

NORTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Northwestern Brooklyn, Brooklyn

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Northwestern Brooklyn, Brooklyn

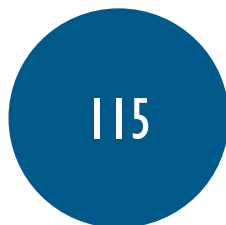
SUMMARY

MEDIAN SALE PRICE



9% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



0% YoY

BROOKLYN MEDIAN SALE PRICE



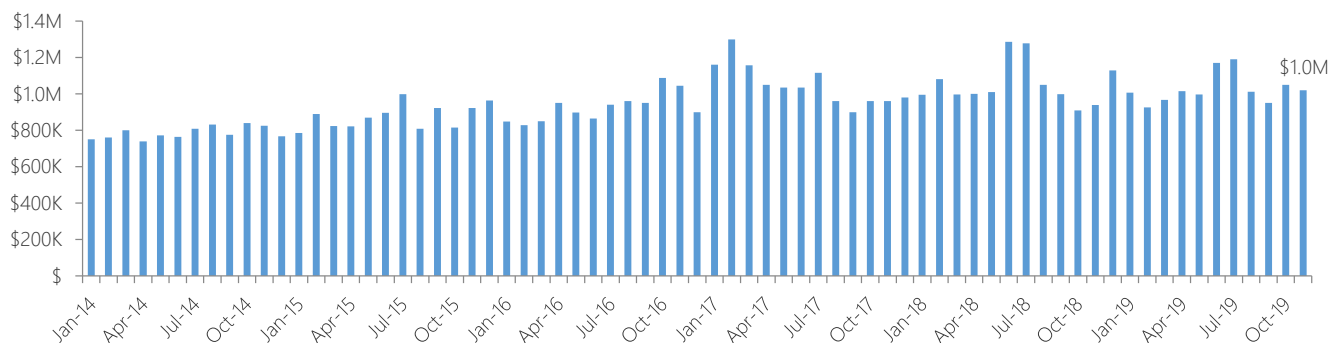
2% YoY

NEIGHBORHOOD BOUNDARIES

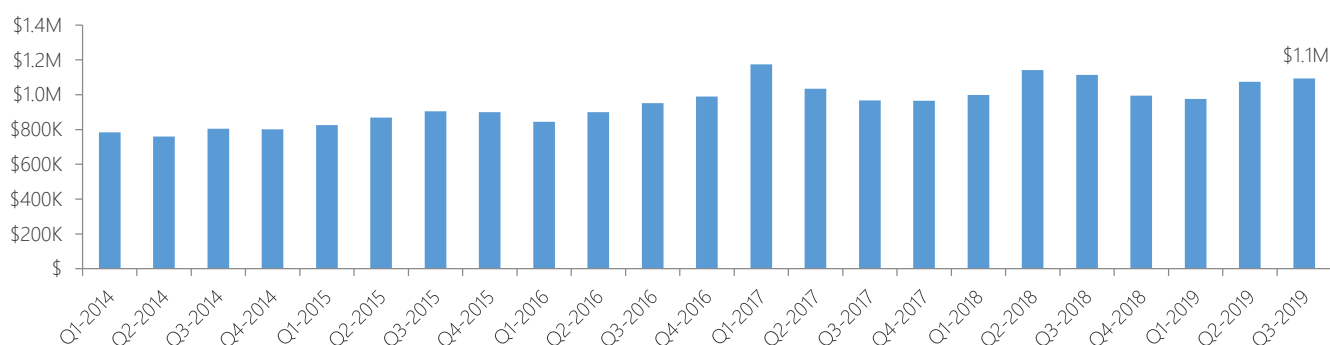


RESIDENTIAL STATS

Median Sale Price by Month

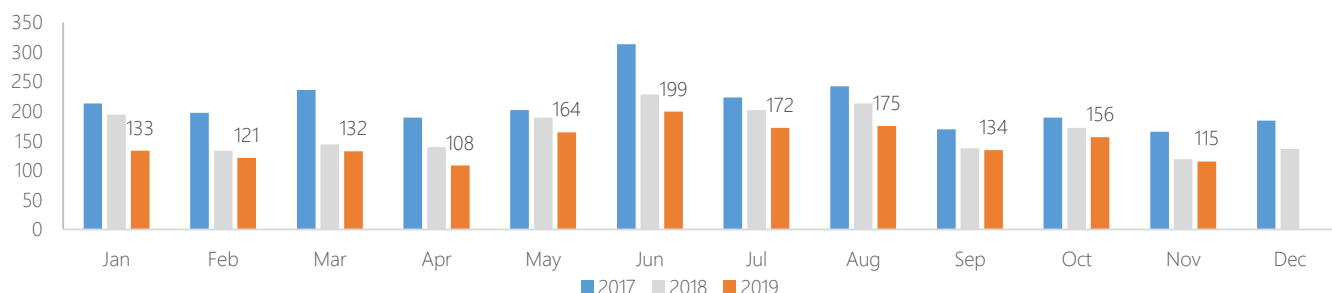


Median Sale Price by Quarter

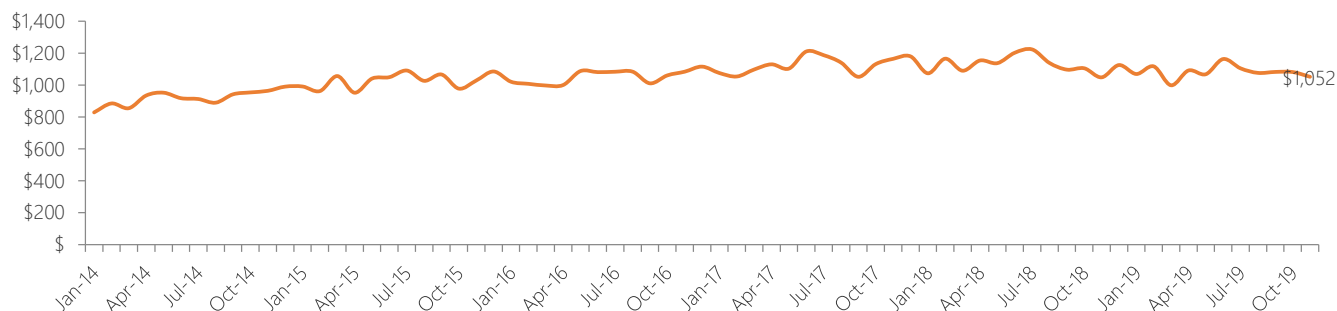


