

# CENTRAL BROOKLYN

A monthly analysis of residential sales  
in Central Brooklyn, Brooklyn

May 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

Residential Market Report, May 2018

Central Brooklyn, Brooklyn

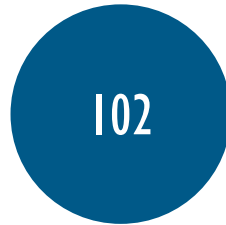
SUMMARY

MEDIAN SALE PRICE



19% YoY

NO. OF TRANSACTIONS



29% YoY

MEDIAN PRICE/SQ.FT.



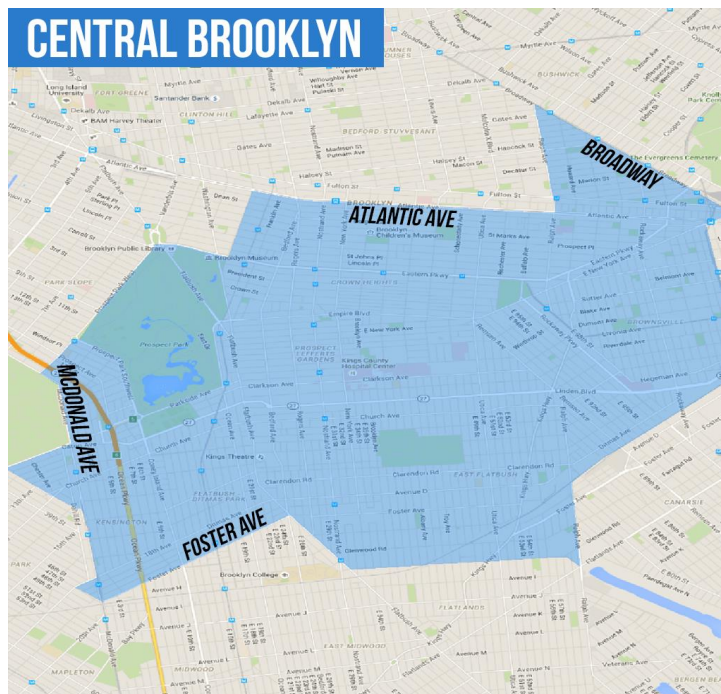
