

CENTRAL BROOKLYN

A monthly analysis of residential sales
in Central Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Central Brooklyn, Brooklyn

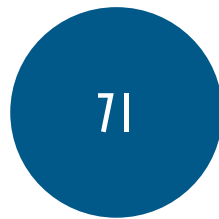
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



1% YoY

MEDIAN PRICE/SQ.FT.



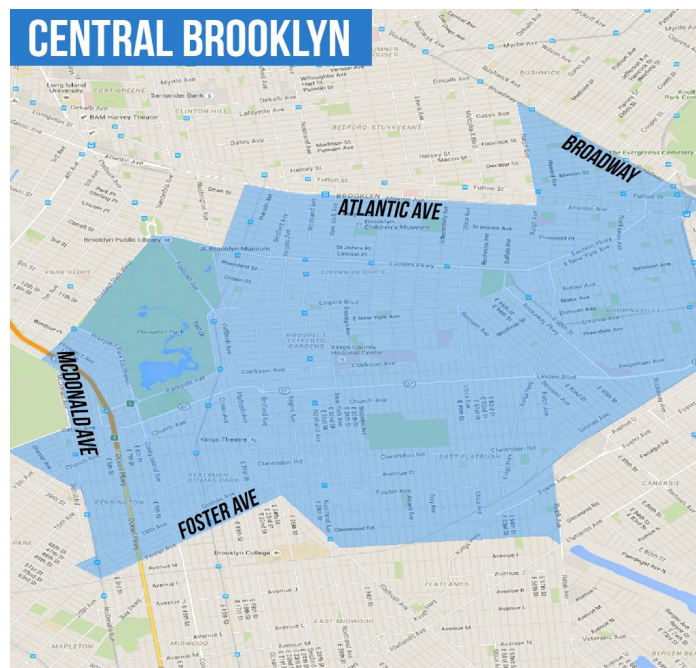
-8% YoY

BROOKLYN
MEDIAN SALE PRICE



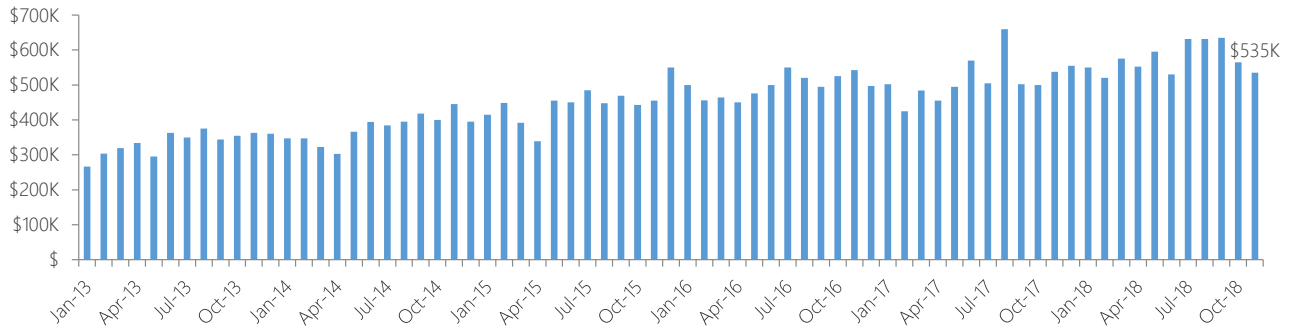
1% YoY

NEIGHBORHOOD BOUNDARIES

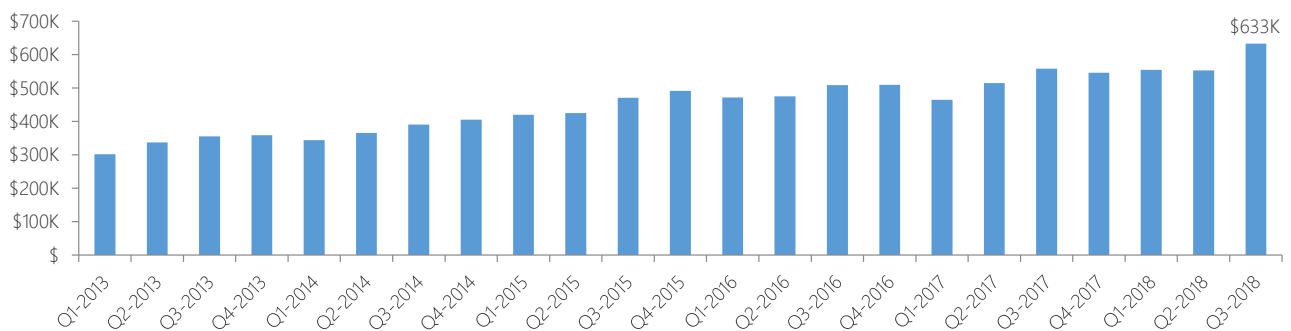


