

PROSPECT HEIGHTS

A monthly analysis of residential sales
in Prospect Heights, Brooklyn

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Prospect Heights, Brooklyn

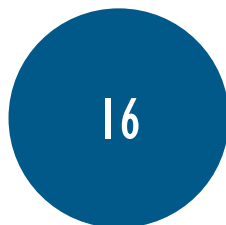
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



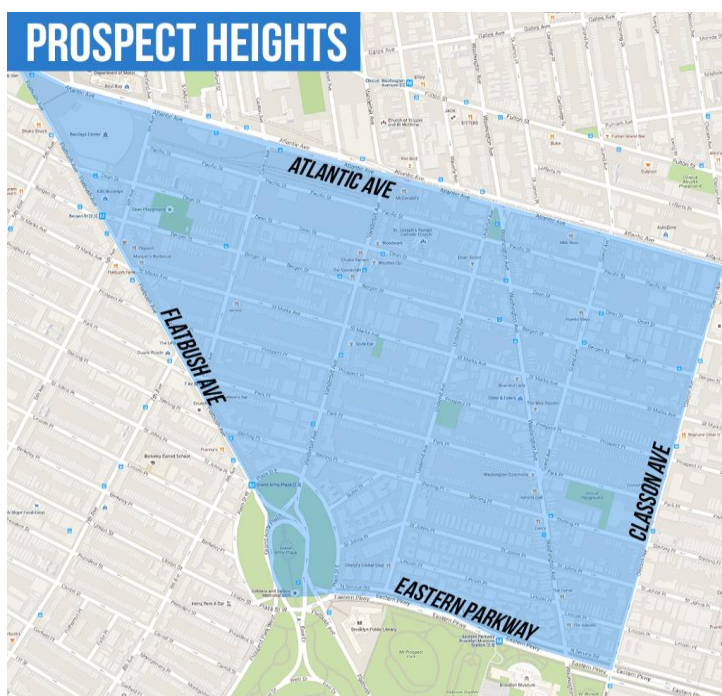
41% YoY

BROOKLYN
MEDIAN SALE PRICE



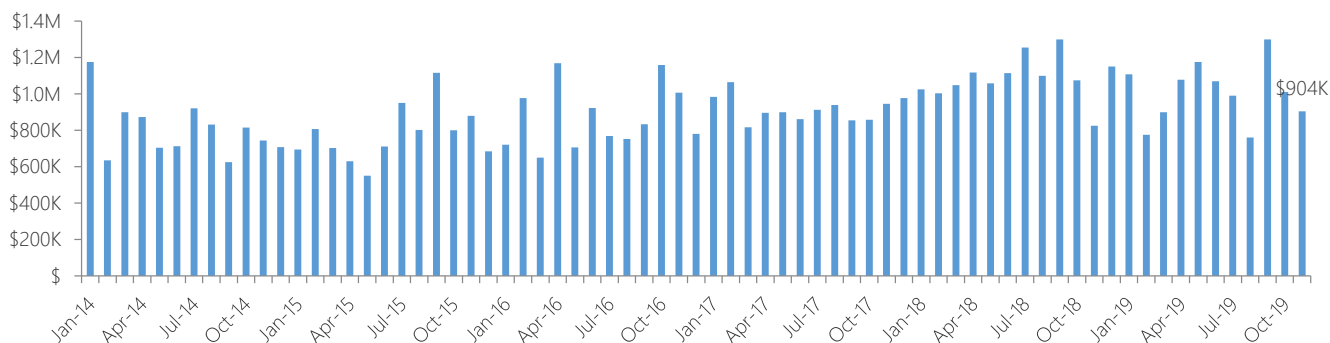
2% YoY

NEIGHBORHOOD BOUNDARIES

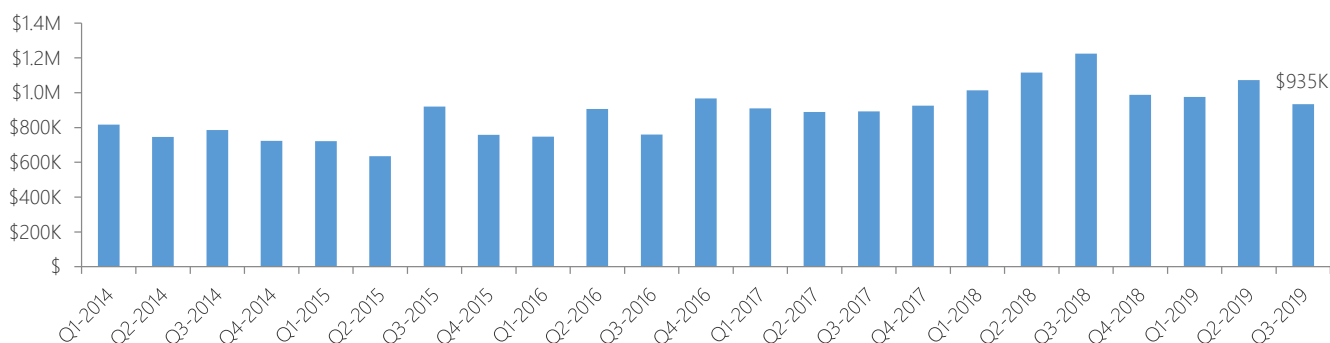


RESIDENTIAL STATS

Median Sale Price by Month

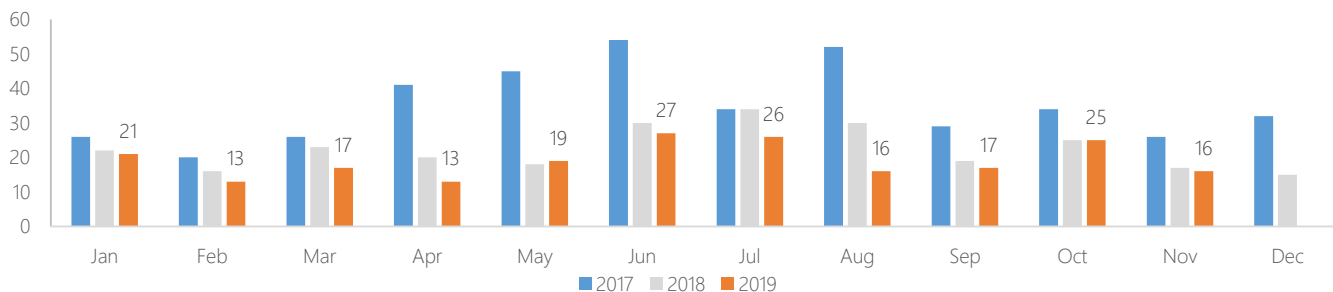


Median Sale Price by Quarter

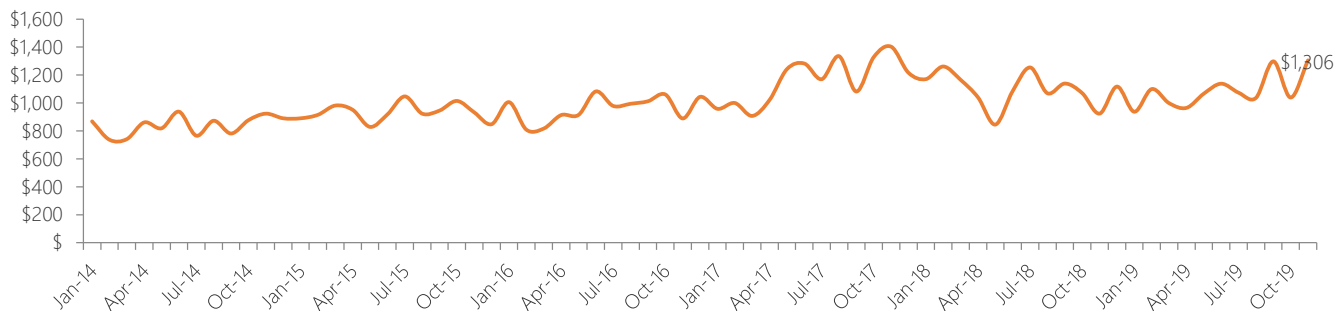


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	22	20	14
2017	26	20	26	41	45	54	34	52	29	34	26	32
2018	22	16	23	20	18	30	34	30	19	25	17	15
2019	21	13	17	13	19	27	26	16	17	25	16	



Median Sale Price per Square Foot

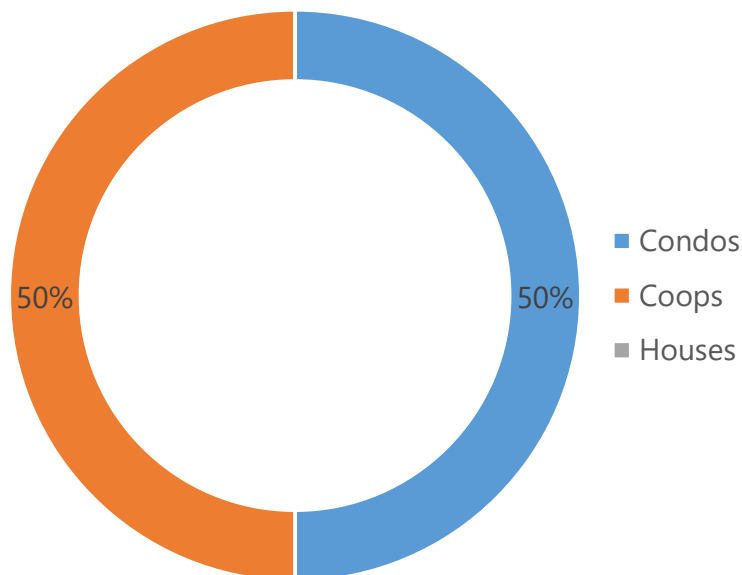


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,620,000	30%	\$1,337	45%	8
Coops	\$825,000	6%	\$902	-5%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Grand Army Plz #3A	3-01172-1114	8-Nov-19	\$3,285,000	Condo	1,043
550 Vanderbilt Ave #701	3-01129-1143	13-Nov-19	\$1,953,546	Condo	
1 Grand Army Plz #3B	3-01172-1115	8-Nov-19	\$1,635,000	Condo	1,195
856 Washington Ave #5B	3-01179-1010	15-Nov-19	\$1,620,000	Condo	
60 Plaza St E #4J	3-01171-0019	14-Nov-19	\$1,150,000	Coop	
233 Park Pl #17	3-01158-0056	21-Nov-19	\$1,050,000	Coop	
550 Vanderbilt Ave #705	3-01129-1147	19-Nov-19	\$958,000	Condo	
418 St Johns Pl #1C	3-01176-0036	19-Nov-19	\$850,000	Coop	
394 Lincoln Pl #D3	3-01179-0099	1-Nov-19	\$825,000	Coop	
274 St Johns Pl #4A	3-01172-0019	14-Nov-19	\$700,000	Coop	
233 Park Pl #18	3-01158-0056	18-Nov-19	\$699,000	Coop	775
659 Bergen St #4A	3-01138-1010	25-Nov-19	\$630,000	Condo	599
299 Prospect Pl #2F	3-01152-1003	4-Nov-19	\$540,500	Condo	414
230 Park Pl #6P	3-01164-0042	19-Nov-19	\$484,811	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
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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 | Expeditors | 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 |
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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.

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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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