

# CENTRAL BROOKLYN

A monthly analysis of residential sales  
in Central Brooklyn, Brooklyn

November 2019



**The RATNER Team Market Report**

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# Residential Market Report, November 2019

## Central Brooklyn, Brooklyn

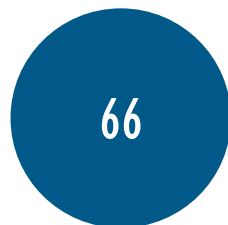
### SUMMARY

MEDIAN SALE PRICE



14% YoY

NO. OF TRANSACTIONS



-8% YoY

MEDIAN PRICE/SQ.FT.



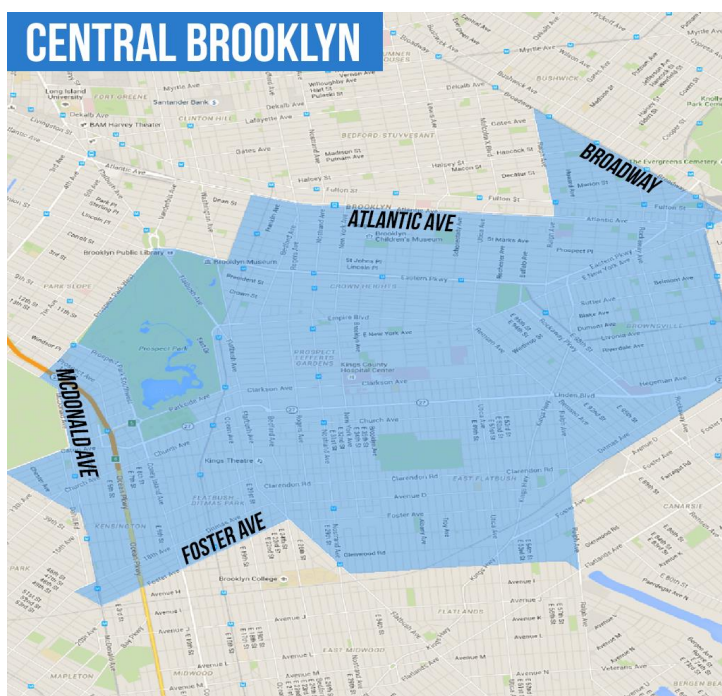
-2% YoY

BROOKLYN  
MEDIAN SALE PRICE



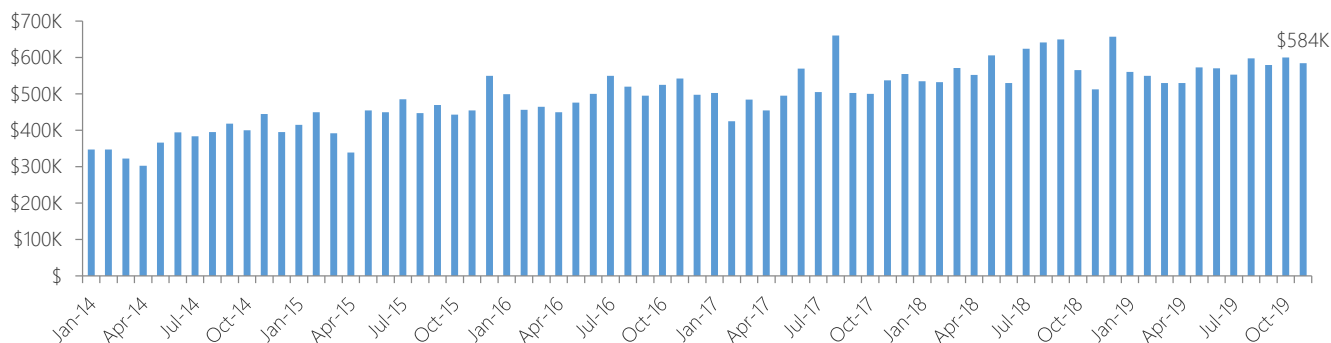
2% YoY

### NEIGHBORHOOD BOUNDARIES

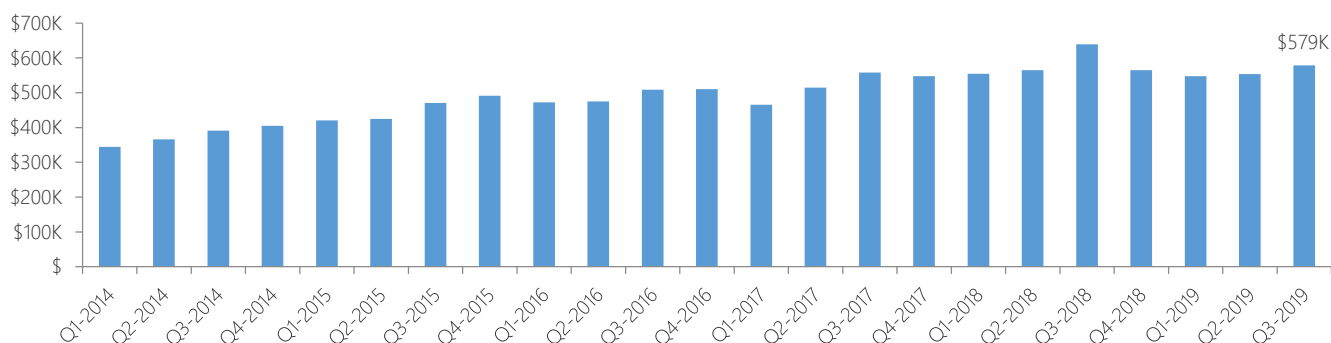


RESIDENTIAL STATS

Median Sale Price by Month

