

BEDFORD-STUYVESANT

A monthly analysis of residential sales
in Bedford-Stuyvesant, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Bedford-Stuyvesant, Brooklyn

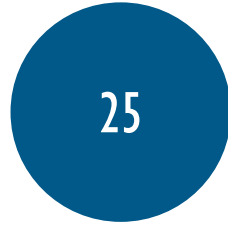
SUMMARY

MEDIAN SALE PRICE



27% YoY

NO. OF TRANSACTIONS



19% YoY

MEDIAN PRICE/SQ.FT.



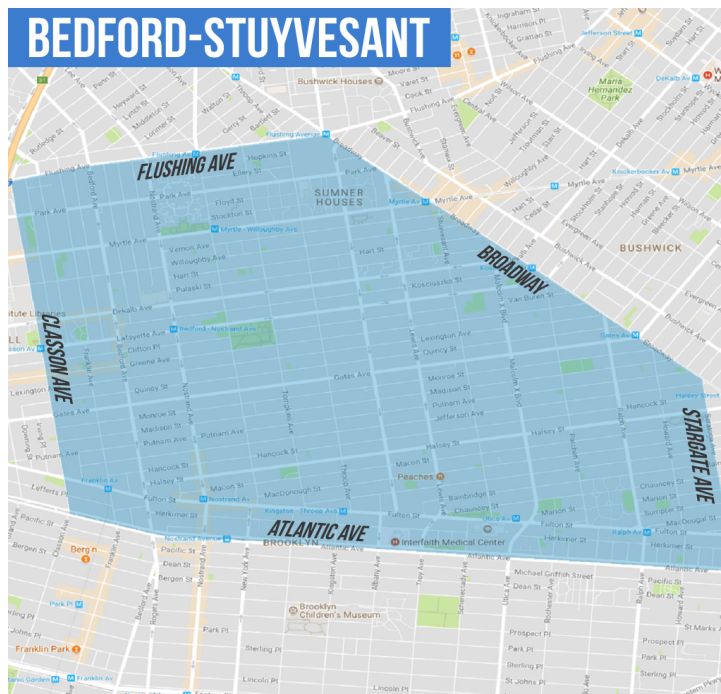
3% YoY

BROOKLYN MEDIAN SALE PRICE



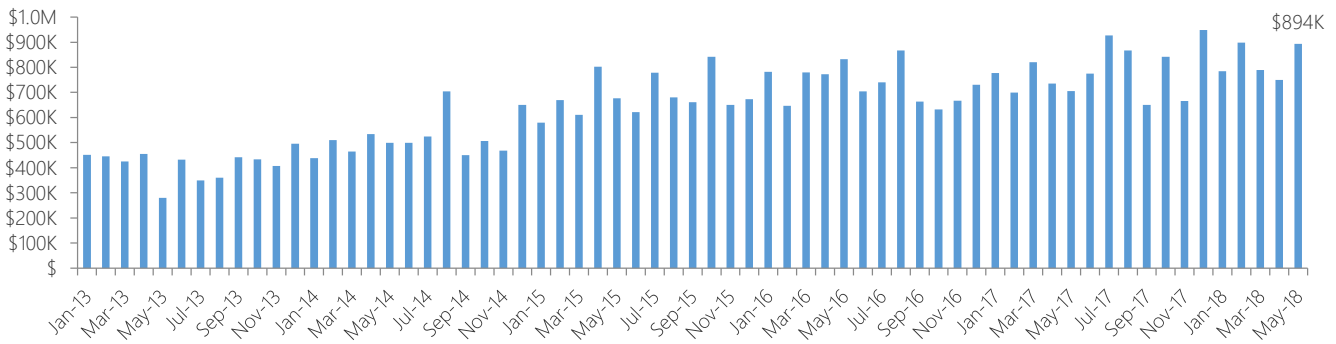
3% YoY

NEIGHBORHOOD BOUNDARIES

