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



### Sales volume

**\$14.6M**

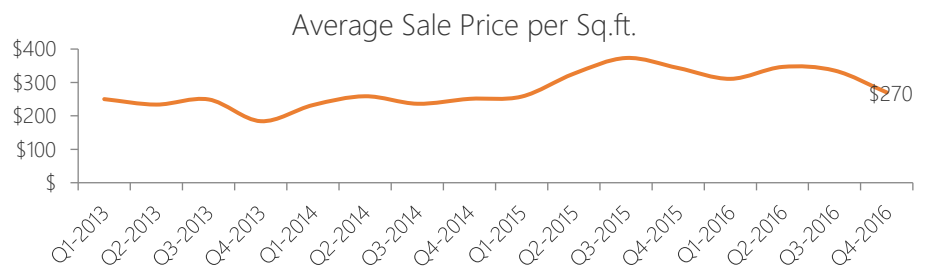
-41% YoY



### Average Sale Price per Sq.ft.

**\$270**

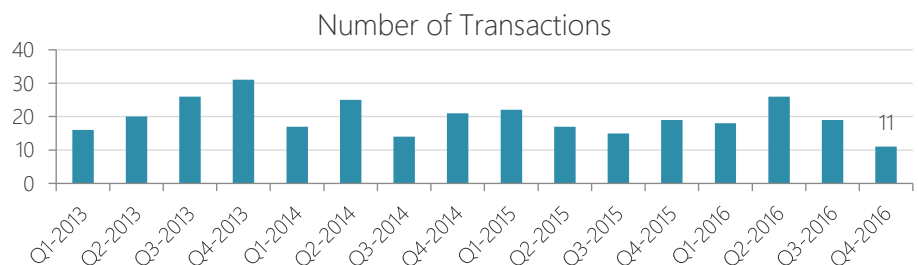
-21% YoY



### Number of Transactions

**11**

-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	\$228,955	240%	\$270	210%	\$14,576,226	11	12	61

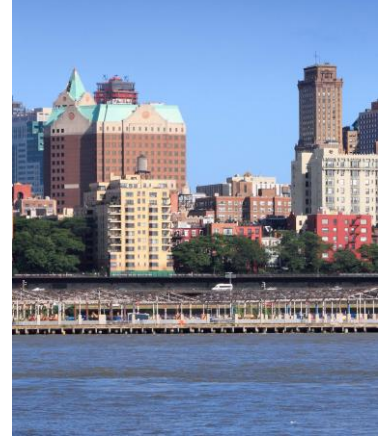




## Williamsburg

Brooklyn, 4th Quarter 2016

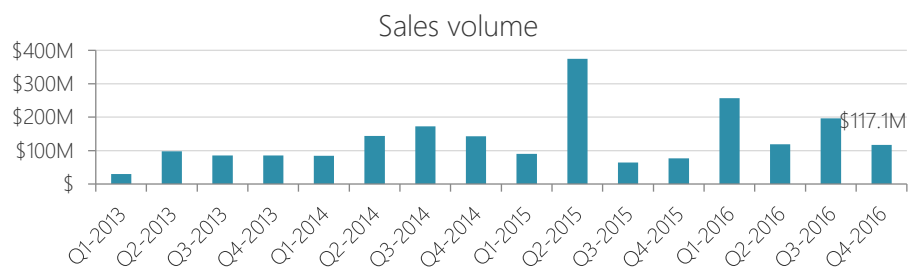
A waterfront neighborhood with views of Manhattan and the East River, Williamsburg is home to new residential buildings and unique converted lofts. Known as an artist's neighborhood, residents have access to local restaurants, cafes, bars, clothing boutiques, tennis courts, greenmarkets, kickball fields,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



