

CROWN HEIGHTS

A monthly analysis of residential sales
in Crown Heights, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Crown Heights, Brooklyn

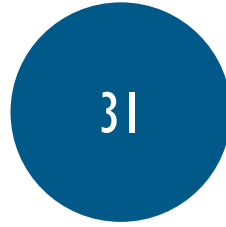
SUMMARY

MEDIAN SALE PRICE



46% YoY

NO. OF TRANSACTIONS



94% YoY

MEDIAN PRICE/SQ.FT.



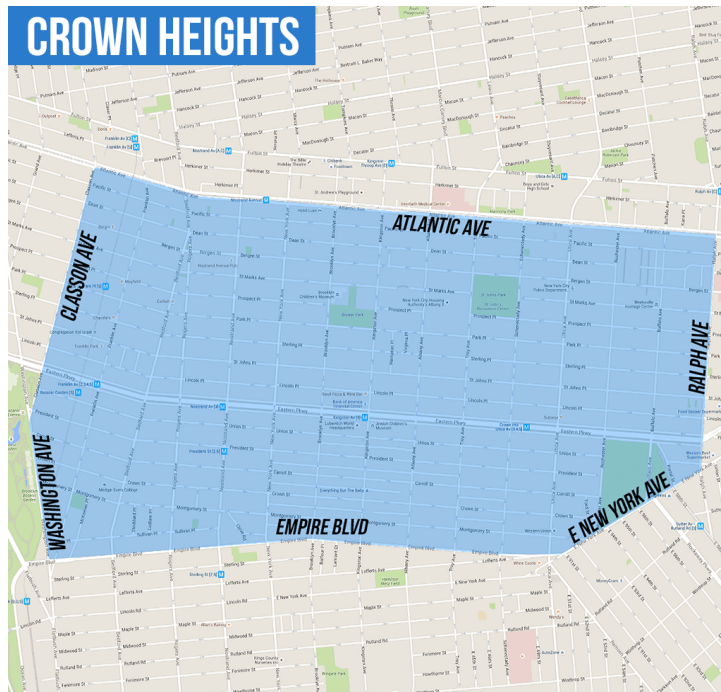
40% YoY

BROOKLYN MEDIAN SALE PRICE



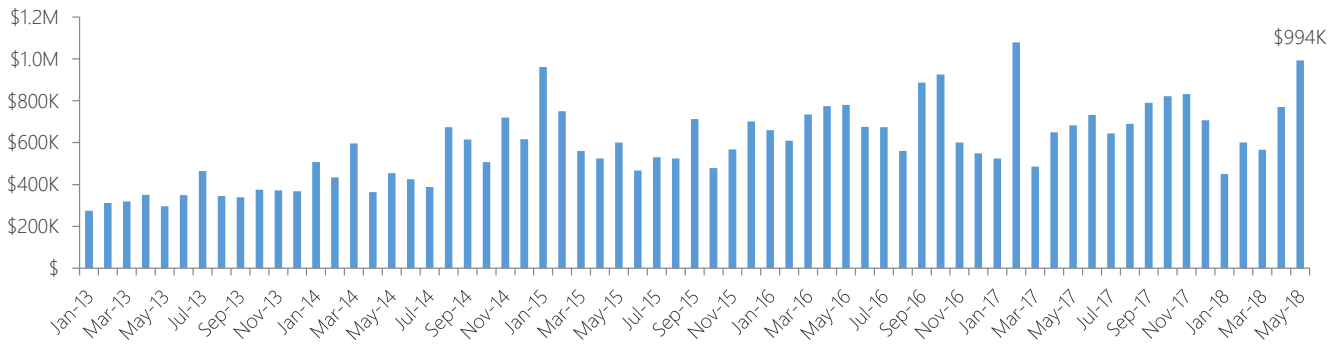
3% YoY

NEIGHBORHOOD BOUNDARIES

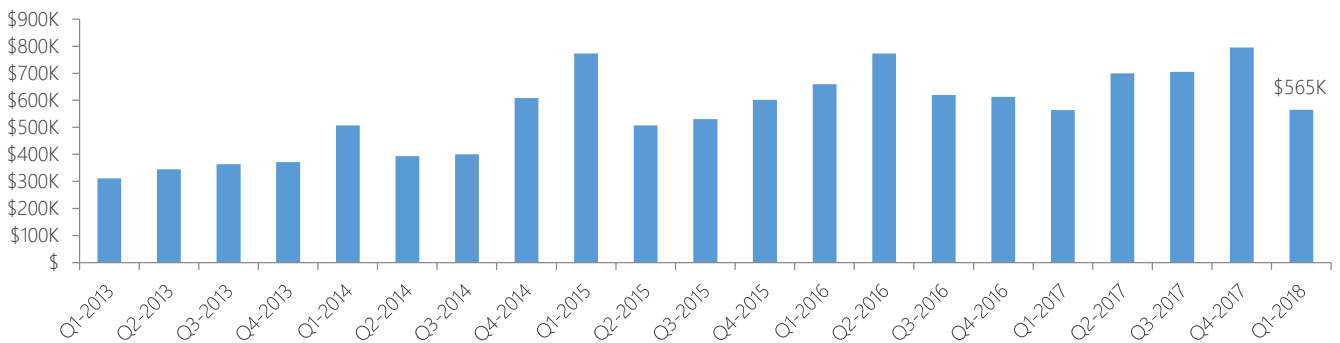


RESIDENTIAL STATS

Median Sale Price by Month

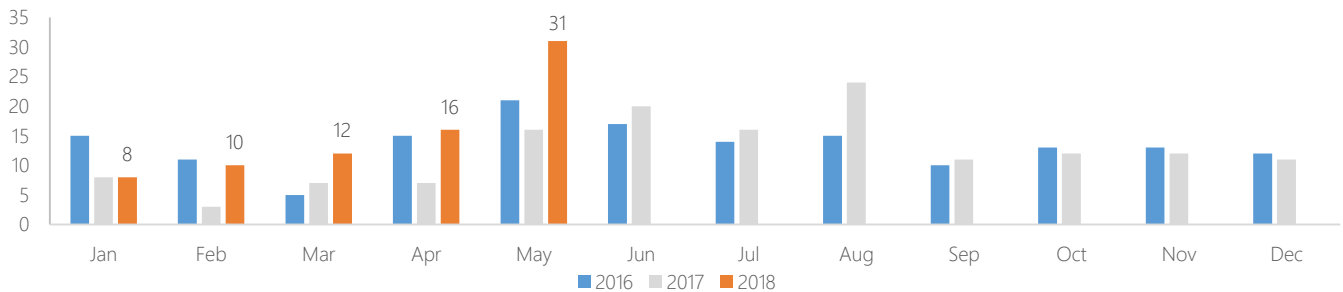


Median Sale Price by Quarter



