

# WILLIAMSBURG-GREENPOINT

A monthly analysis of residential sales  
in Williamsburg-Greenpoint, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Williamsburg/Greenpoint, Brooklyn

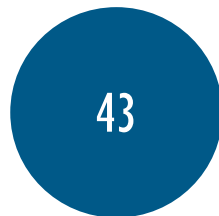
### SUMMARY

MEDIAN SALE PRICE



12% YoY

NO. OF TRANSACTIONS



-39% YoY

MEDIAN PRICE/SQ.FT.



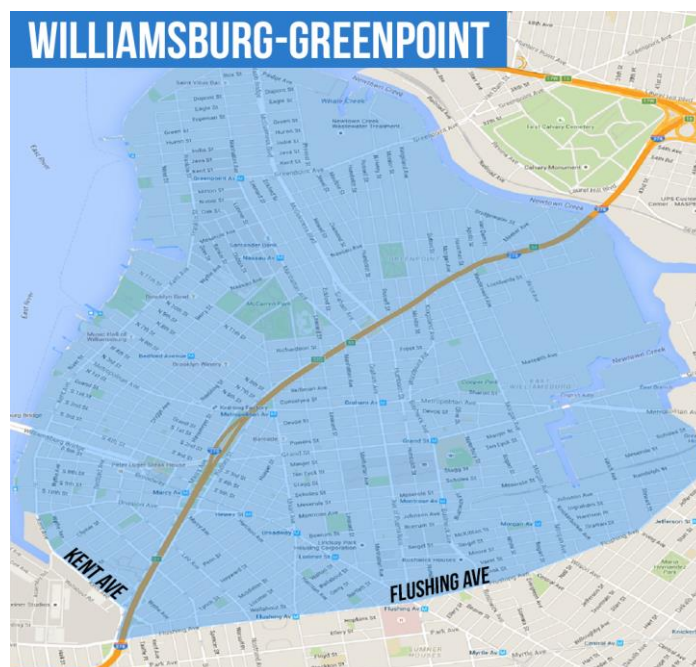
-11% YoY

BROOKLYN  
MEDIAN SALE PRICE



4% YoY

### NEIGHBORHOOD BOUNDARIES

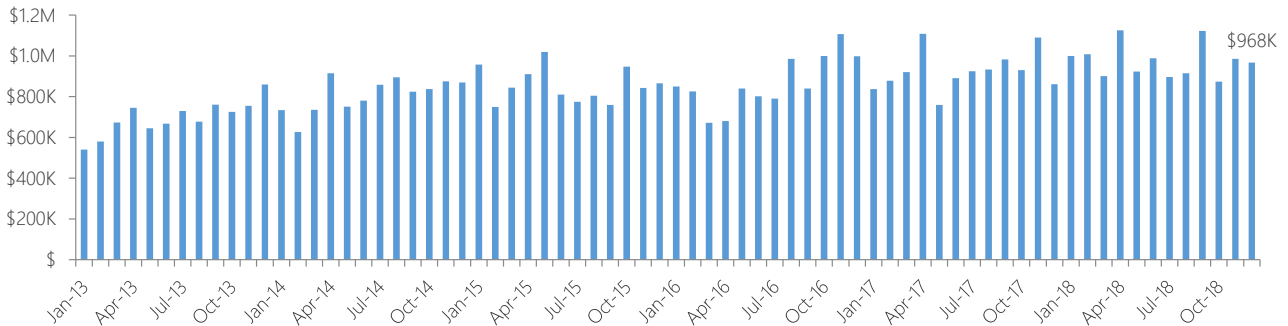


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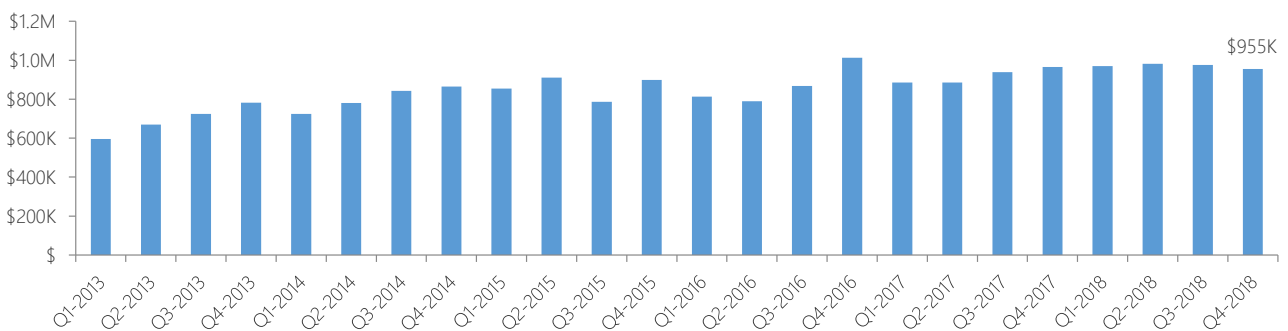
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RESIDENTIAL STATS