RESIDENTIAL STATS

Median Sale Price by Month

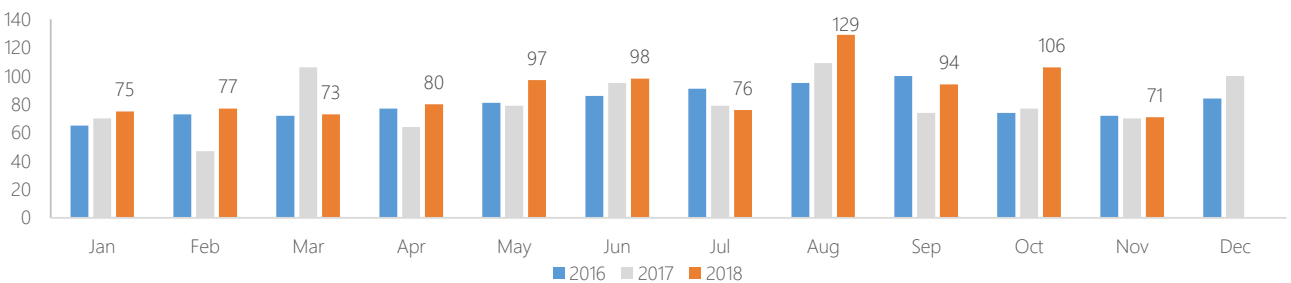


Median Sale Price by Quarter

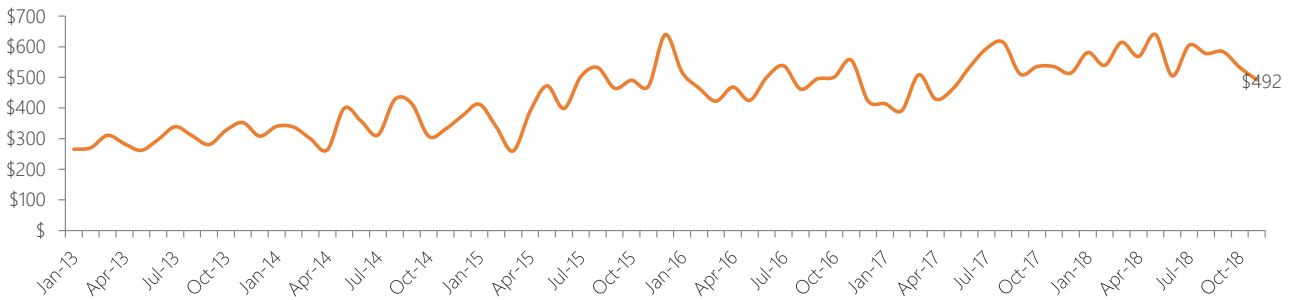


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	64	75	89	81	100	89	110	104	86	118	96	92
2014	82	81	79	71	91	81	167	93	106	81	67	107
2015	67	74	84	71	80	81	92	114	92	74	79	109
2016	65	73	72	77	81	86	91	95	100	74	72	84
2017	70	47	106	64	79	95	79	109	74	77	70	100
2018	75	77	73	80	97	98	76	129	94	106	71	



