

BEDFORD-STUYVESANT

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

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Bedford-Stuyvesant, Brooklyn

SUMMARY

MEDIAN SALE PRICE



-11% YoY

NO. OF TRANSACTIONS



8% YoY

MEDIAN PRICE/SQ.FT.



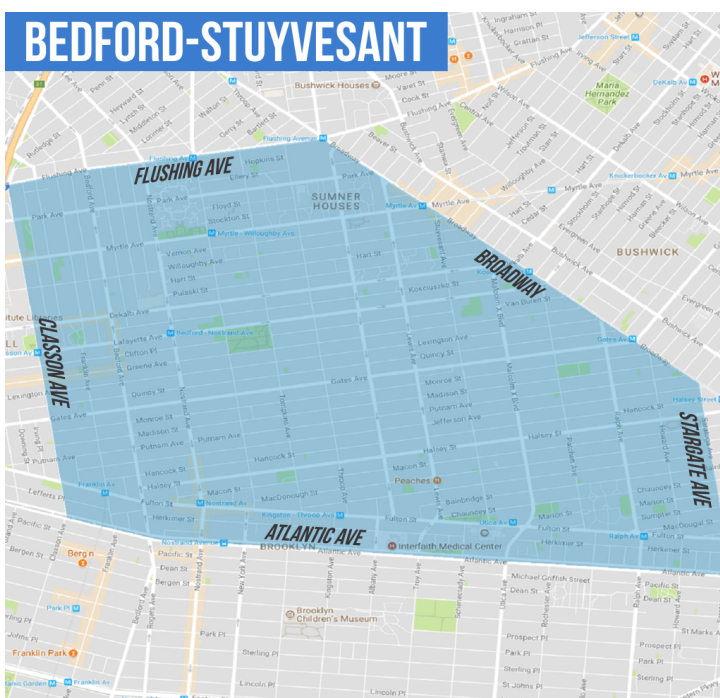
-19% YoY

BROOKLYN MEDIAN SALE PRICE



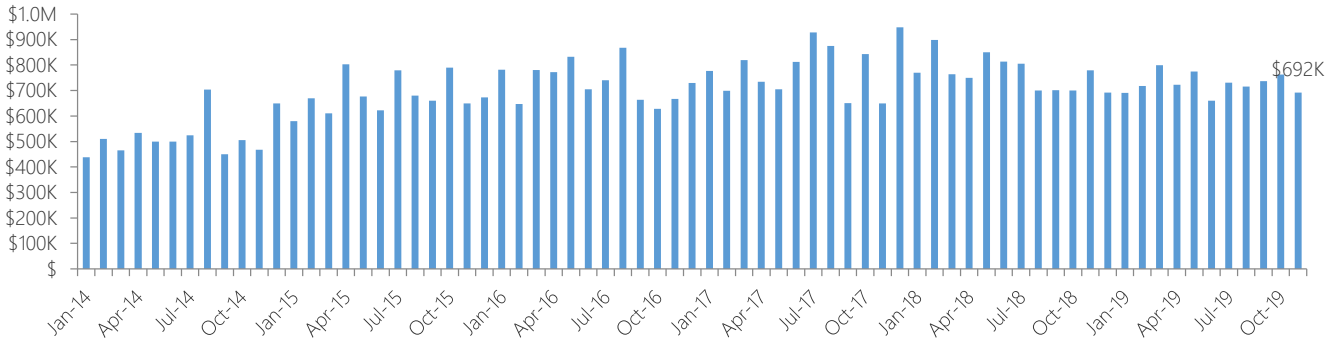
2% YoY

NEIGHBORHOOD BOUNDARIES

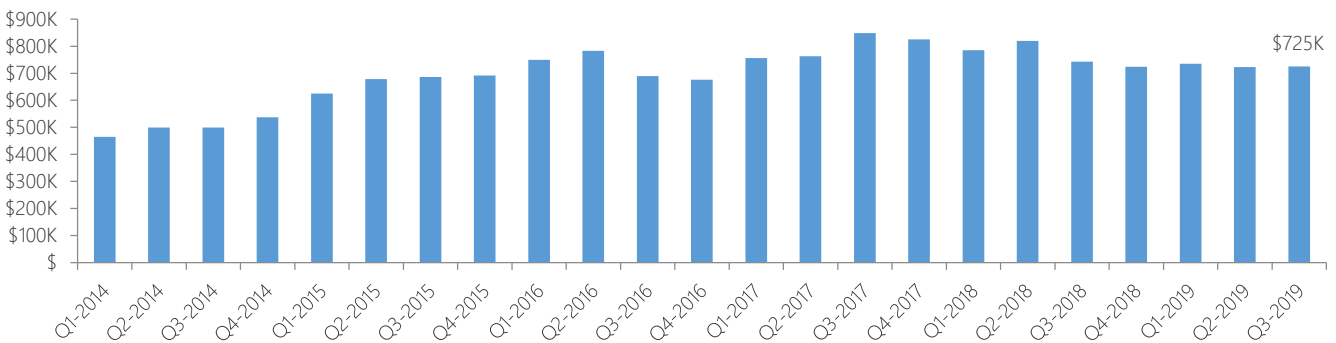


RESIDENTIAL STATS

Median Sale Price by Month

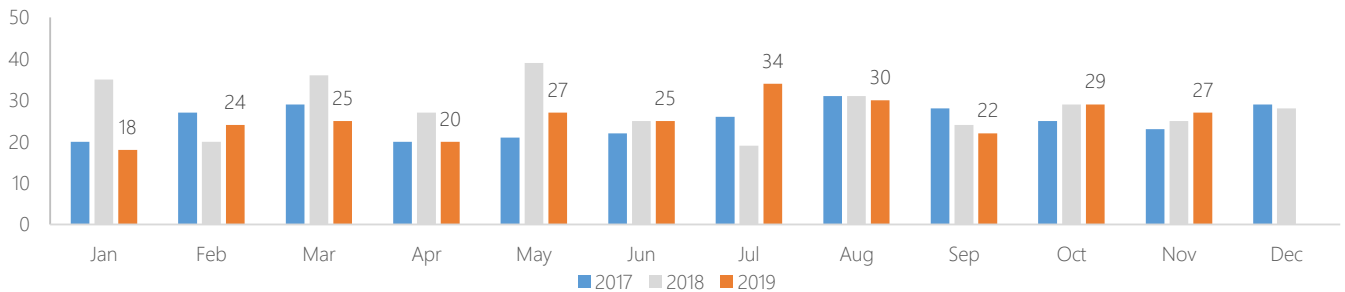


Median Sale Price by Quarter

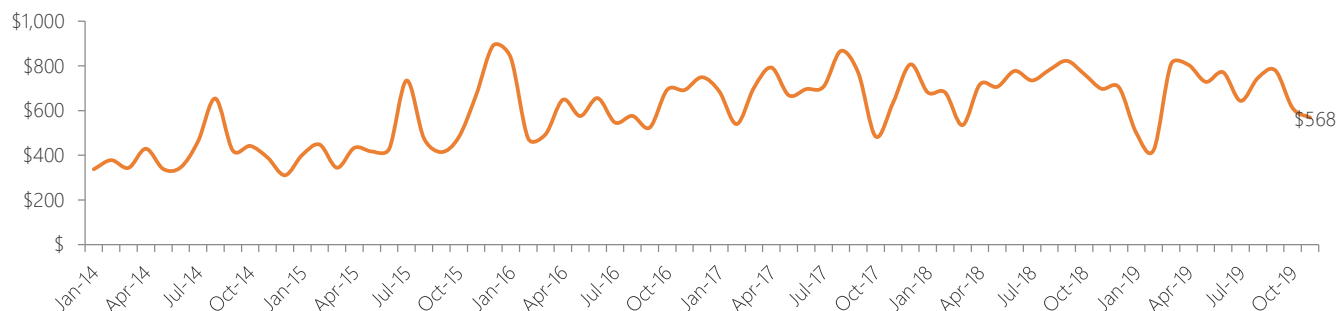


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	40	34	30	27	38	37	32	25	25	24	23	25
2015	16	17	24	18	41	37	21	16	27	27	15	30
2016	16	17	27	20	28	26	12	22	32	24	30	43
2017	20	27	29	20	21	22	26	31	28	25	23	29
