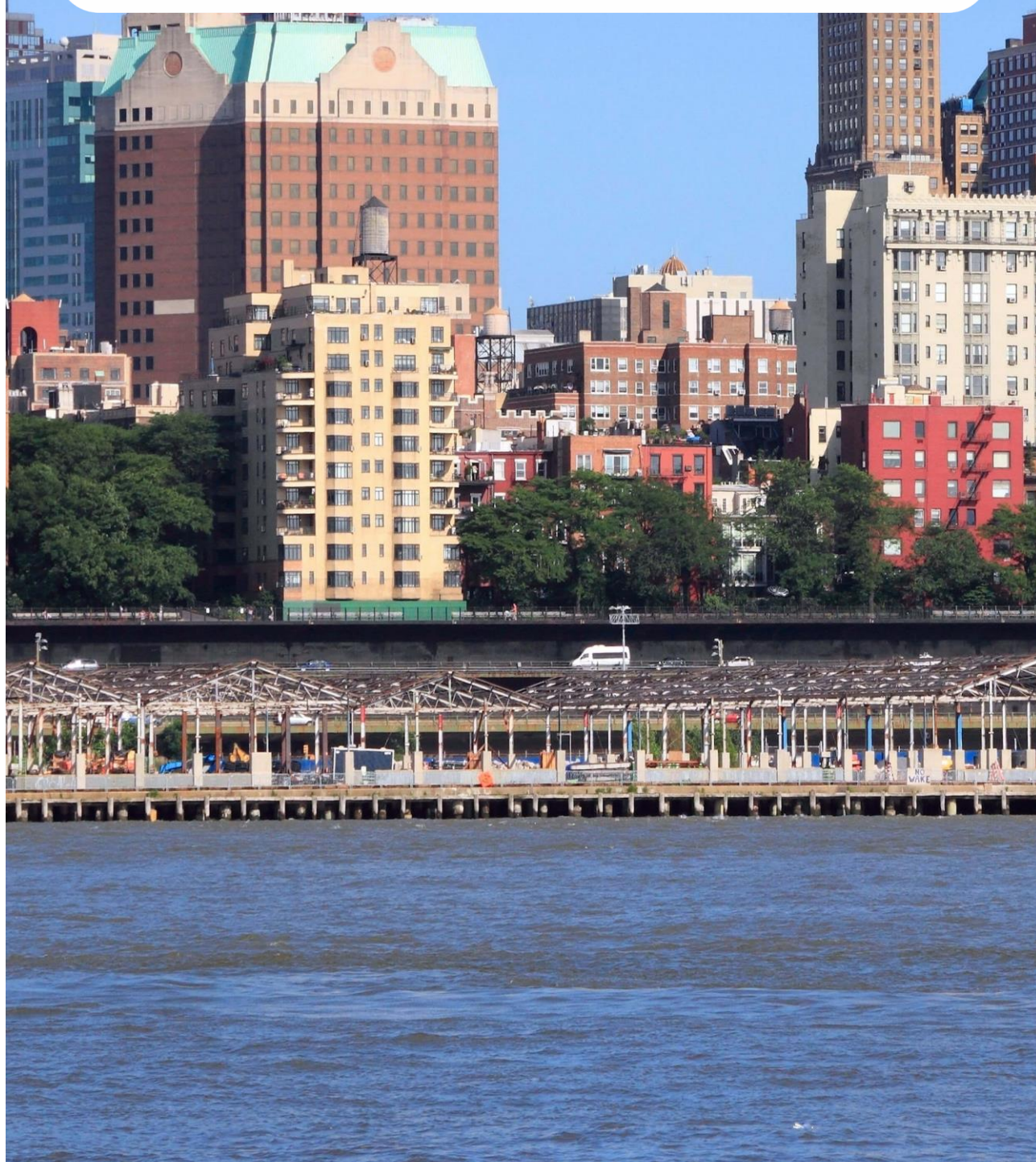


# NORTHERN BROOKLYN

A monthly analysis of residential sales  
in Northern Brooklyn, Brooklyn

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Northern Brooklyn, Brooklyn

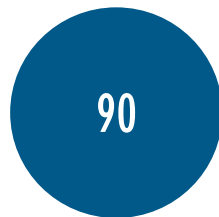
### SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-49% YoY

MEDIAN PRICE/SQ.FT.



