

DOWNTOWN BROOKLYN

A quarterly analysis of residential sales
in Downtown Brooklyn, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Downtown Brooklyn, Brooklyn

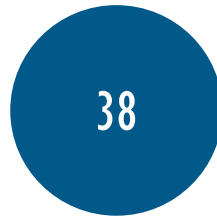
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



-40% YoY

MEDIAN PRICE/SQ.FT.



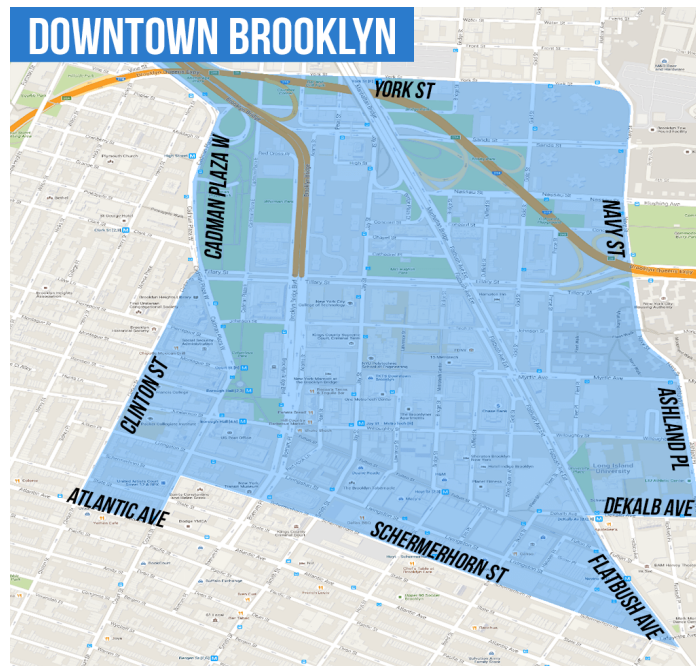
14% YoY

BROOKLYN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

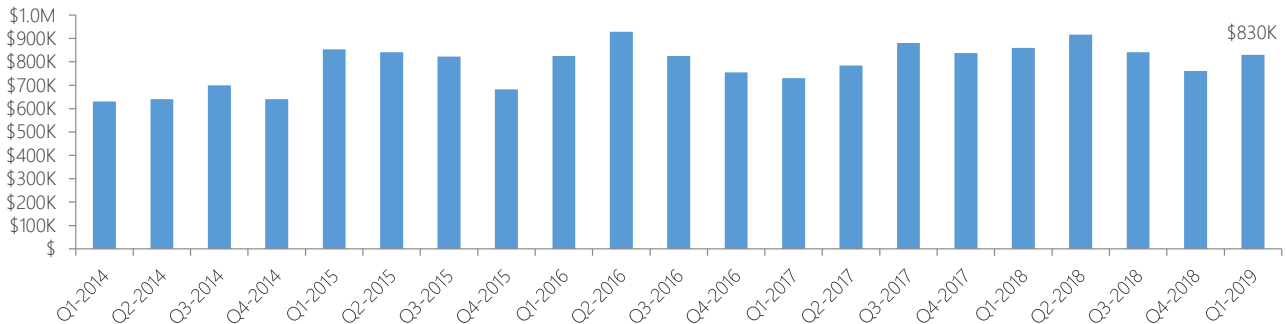


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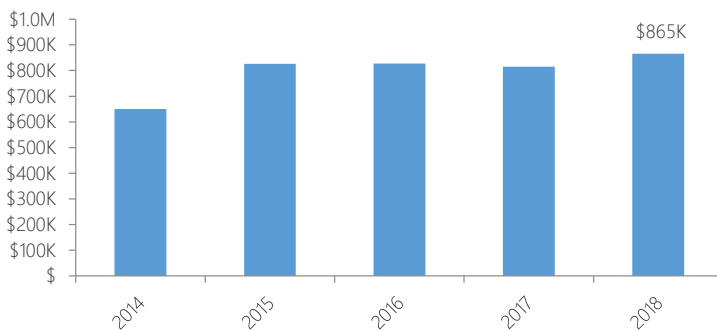
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RESIDENTIAL STATS