2018	35	20	36	27	39	25	19	31	24	29	25	28
2019	18	24	25	20	27	25	34	30	22	29	27	



Median Sale Price per Square Foot

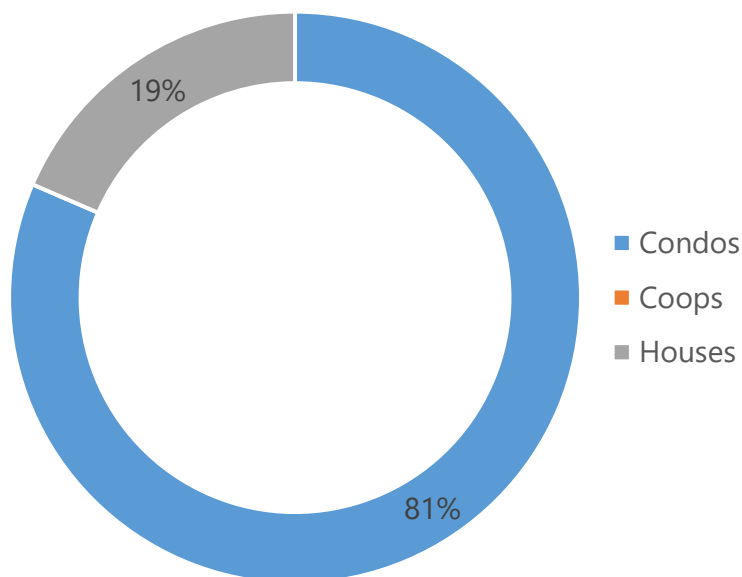


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$691,595	-6%	\$618	-11%	22
Coops	-	-	-	-	0
Houses	\$1,530,000	-4%	\$568	-27%	5

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
299 Monroe St	3-01814-0061	14-Nov-19	\$2,245,000	House	2,520
600 Mac Donough St	3-01500-0011	25-Nov-19	\$1,760,000	House	3,192
726 Jefferson Ave	3-01657-0025	20-Nov-19	\$1,300,000	House	2,220
114 Stockton St #6B	3-01747-1333	19-Nov-19	\$936,670	Condo	
114 Stockton St #2E	3-01747-1313	8-Nov-19	\$919,480	Condo	
42 Skillman St #A5	3-01885-1211	1-Nov-19	\$780,000	Condo	1,000
627 Dekalb Ave #5F	3-01774-1025	25-Nov-19	\$720,000	Condo	
114 A Walworth St #A3	3-01735-1009	14-Nov-19	\$700,000	Condo	1,537
114 Stockton St #2F	3-01747-1314	20-Nov-19	\$691,595	Condo	
134 Stockton St #4A	3-01747-1418	21-Nov-19	\$691,595	Condo	
627 Dekalb Ave #2C	3-01774-1004	6-Nov-19	\$640,794	Condo	
627 Dekalb Ave #3A	3-01774-1008	14-Nov-19	\$630,000	Condo	
627 Dekalb Ave #6B	3-01774-1027	12-Nov-19	\$610,950	Condo	
627 Dekalb Ave #2E	3-01774-1006	4-Nov-19	\$570,000	Condo	
114 Stockton St #6C	3-01747-1334	27-Nov-19	\$501,930	Condo	
673 Hancock St	3-01657-0070	1-Nov-19	\$485,000	House	2,016



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THE RATNER TEAM



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Residential Sales &
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- NYC Condo Sales, Purchases & Rentals
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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

