

CROWN HEIGHTS

A monthly analysis of residential sales
in Crown Heights, Brooklyn

November 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2019

Crown Heights, Brooklyn

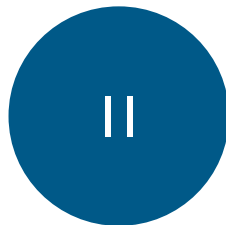
SUMMARY

MEDIAN SALE PRICE



11% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



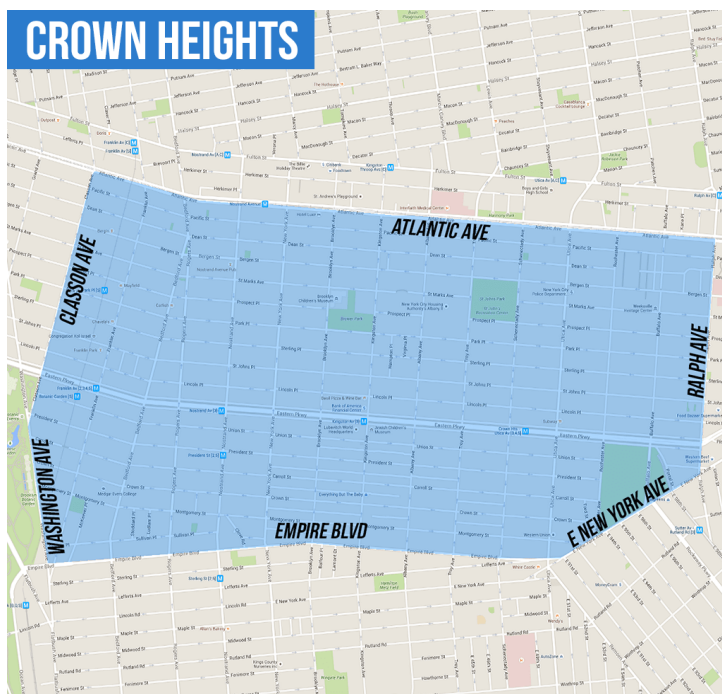
12% YoY

BROOKLYN
MEDIAN SALE PRICE



2% YoY

NEIGHBORHOOD BOUNDARIES

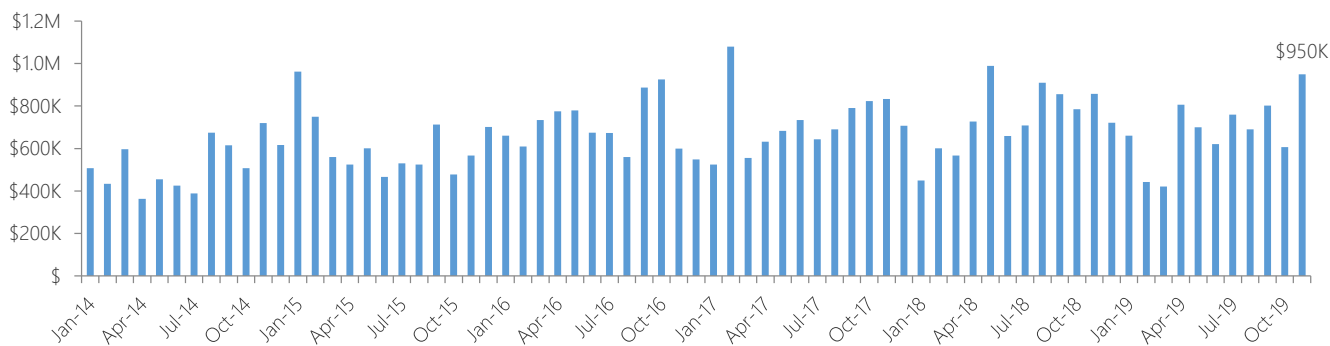


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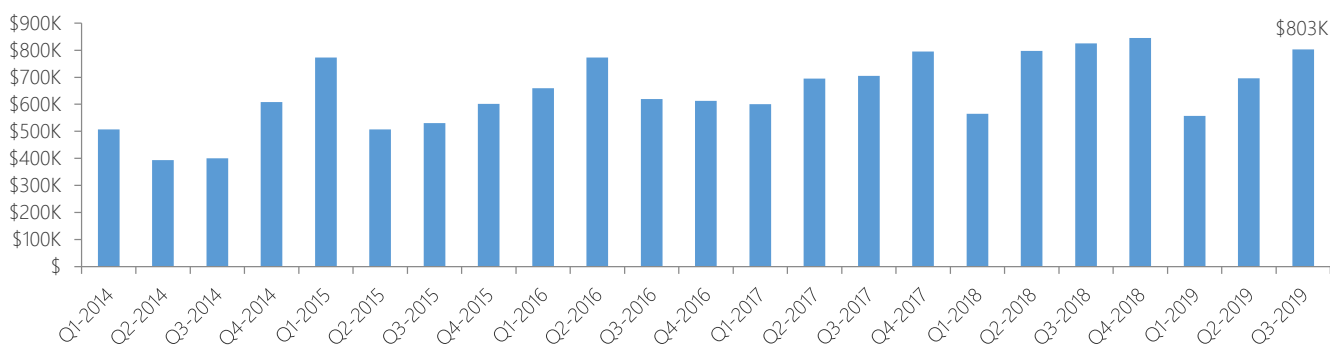
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RESIDENTIAL STATS

