

## NORTHWESTERN BROOKLYN

A monthly analysis of residential sales  
in Northwestern Brooklyn, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Northwestern Brooklyn, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$899K**

0% YoY

NO. OF TRANSACTIONS

**246**

17% YoY

MEDIAN PRICE/SQ.FT.

**\$1,091**

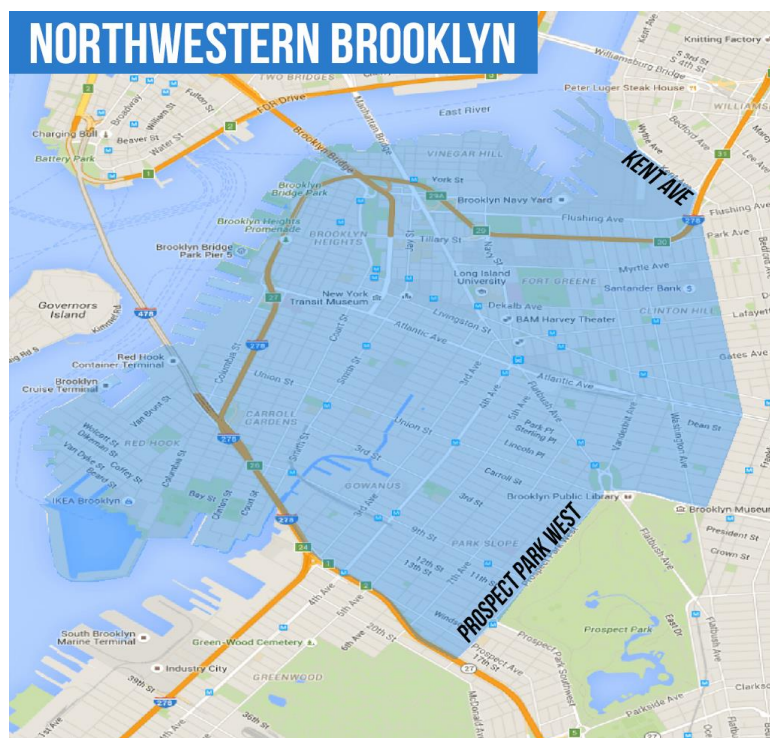
4% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



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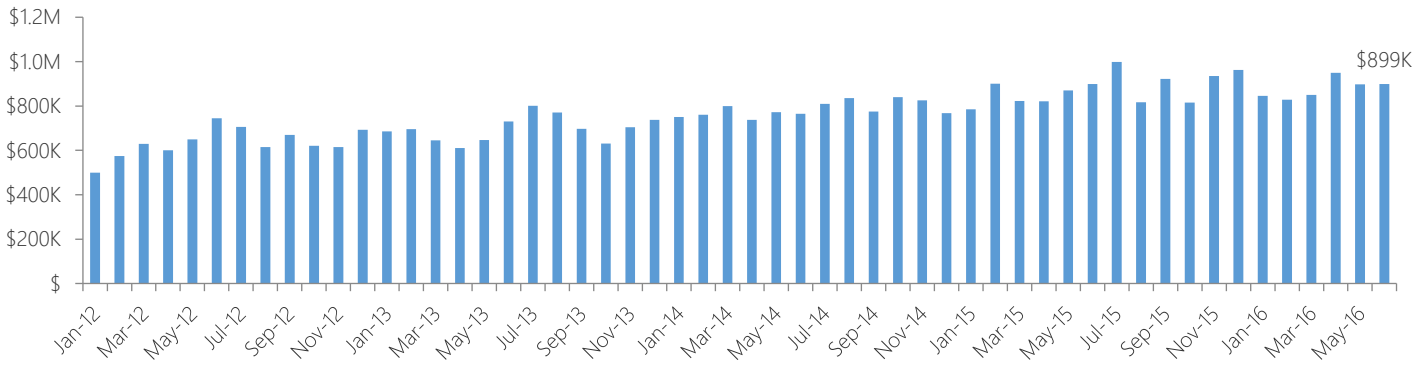
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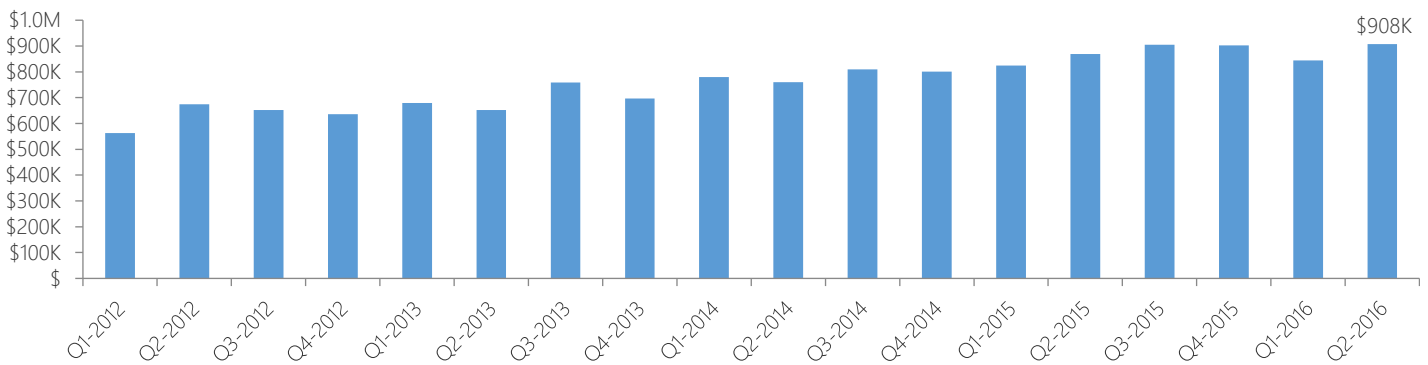
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

