

RESIDENTIAL

Warren  
Lewis  

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Sotheby's  
INTERNATIONAL REALTY

## Downtown Brooklyn Report

A monthly analysis of residential sales  
in Downtown Brooklyn, Brooklyn

MARCH 2016

# Residential Market Report, March 2016

## Downtown Brooklyn, Brooklyn

### SUMMARY

MEDIAN SALE PRICE

**\$852K**

-8% Y-o-Y

NO. OF TRANSACTIONS

**15**

-40% Y-o-Y

MEDIAN PRICE/SQ. FT.

**\$1,133**

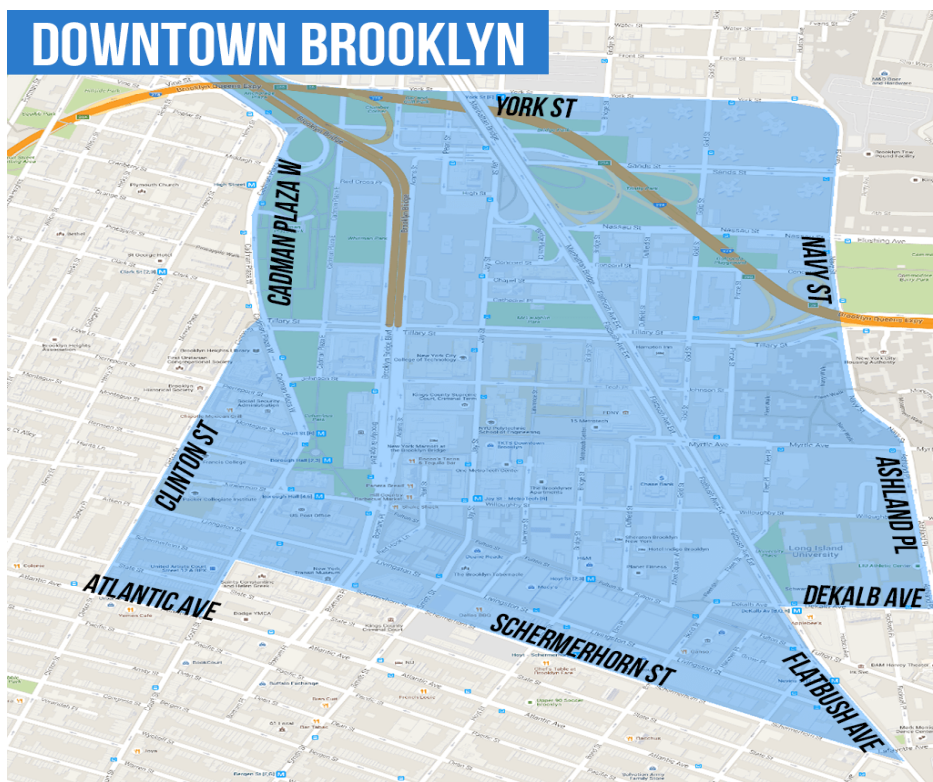
-9% Y-o-Y

BOROUGH MEDIAN SALE PRICE

**\$570K**

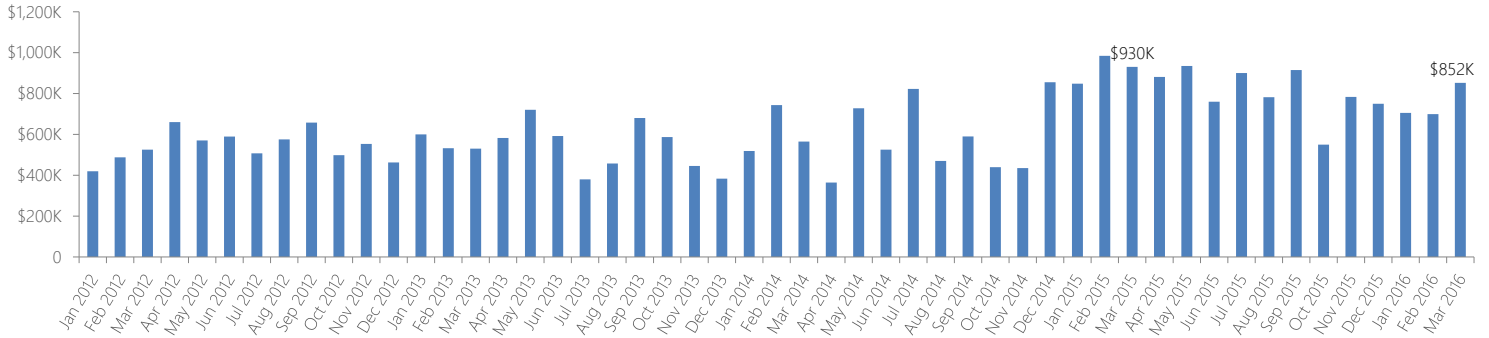
4% Y-o-Y

### NEIGHBORHOOD BOUNDARIES

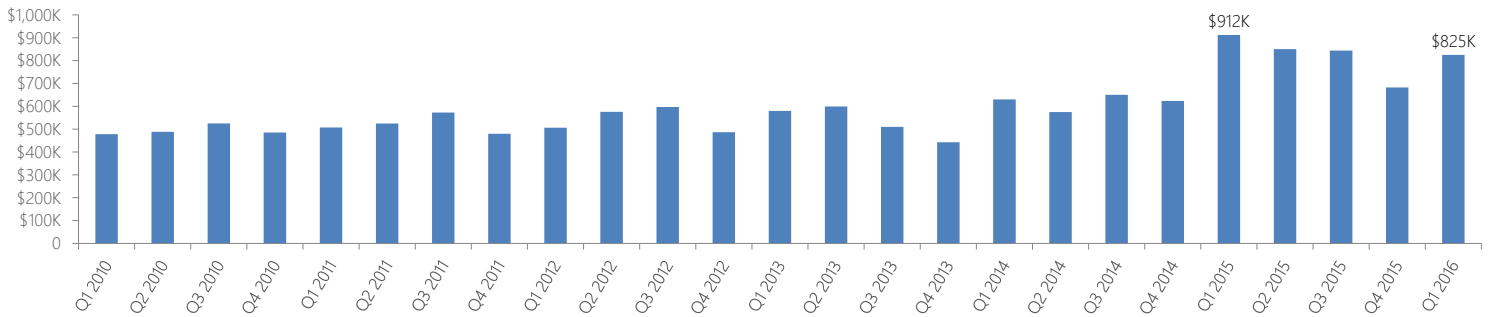


RESIDENTIAL STATS

Median Sale Price by Month

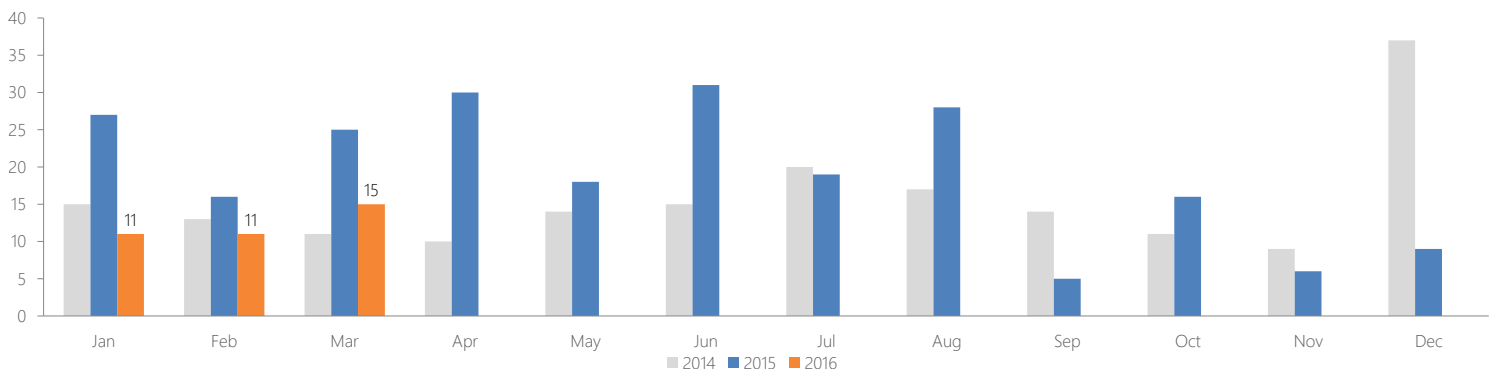


Median Sale Price by Quarter

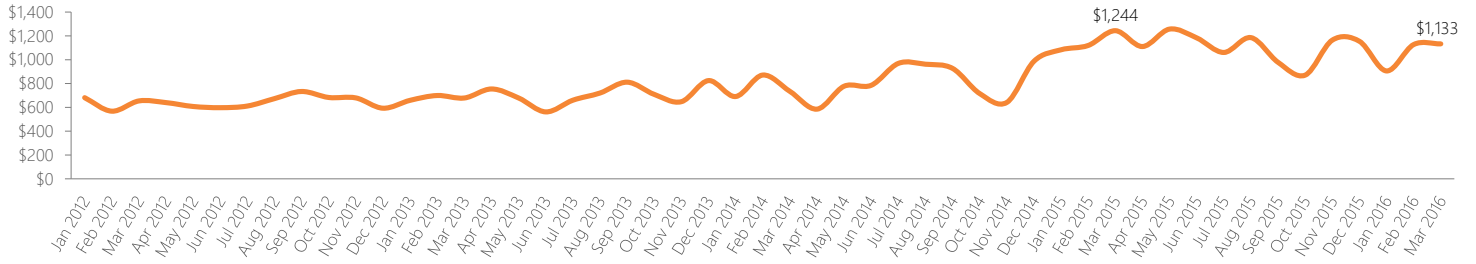


Number of Transactions

| Month | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|-------|------|------|------|------|------|------|
| Jan   | 13   | 6    | 29   | 15   | 27   | 11   |
| Feb   | 11   | 15   | 15   | 13   | 16   | 11   |
| Mar   | 21   | 21   | 13   | 11   | 25   | 15   |
| Apr   | 17   | 18   | 15   | 10   | 30   |      |
| May   | 24   | 28   | 21   | 14   | 18   |      |
| Jun   | 25   | 21   | 23   | 15   | 31   |      |
| Jul   | 24   | 21   | 16   | 20   | 19   |      |
| Aug   | 22   | 26   | 26   | 17   | 28   |      |
