

# NORTHWESTERN BROOKLYN

A monthly analysis of residential sales  
in Northwestern Brooklyn, Brooklyn

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Northwestern Brooklyn, Brooklyn

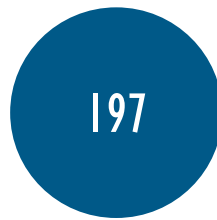
### SUMMARY

MEDIAN SALE PRICE



8% YoY

NO. OF TRANSACTIONS



17% YoY

MEDIAN PRICE/SQ.FT.



4% YoY

BROOKLYN  
MEDIAN SALE PRICE



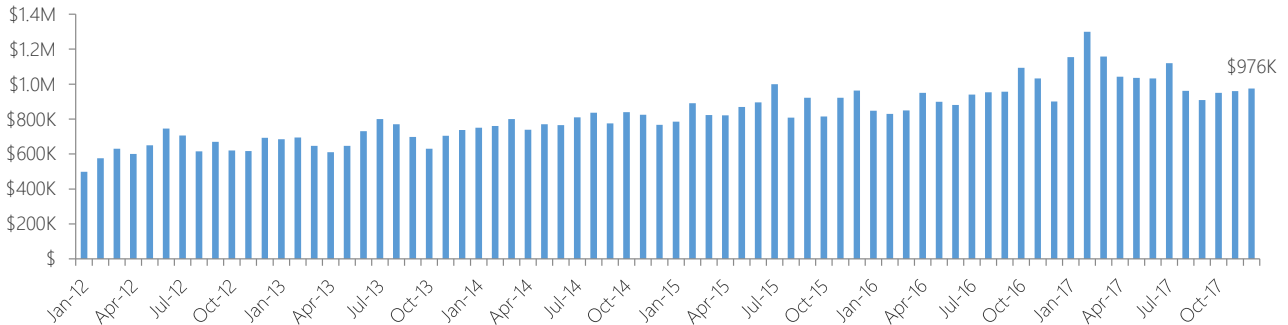
4% YoY

### NEIGHBORHOOD BOUNDARIES

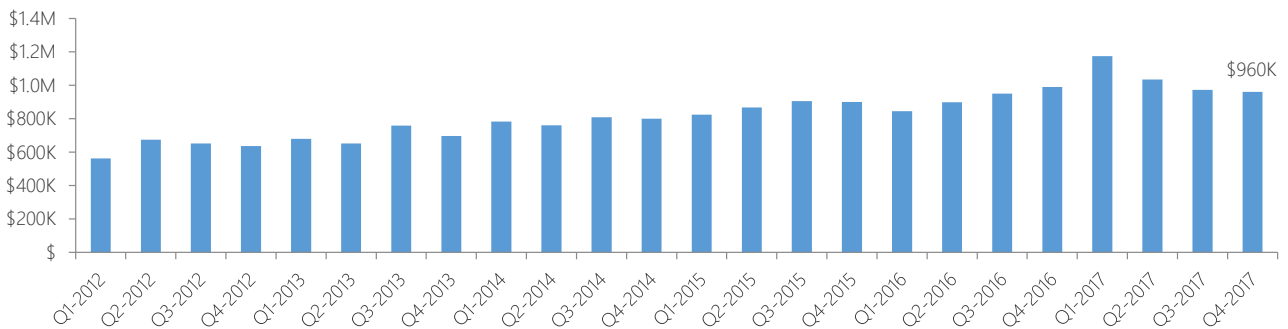


RESIDENTIAL STATS

Median Sale Price by Month

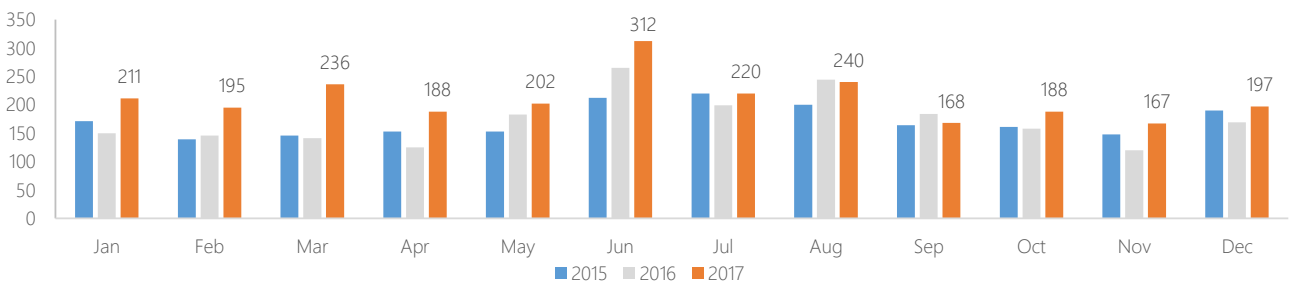


Median Sale Price by Quarter

