

MIDWOOD

A monthly analysis of residential sales
in Midwood, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Midwood, Brooklyn

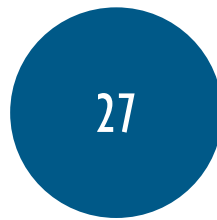
SUMMARY

MEDIAN SALE PRICE



17% YoY

NO. OF TRANSACTIONS



-34% YoY

MEDIAN PRICE/SQ.FT.



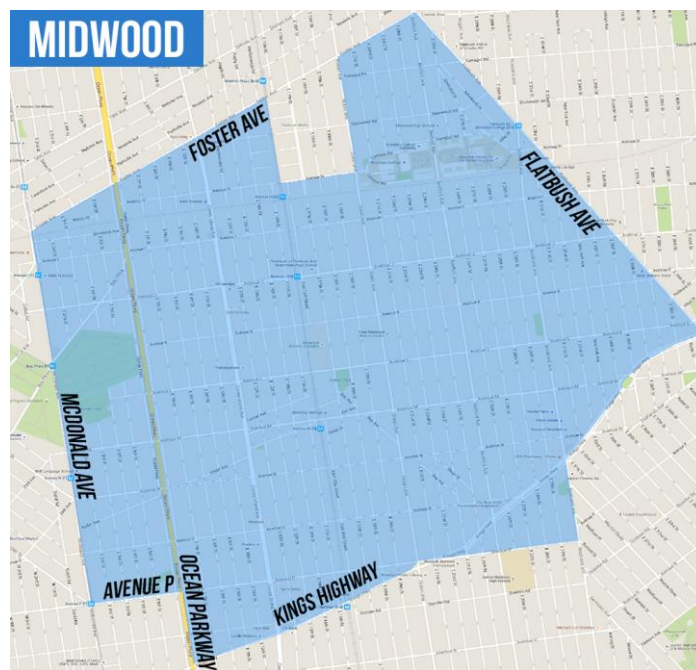
1% YoY

BROOKLYN
MEDIAN SALE PRICE



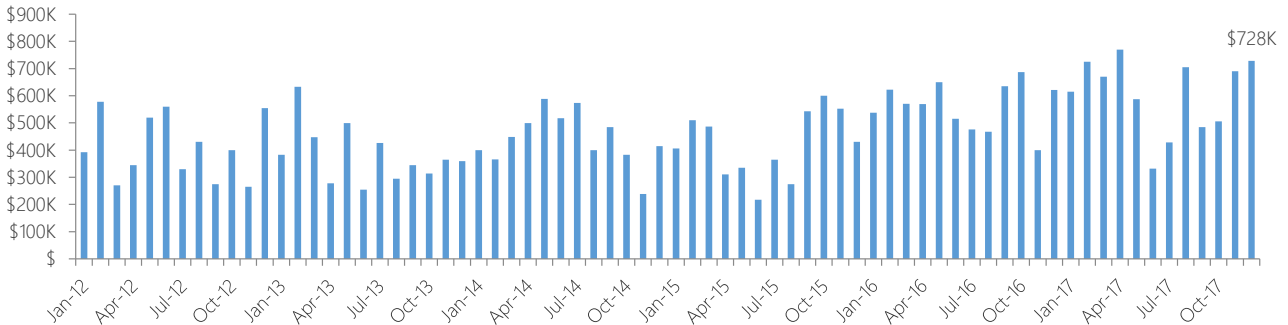
4% YoY

NEIGHBORHOOD BOUNDARIES

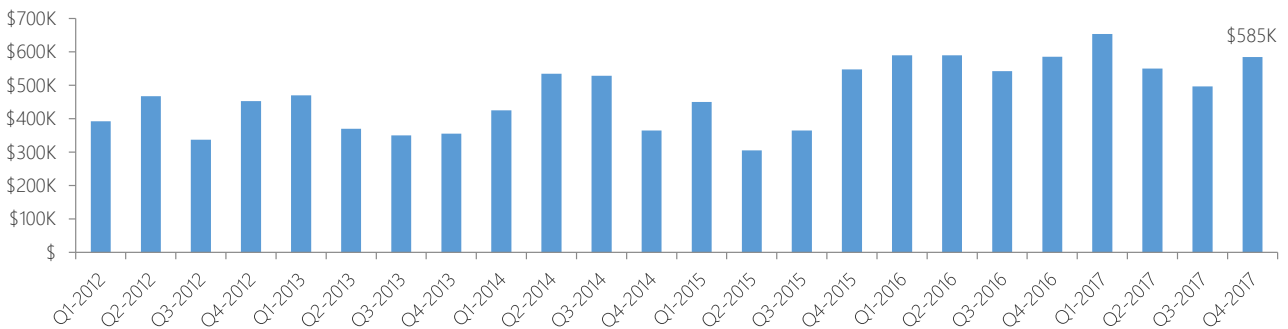


RESIDENTIAL STATS

Median Sale Price by Month

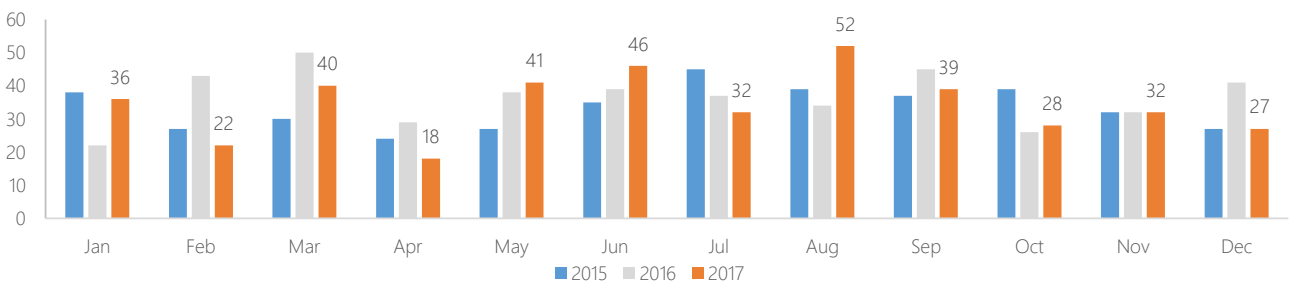


Median Sale Price by Quarter

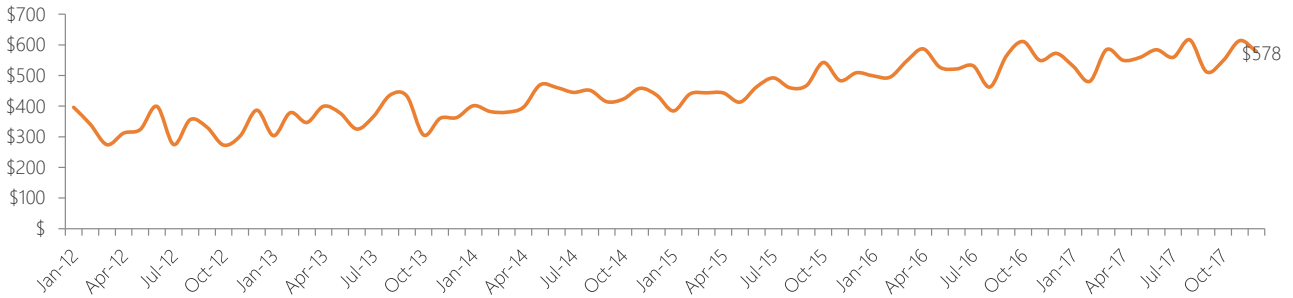


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	28	32	30	26	35	38	19	43	26	16	29	49
2013	29	28	38	28	46	31	44	46	27	46	42	43
2014	43	33	45	29	40	34	42	38	42	29	19	41
2015	38	27	30	24	27	35	45	39	37	39	32	27
2016	22	43	50	29	38	39	37	34	45	26	32	41
2017	36	22	40	18	41	46	32	52	39	28	32	27



Median Sale Price per Square Foot

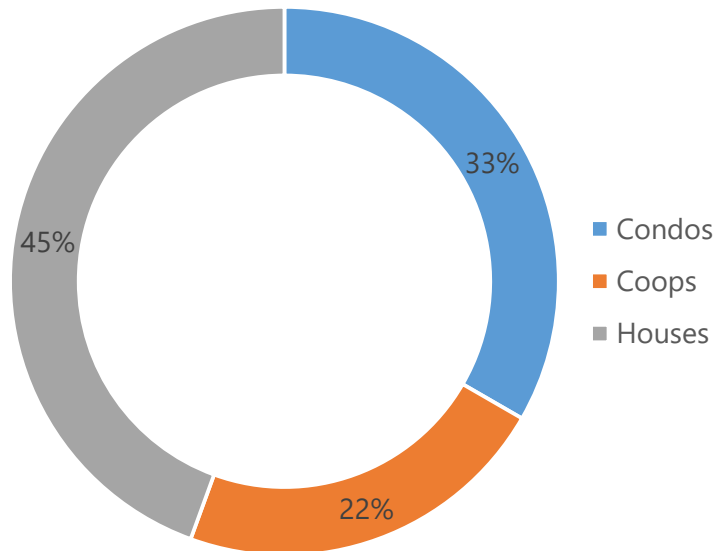


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$578,255	-1%	\$558	-4%	9
Coops	\$230,000	-25%	-	-	6
Houses	\$1,275,000	50%	\$644	13%	12

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1394 E 22 St	3-07657-0060	12-Dec-17	\$1,880,000	House	1,636
857 E 9 St	3-06512-0061	8-Dec-17	\$1,800,500	House	2,115
664 Rugby Rd	3-05234-0061	6-Dec-17	\$1,650,000	House	2,471