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	163	120	144	152	188	192	219	191	171	177	129	176
2015	171	141	146	153	153	212	220	200	164	161	148	190
2016	150	146	141	125	182	268	202	247	185	159	121	175
2017	213	197	236	189	202	313	223	242	169	189	165	184
2018	194	133	144	139	189	228	202	213	137	172	119	136
2019	133	121	132	108	164	199	172	175	134	156	115	



Median Sale Price per Square Foot

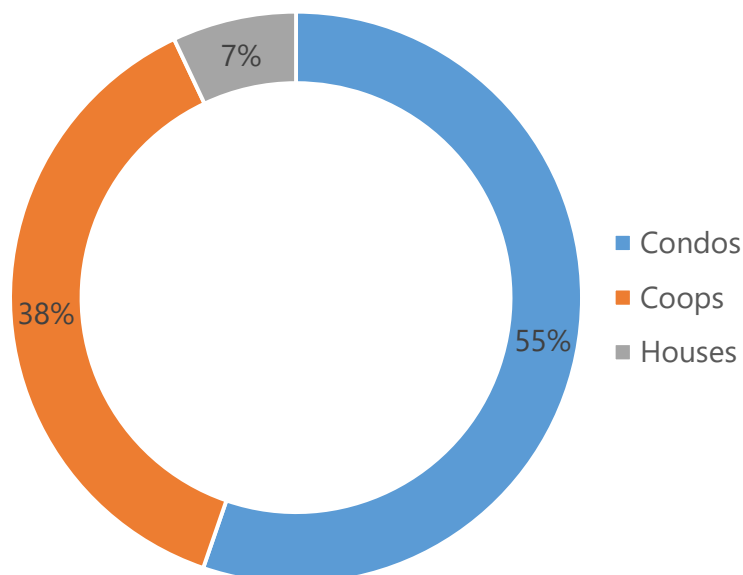


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,226,500	-9%	\$1,140	-3%	63
Coops	\$650,000	-12%	\$888	-5%	43
Houses	\$2,517,767	-24%	\$980	-18%	8

