

NORTHERN BROOKLYN

A monthly analysis of residential sales
in Northern Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Northern Brooklyn, Brooklyn

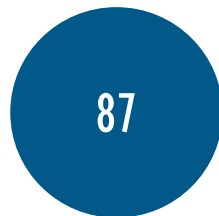
SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-14% YoY

MEDIAN PRICE/SQ.FT.



-4% YoY

BROOKLYN
MEDIAN SALE PRICE



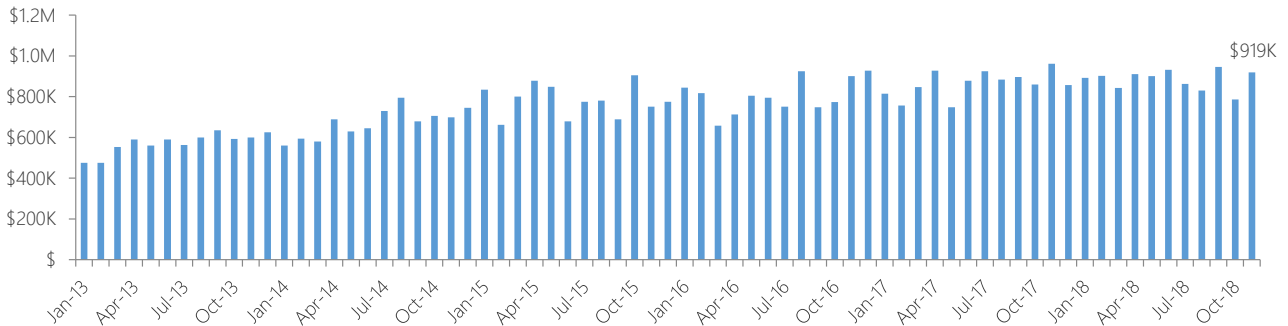
1% YoY

NEIGHBORHOOD BOUNDARIES

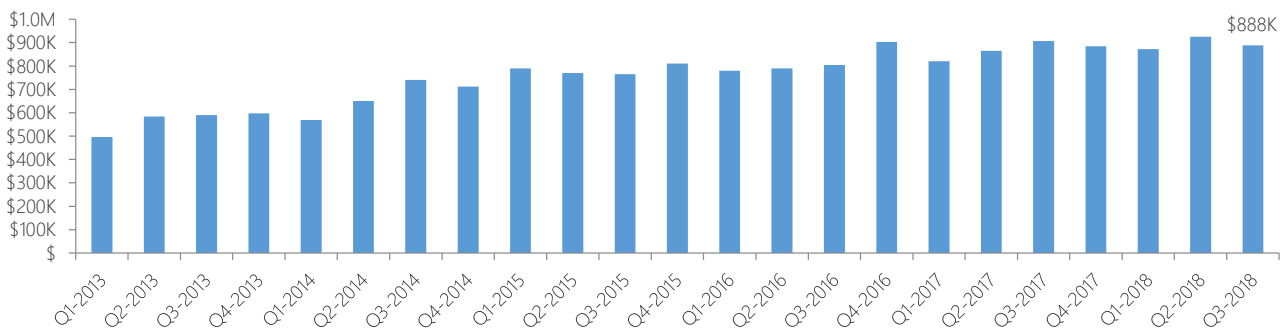


RESIDENTIAL STATS

Median Sale Price by Month

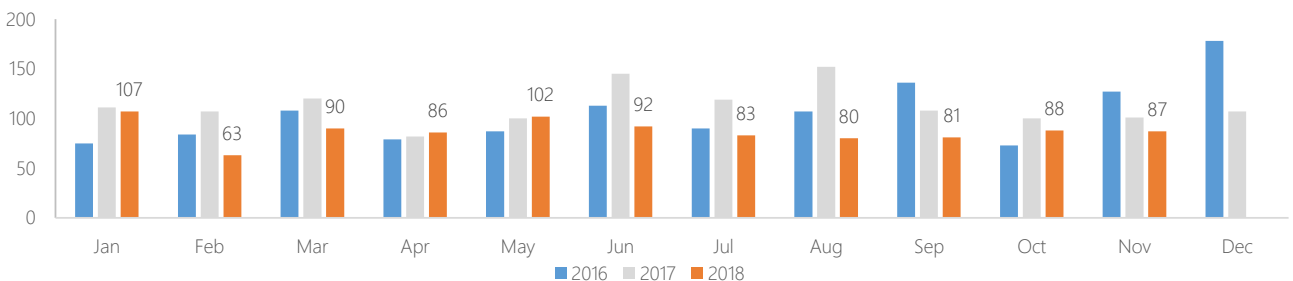


Median Sale Price by Quarter

