

# CENTRAL BROOKLYN

A monthly analysis of residential sales  
in Central Brooklyn, Brooklyn

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Central Brooklyn, Brooklyn

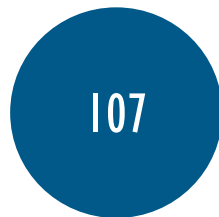
### SUMMARY

MEDIAN SALE PRICE



13% YoY

NO. OF TRANSACTIONS



27% YoY

MEDIAN PRICE/SQ.FT.



25% YoY

BROOKLYN  
MEDIAN SALE PRICE



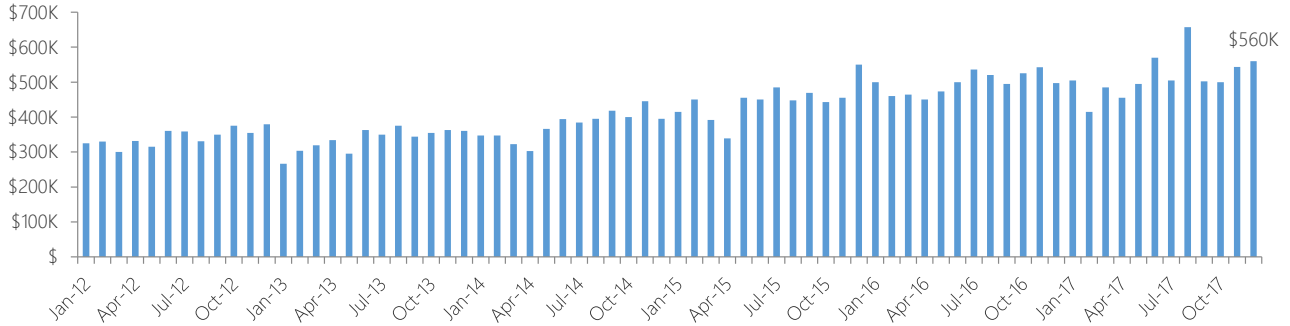
4% YoY

### NEIGHBORHOOD BOUNDARIES

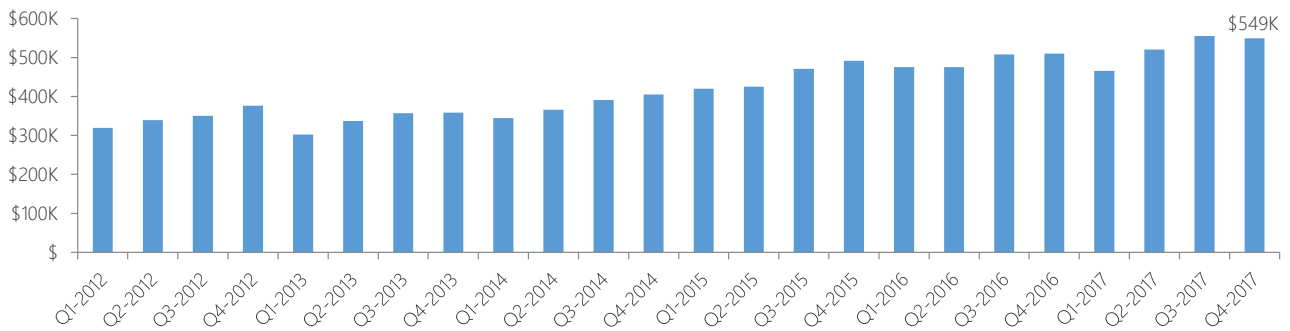


RESIDENTIAL STATS

Median Sale Price by Month

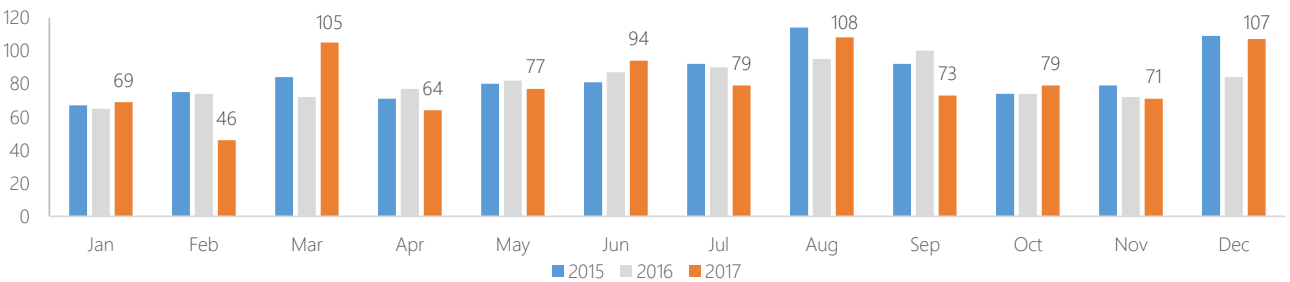


Median Sale Price by Quarter

