

DOWNTOWN BROOKLYN

A monthly analysis of residential sales
in Downtown Brooklyn, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Downtown Brooklyn, Brooklyn

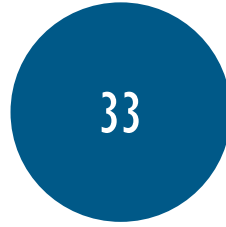
SUMMARY

MEDIAN SALE PRICE



23% YoY

NO. OF TRANSACTIONS



120% YoY

MEDIAN PRICE/SQ.FT.



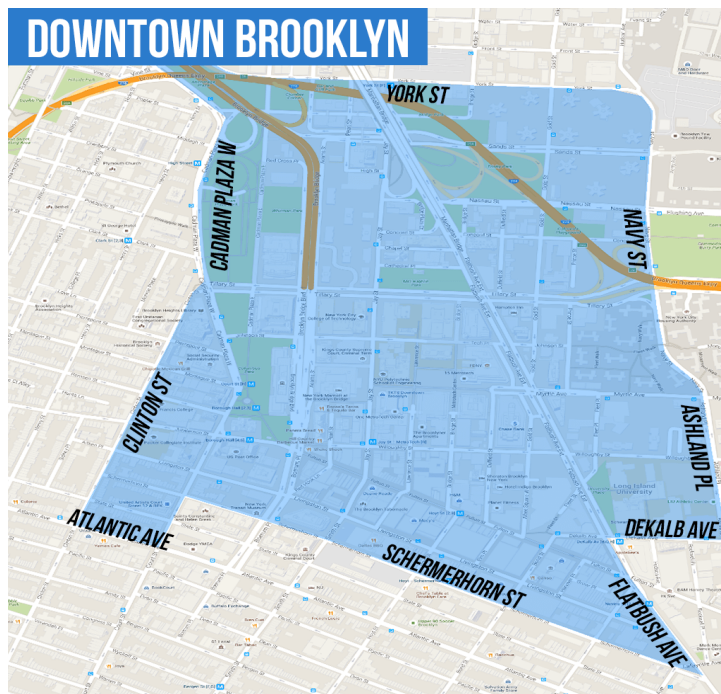
3% YoY

BROOKLYN
MEDIAN SALE PRICE



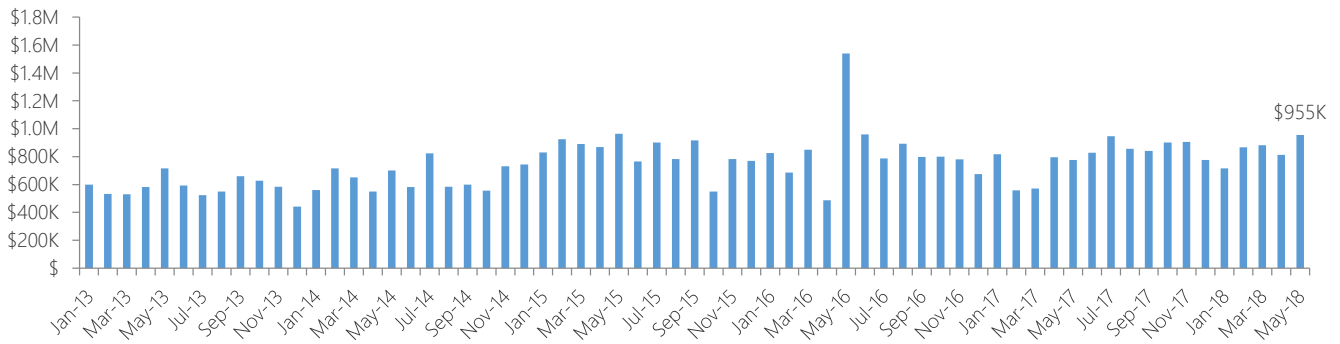
3% YoY

NEIGHBORHOOD BOUNDARIES