37% YoY

BROOKLYN MEDIAN SALE PRICE



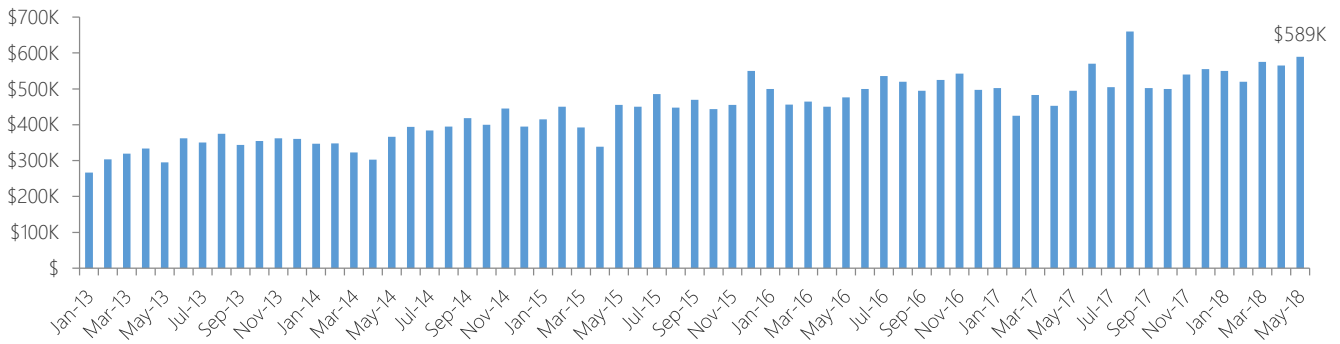
3% YoY

NEIGHBORHOOD BOUNDARIES

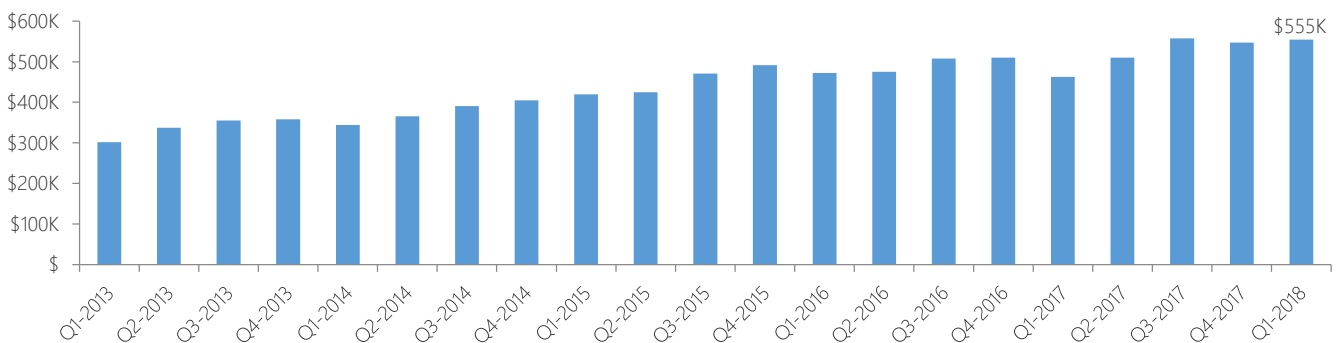


## RESIDENTIAL STATS

### Median Sale Price by Month

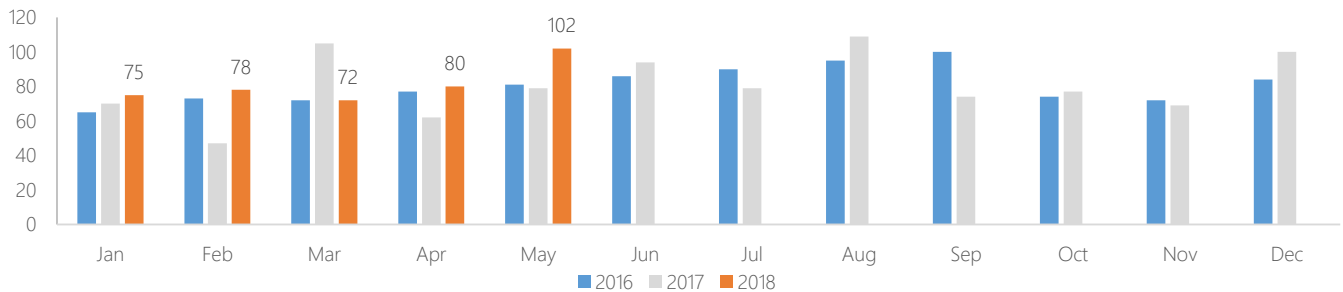


### Median Sale Price by Quarter

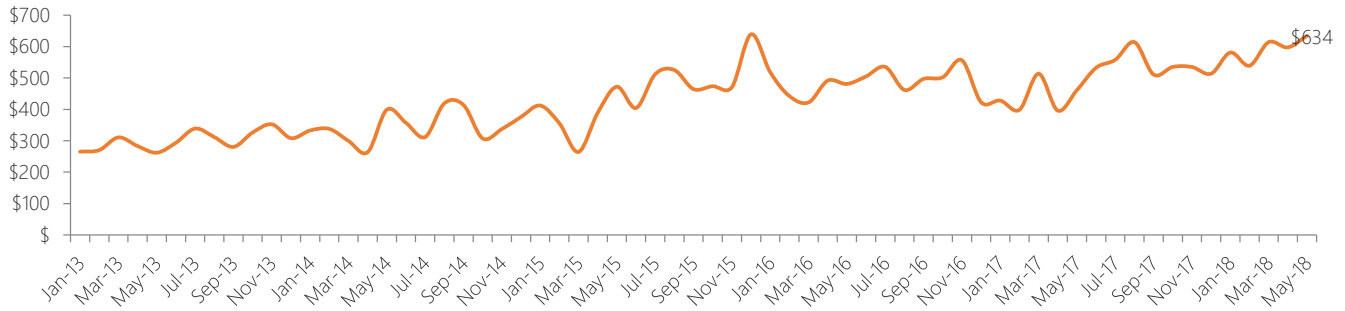


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	64	75	89	