

# MIDWOOD

A monthly analysis of residential sales  
in Midwood, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Midwood, Brooklyn

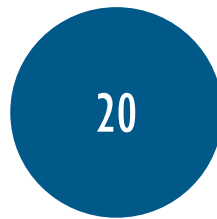
### SUMMARY

MEDIAN SALE PRICE



-20% YoY

NO. OF TRANSACTIONS



-29% YoY

MEDIAN PRICE/SQ.FT.



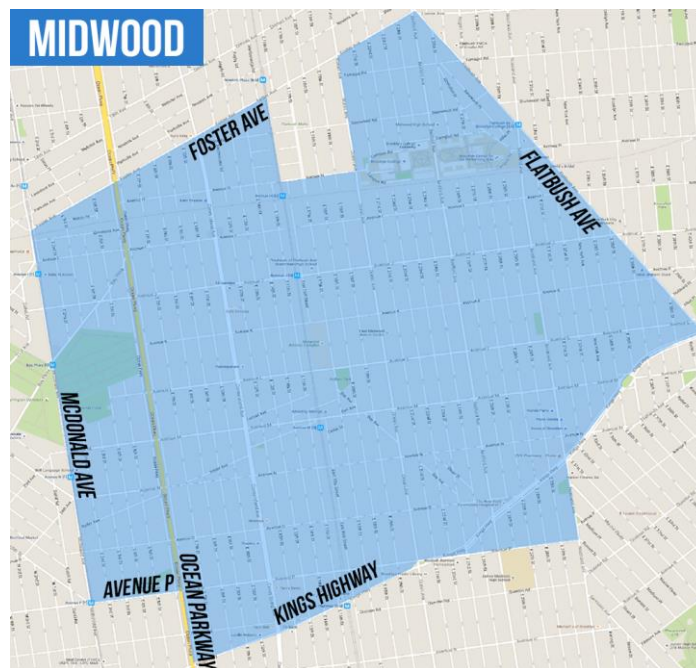
7% YoY

BROOKLYN  
MEDIAN SALE PRICE



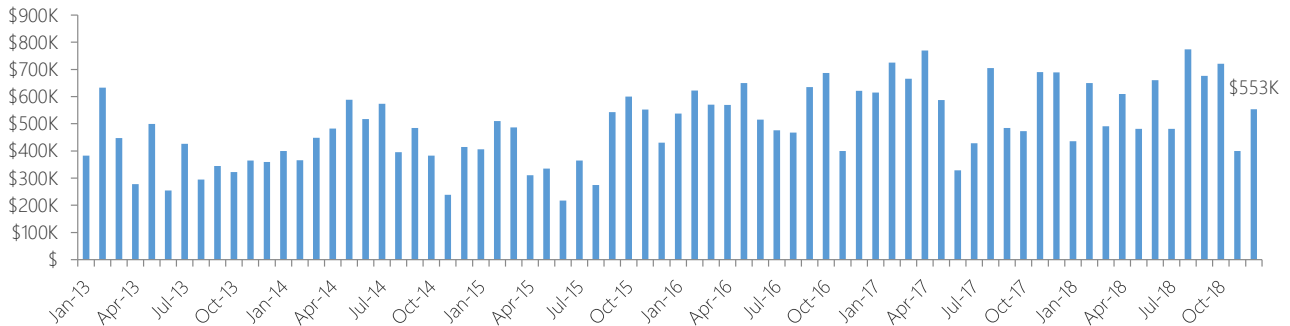
4% YoY

### NEIGHBORHOOD BOUNDARIES

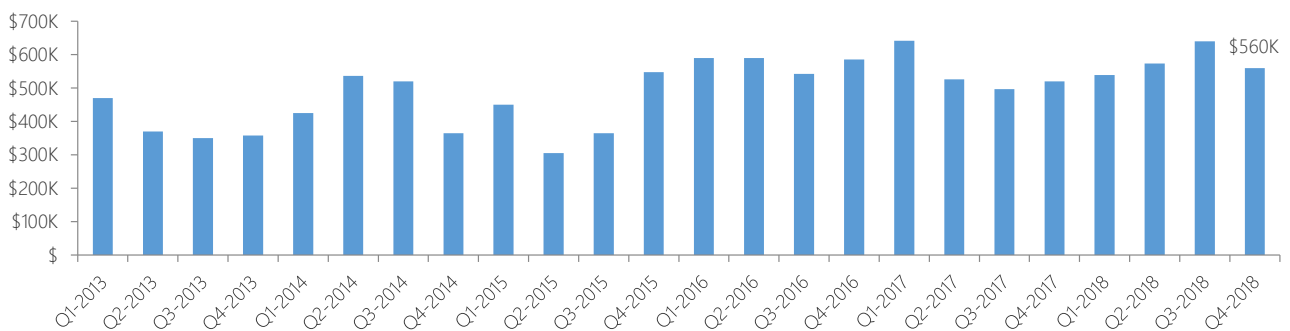


RESIDENTIAL STATS

Median Sale Price by Month

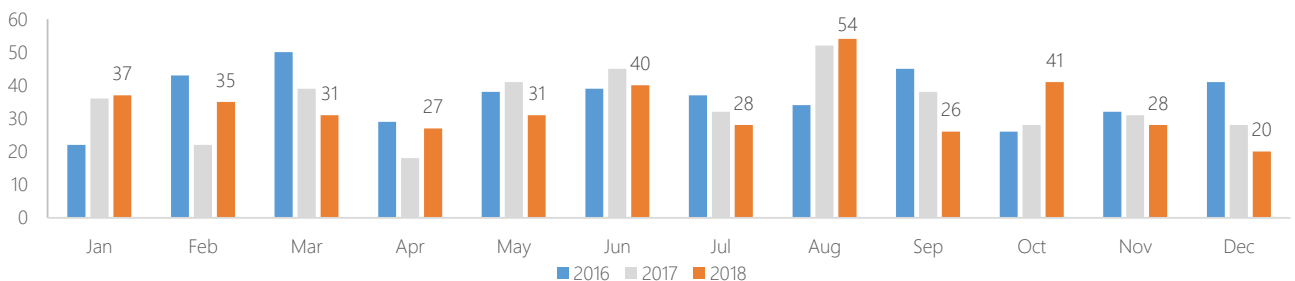


Median Sale Price by Quarter

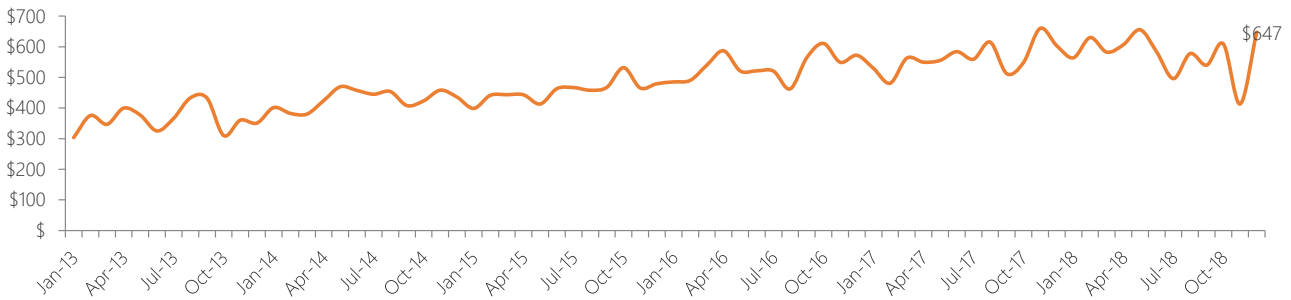


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	28	20



Median Sale Price per Square Foot

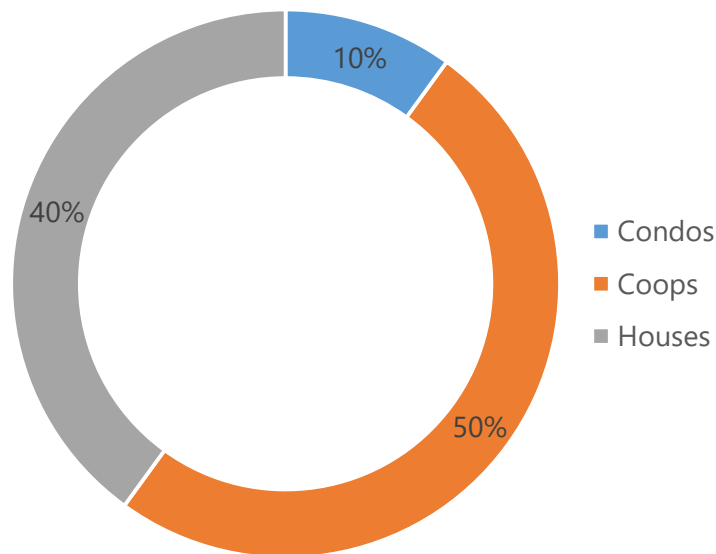


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$583,458	1%	\$633	3%	2
Coops	\$355,000	51%	-	-	10
