

EAST NEW YORK

A monthly analysis of residential sales
in East New York, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

East New York, Brooklyn

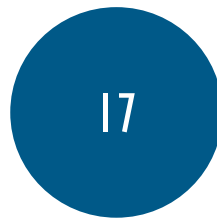
SUMMARY

MEDIAN SALE PRICE



-9% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



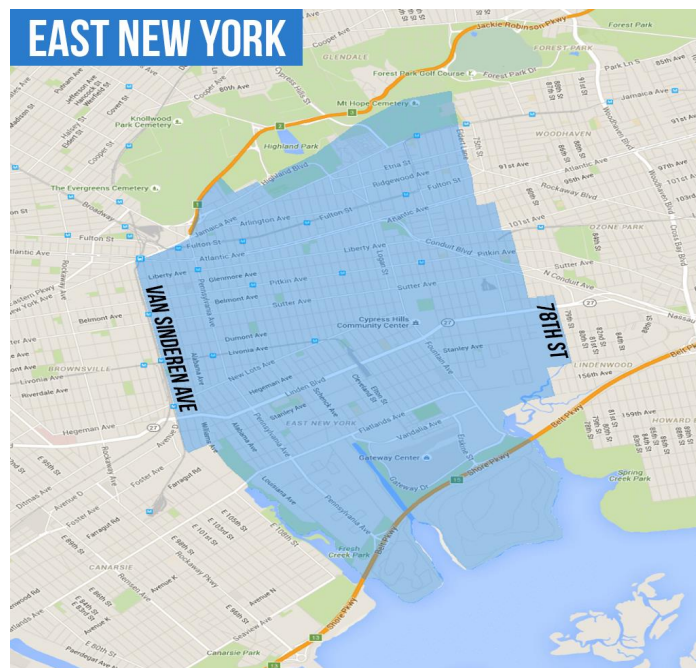
16% YoY

BROOKLYN
MEDIAN SALE PRICE



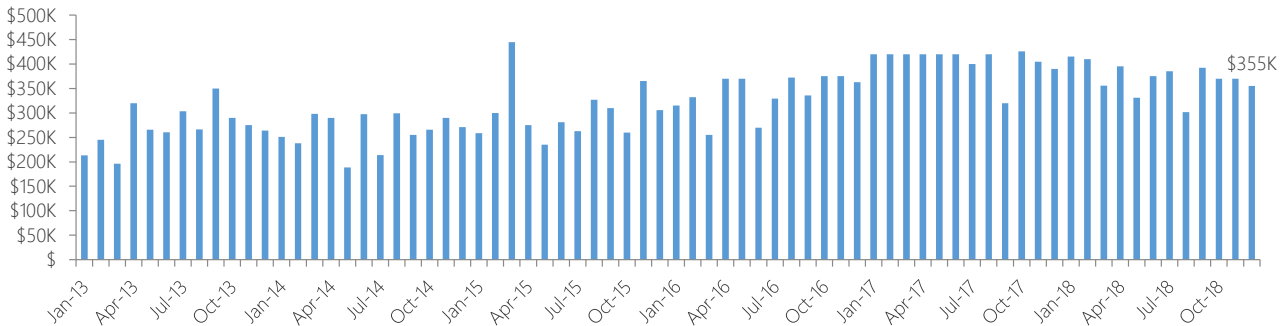
4% YoY

NEIGHBORHOOD BOUNDARIES

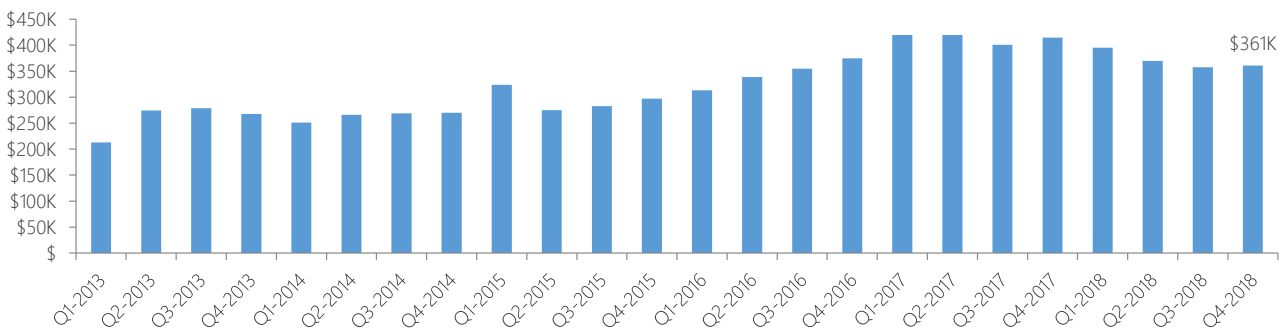


RESIDENTIAL STATS

Median Sale Price by Month

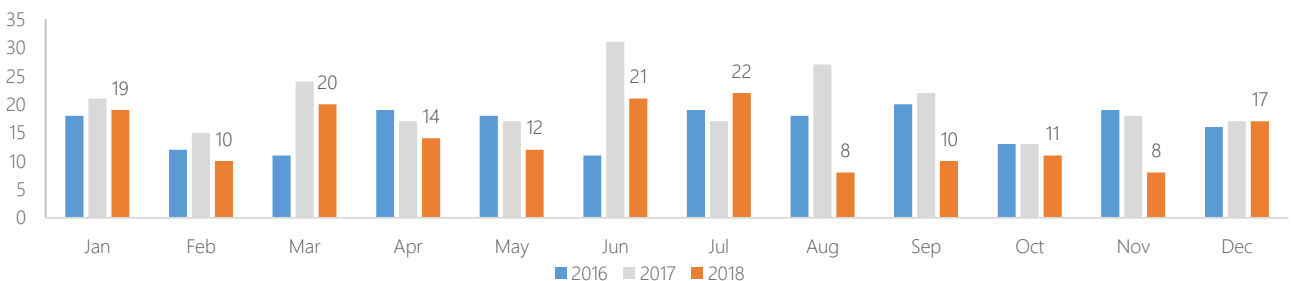


Median Sale Price by Quarter

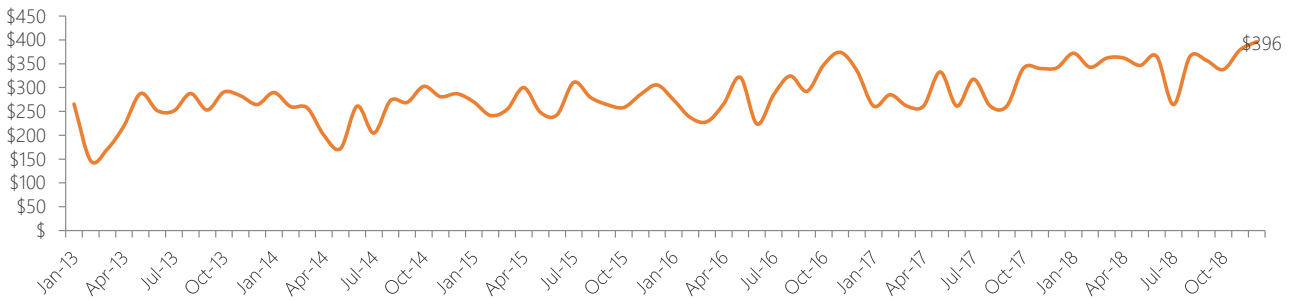


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	21	12	18	49	25	28	42	28	27	28	20	15
2014	27	15	14	9	14	16	17	20	21	23	14	29
2015	9	19	14	22	18	10	22	12	14	15	10	18
2016	18	12	11	19	18	11	19	18	20	13	19	16
2017	21	15	24	17	17	31	17	27	22	13	18	17
2018	19	10	20	14	12	21	22	8	10	11	8	17



Median Sale Price per Square Foot

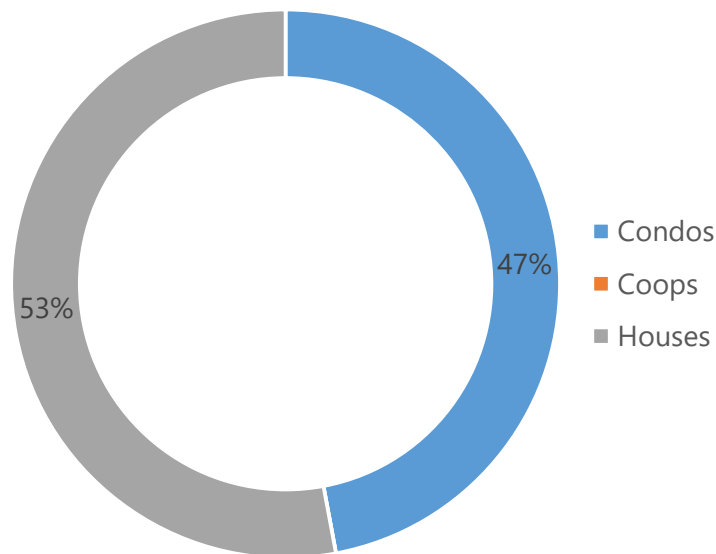


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$340,000	0%	\$396	6%	8
Coops	-	-	-	-	0
Houses	\$450,000	7%	\$396	35%	9

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
407 Barbey St	3-04013-0008	17-Dec-18	\$670,000	House	1,470
736 Hendrix St	3-04305-0024	17-Dec-18	\$499,999	House	888
1107 Blake Ave	3-04055-0055	3-Dec-18	\$499,900	House	1,134
50 Milford St	3-03976-0053	6-Dec-18	\$450,000	House	1,340
87 Essex St	3-03928-0017	12-Dec-18	\$450,000	House	1,260
585 Eldert Ln	3-04224-0002	27-Dec-18	\$400,000	House	1,072
200 Cozine Ave #88C	3-04415-1303	10-Dec-18	\$358,000	Condo	898
1065 Vermont St #53H	3-04415-1061	14-Dec-18	\$355,000	Condo	896
1019 Van Siclen Ave #94D	3-04415-1404	20-Dec-18	\$355,000	Condo	1,173
765 Shepherd Ave	3-04476-0059	12-Dec-18	\$352,000	House	840
400 Cozine Ave #144E	3-04423-1339	28-Dec-18	\$340,000	Condo	864
380 Cozine Ave #3L	3-04423-1194	7-Dec-18	\$335,000	Condo	770
971 Jerome St #1L	3-04423-1093	14-Dec-18	\$330,000	Condo	770
200 Cozine Ave #81E	3-04415-1314	12-Dec-18	\$325,000	Condo	864
991 Blake Ave	3-04050-0140	13-Dec-18	\$317,000	House	1,116



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THE RATNER TEAM



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Residential Sales &
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- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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 SHOW

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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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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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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