11% YoY

BROOKLYN  
MEDIAN SALE PRICE



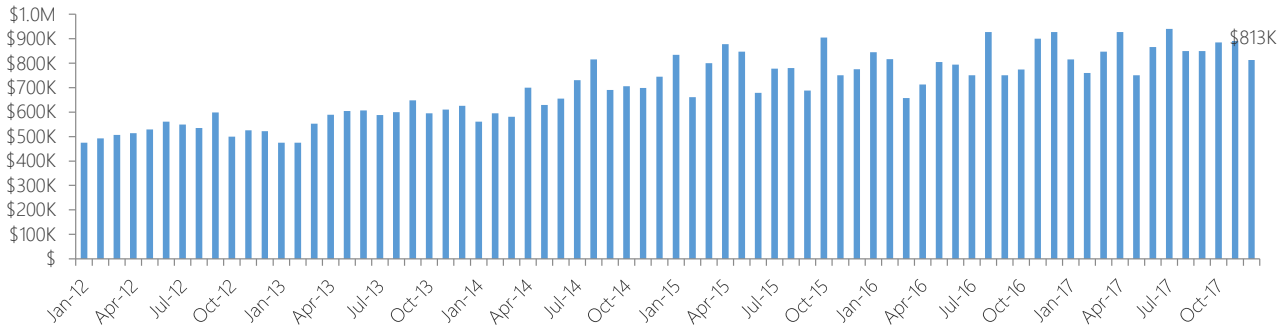
4% YoY

### NEIGHBORHOOD BOUNDARIES

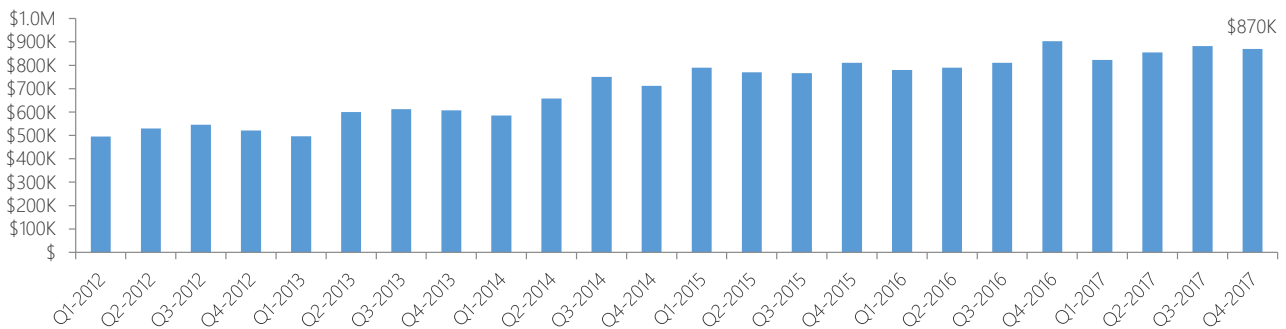


## RESIDENTIAL STATS

### Median Sale Price by Month

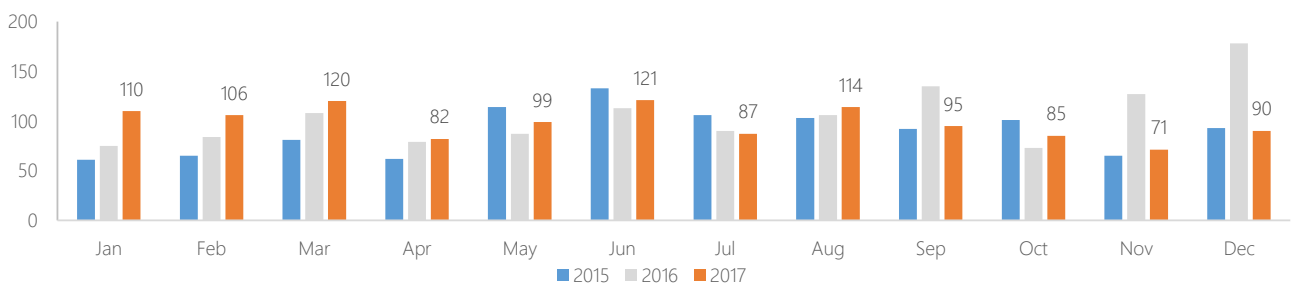


### Median Sale Price by Quarter

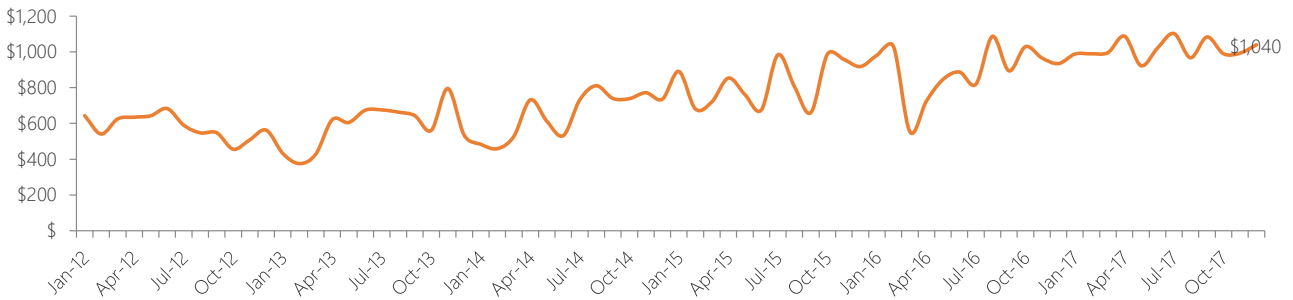


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	117	96	103	135	144	154	137	110	115	90	87	80