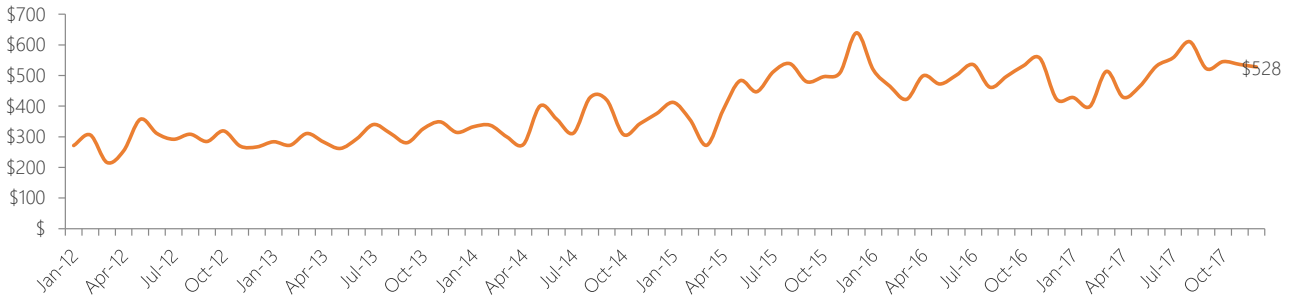


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	43	60	59	48	79	77	89	82	67	65	61	102
2013	64	75	89	81	100	89	109	105	86	118	96	92
2014	82	81	79	71	91	81	167	93	106	81	67	107
2015	67	75	84	71	80	81	92	114	92	74	79	109
2016	65	74	72	77	82	87	90	95	100	74	72	84
2017	69	46	105	64	77	94	79	108	73	79	71	107



Median Sale Price per Square Foot

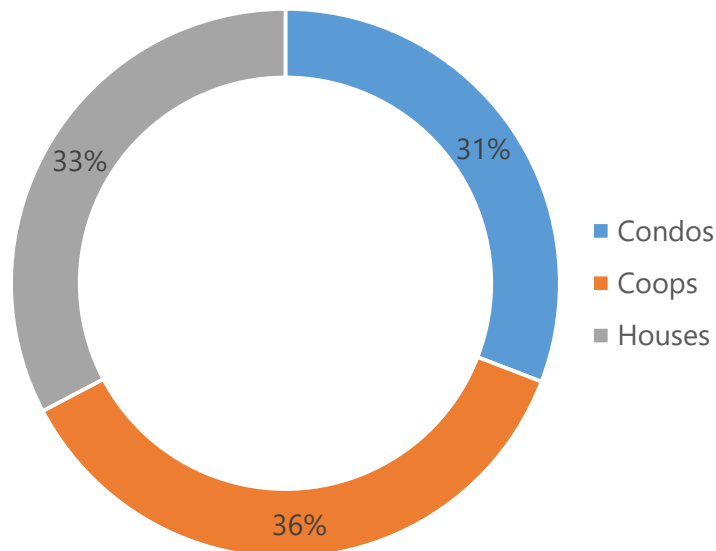


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$651,680	11%	\$791	9%	33
Coops	\$472,500	22%	\$592	26%	39
Houses	\$600,000	20%	\$453	26%	35

