

NORTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Northwestern Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2018

Northwestern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$959K

0% YoY

NO. OF TRANSACTIONS

123

-25% YoY

MEDIAN PRICE/SQ.FT.

\$1,048

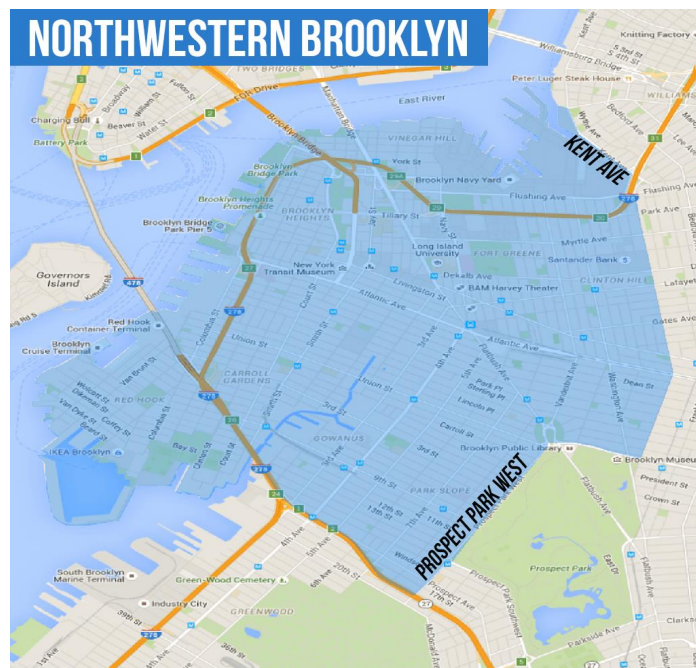
-9% YoY

BROOKLYN
MEDIAN SALE PRICE

\$675K

1% YoY

NEIGHBORHOOD BOUNDARIES

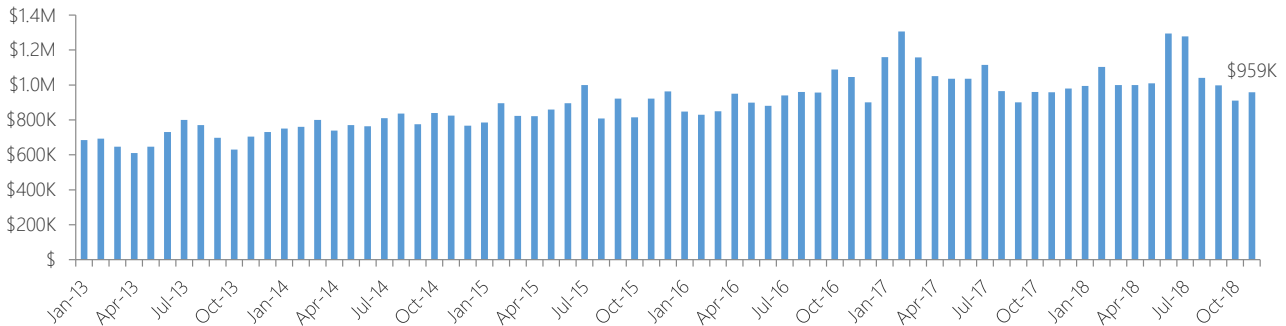


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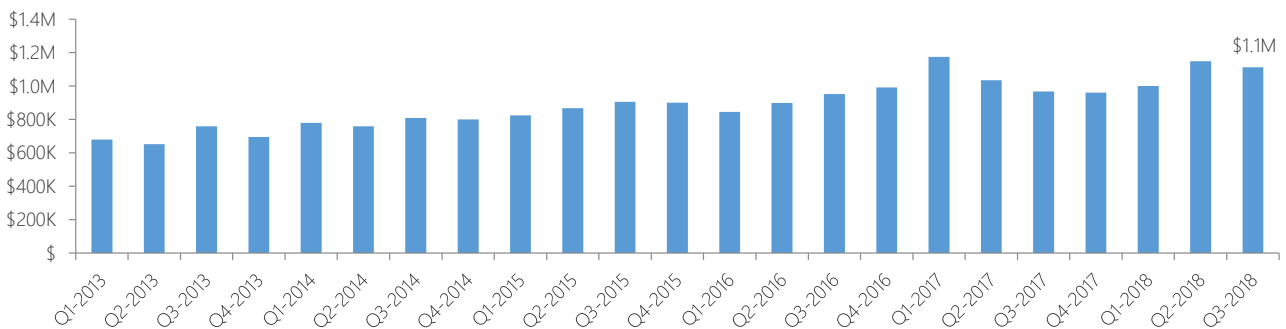
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RESIDENTIAL STATS