2013	90	58	70	83	102	118	110	109	78	97	96	97
2014	95	81	79	91	116	95	95	82	89	88	76	77
2015	61	65	81	62	114	133	106	103	92	101	65	93
2016	75	84	108	79	87	113	90	106	135	73	127	178
2017	110	106	120	82	99	121	87	114	95	85	71	90



Median Sale Price per Square Foot

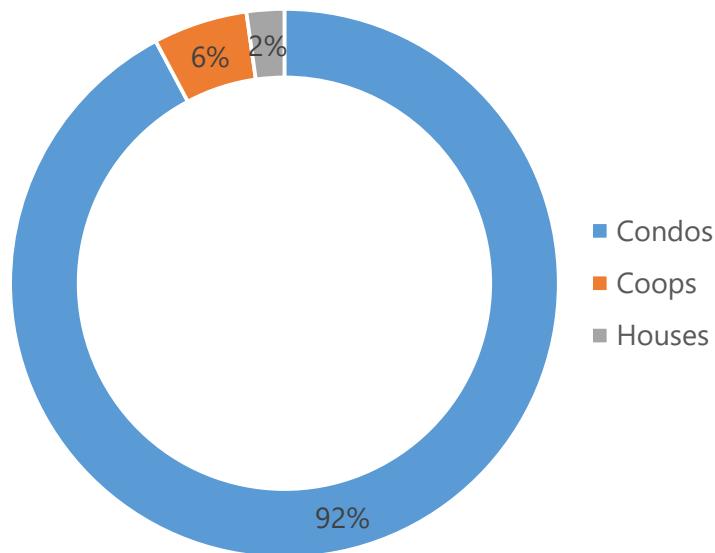


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$825,000	-10%	\$1,040	8%	83
Coops	\$400,000	94%	-	-	5
Houses	\$1,772,500	45%	\$542	-14%	2

