

MADISON

A quarterly analysis of residential sales
in Madison, Brooklyn

Ist Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Madison, Brooklyn

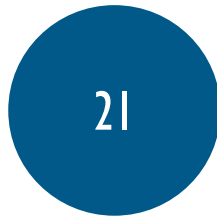
SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-5% YoY

MEDIAN PRICE/SQ.FT.



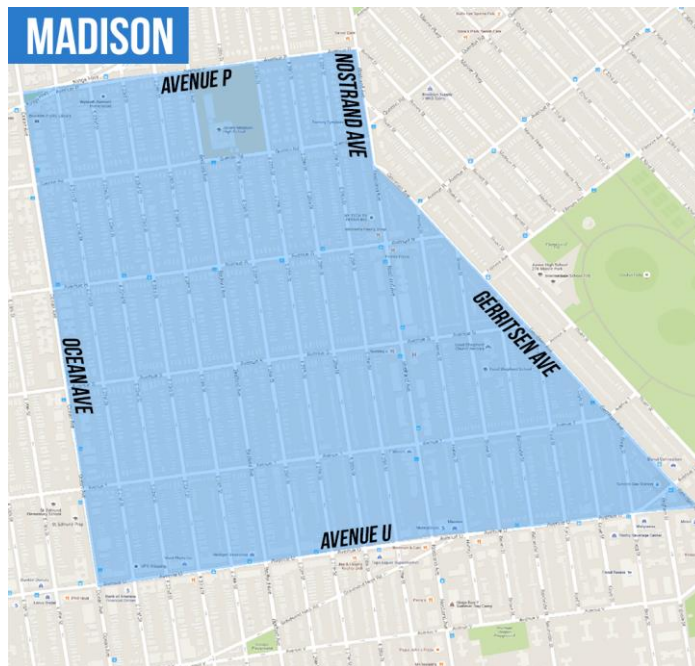
2% YoY

BROOKLYN
MEDIAN SALE PRICE



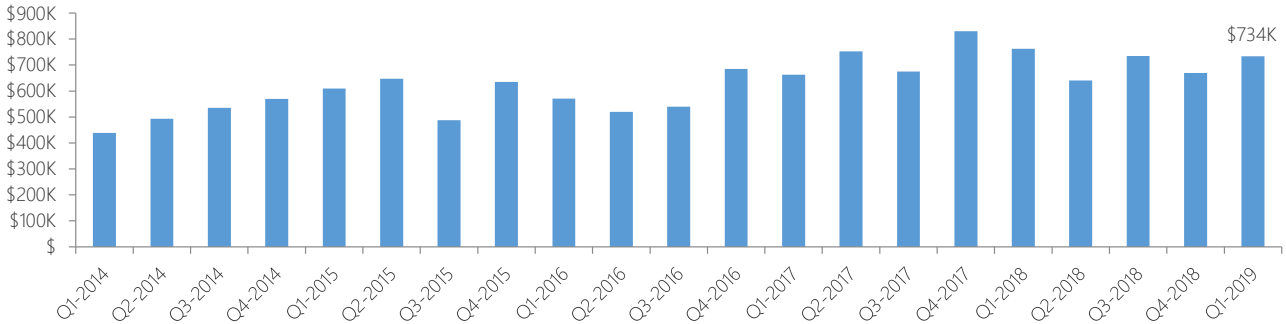
-4% YoY

NEIGHBORHOOD BOUNDARIES

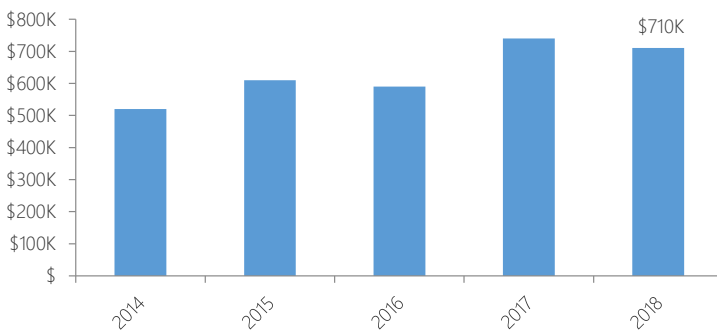


RESIDENTIAL STATS

Median Sale Price by Quarter

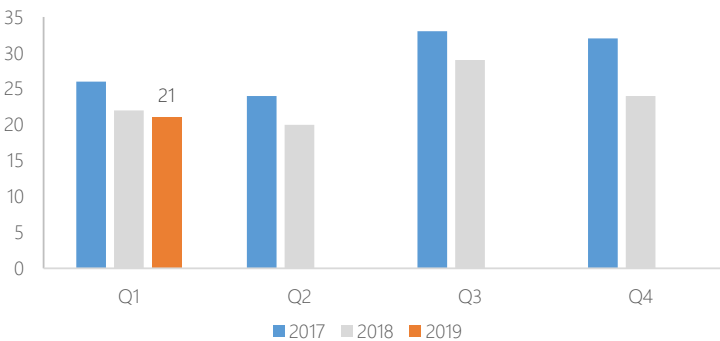


Median Sale Price by Year

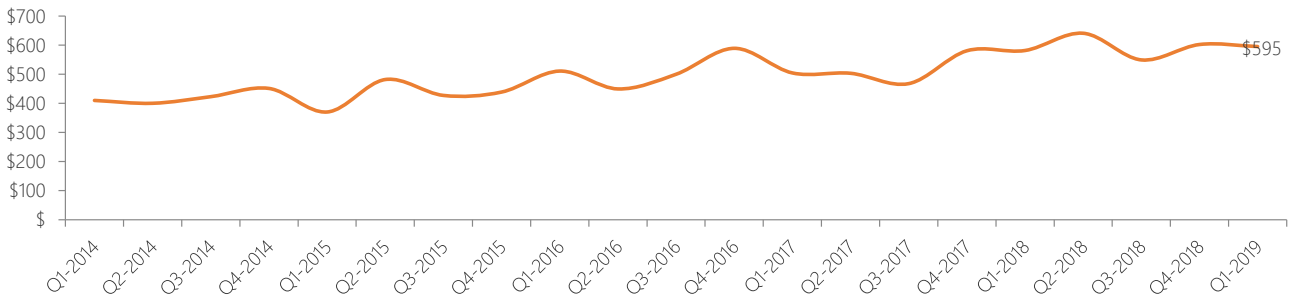


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	22	15	34	26	22	21
Q2	18	24	33	24	20	
Q3	28	26	23	33	29	
Q4	29	32	38	32	24	



Median Sale Price per Square Foot

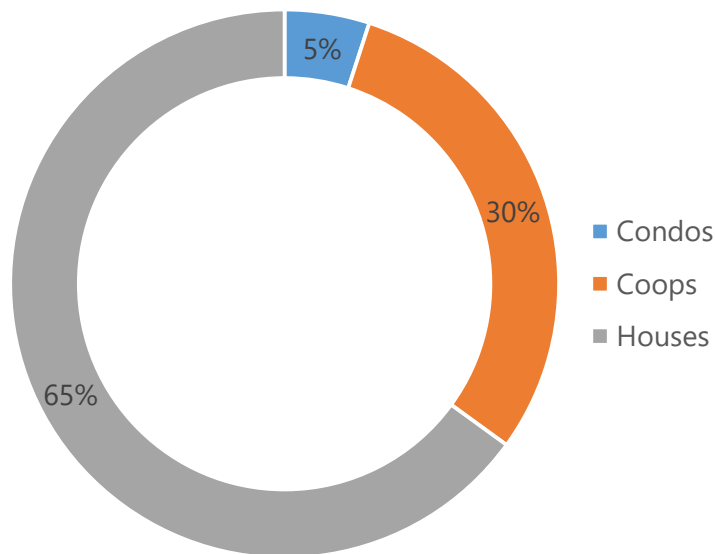


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$712,775	32%	-	-	1
Coops	\$236,000	-16%	-	-	6
Houses	\$990,000	20%	\$595	1%	13

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1803 E 22nd St	3-06805-0066	5-Feb-19	\$1,550,000	House	1,120