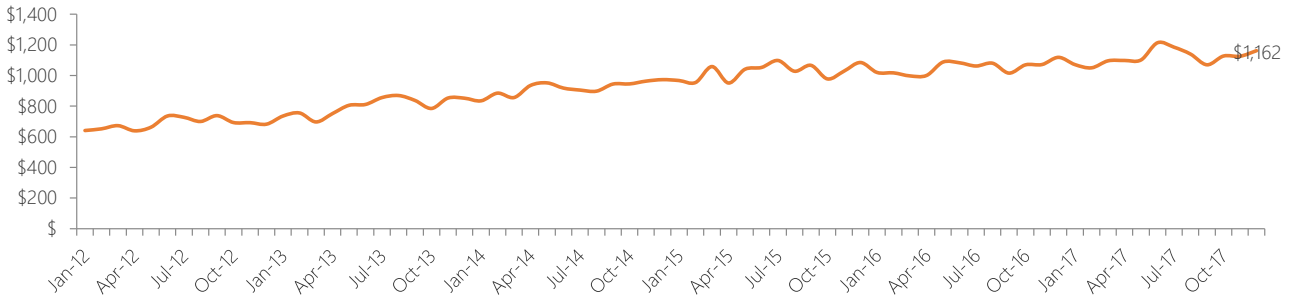


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	132	139	162	176	223	303	240	252	196	173	196	216
2013	207	165	171	202	210	243	277	278	242	202	143	175
2014	163	120	144	152	187	192	219	190	172	177	129	176
2015	171	139	146	153	153	212	220	200	164	161	148	190
2016	150	146	141	125	183	265	199	244	184	158	120	169
2017	211	195	236	188	202	312	220	240	168	188	167	197



Median Sale Price per Square Foot

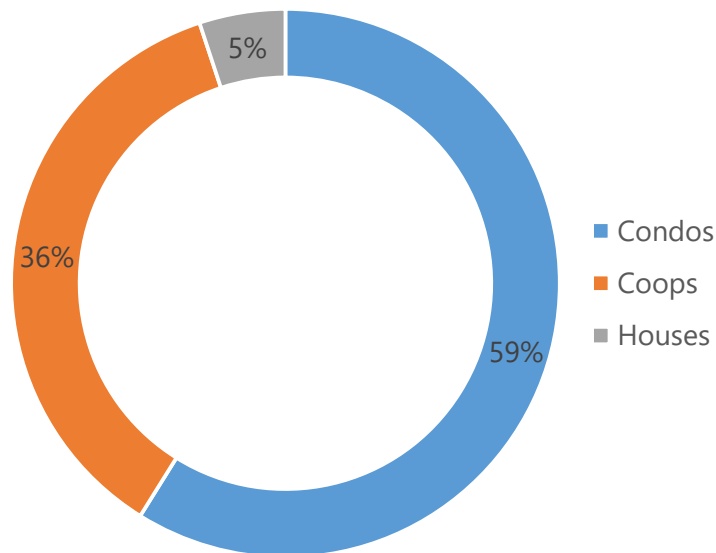


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,167,500	-13%	\$1,180	3%	116
Coops	\$730,000	17%	\$999	22%	71
Houses	\$1,842,500	-22%	\$1,216	16%	10

