

# NORTHERN BROOKLYN

A monthly analysis of residential sales  
in Northern Brooklyn, 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

## Northern Brooklyn, Brooklyn

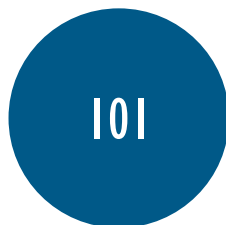
### SUMMARY

MEDIAN SALE PRICE



-10% YoY

NO. OF TRANSACTIONS



19% YoY

MEDIAN PRICE/SQ.FT.



7% YoY

BROOKLYN MEDIAN SALE PRICE



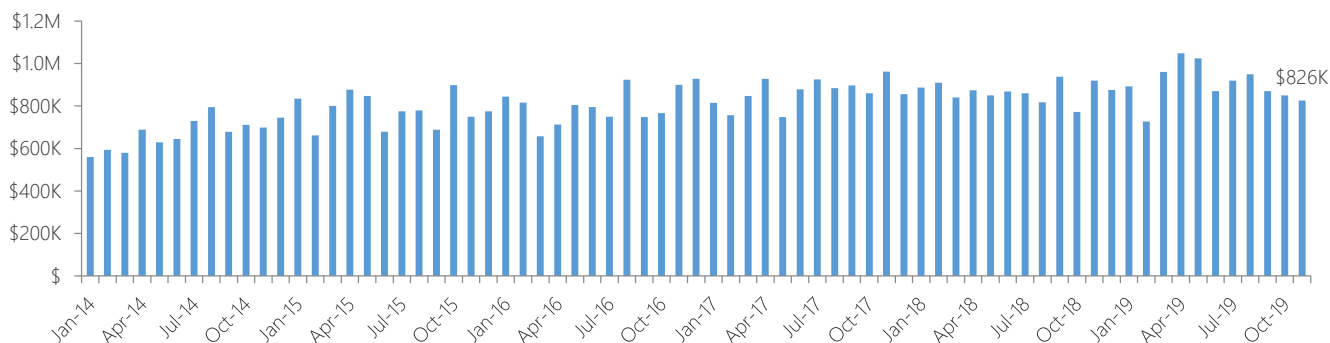
2% YoY

### NEIGHBORHOOD BOUNDARIES

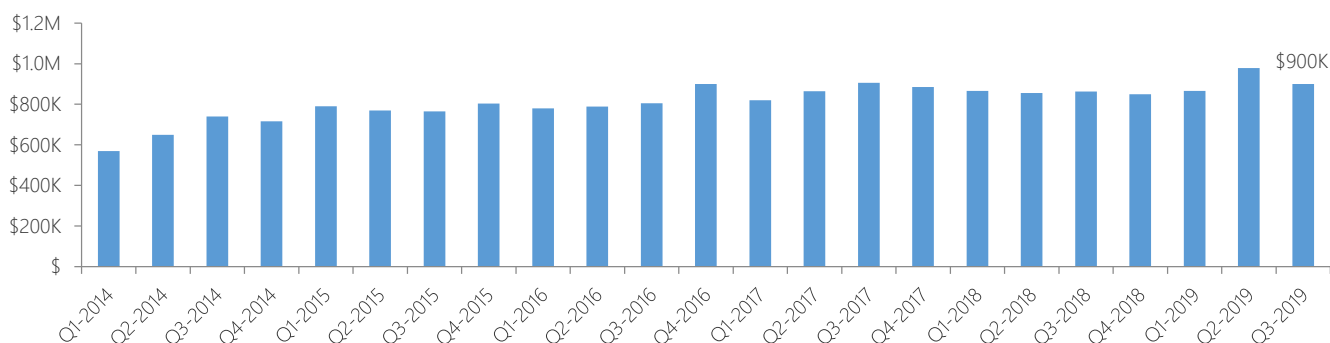


RESIDENTIAL STATS

Median Sale Price by Month

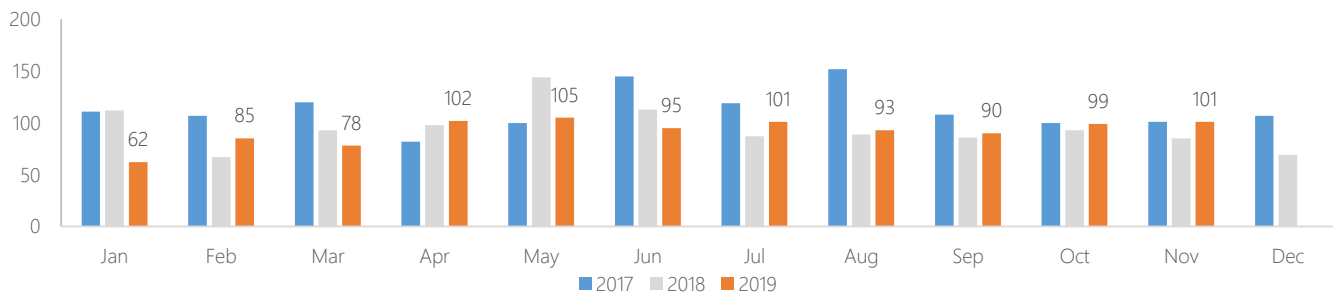


Median Sale Price by Quarter