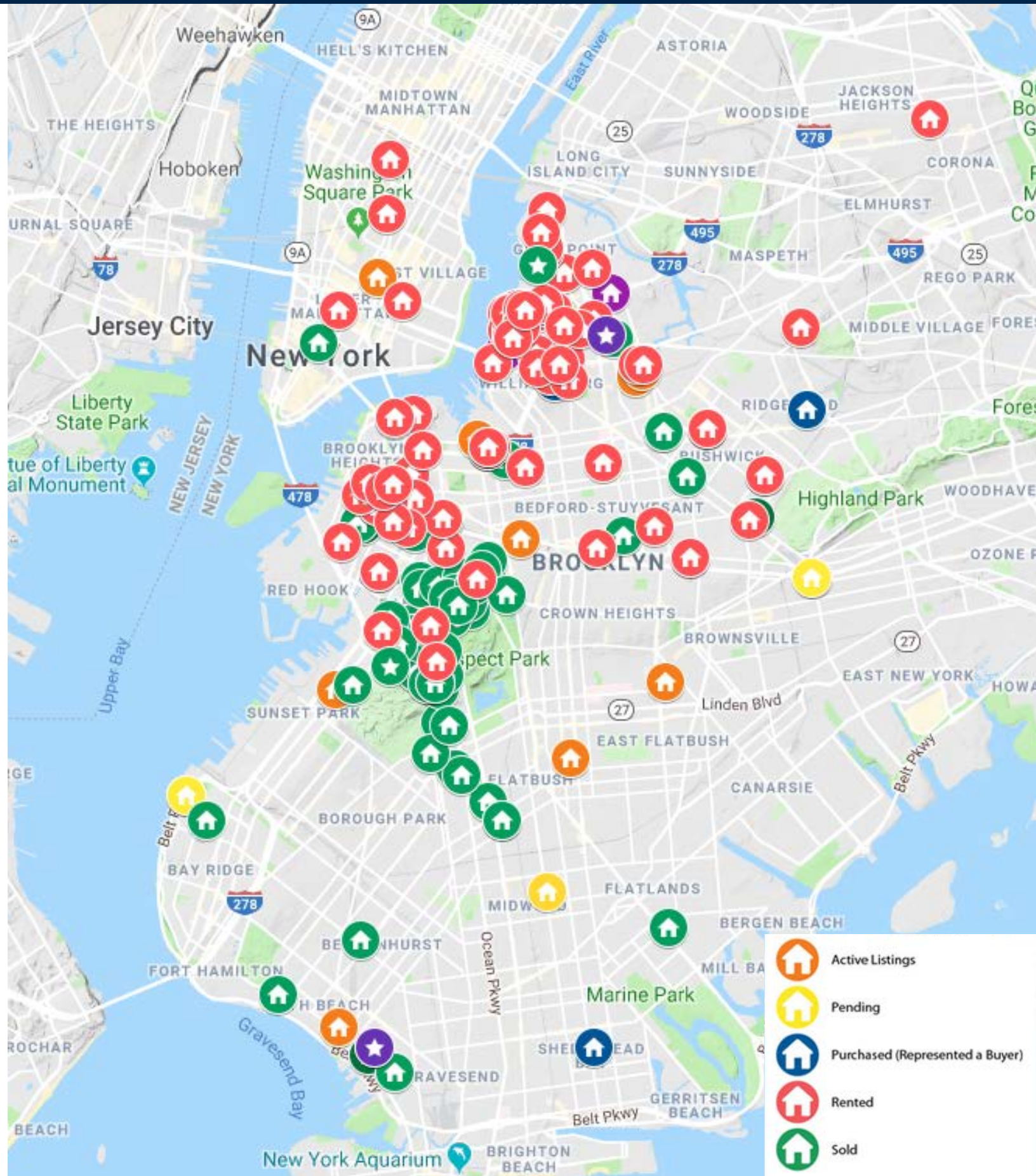
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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