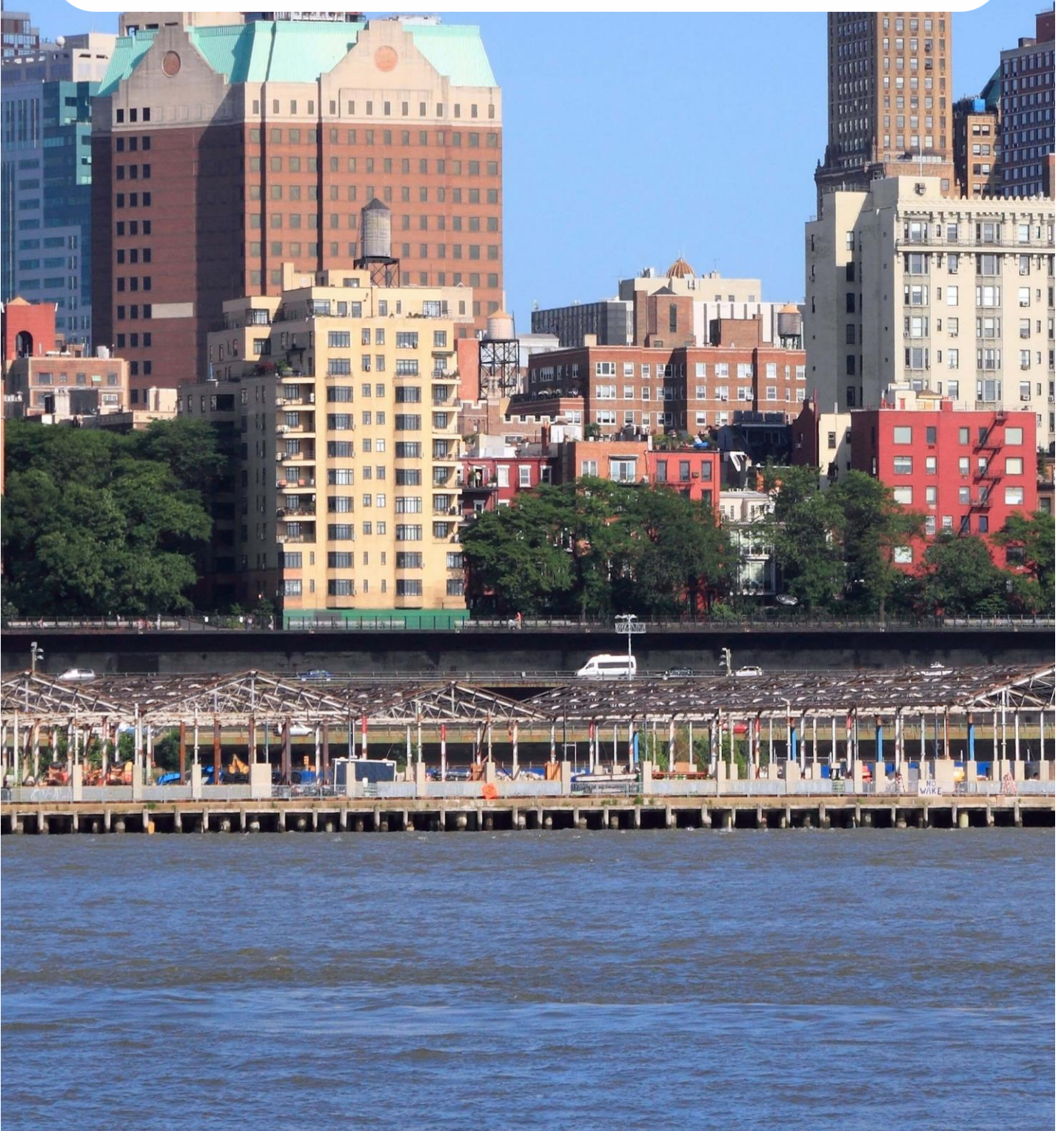


NORTHERN BROOKLYN

A monthly analysis of residential sales
in Northern Brooklyn, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Northern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$730K

8% YoY

NO. OF TRANSACTIONS

111

-13% YoY

MEDIAN PRICE/SQ.FT.