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
112 Rutland Rd	3-05037-0152	7-Dec-17	\$2,380,000	House	2,328
703 E 5 St	3-05399-0075	13-Dec-17	\$1,900,000	House	3,000
250 Lenox Rd	3-05085-0040	13-Dec-17	\$1,900,000	House	1,836
103 E 2 St	3-05281-0020	21-Dec-17	\$1,890,000	House	2,040
984 Bergen St	3-01217-0030	15-Dec-17	\$1,850,000	House	3,690
697 St Johns Pl	3-01245-0053	22-Dec-17	\$1,700,000	House	3,326
24 Winthrop St	3-05048-0018	27-Dec-17	\$1,510,000	House	1,696
293 E 8 St	3-05360-0077	8-Dec-17	\$1,210,000	House	2,520
233 Ocean Pkwy #6A	3-05339-1209	20-Dec-17	\$1,079,345	Condo	1,341
651 Vanderbilt St #4C	3-05268-0033	21-Dec-17	\$1,050,000	Coop	1,204
268 E 9 St	3-05360-0034	18-Dec-17	\$1,050,000	House	1,392
283 Empire Blvd	3-01308-0063	21-Dec-17	\$875,000	House	2,240
108 Utica Ave	3-01348-0049	11-Dec-17	\$855,000	House	1,080
1569 President St	3-01401-0072	21-Dec-17	\$820,000	House	1,644
620 E 18 St #5C	3-05217-0018	15-Dec-17	\$785,000	Coop	1,375
207 Prospect Park Sw #3D	3-05287-1049	18-Dec-17	\$785,000	Condo	842
113 Lefferts Ave	3-01318-0064	27-Dec-17	\$750,000	House	1,654
150 Ocean Pkwy #3B	3-05328-1012	21-Dec-17	\$742,000	Condo	996
30 Ocean Pkwy #6C	3-05286-0001	19-Dec-17	\$730,000	Coop	1,000
303 Beverley Rd #1K	3-05336-0082	21-Dec-17	\$711,348	Coop	
1607 Bergen St #1	3-01349-1101	12-Dec-17	\$707,500	Condo	2,106
727 Prospect Pl #3B	3-01226-1006	27-Dec-17	\$677,000	Condo	766
36-58 Dahill Rd #5A	3-05305-0051	15-Dec-17	\$650,000	Coop	800
1668 Bergen St	3-01356-0010	20-Dec-17	\$650,000	House	1,000
274 E 52 St	3-04657-0025	15-Dec-17	\$618,000	House	1,312
1600 Beverley Rd #3C	3-05147-1026	19-Dec-17	\$600,000	Condo	772
1931 Bedford Ave	3-05043-0007	12-Dec-17	\$600,000	House	2,449
215 Parkville Ave #4A	3-05424-1007	5-Dec-17	\$595,000	Condo	851
1303 Schenectady Ave	3-04778-0062	12-Dec-17	\$595,000	House	1,152
620 E 18 St #5J	3-05217-0018	15-Dec-17	\$585,000	Coop	
652 E 93 St	3-04752-0058	15-Dec-17	\$585,000	House	2,093
648 E 40 St	3-04973-0037	18-Dec-17	\$580,000	House	1,280
540 Ocean Pkwy #4I	3-05399-0021	6-Dec-17	\$575,000	Coop	
644 E 40 St	3-04973-0035	20-Dec-17	\$575,000	House	1,536
1701 Albemarle Rd #E10	3-05097-0120	20-Dec-17	\$560,000	Coop	
40 Somers St #3	3-01542-1003	27-Dec-17	\$559,019	Condo	
416 Ocean Ave #51	3-05061-0040	15-Dec-17	\$555,000	Coop	925
811 Cortelyou Rd #6F	3-05377-0043	7-Dec-17	\$550,500	Coop	890
1113 E 48 St	3-07732-0026	8-Dec-17	\$550,000	House	840
