

WILLIAMSBURG

A monthly analysis of residential sales
in Williamsburg, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Williamsburg, Brooklyn

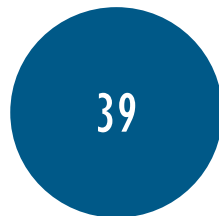
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-25% YoY

MEDIAN PRICE/SQ.FT.



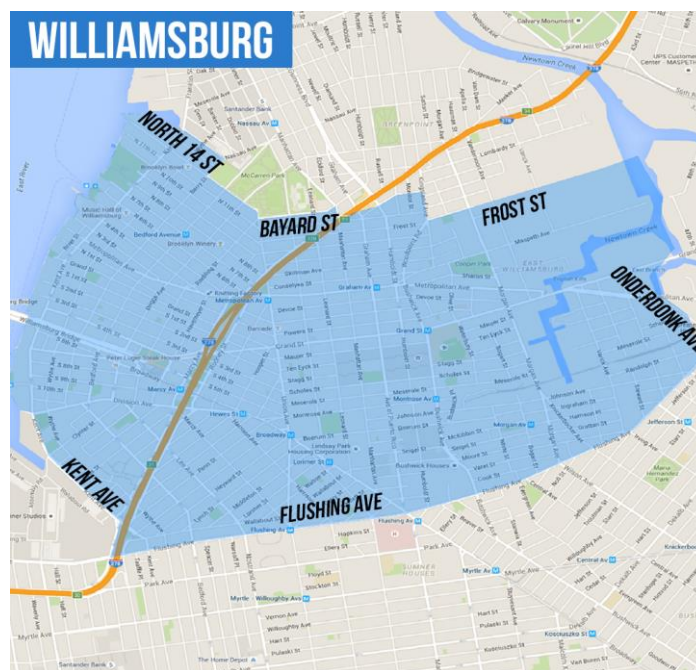
7% YoY

BROOKLYN
MEDIAN SALE PRICE



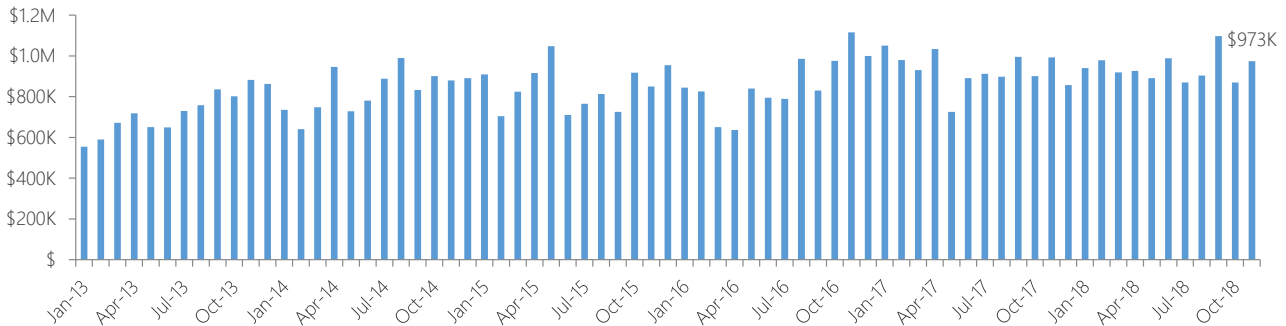
1% YoY

NEIGHBORHOOD BOUNDARIES

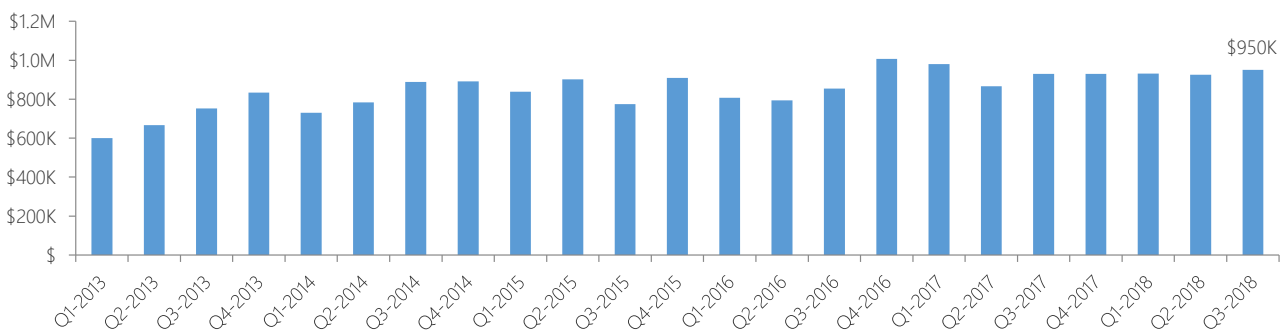