3523 Bedford Ave	3-07679-0044	28-Dec-17	\$1,450,000	House	2,508
2624 Avenue N	3-07680-0053	14-Dec-17	\$1,275,000	House	2,574
652 Marlborough Ct	3-05237-0071	27-Dec-17	\$1,275,000	House	1,980
1137 E 26 St	3-07626-0030	19-Dec-17	\$1,175,000	House	1,364
1161 E 29 St	3-07629-0020	19-Dec-17	\$995,000	House	1,474
3290 Bedford Ave	3-07624-0073	18-Dec-17	\$900,000	House	1,866
1395 E 18 St	3-06747-0062	4-Dec-17	\$816,000	House	1,572
1322 E 14 St #3B	3-06742-1007	7-Dec-17	\$685,000	Condo	1,244
1809 New York Ave	3-07597-0028	29-Dec-17	\$619,000	House	1,344
1322 E 14 St #2C	3-06742-1004	13-Dec-17	\$471,510	Condo	834
1530 E 8 St #6D	3-06614-0017	15-Dec-17	\$450,000	Coop	
1401 Ocean Ave #11J	3-07584-0035	20-Dec-17	\$285,000	Coop	
920 E 17 St #109	3-06700-0026	6-Dec-17	\$230,000	Coop	
1625 E 13 St #1K	3-06776-0065	29-Dec-17	\$205,000	Coop	
1801 Ocean Ave #6B	3-07656-0042	19-Dec-17	\$180,000	Coop	



THE RATNER TEAM



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Commercial & Residential
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Residential Sales &
Rental 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	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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THE BROOKLYN MADE REAL ESTATE SHOW

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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