

WILLIAMSBURG-GREENPOINT

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

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Williamsburg/Greenpoint, Brooklyn

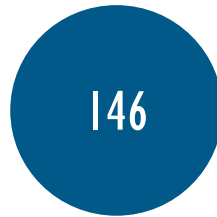
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



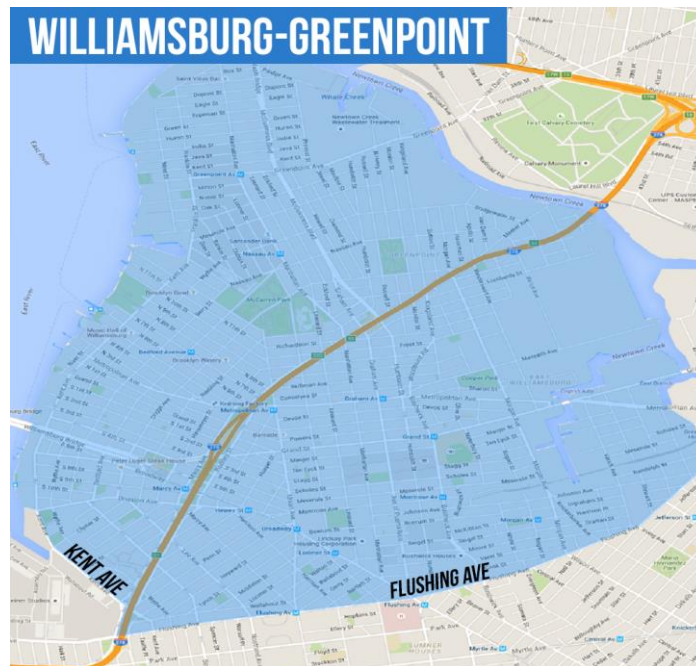
-1% YoY

BROOKLYN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

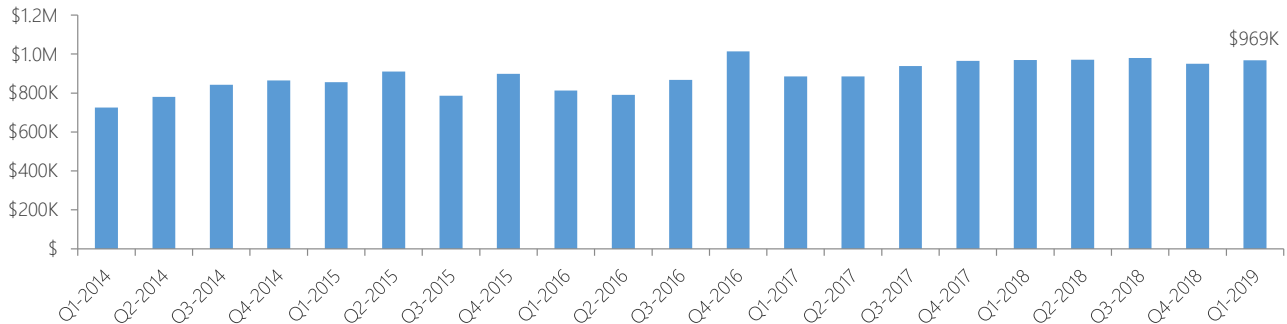


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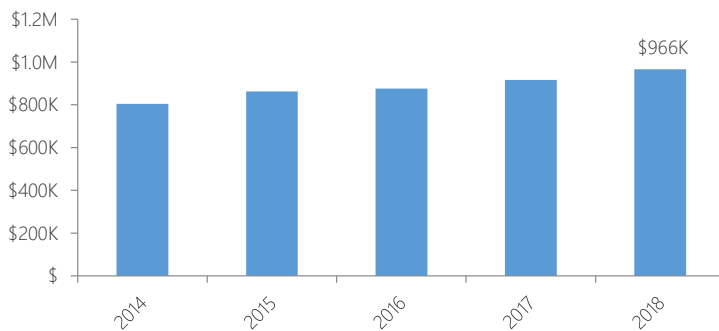
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RESIDENTIAL STATS

