

DOWNTOWN BROOKLYN

A monthly analysis of residential sales
in Downtown Brooklyn, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Downtown Brooklyn, Brooklyn

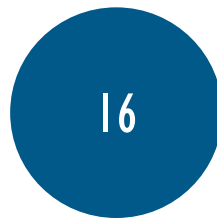
SUMMARY

MEDIAN SALE PRICE



21% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



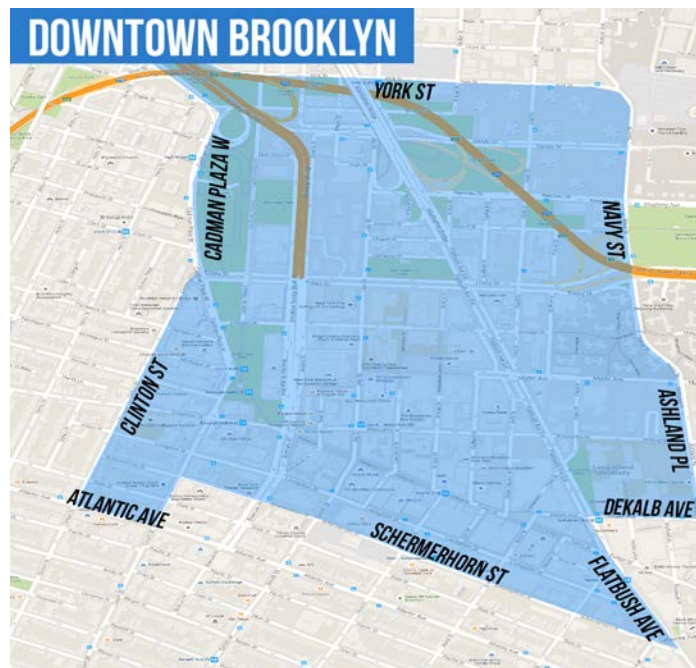
-3% YoY

BROOKLYN
MEDIAN SALE PRICE



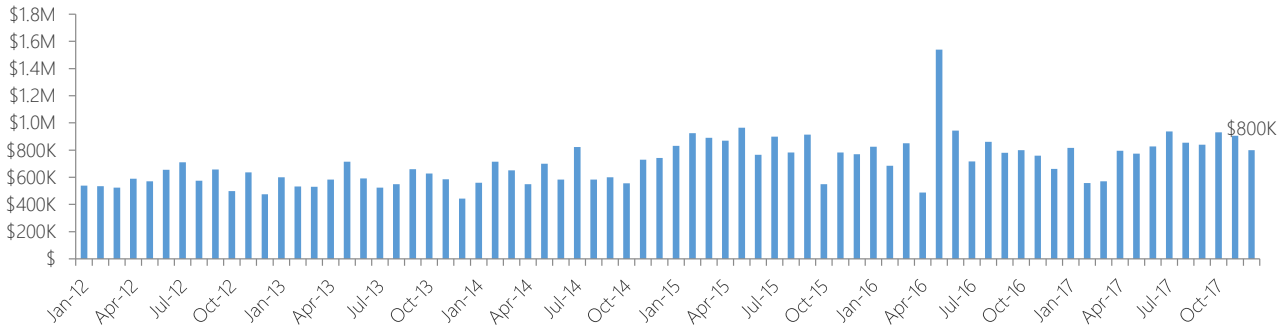
4% YoY

NEIGHBORHOOD BOUNDARIES

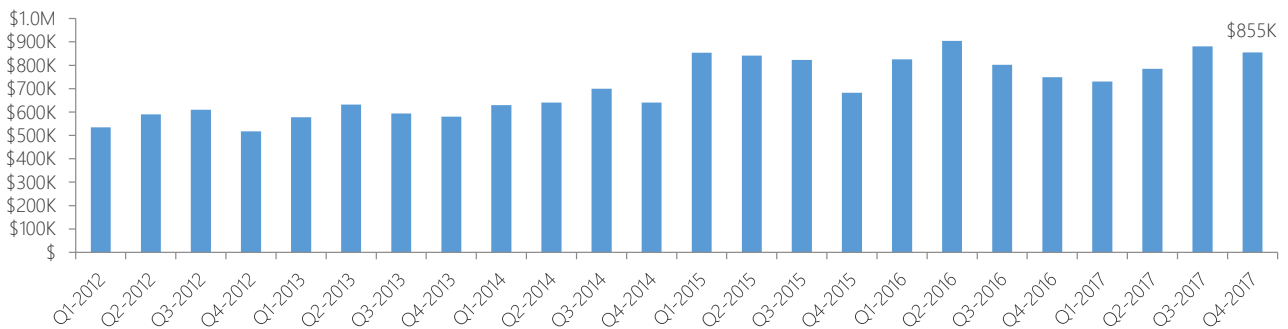


RESIDENTIAL STATS

Median Sale Price by Month

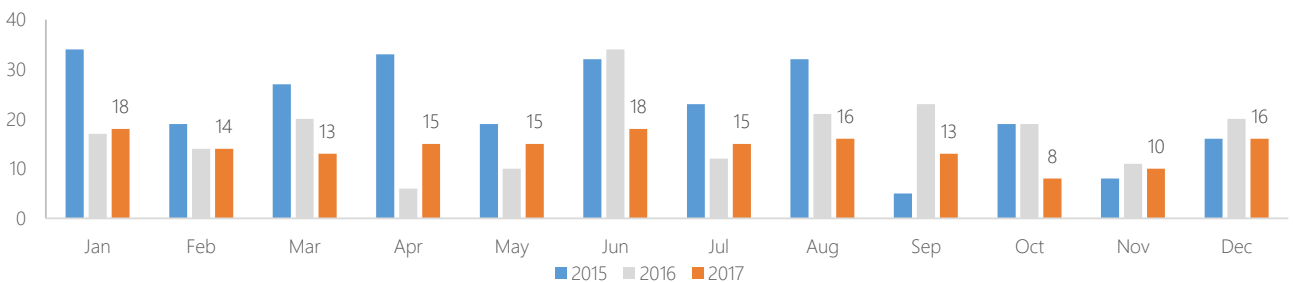


Median Sale Price by Quarter

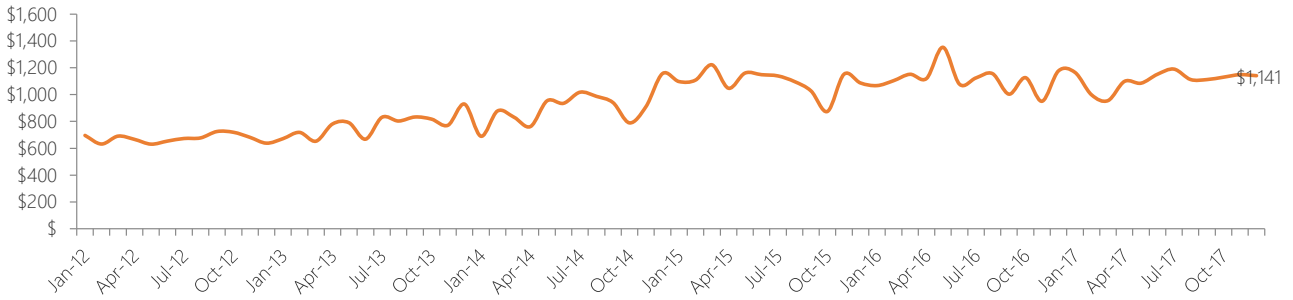


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	7	21	25	21	32	28	27	33	22	20	23	27
2013	30	15	15	17	24	27	20	33	26	19	19	16
2014	17	14	12	18	19	16	24	19	15	13	13	39
2015	34	19	27	33	19	32	23	32	5	19	8	16
2016	17	14	20	6	10	34	12	21	23	19	11	20
2017	18	14	13	15	15	18	15	16	13	8	10	16



Median Sale Price per Square Foot

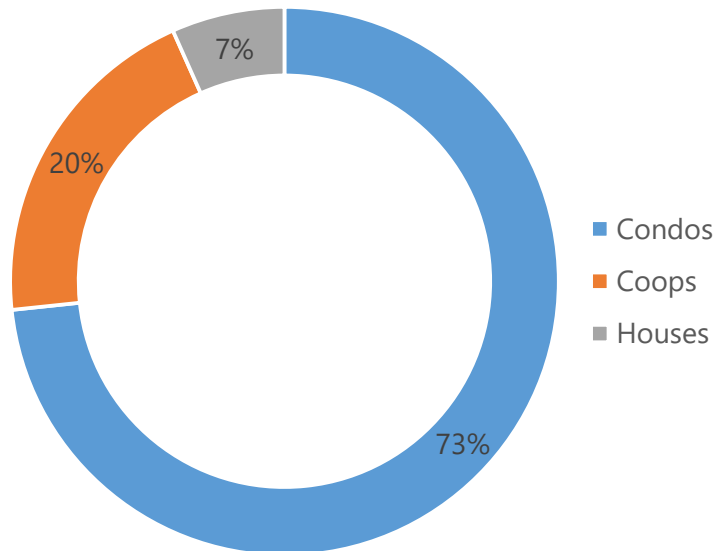


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$842,500	-12%	\$1,141	-5%	11
Coops	\$363,000	-26%	\$755	9%	3
Houses	\$4,375,000	-	\$1,250	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
160 State St	3-00276-0025	27-Dec-17	\$4,375,000	House	3,500
