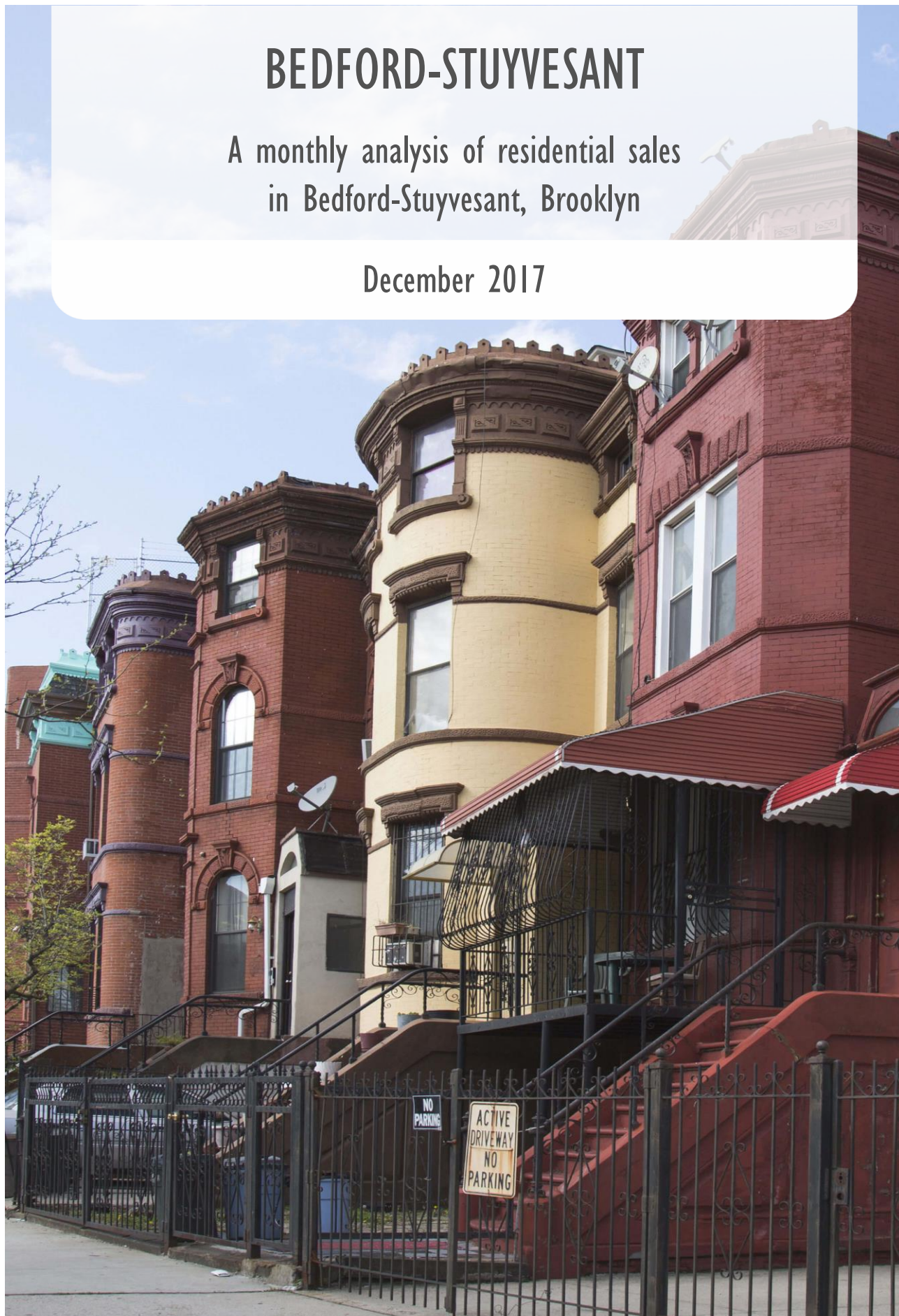


# BEDFORD-STUYVESANT

A monthly analysis of residential sales  
in Bedford-Stuyvesant, Brooklyn

December 2017



**The RATNER Team Market Report**

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

# Residential Market Report, December 2017

## Bedford-Stuyvesant, Brooklyn

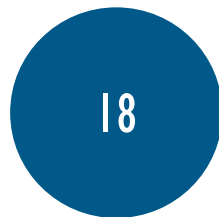
### SUMMARY

MEDIAN SALE PRICE



9% YoY

NO. OF TRANSACTIONS



-58% YoY

MEDIAN PRICE/SQ.FT.



