

# MIDWOOD

A monthly analysis of residential sales  
in Midwood, Brooklyn

November 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, November 2019

## Midwood, Brooklyn

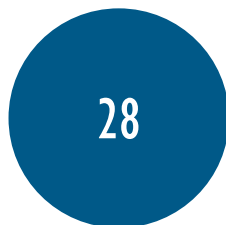
### SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



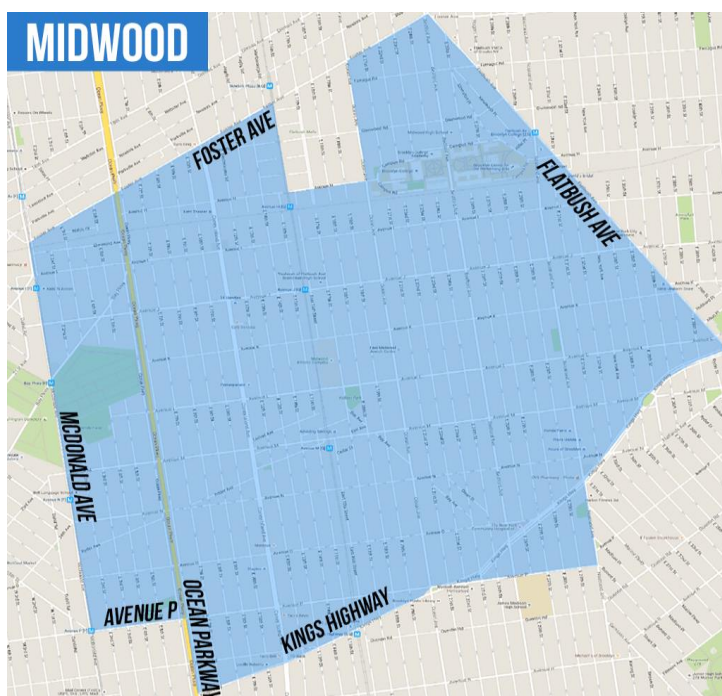
30% YoY

BROOKLYN  
MEDIAN SALE PRICE



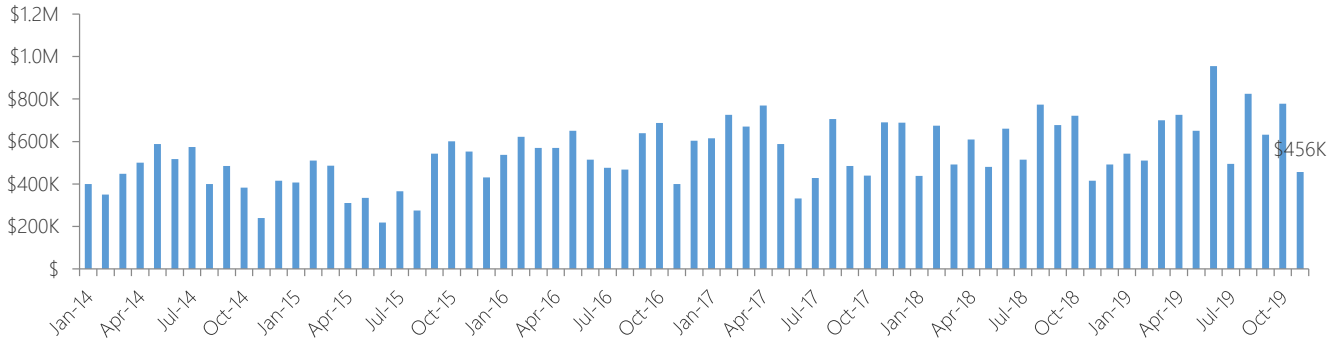
2% YoY

### NEIGHBORHOOD BOUNDARIES

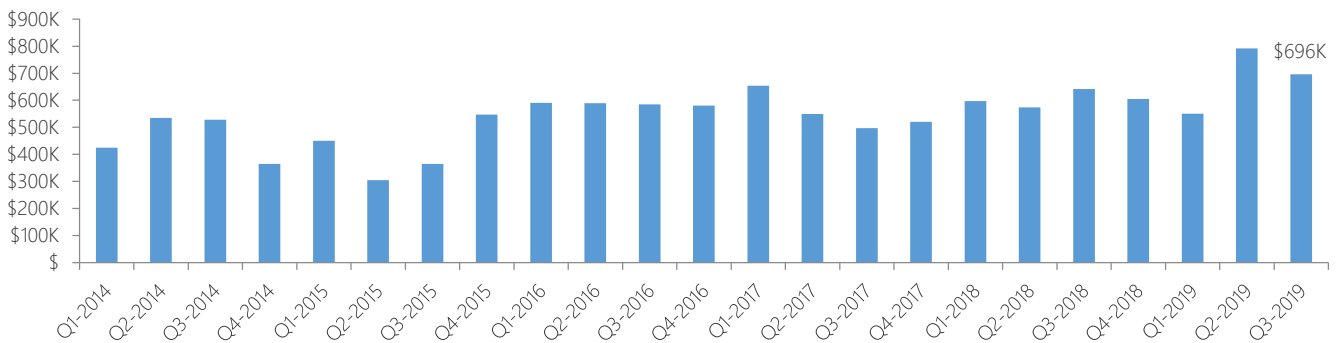


