

# WILLIAMSBURG

A monthly analysis of residential sales  
in Williamsburg, Brooklyn

November 2019



**The RATNER Team Market Report**

c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, November 2019

## Williamsburg, Brooklyn

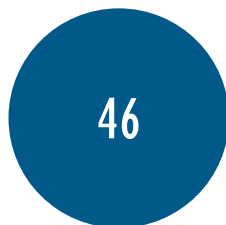
### SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



21% YoY

MEDIAN PRICE/SQ.FT.



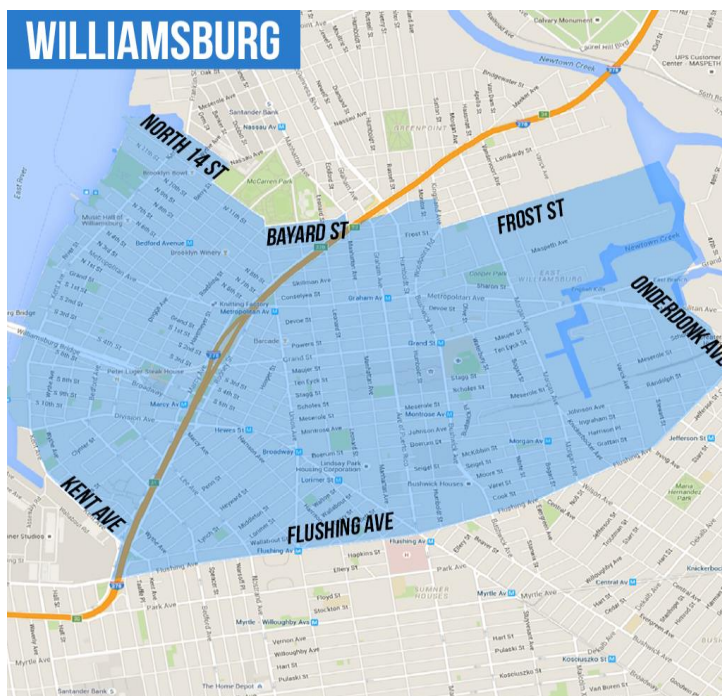
0% YoY

BROOKLYN MEDIAN SALE PRICE



