

BOERUM HILL

A quarterly analysis of residential sales
in Boerum Hill, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Boerum Hill, Brooklyn

SUMMARY

MEDIAN SALE PRICE



-5% YoY

NO. OF TRANSACTIONS



22% YoY

MEDIAN PRICE/SQ.FT.



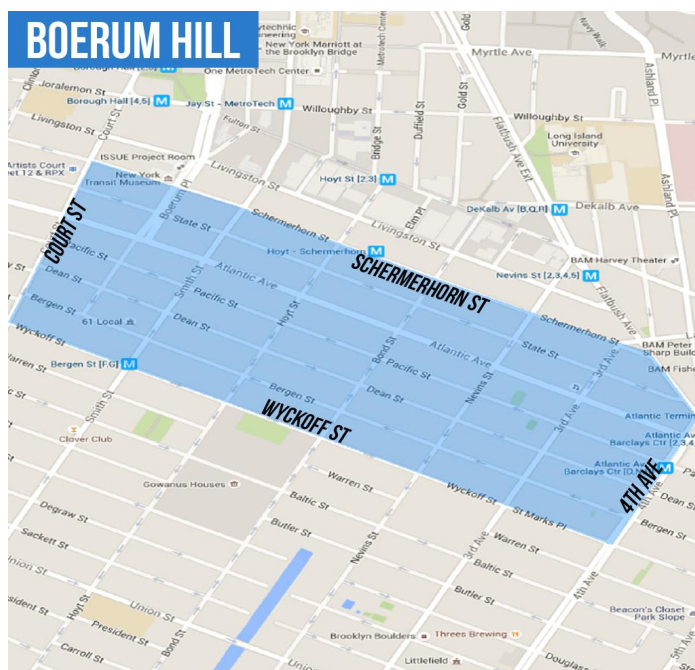
-5% YoY

BROOKLYN
MEDIAN SALE PRICE



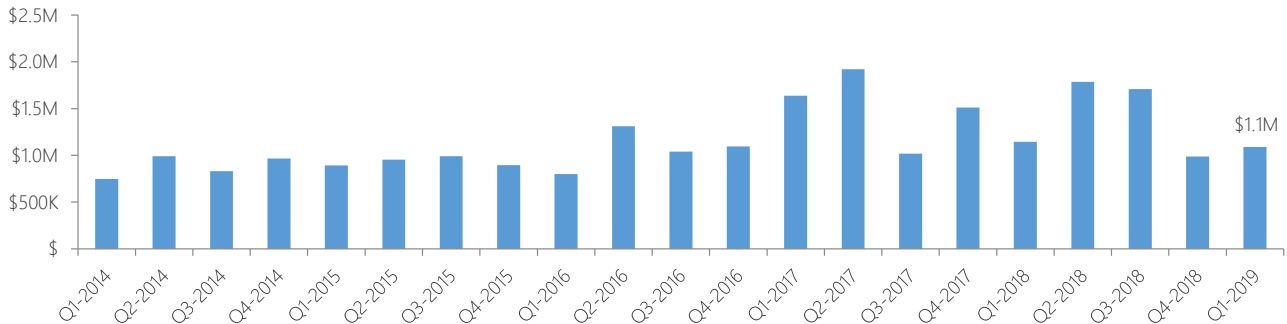
-4% YoY

NEIGHBORHOOD BOUNDARIES

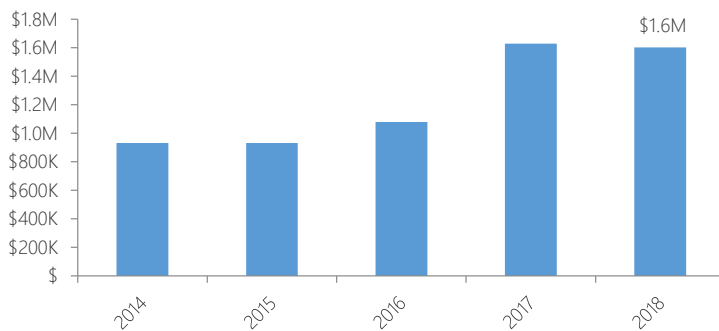


RESIDENTIAL STATS

Median Sale Price by Quarter

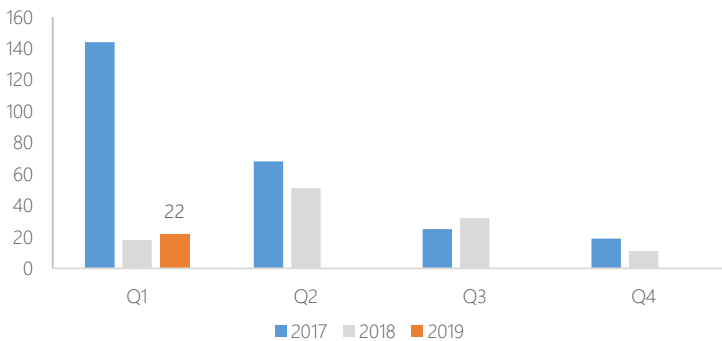


Median Sale Price by Year

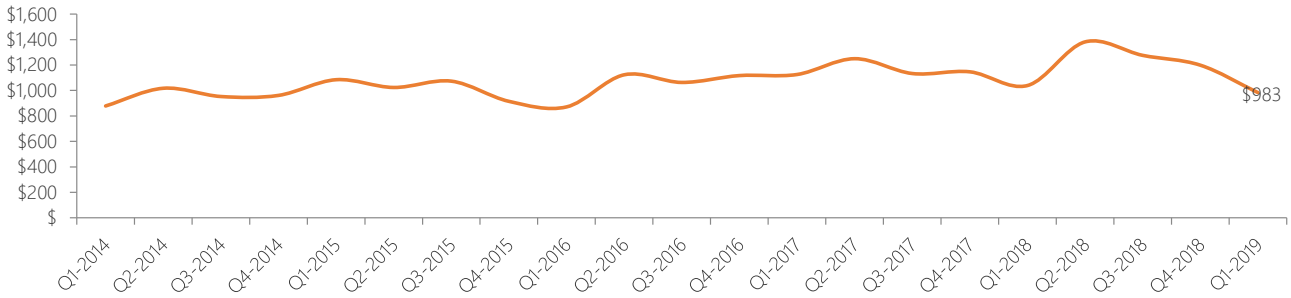


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	22	32	15	144	18	22
Q2	19	25	24	68	51	
Q3	17	26	33	25	32	
Q4	28	15	12	19	11	



Median Sale Price per Square Foot

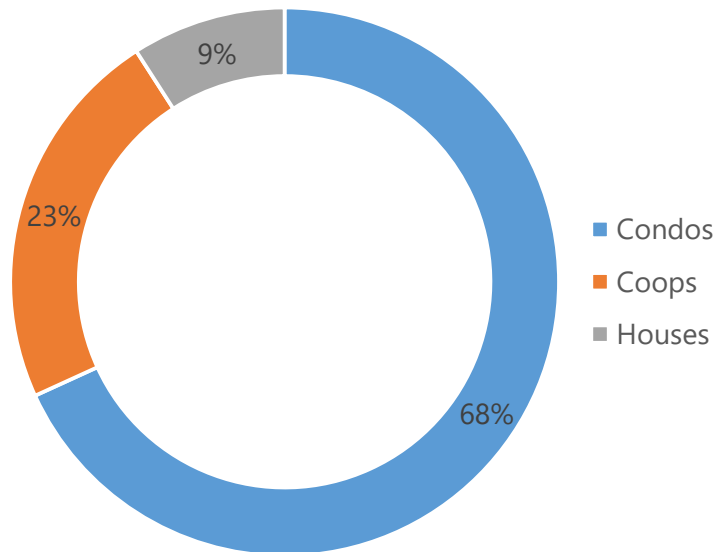


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	-6%	\$1,040	-4%	15
Coops	\$885,000	-5%	\$960	-8%	5
Houses	\$2,550,000	-29%	\$2,838	250%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
116 Bergen St	3-00385-0026	25-Mar-19	\$2,800,000	House	1,785
509 Pacific St #5A	3-00186-1122	26-Mar-19	\$2,483,000	Condo	
509 Pacific St #PH2A	3-00186-1136	18-Mar-19	\$2,350,000	Condo	
139 Bond St	3-00196-0006	11-Jan-19	\$2,300,000	House	560
509 Pacific St #3B	3-00186-1104	4-Mar-19	\$2,202,170	Condo	
265 State St #1505	3-00170-1107	13-Mar-19	\$2,090,000	Condo	