Median Sale Price by Quarter

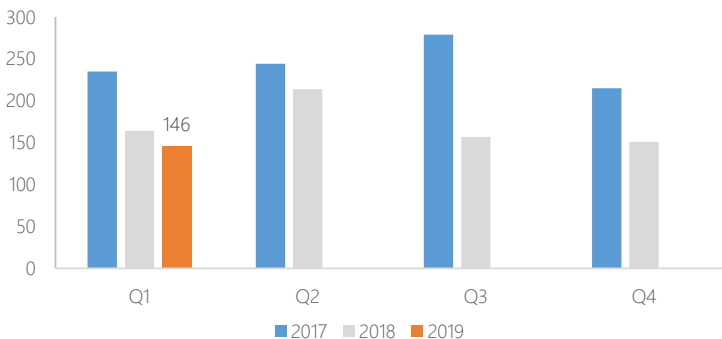


Median Sale Price by Year

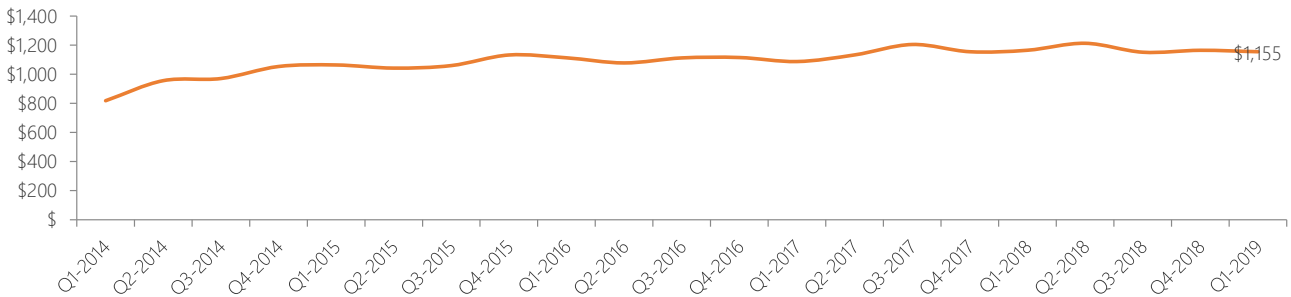


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	142	129	188	235	164	146
Q2	180	190	187	244	214	
Q3	170	226	226	279	157	
Q4	147	167	249	215	151	



