

PROSPECT HEIGHTS

A monthly analysis of residential sales
in Prospect Heights, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Prospect Heights, Brooklyn

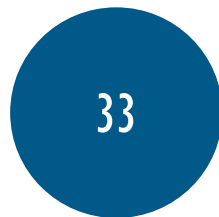
SUMMARY

MEDIAN SALE PRICE



19% YoY

NO. OF TRANSACTIONS



154% YoY

MEDIAN PRICE/SQ.FT.



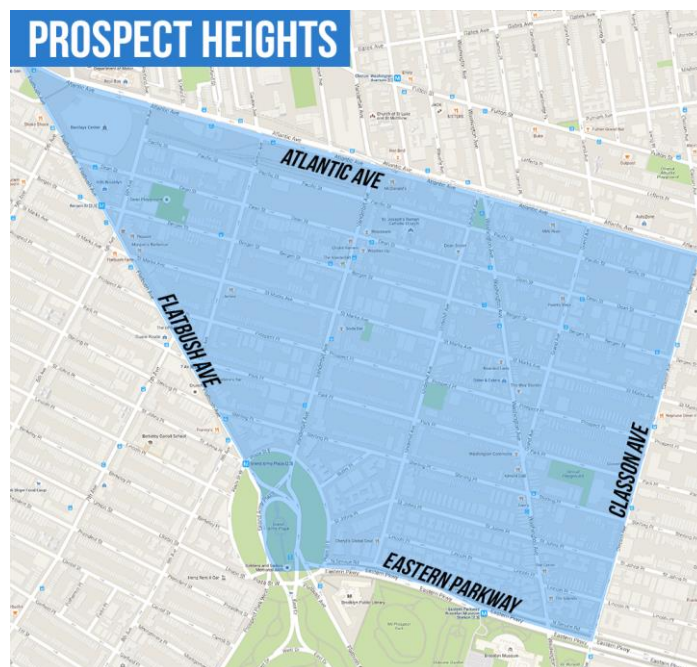
3% YoY

BROOKLYN
MEDIAN SALE PRICE



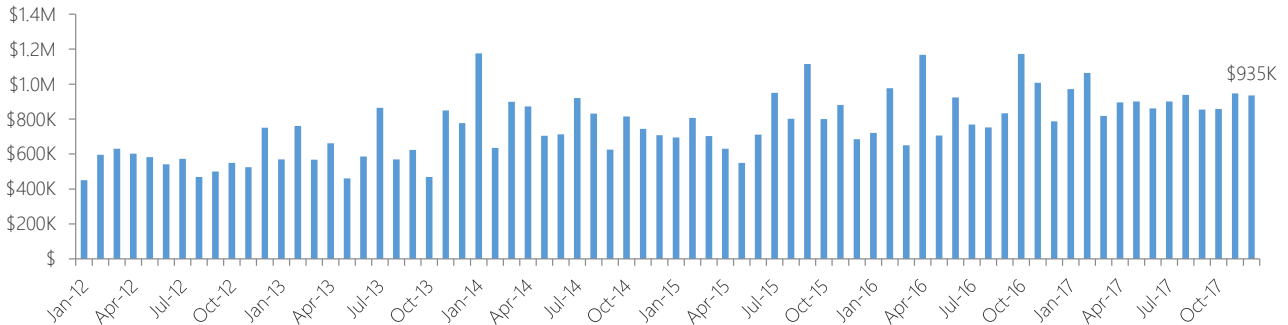
4% YoY

NEIGHBORHOOD BOUNDARIES

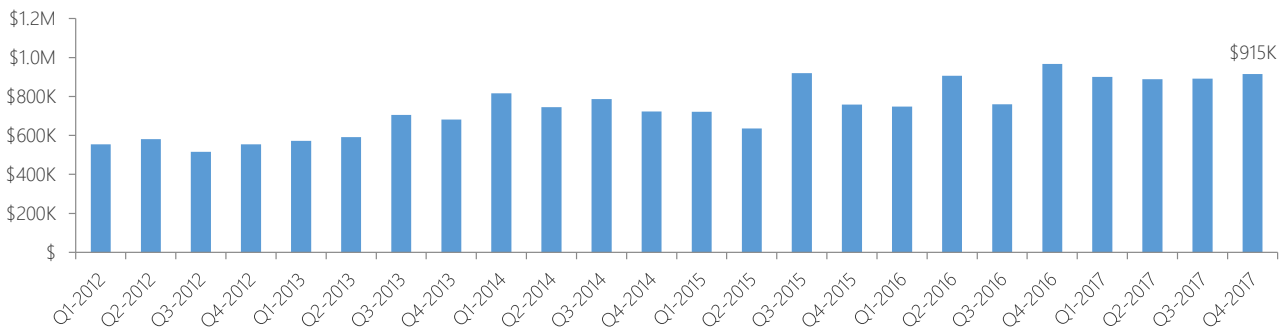