RESIDENTIAL STATS

Median Sale Price by Month

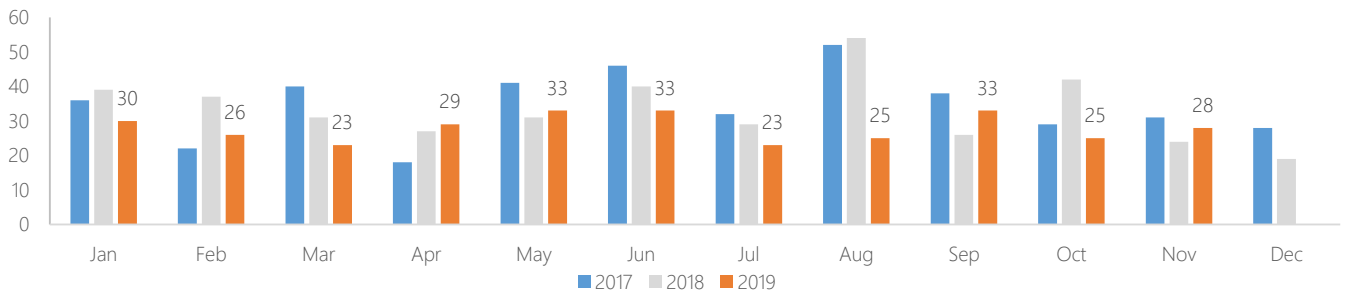


Median Sale Price by Quarter



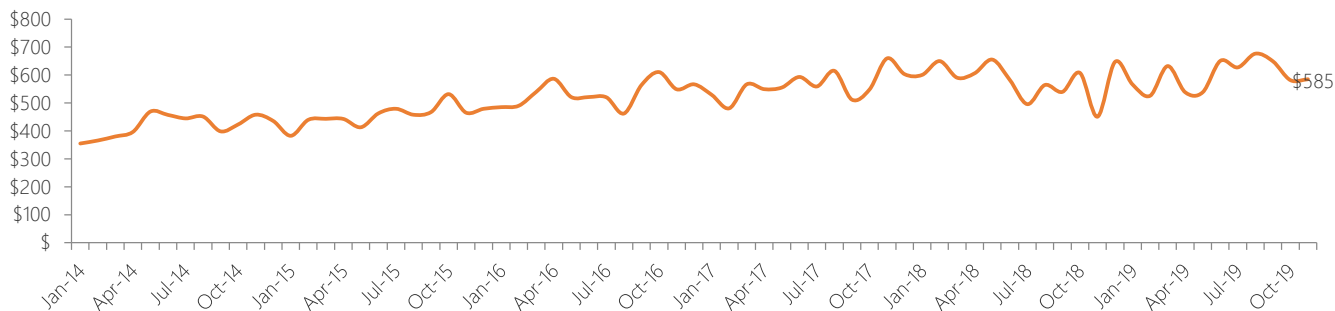
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	43	31	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	46	26	32	40
2017	36	22	40	18	41	46	32	52	38	29	31	28
2018	39	37	31	27	31	40	29	54	26	42	24	19
2019	30	26	23	29	33	33	23	25	33	25	28	





