

CENTRAL BROOKLYN

A monthly analysis of residential sales
in Central Brooklyn, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Central Brooklyn, Brooklyn

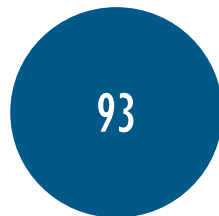
SUMMARY

MEDIAN SALE PRICE



20% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



1% YoY

BROOKLYN
MEDIAN SALE PRICE



4% YoY

NEIGHBORHOOD BOUNDARIES

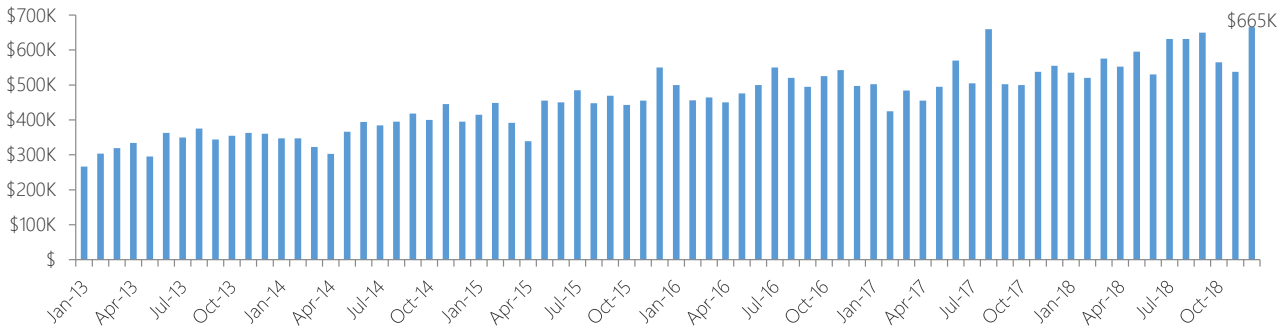


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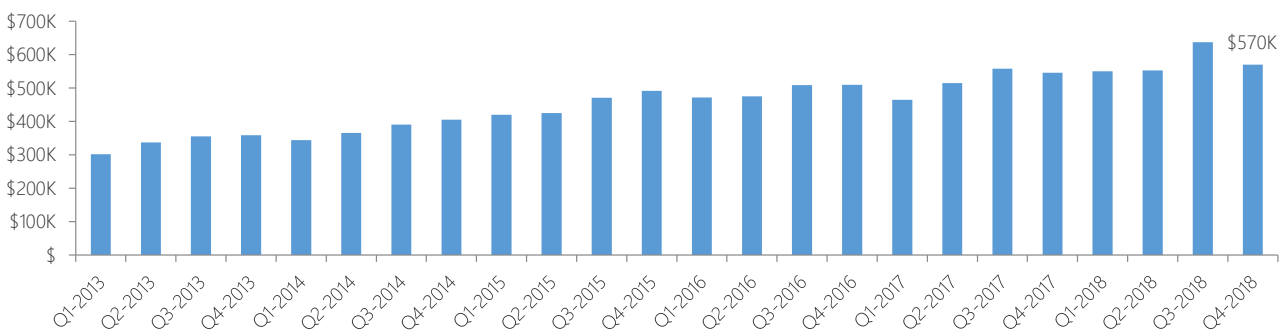
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RESIDENTIAL STATS