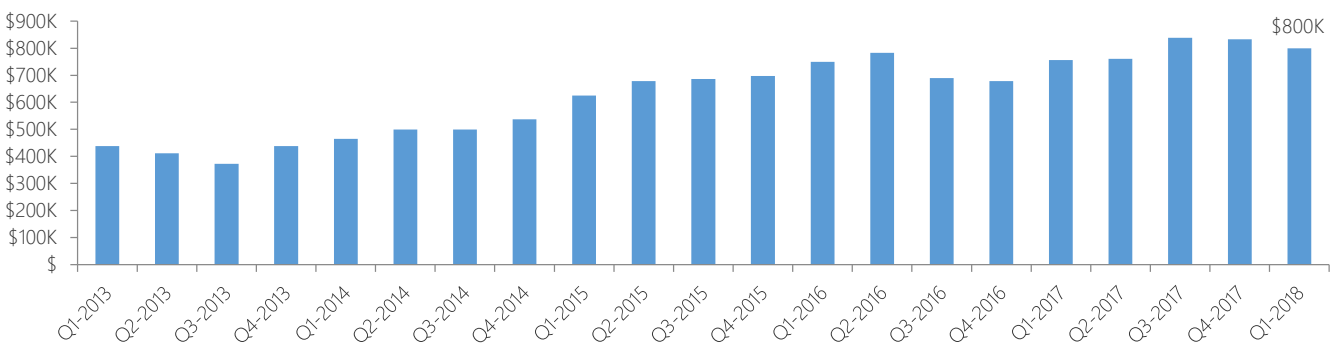


RESIDENTIAL STATS

Median Sale Price by Month

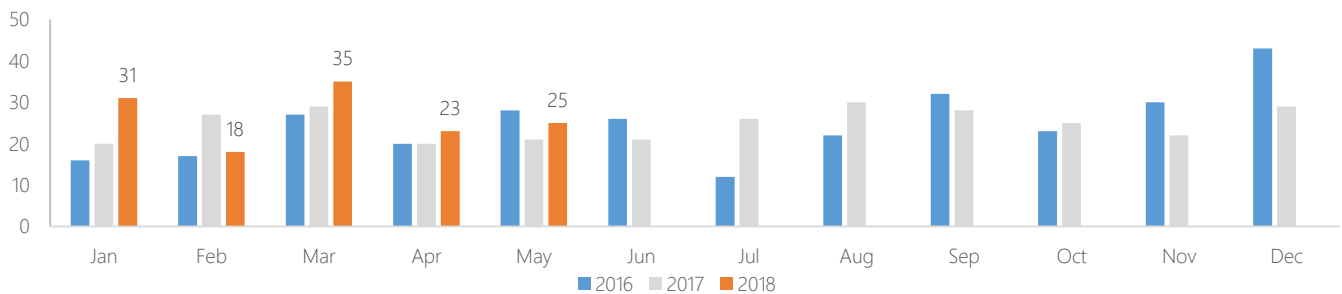


Median Sale Price by Quarter

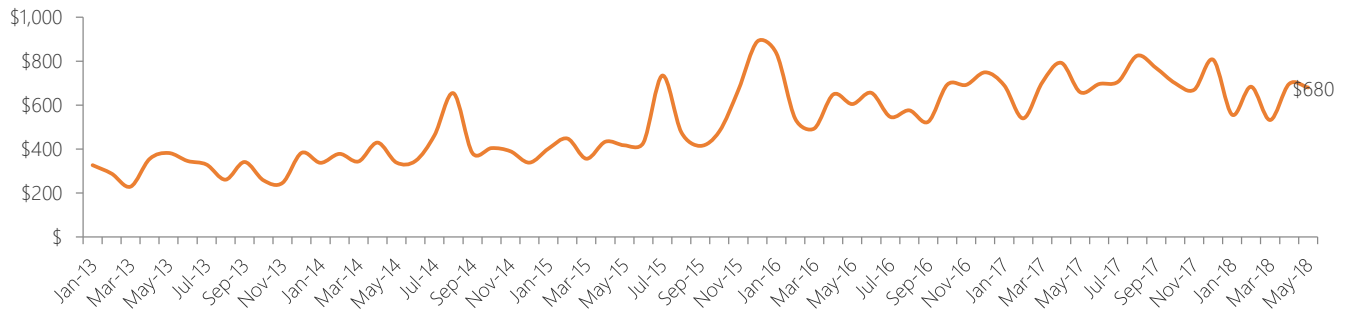


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	25	22	29	41	48	43	29	30	34	30	40
2014	40	34	30	27	38	37	32	25	25	24	23	25
2015	16	17	24	18	41	37	21	16	27	25	15	30
2016	16	17	27	20	28	26	12	22	32	23	30	43
2017	20	27	29	20	21	21	26	30	28	25	22	29
2018	31	18	35	23	25							