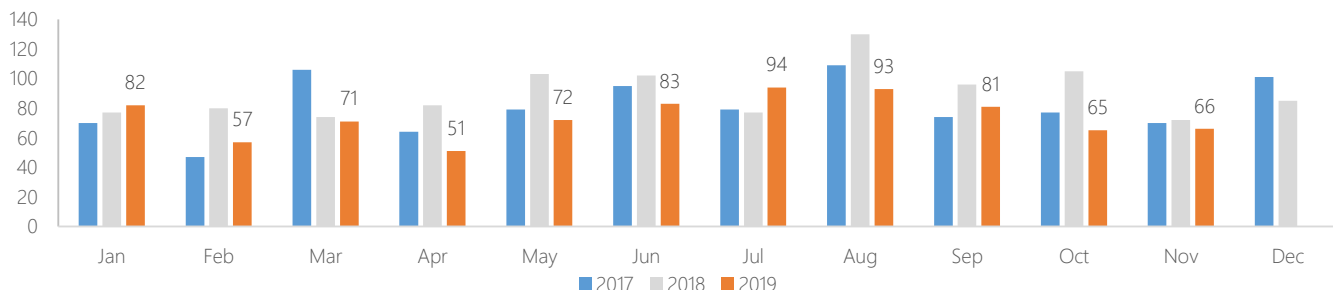


Median Sale Price by Quarter



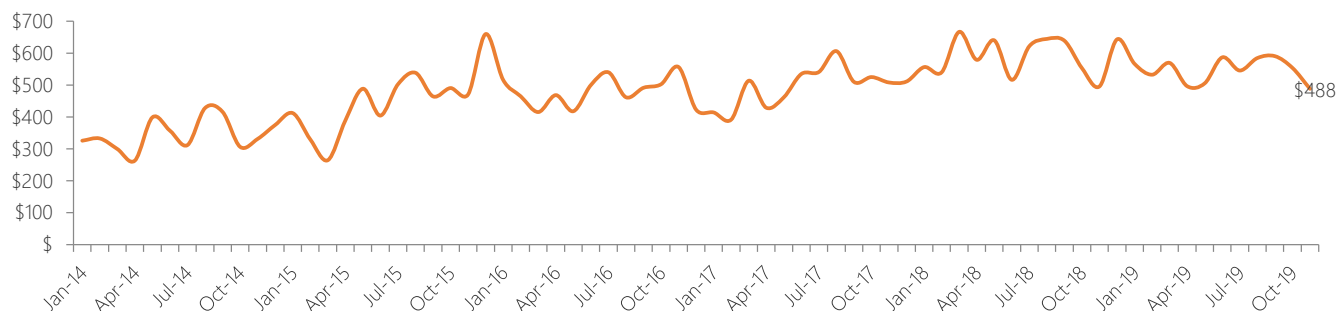
Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2014 | 82  | 81  | 79  | 71  | 91  | 81  | 167 | 93  | 106 | 81  | 67  | 107 |
| 2015 | 67  | 75  | 84  | 71  | 80  | 81  | 92  | 114 | 92  | 74  | 79  | 109 |
| 2016 | 65  | 73  | 72  | 77  | 81  | 86  | 91  | 95  | 100 | 73  | 72  | 84  |
| 2017 | 70  | 47  | 106 | 64  | 79  | 95  | 79  | 109 | 74  | 77  | 70  | 101 |
| 2018 | 77  | 80  | 74  | 82  | 103 | 102 | 77  | 130 | 96  | 105 | 72  | 85  |
| 2019 | 82  | 57  | 71  | 51  | 72  | 83  | 94  | 93  | 81  | 65  | 66  |     |