RESIDENTIAL STATS

Median Sale Price by Month

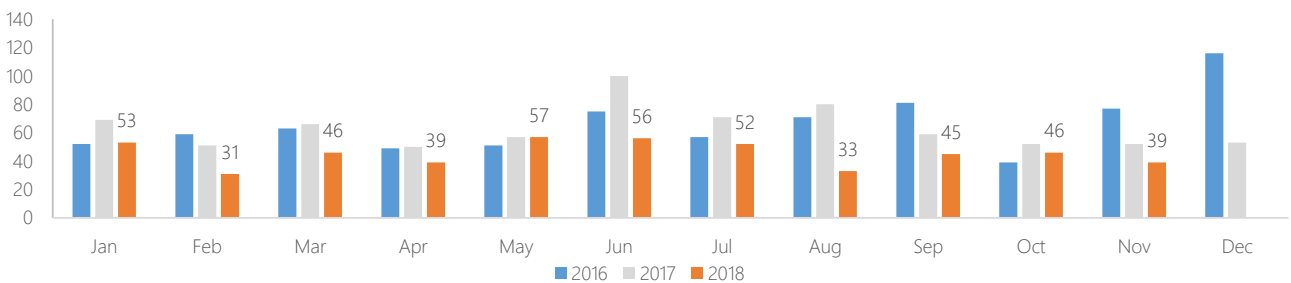


Median Sale Price by Quarter

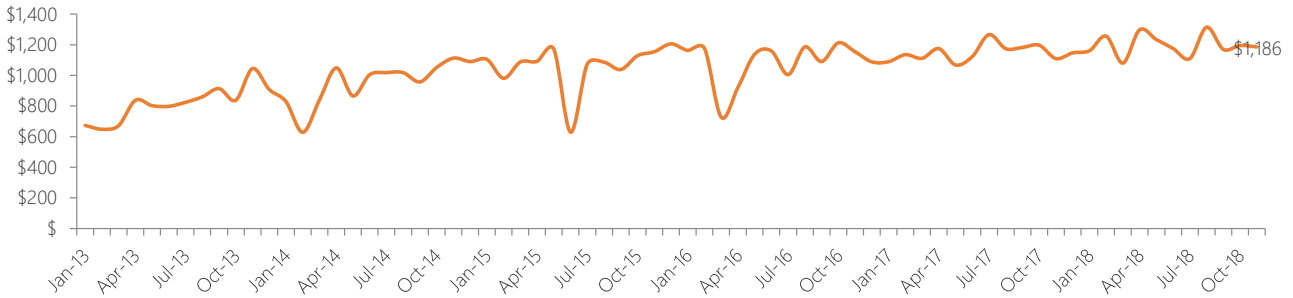


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	46	20	36	46	55	64	62	60	40	54	52	42
2014	47	38	36	45	50	45	49	43	51	41	39	41
2015	36	32	40	33	50	76	71	70	57	57	40	41
2016	52	59	63	49	51	75	57	71	81	39	77	116
2017	69	51	66	50	57	100	71	80	59	52	52	53
2018	53	31	46	39	57	56	52	33	45	46	39	



