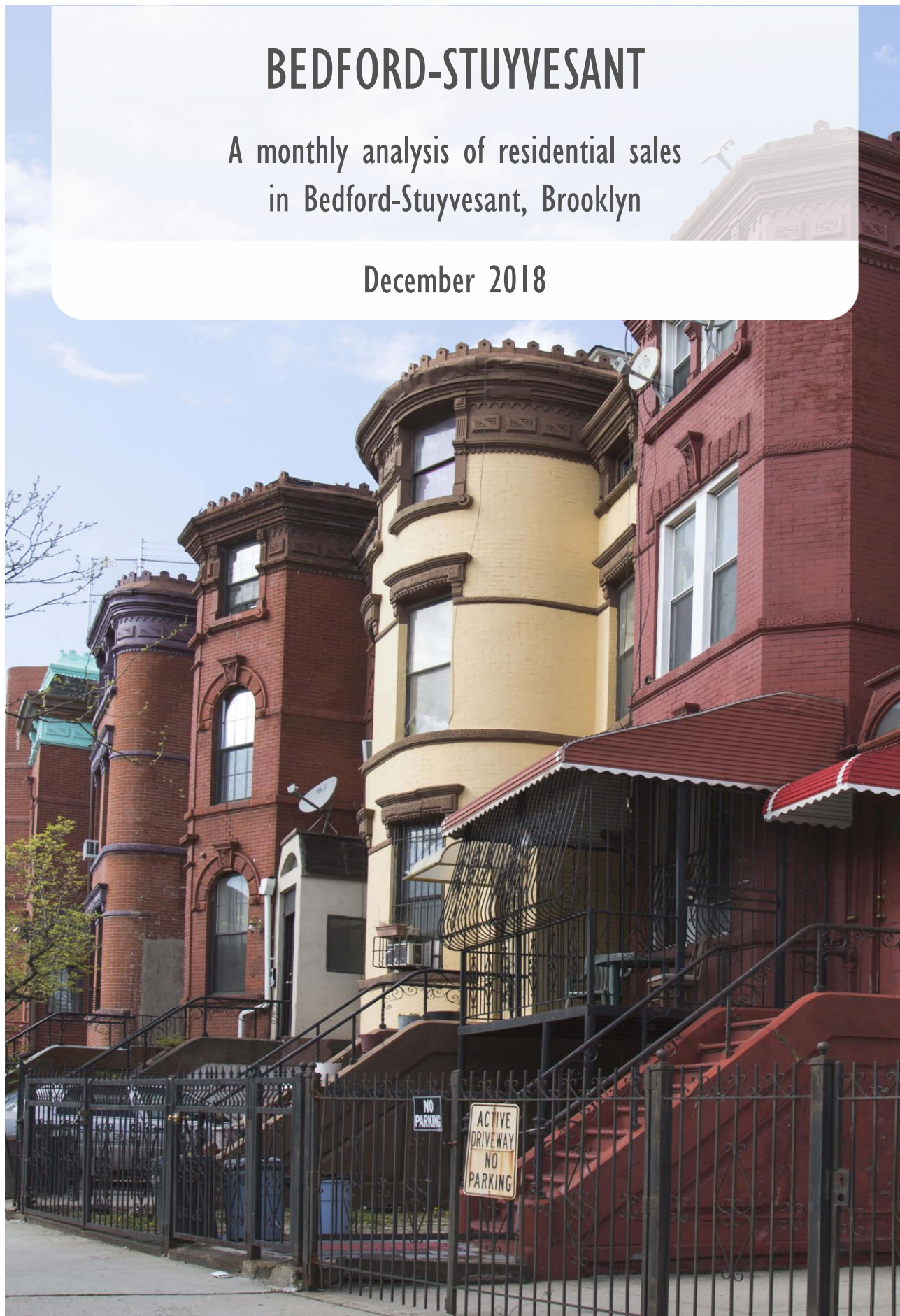


# BEDFORD-STUYVESANT

A monthly analysis of residential sales  
in Bedford-Stuyvesant, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Bedford-Stuyvesant, Brooklyn