81	100	89	110	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	73	72	77	81	86	90	95	100	74	72	84
2017	70	47	105	62	79	94	79	109	74	77	69	100
2018	75	78	72	80	102							



## Median Sale Price per Square Foot

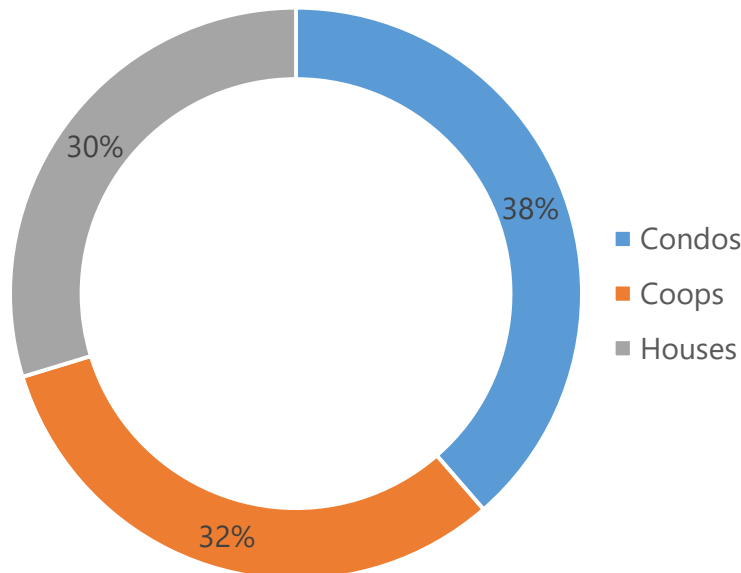


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	21%	\$932	39%	39
Coops	\$430,000	1%	\$621	31%	32
Houses	\$522,500	7%	\$390	15%	30