Median Sale Price per Square Foot

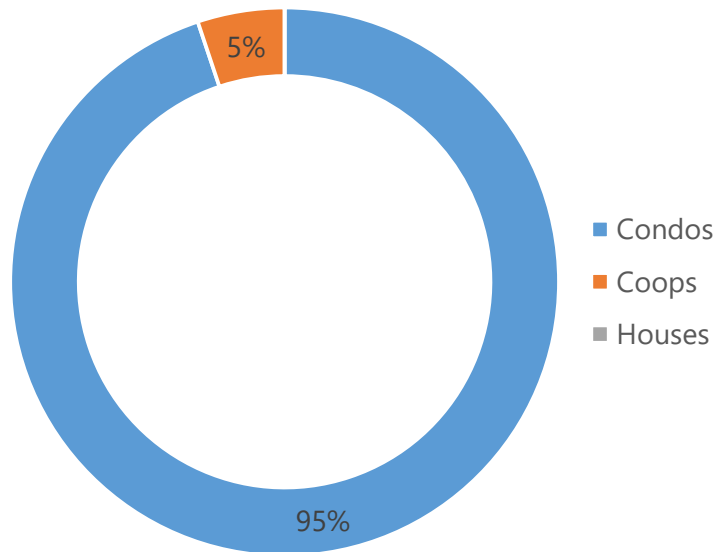


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$995,000	0%	\$1,186	8%	37
Coops	\$362,500	7%	-	-	2
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
85-101 N Third St #PH	3-02350-1072	20-Nov-18	\$2,625,000	Condo	1,346
30 Bayard St #PHA	3-02721-1186	7-Nov-18	\$2,375,000	Condo	2,003
22 N Sixth St #15D	3-02332-1287	16-Nov-18	\$1,950,000	Condo	1,157
535 Lorimer St #102	3-02767-1202	20-Nov-18	\$1,731,025	Condo	
47-63 N Eighth St #THA	3-02309-1035	20-Nov-18	\$1,610,000	Condo	1,318
535 Lorimer St #PHS	3-02767-1210	15-Nov-18	\$1,595,125	Condo	
1 Northside Piers #11E	3-02340-1162	16-Nov-18	\$1,590,000	Condo	1,152
230 N Eighth St #1B	3-02321-1002	19-Nov-18	\$1,375,000	Condo	1,235
167 Devoe St #1B	3-02765-1102	8-Nov-18	\$1,350,000	Condo	
190 S First St #2C	3-02407-1205	28-Nov-18	\$1,250,000	Condo	
34 N Seventh St #6A	3-02324-1211	2-Nov-18	\$1,225,000	Condo	892
535 Lorimer St #101	3-02767-1201	26-Nov-18	\$1,180,000	Condo	
184 Kent Ave #C513	3-02348-1274	1-Nov-18	\$1,167,360	Condo	
90 N Fifth St #4B	3-02342-1015	29-Nov-18	\$1,135,000	Condo	918
219-223 Withers St #2A	3-02866-1003	30-Nov-18	\$999,000	Condo	999
22 N Sixth St #6B	3-02332-1157	30-Nov-18	\$999,000	Condo	688
42 Walton St #1B	3-02249-1129	29-Nov-18	\$995,000	Condo	4,516
184 Kent Ave #B404	3-02348-1171	21-Nov-18	\$973,355	Condo	
184 Kent Ave #A411	3-02348-1093	28-Nov-18	\$950,000	Condo	
184 Kent Ave #D514	3-02348-1356	14-Nov-18	\$936,281	Condo	
34 N Seventh St #3CC	3-02324-1159	19-Nov-18	\$875,000	Condo	685
535 Kent Ave #6D	3-02165-1060	27-Nov-18	\$864,494	Condo	1,380
136 Wallabout St #6A	3-02262-1311	9-Nov-18	\$807,367	Condo	1,110
30 Bayard St #4C	3-02721-1155	19-Nov-18	\$805,000	Condo	643
214 N Eleventh St #3N	3-02299-1051	20-Nov-18	\$795,000	Condo	727
233 Devoe St #1A	3-02916-1201	30-Nov-18	\$775,000	Condo	1,360
764 Kent Ave #4C	3-02260-1016	28-Nov-18	\$725,000	Condo	1,062
190 S First St #6B	3-02407-1216	20-Nov-18	\$640,000	Condo	
184 Kent Ave #D518	3-02348-1360	29-Nov-18	\$609,000	Condo	
94 Maspeth Ave #5L	3-02907-1158	13-Nov-18	\$567,500	Condo	440
190 S First St #2B	3-02407-1204	14-Nov-18	\$565,000	Condo	
8 Lynch St #1R	3-02235-1902	14-Nov-18	\$425,000	Condo	2,447
256 S Fourth St #22	3-02447-0010	14-Nov-18	\$370,000	Coop	
225 S Third St #24	3-02420-0035	29-Nov-18	\$355,000	Coop	
41-47 S Eighth St #1A	3-02129-1301	1-Nov-18	\$350,000	Condo	911



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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

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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
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