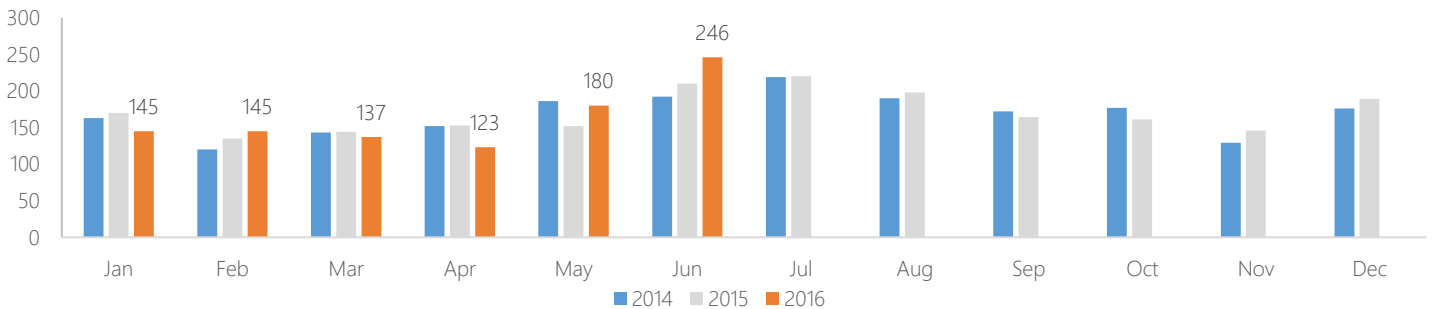


### Median Sale Price by Quarter



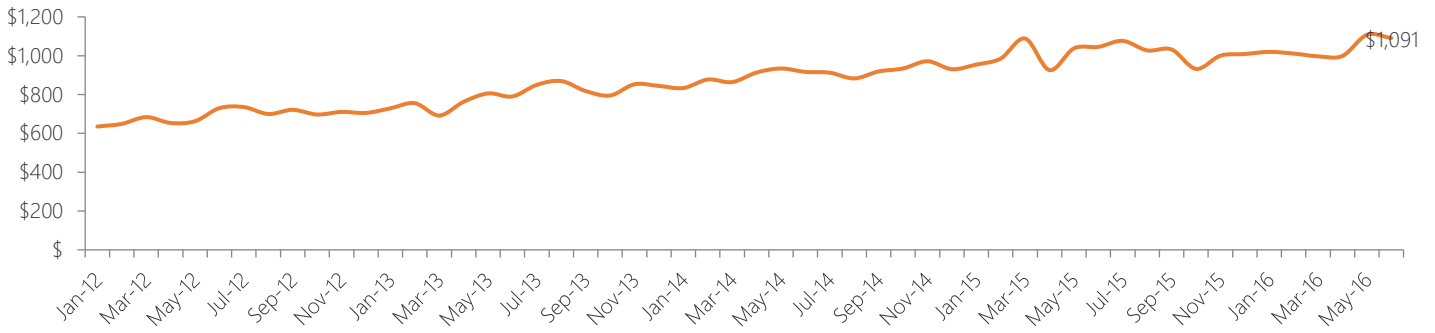
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	176	155	222	193	195	285	200	232	177	143	132	125
2012	132	139	162	176	222	303	240	252	196	173	195	216
2013	207	165	171	202	210	243	277	277	242	202	143	175
2014	163	120	143	152	186	192	219	190	172	177	129	176
2015	170	135	144	153	152	210	220	198	164	161	146	189
2016	145	145	137	123	180	246						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