Median Sale Price per Square Foot

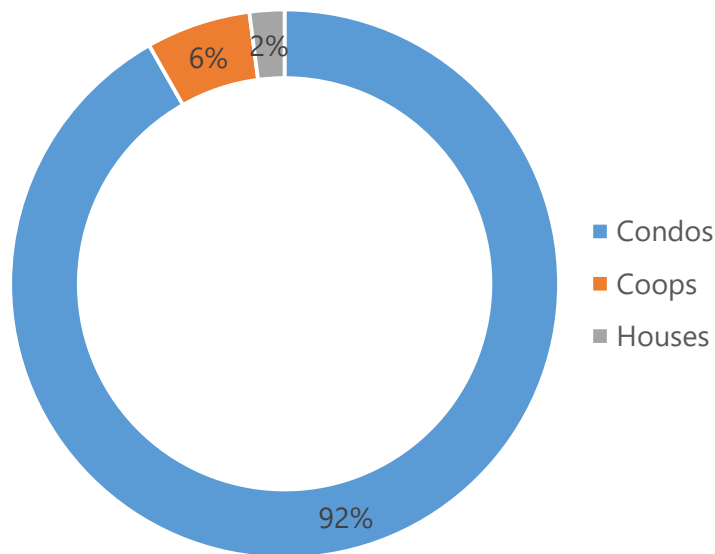


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$987,500	1%	\$1,155	-2%	134
Coops	\$380,000	9%	-	-	9
Houses	\$2,000,000	26%	\$1,089	16%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
138 N First St	3-02380-0015	19-Mar-19	\$5,250,000	House	3,750
184 Kent Ave #C313	3-02348-1246	8-Jan-19	\$4,259,949	Condo	
34 N Seventh St #PH1C	3-02324-1296	14-Feb-19	\$3,350,000	Condo	1,805
66 N Third St #2	3-02357-1401	22-Jan-19	\$2,825,000	Condo	
72 Berry St #6C	3-02303-1024	25-Mar-19	\$2,800,000	Condo	1,638
69 N First St #THI	3-02363-1205	11-Mar-19	\$2,723,819	Condo	2,309
66 N Third St #5	3-02357-1404	27-Mar-19	\$2,650,000	Condo	
184 Kent Ave #C611	3-02348-1285	11-Jan-19	\$2,560,102	Condo	
66 N Third St #4	3-02357-1403	20-Feb-19	\$2,550,000	Condo	
84 Oak St #3A	3-02571-1005	28-Feb-19	\$2,393,670	Condo	
155 Freeman St #3	3-02504-1103	27-Feb-19	\$2,200,000	Condo	2,184
50 Greenpoint Ave #PHD	3-02562-1044	31-Jan-19	\$2,087,413	Condo	
544 Leonard St	3-02681-0058	8-Feb-19	\$2,000,000	House	1,836
38 Broome St #1A	3-02701-1001	9-Jan-19	\$1,909,219	Condo	1,602
22 N Sixth St #7S	3-02332-1194	15-Feb-19	\$1,875,000	Condo	1,183
321 Manhattan Ave #1	3-02758-1401	29-Mar-19	\$1,800,000	Condo	
21 India St #29E	3-02530-1119	26-Mar-19	\$1,776,846	Condo	
170 West St #501	3-02521-1709	31-Jan-19	\$1,775,000	Condo	
246 Withers St #1D	3-02875-1004	24-Jan-19	\$1,775,000	Condo	1,377
2 Northside Piers #21L	3-02340-1493	18-Mar-19	\$1,770,000	Condo	1,120
70 Berry St #5B	3-02303-1072	12-Mar-19	\$1,750,000	Condo	718
184 Kent Ave #D205	3-02348-1302	12-Mar-19	\$1,719,321	Condo	
21 India St #34E	3-02530-1165	22-Mar-19	\$1,700,478	Condo	
21 India St #28A	3-02530-1105	15-Mar-19	\$1,650,378	Condo	
330 Wythe Ave #3H	3-02403-1021	1-Mar-19	\$1,650,000	Condo	930
184 Kent Ave #A615	3-02348-1130	25-Jan-19	\$1,631,102	Condo	1,086
184 Kent Ave #A415	3-02348-1097	22-Feb-19	\$1,600,917	Condo	
21 India St #28E	3-02530-1109	13-Mar-19	\$1,578,288	Condo	
330 Wythe Ave #2A	3-02403-1004	3-Jan-19	\$1,550,000	Condo	1,342
440 Kent Ave #14A	3-02134-1272	20-Mar-19	\$1,535,000	Condo	1,270
184 Kent Ave #D407	3-02348-1329	1-Mar-19	\$1,500,000	Condo	
50 Greenpoint Ave #4H	3-02562-1023	14-Mar-19	\$1,492,000	Condo	
96 Clay St #3A	3-02488-1312	9-Jan-19	\$1,481,554	Condo	
214 N Eleventh St #6L	3-02299-1110	18-Feb-19	\$1,470,000	Condo	1,421
320 Humboldt St #4	3-02778-1205	5-Feb-19	\$1,430,000	Condo	1,293
21 India St #30D	3-02530-1128	26-Mar-19	\$1,402,684	Condo	
180 Jackson St #4	3-02750-1205	22-Jan-19	\$1,400,000	Condo	1,290
180 Jackson St #1	3-02750-1201	5-Mar-19	\$1,400,000	Condo	1,065
184 Kent Ave #C604	3-02348-1279	28-Mar-19	\$1,397,197	Condo	
21 India St #28D	3-02530-1108	25-Mar-19	\$1,395,003	Condo	
14 Hope St #PHB	3-02383-1220	22-Feb-19	\$1,375,000	Condo	996
26 Broadway #401	3-02129-1712	29-Jan-19	\$1,350,000	Condo	1,275
184 Kent Ave #C313	3-02348-1246	20-Mar-19	\$1,350,000	Condo	
236 S First St #4B	3-02408-1017	14-Feb-19	\$1,344,000	Condo	1,175
79 Eagle St #5	3-02495-1005	25-Jan-19	\$1,337,045	Condo	
184 Kent Ave #B606	3-02348-1203	27-Feb-19	\$1,324,577	Condo	
184 Kent Ave #C612	3-02348-1286	28-Feb-19	\$1,310,000	Condo	
29 S Third St #4F	3-02415-1024	14-Feb-19	\$1,300,000	Condo	1,128
50 Bayard St #2G	3-02721-1421	30-Jan-19	\$1,290,000	Condo	1,087
34 N Seventh St #6I	3-02324-1219	8-Jan-19	\$1,280,000	Condo	917