RESIDENTIAL STATS

Median Sale Price by Month

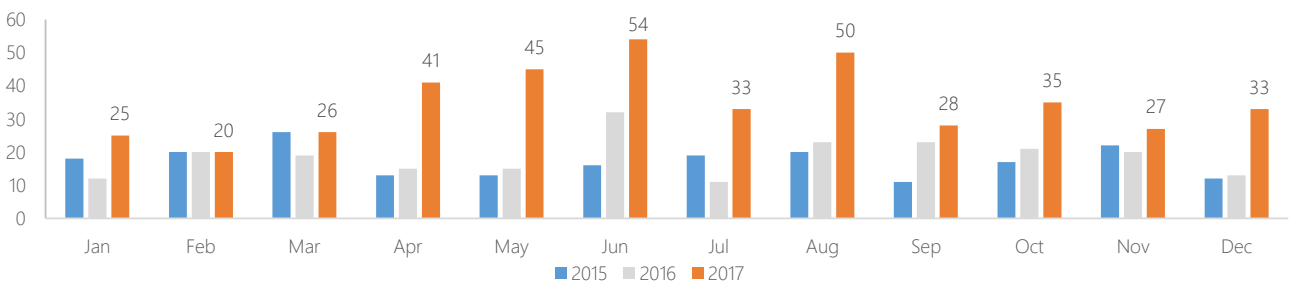


Median Sale Price by Quarter

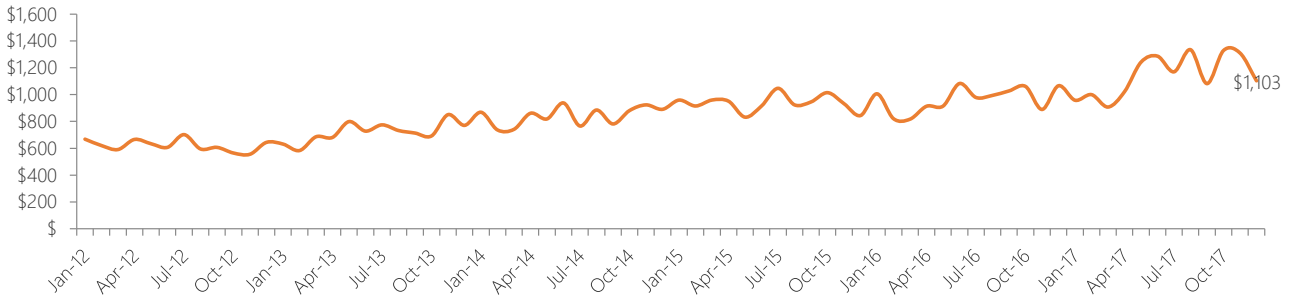


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	21	16	11	16	17	22	20	31	27	26	18	23
2013	23	15	18	18	15	27	27	29	29	33	15	18
2014	15	18	19	13	19	22	18	23	19	20	22	22
2015	18	20	26	13	13	16	19	20	11	17	22	12
2016	12	20	19	15	15	32	11	23	23	21	20	13
2017	25	20	26	41	45	54	33	50	28	35	27	33