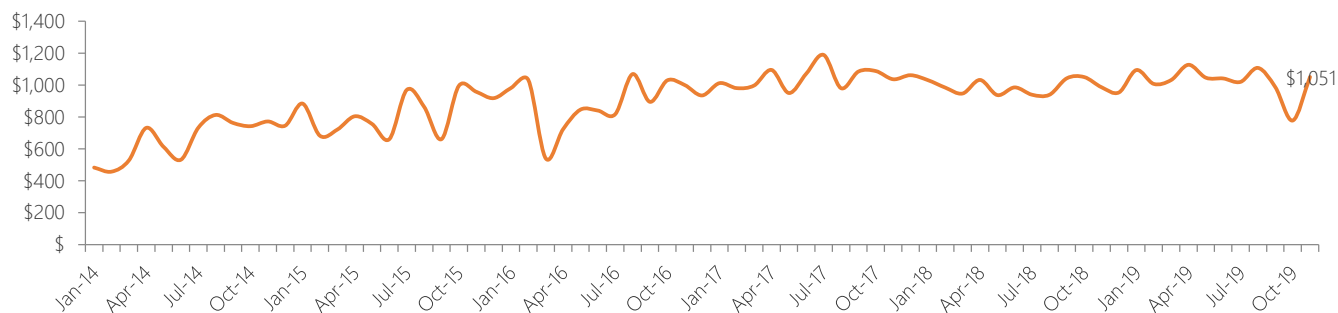
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	98	83	80	93	116	97	97	86	90	87	76	77
2015	61	65	81	62	114	133	107	103	92	103	65	93
2016	75	84	108	79	87	113	90	107	136	74	127	178
2017	111	107	120	82	100	145	119	152	108	100	101	107
2018	112	67	93	98	144	113	87	89	86	93	85	69
2019	62	85	78	102	105	95	101	93	90	99	101	





Median Sale Price per Square Foot

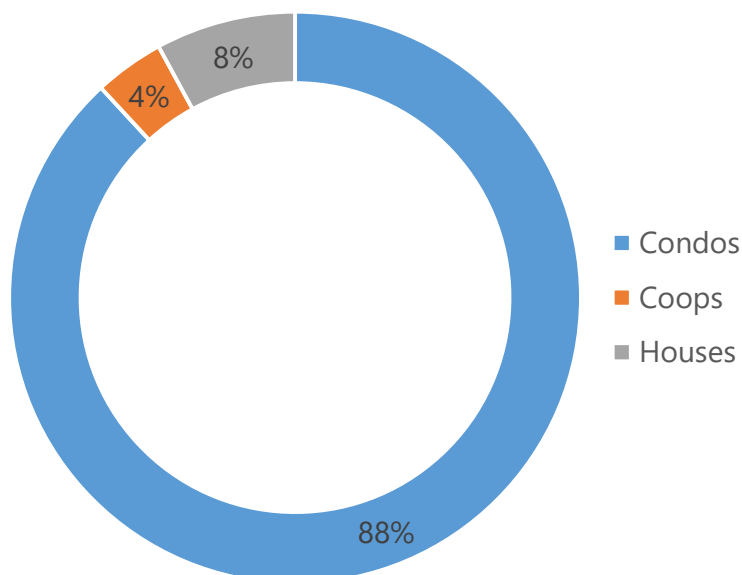


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$812,500	-10%	\$,1131	13%	89
Coops	\$370,000	0%	-	-	4
Houses	\$1,300,000	-18%	\$701	-10%	8

