

# PROSPECT HEIGHTS

A monthly analysis of residential sales  
in Prospect Heights, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Prospect Heights, Brooklyn

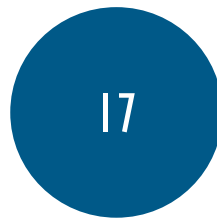
### SUMMARY

MEDIAN SALE PRICE



18% YoY

NO. OF TRANSACTIONS



-47% YoY

MEDIAN PRICE/SQ.FT.



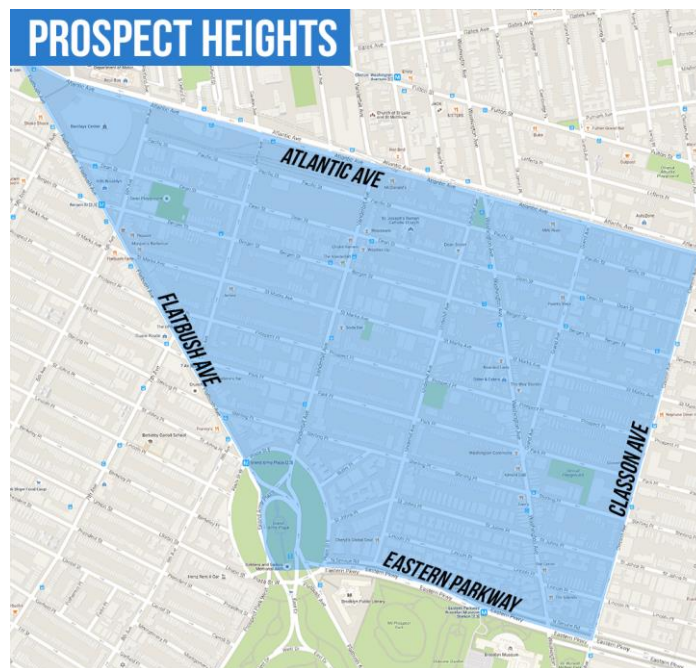
-15% YoY

BROOKLYN  
MEDIAN SALE PRICE



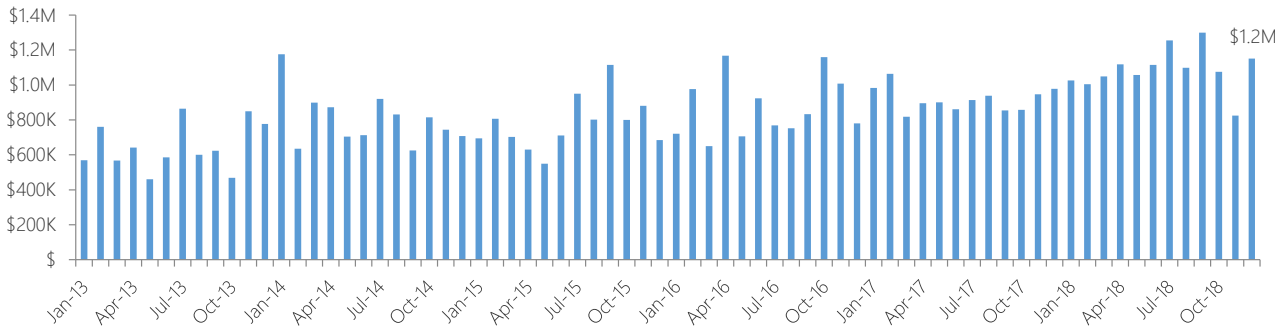
4% YoY

### NEIGHBORHOOD BOUNDARIES

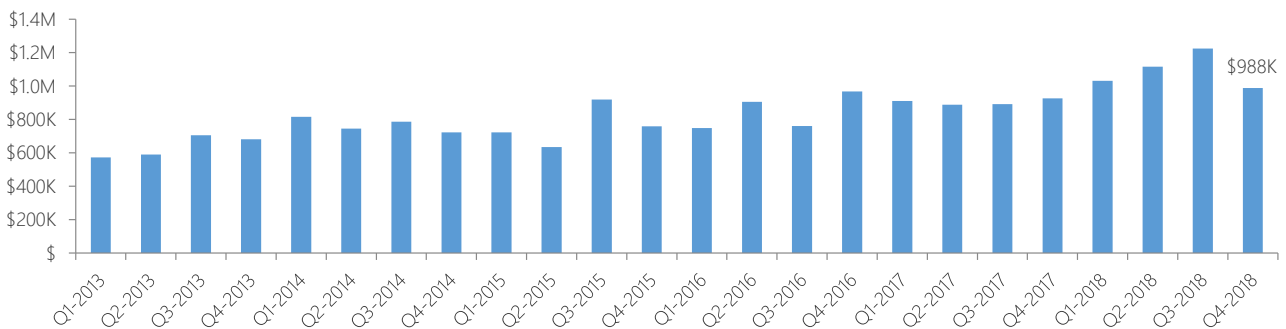


RESIDENTIAL STATS

Median Sale Price by Month

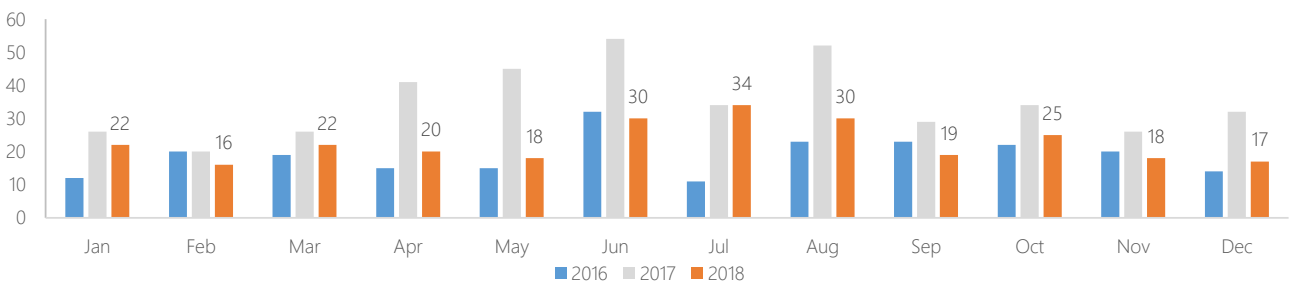


Median Sale Price by Quarter

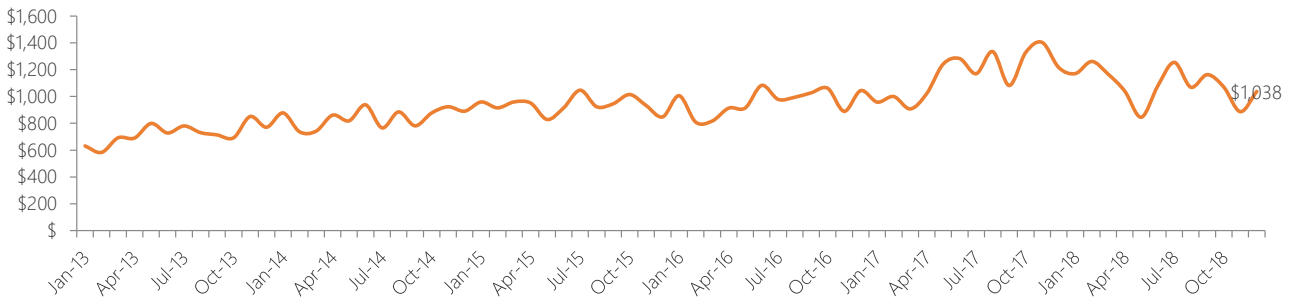


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	23	15	18	19	15	27	27	31	29	33	15	18
2014	15	18	19	13	19	22	18	23	19	20	22	22
2015	18	20	26	13	13	16	19	20	11	17	22	12
2016	12	20	19	15	15	32	11	23	23	22	20	14
2017	26	20	26	41	45	54	34	52	29	34	26	32
2018	22	16	22	20	18	30	34	30	19	25	18	17



Median Sale Price per Square Foot

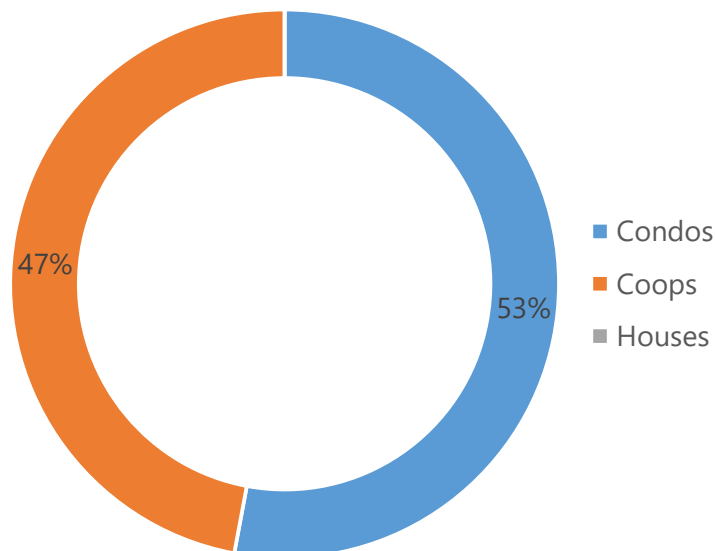


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	7%	\$1,038	-19%	9
Coops	\$950,000	69%	\$1,038	15%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
280 St Marks Ave #THB	3-01152-1602	27-Dec-18	\$1,749,000	Condo	
125 Eastern Pkwy #6CK	3-01179-0061	12-Dec-18	\$1,400,000	Coop	
275 Flatbush Ave #3	3-01150-1002	21-Dec-18	\$1,365,000	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
475 Sterling Pl #1H	3-01167-1008	17-Dec-18	\$1,151,012	Condo	1,109
225 Park Pl #3C	3-01158-0061	18-Dec-18	\$970,000	Coop	
225 Park Pl #4A	3-01158-0061	14-Dec-18	\$950,000	Coop	915
550 Vanderbilt Ave #1616	3-01129-1274	17-Dec-18	\$690,000	Condo	
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
400 Lincoln Pl #3G	3-01179-0103	6-Dec-18	\$455,000	Coop	
20 Plaza St E #D23	3-01169-0024	20-Dec-18	\$399,000	Coop	



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# THE RATNER TEAM



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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

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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