| Sep   | 12   | 18   | 19   | 14   | 5    |      |
| Oct   | 19   | 18   | 14   | 11   | 16   |      |
| Nov   | 10   | 18   | 12   | 9    | 6    |      |
| Dec   | 14   | 20   | 12   | 37   | 9    |      |



▶ Median Price per Square Foot



**CO-OP VERSUS CONDO SALES**

▶ Type of Residential Properties Sold

| Property type | Median Price |              | Median price per sq. ft. |              | No. of sales |
|---------------|--------------|--------------|--------------------------|--------------|--------------|
|               | Price        | Y-o-Y change | Price                    | Y-o-Y change |              |
| Condos        | \$1,295,000  | 23%          | \$1,214                  | -3%          | 8            |
| Co-ops        | \$537,000    | -25%         | \$863                    | -1%          | 7            |
| Houses        | n/a          | n/a          | n/a                      | n/a          | n/a          |

▶ Number of Sales by Building Type

Co-ops  
46.7%



Condos  
53.3%

## LIST OF TRANSACTIONS

| Address                    | BBL          | Sale date | Sale price  | Property type | Sqft  |
|----------------------------|--------------|-----------|-------------|---------------|-------|
| 388 Bridge St              | 3-00152-1134 | 30-Mar-16 | \$1,781,938 | Condo         | 1,276 |