365-101 Bridge St #3C	3-02058-1021	11-Dec-17	\$1,780,000	Condo	1,773
365-101 Bridge St #3A	3-02058-1019	11-Dec-17	\$1,690,000	Condo	1,703
110 Livingston St #6V	3-00269-1102	14-Dec-17	\$1,550,000	Condo	1,137
150 Myrtle Ave #409	3-02060-1026	19-Dec-17	\$997,000	Condo	1,046
189 Schermerhorn St #4M	3-00164-1143	18-Dec-17	\$860,000	Condo	729
110 Livingston St #7N	3-00269-1117	29-Dec-17	\$825,000	Condo	712
388 Bridge St	3-00152-1118	29-Dec-17	\$775,000	Condo	533
176 Johnson St #8B	3-02049-1052	21-Dec-17	\$684,264	Condo	690
44 Duffield St #4A	3-00120-1107	13-Dec-17	\$590,000	Condo	525
75 Livingston St #2B	3-00265-0001	12-Dec-17	\$585,000	Coop	775
306 Gold St #8K	3-00133-1071	21-Dec-17	\$532,000	Condo	449
175 Willoughby St #7E	3-02061-0080	14-Dec-17	\$363,000	Coop	
175 Willoughby St #PS149	3-02061-0080	14-Dec-17	\$35,000	Coop	



THE RATNER TEAM



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Commercial & Residential
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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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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 REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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