

CENTRAL BROOKLYN

A monthly analysis of residential sales
in Central Brooklyn, Brooklyn

August 2017



The RATNER Team Market Report

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Residential Market Report, August 2017

Central Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$671K

29% YoY

NO. OF TRANSACTIONS

116

22% YoY

MEDIAN PRICE/SQ.FT.

\$614

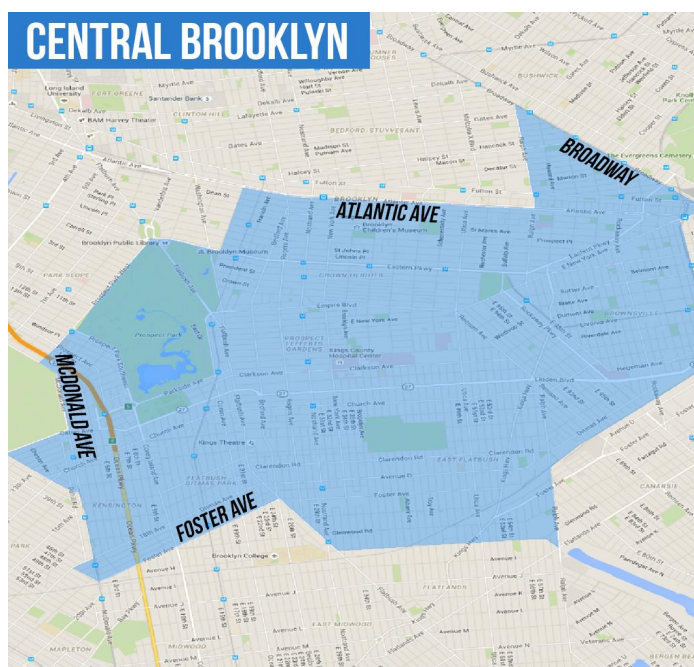
33% YoY

BROOKLYN
MEDIAN SALE PRICE

\$720K

13% YoY

NEIGHBORHOOD BOUNDARIES

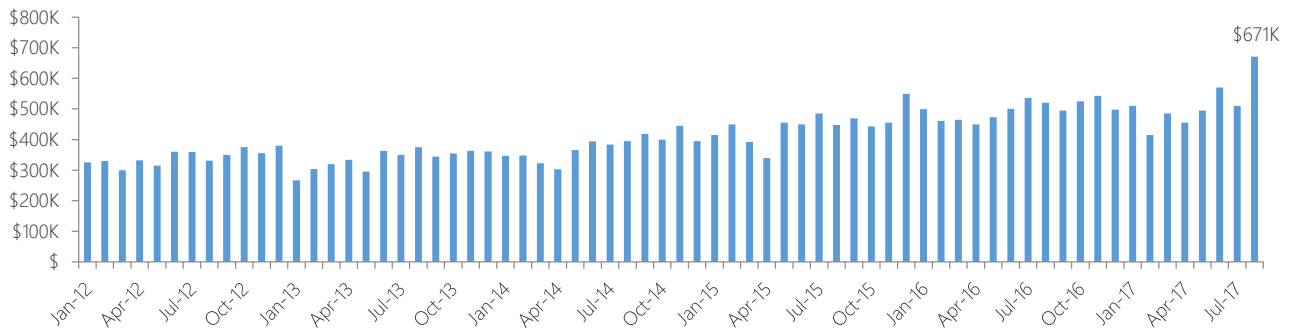