195 E 55 St	3-04681-0061	7-Dec-17	\$550,000	House	1,344
416 Ocean Ave #11	3-05061-0040	4-Dec-17	\$550,000	Coop	950
224 E 35 St	3-04888-0027	29-Dec-17	\$550,000	House	1,496
40 Somers St #2	3-01542-1002	27-Dec-17	\$548,837	Condo	
943 St Marks Ave #2D	3-01223-1008	21-Dec-17	\$535,000	Condo	605
385 E 18 St #3J	3-05161-0056	11-Dec-17	\$525,000	Coop	900
22 Webster Ave #5F	3-05440-0015	1-Dec-17	\$520,000	Coop	
642 E 59 St	3-07954-0028	1-Dec-17	\$520,000	House	1,332
112-140 E 2 St #5B	3-05280-0047	19-Dec-17	\$510,000	Coop	
132 Amboy St	3-03517-0063	28-Dec-17	\$499,000	House	1,620
147 Prospect Park Sw #1	3-05268-0087	20-Dec-17	\$483,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
275 Webster Ave #2B	3-05417-0058	6-Dec-17	\$475,000	Coop	900
135-173 Ocean Pkwy #12F	3-05329-0072	26-Dec-17	\$475,000	Coop	754
110 Ocean Pkwy #1A	3-05328-0010	18-Dec-17	\$470,000	Coop	
485 E 53 St	3-04738-0061	15-Dec-17	\$450,000	House	1,320
161 Amboy St	3-03540-0020	22-Dec-17	\$429,000	House	1,116
45 Martense St #1L	3-05086-0066	6-Dec-17	\$410,000	Coop	
70 Lenox Rd #1E	3-05083-0037	22-Dec-17	\$405,000	Coop	
516 E 46 St	3-04913-0020	12-Dec-17	\$370,000	House	1,312
370 Ocean Pkwy #3F	3-05374-0021	4-Dec-17	\$350,000	Coop	
275 Webster Ave #1A	3-05417-0058	19-Dec-17	\$310,000	Coop	825
625 E 51 St	3-04762-0066	11-Dec-17	\$304,300	House	1,305
385 E 18 St #2L	3-05161-0056	28-Dec-17	\$295,000	Coop	
1507 Bergen St #209	3-01347-0054	8-Dec-17	\$295,000	Coop	
715 Ocean Pkwy #5H	3-05424-0001	13-Dec-17	\$275,000	Coop	
260 Ocean Pkwy #5A	3-05357-0005	1-Dec-17	\$275,000	Coop	
135 Amboy St	3-03518-0008	7-Dec-17	\$270,000	House	1,340
3400 Snyder Ave #4A	3-04905-0001	28-Dec-17	\$230,000	Coop	
206 E 35 St	3-04888-0019	19-Dec-17	\$205,000	House	1,716
446 Kingston Ave #C22	3-01325-0001	18-Dec-17	\$200,000	Coop	800
952-954 St Marks Ave #D7	3-01230-0025	12-Dec-17	\$195,000	Coop	
399 Ocean Pkwy #7E	3-05375-0058	7-Dec-17	\$186,000	Coop	
715 Ocean Pkwy #1F	3-05424-0001	7-Dec-17	\$177,000	Coop	
2913-2923 Foster Ave #4I	3-05216-0060	7-Dec-17	\$161,000	Coop	
2913-2923 Foster Ave #5C	3-05216-0060	27-Dec-17	\$150,000	Coop	
745 E 31 St #6C	3-07559-0023	13-Dec-17	\$125,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
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New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- NYC Condo Sales, Purchases & Rentals
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- 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