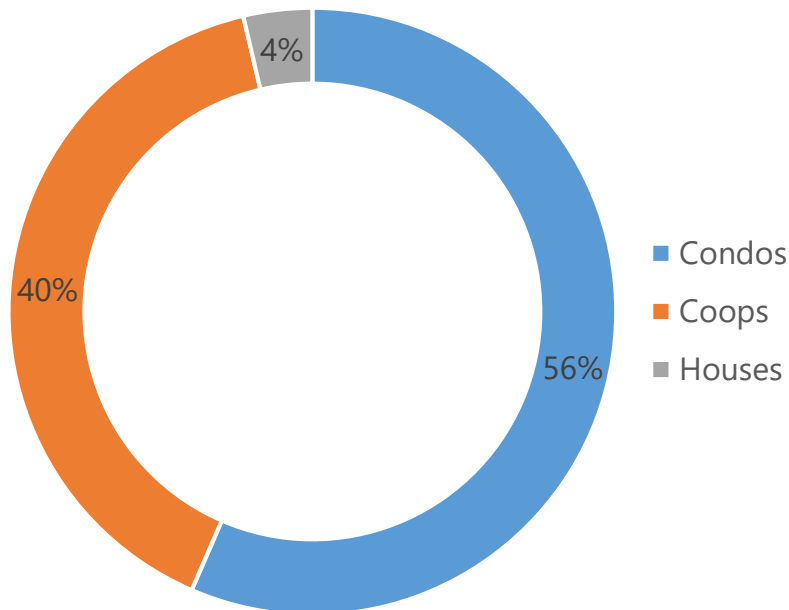


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$991,397	-10%	\$1,149	3%	139
Coops	\$652,500	-9%	\$923	-3%	98
Houses	\$2,062,299	-49%	\$953	-21%	9