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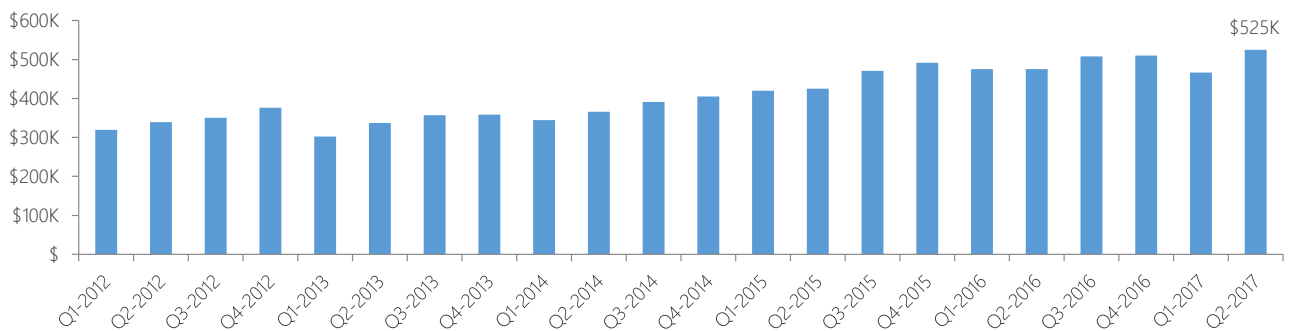
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RESIDENTIAL STATS

Median Sale Price by Month

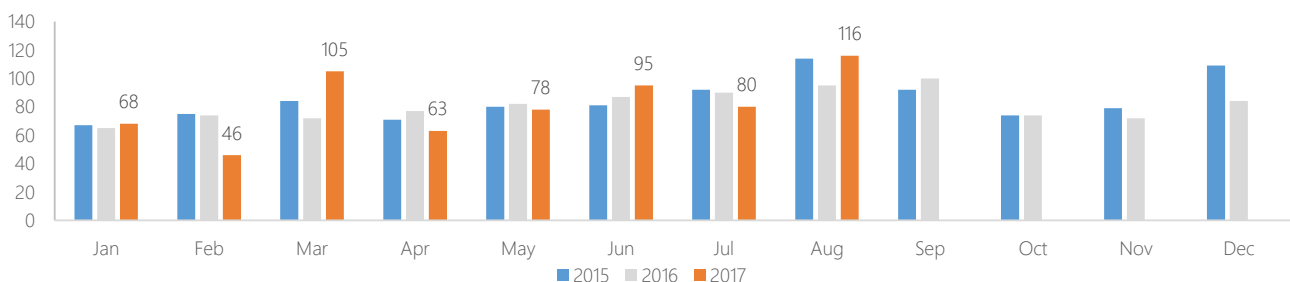


Median Sale Price by Quarter

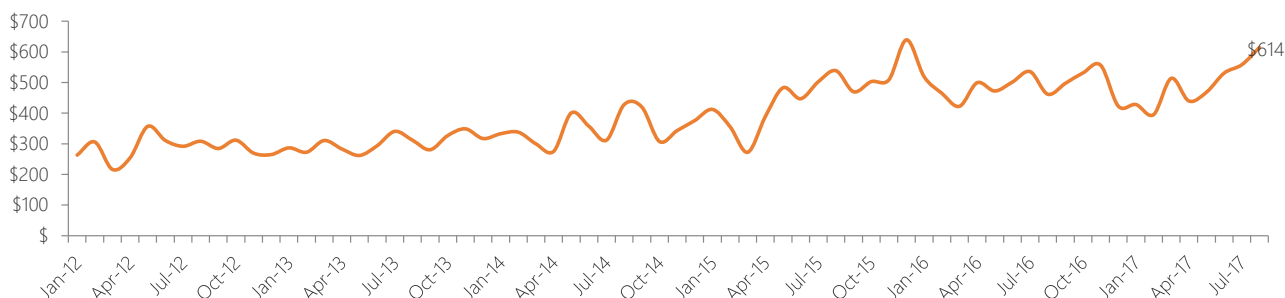


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	43	60	59	48	79	77	89	82	67	65	61	102
2013	64	75	89	81	100	89	109	105	86	118	96	92
2014	82	81	79	71	91	81	167	93	106	81	67	107
2015	67	75	84	71	80	81	92	114	92	74	79	109
2016	65	74	72	77	82	87	90	95	100	74	72	84
2017	68	46	105	63	78	95	80	116				