Median Sale Price by Month

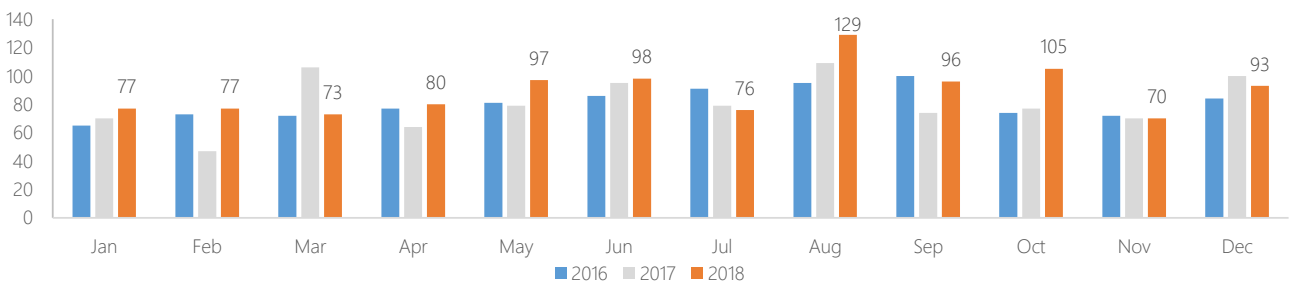


Median Sale Price by Quarter

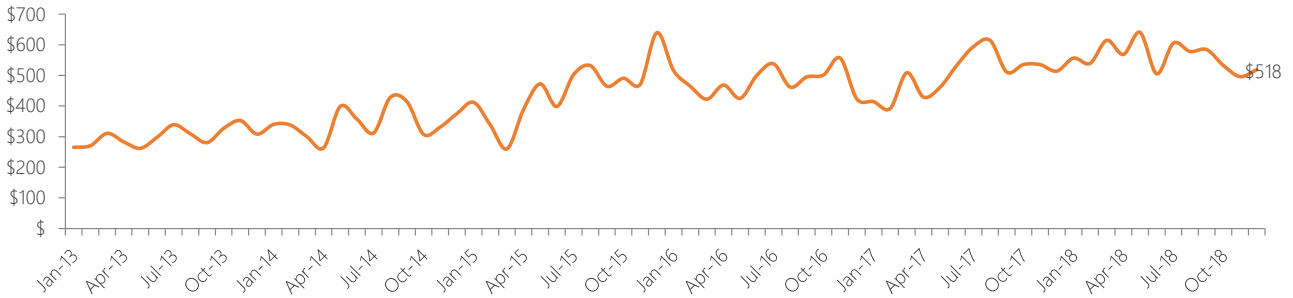


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	64	75	89	81	100	89	110	104	86	118	96	92
2014	82	81	79	71	91	81	167	93	106	81	67	107
2015	67	74	84	71	80	81	92	114	92	74	79	109
2016	65	73	72	77	81	86	91	95	100	74	72	84
2017	70	47	106	64	79	95	79	109	74	77	70	100
2018	77	77	73	80	97	98	76	129	96	105	70	93



Median Sale Price per Square Foot

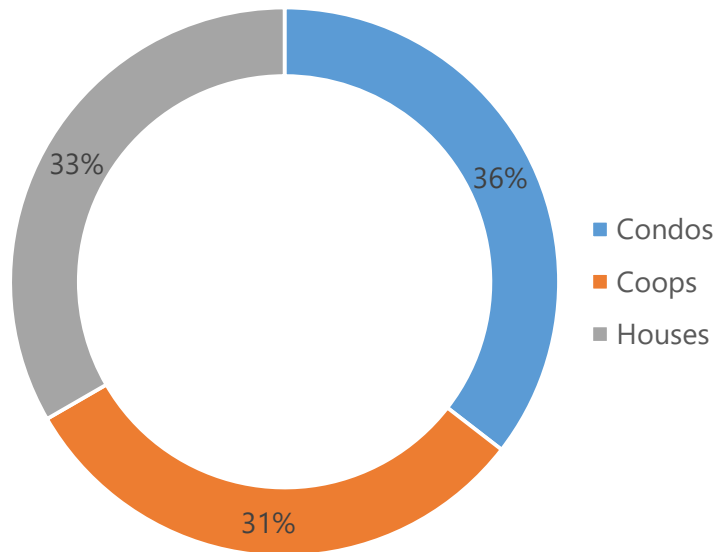


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$725,000	14%	\$636	-16%	33
Coops	\$324,500	-21%	\$419	-28%	29
Houses	\$747,500	26%	\$503	11%	31