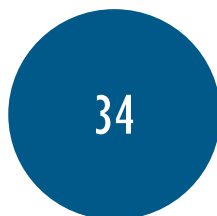
### SUMMARY

MEDIAN SALE PRICE



-25% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



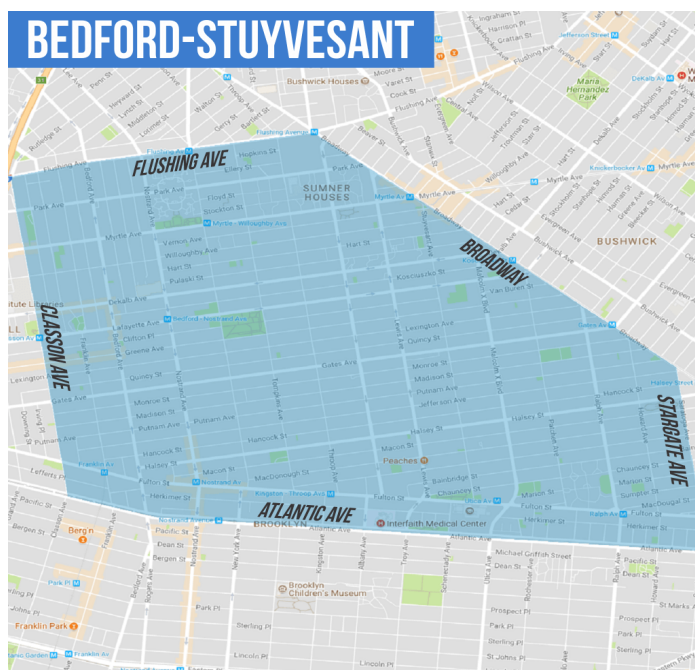
-13% YoY

BROOKLYN MEDIAN SALE PRICE



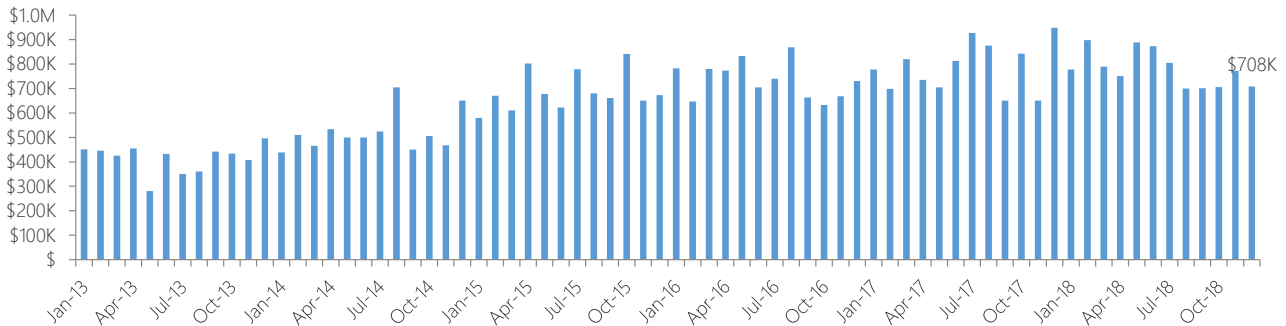
4% YoY

### NEIGHBORHOOD BOUNDARIES

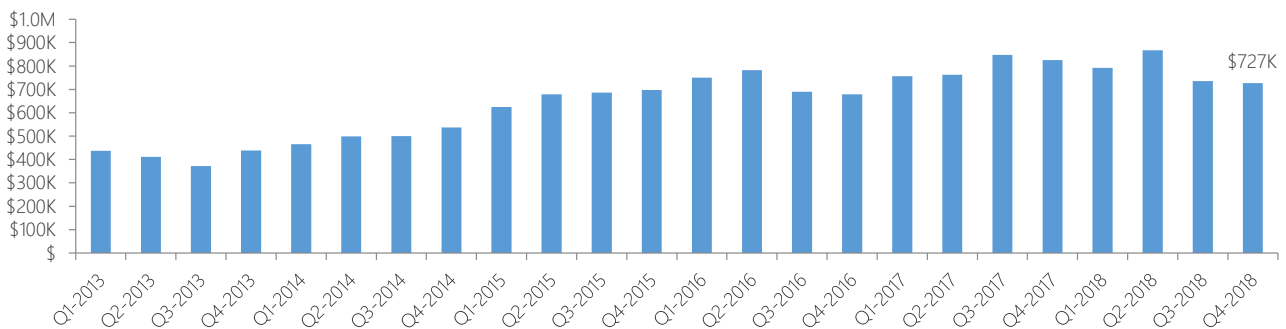


## RESIDENTIAL STATS

### Median Sale Price by Month

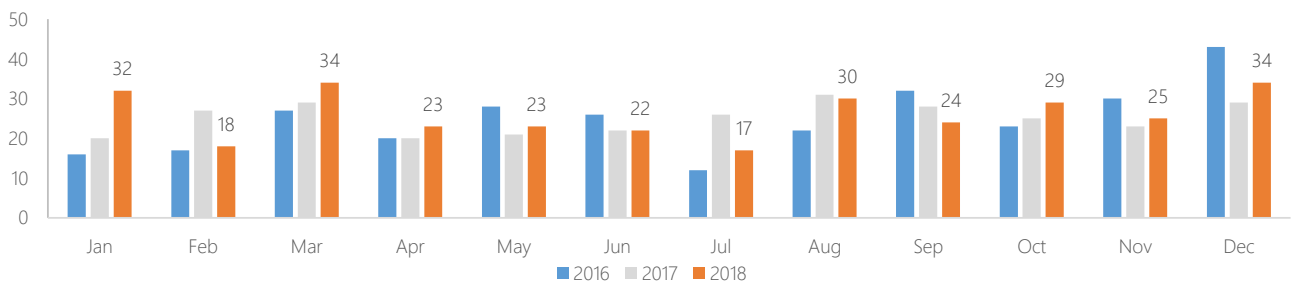


### Median Sale Price by Quarter

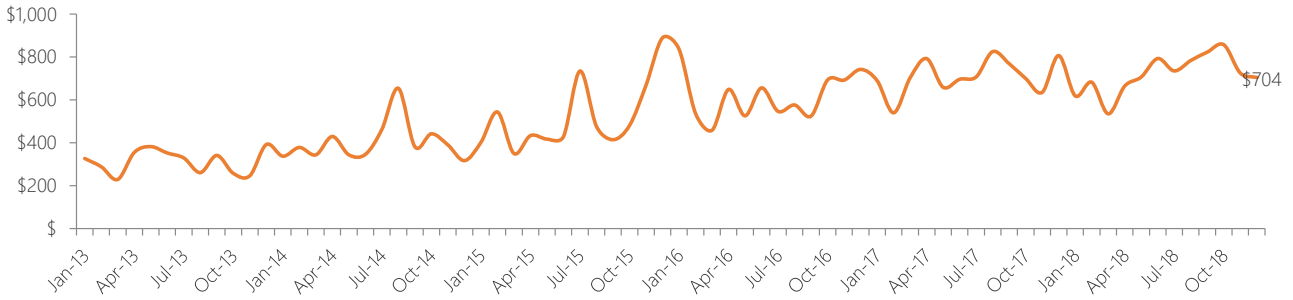


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	25	22	29	41	48	43	29	30	34	30	40
2014	40	34	30	27	38	37	32	25	25	24	23	25
2015	16	17	24	18	41	37	21	16	27	25	15	30
2016	16	17	27	20	28	26	12	22	32	23	30	43
2017	20	27	29	20	21	22	26	31	28	25	23	29
2018	32	18	34	23	23	22	17	30	24	29	25	34



Median Sale Price per Square Foot

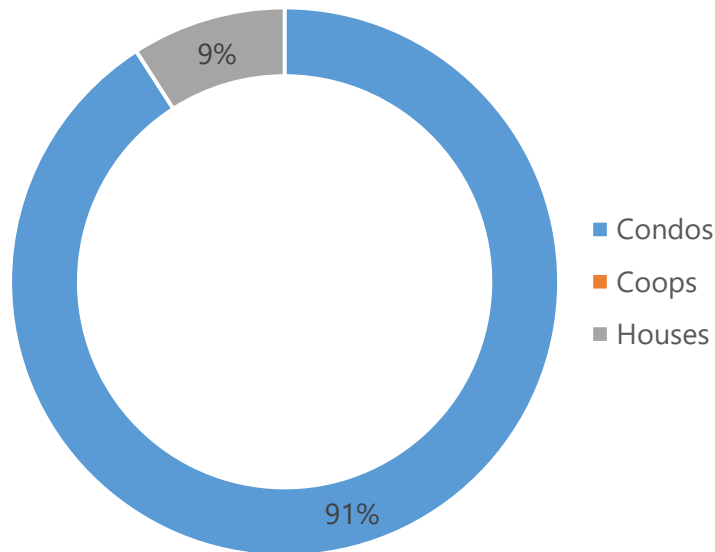


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$691,595	-27%	\$840	4%	30
Coops	-	-	-	-	0
Houses	\$900,000	-	\$339	-	3

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