Median Sale Price by Month

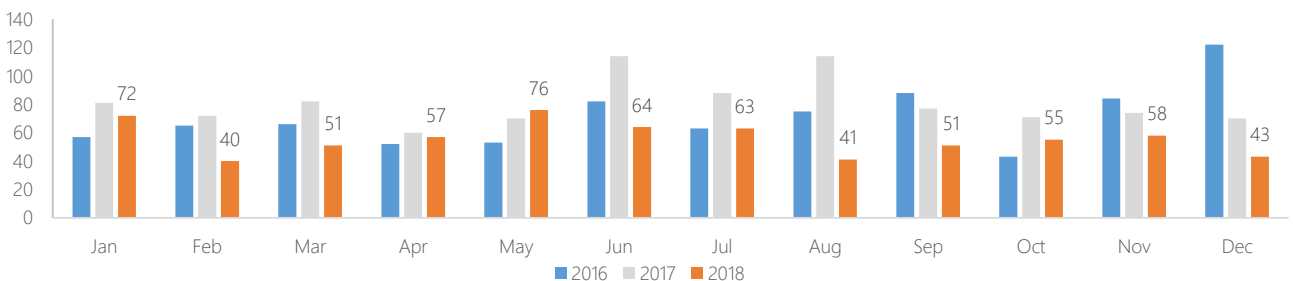


Median Sale Price by Quarter

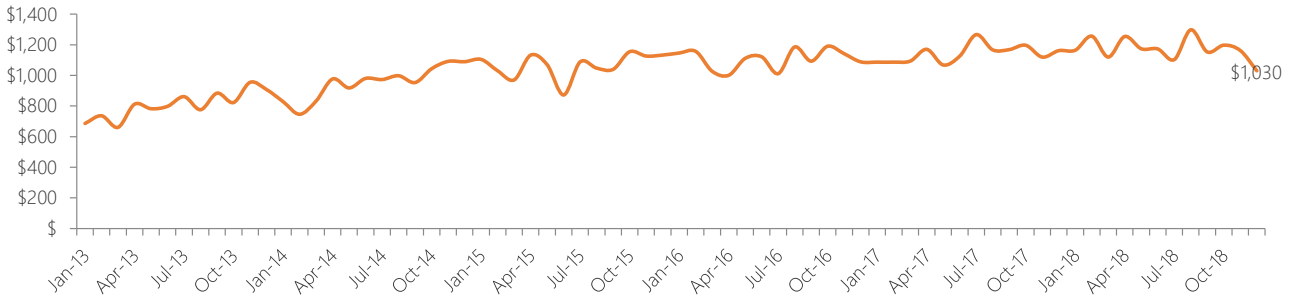


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	50	26	41	52	64	77	72	77	48	63	64	53
2014	53	45	44	56	71	53	58	52	60	55	47	45
2015	43	36	50	41	62	87	83	80	63	68	48	51
2016	57	65	66	52	53	82	63	75	88	43	84	122
2017	81	72	82	60	70	114	88	114	77	71	74	70
2018	72	40	51	57	76	64	63	41	51	55	58	43



