

NORTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Northwestern Brooklyn, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Northwestern Brooklyn, Brooklyn

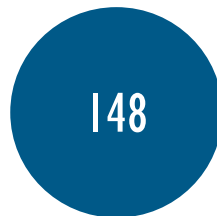
SUMMARY

MEDIAN SALE PRICE



16% YoY

NO. OF TRANSACTIONS



-19% YoY

MEDIAN PRICE/SQ.FT.



-7% YoY

BROOKLYN
MEDIAN SALE PRICE



4% YoY

NEIGHBORHOOD BOUNDARIES

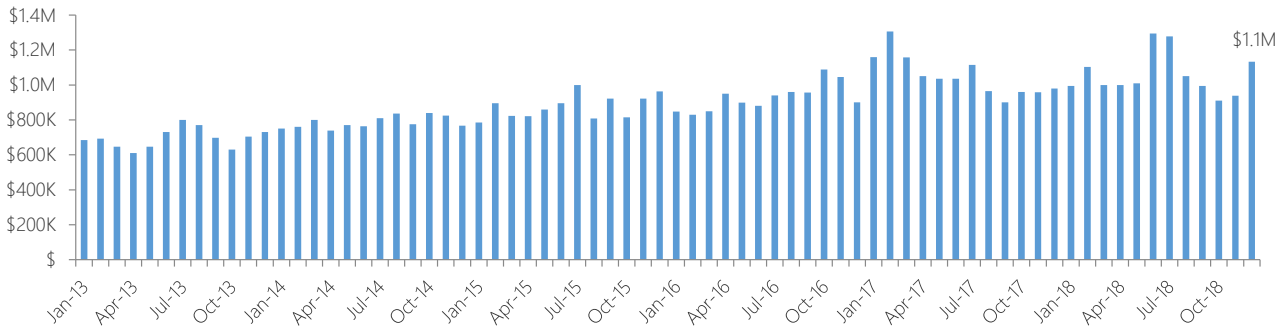


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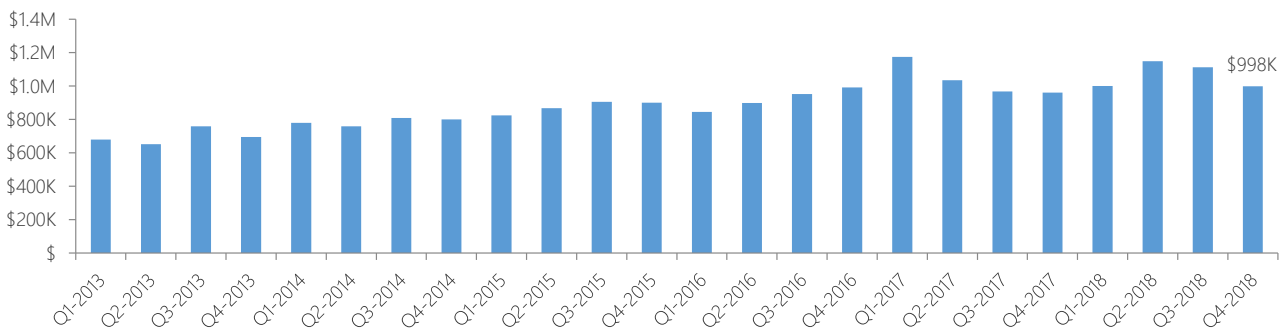
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RESIDENTIAL STATS