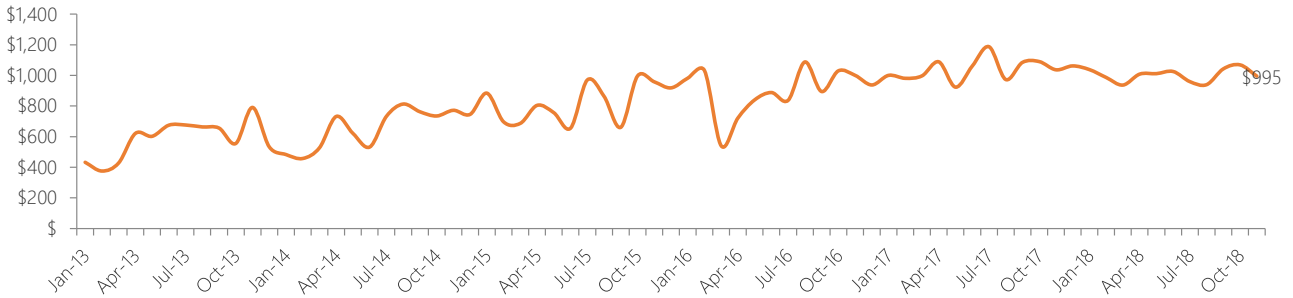


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	90	58	70	83	114	133	120	112	83	100	99	99
2014	98	83	80	93	116	97	97	86	90	88	76	77
2015	61	65	81	62	114	133	107	103	92	101	65	93
2016	75	84	108	79	87	113	90	107	136	73	127	178
2017	111	107	120	82	100	145	119	152	108	100	101	107
2018	107	63	90	86	102	92	83	80	81	88	87	



Median Sale Price per Square Foot

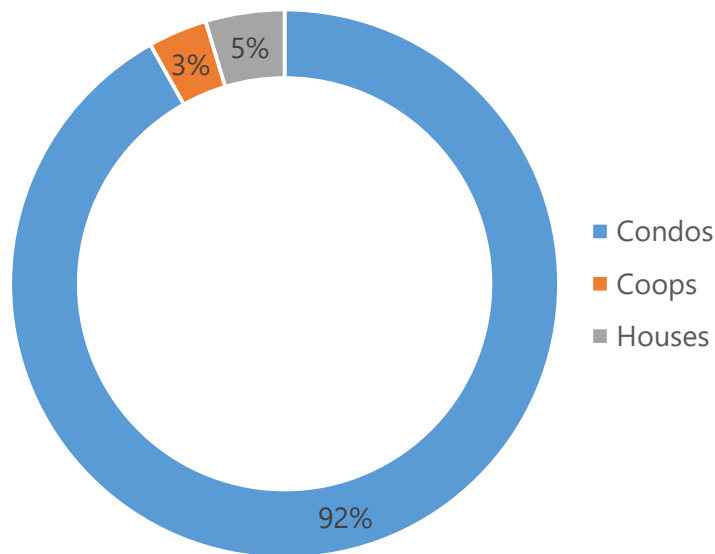


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$919,480	-5%	\$1,085	4%	79
Coops	\$370,000	-31%	-	-	3
Houses	\$1,587,000	51%	\$781	12%	4