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
267 Berry St	3-02392-0002	12-Dec-17	\$3,500,000	House	3,327
533 Leonard St #PHA	3-02680-1112	1-Dec-17	\$2,818,938	Condo	1,512
533 Leonard St #1E	3-02680-1105	4-Dec-17	\$2,000,000	Condo	
1 N Pier #PH10	3-02340-1269	20-Dec-17	\$1,955,000	Condo	1,271
20 Bayard St #11A	3-02721-1242	18-Dec-17	\$1,890,000	Condo	670
60 Broadway #7F	3-02130-1087	20-Dec-17	\$1,750,000	Condo	1,318
330 Wythe Ave #3E	3-02403-1018	1-Dec-17	\$1,650,000	Condo	1,439
198 Skillman St #1R	3-01927-1201	26-Dec-17	\$1,650,000	Condo	2,573
338 Berry St #6D	3-02442-1043	20-Dec-17	\$1,622,108	Condo	
85-101 N 3 St #305	3-02350-1021	8-Dec-17	\$1,500,000	Condo	1,127
160 West St #4A	3-02521-1505	28-Dec-17	\$1,476,463	Condo	1,103
1 N Pier #5E	3-02340-1120	18-Dec-17	\$1,387,500	Condo	1,152
135 N 11 St #5G	3-02290-1136	27-Dec-17	\$1,368,300	Condo	918
160 West St #3D	3-02521-1504	29-Dec-17	\$1,350,000	Condo	1,118
95 Lexington Ave #1C	3-01967-1203	27-Dec-17	\$1,250,000	Condo	1,993
118 Greenpoint Ave #2D	3-02563-1009	20-Dec-17	\$1,185,000	Condo	1,026
55 Berry St #5B	3-02297-1032	11-Dec-17	\$1,165,000	Condo	1,068
198 Roebling St #3B	3-02407-1006	1-Dec-17	\$1,155,000	Condo	1,133
99 Havemeyer St #22	3-02369-1002	28-Dec-17	\$1,150,000	Condo	1,719
195 Classon Ave #2A	3-01896-1003	8-Dec-17	\$1,132,000	Condo	1,136
369 Harman St #5A	3-03280-1117	18-Dec-17	\$1,094,619	Condo	984
135 Conselyea St #3A	3-02754-1405	29-Dec-17	\$1,035,000	Condo	1,182
353 Jefferson Ave #1	3-01830-1001	8-Dec-17	\$1,025,000	Condo	1,640
22 N 6 St #19B	3-02332-1332	6-Dec-17	\$999,999	Condo	688
22 N 6 St #4T	3-02332-1135	15-Dec-17	\$980,000	Condo	599
609-613 Myrtle Ave #4C	3-01897-1813	15-Dec-17	\$975,000	Condo	1,073
122 West St #3I	3-02549-1043	18-Dec-17	\$965,000	Condo	965
1257 Dekalb Ave #4	3-03232-1004	27-Dec-17	\$965,000	Condo	1,463
20 Bayard St #12C	3-02721-1249	7-Dec-17	\$920,000	Condo	656
118 Greenpoint Ave #3A	3-02563-1011	20-Dec-17	\$866,000	Condo	777
135 N 11 St #5E	3-02290-1134	15-Dec-17	\$856,000	Condo	635
209 Quincy St #2F	3-01802-1103	21-Dec-17	\$820,000	Condo	903
189 Greenpoint Ave #3B	3-02559-1006	21-Dec-17	\$798,250	Condo	775
179 Monroe St #4A	3-01812-1007	22-Dec-17	\$775,000	Condo	730
80 Metropolitan Ave #5E	3-02363-1139	21-Dec-17	\$749,000	Condo	531
137 St Nicholas Ave #1B	3-03250-1002	19-Dec-17	\$734,000	Condo	596
390 Lorimer St #1A	3-03032-1001	20-Dec-17	\$717,000	Condo	614
1 N Pier #6F	3-02340-1128	21-Dec-17	\$690,000	Condo	611
101 Wyckoff Ave #3G	3-03238-1023	21-Dec-17	\$682,000	Condo	771
203 Huron St #4F	3-02523-1115	27-Dec-17	\$680,000	Condo	622
26 Monitor St #4B	3-02833-1307	11-Dec-17	\$675,000	Condo	649
13 Melrose St #1A	3-03150-1301	21-Dec-17	\$649,000	Condo	820
570 Wythe Ave #6A	3-02165-1216	14-Dec-17	\$640,000	Condo	1,367
16 Monitor St #3E	3-02833-1521	5-Dec-17	\$635,000	Condo	598
338 Berry St #4G	3-02442-1030	20-Dec-17	\$630,390	Condo	
80 Middleton St #2	3-02240-2502	26-Dec-17	\$625,000	Condo	1,375
244 Franklin Ave #6A	3-01926-1111	27-Dec-17	\$609,932	Condo	644
173 Knickerbocker Ave #3A	3-03166-1005	20-Dec-17	\$585,000	Condo	641
54 St Nicholas Ave #2B	3-03200-1004	20-Dec-17	\$520,000	Condo	515
407-409 Keap St #6	3-02398-0015	20-Dec-17	\$520,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1192 Bedford Ave #2A	3-01996-1202	5-Dec-17	\$502,500	Condo	425
223 Pulaski St #3A	3-01773-1105	5-Dec-17	\$499,000	Condo	575
832 Bedford Ave #4B	3-01900-2108	21-Dec-17	\$489,000	Condo	1,166
273 Nostrand Ave #8	3-01789-1108	18-Dec-17	\$405,600	Condo	544
74 Richardson St #18	3-02732-0009	20-Dec-17	\$400,000	Coop	
532 Graham Ave #14	3-02715-0005	20-Dec-17	\$399,999	Coop	
564 Wythe Ave #5A	3-02165-1119	28-Dec-17	\$375,000	Condo	1,262
169 Franklin Ave #2	3-01913-1202	28-Dec-17	\$335,506	Condo	1,158
330 S 3 St #10	3-02437-0007	20-Dec-17	\$288,000	Coop	
59 Harrison Ave #3A	3-02221-1105	25-Dec-17	\$155,424	Condo	1,409
214 Richardson St #CF	3-02857-1511	22-Dec-17	\$125,000	Condo	331
241 Manhattan Ave	3-02781-0026	11-Dec-17	\$45,000	House	1,368



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# THE RATNER TEAM



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New Development Expert

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Nate Pfaff

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

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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