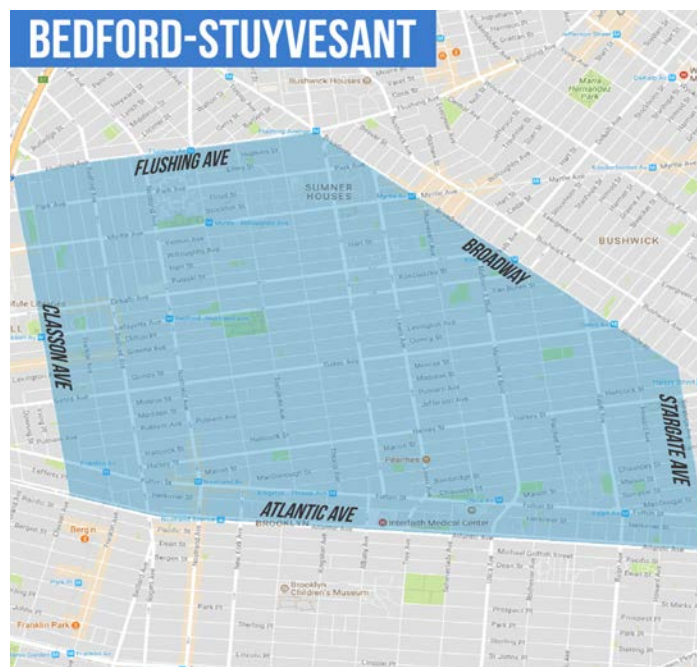
14% YoY

BROOKLYN  
MEDIAN SALE PRICE



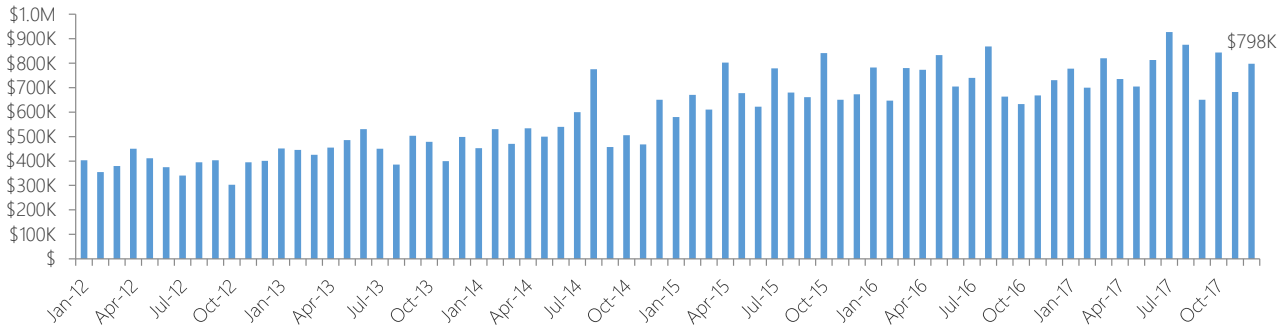
4% YoY

### NEIGHBORHOOD BOUNDARIES

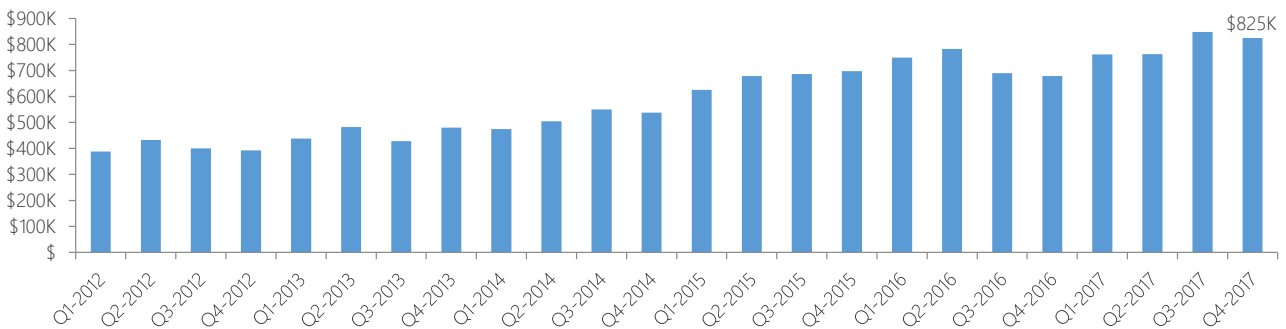


## RESIDENTIAL STATS

### Median Sale Price by Month

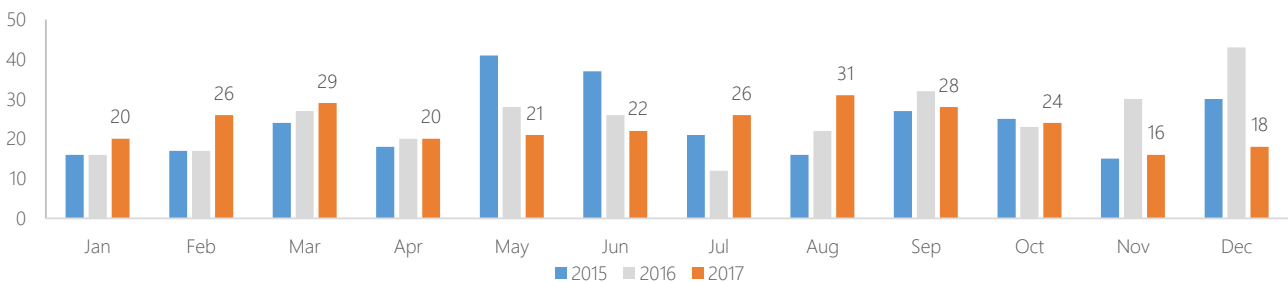


### Median Sale Price by Quarter

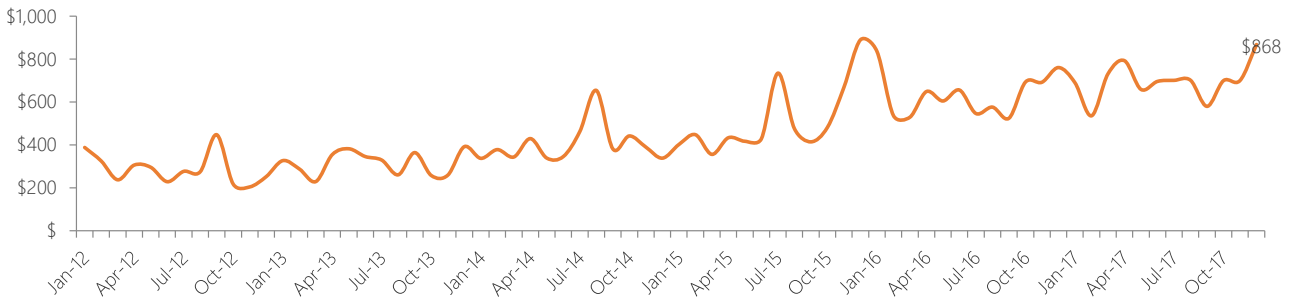


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	26	20	22	27	26	22	23	35	26	39	18	27
2013	29	25	22	29	29	34	33	27	25	31	27	38
2014	37	33	29	27	38	35	30	21	24	24	23	25
2015	16	17	24	18	41	37	21	16	27	25	15	30
2016	16	17	27	20	28	26	12	22	32	23	30	43
2017	20	26	29	20	21	22	26	31	28	24	16	18



Median Sale Price per Square Foot

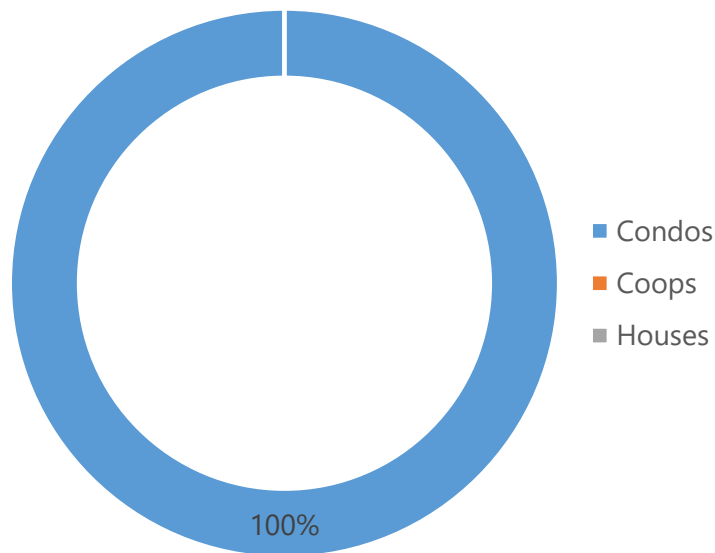


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$797,500	20%	\$868	13%	18
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
198 Skillman St #1R	3-01927-1201	26-Dec-17	\$1,650,000	Condo	2,573
95 Lexington Ave #1C	3-01967-1203	27-Dec-17	\$1,250,000	Condo	1,993
195 Classon Ave #2A	3-01896-1003	8-Dec-17	\$1,132,000	Condo	1,136
353 Jefferson Ave #1	3-01830-1001	8-Dec-17	\$1,025,000	Condo	1,640
609-613 Myrtle Ave #4C	3-01897-1813	15-Dec-17	\$975,000	Condo	1,073
209 Quincy St #2F	3-01802-1103	21-Dec-17	\$820,000	Condo	903
179 Monroe St #4A	3-01812-1007	22-Dec-17	\$775,000	Condo	730
244 Franklin Ave #6A	3-01926-1111	27-Dec-17	\$609,932	Condo	644
1192 Bedford Ave #2A	3-01996-1202	5-Dec-17	\$502,500	Condo	425
223 Pulaski St #3A	3-01773-1105	5-Dec-17	\$499,000	Condo	575
832 Bedford Ave #4B	3-01900-2108	21-Dec-17	\$489,000	Condo	1,166
273 Nostrand Ave #8	3-01789-1108	18-Dec-17	\$405,600	Condo	544
169 Franklin Ave #2	3-01913-1202	28-Dec-17	\$335,506	Condo	1,158



# THE RATNER TEAM



**David Ratner**

Commercial & Residential  
Brooklyn Expert

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**Jessie Torres**

NYC Condo, Co-op &  
New Development Expert

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**Nate Pfaff**

Residential Sales &  
Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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
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## THE BROOKLYN MADE REAL ESTATE SHOW

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

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

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

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