Number of Transactions

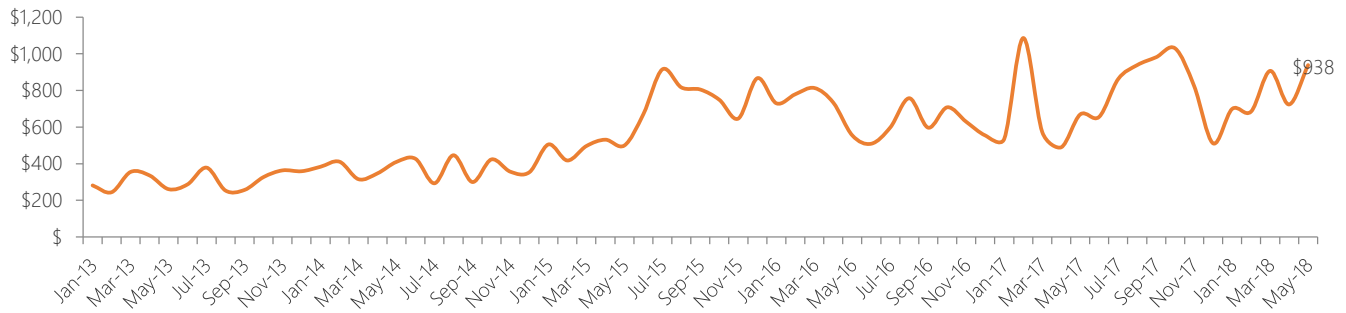
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	11	12	25	24	14	11	18	16	12	27	24	20
2014	16	10	12	18	16	15	66	14	18	16	13	24
2015	6	13	9	7	11	8	21	29	20	18	15	42
2016	15	11	5	15	21	17	14	15	10	13	13	12
2017	8	3	7	7	16	20	16	24	11	12	12	11
2018	8	10	12	16	31							



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Median Sale Price per Square Foot

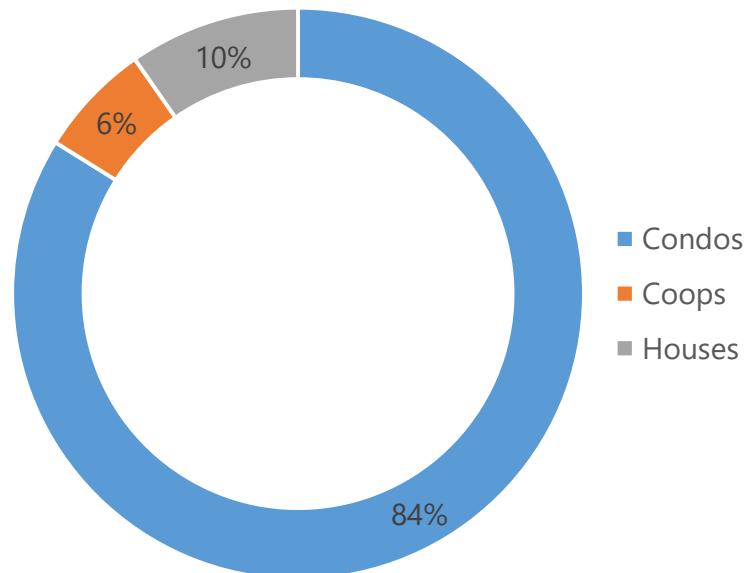


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$999,922	34%	\$965	16%	26
Coops	\$459,500	-17%	-	-	2
Houses	\$980,000	42%	\$557	56%	3