\$840

13% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



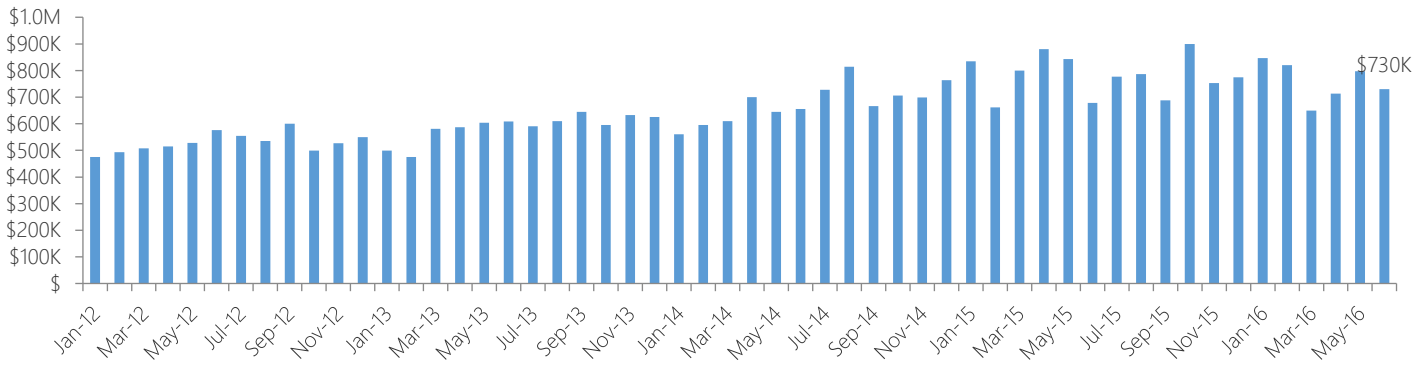
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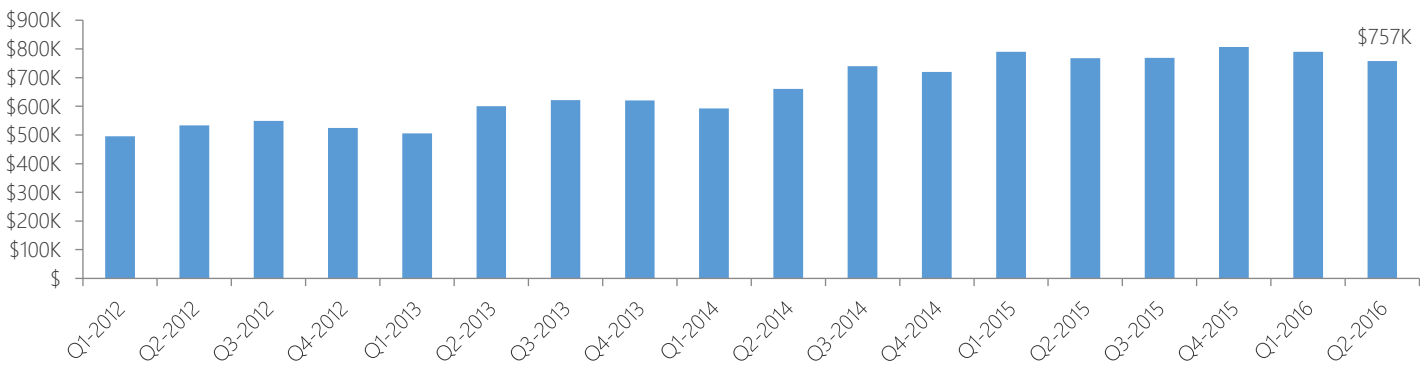
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RESIDENTIAL STATS

