

# NORTHERN BROOKLYN

A monthly analysis of residential sales  
in Northern Brooklyn, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Northern Brooklyn, Brooklyn

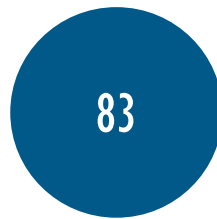
### SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



-22% YoY

MEDIAN PRICE/SQ.FT.



-10% YoY

BROOKLYN  
MEDIAN SALE PRICE



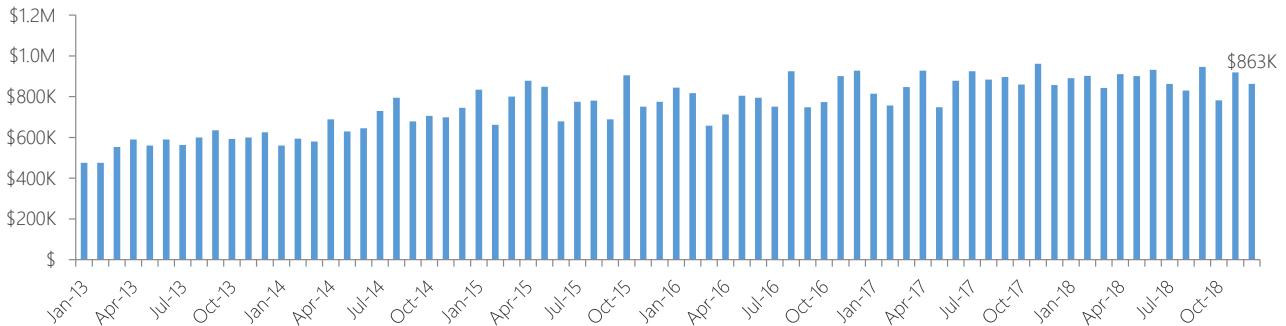
4% YoY

### NEIGHBORHOOD BOUNDARIES

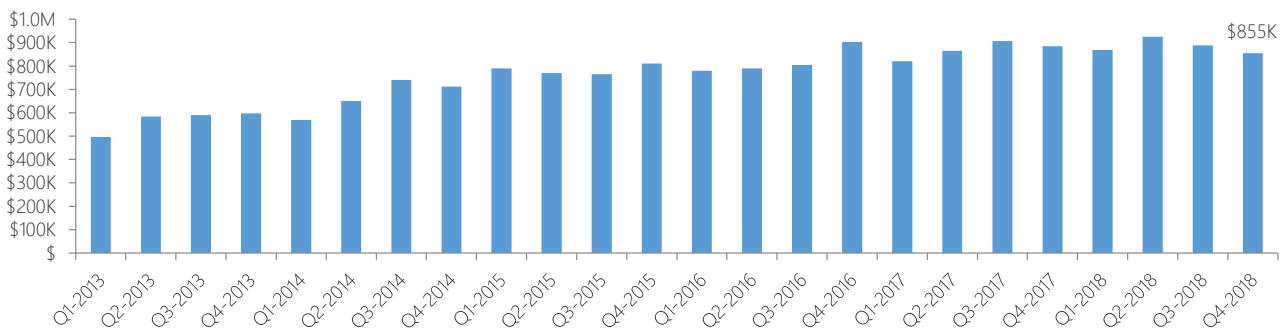


RESIDENTIAL STATS

Median Sale Price by Month

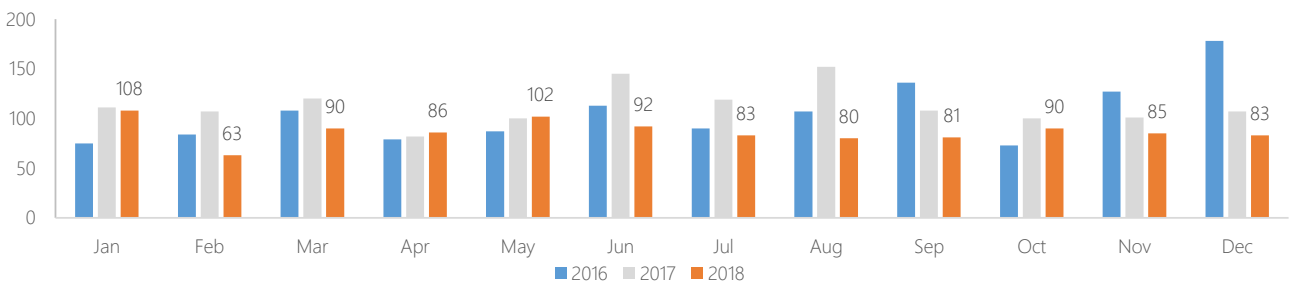


Median Sale Price by Quarter

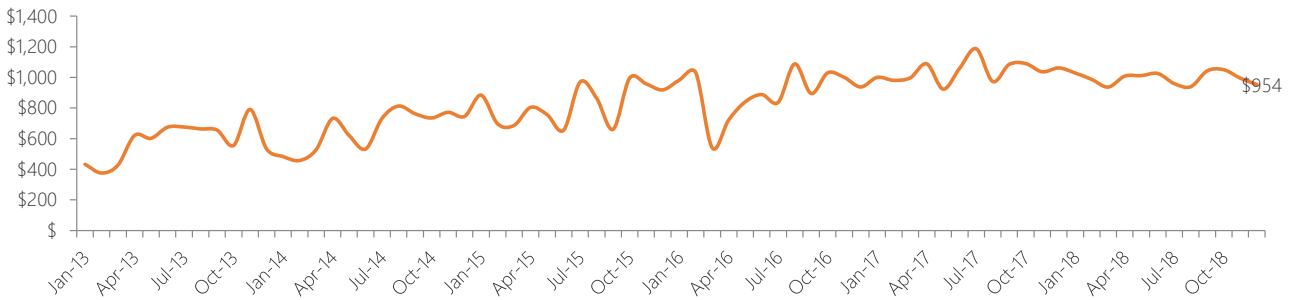


Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2013 | 90  | 58  | 70  | 83  | 114 | 133 | 120 | 112 | 83  | 100 | 99  | 99  |
