

# MIDWOOD

A monthly analysis of residential sales  
in Midwood, Brooklyn

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Midwood, Brooklyn

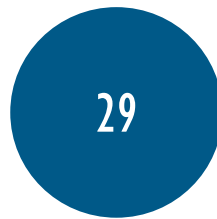
### SUMMARY

MEDIAN SALE PRICE



-42% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



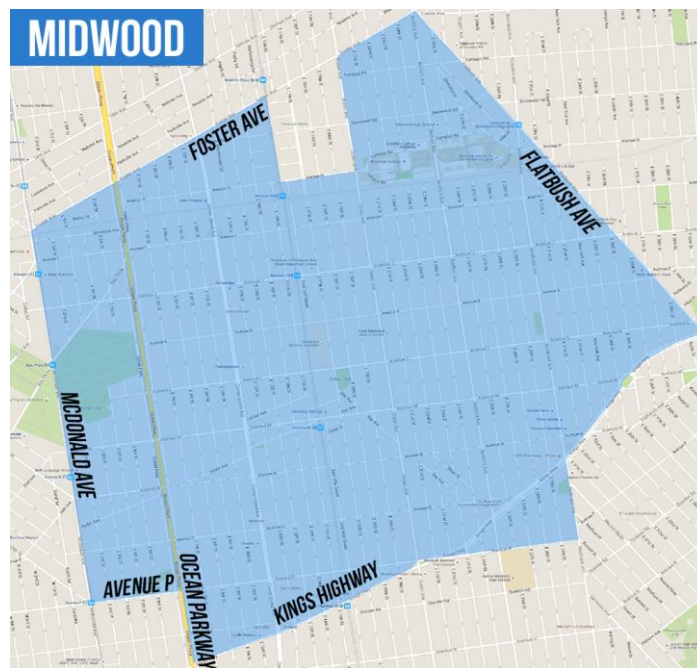
-37% YoY

BROOKLYN MEDIAN SALE PRICE



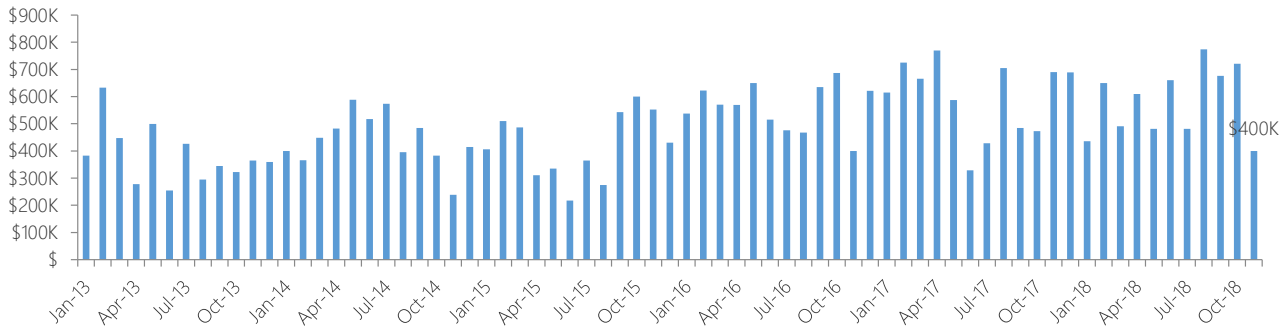
1% YoY

