

WILLIAMSBURG-GREENPOINT

A monthly analysis of residential sales
in Williamsburg-Greenpoint, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Williamsburg/Greenpoint, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$785K

-2% YoY

NO. OF TRANSACTIONS

78

-8% YoY

MEDIAN PRICE/SQ.FT.

\$1,054

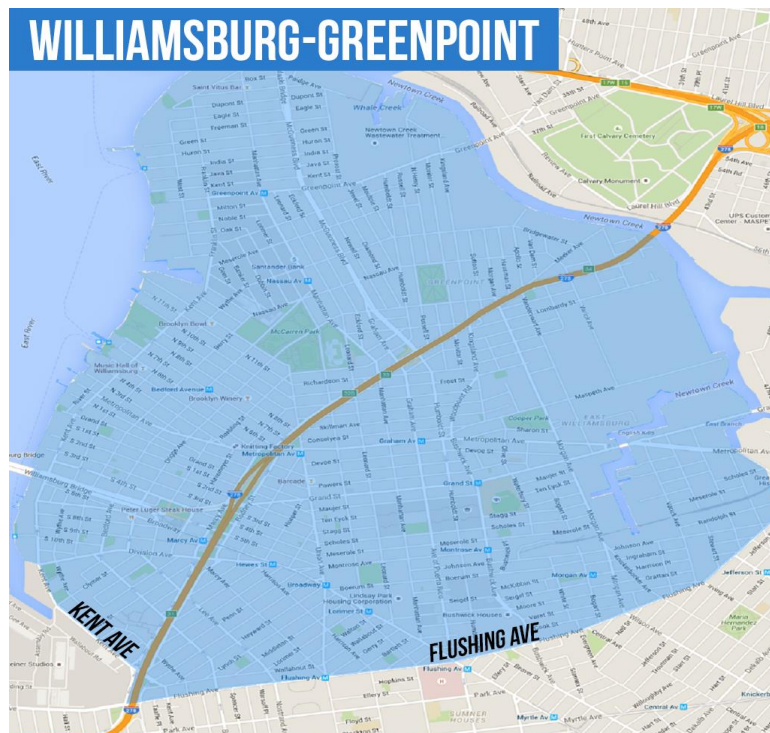
2% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



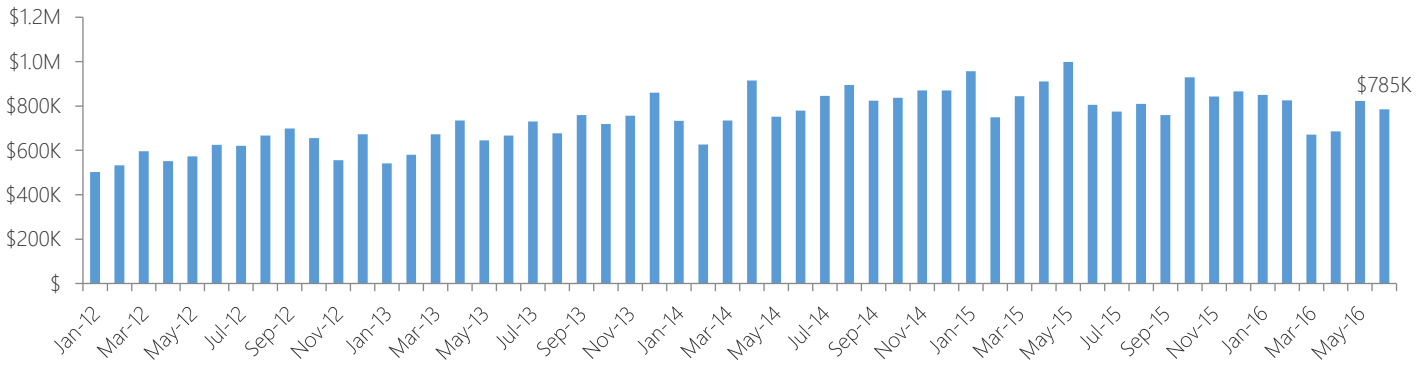
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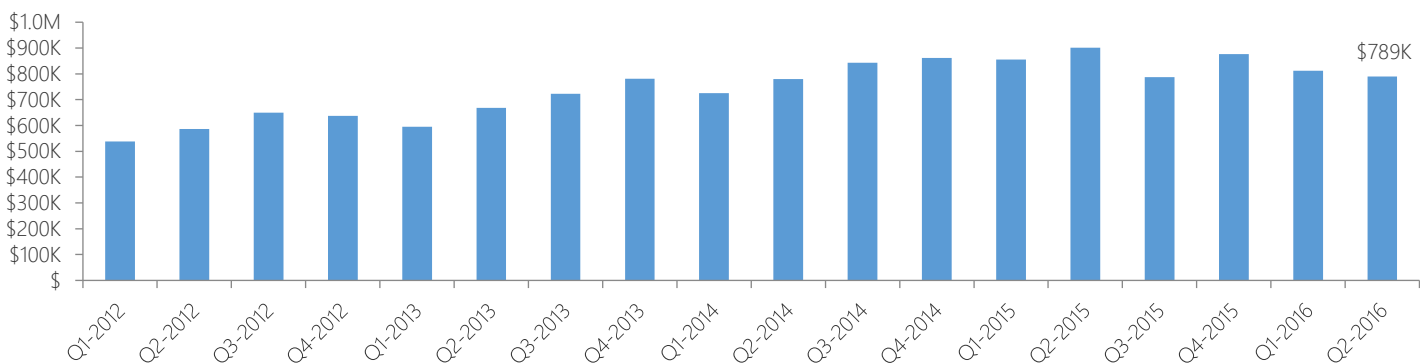
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RESIDENTIAL STATS