Median Sale Price by Quarter

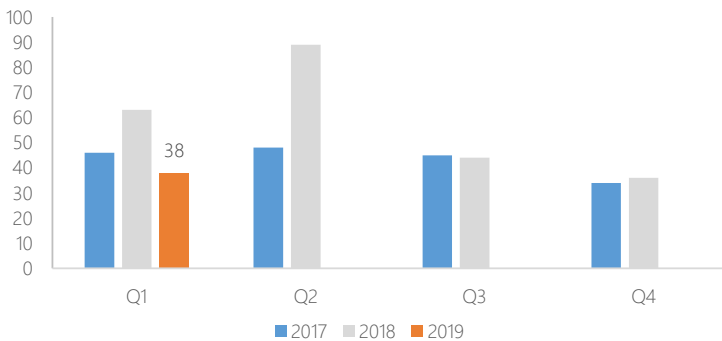


Median Sale Price by Year

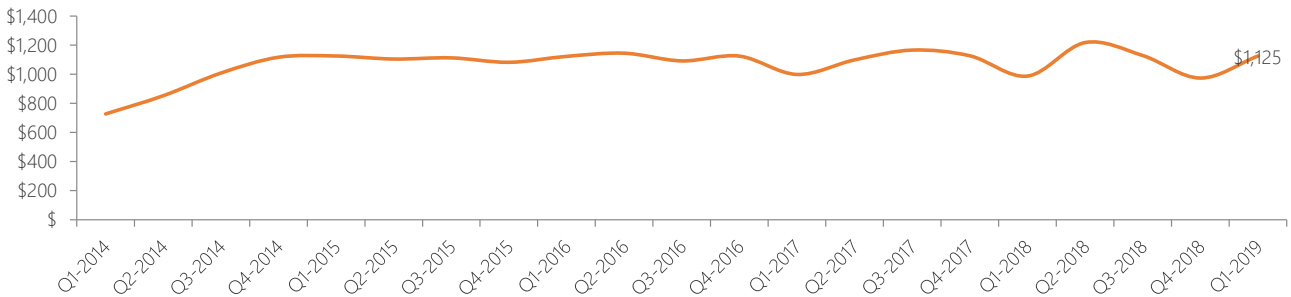


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	43	80	51	46	63	38
Q2	53	84	51	48	89	
Q3	58	60	62	45	44	
Q4	65	43	52	34	36	