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
321 Pacific St #321	3-00182-1002	22-Dec-17	\$5,912,437	Condo	
130 Furman St #S100	3-00199-1091	20-Dec-17	\$5,909,261	Condo	
51 Jay St #PHF	3-00031-1474	19-Dec-17	\$4,900,000	Condo	
160 State St	3-00276-0025	27-Dec-17	\$4,375,000	House	3,500
550 Vanderbilt Ave #917	3-01129-1194	21-Dec-17	\$4,227,000	Condo	
265 State St #1605	3-00170-1115	18-Dec-17	\$3,360,225	Condo	
251 1 St #PH11A	3-00964-1446	15-Dec-17	\$3,232,944	Condo	
20 Henry St #PH2S	3-00211-1023	22-Dec-17	\$3,150,000	Condo	1,890
354 Prospect Ave	3-00868-0031	8-Dec-17	\$2,570,000	House	1,120
113 King St	3-00556-0119	19-Dec-17	\$2,540,534	House	
70 Washington St #3D	3-00045-1026	7-Dec-17	\$2,325,000	Condo	1,700
51 Jay St #1Q	3-00031-1417	18-Dec-17	\$2,294,117	Condo	1,609
35 Prospect Park W #8E	3-01073-0041	27-Dec-17	\$2,215,000	Coop	1,500
233 Pacific St #5B	3-00278-1125	7-Dec-17	\$2,110,000	Condo	1,341
14 Warren Pl	3-00305-0048	1-Dec-17	\$2,050,000	House	1,056
652 Bergen St #2C	3-01145-1208	12-Dec-17	\$2,050,000	Condo	1,587
176 Sterling Pl #5L	3-01058-0024	11-Dec-17	\$2,000,000	Coop	
173 Amity St #2E	3-00292-1003	18-Dec-17	\$2,000,000	Condo	1,334
314 8 Ave #2L	3-01080-0041	22-Dec-17	\$1,950,000	Coop	
360 Furman St #320	3-00245-1044	28-Dec-17	\$1,904,600	Condo	1,322
35 Underhill Ave #A6	3-01131-1026	29-Dec-17	\$1,895,000	Condo	1,479
28-44 Old Fulton St #3GH	3-00202-0001	14-Dec-17	\$1,850,000	Coop	
1 Main St #2K	3-00027-1012	19-Dec-17	\$1,785,800	Condo	1,414
365-101 Bridge St #3C	3-02058-1021	11-Dec-17	\$1,780,000	Condo	1,773
315-317 16 St #5D	3-01049-1020	13-Dec-17	\$1,775,000	Condo	1,651
70 Washington St #6A	3-00045-1089	18-Dec-17	\$1,750,000	Condo	1,342
50 Plaza St E #4B	3-01170-0001	26-Dec-17	\$1,749,000	Coop	
70 Washington St #10H	3-00045-1184	27-Dec-17	\$1,705,000	Condo	1,310
365-101 Bridge St #3A	3-02058-1019	11-Dec-17	\$1,690,000	Condo	1,703
28-44 Old Fulton St #7F	3-00202-0001	28-Dec-17	\$1,635,000	Coop	1,487
361 Carroll St #A2	3-00444-1119	8-Dec-17	\$1,630,000	Condo	1,034
580 Carroll St #5D	3-00961-1117	5-Dec-17	\$1,625,000	Condo	1,085
500 Waverly Ave #5C	3-02011-1131	8-Dec-17	\$1,603,744	Condo	
110 Livingston St #6V	3-00269-1102	14-Dec-17	\$1,550,000	Condo	1,137
593 4 St	3-01081-0050	20-Dec-17	\$1,500,000	House	2,712
90 Furman St #N824	3-00199-1072	4-Dec-17	\$1,479,874	Condo	
444 12 St #2H	3-01098-1430	1-Dec-17	\$1,455,000	Condo	1,050
444 12 St #1H	3-01098-1430	1-Dec-17	\$1,455,000	Condo	1,050
42 Main St #2BB	3-00036-1104	11-Dec-17	\$1,450,000	Condo	1,010
85 Adams St #3D	3-00052-1008	20-Dec-17	\$1,400,000	Condo	1,169
162-166 16 St #7A	3-01052-1060	11-Dec-17	\$1,365,000	Condo	1,168
35 Pierrepoint St #8B	3-00235-0004	14-Dec-17	\$1,349,000	Coop	960
78 State St #2	3-00274-0031	27-Dec-17	\$1,328,888	Coop	
110 Clifton Pl #4F	3-01952-0033	6-Dec-17	\$1,315,000	Coop	1,290
42 Tiffany Pl #3A	3-00319-1006	18-Dec-17	\$1,310,000	Condo	1,382
103-105 Montague St #703	3-00242-0012	13-Dec-17	\$1,300,000	Coop	1,100
457 State St #4B	3-00173-0039	15-Dec-17	\$1,250,000	Coop	
41 Park Pl #2	3-00938-1302	18-Dec-17	\$1,250,000	Condo	928
90 Sterling Pl #4	3-00945-0017	21-Dec-17	\$1,235,000	Coop	975
1676 8 Ave	3-00869-0045	27-Dec-17	\$1,205,000	House	1,020