| 2014 | 98  | 83  | 80  | 93  | 116 | 97  | 97  | 86  | 90  | 88  | 76  | 77  |
| 2015 | 61  | 65  | 81  | 62  | 114 | 133 | 107 | 103 | 92  | 101 | 65  | 93  |
| 2016 | 75  | 84  | 108 | 79  | 87  | 113 | 90  | 107 | 136 | 73  | 127 | 178 |
| 2017 | 111 | 107 | 120 | 82  | 100 | 145 | 119 | 152 | 108 | 100 | 101 | 107 |
| 2018 | 108 | 63  | 90  | 86  | 102 | 92  | 83  | 80  | 81  | 90  | 85  | 83  |



Median Sale Price per Square Foot

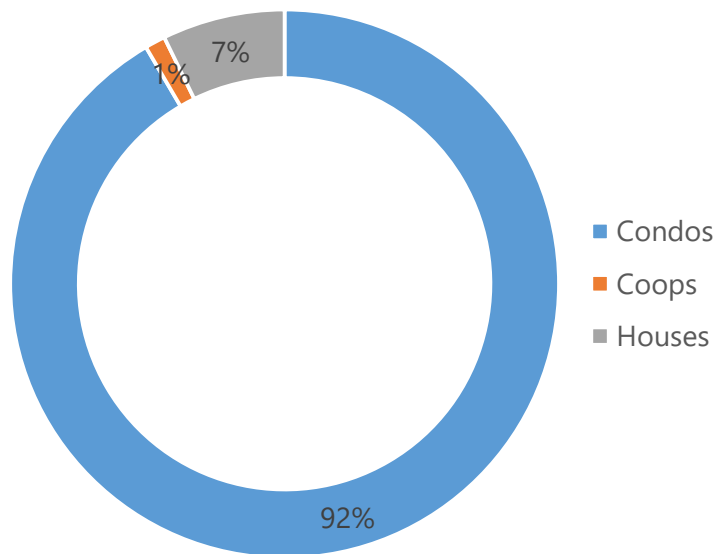


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$840,000         | -8%   | \$983                  | -7%   | 76           |
| Coops         | \$875,000         | 119%  | -                      | -     | 1            |
| Houses        | \$900,000         | -49%  | \$625                  | 15%   | 6            |

Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                 | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-------------------------|--------------|-----------|-------------|---------------|-------|
| 693 Humboldt St         | 3-02653-0030 | 10-Dec-18 | \$2,850,000 | House         | 2,115 |
| 190-192 Green St #101   | 3-02523-1001 | 4-Dec-18  | \$2,600,000 | Condo         | 2,690 |
| 251 Withers St #1       | 3-02866-1301 | 27-Dec-18 | \$1,430,000 | Condo         |       |
| 214 N Eleventh St #6M   | 3-02299-1111 | 6-Dec-18  | \$1,425,000 | Condo         | 1,373 |
| 34 N Seventh St #5AA    | 3-02324-1207 | 19-Dec-18 | \$1,375,000 | Condo         | 1,057 |
| 125 N Tenth St #N4      | 3-02297-1174 | 3-Dec-18  | \$1,367,500 | Condo         | 1,090 |
| 22 N Sixth St #3J       | 3-02332-1112 | 18-Dec-18 | \$1,162,500 | Condo         | 878   |
| 220 Withers St #3A      | 3-02875-1305 | 31-Dec-18 | \$1,145,531 | Condo         |       |
| 100 Engert Ave #1D      | 3-02714-1201 | 14-Dec-18 | \$1,130,000 | Condo         | 1,100 |
| 222 Withers St #3A      | 3-02875-1405 | 28-Dec-18 | \$1,120,075 | Condo         |       |
| 40 S Ninth St #6A       | 3-02135-1715 | 24-Dec-18 | \$1,115,000 | Condo         | 1,682 |
| 143 Jackson St #4B      | 3-02744-1224 | 17-Dec-18 | \$1,110,000 | Condo         | 1,105 |
| 317 Greene Ave #4B      | 3-01953-1016 | 20-Dec-18 | \$1,100,000 | Condo         | 1,298 |
| 34 Eckford St #6A       | 3-02714-1011 | 27-Dec-18 | \$1,100,000 | Condo         | 915   |
| 1 Powers St #303        | 3-02773-1212 | 20-Dec-18 | \$1,080,000 | Condo         | 905   |
| 29 S Third St #4B       | 3-02415-1020 | 7-Dec-18  | \$1,080,000 | Condo         | 853   |
| 856 Herkimer St         | 3-01710-0029 | 20-Dec-18 | \$1,050,000 | House         | 1,673 |
| 171 Eagle St #1         | 3-02496-1001 | 17-Dec-18 | \$999,900   | Condo         |       |
| 184 Kent Ave #B608      | 3-02348-1205 | 11-Dec-18 | \$999,000   | Condo         |       |
| 43 S Tenth St #1C       | 3-02135-1603 | 11-Dec-18 | \$970,000   | Condo         | 1,962 |
| 94 Maspeth Ave #3C      | 3-02907-1118 | 14-Dec-18 | \$965,000   | Condo         | 937   |
| 156 Pulaski St #1C      | 3-01776-1003 | 3-Dec-18  | \$955,000   | Condo         | 667   |
| 184 Kent Ave #B507      | 3-02348-1189 | 12-Dec-18 | \$950,000   | Condo         |       |
| 218 Middleton St #2B    | 3-02242-1205 | 4-Dec-18  | \$950,000   | Condo         | 1,600 |
| 251 S Third St #2B      | 3-02421-1104 | 10-Dec-18 | \$940,000   | Condo         | 807   |
| 584 Decatur St          | 3-01505-0010 | 20-Dec-18 | \$900,000   | House         | 2,655 |
| 156 Broadway #3C        | 3-02132-1508 | 18-Dec-18 | \$880,000   | Condo         | 677   |
| 1125 Lorimer St #3H     | 3-02569-0035 | 21-Dec-18 | \$875,000   | Coop          |       |
| 170 West St #101        | 3-02521-1701 | 20-Dec-18 | \$829,874   | Condo         |       |
| 1215 Putnam Ave         | 3-03368-0059 | 5-Dec-18  | \$800,000   | House         | 1,280 |
| 689 Myrtle Ave #2A      | 3-01734-1110 | 13-Dec-18 | \$798,000   | Condo         | 950   |
| 84 Engert Ave #1A       | 3-02713-1001 | 20-Dec-18 | \$785,000   | Condo         | 834   |
| 220 Richardson St #2A   | 3-02857-1603 | 10-Dec-18 | \$750,000   | Condo         |       |
| 1059 Manhattan Ave #4A  | 3-02504-1218 | 12-Dec-18 | \$738,231   | Condo         |       |
| 80 Metropolitan Ave #3C | 3-02363-1093 | 13-Dec-18 | \$735,000   | Condo         | 529   |
| 90 Lorimer St #4A       | 3-02245-1335 | 14-Dec-18 | \$730,210   | Condo         |       |
| 449 Putnam Ave #D       | 3-01825-1104 | 21-Dec-18 | \$728,049   | Condo         |       |
| 315 Gates Ave #3R       | 3-01974-1042 | 17-Dec-18 | \$725,000   | Condo         | 707   |
| 30 Devoe St #3B         | 3-02767-1106 | 20-Dec-18 | \$675,000   | Condo         | 794   |
| 114 A Walworth St #A3   | 3-01735-1009 | 5-Dec-18  | \$660,844   | Condo         | 1,537 |
| 28 Newel St #2B         | 3-02684-1003 | 20-Dec-18 | \$650,000   | Condo         | 661   |
| 650 Halsey St           | 3-01667-0022 | 14-Dec-18 | \$630,000   | House         | 2,196 |
| 173 Franklin Ave #8     | 3-01913-1908 | 10-Dec-18 | \$575,000   | Condo         | 948   |
| 863 Greene Ave #2C      | 3-01616-1003 | 11-Dec-18 | \$575,000   | Condo         | 670   |
| 86-88 Middleton St #7B  | 3-02240-1718 | 24-Dec-18 | \$485,000   | Condo         | 788   |
| 802 Dekalb Ave #4B      | 3-01781-1032 | 5-Dec-18  | \$485,000   | Condo         | 621   |
| 163 Skillman St #3A     | 3-01914-1003 | 18-Dec-18 | \$150,000   | Condo         | 1,030 |
| 34 N Seventh St #13     | 3-02324-1321 | 18-Dec-18 | \$12,000    | Condo         | 35    |



## The RATNER Team Market Report

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# THE RATNER TEAM



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Nate Pfaff

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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