Median Sale Price by Month

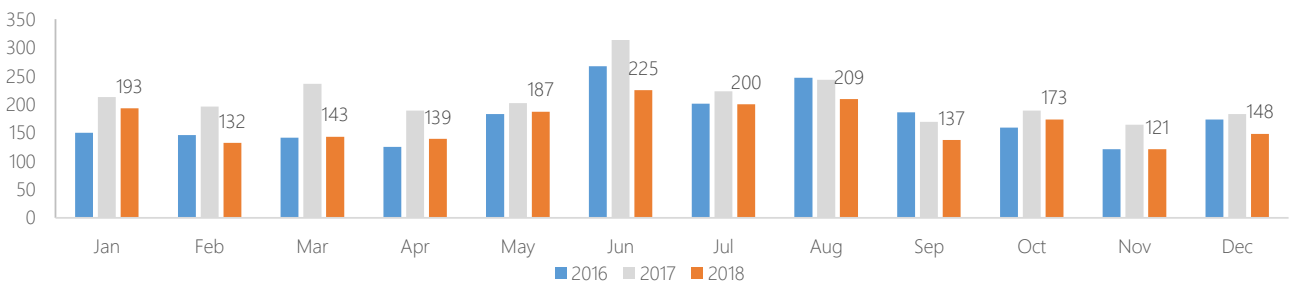


Median Sale Price by Quarter

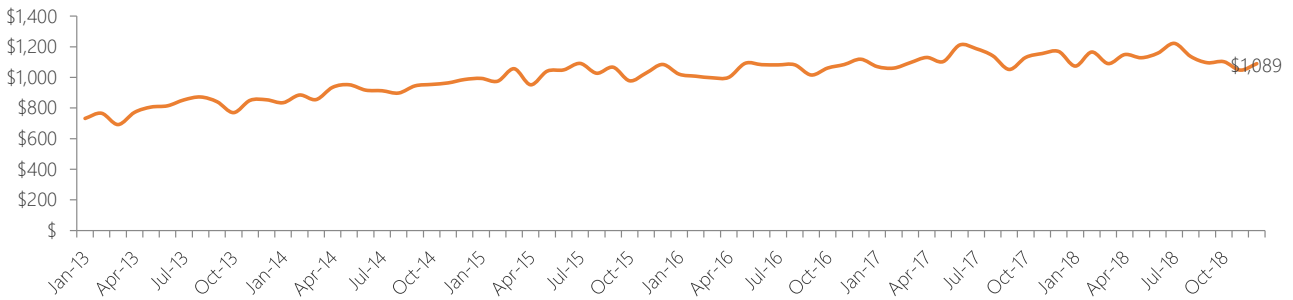


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	207	163	171	203	210	244	277	280	242	202	143	177
2014	162	120	144	152	187	191	219	190	172	177	129	176
2015	171	138	146	153	152	212	220	200	164	161	148	190
2016	150	146	141	125	183	267	201	247	186	159	121	173
2017	213	196	236	189	202	313	223	243	169	189	164	183
2018	193	132	143	139	187	225	200	209	137	173	121	148