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Address	BBL	Sale date	Sale price	Property type	Sqft
475 Sterling Pl #3J	3-01167-1028	6-Dec-17	\$1,200,000	Condo	1,099
1017 8 Ave #3	3-01095-0003	22-Dec-17	\$1,195,000	Coop	
361 Carroll St #A1	3-00444-1103	7-Dec-17	\$1,175,000	Condo	637
174 Vanderbilt Ave #213	3-02075-1063	22-Dec-17	\$1,160,000	Condo	1,080
133-135 Prospect Park W #21A	3-01091-0035	7-Dec-17	\$1,150,000	Coop	945
34 Plaza St E #309	3-01170-0009	27-Dec-17	\$1,150,000	Coop	1,200
222-224 Park Pl #3B	3-01164-1109	14-Dec-17	\$1,125,000	Condo	925
199 State St #4D	3-00271-1015	18-Dec-17	\$1,125,000	Condo	1,058
155 15 St #2A	3-01041-1205	27-Dec-17	\$1,100,000	Condo	1,180
550 Vanderbilt Ave #623	3-01129-1136	11-Dec-17	\$1,094,800	Condo	
749 Union St #3L	3-00953-0078	6-Dec-17	\$1,050,000	Coop	
523 8 St #4L	3-01089-0064	19-Dec-17	\$999,000	Coop	1,000
150 Myrtle Ave #409	3-02060-1026	19-Dec-17	\$997,000	Condo	1,046
45 Plaza St W #6F	3-01064-0021	13-Dec-17	\$995,000	Coop	
343 4 Ave #2D	3-00981-1007	21-Dec-17	\$985,000	Condo	854
114 Garfield Pl #4R	3-00965-0029	7-Dec-17	\$981,000	Coop	
139 6 Ave #2	3-00945-0008	6-Dec-17	\$976,000	Coop	
149 Lafayette Ave #5A	3-02102-0061	7-Dec-17	\$975,000	Coop	
515 Court St #2E	3-00476-0001	13-Dec-17	\$960,000	Coop	
550 Vanderbilt Ave #521	3-01129-1105	13-Dec-17	\$955,450	Condo	
140 8 Ave #3O	3-01071-0004	19-Dec-17	\$955,000	Coop	956
509 2 St #4R	3-01076-0070	20-Dec-17	\$953,000	Coop	
550 Vanderbilt Ave #1218	3-01129-1228	4-Dec-17	\$935,468	Condo	
360 Clinton Ave #2S	3-01943-0006	20-Dec-17	\$910,500	Coop	
659 De Graw St #1	3-00946-0075	13-Dec-17	\$895,000	Coop	700
203 Luquer St #2B	3-00470-1204	27-Dec-17	\$895,000	Condo	843
550 Vanderbilt Ave #317	3-01129-1043	8-Dec-17	\$877,000	Condo	
345 Clinton Ave #1F	3-01944-0004	27-Dec-17	\$875,000	Coop	1,000
555 Washington Ave #1F	3-02013-1006	28-Dec-17	\$867,500	Condo	762
189 Schermerhorn St #4M	3-00164-1143	18-Dec-17	\$860,000	Condo	729
245 16 St #6	3-01048-1206	19-Dec-17	\$850,000	Condo	1,270
500 4 Ave #5D	3-01027-1054	1-Dec-17	\$835,000	Condo	717
396 Bond St	3-00461-0136	15-Dec-17	\$829,874	House	800
326 State St #1A	3-00176-1101	20-Dec-17	\$825,000	Condo	874
110 Livingston St #7N	3-00269-1117	29-Dec-17	\$825,000	Condo	712
183 Dekalb Ave #B	3-02089-0067	7-Dec-17	\$790,000	Coop	
205 Water St #5E	3-00031-1242	21-Dec-17	\$780,000	Condo	565
388 Bridge St	3-00152-1118	29-Dec-17	\$775,000	Condo	533
345 Clinton Ave #7C	3-01944-0004	19-Dec-17	\$775,000	Coop	
431 Sterling Pl #1B	3-01166-0063	6-Dec-17	\$775,000	Coop	
727 Dean St #3R	3-01130-1106	1-Dec-17	\$770,000	Condo	691
360 Furman St #323	3-00245-1047	1-Dec-17	\$765,000	Condo	589
158 Sackett St #3A	3-00336-1009	28-Dec-17	\$752,000	Condo	690
135 Hicks St #4B	3-00236-0095	19-Dec-17	\$735,000	Coop	750
200-220 Congress St #5C	3-00302-0009	11-Dec-17	\$730,000	Coop	725
252 Greene Ave #3B	3-01966-1108	6-Dec-17	\$725,000	Condo	737
814 Carroll St #4F	3-01071-0014	12-Dec-17	\$715,000	Coop	800