Median Sale Price per Square Foot

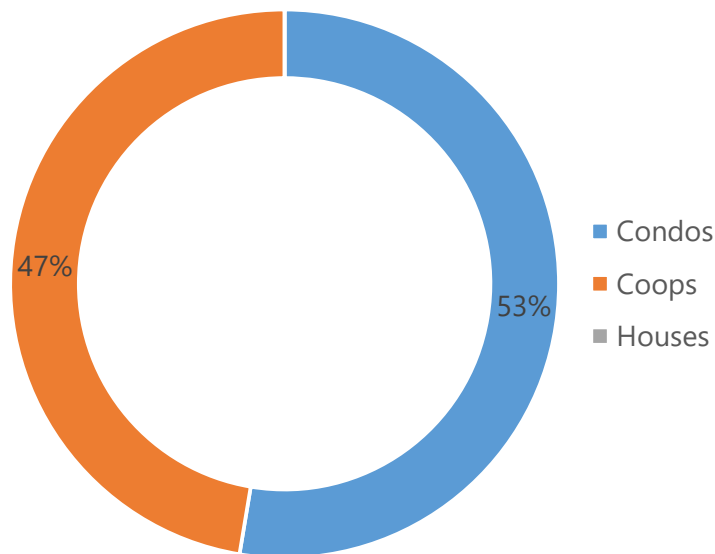


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	-8%	\$1,150	-4%	20
Coops	\$640,000	1%	\$913	8%	18
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
75 Livingston St #25AB	3-00265-0001	16-Jan-19	\$2,500,000	Coop	
155 State St #1	3-00270-0013	15-Mar-19	\$2,300,000	Coop	
365-101 Bridge St #5P	3-02058-1068	18-Jan-19	\$2,000,000	Condo	1,800
75 Livingston St #14D	3-00265-0001	25-Feb-19	\$1,700,000	Coop	
388 Bridge St	3-00152-1117	15-Feb-19	\$1,680,000	Condo	1,144
319 Schermerhorn St #18A	3-00167-1070	4-Feb-19	\$1,520,000	Condo	
365 Bridge St #10D	3-02058-1141	12-Mar-19	\$1,468,000	Condo	1,554
150 Myrtle Ave #1601	3-02060-1115	18-Jan-19	\$1,425,000	Condo	1,113
38 Livingston St #52	3-00268-0030	19-Mar-19	\$1,310,000	Coop	1,050
319 Schermerhorn St #3D	3-00167-1009	14-Feb-19	\$1,151,550	Condo	
187 Bridge St #C	3-00108-1104	15-Mar-19	\$1,130,000	Condo	1,004
164 State St #4	3-00276-0027	4-Feb-19	\$900,000	Coop	
306 Gold St #19F	3-00133-1152	29-Jan-19	\$899,000	Condo	765
189 Schermerhorn St #22D	3-00164-1310	18-Jan-19	\$875,000	Condo	606
175 Adams St #17J	3-00086-0011	19-Mar-19	\$865,000	Coop	870
189 Schermerhorn St #12F	3-00164-1228	12-Mar-19	\$850,000	Condo	739
189 Schermerhorn St #20C	3-00164-1291	26-Mar-19	\$850,000	Condo	616
189 Schermerhorn St #19D	3-00164-1283	1-Feb-19	\$835,000	Condo	729
175 Adams St #5H	3-00086-0011	25-Jan-19	\$825,000	Coop	769
365-101 Bridge St #17B	3-02058-1230	6-Feb-19	\$800,000	Condo	1,703
175 Adams St #10A	3-00086-0011	26-Feb-19	\$770,000	Coop	
306 Gold St #18B	3-00133-1140	3-Jan-19	\$743,000	Condo	615
189 Schermerhorn St #25G	3-00164-1340	17-Jan-19	\$705,000	Condo	512
175 Adams St #9H	3-00086-0011	28-Feb-19	\$640,000	Coop	769
175 Adams St #8C	3-00086-0011	28-Jan-19	\$620,000	Coop	1,043
150 Myrtle Ave #1602	3-02060-1116	15-Mar-19	\$615,000	Condo	494
56 Court St #2B	3-00265-1104	30-Jan-19	\$582,500	Condo	730
175 Adams St #16E	3-00086-0011	14-Feb-19	\$580,000	Coop	464
85 Livingston St #3G	3-00266-0012	10-Jan-19	\$562,500	Coop	
175 Adams St #9G	3-00086-0011	12-Mar-19	\$475,000	Coop	1,482
175 Adams St #17D	3-00086-0011	12-Mar-19	\$342,500	Coop	460
167 Sands St #509	3-00068-0107	27-Feb-19	\$220,000	Coop	
167 Sands St #602	3-00068-0107	18-Mar-19	\$190,000	Coop	
110 Livingston St #5A	3-00269-1058	4-Mar-19	\$175,000	Condo	1,106
175 Willoughby St #243	3-02061-0080	1-Feb-19	\$40,675	Coop	
110 Livingston St #T19	3-00269-1319	4-Mar-19	\$25,000	Condo	342



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THE RATNER TEAM



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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
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Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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

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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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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