Median Sale Price per Square Foot

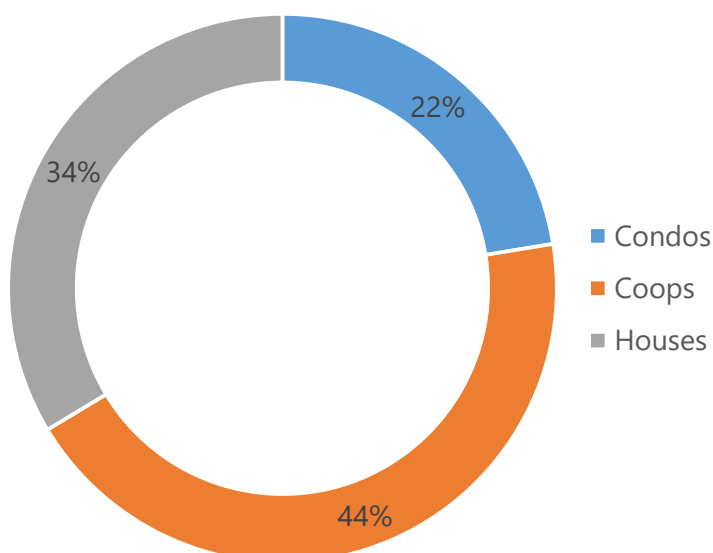


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$822,500	41%	\$916	30%	26
Coops	\$530,000	-10%	\$591	12%	51
Houses	\$685,000	52%	\$604	93%	39

