

GREENPOINT

A monthly analysis of residential sales
in Greenpoint, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Greenpoint, Brooklyn

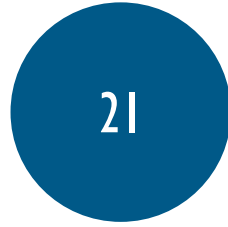
SUMMARY

MEDIAN SALE PRICE



37% YoY

NO. OF TRANSACTIONS



110% YoY

MEDIAN PRICE/SQ.FT.



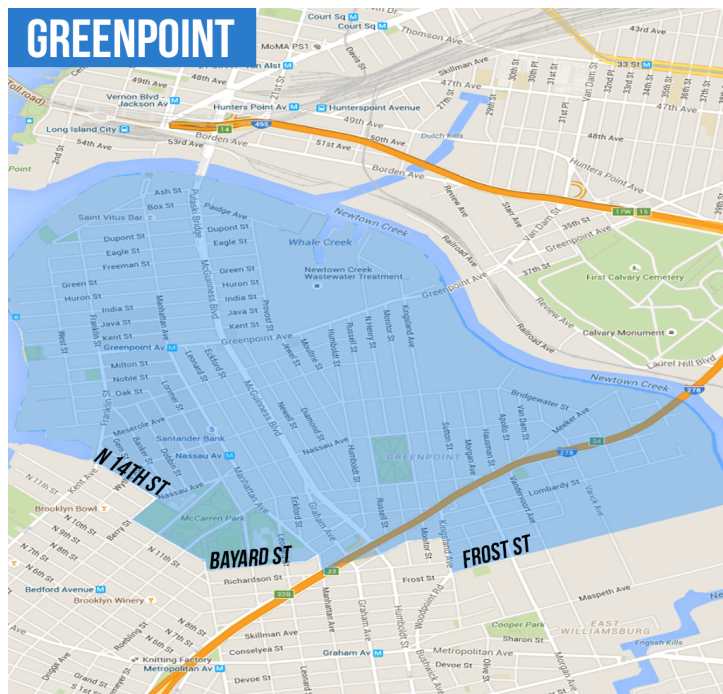
6% YoY

BROOKLYN MEDIAN SALE PRICE



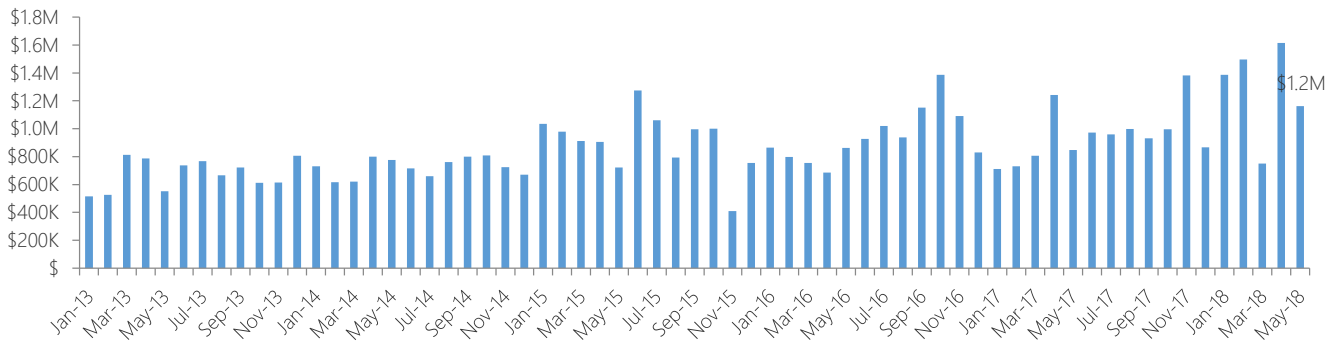
3% YoY

NEIGHBORHOOD BOUNDARIES

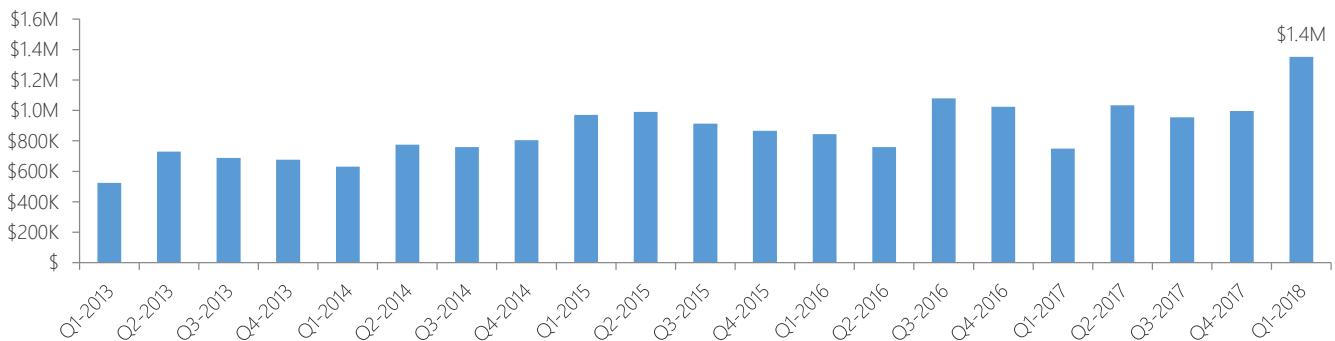