Median Sale Price per Square Foot

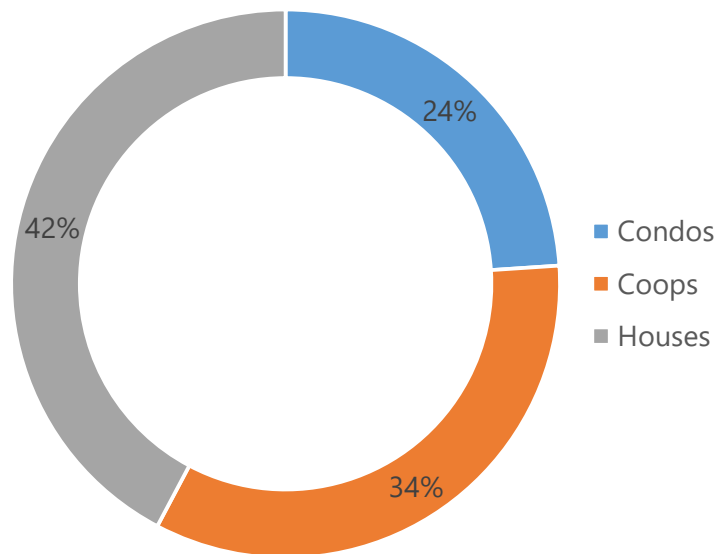


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$812,500	-6%	\$509	-44%	17
Coops	\$459,000	4%	\$605	-10%	24
Houses	\$542,500	3%	\$387	11%	30