Median Sale Price per Square Foot

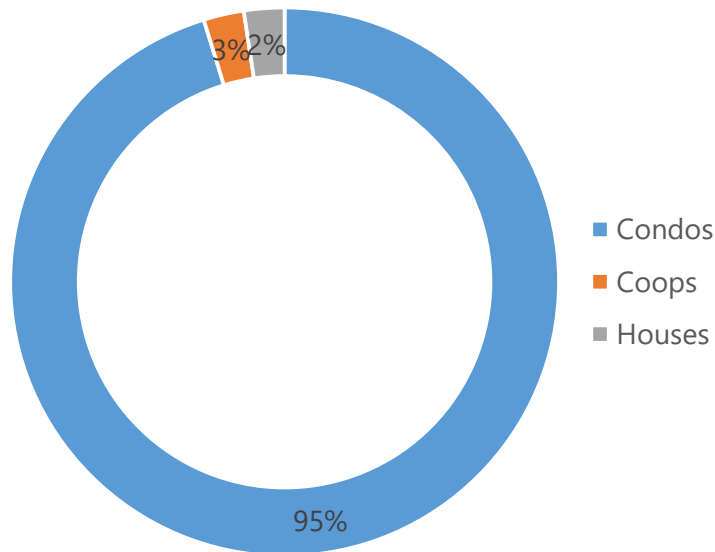


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$967,500	5%	\$1,029	-13%	40
Coops	\$875,000	119%	-	-	1
Houses	\$2,850,000	61%	\$1,348	148%	1

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
693 Humboldt St	3-02653-0030	10-Dec-18	\$2,850,000	House	2,115
190-192 Green St #101	3-02523-1001	4-Dec-18	\$2,600,000	Condo	2,690
251 Withers St #1	3-02866-1301	27-Dec-18	\$1,430,000	Condo	
214 N Eleventh St #6M	3-02299-1111	6-Dec-18	\$1,425,000	Condo	1,373
34 N Seventh St #5AA	3-02324-1207	19-Dec-18	\$1,375,000	Condo	1,057
125 N Tenth St #N4	3-02297-1174	3-Dec-18	\$1,367,500	Condo	1,090
22 N Sixth St #3J	3-02332-1112	18-Dec-18	\$1,162,500	Condo	878
220 Withers St #3A	3-02875-1305	31-Dec-18	\$1,145,531	Condo	
100 Engert Ave #1D	3-02714-1201	14-Dec-18	\$1,130,000	Condo	1,100
222 Withers St #3A	3-02875-1405	28-Dec-18	\$1,120,075	Condo	
40 S Ninth St #6A	3-02135-1715	24-Dec-18	\$1,115,000	Condo	1,682
143 Jackson St #4B	3-02744-1224	17-Dec-18	\$1,110,000	Condo	1,105
34 Eckford St #6A	3-02714-1011	27-Dec-18	\$1,100,000	Condo	915
29 S Third St #4B	3-02415-1020	7-Dec-18	\$1,080,000	Condo	853
1 Powers St #303	3-02773-1212	20-Dec-18	\$1,080,000	Condo	905
171 Eagle St #1	3-02496-1001	17-Dec-18	\$999,900	Condo	
184 Kent Ave #B608	3-02348-1205	11-Dec-18	\$999,000	Condo	
43 S Tenth St #1C	3-02135-1603	11-Dec-18	\$970,000	Condo	1,962
94 Maspeth Ave #3C	3-02907-1118	14-Dec-18	\$965,000	Condo	937
218 Middleton St #2B	3-02242-1205	4-Dec-18	\$950,000	Condo	1,600
184 Kent Ave #B507	3-02348-1189	12-Dec-18	\$950,000	Condo	
251 S Third St #2B	3-02421-1104	10-Dec-18	\$940,000	Condo	807
156 Broadway #3C	3-02132-1508	18-Dec-18	\$880,000	Condo	677
1125 Lorimer St #3H	3-02569-0035	21-Dec-18	\$875,000	Coop	
170 West St #101	3-02521-1701	20-Dec-18	\$829,874	Condo	
84 Engert Ave #1A	3-02713-1001	20-Dec-18	\$785,000	Condo	834
220 Richardson St #2A	3-02857-1603	10-Dec-18	\$750,000	Condo	
1059 Manhattan Ave #4A	3-02504-1218	12-Dec-18	\$738,231	Condo	
80 Metropolitan Ave #3C	3-02363-1093	13-Dec-18	\$735,000	Condo	529
90 Lorimer St #4A	3-02245-1335	14-Dec-18	\$730,210	Condo	
30 Devoe St #3B	3-02767-1106	20-Dec-18	\$675,000	Condo	794
28 Newel St #2B	3-02684-1003	20-Dec-18	\$650,000	Condo	661
86-88 Middleton St #7B	3-02240-1718	24-Dec-18	\$485,000	Condo	788
34 N Seventh St #13	3-02324-1321	18-Dec-18	\$12,000	Condo	35



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# THE RATNER TEAM



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New Development Expert

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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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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