

WILLIAMSBURG-GREENPOINT

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

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Williamsburg/Greenpoint, Brooklyn

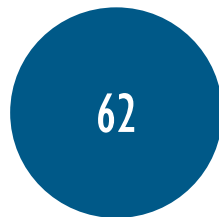
SUMMARY

MEDIAN SALE PRICE



-14% YoY

NO. OF TRANSACTIONS



-49% YoY

MEDIAN PRICE/SQ.FT.



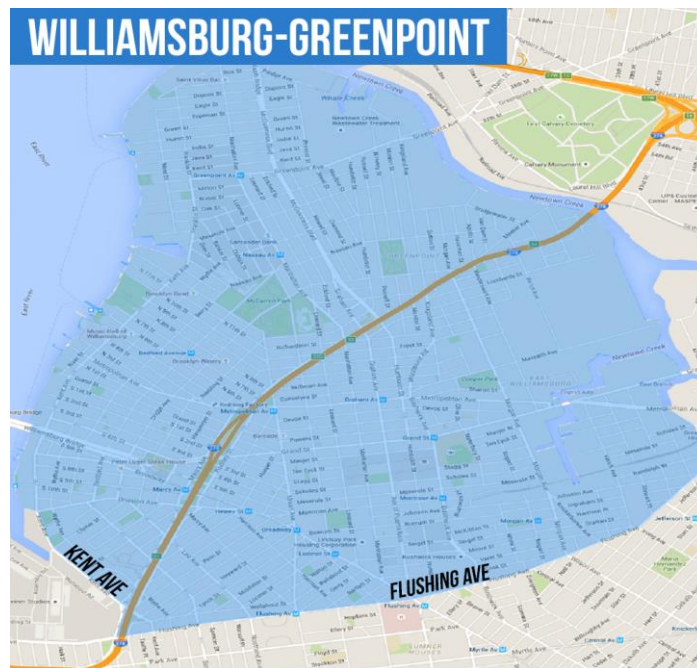
4% YoY

BROOKLYN
MEDIAN SALE PRICE



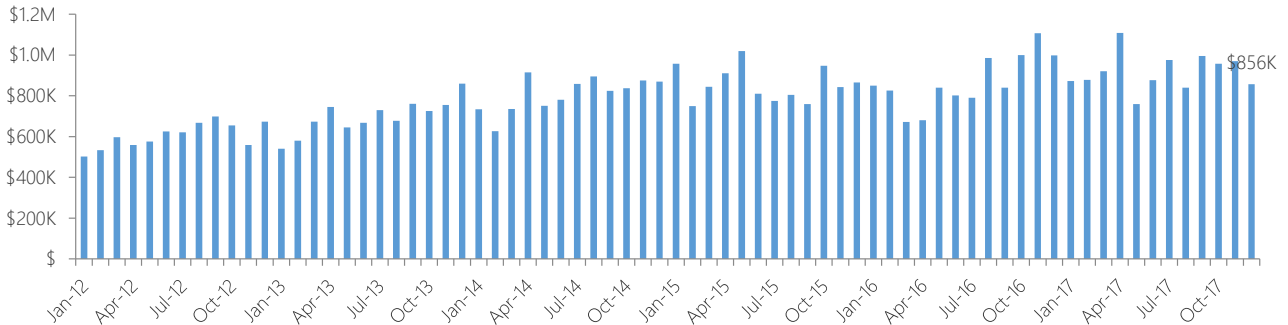
4% YoY

NEIGHBORHOOD BOUNDARIES

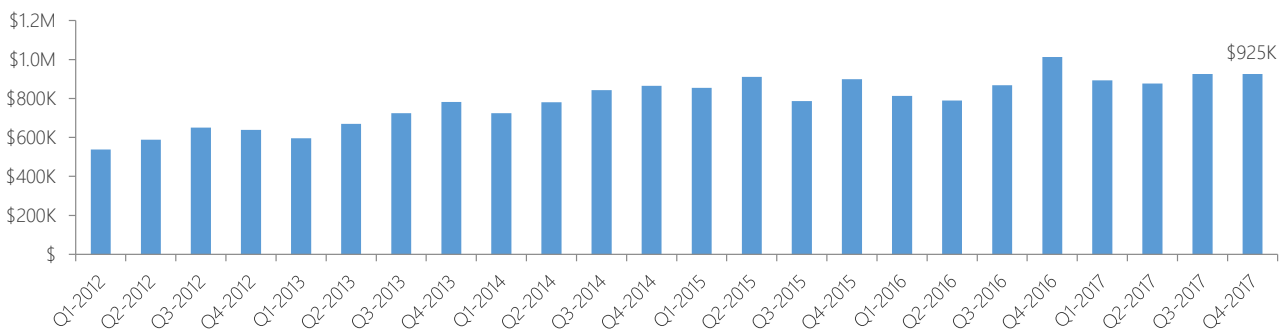