### NEIGHBORHOOD BOUNDARIES

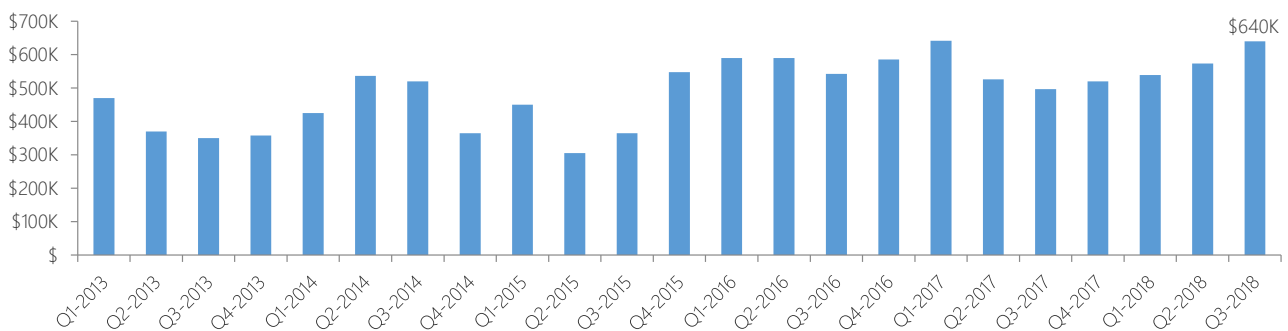


RESIDENTIAL STATS

Median Sale Price by Month

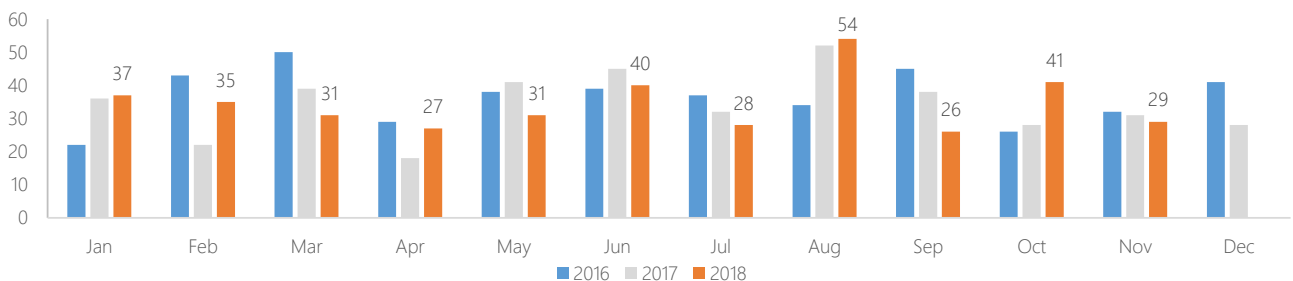


Median Sale Price by Quarter

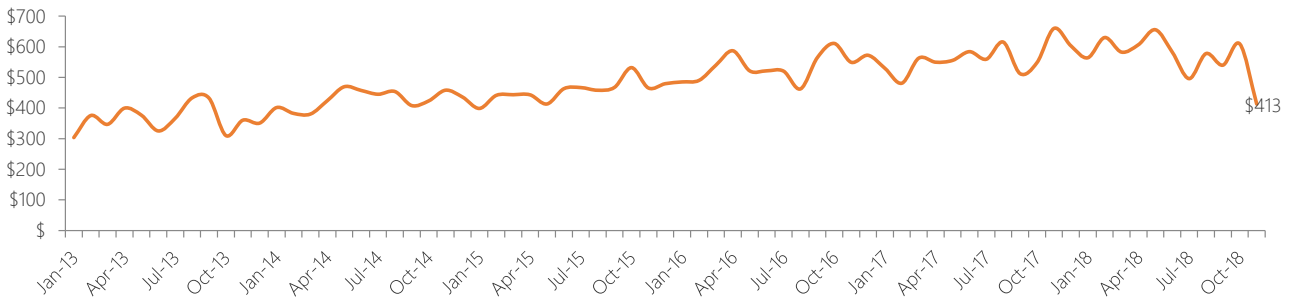


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	28	38	28	46	31	44	46	27	45	42	43
2014	43	33	45	28	40	34	42	37	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	39	18	41	45	32	52	38	28	31	28
2018	37	35	31	27	31	40	28	54	26	41	29	



