

## WILLIAMSBURG

A monthly analysis of residential sales  
in Williamsburg, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Williamsburg, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$782K**

18% YoY

NO. OF TRANSACTIONS

**70**

-7% YoY

MEDIAN PRICE/SQ.FT.

**\$1,122**

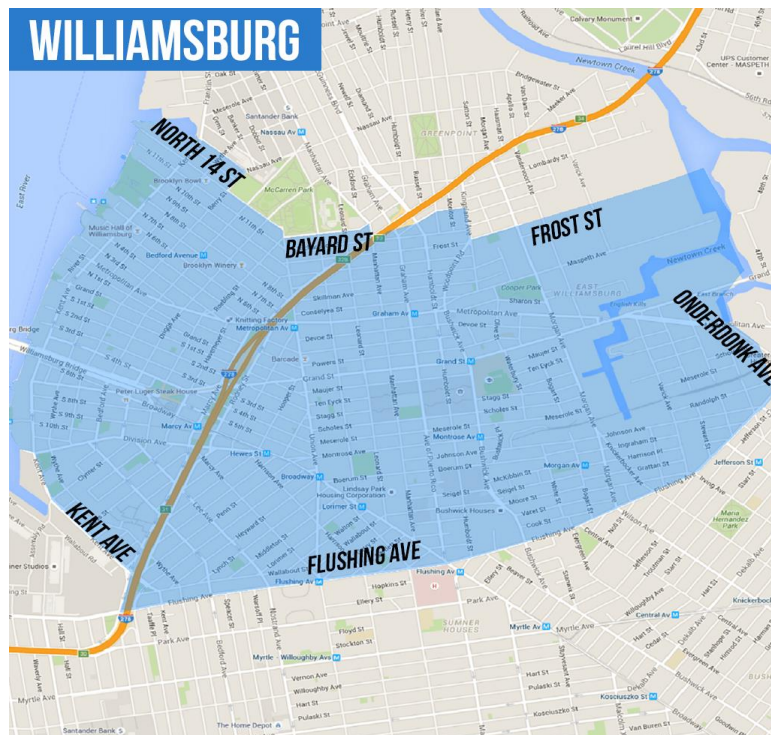
15% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