317 Greene Ave #4B	3-01953-1016	20-Dec-18	\$1,100,000	Condo	1,298
856 Herkimer St	3-01710-0029	20-Dec-18	\$1,050,000	House	1,673
156 Pulaski St #1C	3-01776-1003	3-Dec-18	\$955,000	Condo	667
584 Decatur St	3-01505-0010	20-Dec-18	\$900,000	House	2,655
689 Myrtle Ave #2A	3-01734-1110	13-Dec-18	\$798,000	Condo	950
449 Putnam Ave #D	3-01825-1104	21-Dec-18	\$728,049	Condo	
315 Gates Ave #3R	3-01974-1042	17-Dec-18	\$725,000	Condo	707
114 A Walworth St #A3	3-01735-1009	5-Dec-18	\$660,844	Condo	1,537
650 Halsey St	3-01667-0022	14-Dec-18	\$630,000	House	2,196
863 Greene Ave #2C	3-01616-1003	11-Dec-18	\$575,000	Condo	670
173 Franklin Ave #8	3-01913-1908	10-Dec-18	\$575,000	Condo	948
802 Dekalb Ave #4B	3-01781-1032	5-Dec-18	\$485,000	Condo	621
163 Skillman St #3A	3-01914-1003	18-Dec-18	\$150,000	Condo	1,030



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# THE RATNER TEAM



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Nate Pfaff

Residential Sales &  
Rental Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
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