Median Sale Price by Month

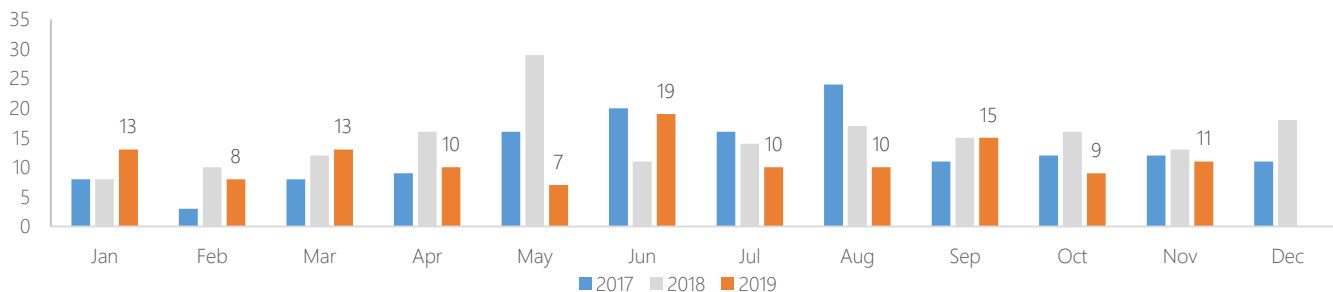


Median Sale Price by Quarter

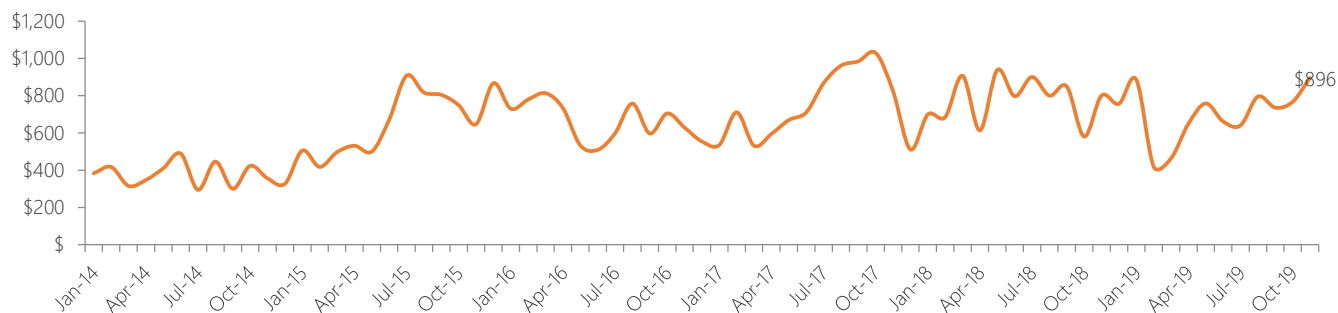


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	16	10	12	18	16	15	66	14	18	16	13	24
2015	6	13	9	7	11	8	21	29	20	18	15	42
2016	15	11	5	15	21	17	14	15	10	13	13	12
2017	8	3	8	9	16	20	16	24	11	12	12	11
2018	8	10	12	16	29	11	14	17	15	16	13	18
2019	13	8	13	10	7	19	10	10	15	9	11	



▶ Median Sale Price per Square Foot

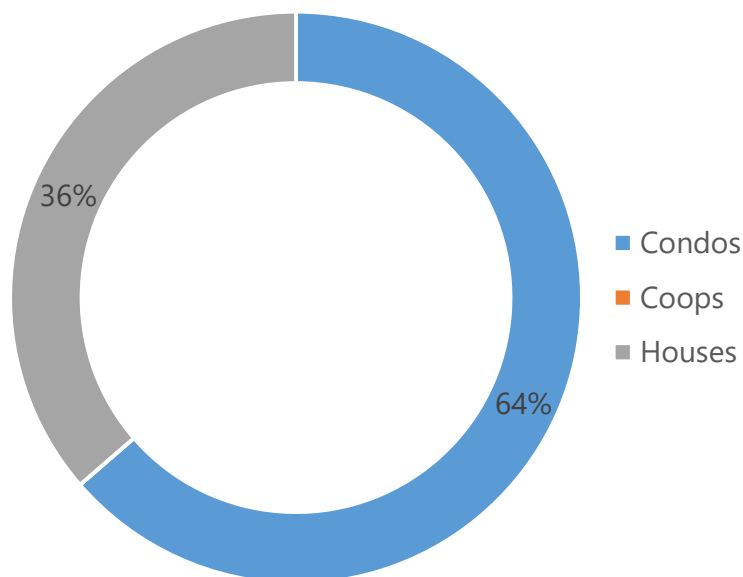


RESIDENTIAL SALES BREAKDOWN

▶ Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$862,000	-13%	\$940	14%	7
Coops	-	-	-	-	0
Houses	\$1,400,000	-15%	\$551	18%	4