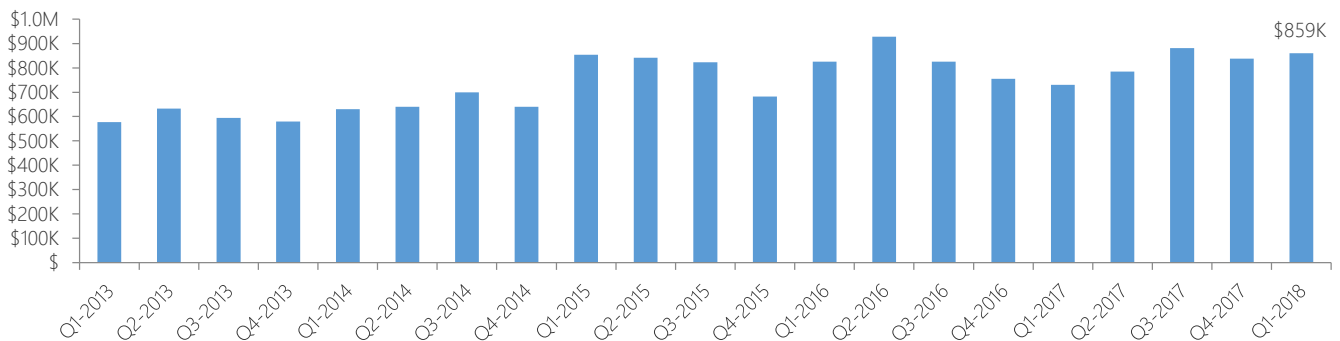


RESIDENTIAL STATS

Median Sale Price by Month

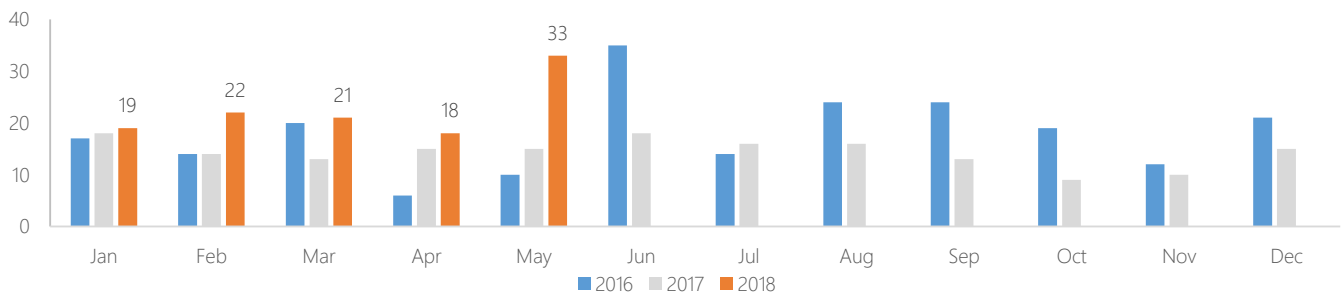


Median Sale Price by Quarter

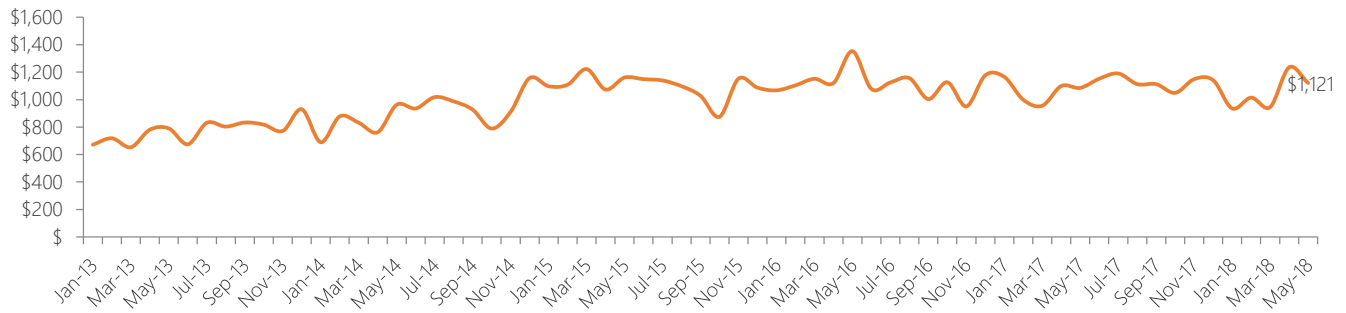


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	30	15	15	17	24	27	20	33	26	19	19	16
2014	17	14	12	18	19	16	24	19	15	13	13	39
2015	34	19	27	33	19	32	23	32	5	19	8	16
2016	17	14	20	6	10	35	14	24	24	19	12	21
2017	18	14	13	15	15	18	16	16	13	9	10	15
2018	19	22	21	18	33							