### Number of Sales by Building Type



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
72 Poplar Street #TH	3-00211-1614	14-Jun-16	\$7,102,294	Condo	4,445
243 Dean St	3-00190-0040	9-Jun-16	\$4,900,000	House	3,360
229 De Graw Street #1	3-00324-1001	27-Jun-16	\$4,320,000	Condo	4,386
190 State St	3-00276-0039	9-Jun-16	\$3,900,000	House	2,280
365 Bridge Street #26B	3-02058-1266	14-Jun-16	\$3,385,000	Condo	2,761
210 Pacific Street #3E	3-00279-1002	3-Jun-16	\$3,006,027	Condo	
1 Grand Army Plaza #7G	3-01172-1158	2-Jun-16	\$2,825,000	Condo	2,108
363 5 St	3-00985-0070	23-Jun-16	\$2,750,000	House	2,690
9 College Place #3E	3-00236-1225	9-Jun-16	\$2,700,000	Condo	1,404
322 Hicks Street #PH	3-00258-1206	24-Jun-16	\$2,395,000	Condo	1,602
8 Downing Street #TH2	3-01969-1310	17-Jun-16	\$2,336,884	Condo	2,128
388 Bridge Street #PH51C	3-00152-1140	30-Jun-16	\$2,291,063	Condo	1,602
205 Water Street #2K	3-00031-1211	1-Jun-16	\$2,267,500	Condo	1,357
2 Grace Ct #2Y	3-00252-0008	29-Jun-16	\$2,185,150	Coop	
342 2 Street #4F	3-00974-1024	10-Jun-16	\$2,130,000	Condo	1,678
21 Clermont Ave	3-02033-0022	29-Jun-16	\$2,110,500	House	2,295
700 Pacific Street #304	3-01128-1033	8-Jun-16	\$2,100,000	Condo	1,899
32 Garfield Place #3W	3-00964-1024	16-Jun-16	\$2,050,000	Condo	1,489
31 Clermont Ave	3-02033-0027	30-Jun-16	\$2,014,099	House	2,295
25 Clermont Ave	3-02033-0024	24-Jun-16	\$2,013,204	House	2,295
35 Clermont Ave	3-02033-0023	15-Jun-16	\$1,985,588	House	2,295
1 Hanson Place #16H	3-02111-1096	6-Jun-16	\$1,980,125	Condo	1,475
388 Bridge Street #PH47A	3-00152-1121	1-Jun-16	\$1,934,675	Condo	1,258
374 Clinton St #2	3-00332-0026	2-Jun-16	\$1,925,000	Coop	
700 Pacific Street #107	3-01128-1150	24-Jun-16	\$1,895,000	Condo	1,364
317 16 Street #5C	3-01049-1019	20-Jun-16	\$1,865,000	Condo	1,510
135 Eastern Pkwy #14A	3-01179-0047	9-Jun-16	\$1,825,000	Coop	
25 Garden Pl #3	3-00262-0019	28-Jun-16	\$1,825,000	Coop	1,356
205 Water Street #2C	3-00031-1204	7-Jun-16	\$1,795,000	Condo	1,286
99 Clinton St #4	3-00255-0025	3-Jun-16	\$1,781,505	Coop	1,547
360 Furman Street #1011	3-00245-1346	17-Jun-16	\$1,760,000	Condo	1,258
489 6 Avenue #1	3-01024-1101	30-Jun-16	\$1,750,000	Condo	2,165
227 14 St	3-01034-0054	10-Jun-16	\$1,725,000	House	1,750
47 Plaza St W #5B	3-01064-0024	29-Jun-16	\$1,685,000	Coop	1,600
70 Washington Street #12H	3-00045-1228	30-Jun-16	\$1,680,000	Condo	1,342
21 Monroe Pl #1	3-00237-0053	29-Jun-16	\$1,625,000	Coop	1,300
700 Pacific Street #203	3-01128-1005	15-Jun-16	\$1,620,000	Condo	1,342
420 12 St #B2	3-01098-0001	20-Jun-16	\$1,600,000	Coop	
862 Carroll Street #3	3-01072-1303	28-Jun-16	\$1,580,000	Condo	915
346 2 Street #5A	3-00974-1025	30-Jun-16	\$1,540,000	Condo	1,555
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
587 10 Street #3	3-01092-1203	2-Jun-16	\$1,525,000	Condo	1,044
694 De Graw Street #1	3-00949-1301	22-Jun-16	\$1,495,000	Condo	1,262
489 6 Avenue #2	3-01024-1102	28-Jun-16	\$1,440,000	Condo	1,182
85 Adams Street #10D	3-00052-1036	14-Jun-16	\$1,412,500	Condo	1,165
357 Prospect Place #5A	3-01153-1107	2-Jun-16	\$1,405,185	Condo	1,161
34 Plaza St E #307	3-01170-0009	30-Jun-16	\$1,399,000	Coop	
87 Lafayette Avenue #3	3-02099-1004	3-Jun-16	\$1,394,000	Condo	1,280
122 Adelphi Street #2B	3-02044-1104	7-Jun-16	\$1,370,000	Condo	1,349
133 Water Street #7A	3-00028-1127	8-Jun-16	\$1,355,000	Condo	1,128