1 Hanson Pl #22G	3-02111-1148	6-Dec-17	\$710,000	Condo	531
579 Washington Ave #2B	3-01124-1006	8-Dec-17	\$690,000	Condo	765
115-125 Willow St #1H	3-00235-0028	20-Dec-17	\$685,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
176 Johnson St #8B	3-02049-1052	21-Dec-17	\$684,264	Condo	690
655 Washington Ave #4B	3-01147-1107	29-Dec-17	\$670,000	Condo	832
297-299 13 St #2B	3-01029-0060	28-Dec-17	\$670,000	Coop	
550 Vanderbilt Ave #1316	3-01129-1238	28-Dec-17	\$665,000	Condo	
345 Clinton Ave #2G	3-01944-0004	20-Dec-17	\$650,000	Coop	755
516 Classon Ave #2C	3-01993-1005	29-Dec-17	\$620,000	Condo	
550 Vanderbilt Ave #1216	3-01129-1226	20-Dec-17	\$620,000	Condo	
191 Clinton St #3D	3-00286-1010	1-Dec-17	\$620,000	Condo	470
66 President St #28B	3-00347-1029	5-Dec-17	\$616,000	Condo	588
277-279 Washington Ave #3A	3-01918-0013	1-Dec-17	\$615,000	Coop	
146 Amity St #1	3-00296-0023	28-Dec-17	\$610,000	Coop	850
26 Butler Pl #48	3-01171-1148	27-Dec-17	\$609,000	Condo	448
396 3 St #9	3-00982-0022	18-Dec-17	\$605,000	Coop	
550 Vanderbilt Ave #531	3-01129-1115	12-Dec-17	\$591,388	Condo	
44 Duffield St #4A	3-00120-1107	13-Dec-17	\$590,000	Condo	525
670 President St #1C	3-00959-0013	18-Dec-17	\$590,000	Coop	
75 Livingston St #2B	3-00265-0001	12-Dec-17	\$585,000	Coop	775
363 16 St #2B	3-01104-1504	1-Dec-17	\$580,000	Condo	506
125 Eastern Pkwy #6E	3-01179-0061	1-Dec-17	\$575,000	Coop	
439 Hicks St #6D	3-00310-1224	27-Dec-17	\$555,019	Condo	500
375-387 Lincoln Pl #1A	3-01176-0047	18-Dec-17	\$550,000	Coop	
36 Carroll St #47G	3-00352-1004	14-Dec-17	\$549,000	Condo	566
264 6 Ave #3C	3-00965-0038	19-Dec-17	\$549,000	Coop	
378 6 Ave #3A	3-00994-1004	15-Dec-17	\$540,000	Condo	403
400-410 Lincoln Pl #3D	3-01179-0103	6-Dec-17	\$535,000	Coop	
75 Henry St #11D	3-00217-0001	21-Dec-17	\$535,000	Coop	
306 Gold St #8K	3-00133-1071	21-Dec-17	\$532,000	Condo	449
22-26 Monroe Pl #6B	3-00238-0026	18-Dec-17	\$525,000	Coop	
212 S Oxford St #3	3-02004-1003	20-Dec-17	\$520,000	Coop	
57 Montague St #1E	3-00241-0012	21-Dec-17	\$499,000	Coop	
846 President St #4F	3-01067-0021	20-Dec-17	\$499,000	Coop	410
411 15 St #L	3-01103-0073	27-Dec-17	\$485,000	Coop	
425 Lincoln Pl #2RT	3-01177-0046	28-Dec-17	\$480,000	Coop	
185 Hall St #303	3-01905-0001	19-Dec-17	\$475,000	Coop	
507-509 President St #2L	3-00440-0043	28-Dec-17	\$470,000	Coop	
786 Washington Ave #2RR	3-01173-0048	6-Dec-17	\$470,000	Coop	550
507-509 President St #1R	3-00440-0043	21-Dec-17	\$430,000	Coop	
175 Willoughby St #7E	3-02061-0080	14-Dec-17	\$363,000	Coop	
68-72 Remsen St #71	3-00253-0057	6-Dec-17	\$355,000	Coop	
300 8 Ave #6L	3-01080-0035	28-Dec-17	\$268,000	Coop	288
185 Hall St #1104	3-01905-0001	6-Dec-17	\$230,820	Coop	
300 8 Ave #4G	3-01080-0035	20-Dec-17	\$215,000	Coop	
483 17 St #3R	3-00870-0046	14-Dec-17	\$180,000	Coop	
289 13 St #2R	3-01029-1503	20-Dec-17	\$145,399	Condo	855
175 Willoughby St #PS149	3-02061-0080	14-Dec-17	\$35,000	Coop	