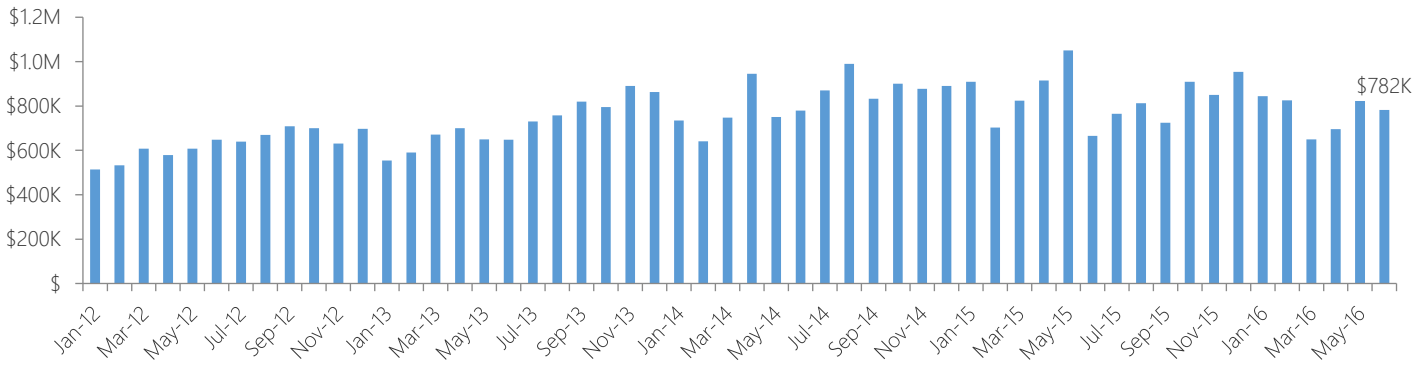
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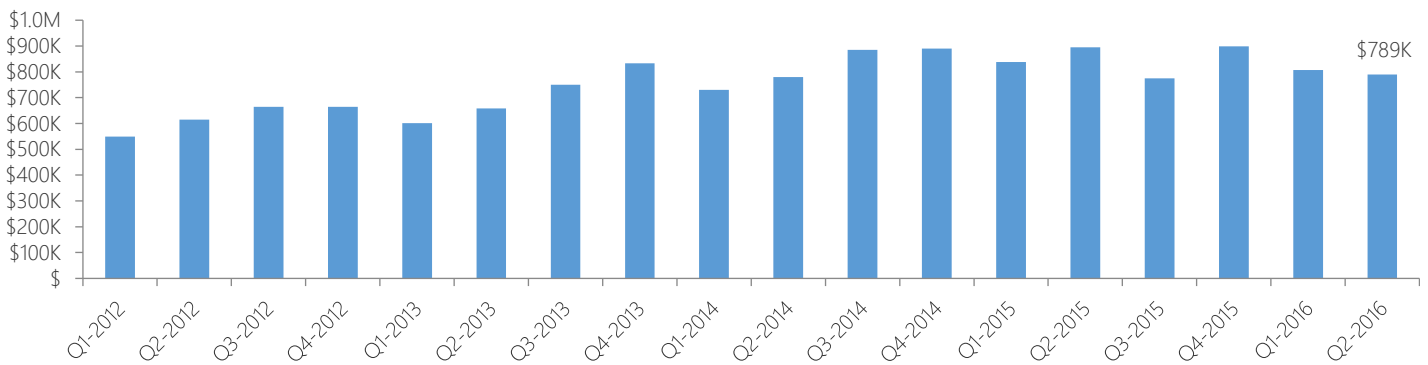
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## RESIDENTIAL STATS