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
156 Beard St	3-00603-0032	1-Nov-19	\$4,350,000	House	3,230
1 Grand Army Plz #3A	3-01172-1114	8-Nov-19	\$3,285,000	Condo	1,043
283 First St	3-00964-0055	20-Nov-19	\$3,275,000	House	2,400
1 Main St #2D	3-00027-1006	22-Nov-19	\$3,150,000	Condo	2,387
19 Grace Court Aly	3-00253-0168	6-Nov-19	\$3,150,000	House	985
117 King St	3-00556-0115	1-Nov-19	\$2,517,767	House	2,625
151 Willoughby Ave	3-01904-0059	1-Nov-19	\$2,300,000	House	2,520
145 Park Pl #4C	3-00939-1124	15-Nov-19	\$2,200,000	Condo	1,588
550 Vanderbilt Ave #701	3-01129-1143	13-Nov-19	\$1,953,546	Condo	
319 Schermerhorn St #16A	3-00167-1066	15-Nov-19	\$1,950,000	Condo	
509 Pacific St #3H	3-00186-1111	1-Nov-19	\$1,900,000	Condo	
437 Second St #4	3-00971-0079	1-Nov-19	\$1,750,000	Coop	
84 Lefferts Pl #841A	3-02019-1017	6-Nov-19	\$1,750,000	Condo	
1 Grand Army Plz #3B	3-01172-1115	8-Nov-19	\$1,635,000	Condo	1,195
856 Washington Ave #5B	3-01179-1010	15-Nov-19	\$1,620,000	Condo	
255 First St #4B	3-00964-1210	19-Nov-19	\$1,569,150	Condo	1,371
613 Baltic St #4D	3-00937-1315	15-Nov-19	\$1,510,000	Condo	
340 A Union St	3-00436-0012	25-Nov-19	\$1,500,000	House	2,112
200 Eleventh St	3-01021-0021	21-Nov-19	\$1,500,000	House	1,530
230 Ashland Pl #5A	3-02095-1109	12-Nov-19	\$1,495,000	Condo	1,435
369 Sixth Ave #3	3-00989-1103	11-Nov-19	\$1,470,000	Condo	1,019
150 Myrtle Ave #3202	3-02060-1222	19-Nov-19	\$1,438,000	Condo	1,240
306 Gold St #29D	3-00133-1221	6-Nov-19	\$1,325,000	Condo	1,092
51 Jay St #5N	3-00031-1467	21-Nov-19	\$1,285,000	Condo	
360 Twelfth St #2	3-01030-1702	15-Nov-19	\$1,276,000	Condo	1,124
423 Atlantic Ave #3D	3-00178-0054	22-Nov-19	\$1,256,250	Coop	1,300
145 Prospect Park W #1E	3-01093-1106	18-Nov-19	\$1,215,000	Condo	1,189
513 Eighth Ave #4	3-01085-0004	12-Nov-19	\$1,200,000	Coop	
60 Plaza St E #4J	3-01171-0019	14-Nov-19	\$1,150,000	Coop	
200-220 Congress St #1FG	3-00302-0009	4-Nov-19	\$1,125,000	Coop	
294 Twelfth St #4	3-01029-1404	26-Nov-19	\$1,110,038	Condo	1,155
264 Cumberland St #1	3-02101-1201	18-Nov-19	\$1,100,000	Condo	1,592
515 Fifth Ave #2C	3-01035-1104	13-Nov-19	\$1,098,000	Condo	914
57 Front St #401	3-00036-1215	26-Nov-19	\$1,088,000	Condo	990
251 Seventh St #4H	3-00992-1057	12-Nov-19	\$1,075,000	Condo	1,042
1 Hanson Pl #18C	3-02111-1115	1-Nov-19	\$1,070,000	Condo	841
233 Park Pl #17	3-01158-0056	21-Nov-19	\$1,050,000	Coop	
70 Washington St #11P	3-00045-1214	21-Nov-19	\$990,000	Condo	706
200 16th St #3C	3-01053-1216	20-Nov-19	\$985,000	Condo	988
160 Imlay St #3A	3-00515-1016	22-Nov-19	\$982,000	Condo	
341 Sixth St #2F	3-00988-0001	19-Nov-19	\$970,000	Coop	834