RESIDENTIAL STATS

Median Sale Price by Month

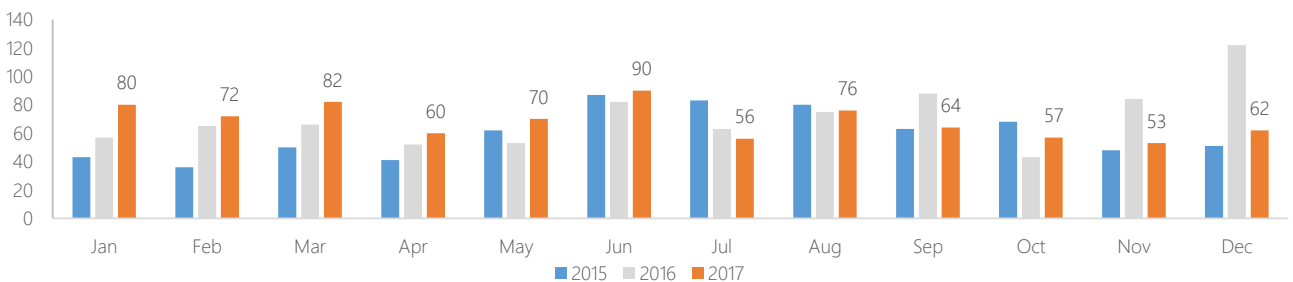


Median Sale Price by Quarter

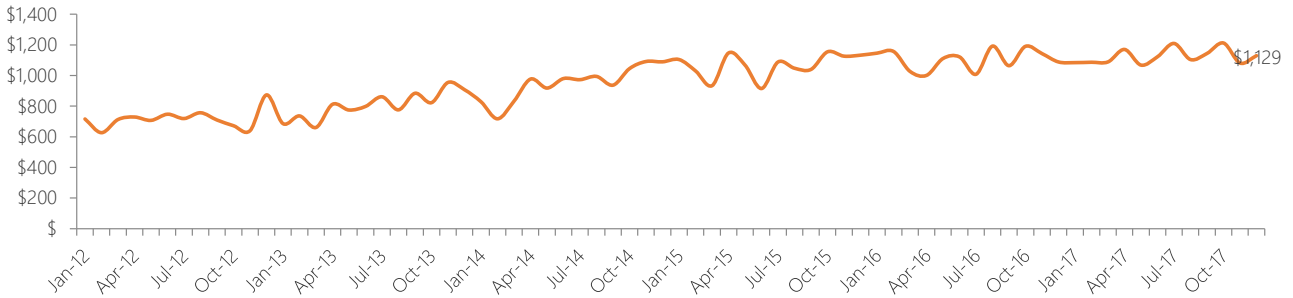


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	87	70	74	101	108	123	102	67	82	47	59	47
2013	50	26	41	52	64	77	72	77	48	63	64	53
2014	53	45	44	56	71	53	58	52	60	55	47	45
2015	43	36	50	41	62	87	83	80	63	68	48	51
2016	57	65	66	52	53	82	63	75	88	43	84	122
2017	80	72	82	60	70	90	56	76	64	57	53	62