Median Sale Price by Month

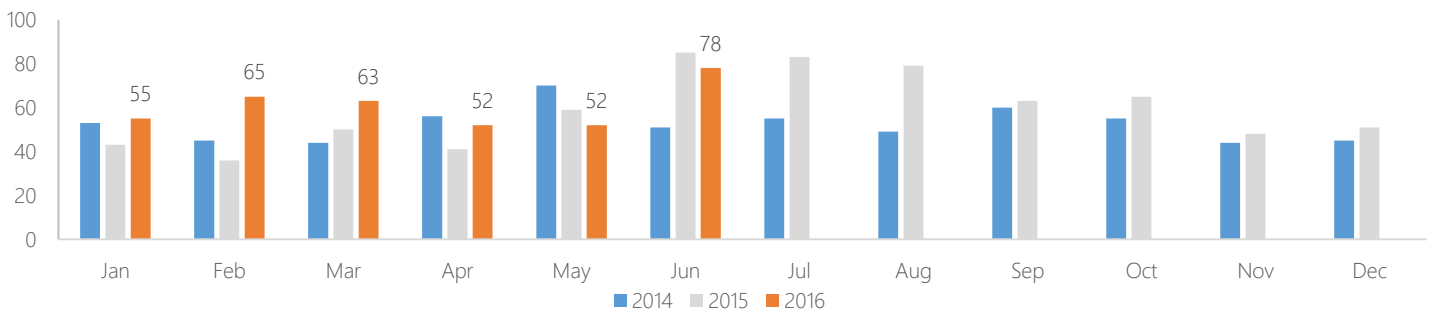


Median Sale Price by Quarter



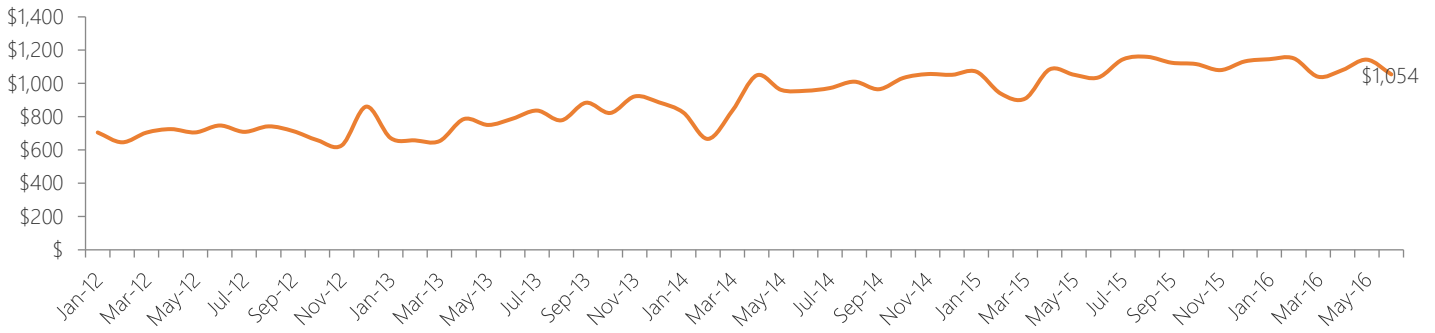
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	144	97	109	142	148	149	122	98	79	79	78	86
2012	87	70	74	100	107	123	102	67	82	47	58	47
2013	50	26	41	51	64	77	72	77	47	62	63	53
2014	53	45	44	56	70	51	55	49	60	55	44	45
2015	43	36	50	41	59	85	83	79	63	65	48	51
2016	55	65	63	52	52	78						