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
268 Greene Avenue #1	3-01966-2301	17-Jun-16	\$1,354,273	Condo	
189 Schermerhorn Street #16E	3-00164-1257	29-Jun-16	\$1,350,000	Condo	1,269
19 Sterling Pl #2R	3-00941-0072	14-Jun-16	\$1,350,000	Coop	
392 8 St #1R	3-01006-0030	16-Jun-16	\$1,330,000	Coop	
33 Tompkins Pl #3	3-00326-1203	6-Jun-16	\$1,318,634	Condo	
110 Livingston Street #10A	3-00269-1166	1-Jun-16	\$1,315,000	Condo	1,106
361 Carroll Street #A2	3-00444-1120	20-Jun-16	\$1,310,000	Condo	1,003
916 Pacific Street #3	3-01132-1003	23-Jun-16	\$1,310,000	Condo	1,228
306 Gold Street #14G	3-00133-1113	30-Jun-16	\$1,299,000	Condo	1,337
230 Ashland Place #19A	3-02095-1161	20-Jun-16	\$1,295,000	Condo	1,156
376 President Street #1H	3-00444-1009	1-Jun-16	\$1,295,000	Condo	1,110
306 Gold Street #32D	3-00133-1242	24-Jun-16	\$1,290,000	Condo	1,092
296 Sterling Pl #16	3-01170-0029	28-Jun-16	\$1,279,940	Coop	
705 Carroll Street #1L	3-00960-1001	30-Jun-16	\$1,250,000	Condo	1,575
55 Poplar Street #GRA	3-00207-1009	10-Jun-16	\$1,235,000	Condo	1,057
735 Bergen Street #5A	3-01139-1108	1-Jun-16	\$1,209,941	Condo	
422 2 St #3	3-00975-0035	29-Jun-16	\$1,202,000	Coop	1,150
89 State St #3	3-00262-0001	9-Jun-16	\$1,201,000	Coop	
108 Pierrepont St #5	3-00243-0037	20-Jun-16	\$1,200,000	Coop	
136 State St #4	3-00275-0039	24-Jun-16	\$1,200,000	Coop	
60 Pineapple St #6D	3-00231-0030	17-Jun-16	\$1,200,000	Coop	
189 Schermerhorn Street #23E	3-00164-1320	15-Jun-16	\$1,200,000	Condo	1,037
20 Tiffany Place #2S	3-00319-1202	1-Jun-16	\$1,200,000	Condo	1,188
189 Schermerhorn Street #12C	3-00164-1225	27-Jun-16	\$1,195,000	Condo	910
8 Vanderbilt Avenue #9G	3-02033-1175	30-Jun-16	\$1,154,603	Condo	
33 Tompkins Pl #2	3-00326-1202	15-Jun-16	\$1,150,623	Condo	
821 A Union St #2	3-00954-0061	2-Jun-16	\$1,150,000	Coop	
527 Court Street #3B	3-00478-1316	15-Jun-16	\$1,135,000	Condo	882
110 Livingston Street #8R	3-00269-1143	16-Jun-16	\$1,100,000	Condo	767
45 Plaza St W #5E	3-01064-0021	16-Jun-16	\$1,100,000	Coop	
349 6 Ave #2	3-00986-0008	17-Jun-16	\$1,095,000	Coop	
8 Vanderbilt Avenue #12J	3-02033-1199	28-Jun-16	\$1,079,300	Condo	
138 Sackett Street #3B	3-00336-1405	24-Jun-16	\$1,073,363	Condo	967
689 De Graw Street #2	3-00946-1002	13-Jun-16	\$1,070,000	Condo	844
186 Prospect Park W #A	3-01101-0046	10-Jun-16	\$1,065,000	Coop	
500 4 Avenue #2L	3-01027-1013	24-Jun-16	\$1,065,000	Condo	1,045
176 Johnson Street #7A	3-02049-1043	16-Jun-16	\$1,060,000	Condo	1,090
201 St James Place #4B	3-01980-1008	1-Jun-16	\$1,045,314	Condo	1,037
586 Pacific Street #1B	3-00928-1004	8-Jun-16	\$999,999	Condo	856
101-365 Bridge Street #3F	3-02058-1024	30-Jun-16	\$999,000	Condo	1,269
268 Greene Avenue #2	3-01966-2302	13-Jun-16	\$992,794	Condo	
365 Bridge Street #9D	3-02058-1124	8-Jun-16	\$990,000	Condo	1,099
125 Eastern Pkwy #1JG	3-01179-0061	3-Jun-16	\$987,000	Coop	
45 7 Ave #2	3-01059-0007	24-Jun-16	\$985,000	Coop	
70 Washington Street #6P	3-00045-1104	8-Jun-16	\$985,000	Condo	706
307 7 Street #3L	3-00993-1005	28-Jun-16	\$985,000	Condo	845
622 Grand Ave #202	3-01154-1206	28-Jun-16	\$967,338	Condo	
70 Washington Street #6Q	3-00045-1105	22-Jun-16	\$965,000	Condo	700
101-365 Bridge Street #5H	3-02058-1060	27-Jun-16	\$960,000	Condo	1,175
1405 8 Avenue #3A	3-01103-1003	20-Jun-16	\$955,000	Condo	827