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
63 Maple St	3-05028-0073	9-May-18	\$2,860,000	House	3,963
133 Maple St	3-05029-0089	11-May-18	\$1,799,999	House	2,180
309 Argyle Rd	3-05144-0098	24-May-18	\$1,650,000	House	2,132
762 Park Pl #PH1	3-01240-1021	9-May-18	\$1,600,000	Condo	1,553
110 Rutland Rd	3-05037-0052	10-May-18	\$1,490,000	House	2,328
1412 Carroll St	3-01293-0017	7-May-18	\$1,300,000	House	2,248
71 Clara St	3-05311-0016	31-May-18	\$1,290,000	House	1,436
762 Park Pl #6D	3-01240-1020	14-May-18	\$1,288,086	Condo	1,206
762 Park Pl #6B	3-01240-1018	9-May-18	\$1,181,170	Condo	1,114
762 Park Pl #5D	3-01240-1016	14-May-18	\$1,165,896	Condo	1,206
762 Park Pl #4D	3-01240-1012	11-May-18	\$1,160,805	Condo	1,206
416 Ocean Ave #54	3-05061-0040	22-May-18	\$1,155,000	Coop	1,450
762 Park Pl #3D	3-01240-1008	7-May-18	\$1,131,758	Condo	1,206
762 Park Pl #2D	3-01240-1004	7-May-18	\$1,075,000	Condo	1,206
762 Park Pl #4B	3-01240-1010	7-May-18	\$1,030,885	Condo	
762 Park Pl #2B	3-01240-1002	11-May-18	\$1,018,250	Condo	1,114
762 Park Pl #PH3	3-01240-1023	4-May-18	\$1,013,490	Condo	
658 Park Pl #5	3-01238-1005	10-May-18	\$999,999	Condo	1,186
762 Park Pl #5C	3-01240-1015	8-May-18	\$999,922	Condo	976
762 Park Pl #3B	3-01240-1006	11-May-18	\$998,394	Condo	1,114
255 Eastern Pkwy #A10	3-01181-1010	23-May-18	\$989,000	Condo	964
162 Crown St	3-01295-0024	29-May-18	\$980,000	House	1,760
762 Park Pl #6C	3-01240-1019	17-May-18	\$962,246	Condo	976
762 Park Pl #3C	3-01240-1007	9-May-18	\$890,969	Condo	976
762 Park Pl #2C	3-01240-1003	17-May-18	\$855,330	Condo	976
633-639 E Second St #1R	3-05396-1102	8-May-18	\$850,000	Condo	1,524
762 Park Pl #5A	3-01240-1013	8-May-18	\$795,000	Condo	814
762 Park Pl #4A	3-01240-1009	10-May-18	\$794,235	Condo	814
340-352 Ocean Pkwy #6A	3-05374-0010	2-May-18	\$766,000	Coop	1,123
762 Park Pl #2A	3-01240-1001	11-May-18	\$748,414	Condo	
762 Park Pl #PH2	3-01240-1022	22-May-18	\$731,616	Condo	
960 Sterling Pl #2J	3-01249-0007	3-May-18	\$720,000	Coop	
110 Ocean Pkwy #4E	3-05328-0010	24-May-18	\$710,000	Coop	1,080
2100 Bedford Ave #8G	3-05083-1269	31-May-18	\$707,684	Condo	745
322 E 25th St	3-05190-0015	3-May-18	\$700,000	House	1,936
370 Ocean Pkwy #9H	3-05374-0021	2-May-18	\$676,800	Coop	
1146 Schenectady Ave	3-04946-0026	18-May-18	\$665,000	House	1,300
702 Ocean Pkwy #4B	3-05423-1008	31-May-18	\$650,000	Condo	1,034
140 E 37th St	3-04857-0039	29-May-18	\$645,000	House	1,768
907 E 38th St	3-07722-0020	9-May-18	\$640,000	House	1,640
2100 Bedford Ave #8J	3-05083-1271	24-May-18	\$639,461	Condo	644
2100 Bedford Ave #7H	3-05083-1262	30-May-18	\$610,000	Condo	644
863 St Marks Ave #3A	3-01222-1107	30-May-18	\$605,859	Condo	
14 Prospect Park Sw #45	3-01106-0019	25-May-18	\$597,713	Coop	
59 Hawthorne St #4E	3-05042-1018	18-May-18	\$595,000	Condo	697
345 Webster Ave #6J	3-05418-0049	22-May-18	\$589,000	Coop	
185 Ocean Ave #3C	3-05026-1013	23-May-18	\$572,125	Condo	614
3316 Farragut Rd	3-05008-0044	17-May-18	\$565,000	House	1,404
275 Webster Ave #3E	3-05417-0058	10-May-18	\$565,000	Coop	870
943 St Marks Ave #1B	3-01223-1002	2-May-18	\$552,500	Condo	722