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Median Sale Price per Square Foot

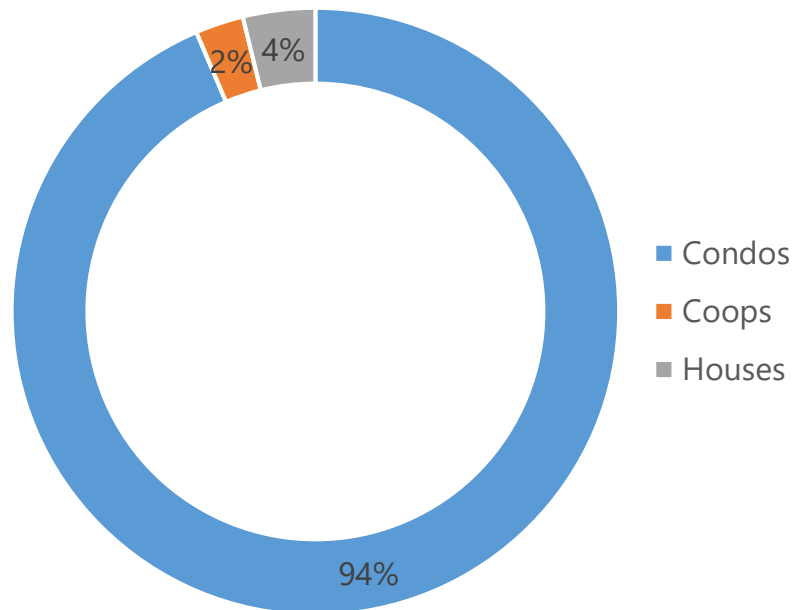


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$781,500	3%	\$1,048	1%	73
Coops	\$295,000	-67%	-	-	2
Houses	\$1,325,000	-23%	\$1,175	-4%	3

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Northside Piers #16K	3-02340-1449	13-Jun-16	\$3,250,000	Condo	1,810
440 Kent Avenue #22A	3-02134-1320	10-Jun-16	\$2,457,000	Condo	1,790
22 North 6 Street #20C	3-02332-1345	2-Jun-16	\$2,090,000	Condo	1,110
280 Metropolitan Ave #2C	3-02367-1004	27-Jun-16	\$1,932,084	Condo	
22 North 6 Street #10C	3-02332-1238	6-Jun-16	\$1,910,000	Condo	1,110
55 Berry Street #5C	3-02297-1033	9-Jun-16	\$1,830,000	Condo	1,369
280 Metropolitan Ave #3C	3-02367-1010	28-Jun-16	\$1,646,974	Condo	
129 Calyer St	3-02572-0040	23-Jun-16	\$1,526,000	House	1,962
72 Roebling Street #4A	3-02321-1015	29-Jun-16	\$1,400,000	Condo	1,111
66 Maujer St	3-02792-0012	27-Jun-16	\$1,325,000	House	750
440 Kent Avenue #17C	3-02134-1292	3-Jun-16	\$1,320,000	Condo	1,175
317 South 4 Street #4	3-02436-1004	20-Jun-16	\$1,295,000	Condo	1,110
138 North 8 Street #7D	3-02319-1025	28-Jun-16	\$1,247,500	Condo	749
150 North 5 Street #2I	3-02344-1122	21-Jun-16	\$1,177,000	Condo	896
34 North 7 Street #11D	3-02324-1288	9-Jun-16	\$1,175,000	Condo	647
22 North 6 Street #20B	3-02332-1344	15-Jun-16	\$1,175,000	Condo	688
34 North 7 Street #4P	3-02324-1173	30-Jun-16	\$1,140,000	Condo	721
280 Metropolitan Ave #4D	3-02367-1017	30-Jun-16	\$1,127,666	Condo	
60 Java Street #3T	3-02549-1080	1-Jun-16	\$1,125,000	Condo	1,114
444 Humboldt Street #5	3-02875-1105	21-Jun-16	\$1,125,000	Condo	977
84 Engert Avenue #4B	3-02713-1008	24-Jun-16	\$1,100,000	Condo	916
280 Metropolitan Ave #3D	3-02367-1011	29-Jun-16	\$1,051,298	Condo	
3 A Maspeth Ave	3-02892-0040	27-Jun-16	\$980,000	House	834
240 Kingsland Avenue #3R	3-02689-1006	27-Jun-16	\$927,500	Condo	877
42 Maspeth Avenue #5C	3-02907-1339	29-Jun-16	\$905,224	Condo	732
220 Richardson St #3A	3-02857-1605	24-Jun-16	\$875,416	Condo	
214 North 11 Street #3S	3-02299-1055	21-Jun-16	\$870,000	Condo	776
37 Powers Street #3A	3-02773-1005	30-Jun-16	\$870,000	Condo	599
545 Flushing Avenue #7L	3-02264-2114	29-Jun-16	\$850,000	Condo	1,652
280 Metropolitan Ave #2A	3-02367-1002	27-Jun-16	\$832,374	Condo	
42 Maspeth Avenue #5E	3-02907-1341	8-Jun-16	\$823,408	Condo	602
50 Bayard Street #1L	3-02721-1412	16-Jun-16	\$809,000	Condo	673
42 Maspeth Avenue #3D	3-02907-1320	8-Jun-16	\$794,235	Condo	643
610 Union Avenue #1A	3-02721-1009	7-Jun-16	\$790,000	Condo	670
210 Middleton Street #6C	3-02242-1312	20-Jun-16	\$789,144	Condo	1,145
131 Jackson Street #2B	3-02744-1104	16-Jun-16	\$781,500	Condo	750
149 Huron Street #4E	3-02522-1019	15-Jun-16	\$730,000	Condo	1,157
199 Humboldt Street #3B	3-03044-1406	21-Jun-16	\$725,000	Condo	696
238 Ainslie Street #2A	3-02776-1001	20-Jun-16	\$710,000	Condo	564
218 North 8 Street #1A	3-02321-1101	7-Jun-16	\$699,000	Condo	788
42 Broadway #6A	3-02129-1110	10-Jun-16	\$695,250	Condo	1,133
37 South 10 Street #3A	3-02135-1407	14-Jun-16	\$682,228	Condo	1,682
42 Maspeth Avenue #6D	3-02907-1349	9-Jun-16	\$660,845	Condo	537
42 Maspeth Avenue #6E	3-02907-1350	8-Jun-16	\$660,844	Condo	523
319 Humboldt Street #1A	3-02777-1001	7-Jun-16	\$657,000	Condo	1,090
37 South 10 Street #5C	3-02135-1415	29-Jun-16	\$600,768	Condo	1,725
42 Maspeth Avenue #2F	3-02907-1312	8-Jun-16	\$585,494	Condo	486
29 South 10 Street #3A	3-02135-1207	29-Jun-16	\$580,403	Condo	1,682
252 Wallabout Street #1B	3-02264-1502	29-Jun-16	\$580,000	Condo	1,372
43 South 10 Street #2C	3-02135-1606	21-Jun-16	\$577,348	Condo	1,725