Median Sale Price by Month

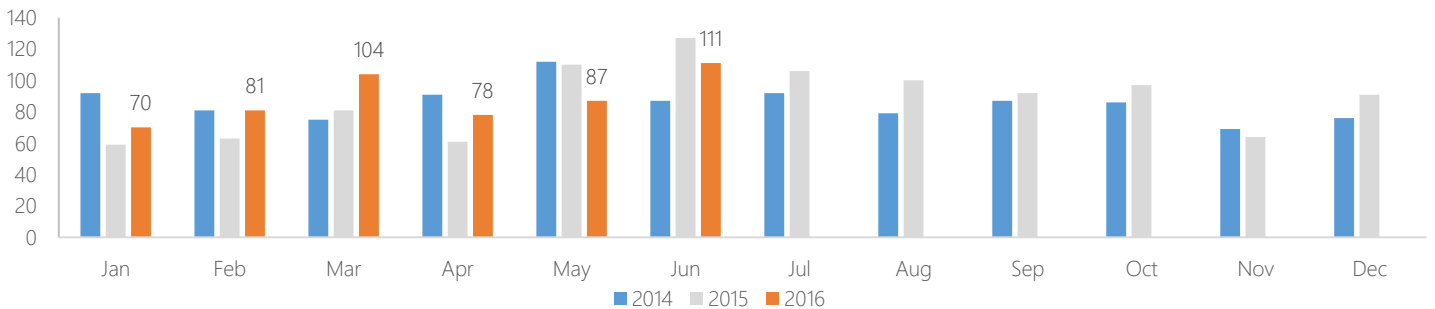


Median Sale Price by Quarter



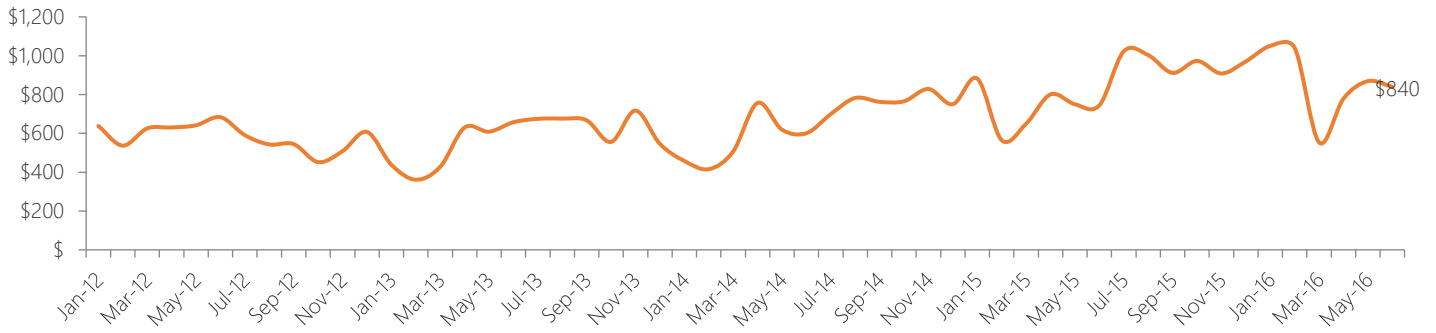
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	165	131	132	177	199	195	156	131	109	111	112	142
2012	115	96	101	133	143	150	136	106	113	88	84	77
2013	84	55	64	80	98	115	108	105	75	94	92	95
2014	92	81	75	91	112	87	92	79	87	86	69	76
2015	59	63	81	61	110	127	106	100	92	97	64	91
2016	70	81	104	78	87	111						



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Median Sale Price per Square Foot