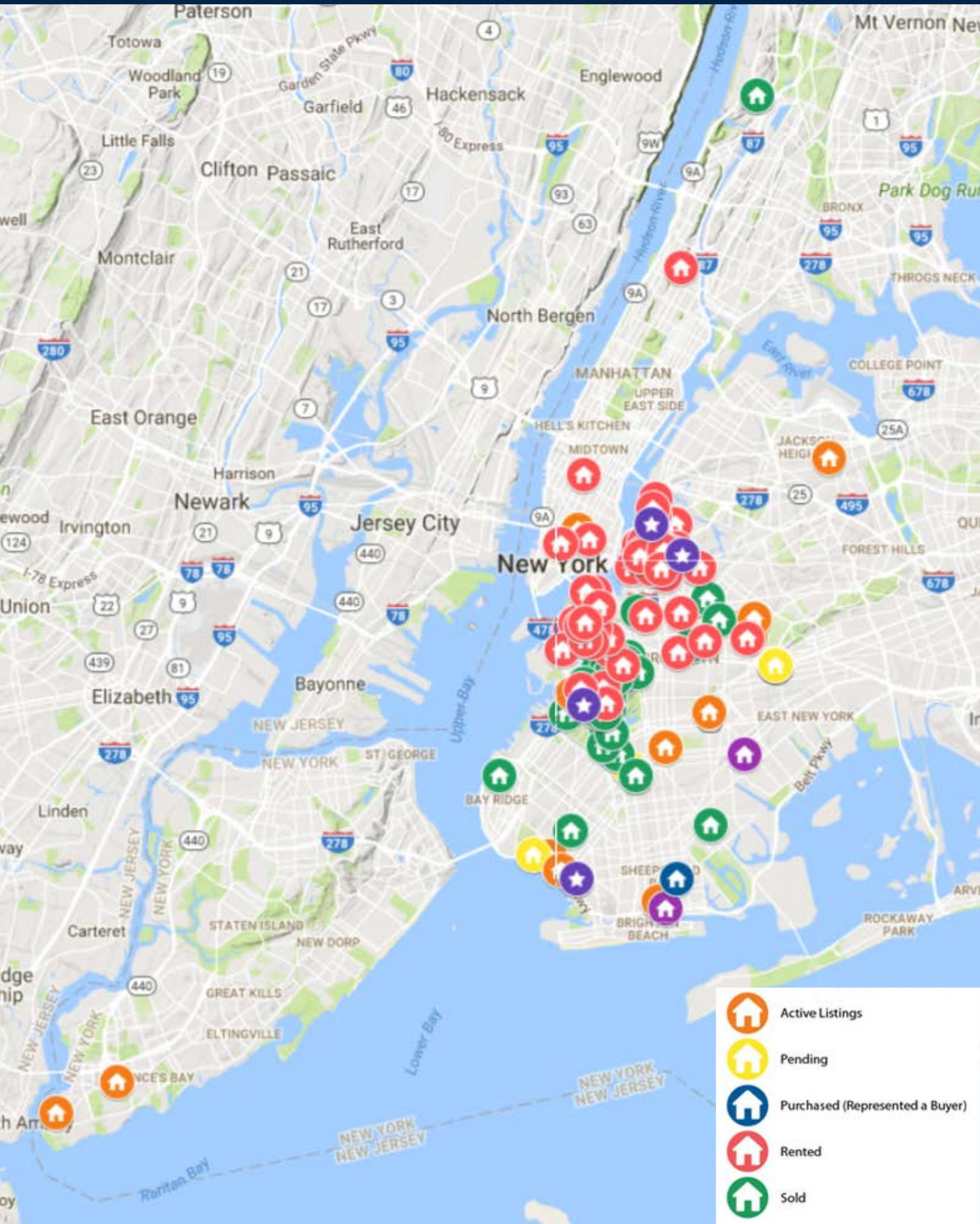
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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates 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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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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