| 388 Bridge St              | 3-00152-1128 | 30-Mar-16 | \$1,756,481 | Condo         | 1,276 |
| 101-365 Bridge Street #5M  | 3-02058-1065 | 16-Mar-16 | \$1,400,000 | Condo         | 1,553 |
| 365 Bridge Street #9A      | 3-02058-1121 | 29-Mar-16 | \$1,400,000 | Condo         | 1,703 |
| 110 Livingston Street #2A  | 3-00269-1002 | 31-Mar-16 | \$1,190,000 | Condo         | 825   |
| 110 Livingston Street #12Q | 3-00269-1222 | 10-Mar-16 | \$900,000   | Condo         | 734   |
| 175 Adams St #15D          | 3-00086-0011 | 02-Mar-16 | \$853,700   | Coop          | n/a   |
| 306 Gold Street #19H       | 3-00133-1154 | 22-Mar-16 | \$852,000   | Condo         | 709   |
| 175 Adams St #9C           | 3-00086-0011 | 21-Mar-16 | \$850,000   | Coop          | n/a   |
| 175 Adams St #7A           | 3-00086-0011 | 17-Mar-16 | \$760,000   | Coop          | n/a   |
| 306 Gold Street #6H        | 3-00133-1044 | 21-Mar-16 | \$715,000   | Condo         | 672   |
| 77-95 Livingston St #7F    | 3-00266-0012 | 24-Mar-16 | \$537,000   | Coop          | n/a   |
| 191 Willoughby St #9C      | 3-02061-0060 | 16-Mar-16 | \$460,000   | Coop          | n/a   |
| 175 Adams St #8E           | 3-00086-0011 | 18-Mar-16 | \$295,000   | Coop          | n/a   |
| 175 Adams St #6E           | 3-00086-0011 | 16-Mar-16 | \$250,000   | Coop          | n/a   |