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
360 Clinton Ave #3F	3-01943-0006	23-Jun-16	\$945,000	Coop	
361 12 Street #3	3-01024-1003	22-Jun-16	\$945,000	Condo	845
195 15 Street #B2	3-01041-1011	3-Jun-16	\$930,000	Condo	1,010
115 Eastern Pkwy #5E	3-01179-0066	27-Jun-16	\$930,000	Coop	1,100
279 Prospect Avenue #2A	3-01053-1029	8-Jun-16	\$929,000	Condo	943
101-365 Bridge Street #18H	3-02058-1245	10-Jun-16	\$928,000	Condo	882
792 President St #8	3-00960-0028	9-Jun-16	\$925,000	Coop	
653 Hicks Street #3C	3-00364-1014	15-Jun-16	\$925,000	Condo	942
622 Grand Ave #201	3-01154-1205	28-Jun-16	\$916,425	Condo	
231 16 Street #4B	3-01048-1108	27-Jun-16	\$899,000	Condo	767
71 Cranberry St #3	3-00216-0035	24-Jun-16	\$899,000	Coop	
288 5 Ave #4F	3-00969-0039	29-Jun-16	\$895,000	Coop	
189 Schermerhorn Street #15G	3-00164-1249	7-Jun-16	\$880,000	Condo	749
85 6 Avenue #E	3-00936-1005	1-Jun-16	\$880,000	Condo	780
175 12 Street #4A	3-01021-1106	10-Jun-16	\$880,000	Condo	847
25 Carroll Street #4A	3-00347-1111	29-Jun-16	\$850,000	Condo	898
404 3 St #B4	3-00982-0025	2-Jun-16	\$850,000	Coop	
164 Sterling Pl #3B	3-01058-0019	15-Jun-16	\$840,000	Coop	910
189 Schermerhorn Street #14H	3-00164-1240	2-Jun-16	\$837,500	Condo	712
8 Vanderbilt Avenue #8K	3-02033-1171	15-Jun-16	\$828,300	Condo	
700 Pacific Street #511	3-01128-1080	10-Jun-16	\$825,000	Condo	887
430 Sterling Pl #1A	3-01173-0040	20-Jun-16	\$810,000	Coop	935
957 Pacific Street #304	3-01124-1311	3-Jun-16	\$810,000	Condo	748
357 Prospect Place #3B	3-01153-1105	3-Jun-16	\$809,509	Condo	683
189 Schermerhorn Street #2H	3-00164-1108	17-Jun-16	\$790,000	Condo	733
150 Myrtle Avenue #1604	3-02060-1118	17-Jun-16	\$790,000	Condo	738
245 Henry St #2B	3-00254-0019	8-Jun-16	\$785,000	Coop	840
57 President Street #22AG	3-00341-1037	8-Jun-16	\$780,000	Condo	792
383 Carlton Avenue #8SO	3-02120-1018	15-Jun-16	\$780,000	Condo	757
210 Clinton Ave #3C	3-01901-0001	23-Jun-16	\$775,000	Coop	967
73 Orange St #41	3-00221-0033	29-Jun-16	\$761,000	Coop	
49 Columbia Pl #4	3-00259-0006	22-Jun-16	\$760,000	Coop	
92 Prospect Park W #3D	3-01083-0045	8-Jun-16	\$760,000	Coop	
44 Prospect Park W #E3	3-01075-0039	16-Jun-16	\$755,000	Coop	1,000
357 Prospect Place #3A	3-01153-1104	24-Jun-16	\$745,000	Condo	712
84 Lefferts Place #842A	3-02019-1019	7-Jun-16	\$738,231	Condo	
27 Quincy Street #4C	3-01969-1215	24-Jun-16	\$735,000	Condo	775
505 Court Street #7E	3-00476-1094	30-Jun-16	\$735,000	Condo	695
27 Quincy Street #4C	3-01969-1215	24-Jun-16	\$735,000	Condo	775
135 Willow St #301	3-00235-0020	21-Jun-16	\$725,000	Coop	
423 Hicks Street #3F	3-00305-1033	15-Jun-16	\$725,000	Condo	776
559 Warren St #3R	3-00395-0058	10-Jun-16	\$725,000	Coop	
372 Dekalb Ave #6M	3-01933-0070	23-Jun-16	\$720,000	Coop	750
396 3 St #16	3-00982-0022	21-Jun-16	\$712,000	Coop	580
412 7 Avenue #2R	3-01036-1002	30-Jun-16	\$710,000	Coop	
302 2 Street #4C	3-00974-1317	17-Jun-16	\$710,000	Condo	613
153 Garfield Place #4R	3-00963-1208	10-Jun-16	\$704,258	Condo	862
185 Hall St #806	3-01905-0001	24-Jun-16	\$675,000	Coop	
306 Gold Street #3D	3-00133-1007	6-Jun-16	\$665,000	Condo	626
357 Prospect Place #1A	3-01153-1101	9-Jun-16	\$660,844	Condo	788