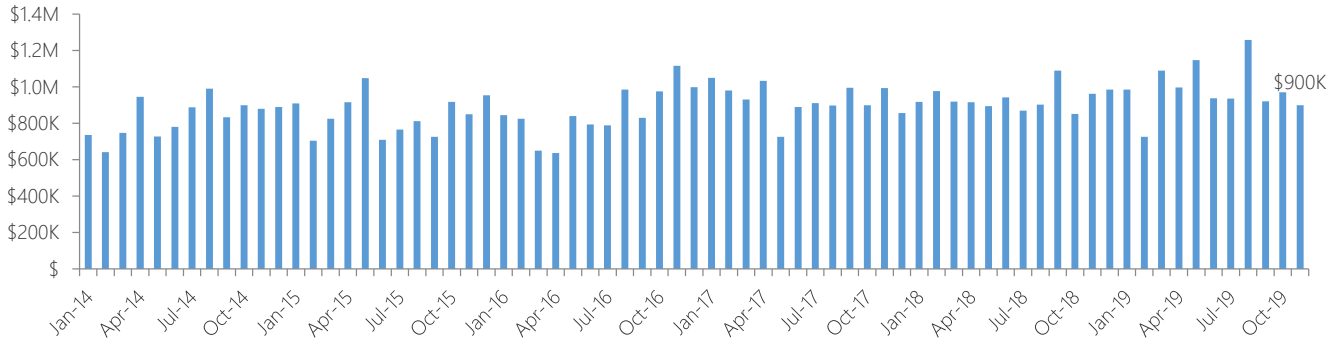
2% YoY

### NEIGHBORHOOD BOUNDARIES

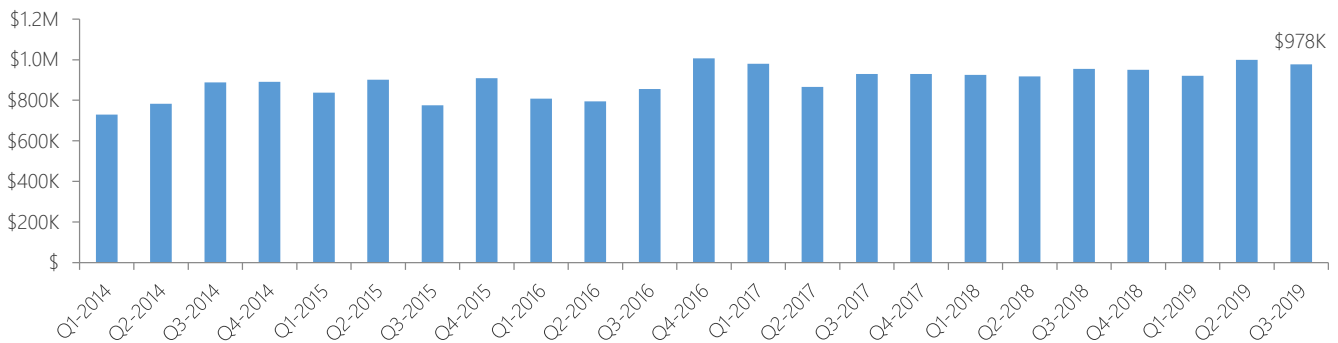


RESIDENTIAL STATS

Median Sale Price by Month

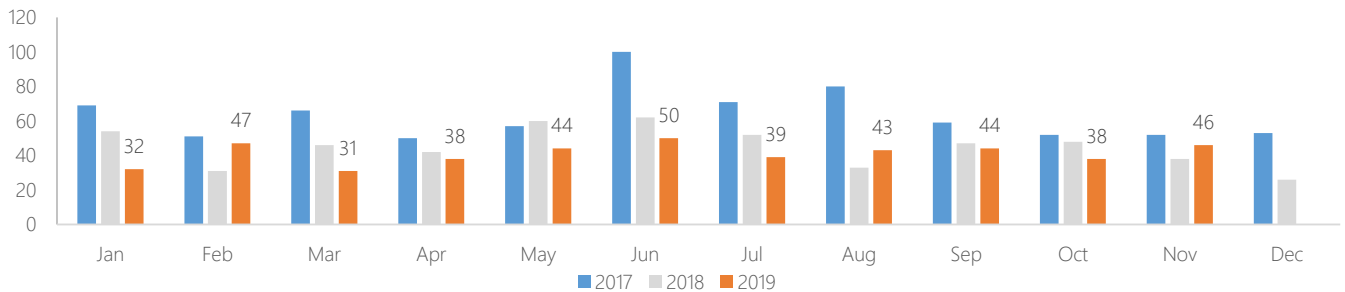


Median Sale Price by Quarter



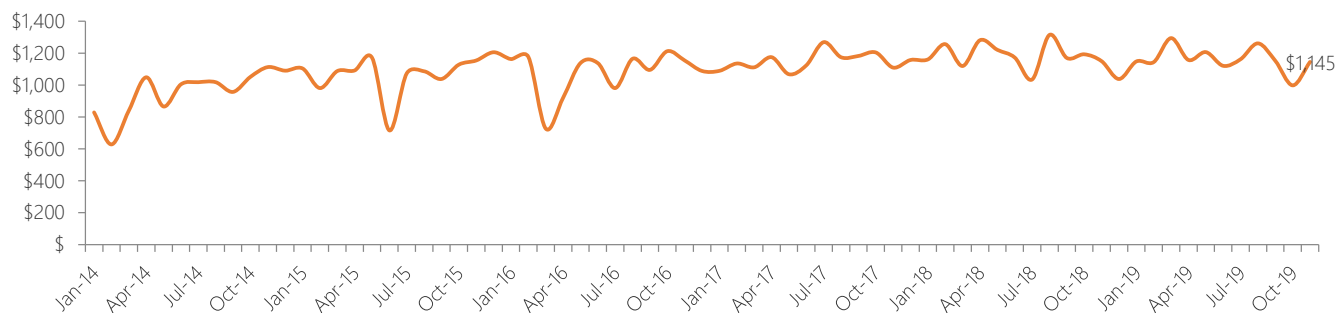
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	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	54	31	46	42	60	62	52	33	47	48	38	26
2019	32	47	31	38	44	50	39	43	44	38	46	