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Address	BBL	Sale date	Sale price	Property type	Sqft
43 South 10 Street #6C	3-02135-1618	9-Jun-16	\$577,348	Condo	1,725
43 South 10 Street #5C	3-02135-1615	23-Jun-16	\$577,144	Condo	1,725
22 South 9 Street #2A	3-02135-1104	21-Jun-16	\$570,220	Condo	1,682
280 Metropolitan Ave #2F	3-02367-1007	28-Jun-16	\$567,629	Condo	
378 Wallabout Street #5	3-02266-2313	15-Jun-16	\$550,000	Condo	
49 Throop Avenue #4A	3-02267-1207	30-Jun-16	\$550,000	Condo	1,093
29 South 10 Street #1B	3-02135-1202	29-Jun-16	\$549,855	Condo	1,066
378 Wallabout Street #6	3-02266-2314	2-Jun-16	\$529,490	Condo	
43 South 10 Street #2B	3-02135-1605	28-Jun-16	\$501,930	Condo	1,390
22 South 9 Street #2B	3-02135-1105	23-Jun-16	\$491,790	Condo	1,390
37 South 10 Street #3B	3-02135-1408	14-Jun-16	\$491,790	Condo	1,390
29 South 10 Street #5B	3-02135-1214	1-Jun-16	\$491,790	Condo	1,390
576 Wythe Avenue #2C	3-02165-1230	6-Jun-16	\$465,000	Condo	1,423
61 Green Street #1	3-02511-1001	7-Jun-16	\$463,566	Condo	1,385
61 Herbert Street #3A	3-02827-1105	9-Jun-16	\$427,000	Condo	405
545 Flushing Avenue #4L	3-02264-2108	29-Jun-16	\$420,000	Condo	1,082
37 South 10 Street #7B	3-02135-1420	30-Jun-16	\$411,642	Condo	1,208
43 South 10 Street #7C	3-02135-1621	30-Jun-16	\$337,602	Condo	1,007
115 S 8 St #10	3-02131-0027	29-Jun-16	\$300,000	Coop	
195 S 4 St #C6	3-02432-0027	30-Jun-16	\$290,000	Coop	

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