Median Sale Price per Square Foot

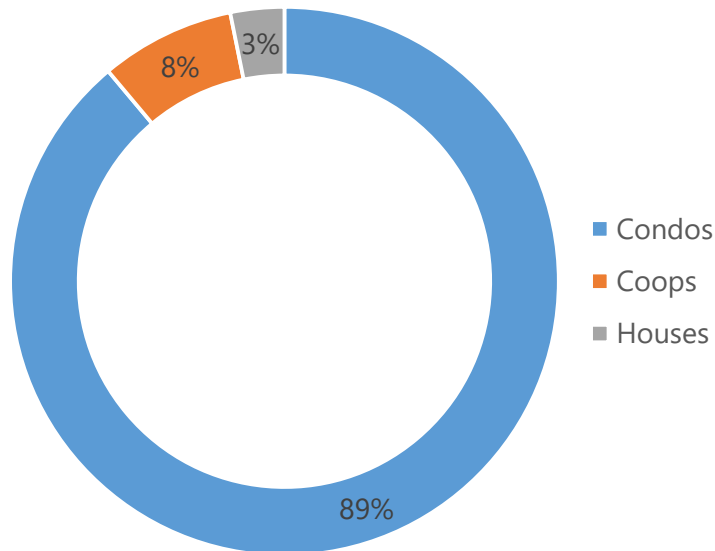


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$920,000	-8%	\$1,147	5%	56
Coops	\$400,000	-1%	-	-	5
Houses	\$1,772,500	-43%	\$542	-70%	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
267 Berry St	3-02392-0002	12-Dec-17	\$3,500,000	House	3,327
533 Leonard St #PHA	3-02680-1112	1-Dec-17	\$2,818,938	Condo	1,512
533 Leonard St #1E	3-02680-1105	4-Dec-17	\$2,000,000	Condo	
1 N Pier #PH10	3-02340-1269	20-Dec-17	\$1,955,000	Condo	1,271
20 Bayard St #11A	3-02721-1242	18-Dec-17	\$1,890,000	Condo	670
60 Broadway #7F	3-02130-1087	20-Dec-17	\$1,750,000	Condo	1,318
330 Wythe Ave #3E	3-02403-1018	1-Dec-17	\$1,650,000	Condo	1,439
338 Berry St #6D	3-02442-1043	20-Dec-17	\$1,622,108	Condo	
85-101 N 3 St #305	3-02350-1021	8-Dec-17	\$1,500,000	Condo	1,127
160 West St #4A	3-02521-1505	28-Dec-17	\$1,476,463	Condo	1,103
1 N Pier #5E	3-02340-1120	18-Dec-17	\$1,387,500	Condo	1,152
135 N 11 St #5G	3-02290-1136	27-Dec-17	\$1,368,300	Condo	918
160 West St #3D	3-02521-1504	29-Dec-17	\$1,350,000	Condo	1,118
118 Greenpoint Ave #2D	3-02563-1009	20-Dec-17	\$1,185,000	Condo	1,026
55 Berry St #5B	3-02297-1032	11-Dec-17	\$1,165,000	Condo	1,068
198 Roebling St #3B	3-02407-1006	1-Dec-17	\$1,155,000	Condo	1,133
99 Havemeyer St #22	3-02369-1002	28-Dec-17	\$1,150,000	Condo	1,719
135 Conselyea St #3A	3-02754-1405	29-Dec-17	\$1,035,000	Condo	1,182
22 N 6 St #19B	3-02332-1332	6-Dec-17	\$999,999	Condo	688
22 N 6 St #4T	3-02332-1135	15-Dec-17	\$980,000	Condo	599
122 West St #3I	3-02549-1043	18-Dec-17	\$965,000	Condo	965
20 Bayard St #12C	3-02721-1249	7-Dec-17	\$920,000	Condo	656
118 Greenpoint Ave #3A	3-02563-1011	20-Dec-17	\$866,000	Condo	777
135 N 11 St #5E	3-02290-1134	15-Dec-17	\$856,000	Condo	635
189 Greenpoint Ave #3B	3-02559-1006	21-Dec-17	\$798,250	Condo	775
80 Metropolitan Ave #5E	3-02363-1139	21-Dec-17	\$749,000	Condo	531
390 Lorimer St #1A	3-03032-1001	20-Dec-17	\$717,000	Condo	614
1 N Pier #6F	3-02340-1128	21-Dec-17	\$690,000	Condo	611
203 Huron St #4F	3-02523-1115	27-Dec-17	\$680,000	Condo	622
26 Monitor St #4B	3-02833-1307	11-Dec-17	\$675,000	Condo	649
570 Wythe Ave #6A	3-02165-1216	14-Dec-17	\$640,000	Condo	1,367
16 Monitor St #3E	3-02833-1521	5-Dec-17	\$635,000	Condo	598
338 Berry St #4G	3-02442-1030	20-Dec-17	\$630,390	Condo	
80 Middleton St #2	3-02240-2502	26-Dec-17	\$625,000	Condo	1,375
407-409 Keap St #6	3-02398-0015	20-Dec-17	\$520,000	Coop	
74 Richardson St #18	3-02732-0009	20-Dec-17	\$400,000	Coop	
532 Graham Ave #14	3-02715-0005	20-Dec-17	\$399,999	Coop	
564 Wythe Ave #5A	3-02165-1119	28-Dec-17	\$375,000	Condo	1,262
330 S 3 St #10	3-02437-0007	20-Dec-17	\$288,000	Coop	
59 Harrison Ave #3A	3-02221-1105	25-Dec-17	\$155,424	Condo	1,409
214 Richardson St #CF	3-02857-1511	22-Dec-17	\$125,000	Condo	331
241 Manhattan Ave	3-02781-0026	11-Dec-17	\$45,000	House	1,368



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THE RATNER TEAM



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Commercial & Residential
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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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