### Sales volume

**\$117.1M**

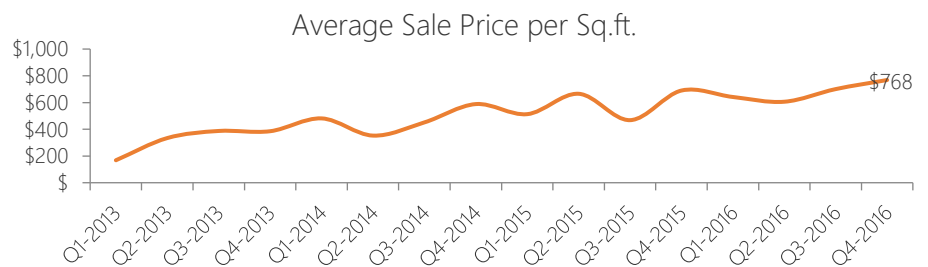
53% YoY



### Average Sale Price per Sq.ft.

**\$768**

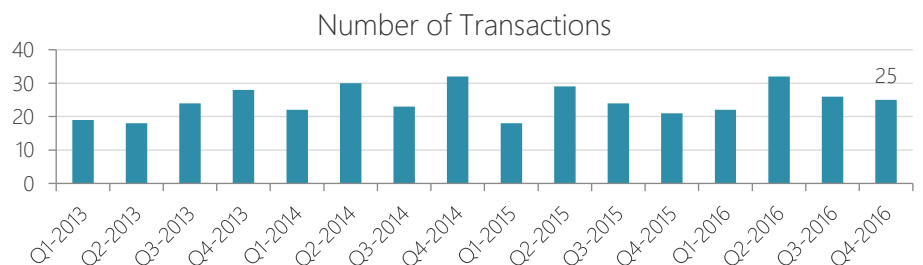
11% YoY



### Number of Transactions

**25**

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	\$465,429	22%	\$611	16%	\$44,216,651	22	22	65