Median Sale Price per Square Foot

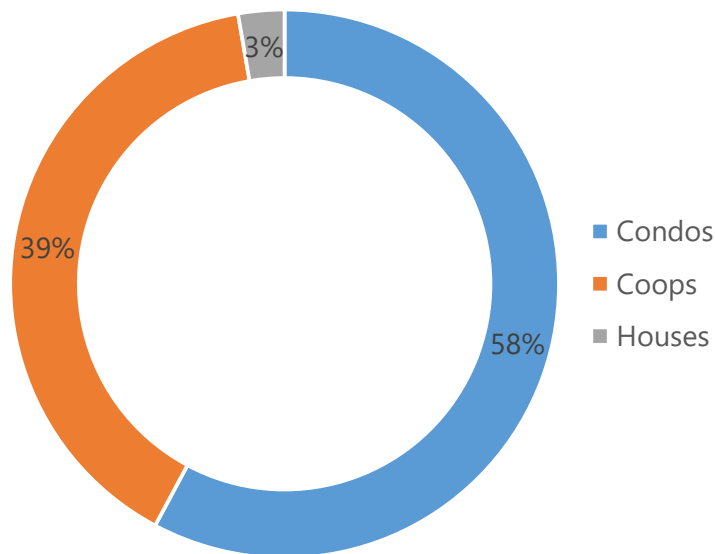


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,267,500	7%	\$1,151	-4%	85
Coops	\$950,000	30%	\$944	-6%	58
Houses	\$2,257,500	23%	\$1,390	25%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
167 Columbia Hts #PH	3-00234-1233	21-Dec-18	\$16,745,121	Condo	
90 Furman St #N800	3-00199-1054	10-Dec-18	\$5,603,787	Condo	
1 John St #5B	3-00001-1016	6-Dec-18	\$4,750,000	Condo	
1 Main St #3B	3-00027-1015	27-Dec-18	\$4,450,000	Condo	2,592
1 Main St #11J	3-00027-1110	19-Dec-18	\$3,700,000	Condo	2,005
337 Carroll St #GE	3-00444-1205	13-Dec-18	\$3,190,000	Condo	
90 Furman St #N415	3-00199-1027	20-Dec-18	\$3,040,000	Condo	
62 Montague St #7ABE	3-00247-0025	27-Dec-18	\$2,995,000	Coop	
421 13th St	3-01098-0060	21-Dec-18	\$2,850,000	House	3,000
295 16th St	3-01049-0073	17-Dec-18	\$2,765,000	House	1,356
100 Jay St #5G	3-00053-1019	20-Dec-18	\$2,595,000	Condo	2,061
280 St Marks Ave #PHE	3-01152-1629	21-Dec-18	\$2,479,439	Condo	
270 St Marks Ave #TH	3-01152-1504	17-Dec-18	\$2,350,000	Condo	1,738
100 Jay St #21H	3-00053-1178	18-Dec-18	\$2,150,000	Condo	1,592
294 Washington Ave #3	3-01917-0056	4-Dec-18	\$2,100,000	Coop	
694 Degraw St #3	3-00949-1303	11-Dec-18	\$2,014,650	Condo	1,593
128 Willow St #1A	3-00234-0059	19-Dec-18	\$1,960,000	Coop	
509 Pacific St #4A	3-00186-1112	14-Dec-18	\$1,930,000	Condo	
360 Furman St #633	3-00245-1189	14-Dec-18	\$1,925,000	Condo	1,430
4 Water St #2D	3-00035-1002	13-Dec-18	\$1,925,000	Condo	1,219
2 Grace Ct #4O	3-00252-0008	27-Dec-18	\$1,862,500	Coop	
541 Eighth St #1L	3-01089-0056	5-Dec-18	\$1,800,000	Coop	
383 First St #1	3-00965-1101	12-Dec-18	\$1,765,000	Condo	1,958
243 15th St	3-01042-0065	24-Dec-18	\$1,750,000	House	960
280 St Marks Ave #THB	3-01152-1602	27-Dec-18	\$1,749,000	Condo	
75 Livingston St #5C	3-00265-0001	17-Dec-18	\$1,710,000	Coop	
132 Eighth St	3-01002-0020	6-Dec-18	\$1,675,000	House	1,749
937 Union St #8B	3-01064-1014	5-Dec-18	\$1,612,000	Condo	1,205
205 Water St #2A	3-00031-1202	28-Dec-18	\$1,585,000	Condo	863
360 Furman St #1113	3-00245-1390	14-Dec-18	\$1,532,500	Condo	1,142
360 Furman St #1113	3-00245-1390	14-Dec-18	\$1,532,500	Condo	1,142
393 Dean St #4B	3-00928-1208	27-Dec-18	\$1,500,000	Condo	1,477
315 Twelfth St #3	3-01023-1303	18-Dec-18	\$1,490,000	Condo	1,081
145 Park Pl #4G	3-00939-1128	14-Dec-18	\$1,485,000	Condo	1,330
86 Congress St #602	3-00299-1058	21-Dec-18	\$1,450,000	Condo	988
270 Fifth St #2D	3-00987-0011	4-Dec-18	\$1,450,000	Coop	1,100
468 Fifth St #4	3-00989-1004	17-Dec-18	\$1,440,000	Condo	1,010
914 Eighth Ave #3	3-01092-0038	13-Dec-18	\$1,432,000	Coop	
125 Eastern Pkwy #6CK	3-01179-0061	12-Dec-18	\$1,400,000	Coop	
133 Water St #5A	3-00028-1117	11-Dec-18	\$1,389,000	Condo	1,128
275 Flatbush Ave #3	3-01150-1002	21-Dec-18	\$1,365,000	Coop	
50 Bridge St #510	3-00031-1134	10-Dec-18	\$1,352,500	Condo	1,140
409 Third St #3	3-00975-1003	3-Dec-18	\$1,346,000	Condo	1,098
303 Sixth Ave #1	3-00971-0002	10-Dec-18	\$1,310,000	Coop	
164 Huntington St #A	3-00381-0024	14-Dec-18	\$1,305,000	Coop	
111 Steuben St #6B	3-01894-1035	28-Dec-18	\$1,300,000	Condo	1,086
53 Remsen St #7	3-00247-0003	7-Dec-18	\$1,289,000	Coop	
613 Baltic St #4E	3-00937-1316	4-Dec-18	\$1,280,000	Condo	
353 Third St #B4	3-00974-1217	14-Dec-18	\$1,255,000	Condo	898
279 Prospect Ave #2C	3-01053-1031	21-Dec-18	\$1,250,000	Condo	1,362