Median Sale Price by Month

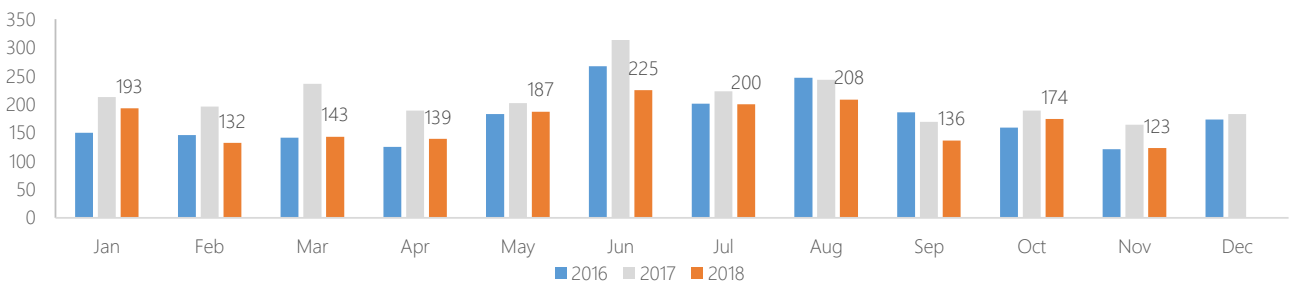


Median Sale Price by Quarter

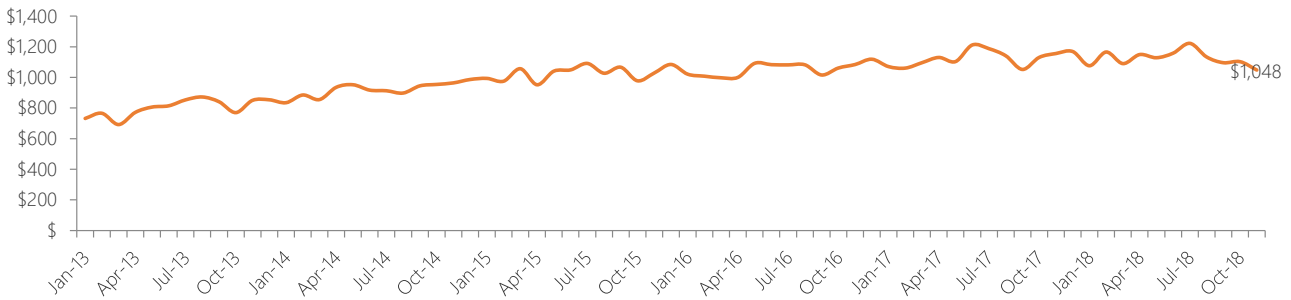


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	207	163	171	203	210	244	277	280	242	202	143	177
2014	162	120	144	152	187	191	219	190	172	177	129	176
2015	171	138	146	153	152	212	220	200	164	161	148	190
2016	150	146	141	125	183	267	201	247	186	159	121	173
2017	213	196	236	189	202	313	223	243	169	189	164	183
2018	193	132	143	139	187	225	200	208	136	174	123	