Median Sale Price per Square Foot

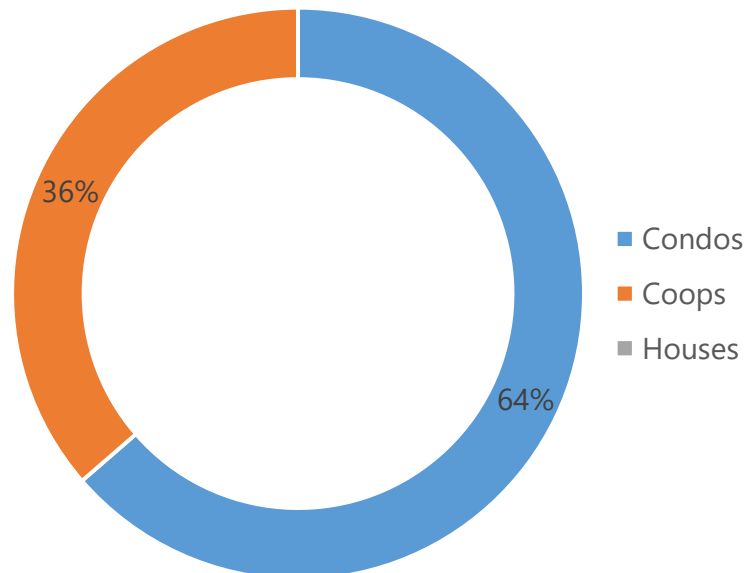


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,040,000	-5%	\$1,200	-1%	21
Coops	\$525,000	-25%	\$832	30%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
319 Schermerhorn St #19A	3-00167-1072	17-May-18	\$2,708,153	Condo	
99 Clinton St #1	3-00255-0025	29-May-18	\$1,700,000	Coop	
306 Gold St #37F	3-00133-1279	3-May-18	\$1,700,000	Condo	1,314
384-388 Bridge St #41G	3-00152-1082	24-May-18	\$1,520,000	Condo	1,141
365-101 Bridge St #12C	3-02058-1170	7-May-18	\$1,500,000	Condo	1,471
306 Gold St #29C	3-00133-1220	17-May-18	\$1,432,000	Condo	1,320
319 Schermerhorn St #13D	3-00167-1057	18-May-18	\$1,327,140	Condo	
189 Schermerhorn St #17J	3-00164-1270	15-May-18	\$1,225,000	Condo	910
189 Schermerhorn St #18E	3-00164-1275	29-May-18	\$1,200,000	Condo	1,037
365-101 Bridge St #14E	3-02058-1200	18-May-18	\$1,150,000	Condo	1,119
189 Schermerhorn St #2A	3-00164-1105	30-May-18	\$1,040,000	Condo	1,038
191 Willoughby St #11H	3-02061-0060	29-May-18	\$999,500	Coop	
189 Schermerhorn St #9A	3-00164-1193	22-May-18	\$995,000	Condo	729
319 Schermerhorn St #14A	3-00167-1058	25-May-18	\$970,362	Condo	
306 Gold St #28G	3-00133-1217	24-May-18	\$960,000	Condo	709
306 Gold St #11F	3-00133-1096	21-May-18	\$950,000	Condo	765
175 Willoughby St #7M	3-02061-0080	1-May-18	\$950,000	Coop	
319 Schermerhorn St #8C	3-00167-1033	18-May-18	\$870,604	Condo	
122 Ashland Pl #3B	3-02061-0040	11-May-18	\$870,000	Coop	
319 Schermerhorn St #4A	3-00167-1011	30-May-18	\$852,200	Condo	
191 Willoughby St #16A	3-02061-0060	29-May-18	\$850,000	Coop	1,000
365-101 Bridge St #5L	3-02058-1064	7-May-18	\$688,000	Condo	732
319 Schermerhorn St #10E	3-00167-1045	18-May-18	\$649,389	Condo	
175 Adams St #11F	3-00086-0011	14-May-18	\$525,000	Coop	
319 Schermerhorn St #3E	3-00167-1010	25-May-18	\$524,826	Condo	
175 Willoughby St #11G	3-02061-0080	30-May-18	\$475,000	Coop	584
77-95 Livingston St #6L	3-00266-0012	9-May-18	\$400,000	Coop	
77-95 Livingston St #6M	3-00266-0012	17-May-18	\$365,000	Coop	
175 Adams St #1B	3-00086-0011	16-May-18	\$340,000	Coop	
191 Willoughby St #160	3-02061-0060	29-May-18	\$35,000	Coop	