550 Vanderbilt Ave #705	3-01129-1147	19-Nov-19	\$958,000	Condo	
70 Washington St #4P	3-00045-1060	15-Nov-19	\$900,000	Condo	706
33 N Elliott Pl #3	3-02027-1004	1-Nov-19	\$895,000	Condo	1,078
418 St Johns Pl #1C	3-01176-0036	19-Nov-19	\$850,000	Coop	
75 Henry St #9L	3-00217-0001	19-Nov-19	\$830,000	Coop	736
394 Lincoln Pl #D3	3-01179-0099	1-Nov-19	\$825,000	Coop	
111 Hicks St #21L	3-00231-0019	20-Nov-19	\$745,000	Coop	750
57 Montague St #2C	3-00241-0012	7-Nov-19	\$739,612	Coop	
124 Atlantic Ave #A2	3-00285-1002	6-Nov-19	\$725,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
88 Lefferts Pl #883C	3-02019-1031	15-Nov-19	\$725,000	Condo	
75 Henry St #9F	3-00217-0001	7-Nov-19	\$720,000	Coop	
123 Boerum Pl #2B	3-00193-1120	7-Nov-19	\$720,000	Condo	616
274 St Johns Pl #4A	3-01172-0019	14-Nov-19	\$700,000	Coop	
124 Atlantic Ave #P3	3-00285-1002	8-Nov-19	\$700,000	Coop	
233 Park Pl #18	3-01158-0056	18-Nov-19	\$699,000	Coop	775
185 Clinton Ave #10B	3-01902-0001	5-Nov-19	\$699,000	Coop	850
150 Myrtle Ave #310	3-02060-1014	7-Nov-19	\$670,000	Condo	620
189 Schermerhorn St #25F	3-00164-1339	22-Nov-19	\$670,000	Condo	729
940 Fulton St #2C	3-02014-1105	8-Nov-19	\$665,000	Condo	560
111 Hicks St #22G	3-00231-0019	7-Nov-19	\$650,000	Coop	
659 Bergen St #4A	3-01138-1010	25-Nov-19	\$630,000	Condo	599
130 Eighth Ave #2G	3-01071-0014	8-Nov-19	\$613,000	Coop	700
195 Garfield Pl #2D	3-00963-0067	20-Nov-19	\$590,000	Coop	
111 Hicks St #8P	3-00231-0019	7-Nov-19	\$589,000	Coop	
185 Clinton Ave #6B	3-01902-0001	26-Nov-19	\$582,000	Coop	800
165 Clinton Ave #5D	3-01902-0022	26-Nov-19	\$555,000	Coop	750
150 Myrtle Ave #506	3-02060-1036	12-Nov-19	\$545,000	Condo	496
299 Prospect Pl #2F	3-01152-1003	4-Nov-19	\$540,500	Condo	414
175 Adams St #3H	3-00086-0011	19-Nov-19	\$538,000	Coop	769
230 Park Pl #6P	3-01164-0042	19-Nov-19	\$484,811	Coop	
60 S Oxford St #1A	3-02100-0068	6-Nov-19	\$450,000	Coop	500
220 Berkeley Pl #4F	3-01063-0026	26-Nov-19	\$440,000	Coop	
195 Willoughby Ave #1201	3-01905-0080	1-Nov-19	\$435,000	Coop	
212 S Oxford St #3	3-02004-1003	7-Nov-19	\$429,950	Coop	
331 Grand Ave #331A	3-01969-1013	7-Nov-19	\$400,000	Condo	1,071
195 Willoughby Ave #711	3-01905-0080	19-Nov-19	\$385,000	Coop	
79 Wolcott St #202B	3-00576-0012	4-Nov-19	\$383,500	Coop	
175 Adams St #12K	3-00086-0011	27-Nov-19	\$349,000	Coop	
175 Adams St #16B	3-00086-0011	20-Nov-19	\$340,000	Coop	769
300 Eighth Ave #6C	3-01080-0035	4-Nov-19	\$258,570	Coop	
300 Eighth Ave #3B	3-01080-0035	26-Nov-19	\$255,000	Coop	
389-397 Clinton Ave #C3	3-01961-0027	26-Nov-19	\$25,100	Coop	
40 Carroll St #49G	3-00352-1010	7-Nov-19	\$13,913	Condo	566