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Address	BBL	Sale date	Sale price	Property type	Sqft
190 S First St #3C	3-02407-1208	25-Jan-19	\$1,267,721	Condo	1,014
184 Kent Ave #B506	3-02348-1188	27-Feb-19	\$1,254,885	Condo	
2 Northside Piers #2U	3-02340-1307	4-Jan-19	\$1,250,000	Condo	943
145 Mc Guinness Blvd	3-02622-1209	23-Jan-19	\$1,250,000	Condo	1,269
72 Roebling St #4B	3-02321-1016	17-Jan-19	\$1,250,000	Condo	1,082
21 India St #31C	3-02530-1137	28-Mar-19	\$1,247,356	Condo	
29 S Third St #4E	3-02415-1023	29-Jan-19	\$1,243,750	Condo	883
184 Kent Ave #A705	3-02348-1137	22-Mar-19	\$1,201,218	Condo	
21 India St #29B	3-02530-1116	8-Mar-19	\$1,186,261	Condo	
355 Humboldt St #2	3-02765-1202	21-Feb-19	\$1,170,988	Condo	
61 Conselyea St #B1	3-02752-1102	12-Feb-19	\$1,129,000	Condo	402
21 India St #28B	3-02530-1106	18-Mar-19	\$1,120,129	Condo	
130 Jackson St #4C	3-02749-1120	27-Mar-19	\$1,100,000	Condo	850
62 N Third St #3B	3-02357-1303	5-Mar-19	\$1,089,855	Condo	
21 India St #30H	3-02530-1132	29-Mar-19	\$1,069,163	Condo	
21 India St #29G	3-02530-1121	21-Mar-19	\$1,038,615	Condo	
2 Northside Piers #9C	3-02340-1382	4-Jan-19	\$999,000	Condo	775
306 Leonard St #J3	3-02758-1008	30-Jan-19	\$990,000	Condo	905
306 Leonard St #J1	3-02758-1002	14-Feb-19	\$985,000	Condo	1,459
223 Lynch St #24	3-02234-1003	12-Feb-19	\$985,000	Condo	1,078
184 Kent Ave #A611	3-02348-1126	7-Jan-19	\$980,000	Condo	
525 Kent Ave #7C	3-02165-1030	4-Mar-19	\$967,000	Condo	1,286
212 N Ninth St #5D	3-02313-1122	29-Mar-19	\$960,000	Condo	698
184 Kent Ave #C601	3-02348-1276	15-Mar-19	\$953,355	Condo	
84 Green St #7	3-02521-1103	7-Feb-19	\$952,500	Condo	900
184 Kent Ave #A607	3-02348-1122	8-Jan-19	\$950,000	Condo	
184 Kent Ave #A513	3-02348-1112	7-Jan-19	\$925,000	Condo	
636 Leonard St #4A	3-02621-1007	1-Feb-19	\$925,000	Condo	814
221 N Eleventh St #3	3-02292-1203	14-Mar-19	\$917,500	Condo	838
9 Franklin Ave #3B	3-02262-1705	31-Jan-19	\$900,000	Condo	1,299
755 Kent Ave #312	3-02261-1030	4-Mar-19	\$890,969	Condo	
220 Richardson St #2B	3-02857-1604	16-Jan-19	\$875,000	Condo	
70 Berry St #4E	3-02303-1068	23-Jan-19	\$875,000	Condo	785
755 Kent Ave #508	3-02261-1060	13-Feb-19	\$865,513	Condo	
755 Kent Ave #408	3-02261-1043	13-Feb-19	\$865,513	Condo	
184 Kent Ave #D103	3-02348-1297	29-Mar-19	\$862,933	Condo	
160 Manhattan Ave #3A	3-03043-1105	20-Feb-19	\$855,000	Condo	713
69 Java St #2B	3-02539-1203	28-Mar-19	\$850,239	Condo	
165 N Tenth St #3A	3-02298-1112	14-Mar-19	\$850,000	Condo	480
875 Driggs Ave #2L	3-02139-1103	7-Mar-19	\$840,056	Condo	1,297
131 Division Ave #5C	3-02147-1016	15-Jan-19	\$810,000	Condo	1,372
755 Kent Ave #610	3-02261-1079	28-Mar-19	\$792,199	Condo	
287 Grand St #3B	3-02383-1104	11-Feb-19	\$780,000	Condo	608
38 Broome St #3B	3-02701-1005	6-Feb-19	\$778,961	Condo	630
282 Nassau Ave #2A	3-02691-1103	15-Mar-19	\$768,779	Condo	
429 Kent Ave #901	3-02135-2007	25-Jan-19	\$763,688	Condo	
156 Penn St #UNIT3	3-02218-1503	17-Jan-19	\$758,397	Condo	
43 S Tenth St #5B	3-02135-1614	28-Mar-19	\$750,000	Condo	1,390
122 West St #3B	3-02549-1008	8-Feb-19	\$745,000	Condo	643
38 Broome St #2A	3-02701-1002	16-Jan-19	\$742,960	Condo	635