Median Sale Price per Square Foot

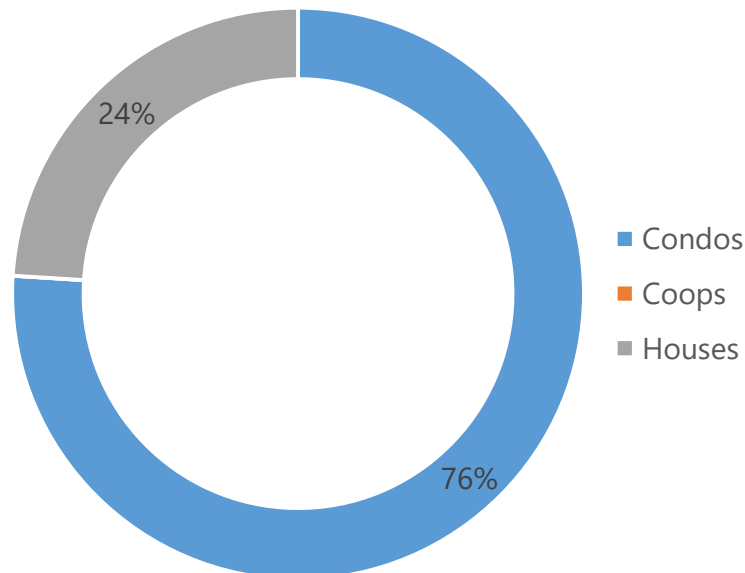


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$875,000	12%	\$778	-4%	19
Coops	-	-	-	-	0
Houses	\$1,130,000	66%	\$462	2%	6

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
156 Mac Donough St	3-01856-0008	29-May-18	\$1,700,000	House	2,960
178 Monroe St #B	3-01817-1102	18-May-18	\$1,322,000	Condo	1,607
801 A Willoughby Ave	3-01589-0069	22-May-18	\$1,285,000	House	2,050
208 Van Buren St	3-01614-0021	18-May-18	\$1,130,000	House	3,420
476 A Hancock St #2A	3-01659-1105	30-May-18	\$1,100,000	Condo	
609-613 Myrtle Ave #3C	3-01897-1809	23-May-18	\$995,000	Condo	1,073
249 Lexington Ave	3-01797-0081	14-May-18	\$970,000	House	2,100
476 Hancock St #1	3-01659-1101	11-May-18	\$968,000	Condo	1,423
476 A Hancock St #1A	3-01659-1104	2-May-18	\$960,000	Condo	
120 Hart St #1	3-01771-1301	9-May-18	\$931,699	Condo	2,118
970 Kent Ave #307	3-01925-1037	15-May-18	\$900,000	Condo	987
169 Lexington Ave #4	3-01968-1104	14-May-18	\$888,000	Condo	896
189 Franklin Ave #6A	3-01913-2011	10-May-18	\$875,000	Condo	1,194
165 Taaffe Pl #2	3-01911-1102	1-May-18	\$860,000	Condo	846
876 Bedford Ave #3L	3-01900-1403	24-May-18	\$850,000	Condo	1,203
730 Lafayette Ave #4F	3-01791-1007	31-May-18	\$799,000	Condo	
449 Putnam Ave #C	3-01825-1103	22-May-18	\$770,000	Condo	
221 Tompkins Ave	3-01781-0004	14-May-18	\$755,000	House	1,960
223 Pulaski St #1B	3-01773-1102	24-May-18	\$750,000	Condo	
832 Bedford Ave #4B	3-01900-2108	9-May-18	\$550,000	Condo	1,166
174 Kosciuszko St #2B	3-01785-1004	10-May-18	\$445,000	Condo	529
244 Franklin Ave #5A	3-01926-1109	23-May-18	\$415,000	Condo	644