Median Sale Price per Square Foot

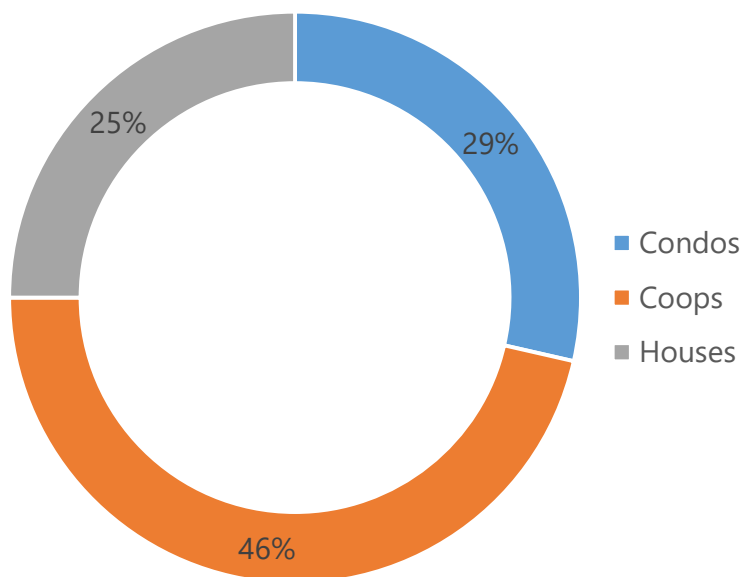


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$507,000	-39%	\$498	-45%	8
Coops	\$344,760	6%	-	-	13
Houses	\$1,370,000	25%	\$672	49%	7

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3530 Bedford Ave	3-07678-0061	7-Nov-19	\$2,200,000	House	2,999
1589 E Second St	3-06609-0086	14-Nov-19	\$1,800,000	House	2,644
1520 E Second St	3-06583-0037	8-Nov-19	\$1,490,000	House	1,440
1080 E Third St	3-06515-0031	20-Nov-19	\$1,250,000	House	1,932
1237 E 27th St	3-07645-0031	20-Nov-19	\$1,100,000	House	1,880
1404 Ocean Pkwy #LPH	3-06587-1012	11-Nov-19	\$997,885	Condo	4,808
1322 E 32nd St	3-07667-0055	13-Nov-19	\$984,000	House	1,484
1404 Ocean Pkwy #PH	3-06587-1013	11-Nov-19	\$784,053	Condo	1,643
1322 E 14th St #3D	3-06742-1009	18-Nov-19	\$782,500	Condo	1,403
1170 Ocean Pkwy #5E	3-05495-1018	19-Nov-19	\$660,000	Coop	
800 Ocean Pkwy #4N	3-06503-0020	6-Nov-19	\$655,000	Coop	
1404 Ocean Pkwy #3E	3-06587-1011	11-Nov-19	\$507,000	Condo	1,018
1404 Ocean Pkwy #3B	3-06587-1008	11-Nov-19	\$405,600	Condo	665
920 E 17th St #205	3-06700-0026	25-Nov-19	\$380,000	Coop	
1155 Ocean Ave #2D	3-05241-0023	1-Nov-19	\$360,000	Coop	
1404 Ocean Pkwy #3D	3-06587-1010	11-Nov-19	\$354,900	Condo	650
1577 E 17th St #5F	3-06764-0061	21-Nov-19	\$352,365	Coop	
1530 E Eighth St #3A	3-06614-0017	19-Nov-19	\$344,760	Coop	
1620 Avenue I #203	3-06709-0001	27-Nov-19	\$340,000	Coop	
1717 Avenue N #5F	3-06746-0044	21-Nov-19	\$317,000	Coop	
1801 Ocean Ave #3H	3-07656-0042	19-Nov-19	\$258,000	Coop	
1625 E 13th St #6J	3-06776-0065	14-Nov-19	\$170,000	Coop	
860-890 E 16th St #86001	3-06699-1017	10-Nov-19	\$125,000	Condo	1,708
1610 Avenue P #4N	3-06779-0004	12-Nov-19	\$86,500	Coop	



**The RATNER Team Market Report**

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

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &  
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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](#)



**The RATNER Team Market Report**

**c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**





# The RATNER Team Market Report

Phone: 347-501-0860 | Email: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)





- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 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                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

[www.RatnerTeamVendors.com](http://www.RatnerTeamVendors.com)





## 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.

[www.BrooklynMade.Blog/Podcast](http://www.BrooklynMade.Blog/Podcast)



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# OUR PREFERRED VENDORS



**SPARTAN RENOVATIONS**



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)