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THE RATNER TEAM



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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

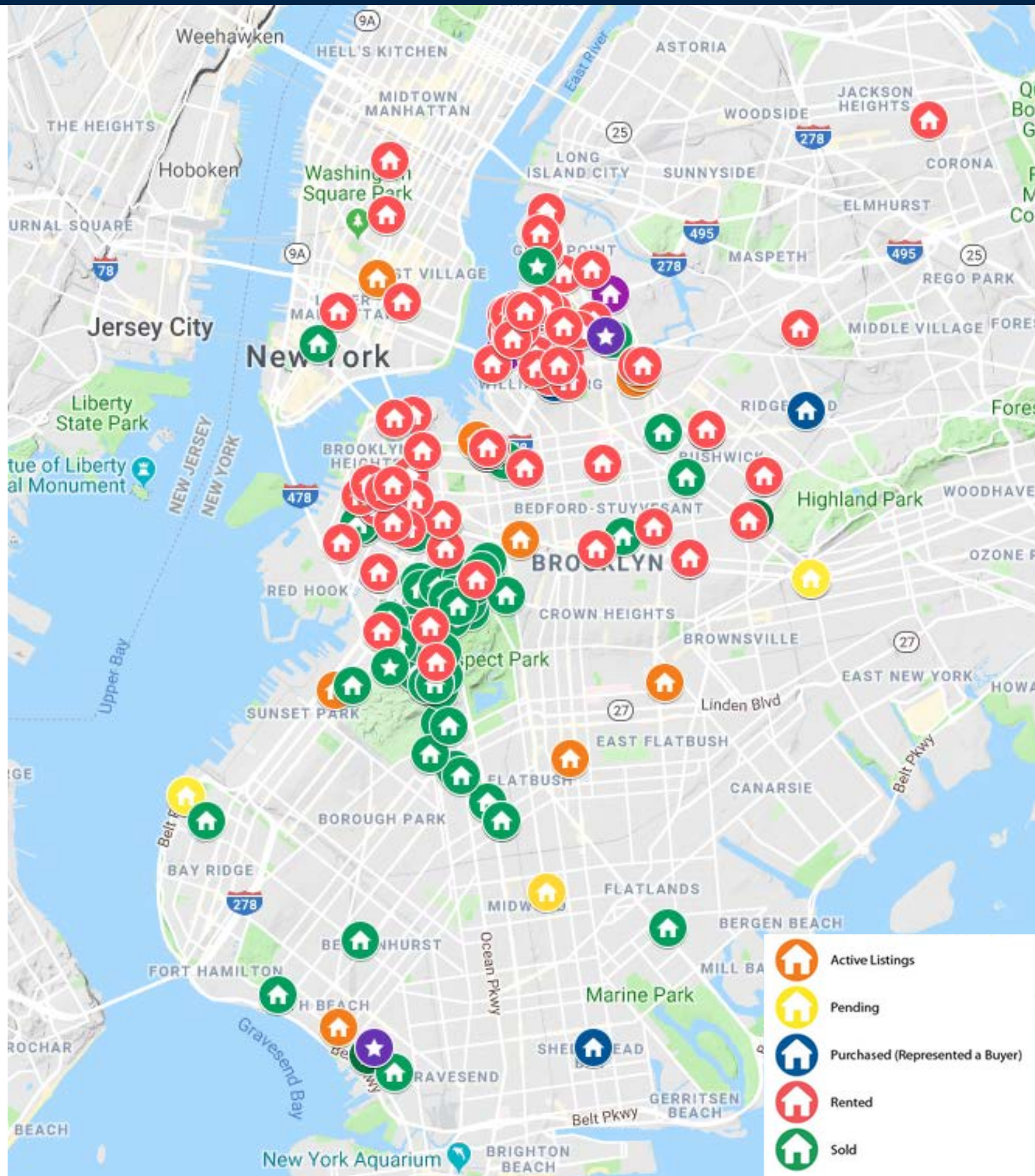
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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