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
762 Park Pl #PH1	3-01240-1021	9-May-18	\$1,600,000	Condo	1,553
1412 Carroll St	3-01293-0017	7-May-18	\$1,300,000	House	2,248
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
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
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
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	
863 St Marks Ave #3A	3-01222-1107	30-May-18	\$605,859	Condo	
943 St Marks Ave #1B	3-01223-1002	2-May-18	\$552,500	Condo	722
1080 Union St	3-01273-0039	2-May-18	\$450,000	House	1,760
897-903 Empire Blvd #D6	3-01424-0049	11-May-18	\$199,000	Coop	



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THE RATNER TEAM



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Residential Sales &
Rental Specialist

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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

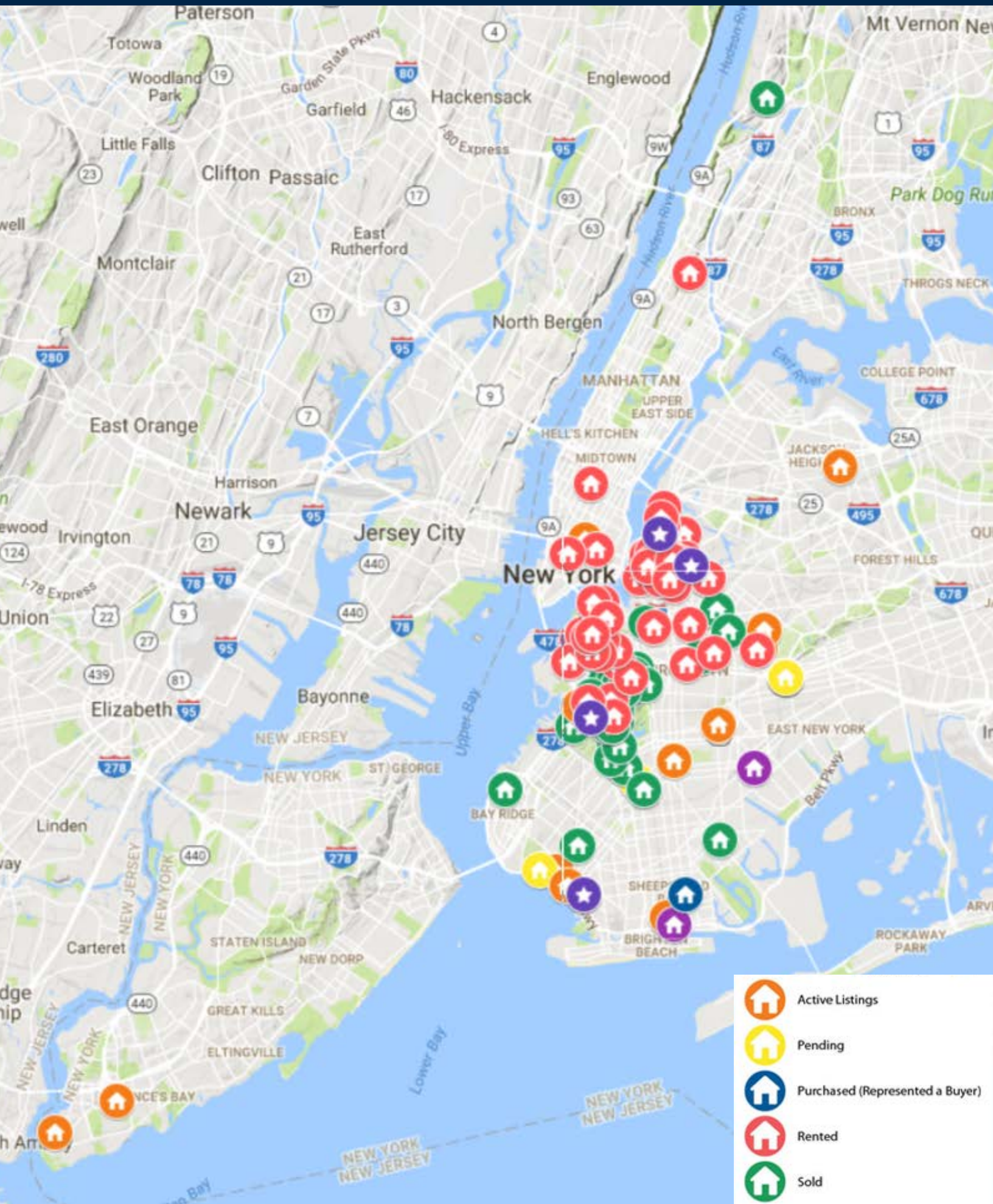
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 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 |
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THE BROOKLYN MADE SHOW

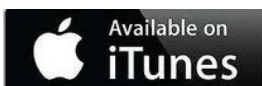
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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.

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