143 Bergen St #101	3-00195-1101	18-Jan-19	\$1,770,000	Condo	1,595
423 Atlantic Ave #5E	3-00178-0054	23-Jan-19	\$1,710,000	Coop	
556 State St #2CN	3-00180-1153	5-Mar-19	\$1,180,000	Condo	975
556 State St #6CS	3-00180-1206	11-Mar-19	\$1,100,000	Condo	975
52 Third Ave #3C	3-00185-1110	29-Mar-19	\$1,080,000	Condo	1,112
265 State St #912	3-00170-1044	13-Feb-19	\$1,050,000	Condo	
556 State St #2AN	3-00180-1151	28-Mar-19	\$1,020,000	Condo	1,062
212 Dean St #3	3-00196-0017	14-Jan-19	\$1,006,000	Coop	
53 Boerum Pl #11F	3-00169-1097	13-Mar-19	\$955,000	Condo	854
328 Bergen St #3A	3-00389-1005	25-Mar-19	\$896,400	Condo	1,216
422 State St #17	3-00178-0025	8-Feb-19	\$885,000	Coop	900
96 Schermerhorn St #3E	3-00271-0047	31-Jan-19	\$775,000	Coop	900
503 Atlantic Ave #2R	3-00179-1005	27-Mar-19	\$615,000	Condo	701
95 Wyckoff St #3D	3-00385-0060	11-Feb-19	\$600,000	Coop	625



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THE RATNER TEAM



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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
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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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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
Electricians		Renewable Energy Specialists	

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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