RESIDENTIAL STATS

Median Sale Price by Month

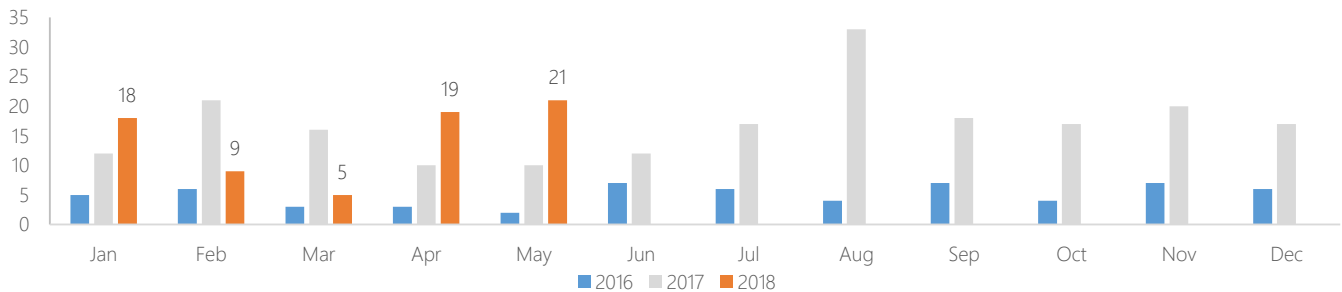


Median Sale Price by Quarter



Number of Transactions

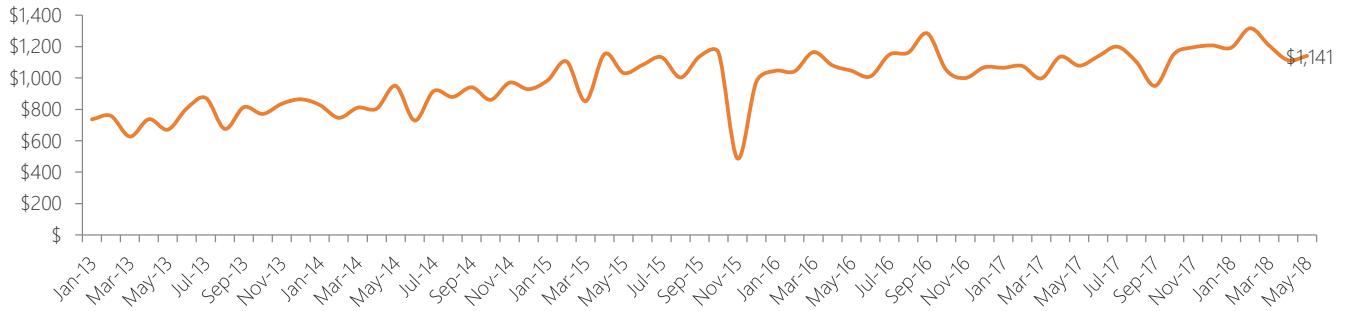
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	4	6	5	6	9	13	10	17	8	9	12	11
2014	6	7	8	11	21	8	9	9	9	14	8	4
2015	7	4	10	8	12	11	12	10	6	11	8	10
2016	5	6	3	3	2	7	6	4	7	4	7	6
2017	12	21	16	10	10	12	17	33	18	17	20	17
2018	18	9	5	19	21							