### Median Sale Price by Month

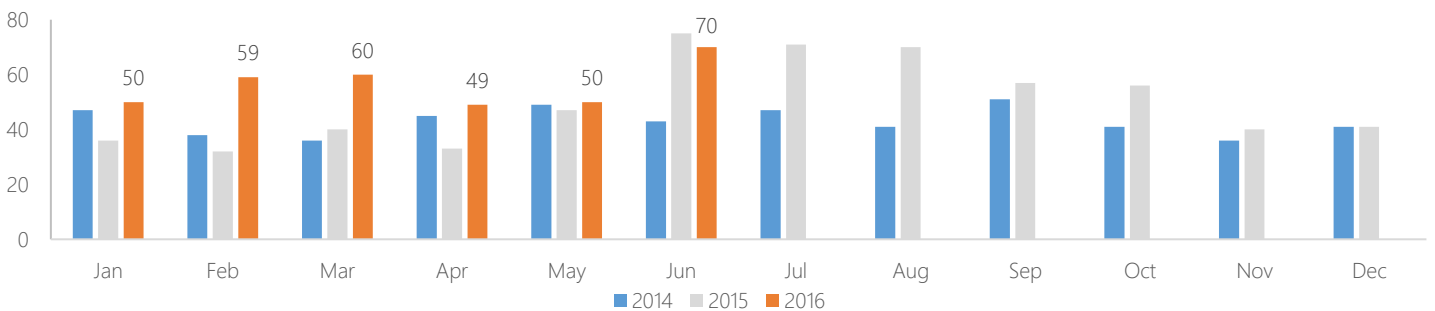


### Median Sale Price by Quarter



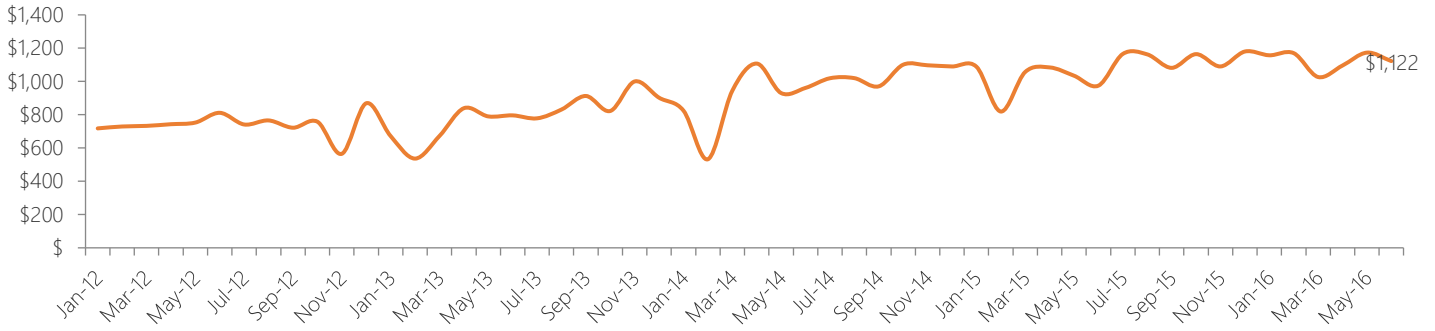
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	114	77	85	125	128	130	103	88	62	64	71	76
2012	78	54	62	91	85	102	88	56	67	36	48	41
2013	46	20	36	45	55	64	62	60	39	53	51	42
2014	47	38	36	45	49	43	47	41	51	41	36	41
2015	36	32	40	33	47	75	71	70	57	56	40	41
2016	50	59	60	49	50	70						



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## Median Sale Price per Square Foot

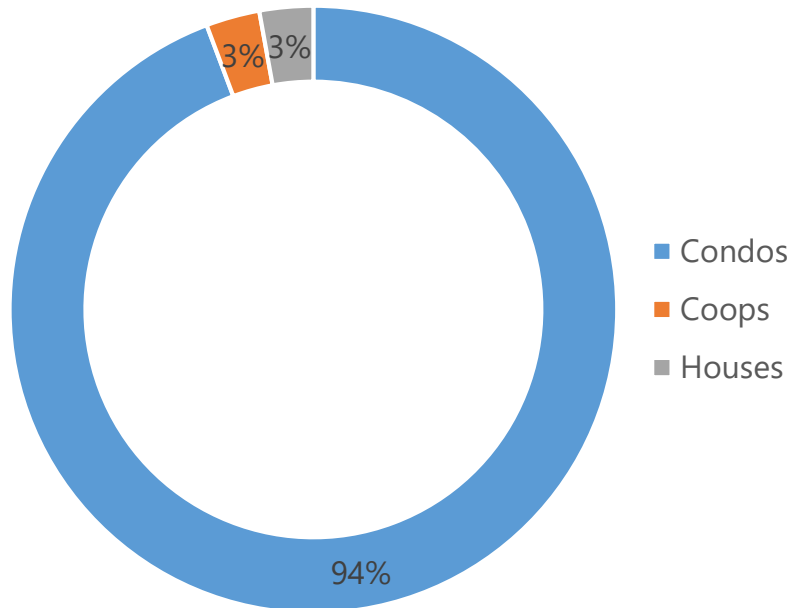


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$781,500	18%	\$1,082	11%	66
Coops	\$295,000	-67%	-	-	2
Houses	\$1,152,500	-21%	\$1,471	5%	2

### 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	
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
22 North 6 Street #20B	3-02332-1344	15-Jun-16	\$1,175,000	Condo	688
34 North 7 Street #11D	3-02324-1288	9-Jun-16	\$1,175,000	Condo	647
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	
444 Humboldt Street #5	3-02875-1105	21-Jun-16	\$1,125,000	Condo	977
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
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
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 #6C	3-02135-1618	9-Jun-16	\$577,348	Condo	1,725
43 South 10 Street #2C	3-02135-1606	21-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	

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Address	BBL	Sale date	Sale price	Property type	Sqft
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
29 South 10 Street #5B	3-02135-1214	1-Jun-16	\$491,790	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
576 Wythe Avenue #2C	3-02165-1230	6-Jun-16	\$465,000	Condo	1,423
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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