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Address	BBL	Sale date	Sale price	Property type	Sqft
60-66 Remsen St #3H	3-00253-0053	28-Jun-16	\$660,000	Coop	
343 4 Avenue #4J	3-00981-1037	22-Jun-16	\$650,000	Condo	621
420 Classon Avenue #1B	3-01972-1005	9-Jun-16	\$650,000	Condo	571
130 St Edwards St #12A	3-02068-0001	14-Jun-16	\$645,000	Coop	
355 St Johns Place #2C	3-01173-1207	15-Jun-16	\$640,000	Condo	557
404 3 St #D3	3-00982-0025	17-Jun-16	\$635,800	Coop	660
124 Atlantic Avenue #A4	3-00285-1002	8-Jun-16	\$635,000	Coop	
59-63 Pineapple St #1L	3-00226-0035	28-Jun-16	\$628,576	Coop	
8 Vanderbilt Avenue #10D	3-02033-1180	28-Jun-16	\$627,500	Condo	
20 Plaza St E #F21	3-01169-0024	9-Jun-16	\$625,000	Coop	
345 Clinton Ave #8D	3-01944-0004	29-Jun-16	\$620,000	Coop	800
199 Garfield Pl #2S	3-00963-0067	24-Jun-16	\$615,150	Coop	
44 Pineapple St #17D	3-00231-0019	7-Jun-16	\$615,000	Coop	
735 Bergen Street #4B	3-01139-1107	8-Jun-16	\$609,932	Condo	
166 Hicks St #4R	3-00235-0065	15-Jun-16	\$590,000	Coop	
75 Henry St #28D	3-00217-0001	14-Jun-16	\$590,000	Coop	540
533 Clinton St #1A	3-00377-0005	29-Jun-16	\$580,000	Coop	
325 Clinton Ave #3B	3-01930-0001	6-Jun-16	\$570,500	Coop	789
622 Grand Ave #302	3-01154-1208	28-Jun-16	\$570,220	Condo	475
191 Willoughby St #7J	3-02061-0060	13-Jun-16	\$569,000	Coop	822
160 Lincoln Pl #2C	3-00951-0039	20-Jun-16	\$559,000	Coop	500
180 Sterling Place #12	3-01058-1012	23-Jun-16	\$545,000	Condo	587
60 Pineapple St #7E	3-00231-0030	23-Jun-16	\$533,000	Coop	
77-95 Livingston St #9B	3-00266-0012	28-Jun-16	\$530,000	Coop	
425 Prospect Pl #1J	3-01155-0088	7-Jun-16	\$528,566	Coop	
175 Adams St #10I	3-00086-0011	13-Jun-16	\$525,000	Coop	
61 Eastern Pkwy #1G	3-01179-0085	28-Jun-16	\$522,000	Coop	
150 Myrtle Avenue #908	3-02060-1076	8-Jun-16	\$520,000	Condo	449
8 Vanderbilt Avenue #11H	3-02033-1192	27-Jun-16	\$519,690	Condo	
231 Park Pl #15	3-01158-0058	3-Jun-16	\$511,000	Coop	
56 Court Street #2B	3-00265-1104	2-Jun-16	\$500,916	Condo	730
135 Willow St #312	3-00235-0020	21-Jun-16	\$500,000	Coop	
77-95 Livingston St #15C	3-00266-0012	3-Jun-16	\$500,000	Coop	
142 Baltic St #3F	3-00310-0012	2-Jun-16	\$500,000	Coop	600
191 Willoughby St #8C	3-02061-0060	30-Jun-16	\$500,000	Coop	792
360 Clinton Ave #2E	3-01943-0006	30-Jun-16	\$492,659	Coop	
27 Prospect Park W #1A	3-01072-0040	7-Jun-16	\$490,000	Coop	
322-324 6 St #2	3-00993-0031	27-Jun-16	\$489,000	Coop	
186 Prospect Park W #C4	3-01101-0046	16-Jun-16	\$480,000	Coop	546
8 Vanderbilt Avenue #6A	3-02033-1142	30-Jun-16	\$460,244	Condo	
8 Vanderbilt Avenue #5A	3-02033-1132	23-Jun-16	\$455,224	Condo	
317 3 St #2A	3-00974-0065	20-Jun-16	\$445,000	Coop	
175 Adams St #11G	3-00086-0011	22-Jun-16	\$440,000	Coop	600
75 Henry St #7D	3-00217-0001	9-Jun-16	\$435,000	Coop	
462 6 St #2B	3-00995-0035	6-Jun-16	\$418,275	Coop	
622 Grand Ave #102	3-01154-1202	28-Jun-16	\$406,513	Condo	
200-220 Congress St #2G	3-00302-0009	17-Jun-16	\$400,000	Coop	
32 S Oxford St #A	3-02100-0054	28-Jun-16	\$399,000	Coop	
423 Hicks Street #2F	3-00305-1029	3-Jun-16	\$384,306	Condo	776
8 Vanderbilt Avenue #8C	3-02033-1164	16-Jun-16	\$375,182	Condo	