Median Sale Price per Square Foot

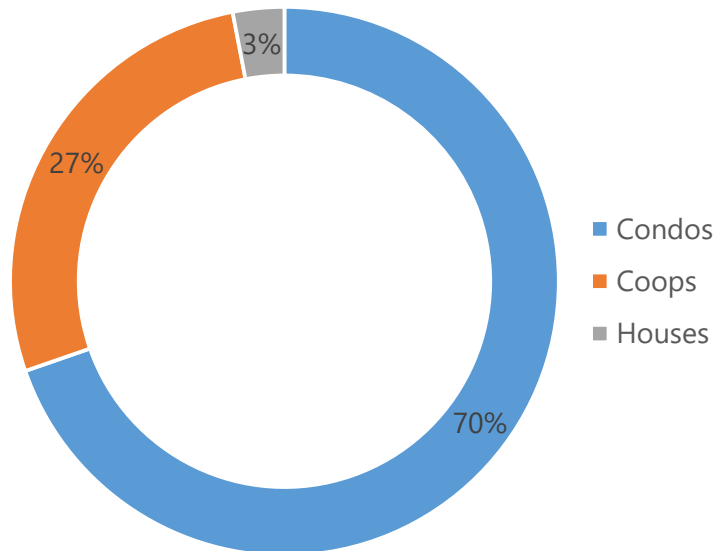


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,025,125	-6%	\$1,165	9%	23
Coops	\$562,500	-21%	\$906	-11%	9
Houses	\$999,000	-	-	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
550 Vanderbilt Ave #917	3-01129-1194	21-Dec-17	\$4,227,000	Condo	
652 Bergen St #2C	3-01145-1208	12-Dec-17	\$2,050,000	Condo	1,587
35 Underhill Ave #A6	3-01131-1026	29-Dec-17	\$1,895,000	Condo	1,479
50 Plaza St E #4B	3-01170-0001	26-Dec-17	\$1,749,000	Coop	
475 Sterling Pl #3J	3-01167-1028	6-Dec-17	\$1,200,000	Condo	1,099
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
550 Vanderbilt Ave #623	3-01129-1136	11-Dec-17	\$1,094,800	Condo	
550 Vanderbilt Ave #521	3-01129-1105	13-Dec-17	\$955,450	Condo	
550 Vanderbilt Ave #1218	3-01129-1228	4-Dec-17	\$935,468	Condo	
550 Vanderbilt Ave #317	3-01129-1043	8-Dec-17	\$877,000	Condo	
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
579 Washington Ave #2B	3-01124-1006	8-Dec-17	\$690,000	Condo	765
655 Washington Ave #4B	3-01147-1107	29-Dec-17	\$670,000	Condo	832
550 Vanderbilt Ave #1316	3-01129-1238	28-Dec-17	\$665,000	Condo	
550 Vanderbilt Ave #1216	3-01129-1226	20-Dec-17	\$620,000	Condo	
26 Butler Pl #48	3-01171-1148	27-Dec-17	\$609,000	Condo	448
550 Vanderbilt Ave #531	3-01129-1115	12-Dec-17	\$591,388	Condo	
125 Eastern Pkwy #6E	3-01179-0061	1-Dec-17	\$575,000	Coop	
375-387 Lincoln Pl #1A	3-01176-0047	18-Dec-17	\$550,000	Coop	
400-410 Lincoln Pl #3D	3-01179-0103	6-Dec-17	\$535,000	Coop	
425 Lincoln Pl #2RT	3-01177-0046	28-Dec-17	\$480,000	Coop	
786 Washington Ave #2RR	3-01173-0048	6-Dec-17	\$470,000	Coop	550



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THE RATNER TEAM



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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