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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

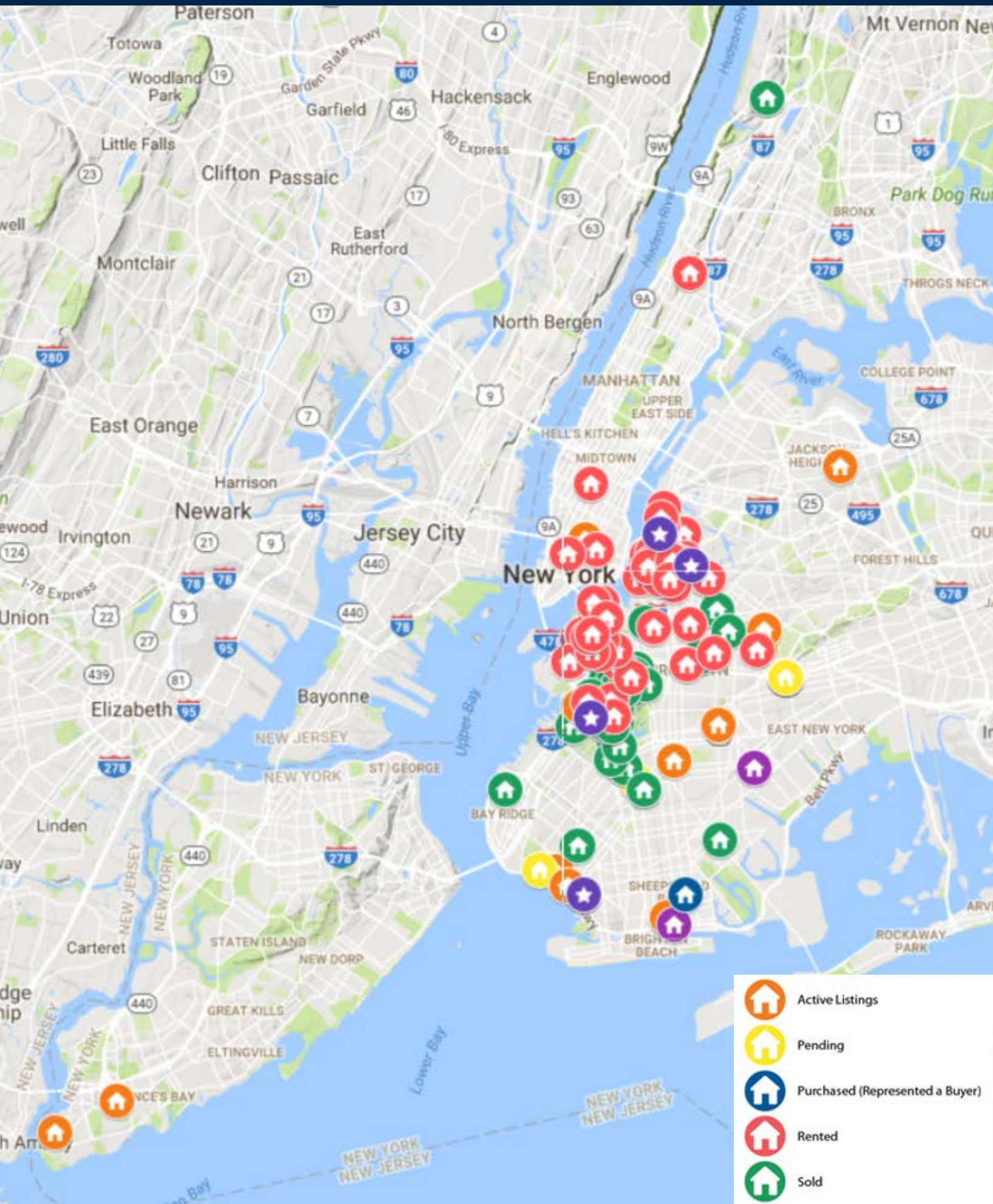
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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



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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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