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
8 Vanderbilt Avenue #7B	3-02033-1153	23-Jun-16	\$365,142	Condo	
135 Willow St #810	3-00235-0020	27-Jun-16	\$365,000	Coop	
8 Vanderbilt Avenue #6B	3-02033-1143	28-Jun-16	\$360,122	Condo	
8 Vanderbilt Avenue #4C	3-02033-1124	23-Jun-16	\$355,102	Condo	
1213 8 Ave #1R	3-01099-0002	28-Jun-16	\$351,000	Coop	
8 Vanderbilt Avenue #2C	3-02033-1105	27-Jun-16	\$345,062	Condo	
8 Vanderbilt Avenue #3B	3-02033-1114	24-Jun-16	\$345,061	Condo	
40 Clinton St #153	3-00238-0065	24-Jun-16	\$345,000	Coop	
8 Vanderbilt Avenue #11J	3-02033-1193	20-Jun-16	\$340,042	Condo	
8 Vanderbilt Avenue #10J	3-02033-1185	21-Jun-16	\$335,022	Condo	
467-471 Pacific St #14	3-00185-0048	14-Jun-16	\$335,000	Coop	
175 Adams St #7K	3-00086-0011	2-Jun-16	\$335,000	Coop	
8 Vanderbilt Avenue #4F	3-02033-1127	29-Jun-16	\$322,974	Condo	
175 Willoughby St #15E	3-02061-0080	22-Jun-16	\$320,000	Coop	
8 Vanderbilt Avenue #5D	3-02033-1135	28-Jun-16	\$315,457	Condo	
8 Vanderbilt Avenue #3J	3-02033-1120	16-Jun-16	\$299,882	Condo	
32 S Oxford St #3B	3-02100-0054	15-Jun-16	\$281,410	Coop	
61 Eastern Pkwy #6E	3-01179-0085	29-Jun-16	\$279,098	Coop	
110 Cambridge Pl #2A	3-01980-0045	22-Jun-16	\$250,000	Coop	
41-45 Grace Ct #3D	3-00251-0043	16-Jun-16	\$152,100	Coop	

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