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

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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

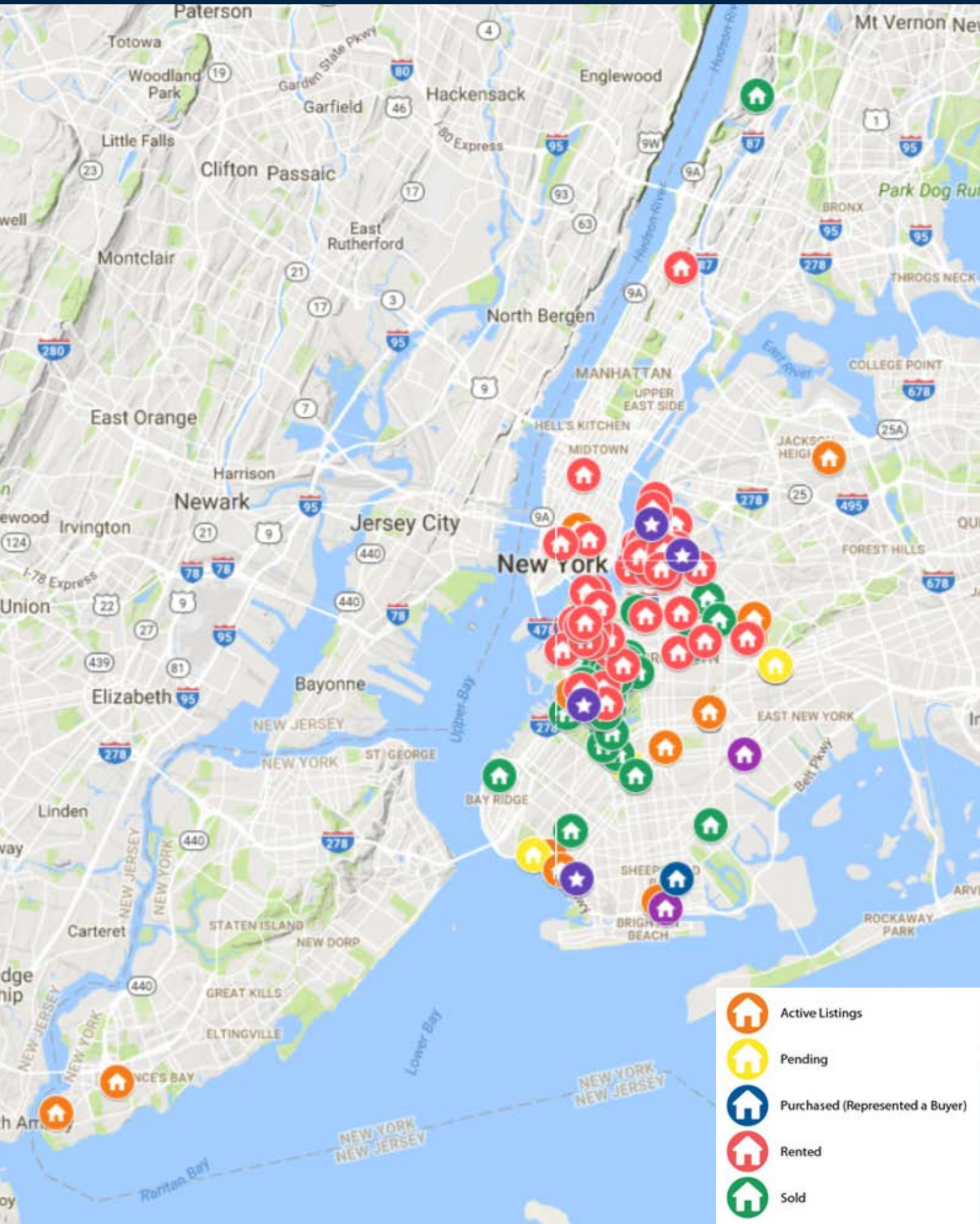
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)





## THE BROOKLYN MADE REAL ESTATE SHOW

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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