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
287 Grand St #4B	3-02383-1106	19-Nov-19	\$2,550,000	Condo	792
299 Monroe St	3-01814-0061	14-Nov-19	\$2,245,000	House	2,520
82 Guernsey St #1A	3-02644-1201	6-Nov-19	\$1,999,999	Condo	1,518
184 Kent Ave #C407	3-02348-1254	15-Nov-19	\$1,955,341	Condo	
600 Mac Donough St	3-01500-0011	25-Nov-19	\$1,760,000	House	3,192
22 N Sixth St #16K	3-02332-1305	1-Nov-19	\$1,725,000	Condo	1,028
22 N Sixth St #16K	3-02332-1305	1-Nov-19	\$1,725,000	Condo	1,028
2 Northside Piers #12H	3-02340-1417	19-Nov-19	\$1,650,000	Condo	1,234
60 Broadway #3C	3-02130-1020	13-Nov-19	\$1,535,000	Condo	1,199
732 Humboldt St	3-02654-0062	26-Nov-19	\$1,450,000	House	1,380
82 Green St #1	3-02521-1001	27-Nov-19	\$1,360,000	Condo	1,600
726 Jefferson Ave	3-01657-0025	20-Nov-19	\$1,300,000	House	2,220
60 Broadway #3Q	3-02130-1032	21-Nov-19	\$1,150,000	Condo	1,059
212 Eagle St	3-02506-0010	8-Nov-19	\$1,150,000	House	1,350
297 Driggs Ave #2A	3-02697-1009	1-Nov-19	\$1,145,000	Condo	888
184 Kent Ave #D604	3-02348-1366	22-Nov-19	\$1,092,500	Condo	
184 Kent Ave #C609	3-02348-1283	15-Nov-19	\$975,000	Condo	
124 Freeman St #1B	3-02512-1010	4-Nov-19	\$960,000	Condo	839
184 Kent Ave #D315	3-02348-1318	15-Nov-19	\$955,069	Condo	
1 Northside Piers #3C	3-02340-1104	15-Nov-19	\$955,000	Condo	751
114 Stockton St #6B	3-01747-1333	19-Nov-19	\$936,670	Condo	
114 Stockton St #2E	3-01747-1313	8-Nov-19	\$919,480	Condo	
8 Herbert St	3-02725-0003	13-Nov-19	\$900,000	House	1,284
214 N Eleventh St #3D	3-02299-1042	18-Nov-19	\$890,000	Condo	727
38 Russell St #24	3-02703-1024	13-Nov-19	\$875,000	Condo	900
142 Skillman Ave #3A	3-02754-1305	26-Nov-19	\$850,000	Condo	889
557 Hart St #5A	3-03215-1019	1-Nov-19	\$850,000	Condo	
172 N Tenth St #1A	3-02305-1001	19-Nov-19	\$845,000	Condo	738
88 Meserole Ave #2A	3-02618-1007	21-Nov-19	\$840,000	Condo	752
134 S Ninth St #2B	3-02147-1308	27-Nov-19	\$836,000	Condo	1,318
122 West St #5N	3-02549-1064	8-Nov-19	\$815,000	Condo	679
179 Woodpoint Rd #2B	3-02884-1003	22-Nov-19	\$810,000	Condo	
23 S Tenth St #3A	3-02135-1005	4-Nov-19	\$800,000	Condo	
214 N Eleventh St #4D	3-02299-1062	1-Nov-19	\$799,000	Condo	727
184 Kent Ave #D605	3-02348-1367	18-Nov-19	\$780,000	Condo	
42 Skillman St #A5	3-01885-1211	1-Nov-19	\$780,000	Condo	1,000
184 Kent Ave #D405	3-02348-1327	7-Nov-19	\$763,244	Condo	
46 Wilson Ave #2	3-03157-1102	22-Nov-19	\$745,000	Condo	875
22 N Sixth St #18I	3-02332-1327	5-Nov-19	\$736,000	Condo	509
216 Eckford St #2B	3-02622-1004	25-Nov-19	\$725,000	Condo	593
627 Dekalb Ave #5F	3-01774-1025	25-Nov-19	\$720,000	Condo	
114 A Walworth St #A3	3-01735-1009	14-Nov-19	\$700,000	Condo	1,537
114 Stockton St #2F	3-01747-1314	20-Nov-19	\$691,595	Condo	
134 Stockton St #4A	3-01747-1418	21-Nov-19	\$691,595	Condo	
69 Lynch St #2	3-02231-1302	4-Nov-19	\$650,000	Condo	1,130
627 Dekalb Ave #2C	3-01774-1004	6-Nov-19	\$640,794	Condo	
627 Dekalb Ave #3A	3-01774-1008	14-Nov-19	\$630,000	Condo	
627 Dekalb Ave #6B	3-01774-1027	12-Nov-19	\$610,950	Condo	
228 Bushwick Ave #4B	3-03054-1213	14-Nov-19	\$577,500	Condo	605
627 Dekalb Ave #2E	3-01774-1006	4-Nov-19	\$570,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
557 Hart St #4C	3-03215-1018	20-Nov-19	\$555,000	Condo	
557 Hart St #1B	3-03215-1005	20-Nov-19	\$552,000	Condo	
557 Hart St #3C	3-03215-1014	12-Nov-19	\$550,000	Condo	
557 Hart St #3B	3-03215-1013	13-Nov-19	\$550,000	Condo	
557 Hart St #4B	3-03215-1017	18-Nov-19	\$525,000	Condo	
114 Stockton St #6C	3-01747-1334	27-Nov-19	\$501,930	Condo	
673 Hancock St	3-01657-0070	1-Nov-19	\$485,000	House	2,016
565 Flushing Ave #7A	3-02264-2913	15-Nov-19	\$479,000	Condo	
231 Maujer St #3L	3-02790-0031	27-Nov-19	\$400,000	Coop	
557 Hart St #1D	3-03215-1007	22-Nov-19	\$389,376	Condo	
557 Hart St #3D	3-03215-1015	11-Nov-19	\$382,000	Condo	
151 Grand St #6	3-02380-0033	26-Nov-19	\$370,000	Coop	
242 S Second St #1A	3-02420-0015	15-Nov-19	\$300,000	Coop	
151 Green St #2A	3-02512-1103	5-Nov-19	\$230,000	Condo	576
106 Havemeyer St #4C	3-02383-1020	29-Nov-19	\$220,000	Condo	790



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# THE RATNER TEAM



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Commercial & Residential  
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Eiffel DelRosario

Residential Sales &  
Rentals 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

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