Median Sale Price per Square Foot

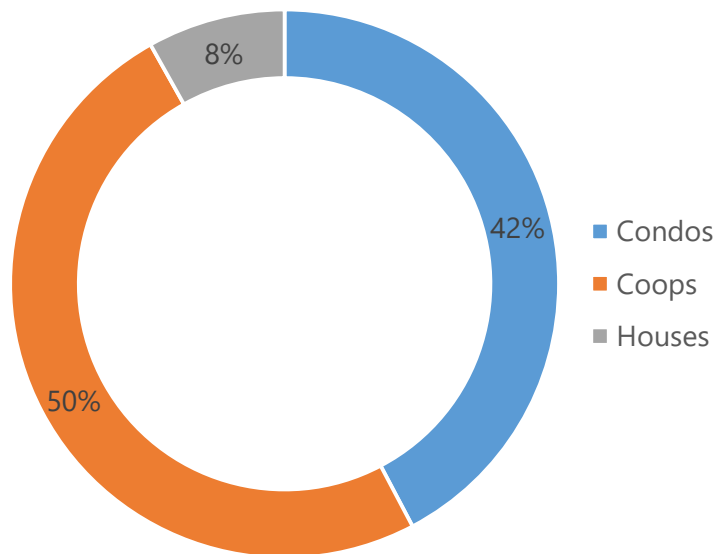


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,350,000	32%	\$1,151	-4%	52
Coops	\$740,000	-13%	\$954	-6%	61
Houses	\$3,500,000	24%	\$1,047	-8%	10