Median Sale Price per Square Foot

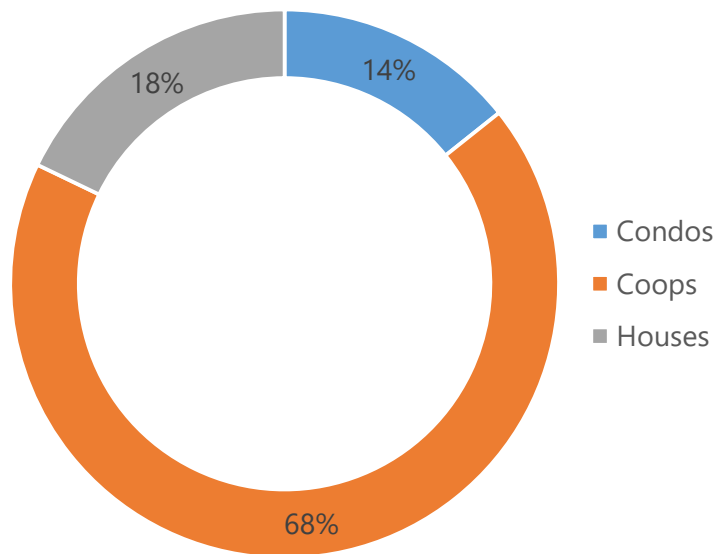


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$827,391	23%	-	-	4
Coops	\$295,000	6%	\$375	-	19
Houses	\$1,100,000	22%	\$451	-32%	5

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
853 E Tenth St	3-06513-0064	27-Nov-18	\$1,900,000	House	2,224
2687 Bedford Ave	3-05225-0024	28-Nov-18	\$1,530,000	House	4,560
1363 E 26th St	3-07662-0019	15-Nov-18	\$1,100,000	House	1,870
1251 E 19th St #7B	3-06739-1224	19-Nov-18	\$885,878	Condo	
3118 Avenue J	3-07613-0048	7-Nov-18	\$768,000	House	2,104
1251 E 19th St #6B	3-06739-1220	2-Nov-18	\$738,231	Condo	
920 E 31st St	3-07594-0053	14-Nov-18	\$635,000	House	1,408
915 E 17th St #309	3-06701-0064	5-Nov-18	\$560,000	Coop	
920 E 17th St #422	3-06700-0026	21-Nov-18	\$470,000	Coop	
1916 Avenue K #1C	3-06730-0059	20-Nov-18	\$420,000	Coop	
1250 Ocean Pkwy #3P	3-06541-0027	27-Nov-18	\$410,000	Coop	
1350 Ocean Pkwy #3C	3-06568-0027	1-Nov-18	\$400,000	Coop	
1350 E Fifth St #1I	3-06540-0027	19-Nov-18	\$375,000	Coop	
1615 Avenue I #418	3-06700-0038	19-Nov-18	\$365,000	Coop	
825 Ocean Pkwy #5G	3-06509-0013	26-Nov-18	\$325,000	Coop	
1119 Ocean Pkwy #3B	3-06532-0076	21-Nov-18	\$300,000	Coop	800
855 E Seventh St #3X	3-06495-0001	19-Nov-18	\$290,000	Coop	
2705-2721 Kings Hwy #5C	3-07681-0010	14-Nov-18	\$240,000	Coop	
920 E 17th St #421	3-06700-0026	13-Nov-18	\$225,000	Coop	
1615 Avenue I #309	3-06700-0038	8-Nov-18	\$225,000	Coop	
1350 E Fifth St #3P	3-06540-0027	28-Nov-18	\$162,000	Coop	
2515 Glenwood Rd #2J	3-05246-0001	5-Nov-18	\$157,000	Coop	
3626 Kings Hwy #6L	3-07654-0014	21-Nov-18	\$69,667	Coop	
3626 Kings Hwy #4L	3-07654-0014	21-Nov-18	\$68,667	Coop	
3626 Kings Hwy #6E	3-07654-0014	21-Nov-18	\$60,667	Coop	



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# THE RATNER TEAM



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Residential Sales &  
Rental Specialist

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- NYC Condo Sales, Purchases & Rentals
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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- 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

[READ MORE REVIEWS](#)



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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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State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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