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THE RATNER TEAM



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New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals 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

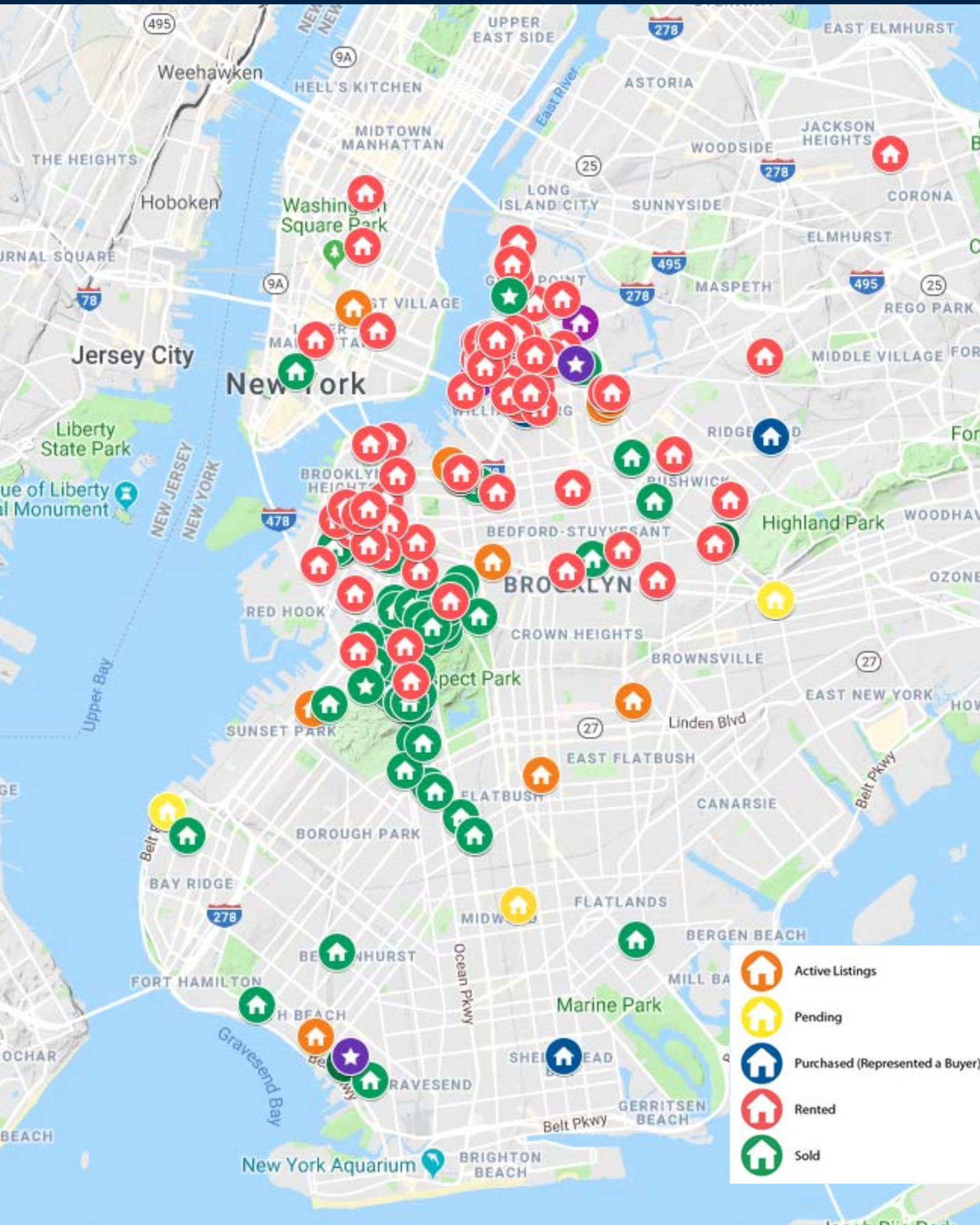
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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
Appraisers & Inspectors	Expeditors	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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