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
192 Columbia Hts	3-00208-0316	30-Nov-18	\$11,750,000	House	6,625
174 Clinton St	3-00267-0040	16-Nov-18	\$7,100,000	House	3,168
120 Congress St	3-00300-0007	29-Nov-18	\$4,600,000	House	3,467
31 Cranberry St	3-00215-0019	1-Nov-18	\$3,600,000	House	3,024
442 Van Brunt St	3-00610-0024	27-Nov-18	\$3,500,000	House	3,750
35 Carroll St	3-00347-0053	7-Nov-18	\$3,125,000	House	2,986
56 Cambridge Pl	3-01964-0060	9-Nov-18	\$3,100,000	House	4,052
1 Grand Army Plz #6G	3-01172-1149	15-Nov-18	\$3,000,000	Condo	2,107
62 Montague St #2ABE	3-00247-0025	28-Nov-18	\$2,950,000	Coop	
75 Columbia St #6	3-00299-1119	15-Nov-18	\$2,800,000	Condo	1,896
161 Henry St #6B	3-00237-0008	5-Nov-18	\$2,475,000	Coop	
9 Prospect Park W #1C	3-01068-0037	26-Nov-18	\$2,160,000	Coop	
142 Columbia Hts #4	3-00208-0214	30-Nov-18	\$2,000,000	Coop	
50 Sterling Pl #1	3-00944-0031	14-Nov-18	\$1,950,000	Coop	
115 Eastern Pkwy #PHB	3-01179-0066	1-Nov-18	\$1,865,000	Coop	
132 Cambridge Pl #1	3-01980-1301	20-Nov-18	\$1,781,938	Condo	
700 Pacific St #318	3-01128-1047	15-Nov-18	\$1,750,125	Condo	1,894
391 Dean St #4C	3-00928-1215	9-Nov-18	\$1,700,000	Condo	1,477
550 Vanderbilt Ave #225	3-01129-1026	1-Nov-18	\$1,681,280	Condo	
567 Eighth St #4R	3-01089-1107	8-Nov-18	\$1,600,000	Condo	1,183
613 Baltic St #4F	3-00937-1317	1-Nov-18	\$1,600,000	Condo	
485-487 18th St #1B	3-00876-1202	30-Nov-18	\$1,592,500	Condo	1,775
264 Cumberland St #2	3-02101-1202	9-Nov-18	\$1,562,500	Condo	1,874
4 S Portland Ave #4	3-02099-1204	2-Nov-18	\$1,550,000	Condo	1,012
280 St Marks Ave #3A	3-01152-1611	6-Nov-18	\$1,549,000	Condo	
610 Warren St #5F	3-00401-1024	15-Nov-18	\$1,535,000	Condo	
550 Vanderbilt Ave #1517	3-01129-1263	1-Nov-18	\$1,515,722	Condo	
98 16th St #3	3-01051-1103	20-Nov-18	\$1,500,000	Condo	
242 Greene Ave #3A	3-01966-1208	28-Nov-18	\$1,495,000	Condo	1,558
286 De Graw St	3-00333-0024	2-Nov-18	\$1,478,194	House	3,600
246 Fifth Ave #1R	3-00958-0049	13-Nov-18	\$1,450,000	Coop	
1 Hanson Pl #21F	3-02111-1140	26-Nov-18	\$1,450,000	Condo	1,122
135 Clinton Ave #2	3-01888-0013	28-Nov-18	\$1,400,000	Coop	1,250
37 Bridge St #3C	3-00032-1016	26-Nov-18	\$1,370,000	Condo	1,101
42 Tiffany Pl #3B	3-00319-1007	20-Nov-18	\$1,350,000	Condo	1,259
610 Warren St #3C	3-00401-1010	15-Nov-18	\$1,337,500	Condo	
230 Ashland Pl #7C	3-02095-1119	19-Nov-18	\$1,270,000	Condo	1,300
124 Atlantic Ave #A1	3-00285-1002	2-Nov-18	\$1,265,000	Coop	
39 Plaza St W #12C	3-01064-0018	6-Nov-18	\$1,250,000	Coop	
361-365 Clinton St #2A	3-00333-1006	9-Nov-18	\$1,225,000	Condo	1,058
675 Sackett St #302	3-00949-1224	19-Nov-18	\$1,225,000	Condo	980
29 Lexington Ave #4A	3-01966-2407	27-Nov-18	\$1,220,882	Condo	
490 Second St #3	3-00976-0032	13-Nov-18	\$1,201,600	Coop	
111 Steuben St #3D	3-01894-1014	9-Nov-18	\$1,195,000	Condo	1,141
1019 Eighth Ave #3	3-01095-1203	5-Nov-18	\$1,145,531	Condo	
52 Bergen St	3-00384-0031	15-Nov-18	\$1,118,000	House	3,625
550 Fifth Ave #A7	3-01041-1008	14-Nov-18	\$1,100,000	Condo	1,002
368 Adelphi St #4	3-02120-0036	29-Nov-18	\$1,050,000	Coop	750
117 Sterling Pl #14	3-00942-0058	16-Nov-18	\$1,050,000	Coop	1,000
482 Twelfth St #1	3-01099-0017	8-Nov-18	\$999,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
232 President St #5L	3-00351-0009	29-Nov-18	\$997,855	Coop	
75 Henry St #32A	3-00217-0001	15-Nov-18	\$939,000	Coop	
150 Myrtle Ave #2204	3-02060-1160	20-Nov-18	\$935,000	Condo	738
2 Grace Ct #2E	3-00252-0008	14-Nov-18	\$910,000	Coop	
225 Lincoln Pl #2C	3-01059-0055	15-Nov-18	\$900,000	Coop	950
377-379 Fifth Ave #3F	3-00988-0001	20-Nov-18	\$900,000	Coop	832