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

Address	BBL	Sale date	Sale price	Property type	Sqft
540 Ocean Pkwy #6S	3-05399-0021	31-May-18	\$549,000	Coop	
811 Cortelyou Rd #3E	3-05377-0043	7-May-18	\$540,000	Coop	950
4106 Clarendon Rd	3-04958-0002	15-May-18	\$540,000	House	909
621 E New York Ave #6L	3-01333-1080	23-May-18	\$527,239	Condo	1,371
121 E 89th St	3-04749-0031	30-May-18	\$522,500	House	1,736
125 Ocean Ave #1H	3-05026-0034	4-May-18	\$480,000	Coop	
340-352 Ocean Pkwy #5J	3-05374-0010	9-May-18	\$472,500	Coop	789
54 Veronica Pl #3E	3-05107-1003	14-May-18	\$467,500	Condo	1,050
221-243 Mc Donald Ave #3T	3-05280-0008	17-May-18	\$467,000	Coop	
529 Powell St	3-03831-0110	9-May-18	\$455,000	House	1,116
415 Argyle Rd #6U	3-05156-0048	16-May-18	\$450,000	Coop	700
1080 Union St	3-01273-0039	2-May-18	\$450,000	House	1,760
2107 Bedford Ave #B4	3-05084-1012	15-May-18	\$441,090	Condo	
818 Mother Gaston Blvd	3-03618-0055	11-May-18	\$436,450	House	1,116
125 Hawthorne St #5F	3-05043-0001	10-May-18	\$430,000	Coop	
621 E New York Ave #2R	3-01333-1071	17-May-18	\$429,794	Condo	1,338
112-140 E Second St #1H	3-05280-0047	15-May-18	\$428,415	Coop	
225 Ocean Pkwy #7L	3-05339-0061	24-May-18	\$426,000	Coop	
946 Schenectady Ave	3-04900-0034	30-May-18	\$425,000	House	1,312
488 Ocean Pkwy #4E	3-05389-0041	10-May-18	\$425,000	Coop	900
601 E 19th St #1T	3-05219-0040	9-May-18	\$420,000	Coop	
155 Winthrop St	3-05046-0077	30-May-18	\$395,000	House	2,421
1372 Albany Ave	3-04974-0034	25-May-18	\$381,163	House	1,568
609 E 49th St	3-04734-0043	31-May-18	\$375,000	House	1,124
30 E 29th St	3-05130-0015	30-May-18	\$375,000	House	1,464
715 Ocean Pkwy #2K	3-05424-0001	2-May-18	\$359,000	Coop	
216 Legion St	3-03552-0059	4-May-18	\$340,000	House	1,148
4707 Tilden Ave	3-04719-0042	14-May-18	\$334,620	House	840
3400 Snyder Ave #5J	3-04905-0001	29-May-18	\$330,000	Coop	
117-119 Thomas S Boyland St #4D	3-01521-1015	1-May-18	\$330,000	Condo	675
385 Argyle Rd #6A	3-05156-0058	23-May-18	\$329,000	Coop	750
284 E 43rd St	3-04910-0021	21-May-18	\$327,500	House	1,472
715 Ocean Pkwy #3A	3-05424-0001	16-May-18	\$320,000	Coop	800
282 E 35th St #5A	3-04905-0017	10-May-18	\$279,000	Coop	
80 Winthrop St #J6	3-05048-0034	31-May-18	\$225,237	Coop	
3400 Snyder Ave #2V	3-04905-0001	21-May-18	\$225,000	Coop	
282 E 35th St #7W	3-04905-0017	3-May-18	\$220,000	Coop	
897-903 Empire Blvd #D6	3-01424-0049	11-May-18	\$199,000	Coop	
280 Lott Ave	3-03855-0020	31-May-18	\$187,500	House	1,392
250 Seeley St #14	3-05268-0084	25-May-18	\$100,000	Coop	
2520 Foster Ave	3-05227-0028	5-May-18	\$50,000	House	1,608



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &  
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