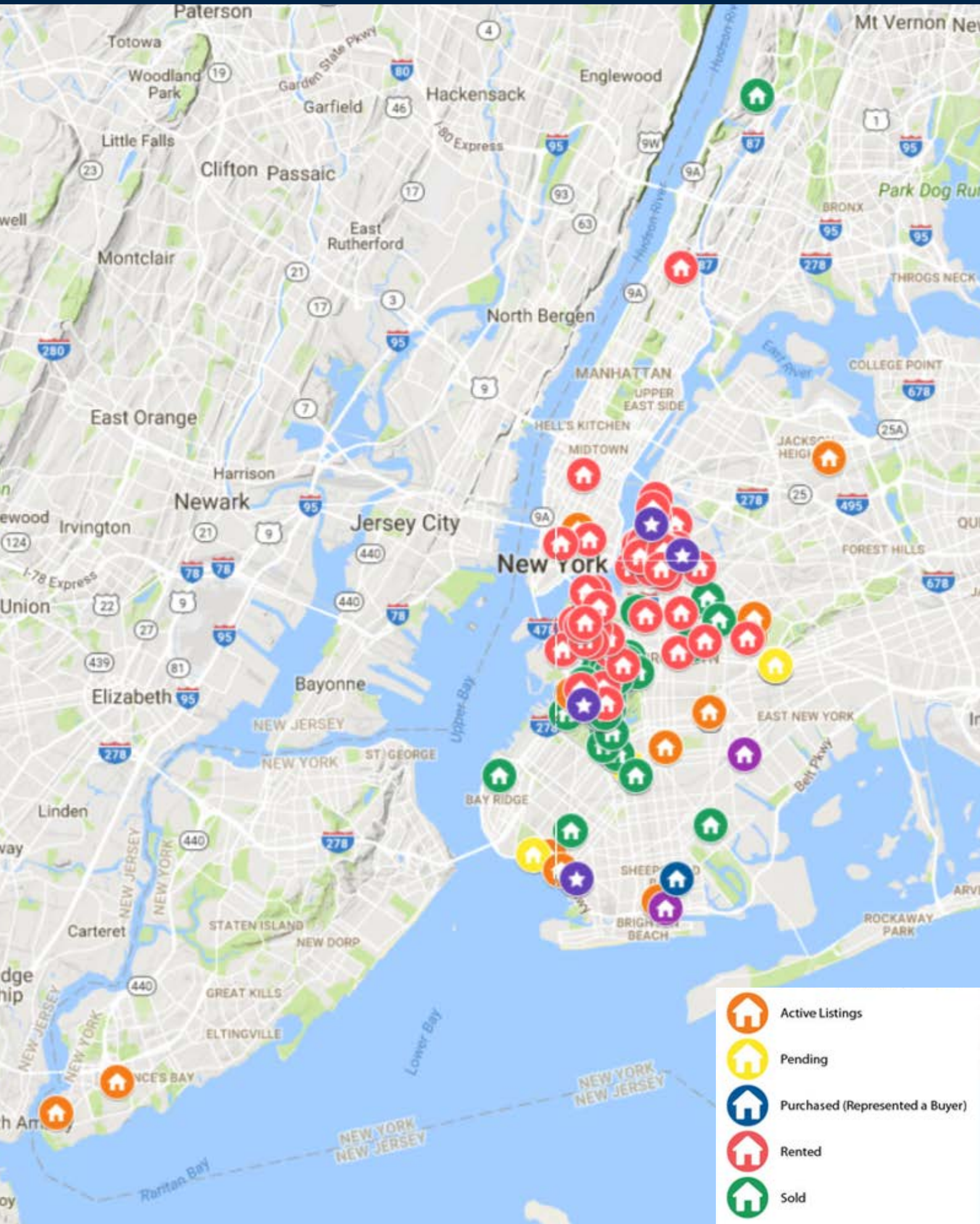
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

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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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