▶ Median Sale Price per Square Foot

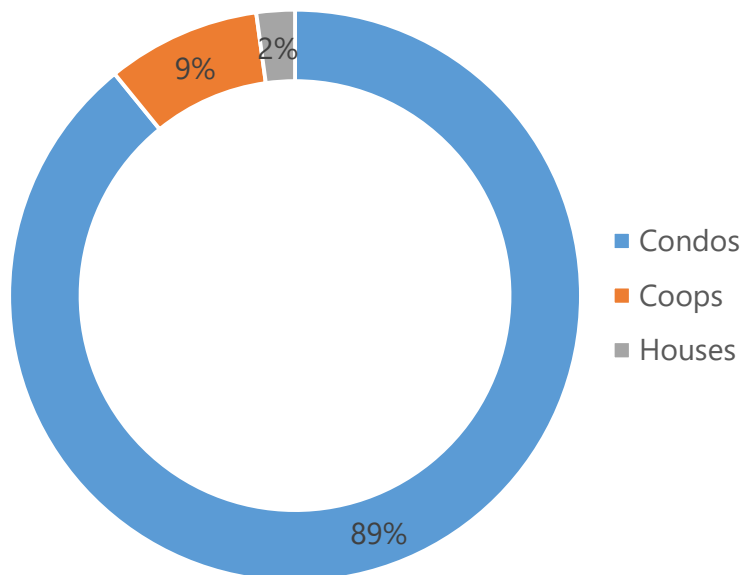


**RESIDENTIAL SALES BREAKDOWN**

▶ Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$955,000	-3%	\$1,185	3%	41
Coops	\$370,000	2%	-	-	4
Houses	\$900,000	-	\$701	-	1

▶ Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
287 Grand St #4B	3-02383-1106	19-Nov-19	\$2,550,000	Condo	792
184 Kent Ave #C407	3-02348-1254	15-Nov-19	\$1,955,341	Condo	
22 N Sixth St #16K	3-02332-1305	1-Nov-19	\$1,725,000	Condo	1,028
22 N Sixth St #16K	3-02332-1305	1-Nov-19	\$1,725,000	Condo	1,028
2 Northside Piers #12H	3-02340-1417	19-Nov-19	\$1,650,000	Condo	1,234
60 Broadway #3C	3-02130-1020	13-Nov-19	\$1,535,000	Condo	1,199
60 Broadway #3Q	3-02130-1032	21-Nov-19	\$1,150,000	Condo	1,059
184 Kent Ave #D604	3-02348-1366	22-Nov-19	\$1,092,500	Condo	
184 Kent Ave #C609	3-02348-1283	15-Nov-19	\$975,000	Condo	
184 Kent Ave #D315	3-02348-1318	15-Nov-19	\$955,069	Condo	
1 Northside Piers #3C	3-02340-1104	15-Nov-19	\$955,000	Condo	751
8 Herbert St	3-02725-0003	13-Nov-19	\$900,000	House	1,284
214 N Eleventh St #3D	3-02299-1042	18-Nov-19	\$890,000	Condo	727
142 Skillman Ave #3A	3-02754-1305	26-Nov-19	\$850,000	Condo	889
172 N Tenth St #1A	3-02305-1001	19-Nov-19	\$845,000	Condo	738
134 S Ninth St #2B	3-02147-1308	27-Nov-19	\$836,000	Condo	1,318
179 Woodpoint Rd #2B	3-02884-1003	22-Nov-19	\$810,000	Condo	
23 S Tenth St #3A	3-02135-1005	4-Nov-19	\$800,000	Condo	
214 N Eleventh St #4D	3-02299-1062	1-Nov-19	\$799,000	Condo	727
184 Kent Ave #D605	3-02348-1367	18-Nov-19	\$780,000	Condo	
184 Kent Ave #D405	3-02348-1327	7-Nov-19	\$763,244	Condo	
22 N Sixth St #18I	3-02332-1327	5-Nov-19	\$736,000	Condo	509
69 Lynch St #2	3-02231-1302	4-Nov-19	\$650,000	Condo	1,130
228 Bushwick Ave #4B	3-03054-1213	14-Nov-19	\$577,500	Condo	605
565 Flushing Ave #7A	3-02264-2913	15-Nov-19	\$479,000	Condo	
231 Maujer St #3L	3-02790-0031	27-Nov-19	\$400,000	Coop	
151 Grand St #6	3-02380-0033	26-Nov-19	\$370,000	Coop	
242 S Second St #1A	3-02420-0015	15-Nov-19	\$300,000	Coop	
106 Havemeyer St #4C	3-02383-1020	29-Nov-19	\$220,000	Condo	790



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# THE RATNER TEAM



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Commercial & Residential  
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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

[READ MORE REVIEWS](#)



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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                |
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| Door Experts                    | Hvac Professionals           | Property Managers              | Zoning & Land Use Experts           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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