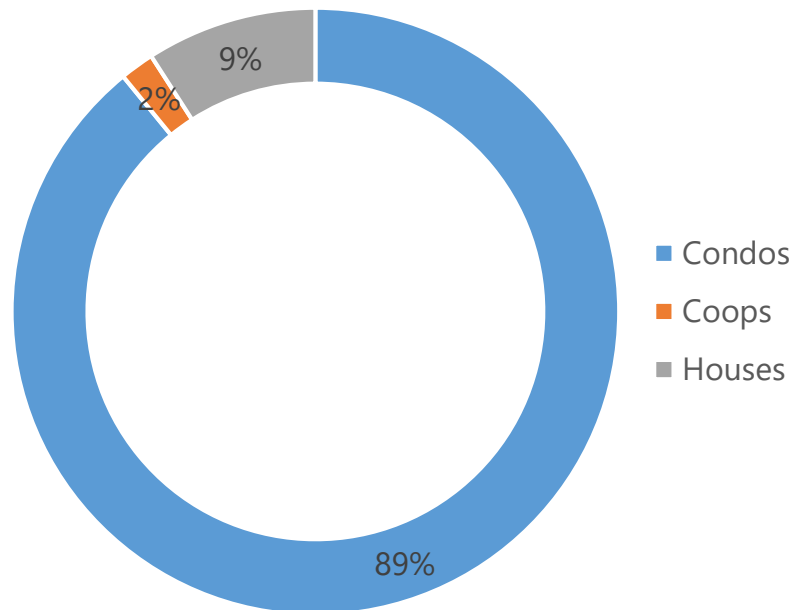


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$704,500	4%	\$888	12%	98
Coops	\$295,000	-67%	-	-	2
Houses	\$1,337,000	37%	\$726	36%	10