Median Sale Price per Square Foot

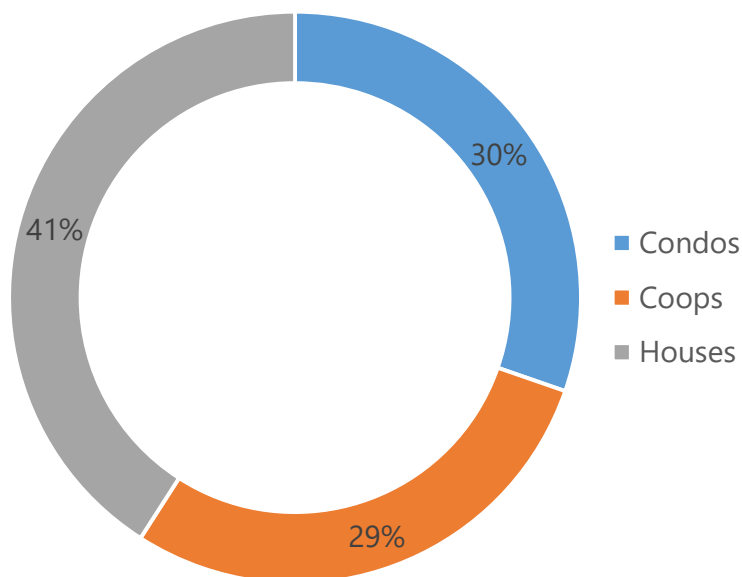


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$835,000         | 10%   | \$902                  | 60%   | 20           |
| Coops         | \$427,500         | -6%   | \$569                  | -4%   | 19           |
| Houses        | \$540,000         | 0%    | \$461                  | 19%   | 27           |

Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                  | BBL          | Sale date | Sale price  | Property type | Sqft  |
|--------------------------|--------------|-----------|-------------|---------------|-------|
| 740 Prospect Pl          | 3-01233-0021 | 12-Nov-19 | \$1,767,000 | House         | 1,954 |
| 890 Lincoln Pl           | 3-01263-0111 | 18-Nov-19 | \$1,400,000 | House         | 3,000 |
| 1543 Dean St             | 3-01340-0052 | 1-Nov-19  | \$1,350,000 | House         | 2,450 |
| 954 Bergen St #6B        | 3-01217-1133 | 26-Nov-19 | \$1,100,000 | Condo         | 1,097 |
| 892 Bergen St #3D        | 3-01149-1010 | 8-Nov-19  | \$950,000   | Condo         | 1,011 |
| 239 Winthrop St          | 3-05047-0070 | 5-Nov-19  | \$880,000   | House         | 1,814 |
| 790 St Johns Pl #1A      | 3-01254-1001 | 14-Nov-19 | \$875,000   | Condo         | 985   |
| 790 St Johns Pl #1B      | 3-01254-1002 | 13-Nov-19 | \$849,000   | Condo         | 985   |
| 700 E 37th St            | 3-04970-0031 | 13-Nov-19 | \$820,000   | House         | 1,504 |
| 273 Lefferts Ave         | 3-01320-0064 | 15-Nov-19 | \$800,000   | House         | 1,408 |
| 593 17th St #3B          | 3-00872-1003 | 18-Nov-19 | \$800,000   | Condo         | 766   |
| 2107 Bedford Ave #A1     | 3-05084-1001 | 20-Nov-19 | \$775,000   | Condo         | 1,600 |
| 160 Ocean Pkwy #3D       | 3-05328-0032 | 12-Nov-19 | \$770,000   | Coop          |       |
| 651 Vanderbilt St #7T    | 3-05268-0033 | 18-Nov-19 | \$735,000   | Coop          |       |
| 34 Croke Ave #2A         | 3-05060-1005 | 27-Nov-19 | \$720,000   | Condo         | 923   |
| 651 New York Ave #601    | 3-04815-1033 | 27-Nov-19 | \$690,000   | Condo         | 754   |
| 1270 Herkimer St         | 3-01567-0019 | 21-Nov-19 | \$680,000   | House         | 2,120 |
| 234 Hawthorne St #1A     | 3-05047-1004 | 22-Nov-19 | \$635,000   | Condo         | 1,833 |
| 4707 Tilden Ave          | 3-04719-0042 | 6-Nov-19  | \$629,000   | House         | 840   |
| 135 E 43rd St            | 3-04880-0056 | 25-Nov-19 | \$625,000   | House         | 1,272 |
| 666 Linden Blvd          | 3-04883-0007 | 7-Nov-19  | \$605,000   | House         | 1,312 |
| 115 E 29th St            | 3-05140-0066 | 15-Nov-19 | \$600,000   | House         | 1,916 |
| 679 Franklin Ave #401    | 3-01224-1506 | 13-Nov-19 | \$585,494   | Condo         |       |
| 70 Lenox Rd #6G          | 3-05083-0037 | 27-Nov-19 | \$582,500   | Coop          |       |
| 40 Ocean Pkwy #1B        | 3-05285-0040 | 7-Nov-19  | \$575,000   | Coop          |       |
| 175 Prospect Park Sw #2E | 3-05279-0032 | 6-Nov-19  | \$560,000   | Coop          |       |
| 131 Branton St           | 3-07908-0130 | 26-Nov-19 | \$540,000   | House         | 960   |
| 254 Amboy St             | 3-03556-0041 | 26-Nov-19 | \$525,000   | House         | 1,116 |
| 535 E 39th St            | 3-04939-0026 | 12-Nov-19 | \$515,000   | House         | 1,280 |
| 542 Powell St            | 3-03830-0046 | 26-Nov-19 | \$515,000   | House         | 1,116 |
| 586 Powell St            | 3-03847-0137 | 12-Nov-19 | \$510,000   | House         | 1,116 |
| 601 E 19th St #2N        | 3-05219-0040 | 20-Nov-19 | \$485,000   | Coop          | 853   |
| 202 E 37th St            | 3-04873-0020 | 7-Nov-19  | \$472,627   | House         | 1,672 |
| 1825 Foster Ave #2C      | 3-05218-0026 | 21-Nov-19 | \$470,000   | Coop          |       |
| 954 Bergen St #5A        | 3-01217-1125 | 1-Nov-19  | \$460,000   | Condo         | 456   |
| 3815 Glenwood Rd         | 3-05013-0005 | 15-Nov-19 | \$455,000   | House         | 1,402 |
| 599 E Seventh St #6B     | 3-05391-0061 | 12-Nov-19 | \$455,000   | Coop          |       |
| 614 E 49th St            | 3-04733-0028 | 8-Nov-19  | \$409,000   | House         | 1,109 |
| 227 Ocean Pkwy #6K       | 3-05339-0061 | 6-Nov-19  | \$400,000   | Coop          | 664   |
| 280 Ocean Pkwy #4V       | 3-05357-0017 | 26-Nov-19 | \$400,000   | Coop          | 750   |
| 215 E 54th St            | 3-04680-0068 | 8-Nov-19  | \$383,292   | House         | 1,408 |
| 814 E 49th St            | 3-04779-0014 | 18-Nov-19 | \$350,000   | House         | 1,280 |
| 358 E 45th St            | 3-04881-0015 | 15-Nov-19 | \$323,000   | House         | 1,513 |
| 616 E 18th St #6K        | 3-05217-0018 | 18-Nov-19 | \$300,000   | Coop          |       |
| 495 E Seventh St #6K     | 3-05376-0068 | 19-Nov-19 | \$295,000   | Coop          |       |
| 3215 Avenue H #5N        | 3-07560-0001 | 26-Nov-19 | \$290,000   | Coop          |       |
| 498 E 53rd St            | 3-04737-0020 | 21-Nov-19 | \$285,000   | House         | 1,214 |
| 515 E Seventh St #W1     | 3-05376-0058 | 14-Nov-19 | \$260,000   | Coop          |       |
| 282 E 35th St #4P        | 3-04905-0017 | 25-Nov-19 | \$260,000   | Coop          |       |
| 36 Dahill Rd #1L         | 3-05305-0051 | 15-Nov-19 | \$117,500   | Coop          |       |



## The RATNER Team Market Report

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# THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &  
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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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