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
188 Stratford Rd	3-05114-0017	7-Aug-17	\$2,520,000	House	3,499
225 Windsor Pl	3-01111-0060	28-Aug-17	\$2,450,000	House	1,862
140 Stratford Rd	3-05113-0009	30-Aug-17	\$2,100,000	House	2,771
577 16 St	3-01107-0044	30-Aug-17	\$1,900,000	House	2,560
120 Midwood St	3-05035-0008	21-Aug-17	\$1,700,000	House	2,764
125 Rutland Rd	3-05035-0089	15-Aug-17	\$1,635,000	House	1,800
255 Eastern Pkwy #A15	3-01181-1014	18-Aug-17	\$1,595,000	Condo	939
106 Midwood St	3-05034-0050	28-Aug-17	\$1,480,000	House	2,410
543 16 St #1R	3-01107-1002	3-Aug-17	\$1,475,444	Condo	1,976
1251 Carroll St	3-01284-0067	24-Aug-17	\$1,425,000	House	1,928
310 Windsor Pl #28	3-05257-0035	30-Aug-17	\$1,275,000	Coop	1,345
1357 Union St	3-01270-0065	17-Aug-17	\$1,250,000	House	2,008
702 Maple St	3-04800-0138	21-Aug-17	\$1,250,000	House	1,320
543 16 St #2R	3-01107-1004	9-Aug-17	\$1,200,000	Condo	1,066
651 Coney Island Ave #P3	3-05141-1025	21-Aug-17	\$1,175,000	Condo	1,166
163 Ocean Ave #6B	3-05026-0011	16-Aug-17	\$1,149,000	Coop	1,300
83 Clara St	3-05311-0012	28-Aug-17	\$1,130,000	House	1,436
2404 Snyder Ave	3-05110-0019	9-Aug-17	\$1,102,500	House	1,020
50 Lefferts Ave #5LM	3-01327-0013	29-Aug-17	\$1,050,000	Coop	
704 Empire Blvd	3-01426-0025	10-Aug-17	\$999,000	House	1,648
504 Lefferts Ave #3A	3-01332-1003	31-Aug-17	\$995,000	Condo	1,834
866 Eastern Pkwy #3A	3-01272-1037	22-Aug-17	\$990,000	Condo	1,270
202-212 Seeley St #C3	3-05268-0018	8-Aug-17	\$985,000	Coop	
708 Empire Blvd	3-01426-0026	3-Aug-17	\$950,000	House	1,680
1496 Bedford Ave #4D	3-01245-1016	24-Aug-17	\$948,000	Condo	1,187
1445 36 St #2	3-05350-1302	21-Aug-17	\$900,000	Condo	1,592
255 Eastern Pkwy #G12	3-01181-1091	4-Aug-17	\$899,000	Condo	1,083
741 Fenimore St	3-04813-0052	3-Aug-17	\$880,000	House	1,312
114 Webster Ave	3-05419-0027	9-Aug-17	\$870,000	House	1,440
834 Sterling Pl #PH3	3-01247-1049	9-Aug-17	\$865,000	Condo	900
834 Sterling Pl #305	3-01247-1019	30-Aug-17	\$822,500	Condo	898
524 Midwood St	3-04803-0035	10-Aug-17	\$800,000	House	730
716 Lefferts Ave #1	3-01429-1501	10-Aug-17	\$800,000	Condo	2,133
166-176 Seeley St #E8	3-05268-0002	14-Aug-17	\$799,000	Coop	
620 E 18 St #1H	3-05217-0018	10-Aug-17	\$799,000	Coop	
892 Bergen St #5B	3-01149-1016	14-Aug-17	\$755,000	Condo	746
570 Westminster Rd #C21	3-05197-0040	23-Aug-17	\$750,300	Coop	
135-173 Ocean Pkwy #5M	3-05329-0072	28-Aug-17	\$750,000	Coop	1,200
221-243 Mc Donald Ave #1E	3-05280-0008	31-Aug-17	\$750,000	Coop	
280 Ocean Pkwy #3C	3-05357-0017	31-Aug-17	\$749,000	Coop	1,350
7 Prospect Park Sw #15	3-01106-0014	11-Aug-17	\$720,000	Coop	
651 Vanderbilt St #4A	3-05268-0033	18-Aug-17	\$712,500	Coop	
221-243 Mc Donald Ave #3L	3-05280-0008	15-Aug-17	\$701,000	Coop	
1206 Pacific St #1C	3-01206-1003	15-Aug-17	\$700,000	Condo	1,439
525 Ocean Pkwy #1J	3-05400-0091	23-Aug-17	\$699,500	Coop	1,200
960 Sterling Pl #2F	3-01249-0007	25-Aug-17	\$695,000	Coop	
82 E 7 St #2A	3-05285-0040	10-Aug-17	\$690,000	Coop	1,050
954 Bergen St #4C	3-01217-1120	29-Aug-17	\$685,000	Condo	608
1572 Pacific St	3-01340-0026	17-Aug-17	\$685,000	House	1,100
1141 Dean St #2	3-01206-1202	2-Aug-17	\$684,000	Condo	695