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Northside Piers #16K	3-02340-1449	13-Jun-16	\$3,250,000	Condo	1,810
164 Mac Donough St	3-01856-0012	21-Jun-16	\$2,500,000	House	2,628
440 Kent Avenue #22A	3-02134-1320	10-Jun-16	\$2,457,000	Condo	1,790
22 North 6 Street #20C	3-02332-1345	2-Jun-16	\$2,090,000	Condo	1,110
1010 Bushwick Ave	3-03321-0028	9-Jun-16	\$2,000,000	House	3,329
280 Metropolitan Ave #2C	3-02367-1004	27-Jun-16	\$1,932,084	Condo	
22 North 6 Street #10C	3-02332-1238	6-Jun-16	\$1,910,000	Condo	1,110
55 Berry Street #5C	3-02297-1033	9-Jun-16	\$1,830,000	Condo	1,369
280 Metropolitan Ave #3C	3-02367-1010	28-Jun-16	\$1,646,974	Condo	
67 Hart St	3-01766-0058	9-Jun-16	\$1,575,000	House	2,565
129 Calyer St	3-02572-0040	23-Jun-16	\$1,526,000	House	1,962
72 Roebling Street #4A	3-02321-1015	29-Jun-16	\$1,400,000	Condo	1,111
597 Madison St	3-01640-0059	21-Jun-16	\$1,337,000	House	3,600
66 Maujer St	3-02792-0012	27-Jun-16	\$1,325,000	House	750
440 Kent Avenue #17C	3-02134-1292	3-Jun-16	\$1,320,000	Condo	1,175
396 Franklin Avenue #1	3-01985-1001	23-Jun-16	\$1,300,000	Condo	1,291
317 South 4 Street #4	3-02436-1004	20-Jun-16	\$1,295,000	Condo	1,110
246 Monroe St	3-01818-0016	29-Jun-16	\$1,265,000	House	2,758
138 North 8 Street #7D	3-02319-1025	28-Jun-16	\$1,247,500	Condo	749
318 Knickerbocker Avenue #4C	3-03235-1227	17-Jun-16	\$1,200,000	Condo	1,221
150 North 5 Street #2I	3-02344-1122	21-Jun-16	\$1,177,000	Condo	896
34 North 7 Street #11D	3-02324-1288	9-Jun-16	\$1,175,000	Condo	647
22 North 6 Street #20B	3-02332-1344	15-Jun-16	\$1,175,000	Condo	688
37 Madison Street #373B	3-01987-1112	24-Jun-16	\$1,149,000	Condo	
34 North 7 Street #4P	3-02324-1173	30-Jun-16	\$1,140,000	Condo	721
280 Metropolitan Ave #4D	3-02367-1017	30-Jun-16	\$1,127,666	Condo	
444 Humboldt Street #5	3-02875-1105	21-Jun-16	\$1,125,000	Condo	977
60 Java Street #3T	3-02549-1080	1-Jun-16	\$1,125,000	Condo	1,114
84 Engert Avenue #4B	3-02713-1008	24-Jun-16	\$1,100,000	Condo	916
280 Metropolitan Ave #3D	3-02367-1011	29-Jun-16	\$1,051,298	Condo	
353 Jefferson Avenue #1	3-01830-1001	28-Jun-16	\$983,897	Condo	1,640
3 A Maspeth Ave	3-02892-0040	27-Jun-16	\$980,000	House	834
970 Kent Avenue #304	3-01925-1034	15-Jun-16	\$951,000	Condo	1,071
240 Kingsland Avenue #3R	3-02689-1006	27-Jun-16	\$927,500	Condo	877
42 Maspeth Avenue #5C	3-02907-1339	29-Jun-16	\$905,224	Condo	732
689 Myrtle Avenue #4G	3-01734-1134	21-Jun-16	\$890,000	Condo	1,285
220 Richardson St #3A	3-02857-1605	24-Jun-16	\$875,416	Condo	
214 North 11 Street #3S	3-02299-1055	21-Jun-16	\$870,000	Condo	776
37 Powers Street #3A	3-02773-1005	30-Jun-16	\$870,000	Condo	599
739 Lafayette Avenue #1	3-01786-1001	15-Jun-16	\$850,000	Condo	
545 Flushing Avenue #7L	3-02264-2114	29-Jun-16	\$850,000	Condo	1,652
280 Metropolitan Ave #2A	3-02367-1002	27-Jun-16	\$832,374	Condo	
42 Maspeth Avenue #5E	3-02907-1341	8-Jun-16	\$823,408	Condo	602
50 Bayard Street #1L	3-02721-1412	16-Jun-16	\$809,000	Condo	673
42 Maspeth Avenue #3D	3-02907-1320	8-Jun-16	\$794,235	Condo	643
610 Union Avenue #1A	3-02721-1009	7-Jun-16	\$790,000	Condo	670
210 Middleton Street #6C	3-02242-1312	20-Jun-16	\$789,144	Condo	1,145
131 Jackson Street #2B	3-02744-1104	16-Jun-16	\$781,500	Condo	750
149 Huron Street #4E	3-02522-1019	15-Jun-16	\$730,000	Condo	1,157
199 Humboldt Street #3B	3-03044-1406	21-Jun-16	\$725,000	Condo	696