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
85-101 N Third St #PH	3-02350-1072	20-Nov-18	\$2,625,000	Condo	1,346
30 Bayard St #PHA	3-02721-1186	7-Nov-18	\$2,375,000	Condo	2,003
187 Mac Donough St	3-01853-0056	20-Nov-18	\$2,200,000	House	3,360
22 N Sixth St #15D	3-02332-1287	16-Nov-18	\$1,950,000	Condo	1,157
826 Jefferson Ave	3-01658-0035	9-Nov-18	\$1,830,000	House	2,001
535 Lorimer St #102	3-02767-1202	20-Nov-18	\$1,731,025	Condo	
158 India St #8	3-02541-1108	20-Nov-18	\$1,625,000	Condo	987
47-63 N Eighth St #THA	3-02309-1035	20-Nov-18	\$1,610,000	Condo	1,318
535 Lorimer St #PHS	3-02767-1210	15-Nov-18	\$1,595,125	Condo	
1 Northside Piers #11E	3-02340-1162	16-Nov-18	\$1,590,000	Condo	1,152
230 N Eighth St #1B	3-02321-1002	19-Nov-18	\$1,375,000	Condo	1,235
62 Norman Ave #6	3-02644-1106	7-Nov-18	\$1,360,000	Condo	1,112
167 Devoe St #1B	3-02765-1102	8-Nov-18	\$1,350,000	Condo	
4 Herkimer Ct	3-01868-0023	20-Nov-18	\$1,344,000	House	1,480
190 S First St #2C	3-02407-1205	28-Nov-18	\$1,250,000	Condo	
34 N Seventh St #6A	3-02324-1211	2-Nov-18	\$1,225,000	Condo	892
261 Bainbridge St	3-01682-0055	20-Nov-18	\$1,210,420	House	2,376
535 Lorimer St #101	3-02767-1201	26-Nov-18	\$1,180,000	Condo	
184 Kent Ave #C513	3-02348-1274	1-Nov-18	\$1,167,360	Condo	
90 N Fifth St #4B	3-02342-1015	29-Nov-18	\$1,135,000	Condo	918
95 Lexington Ave #5B	3-01967-1218	5-Nov-18	\$1,100,000	Condo	1,021
100 Engert Ave #4D	3-02714-1219	8-Nov-18	\$1,090,000	Condo	960
36 Eckford St #3A	3-02714-1105	21-Nov-18	\$1,060,000	Condo	915
219-223 Withers St #2A	3-02866-1003	30-Nov-18	\$999,000	Condo	999
22 N Sixth St #6B	3-02332-1157	30-Nov-18	\$999,000	Condo	688
35 Skillman St #5B	3-01886-1513	27-Nov-18	\$997,885	Condo	1,513
42 Walton St #1B	3-02249-1129	29-Nov-18	\$995,000	Condo	4,516
315 Gates Ave #5E	3-01974-1062	28-Nov-18	\$975,000	Condo	985
184 Kent Ave #B404	3-02348-1171	21-Nov-18	\$973,355	Condo	
184 Kent Ave #A411	3-02348-1093	28-Nov-18	\$950,000	Condo	
184 Kent Ave #D514	3-02348-1356	14-Nov-18	\$936,281	Condo	
34 N Seventh St #3CC	3-02324-1159	19-Nov-18	\$875,000	Condo	685
535 Kent Ave #6D	3-02165-1060	27-Nov-18	\$864,494	Condo	1,380
188 Franklin Ave #3	3-01912-1103	8-Nov-18	\$860,513	Condo	963
155 Newel St #4B	3-02623-1008	16-Nov-18	\$850,000	Condo	862
27 Dodworth St #4F	3-03229-1004	30-Nov-18	\$829,500	Condo	
136 Wallabout St #6A	3-02262-1311	9-Nov-18	\$807,367	Condo	1,110
30 Bayard St #4C	3-02721-1155	19-Nov-18	\$805,000	Condo	643
117 Kingsland Ave #1B	3-02829-1102	15-Nov-18	\$800,000	Condo	964
214 N Eleventh St #3N	3-02299-1051	20-Nov-18	\$795,000	Condo	727
830 Halsey St #1R	3-01493-1001	28-Nov-18	\$779,000	Condo	1,399
233 Devoe St #1A	3-02916-1201	30-Nov-18	\$775,000	Condo	1,360
94-96 Skillman St #3A	3-01899-1303	20-Nov-18	\$763,000	Condo	1,232
199 Huron St #3B	3-02523-1515	19-Nov-18	\$727,500	Condo	624
764 Kent Ave #4C	3-02260-1016	28-Nov-18	\$725,000	Condo	1,062
541 Gates Ave #9	3-01809-1009	27-Nov-18	\$670,000	Condo	924
190 S First St #6B	3-02407-1216	20-Nov-18	\$640,000	Condo	
184 Kent Ave #D518	3-02348-1360	29-Nov-18	\$609,000	Condo	
94 Maspeth Ave #5L	3-02907-1158	13-Nov-18	\$567,500	Condo	440
190 S First St #2B	3-02407-1204	14-Nov-18	\$565,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
894 Willoughby Ave #3A	3-03204-1006	1-Nov-18	\$560,000	Condo	580
8 Lynch St #1R	3-02235-1902	14-Nov-18	\$425,000	Condo	2,447
534 Graham Ave #6	3-02715-0005	7-Nov-18	\$415,000	Coop	
256 S Fourth St #22	3-02447-0010	14-Nov-18	\$370,000	Coop	
225 S Third St #24	3-02420-0035	29-Nov-18	\$355,000	Coop	
41-47 S Eighth St #1A	3-02129-1301	1-Nov-18	\$350,000	Condo	911



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THE RATNER TEAM



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Commercial & Residential
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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

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Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
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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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