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Address	BBL	Sale date	Sale price	Property type	Sqft
39 Plaza St W #9C	3-01064-0018	17-Dec-18	\$1,240,000	Coop	
587 Washington Ave #1	3-01132-1101	28-Dec-18	\$1,200,000	Condo	2,256
587 Washington Ave #1	3-01132-1101	28-Dec-18	\$1,200,000	Condo	2,256
29 Lexington Ave #4B	3-01966-2408	21-Dec-18	\$1,170,988	Condo	
315-317 16th St #1D	3-01049-1004	6-Dec-18	\$1,165,000	Condo	1,424
475 Sterling Pl #1H	3-01167-1008	17-Dec-18	\$1,151,012	Condo	1,109
111 Steuben St #2D	3-01894-1006	18-Dec-18	\$1,140,000	Condo	1,141
380 15th St #4F	3-01104-1428	20-Dec-18	\$1,135,000	Condo	879
380 15th St #4F	3-01104-1428	20-Dec-18	\$1,135,000	Condo	879
561 Fifth St #2	3-01083-1002	18-Dec-18	\$1,132,000	Condo	1,038
145 Park Pl #2E	3-00939-1111	21-Dec-18	\$1,125,000	Condo	1,252
529 Court St #205	3-00478-1008	20-Dec-18	\$1,120,000	Condo	1,029
75 Henry St #23B	3-00217-0001	12-Dec-18	\$1,100,000	Coop	
1 Plaza St W #9A	3-01060-0008	19-Dec-18	\$1,100,000	Coop	
40 Third St #5	3-00464-0028	17-Dec-18	\$1,075,000	Coop	1,075
30 Remsen St #4B	3-00251-0022	5-Dec-18	\$1,050,000	Coop	
381-383 Carlton Ave #7SO	3-02120-1015	6-Dec-18	\$1,050,000	Condo	977
420 Eighth Ave #1C	3-01082-1104	21-Dec-18	\$1,030,000	Condo	980
40 Prospect Park W #5K	3-01075-0035	20-Dec-18	\$1,020,000	Coop	1,000
360 Furman St #308	3-00245-1032	12-Dec-18	\$999,000	Condo	1,005
905 Union St #4	3-01063-0051	19-Dec-18	\$999,000	Coop	
306 Gold St #9A	3-00133-1075	5-Dec-18	\$999,000	Condo	807
384-388 Bridge St #32E	3-00152-1009	19-Dec-18	\$995,000	Condo	783
120-134 Boerum Pl #2J	3-00280-1041	13-Dec-18	\$989,000	Condo	833
2 Grace Ct #4H	3-00252-0008	4-Dec-18	\$984,000	Coop	
509 Second St #1R	3-01076-0070	19-Dec-18	\$971,500	Coop	900
225 Park Pl #3C	3-01158-0061	18-Dec-18	\$970,000	Coop	
135 Willow St #904	3-00235-0020	7-Dec-18	\$970,000	Coop	
270 Fifth St #3I	3-00987-0011	13-Dec-18	\$960,270	Coop	
360 Furman St #1003	3-00245-1338	3-Dec-18	\$960,000	Condo	828
86-88 Prospect Park W #4D	3-01083-0038	19-Dec-18	\$950,000	Coop	
176 Johnson St #6E	3-02049-1039	5-Dec-18	\$950,000	Condo	1,160
225 Park Pl #4A	3-01158-0061	14-Dec-18	\$950,000	Coop	915
531 Vanderbilt Ave #1C	3-02010-1103	5-Dec-18	\$940,000	Condo	967
451 Clinton Ave #4A	3-01961-0006	3-Dec-18	\$881,124	Coop	774
136 St Marks Pl #5B	3-00934-1709	20-Dec-18	\$855,000	Condo	975
153 Lafayette Ave #5	3-02103-0064	4-Dec-18	\$850,000	Coop	900
23 N Elliott Pl #4	3-02027-1104	10-Dec-18	\$845,000	Condo	745
76 Lefferts Pl #761A	3-02019-1001	18-Dec-18	\$840,000	Condo	
302 Second St #7F	3-00974-1341	7-Dec-18	\$839,000	Condo	798
101 Eighth Ave #5	3-01068-0008	5-Dec-18	\$830,000	Coop	
500 Fourth Ave #8D	3-01027-1102	21-Dec-18	\$825,000	Condo	717
527 Vanderbilt Ave #2A	3-02010-1007	17-Dec-18	\$825,000	Condo	1,031
443 Twelfth St #4C	3-01096-0050	3-Dec-18	\$825,000	Coop	
425 14th St #B8	3-01100-1015	5-Dec-18	\$805,000	Condo	816
282 Henry St #5	3-00262-0055	17-Dec-18	\$750,000	Coop	
129 Baltic St #3D	3-00305-1080	21-Dec-18	\$745,000	Condo	763
45 Grace Ct #4C	3-00251-0043	5-Dec-18	\$736,000	Coop	
345 Clinton Ave #6A	3-01944-0004	20-Dec-18	\$725,000	Coop	775
365 Bridge St #24B	3-02058-1262	5-Dec-18	\$722,122	Condo	1,915