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Address	BBL	Sale date	Sale price	Property type	Sqft
163 Ocean Ave #M1	3-05026-0011	29-Aug-17	\$671,068	Coop	
954 Bergen St #2D	3-01217-1107	8-Aug-17	\$660,000	Condo	556
1311 Pacific St #303	3-01201-1011	16-Aug-17	\$655,000	Condo	623
192 E 8 St #5E	3-05340-0015	24-Aug-17	\$650,000	Coop	950
40-62 Tehama St #5H	3-05307-0070	21-Aug-17	\$650,000	Coop	1,100
1103 E 51 St	3-07735-0025	10-Aug-17	\$599,506	House	957
221-243 Mc Donald Ave #6E	3-05280-0008	29-Aug-17	\$597,000	Coop	
4610 Foster Ave	3-04993-0004	28-Aug-17	\$570,000	House	1,668
621 E New York Ave #3R	3-01333-1073	24-Aug-17	\$567,000	Condo	1,338
1815-1825 Foster Ave #4C	3-05218-0026	10-Aug-17	\$565,000	Coop	950
382-390 Eastern Pkwy #2F	3-01266-1113	24-Aug-17	\$563,000	Condo	
136 E 38 St	3-04858-0013	2-Aug-17	\$560,000	House	1,710
2107 Bedford Ave #C1	3-05084-1006	30-Aug-17	\$560,000	Condo	
166-176 Seeley St #9E	3-05268-0002	14-Aug-17	\$549,000	Coop	
729 Decatur St #4	3-01503-1106	29-Aug-17	\$544,764	Condo	
1105 E 51 St	3-07735-0024	10-Aug-17	\$540,000	House	1,436
541 E 38 St	3-04955-0059	22-Aug-17	\$540,000	House	1,536
110 Ocean Pkwy #4B	3-05328-0010	3-Aug-17	\$530,000	Coop	
358 E 26 St	3-05191-0030	15-Aug-17	\$530,000	House	1,552
811 Cortelyou Rd #4K	3-05377-0043	29-Aug-17	\$525,000	Coop	942
221-225 E 18 St #5F	3-05122-0056	8-Aug-17	\$510,000	Coop	863
92 E 46 St	3-04825-0014	17-Aug-17	\$500,000	House	1,284
50 Lefferts Ave #6K	3-01327-0013	30-Aug-17	\$490,000	Coop	
726 E 48 St	3-04768-0015	4-Aug-17	\$483,678	House	1,696
1078 E 52 St	3-07735-0068	28-Aug-17	\$480,000	House	906
547 Thomas S Boyland St	3-03519-0108	4-Aug-17	\$473,000	House	1,340
1802-1826 Newkirk Ave #B	3-05218-0001	8-Aug-17	\$467,000	Coop	
400 E 17 St #711	3-05159-0013	1-Aug-17	\$465,000	Coop	
112-140 E 2 St #3T	3-05280-0047	10-Aug-17	\$465,000	Coop	750
345 Montgomery St #4O	3-01296-0064	1-Aug-17	\$450,000	Coop	
627 E 51 St	3-04762-0065	1-Aug-17	\$430,000	House	1,305
403 Avenue C #1C	3-05356-0042	2-Aug-17	\$425,000	Coop	900
415 Argyle Rd #6R	3-05156-0048	29-Aug-17	\$420,000	Coop	789
179 Ocean Pkwy #3A	3-05329-0062	1-Aug-17	\$389,000	Coop	
892 Clarkson Ave	3-04639-0007	31-Aug-17	\$360,000	House	952
960 Sterling Pl #6K	3-01249-0007	3-Aug-17	\$350,000	Coop	
786 E 37 St	3-05000-0043	18-Aug-17	\$350,000	House	1,520
544 Powell St	3-03830-0047	30-Aug-17	\$315,000	House	1,116
132 Amboy St	3-03517-0063	24-Aug-17	\$310,000	House	1,620
1001-1005 Franklin Ave #H1	3-01273-0001	9-Aug-17	\$299,000	Coop	
385 E 16 St #5H	3-05159-0061	28-Aug-17	\$295,000	Coop	540
3215 Avenue H #2M	3-07560-0001	29-Aug-17	\$279,000	Coop	
310 Lenox Rd #7M	3-04853-0028	9-Aug-17	\$270,000	Coop	600
393 Christopher Ave	3-03812-0129	11-Aug-17	\$269,000	House	1,152
415 Beverley Rd #2J	3-05337-0076	28-Aug-17	\$268,000	Coop	
512 E 34 St	3-04933-0029	7-Aug-17	\$225,000	House	1,118
2701-2709 Newkirk Ave #3D	3-05214-0024	22-Aug-17	\$220,000	Coop	
225 Ocean Pkwy #1D	3-05339-0061	7-Aug-17	\$219,000	Coop	400
720 E 31 St #6K	3-07558-0063	3-Aug-17	\$160,000	Coop	
399 Ocean Pkwy #2J	3-05375-0058	22-Aug-17	\$155,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1702-1710 Carroll St #C9	3-01415-0016	21-Aug-17	\$150,000	Coop	
1405 Prospect Pl #A1	3-01361-0081	2-Aug-17	\$140,000	Coop	

THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



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David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

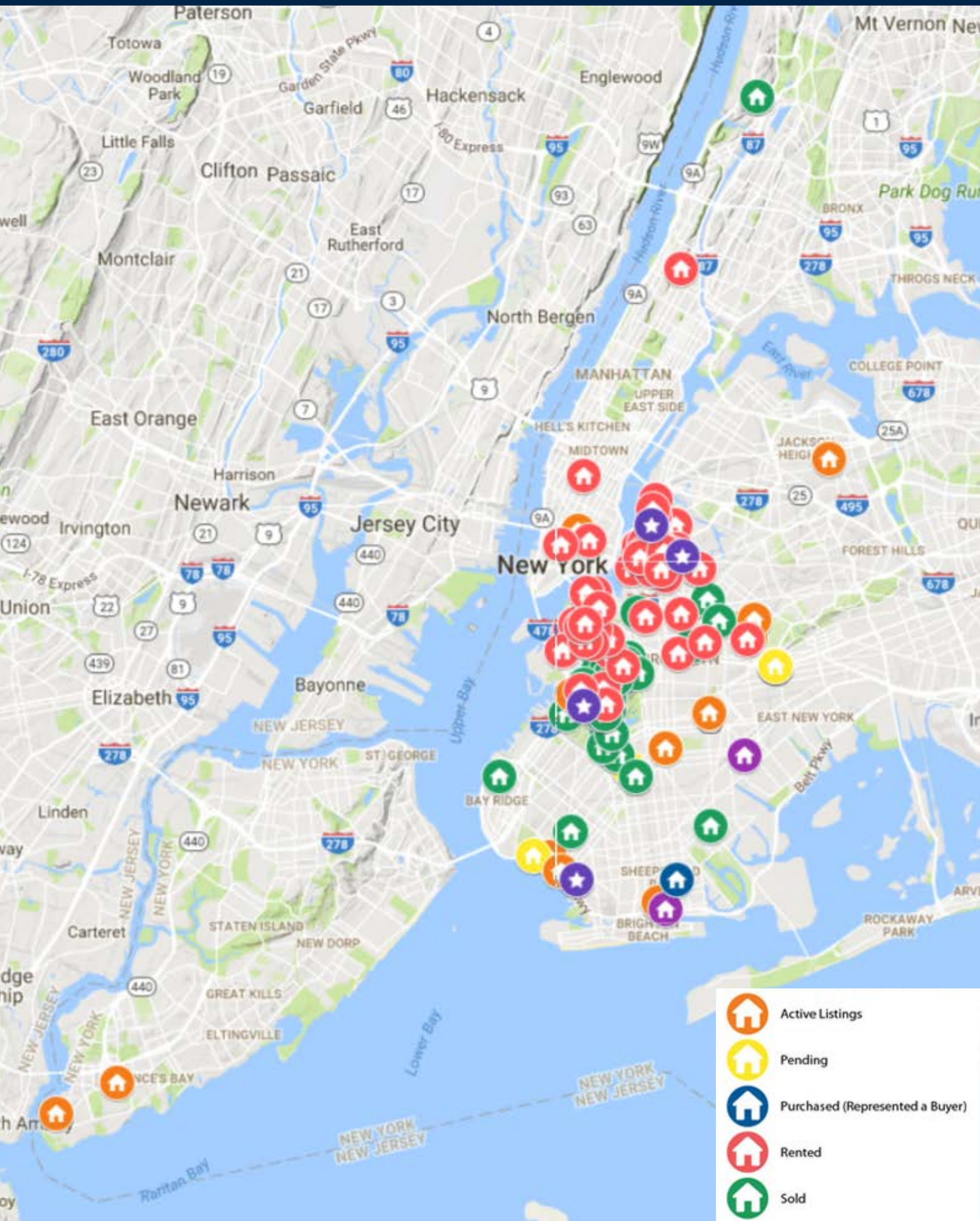
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
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Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



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