## The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

## 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

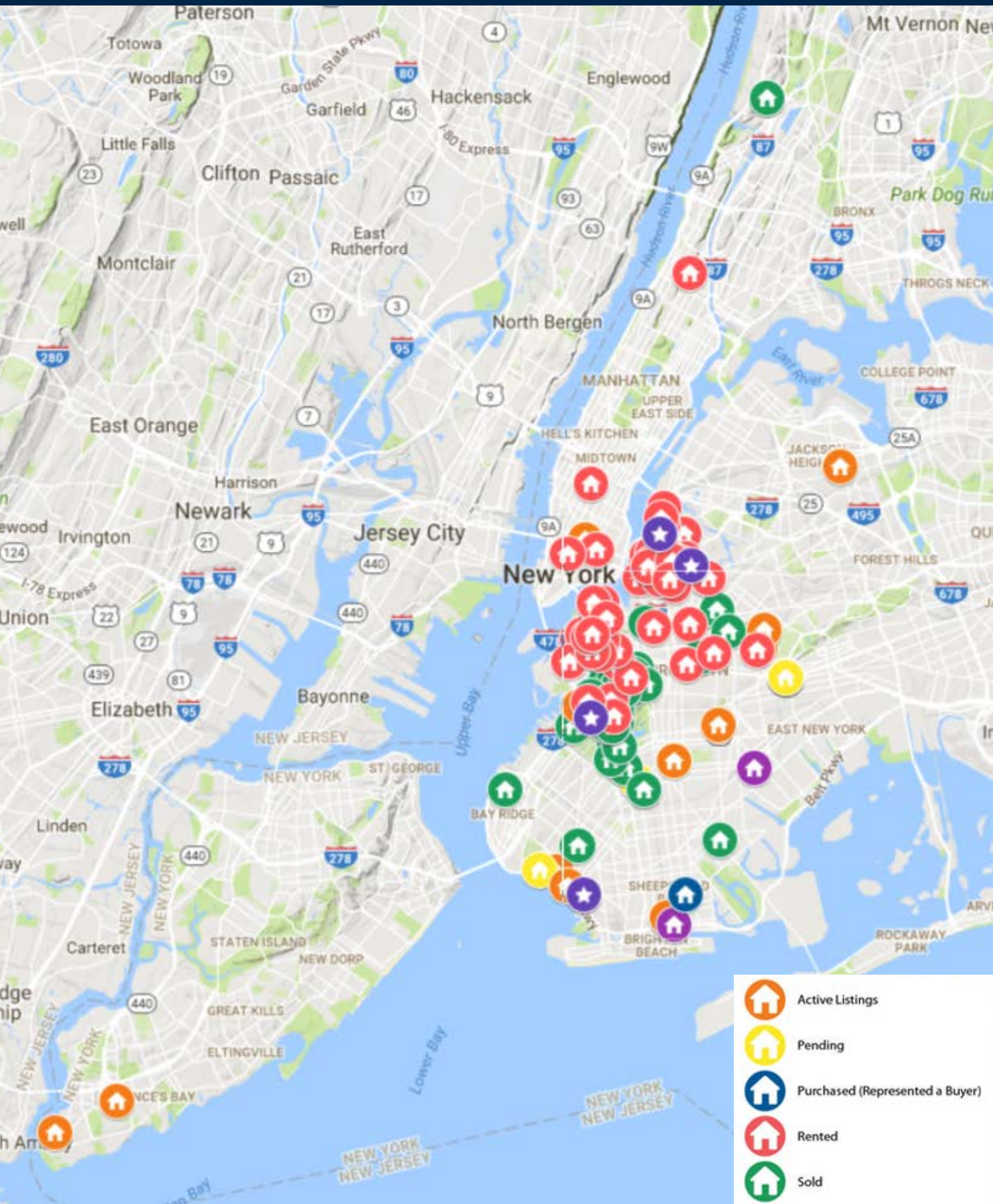
[READ MORE REVIEWS](#)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**





# The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)



- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 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   |                                     |

[www.BrooklynMade.Blog/vendors](http://www.BrooklynMade.Blog/vendors)





## THE BROOKLYN MADE SHOW

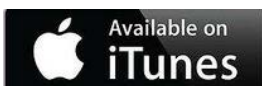
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**