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Address	BBL	Sale date	Sale price	Property type	Sqft
130 St Edwards St #11A	3-02068-0001	7-Dec-18	\$715,000	Coop	
122 Sterling Pl #2A	3-00945-1305	4-Dec-18	\$700,000	Condo	610
60 Pineapple St #1A	3-00231-0030	17-Dec-18	\$700,000	Coop	
427 15th St #3C	3-01103-0066	11-Dec-18	\$699,000	Coop	
120-134 Boerum Pl #2D	3-00280-1035	21-Dec-18	\$690,000	Condo	782
550 Vanderbilt Ave #1616	3-01129-1274	17-Dec-18	\$690,000	Condo	
325 Clinton Ave #3E	3-01930-0001	3-Dec-18	\$685,000	Coop	775
200-220 Congress St #2F	3-00302-0009	18-Dec-18	\$680,000	Coop	
306 Gold St #8B	3-00133-1062	28-Dec-18	\$675,000	Condo	580
408 St Johns Pl #4F	3-01176-0032	10-Dec-18	\$660,000	Coop	
491 Park Pl #4F	3-01162-1107	19-Dec-18	\$653,000	Condo	401
372 Dekalb Ave #4C	3-01933-0070	19-Dec-18	\$650,000	Coop	775
378 Clinton St #2	3-00332-1002	21-Dec-18	\$625,000	Condo	974
103 Fourth Ave #2L	3-00937-1019	21-Dec-18	\$601,000	Condo	648
175 Adams St #15E	3-00086-0011	7-Dec-18	\$600,000	Coop	
200-220 Congress St #1D	3-00302-0009	27-Dec-18	\$583,000	Coop	700
19 Grace Ct #4D	3-00251-0055	11-Dec-18	\$535,000	Coop	700
277 Washington Ave #6J	3-01918-0013	20-Dec-18	\$510,000	Coop	
400 Lincoln Pl #3G	3-01179-0103	6-Dec-18	\$455,000	Coop	
85 Livingston St #5M	3-00266-0012	14-Dec-18	\$425,000	Coop	500
20 Plaza St E #D23	3-01169-0024	20-Dec-18	\$399,000	Coop	
130 Eighth Ave #5H	3-01071-0014	12-Dec-18	\$390,000	Coop	
211 St James Pl #2B	3-01980-0007	17-Dec-18	\$333,339	Coop	
167 Sands St #106	3-00068-0107	4-Dec-18	\$220,000	Coop	
116 Cambridge Pl #2D	3-01980-0048	11-Dec-18	\$150,000	Coop	



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THE RATNER TEAM



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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
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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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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	

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THE BROOKLYN MADE SHOW

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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