## Attractions

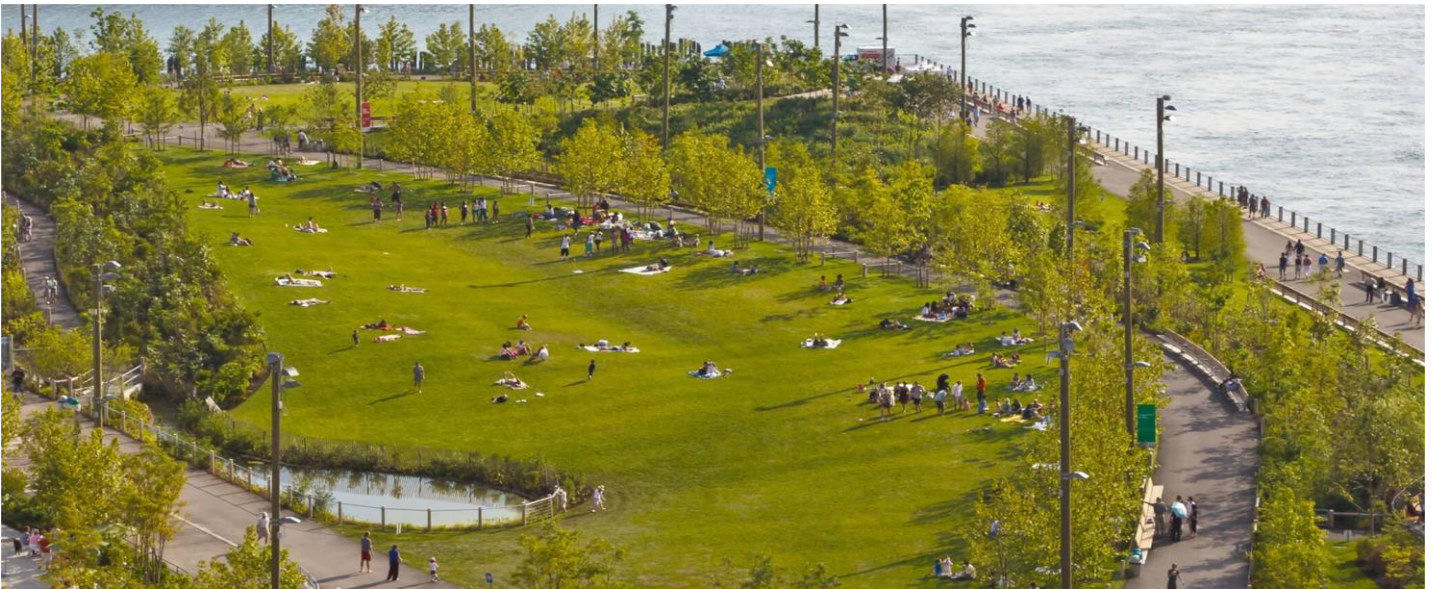
Brooklyn, 4th Quarter 2016

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### Bridge



### Bridge Park







## Attractions

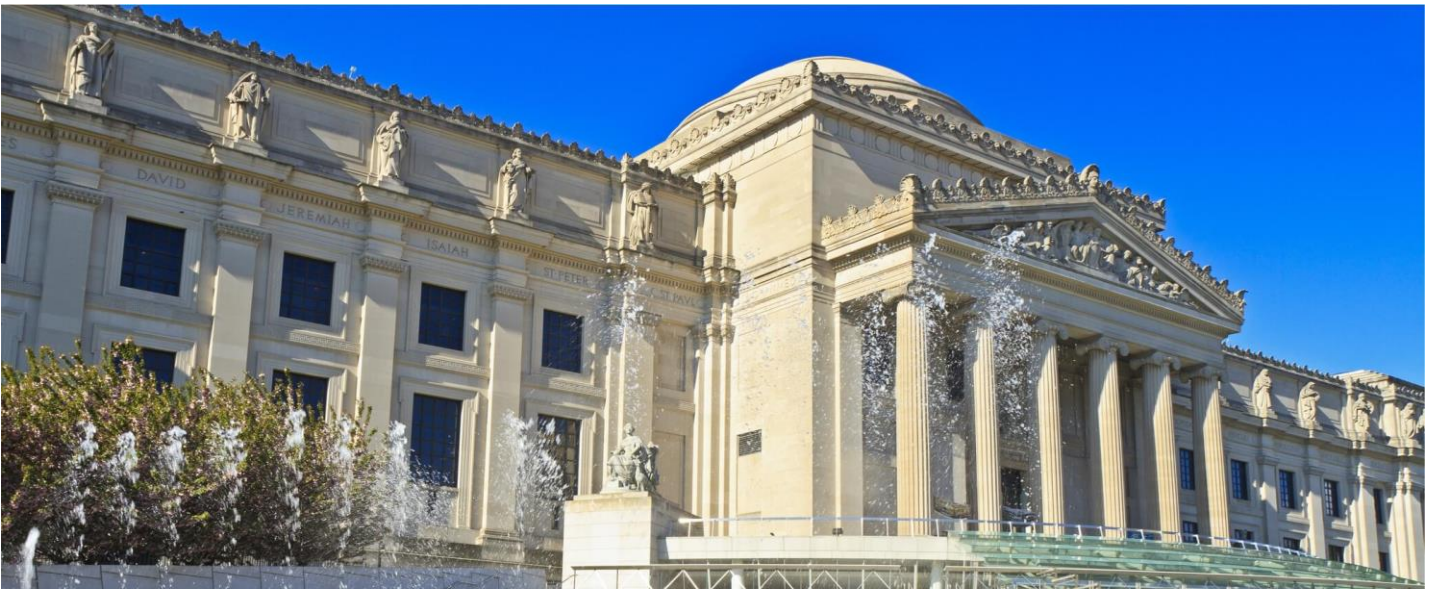
Brooklyn, 4th Quarter 2016

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### Grand Army Plaza



### Museum







## Attractions

Brooklyn, 4th Quarter 2016

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### Botanic Garden



### Luna Park







# The RATNER Team Market Reports



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