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
485 E 17th St	3-05181-0066	16-Nov-18	\$2,445,000	House	3,459
120 Stratford Rd	3-05112-0019	26-Nov-18	\$1,962,500	House	3,640
225 Eastern Pkwy #3A	3-01181-1118	20-Nov-18	\$1,880,000	Condo	2,043
292 Sterling St	3-01320-0034	9-Nov-18	\$1,675,000	House	1,660
1344 Carroll St	3-01292-0019	19-Nov-18	\$1,650,000	House	3,540
146 Midwood St	3-05035-0018	15-Nov-18	\$1,515,000	House	2,764
322 Caton Ave	3-05326-0009	20-Nov-18	\$1,390,000	House	2,090
6 Stephens Ct	3-05224-0112	19-Nov-18	\$1,275,000	House	1,584
881-883 Eastern Pkwy #1	3-01388-1001	13-Nov-18	\$1,165,000	Condo	2,068
255 Eastern Pkwy #A16	3-01181-1015	9-Nov-18	\$989,000	Condo	988
150 Ocean Pkwy #3E	3-05328-1015	19-Nov-18	\$920,000	Condo	1,328
135 Ocean Pkwy #12U	3-05329-0072	27-Nov-18	\$915,000	Coop	
71 Ocean Pkwy #4M	3-05320-0001	6-Nov-18	\$875,000	Coop	1,320
1750 Dean St #50B	3-01349-1005	13-Nov-18	\$850,000	Condo	1,497
221 E 18th St #5J	3-05122-0056	7-Nov-18	\$830,000	Coop	1,250
207 Prospect Park Sw #5E	3-05287-1060	13-Nov-18	\$775,000	Condo	808
770 B Lefferts Ave #4R	3-01429-1247	29-Nov-18	\$745,000	Condo	1,492
1701 Albemarle Rd #F2	3-05097-0120	28-Nov-18	\$740,000	Coop	1,100
758 Mac Donough St #F3	3-01502-1006	27-Nov-18	\$710,000	Condo	1,410
18 Palm Ct	3-04797-0025	6-Nov-18	\$660,000	House	960
900 E 38th St	3-07565-0064	21-Nov-18	\$650,000	House	1,320
3708 Farragut Rd	3-05012-0041	15-Nov-18	\$635,000	House	1,650
616 E 18th St #5B	3-05217-0018	19-Nov-18	\$612,000	Coop	
5502 Kings Hwy	3-04765-0041	13-Nov-18	\$610,000	House	1,240
345 Montgomery St #2P	3-01296-0064	16-Nov-18	\$570,000	Coop	
417 E 23rd St	3-05209-0036	1-Nov-18	\$555,000	House	1,760
385 Argyle Rd #5B	3-05156-0058	9-Nov-18	\$550,000	Coop	880
1327 Brooklyn Ave	3-04970-0078	8-Nov-18	\$550,000	House	1,482
4019 Clarendon Rd	3-04940-0016	9-Nov-18	\$545,000	House	904
805 E 52nd St	3-07928-0117	15-Nov-18	\$540,000	House	1,452
1192 Brooklyn Ave	3-04935-0025	19-Nov-18	\$535,000	House	1,376
385 Argyle Rd #1B	3-05156-0058	2-Nov-18	\$520,000	Coop	880
459 E New York Ave	3-01331-0057	26-Nov-18	\$505,000	House	1,299
81 Ocean Pkwy #1M	3-05320-0046	15-Nov-18	\$490,000	Coop	900
100 Ocean Pkwy #3S	3-05319-0024	5-Nov-18	\$485,000	Coop	
110 Ocean Pkwy #4A	3-05328-0010	15-Nov-18	\$465,000	Coop	750
445 E 43rd St	3-04943-0030	16-Nov-18	\$460,000	House	1,056
840-850 St Marks Ave #6F	3-01228-0037	14-Nov-18	\$459,000	Coop	
616 E 18th St #5D	3-05217-0018	5-Nov-18	\$449,000	Coop	865
640 Ditmas Ave #28	3-05400-1028	30-Nov-18	\$430,000	Condo	1,102
644 New York Ave #3	3-04814-1003	19-Nov-18	\$427,725	Condo	998
400 E 17th St #310	3-05159-0013	9-Nov-18	\$425,000	Coop	
1324 Schenectady Ave	3-04980-0030	28-Nov-18	\$425,000	House	1,312
1282 St Marks Ave #1	3-01362-1019	15-Nov-18	\$420,000	Condo	825
415 Ocean Pkwy #3E	3-05375-0049	7-Nov-18	\$417,000	Coop	1,095
35 Crown St #1C	3-01189-0064	20-Nov-18	\$415,000	Coop	
194 E 43rd St	3-04896-0014	19-Nov-18	\$410,000	House	1,157
515 E Seventh St #1B	3-05376-0058	28-Nov-18	\$399,000	Coop	
388 Christopher Ave	3-03811-0128	28-Nov-18	\$395,500	House	1,116
150 Hawthorne St #4A	3-05046-0018	21-Nov-18	\$369,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
3416 Farragut Rd	3-05009-0044	16-Nov-18	\$364,000	House	1,616
310 Lenox Rd #6C	3-04853-0028	20-Nov-18	\$355,000	Coop	
740 E 32nd St #A1	3-07559-0059	8-Nov-18	\$350,000	Coop	900
1889 Bergen St	3-01446-0067	8-Nov-18	\$338,800	House	996
310 Beverley Rd #2K	3-05355-0001	19-Nov-18	\$330,000	Coop	
1619 Schenectady Ave	3-07731-0012	9-Nov-18	\$290,000	House	1,543
12 Miami Ct	3-04797-0047	19-Nov-18	\$289,750	House	960
1256 Brooklyn Ave	3-04952-0021	15-Nov-18	\$275,000	House	1,408
1159 Troy Ave	3-04944-0024	16-Nov-18	\$275,000	House	1,408
770 B Lefferts Ave #4R	3-01429-1247	15-Nov-18	\$274,508	Condo	1,492
3500 Snyder Ave #2C	3-04906-0001	20-Nov-18	\$270,000	Coop	
716 Lefferts Ave #2	3-01429-1502	29-Nov-18	\$225,000	Condo	1,634
282 E 35th St #2G	3-04905-0017	28-Nov-18	\$190,000	Coop	
294 Dahill Rd	3-05350-0044	14-Nov-18	\$35,000	House	1,056



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Nate Pfaff

Residential Sales &
Rental 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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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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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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