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Address	BBL	Sale date	Sale price	Property type	Sqft
249 Patchen Ave	3-01678-0006	15-Jun-16	\$720,000	House	992
238 Ainslie Street #2A	3-02776-1001	20-Jun-16	\$710,000	Condo	564
218 North 8 Street #1A	3-02321-1101	7-Jun-16	\$699,000	Condo	788
42 Broadway #6A	3-02129-1110	10-Jun-16	\$695,250	Condo	1,133
730 Lafayette Ave #2R	3-01791-1004	29-Jun-16	\$689,000	Condo	
37 South 10 Street #3A	3-02135-1407	14-Jun-16	\$682,228	Condo	1,682
191 Spencer Street #4B	3-01763-1408	28-Jun-16	\$680,000	Condo	1,000
730 Lafayette Ave #2F	3-01791-1003	23-Jun-16	\$675,000	Condo	
730 Lafayette Ave #3F	3-01791-1005	23-Jun-16	\$675,000	Condo	
42 Maspeth Avenue #6D	3-02907-1349	9-Jun-16	\$660,845	Condo	537
42 Maspeth Avenue #6E	3-02907-1350	8-Jun-16	\$660,844	Condo	523
319 Humboldt Street #1A	3-02777-1001	7-Jun-16	\$657,000	Condo	1,090
178 Stuyvesant Avenue #4	3-01625-1104	3-Jun-16	\$650,662	Condo	930
100 Lexington Avenue #3L	3-01970-1108	22-Jun-16	\$625,000	Condo	1,396
37 South 10 Street #5C	3-02135-1415	29-Jun-16	\$600,768	Condo	1,725
42 Maspeth Avenue #2F	3-02907-1312	8-Jun-16	\$585,494	Condo	486
29 South 10 Street #3A	3-02135-1207	29-Jun-16	\$580,403	Condo	1,682
252 Wallabout Street #1B	3-02264-1502	29-Jun-16	\$580,000	Condo	1,372
43 South 10 Street #2C	3-02135-1606	21-Jun-16	\$577,348	Condo	1,725
43 South 10 Street #6C	3-02135-1618	9-Jun-16	\$577,348	Condo	1,725
43 South 10 Street #5C	3-02135-1615	23-Jun-16	\$577,144	Condo	1,725
1271 Decatur Street #3R	3-03430-1105	13-Jun-16	\$575,000	Condo	725
22 South 9 Street #2A	3-02135-1104	21-Jun-16	\$570,220	Condo	1,682
280 Metropolitan Ave #2F	3-02367-1007	28-Jun-16	\$567,629	Condo	
197 Skillman Street #2B	3-01928-1204	29-Jun-16	\$560,038	Condo	1,294
378 Wallabout Street #5	3-02266-2313	15-Jun-16	\$550,000	Condo	
49 Throop Avenue #4A	3-02267-1207	30-Jun-16	\$550,000	Condo	1,093
29 South 10 Street #1B	3-02135-1202	29-Jun-16	\$549,855	Condo	1,066
802 Dekalb Avenue #3A	3-01781-1029	21-Jun-16	\$539,000	Condo	933
378 Wallabout Street #6	3-02266-2314	2-Jun-16	\$529,490	Condo	
43 South 10 Street #2B	3-02135-1605	28-Jun-16	\$501,930	Condo	1,390
22 South 9 Street #2B	3-02135-1105	23-Jun-16	\$491,790	Condo	1,390
29 South 10 Street #5B	3-02135-1214	1-Jun-16	\$491,790	Condo	1,390
37 South 10 Street #3B	3-02135-1408	14-Jun-16	\$491,790	Condo	1,390
576 Wythe Avenue #2C	3-02165-1230	6-Jun-16	\$465,000	Condo	1,423
61 Green Street #1	3-02511-1001	7-Jun-16	\$463,566	Condo	1,385
54 St Nicholas Avenue #1A	3-03200-1001	29-Jun-16	\$440,000	Condo	480
61 Herbert Street #3A	3-02827-1105	9-Jun-16	\$427,000	Condo	405
154 Skillman Street #4	3-01913-1804	8-Jun-16	\$420,500	Condo	998
545 Flushing Avenue #4L	3-02264-2108	29-Jun-16	\$420,000	Condo	1,082
37 South 10 Street #7B	3-02135-1420	30-Jun-16	\$411,642	Condo	1,208
43 South 10 Street #7C	3-02135-1621	30-Jun-16	\$337,602	Condo	1,007
115 S 8 St #10	3-02131-0027	29-Jun-16	\$300,000	Coop	
195 S 4 St #C6	3-02432-0027	30-Jun-16	\$290,000	Coop	
739 Lafayette Avenue #4A	3-01786-1006	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #3A	3-01786-1004	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #3B	3-01786-1005	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #2B	3-01786-1003	22-Jun-16	\$201,786	Condo	

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