Houses	\$1,235,500	1%	\$665	9%	8

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1806 Avenue I	3-06711-0042	3-Dec-18	\$2,100,000	House	2,842
1088 E Third St	3-06515-0034	27-Dec-18	\$1,410,000	House	1,932
1156 E 21st St	3-07602-0057	7-Dec-18	\$1,250,000	House	1,880
1029 E 29th St	3-07611-0033	4-Dec-18	\$1,235,500	House	1,851
1258 E 24th St	3-07641-0070	17-Dec-18	\$1,023,000	House	1,704
1388 E 18th St	3-06746-0036	20-Dec-18	\$850,000	House	1,700
1472 E 15th St #303	3-06752-1029	18-Dec-18	\$675,000	Condo	1,090
3316 Avenue K	3-07633-0048	17-Dec-18	\$635,440	House	1,204
800 Ocean Pkwy #2N	3-06503-0020	3-Dec-18	\$615,000	Coop	
1322 E 14th St #2B	3-06742-1003	14-Dec-18	\$491,915	Condo	760
1170 Ocean Pkwy #10K	3-05495-1018	7-Dec-18	\$425,000	Coop	
1608 Ocean Pkwy #5B	3-06612-0052	5-Dec-18	\$425,000	Coop	
1560 E 18th St #5H	3-06764-0020	11-Dec-18	\$365,000	Coop	
920 E 17th St #517	3-06700-0026	18-Dec-18	\$355,000	Coop	
1801 Avenue N #6F	3-06747-0052	17-Dec-18	\$330,000	Coop	
909 E 29th St #6C	3-07593-0041	20-Dec-18	\$299,000	Coop	
1680 Ocean Ave #3E	3-06730-0001	21-Dec-18	\$280,000	Coop	
1350 E Fifth St #2N	3-06540-0027	6-Dec-18	\$153,000	Coop	



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# THE RATNER TEAM



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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

[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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## THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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.

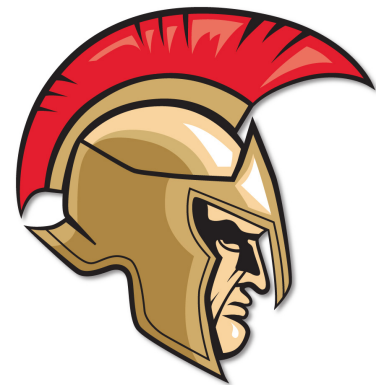
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**SPARTAN RENOVATIONS**



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