175 Adams St #12G	3-00086-0011	27-Nov-18	\$835,000	Coop	1,043
10 Plaza St E #15B	3-01169-0001	9-Nov-18	\$825,000	Coop	
428 Prospect Pl #3R	3-01162-0019	13-Nov-18	\$825,000	Coop	
467 Pacific St #20	3-00185-0048	13-Nov-18	\$820,000	Coop	
62 Pierrepont St #2C	3-00242-0027	29-Nov-18	\$818,000	Coop	
175 Adams St #2H	3-00086-0011	29-Nov-18	\$805,000	Coop	893
306 Gold St #11H	3-00133-1098	28-Nov-18	\$800,000	Condo	659
110 Livingston St #7M	3-00269-1116	5-Nov-18	\$800,000	Condo	676
412 Seventh Ave #4R	3-01036-1002	26-Nov-18	\$800,000	Coop	
105 St Marks Pl #4	3-00932-1604	5-Nov-18	\$790,000	Condo	560
957 Pacific St #201	3-01124-1304	30-Nov-18	\$784,000	Condo	748
425 Prospect Pl #3A	3-01155-0088	2-Nov-18	\$780,000	Coop	
70 Remsen St #9A	3-00253-0057	6-Nov-18	\$775,000	Coop	
70 Remsen St #1G	3-00253-0057	29-Nov-18	\$745,000	Coop	
100 Jay St #14D	3-00053-1111	28-Nov-18	\$740,000	Condo	557
195 Willoughby Ave #304	3-01905-0080	30-Nov-18	\$735,000	Coop	
285 Fifth Ave #3C	3-00970-0007	30-Nov-18	\$720,000	Coop	720
130 St Edwards St #16A	3-02068-0001	14-Nov-18	\$720,000	Coop	750
20 Henry St #1AS	3-00211-1002	28-Nov-18	\$700,000	Condo	732
59 Pineapple St #6E	3-00226-0035	13-Nov-18	\$699,000	Coop	
132 St Marks Pl #4L	3-00934-1007	14-Nov-18	\$695,000	Condo	666
384 Sixth Ave #4	3-00994-0044	29-Nov-18	\$685,000	Coop	
45-55 Pineapple St #3D	3-00226-0001	19-Nov-18	\$680,000	Coop	750
376 Bergen St #2R	3-00932-0013	27-Nov-18	\$679,000	Coop	650
467 Pacific St #18	3-00185-0048	8-Nov-18	\$674,679	Coop	
205 Park Pl #7	3-01158-0069	19-Nov-18	\$660,000	Coop	
423 15th St #4C	3-01103-0069	21-Nov-18	\$649,000	Coop	700
135 Willow St #106	3-00235-0020	15-Nov-18	\$629,000	Coop	605
673 Vanderbilt Ave #1B	3-01165-0012	14-Nov-18	\$615,000	Coop	
333 Fourth St #6B	3-00982-0062	2-Nov-18	\$608,000	Coop	702
457-467 Atlantic Ave #3D	3-00179-1408	14-Nov-18	\$605,000	Condo	500
72 Steuben St #3A	3-01893-1106	29-Nov-18	\$605,000	Condo	678
111 Hicks St #150	3-00231-0019	6-Nov-18	\$599,000	Coop	
375 Lincoln Pl #2E	3-01176-0047	26-Nov-18	\$595,000	Coop	700
185 Clinton Ave #1H	3-01902-0001	1-Nov-18	\$590,000	Coop	
915 President St #2F	3-01066-0063	1-Nov-18	\$587,500	Coop	
550 Vanderbilt Ave #431	3-01129-1086	29-Nov-18	\$585,000	Condo	
175 Adams St #14F	3-00086-0011	27-Nov-18	\$585,000	Coop	675
145 Prospect Park W #1C	3-01093-1104	16-Nov-18	\$580,000	Condo	1,052
175 Adams St #12E	3-00086-0011	29-Nov-18	\$549,000	Coop	464
40 Clinton St #5J	3-00238-0065	26-Nov-18	\$540,000	Coop	
378 Sixth Ave #4A	3-00994-1006	30-Nov-18	\$530,000	Condo	403
443 Hicks St #1F	3-00310-1226	20-Nov-18	\$420,000	Condo	398
85 Livingston St #17A	3-00266-0012	28-Nov-18	\$407,500	Coop	500



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Address	BBL	Sale date	Sale price	Property type	Sqft
195 Garfield Pl #1P	3-00963-0067	2-Nov-18	\$399,000	Coop	375
712 Eighth Ave #1L	3-01088-0039	27-Nov-18	\$377,441	Coop	
199 Eighth Ave #B3	3-01077-0007	13-Nov-18	\$355,200	Coop	
212 S Oxford St #3	3-02004-1003	19-Nov-18	\$325,000	Coop	
167 Sands St #206	3-00068-0107	21-Nov-18	\$300,000	Coop	
195 Willoughby Ave #1609	3-01905-0080	28-Nov-18	\$299,000	Coop	500
167 Sands St #601	3-00068-0107	16-Nov-18	\$180,000	Coop	
79 Wolcott St #105B	3-00576-0012	2-Nov-18	\$52,482	Coop	
375 Prospect Pl #3A	3-01153-1205	9-Nov-18	\$50,000	Condo	813



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
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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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 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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