1651 E 27th St	3-06790-0045	14-Jan-19	\$1,500,000	House	1,751
1823 E 24th St	3-06830-0077	17-Jan-19	\$1,415,000	House	2,878
3792 Bedford Ave	3-06787-0038	13-Feb-19	\$1,325,000	House	2,032
1747 E 23rd St	3-06806-0072	2-Jan-19	\$1,150,000	House	1,932
1725 E 22nd St	3-06785-0049	25-Feb-19	\$1,142,500	House	1,536
1974 E 21st St	3-06826-0039	15-Mar-19	\$990,000	House	1,584
1815 Haring St	3-06837-0077	28-Mar-19	\$850,000	House	1,950
1957 E 27th St	3-07306-0068	3-Jan-19	\$743,000	House	2,394
2027 E 27th St	3-07332-0077	7-Feb-19	\$740,000	House	1,584
3036 Avenue T	3-07339-0006	31-Jan-19	\$727,000	House	1,152
2485 Ocean Ave #2A	3-07325-1601	25-Jan-19	\$712,775	Condo	
2718 Quentin Rd	3-06810-0007	23-Jan-19	\$675,000	House	1,460
3116 Nostrand Ave	3-06812-0034	28-Mar-19	\$645,000	House	1,296
2331 Ocean Ave #2E	3-06826-0062	1-Feb-19	\$270,000	Coop	
3178 Nostrand Ave #1B	3-06835-0012	28-Jan-19	\$250,000	Coop	
3202 Nostrand Ave #1N	3-06835-0026	7-Mar-19	\$247,000	Coop	
3178 Nostrand Ave #4F	3-06835-0012	31-Jan-19	\$225,000	Coop	
3395 Nostrand Ave #6H	3-07335-0068	19-Mar-19	\$150,000	Coop	
3395 Nostrand Ave #5J	3-07335-0068	19-Mar-19	\$150,000	Coop	



THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

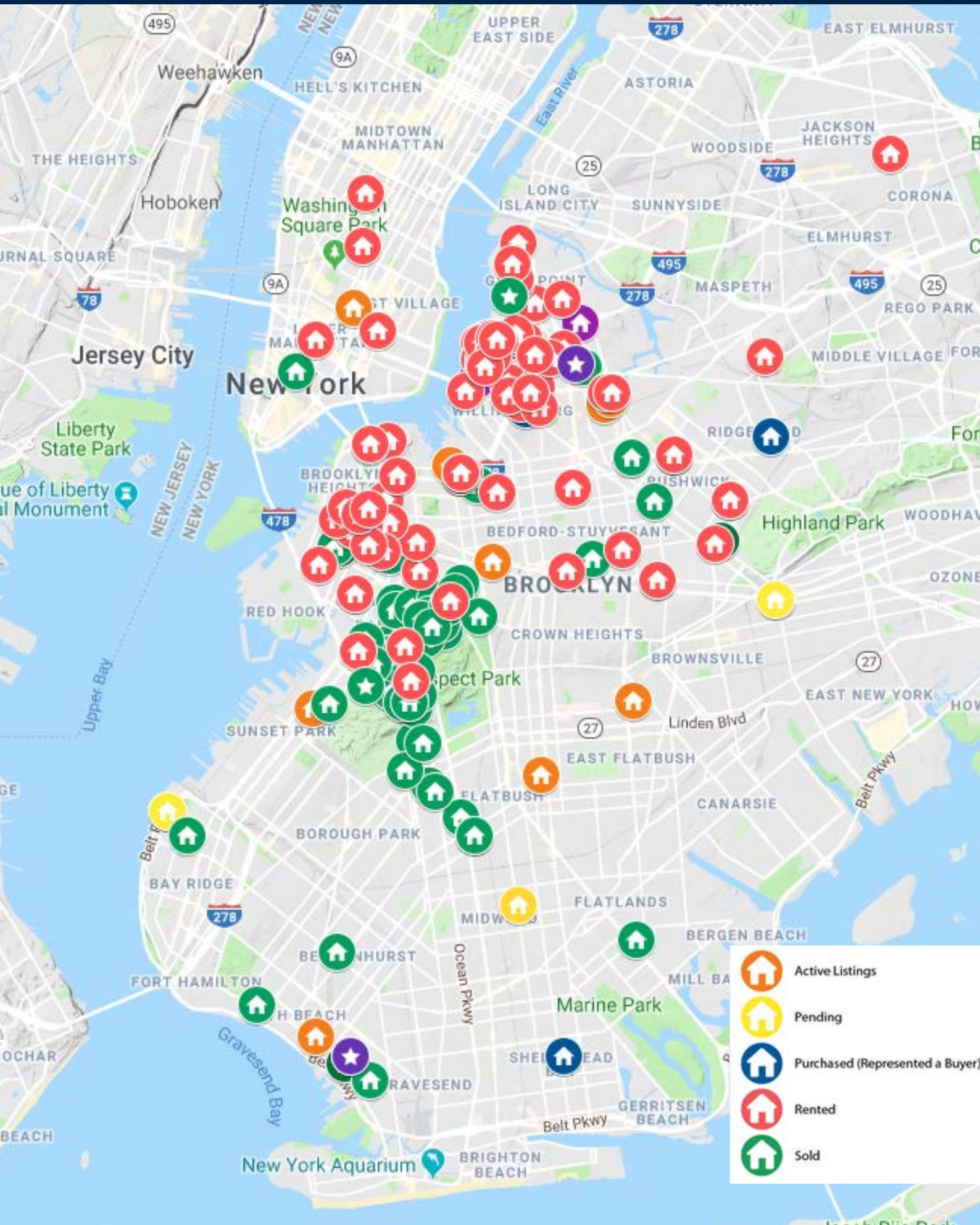
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"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	

www.RatnerTeamVendors.com





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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

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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