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
740 Prospect Pl	3-01233-0021	12-Nov-19	\$1,767,000	House	1,954
890 Lincoln Pl	3-01263-0111	18-Nov-19	\$1,400,000	House	3,000
1543 Dean St	3-01340-0052	1-Nov-19	\$1,350,000	House	2,450
954 Bergen St #6B	3-01217-1133	26-Nov-19	\$1,100,000	Condo	1,097
892 Bergen St #3D	3-01149-1010	8-Nov-19	\$950,000	Condo	1,011
790 St Johns Pl #1A	3-01254-1001	14-Nov-19	\$875,000	Condo	985
790 St Johns Pl #1B	3-01254-1002	13-Nov-19	\$849,000	Condo	985
679 Franklin Ave #401	3-01224-1506	13-Nov-19	\$585,494	Condo	
954 Bergen St #5A	3-01217-1125	1-Nov-19	\$460,000	Condo	456



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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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

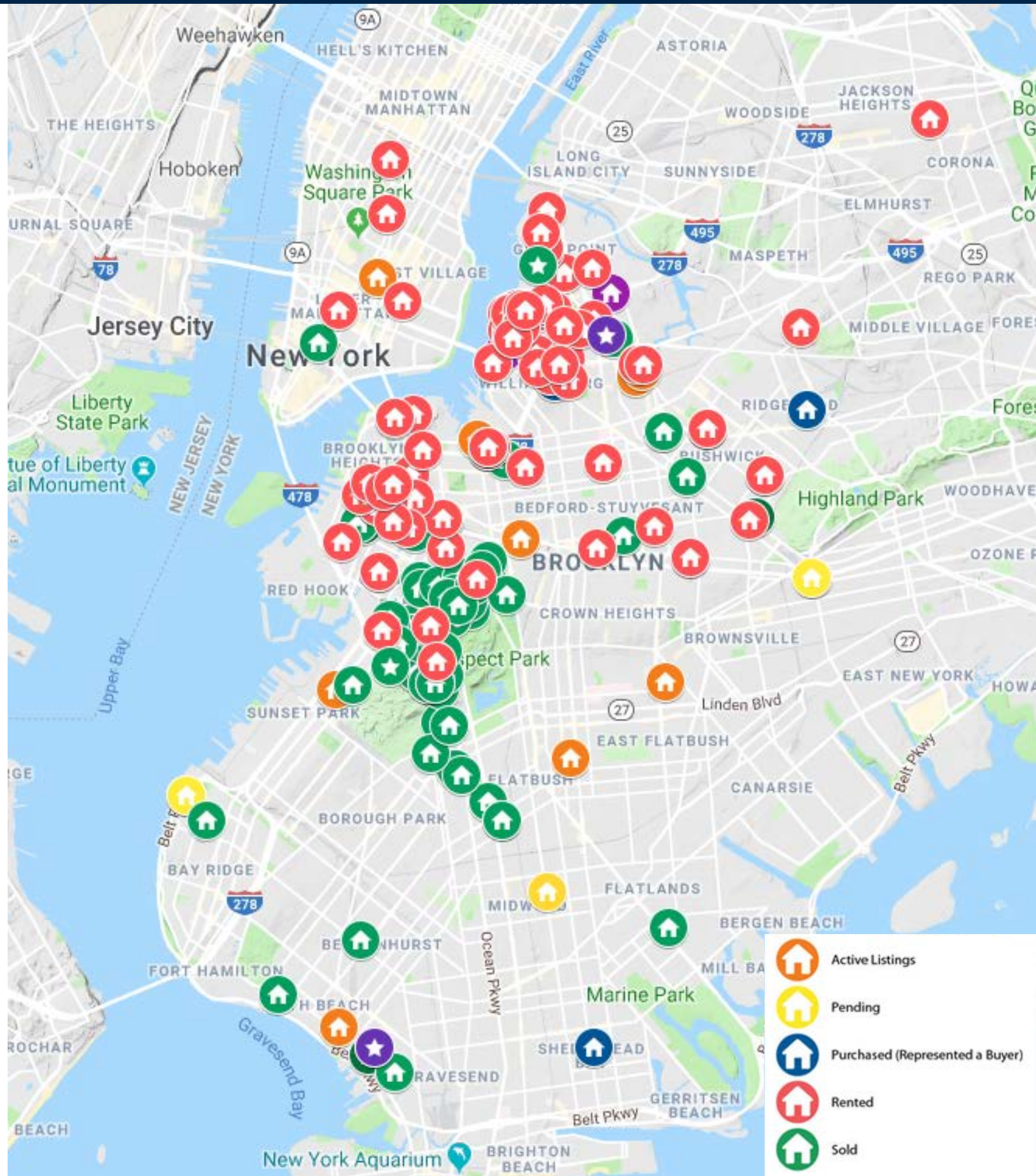
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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 | Expeditors | 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 |
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| Door Experts | Hvac Professionals | Property Managers | Zoning & Land Use Experts |
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