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THE RATNER TEAM



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Commercial & Residential
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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

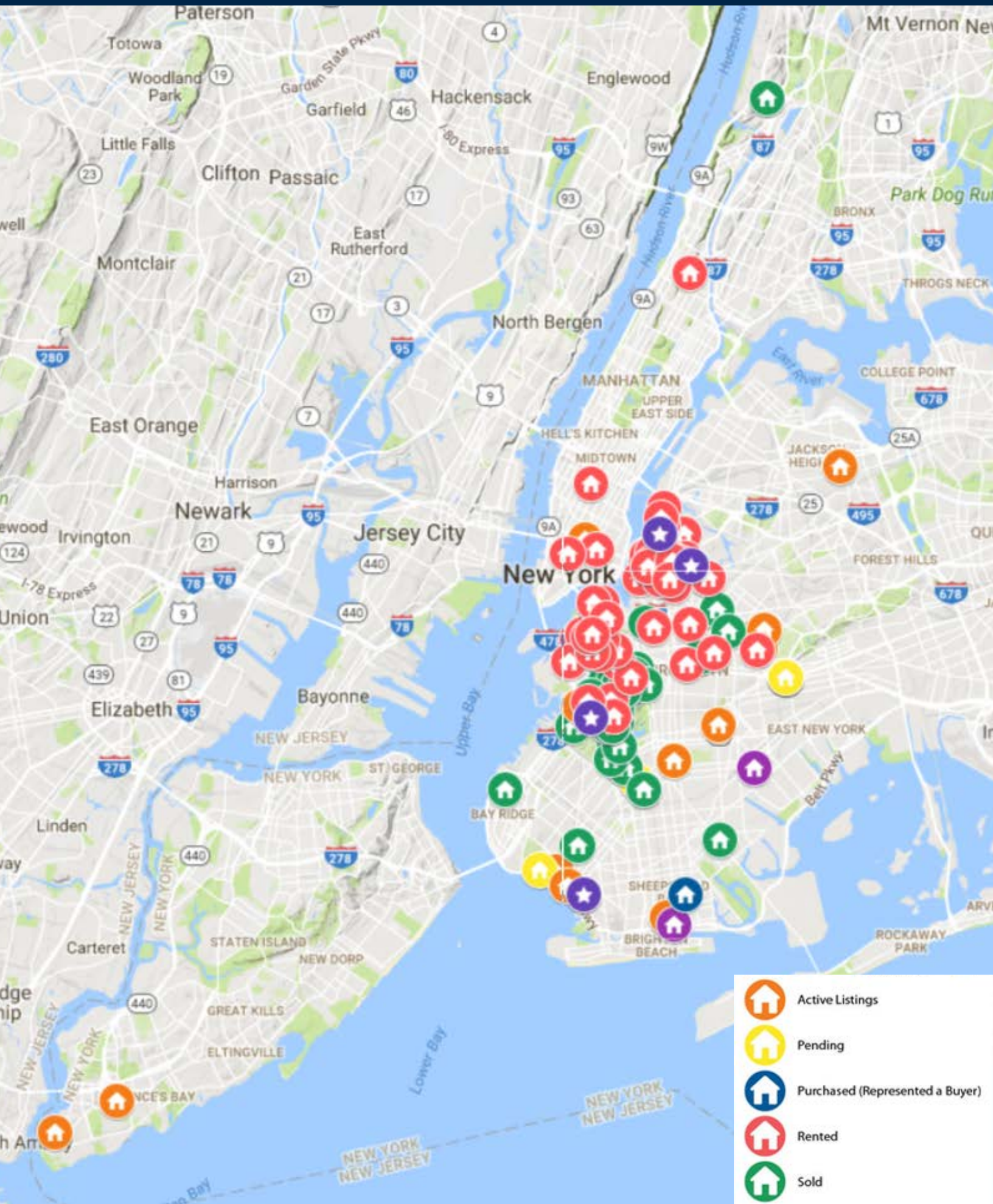
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

[READ MORE REVIEWS](#)



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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
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| Appraisers & Inspectors | Expeditors | 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 |
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| Carpenters | Garage & Driveway | Lighting Experts | Stone & Tile Professionals |
| Chimney & Fireplace Specialists | General Contractors | Locksmith | Structural Engineers |
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THE BROOKLYN MADE SHOW

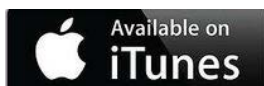
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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.

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.

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