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
160 Marlborough Rd	3-05118-0013	6-Dec-18	\$2,875,000	House	4,314
52 Midwood St	3-05034-0027	12-Dec-18	\$2,750,000	House	3,752
45 Rutland Rd	3-05034-0087	20-Dec-18	\$2,100,000	House	3,720
149 Maple St	3-05029-0081	12-Dec-18	\$2,050,000	House	2,468
79 Lefferts Ave	3-01318-0077	3-Dec-18	\$1,875,000	House	1,654
635 St Johns Pl	3-01245-0083	4-Dec-18	\$1,700,000	House	1,296
363 Parkside Ave	3-05048-0072	6-Dec-18	\$1,600,000	House	3,228
60 Reeve Pl	3-05279-0022	20-Dec-18	\$1,400,000	House	1,092
159 Lott St	3-05136-0066	31-Dec-18	\$1,300,000	House	1,989
2100 Bedford Ave #8B	3-05083-1264	14-Dec-18	\$1,265,685	Condo	
36 Stephens Ct	3-05224-0126	19-Dec-18	\$988,000	House	1,616
324 E 25th St	3-05190-0016	12-Dec-18	\$988,000	House	1,936
523 Crown St	3-01293-0069	17-Dec-18	\$970,000	House	2,500
580 Crown St #707	3-01417-1184	5-Dec-18	\$925,000	Condo	1,590
529 Brooklyn Ave #3B	3-04793-1110	18-Dec-18	\$850,000	Condo	1,685
3515 Beverley Rd	3-04920-0031	19-Dec-18	\$802,000	House	2,080
659 E 52nd St	3-04773-0077	5-Dec-18	\$790,000	House	1,438
616 E 18th St #1C	3-05217-0018	21-Dec-18	\$775,000	Coop	
35 Crown St #3A	3-01189-0064	14-Dec-18	\$750,000	Coop	
9 Palm Ct	3-04797-0012	3-Dec-18	\$705,000	House	960
303 Beverley Rd #4G	3-05336-0082	26-Dec-18	\$695,000	Coop	
1204 St Marks Ave #4F	3-01361-1007	18-Dec-18	\$692,410	Condo	
1148 Schenectady Ave	3-04946-0027	19-Dec-18	\$684,000	House	1,300
10 Prospect Park Sw #21	3-01106-0016	19-Dec-18	\$680,000	Coop	
518 Maple St #4	3-04798-1304	3-Dec-18	\$670,000	Condo	
1204 St Marks Ave #4R	3-01361-1008	31-Dec-18	\$666,954	Condo	
896 E 37th St	3-05011-0070	3-Dec-18	\$665,000	House	1,540
485 E 34th St	3-04934-0065	18-Dec-18	\$650,000	House	1,860
609 E 48th St	3-04733-0044	6-Dec-18	\$650,000	House	1,040
117 E 38th St	3-04859-0001	31-Dec-18	\$600,000	House	2,255
1497 Prospect Pl #1	3-01362-1131	14-Dec-18	\$570,000	Condo	825
920 E 38th St	3-07565-0072	21-Dec-18	\$569,000	House	1,352
854 E 37th St	3-05011-0053	28-Dec-18	\$560,000	House	1,654
1062 Bergen St #2A	3-01219-1005	3-Dec-18	\$549,000	Condo	531
135 Ocean Pkwy #4B	3-05329-0072	20-Dec-18	\$540,000	Coop	900
220 E 43rd St	3-04896-0025	5-Dec-18	\$535,000	House	1,092
310 Lenox Rd #6G	3-04853-0028	4-Dec-18	\$515,000	Coop	
755 Sackman St	3-03847-0102	10-Dec-18	\$515,000	House	1,152
943 St Marks Ave #5C	3-01223-1018	19-Dec-18	\$505,000	Condo	605
140 E Second St #4A	3-05280-0047	21-Dec-18	\$504,000	Coop	
772 Schenectady Ave	3-04867-0017	10-Dec-18	\$500,000	House	1,376
382 Eastern Pkwy #1D	3-01266-1104	18-Dec-18	\$490,000	Condo	
330 Lenox Rd #6M	3-04853-0035	20-Dec-18	\$470,000	Coop	
4712 Beverley Rd	3-04758-0005	26-Dec-18	\$450,000	House	1,115
179 Ocean Pkwy #1B	3-05329-0062	18-Dec-18	\$400,000	Coop	
280 Ocean Pkwy #2S	3-05357-0017	27-Dec-18	\$379,000	Coop	
310 Lenox Rd #7X	3-04853-0028	3-Dec-18	\$350,000	Coop	
45 Martense St #3D	3-05086-0066	6-Dec-18	\$350,000	Coop	
425 E 26th St #3J	3-05213-0024	19-Dec-18	\$349,000	Coop	
840-850 St Marks Ave #3A	3-01228-0037	12-Dec-18	\$300,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
425 E 26th St #2F	3-05213-0024	24-Dec-18	\$289,000	Coop	
239 E 28th St	3-05172-0051	20-Dec-18	\$285,000	House	1,170
446 Kingston Ave #C18	3-01325-0001	13-Dec-18	\$275,000	Coop	
1879 Strauss St	3-03516-0025	11-Dec-18	\$245,000	House	1,620
745 E 31st St #3H	3-07559-0023	5-Dec-18	\$238,534	Coop	
282 E 35th St #6V	3-04905-0017	7-Dec-18	\$230,000	Coop	
897 Empire Blvd #E4	3-01424-0049	21-Dec-18	\$230,000	Coop	
285 E 35th St #4J	3-04906-0065	19-Dec-18	\$229,000	Coop	
2913 Foster Ave #2A	3-05216-0060	11-Dec-18	\$190,000	Coop	800
720 E 32nd St #A7	3-07559-0051	31-Dec-18	\$186,575	Coop	
840-850 St Marks Ave #1C	3-01228-0037	11-Dec-18	\$177,500	Coop	
10 E 43rd St #2C	3-04847-0004	4-Dec-18	\$176,000	Coop	
282 E 35th St #7M	3-04905-0017	20-Dec-18	\$165,000	Coop	
282 E 35th St #2M	3-04905-0017	14-Dec-18	\$160,000	Coop	
770 C Lefferts Ave #4R	3-01429-1257	17-Dec-18	\$150,000	Condo	1,492



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THE RATNER TEAM



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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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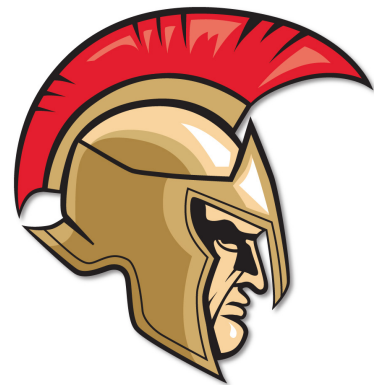
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