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Median Sale Price per Square Foot

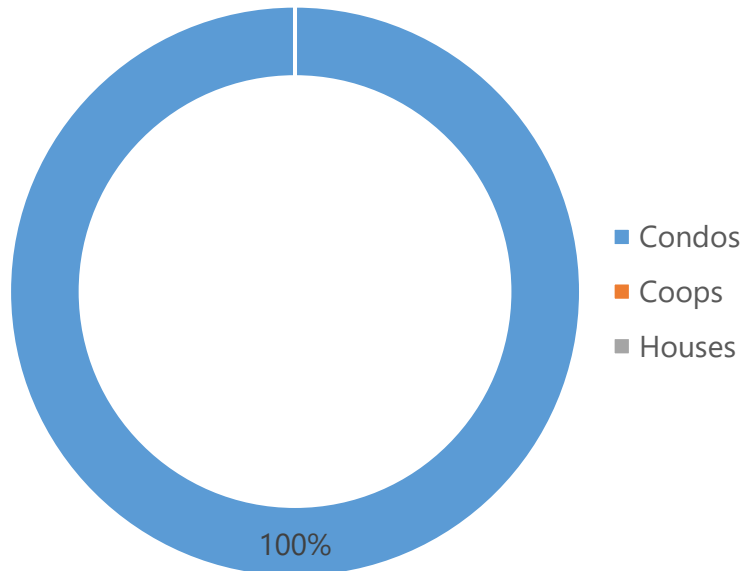


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,161,500	44%	\$1,141	10%	21
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
866 Lorimer St #4B	3-02679-1408	4-May-18	\$2,138,325	Condo	
184 India St #4	3-02541-1204	23-May-18	\$2,075,000	Condo	733
866 Lorimer St #5C	3-02679-1413	11-May-18	\$1,745,787	Condo	
1025 Lorimer St #3	3-02618-1203	9-May-18	\$1,564,144	Condo	
866 Lorimer St #2C	3-02679-1410	21-May-18	\$1,450,000	Condo	
460 Manhattan Ave #4A	3-02719-1007	24-May-18	\$1,230,000	Condo	1,066
170 West St #401	3-02521-1707	11-May-18	\$1,219,894	Condo	
69 Java St #1A	3-02539-1201	24-May-18	\$1,200,000	Condo	
524 Manhattan Ave #1A	3-02697-1201	23-May-18	\$1,185,000	Condo	1,317
170 West St #301	3-02521-1705	7-May-18	\$1,161,500	Condo	
34 Eckford St #3A	3-02714-1005	31-May-18	\$1,110,000	Condo	915
100 Engert Ave #4E	3-02714-1220	31-May-18	\$925,000	Condo	820
143-149 Huron St #1C	3-02522-1003	22-May-18	\$895,000	Condo	1,052
100 Engert Ave #6B	3-02714-1227	30-May-18	\$845,000	Condo	720
69 Java St #3B	3-02539-1205	23-May-18	\$830,000	Condo	708
69 Java St #4A	3-02539-1206	24-May-18	\$728,048	Condo	
205 Huron St #2F	3-02523-1103	17-May-18	\$675,000	Condo	622
69 Java St #3A	3-02539-1204	25-May-18	\$650,000	Condo	
460 Manhattan Ave #P7	3-02719-1031	24-May-18	\$52,250	Condo	160



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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

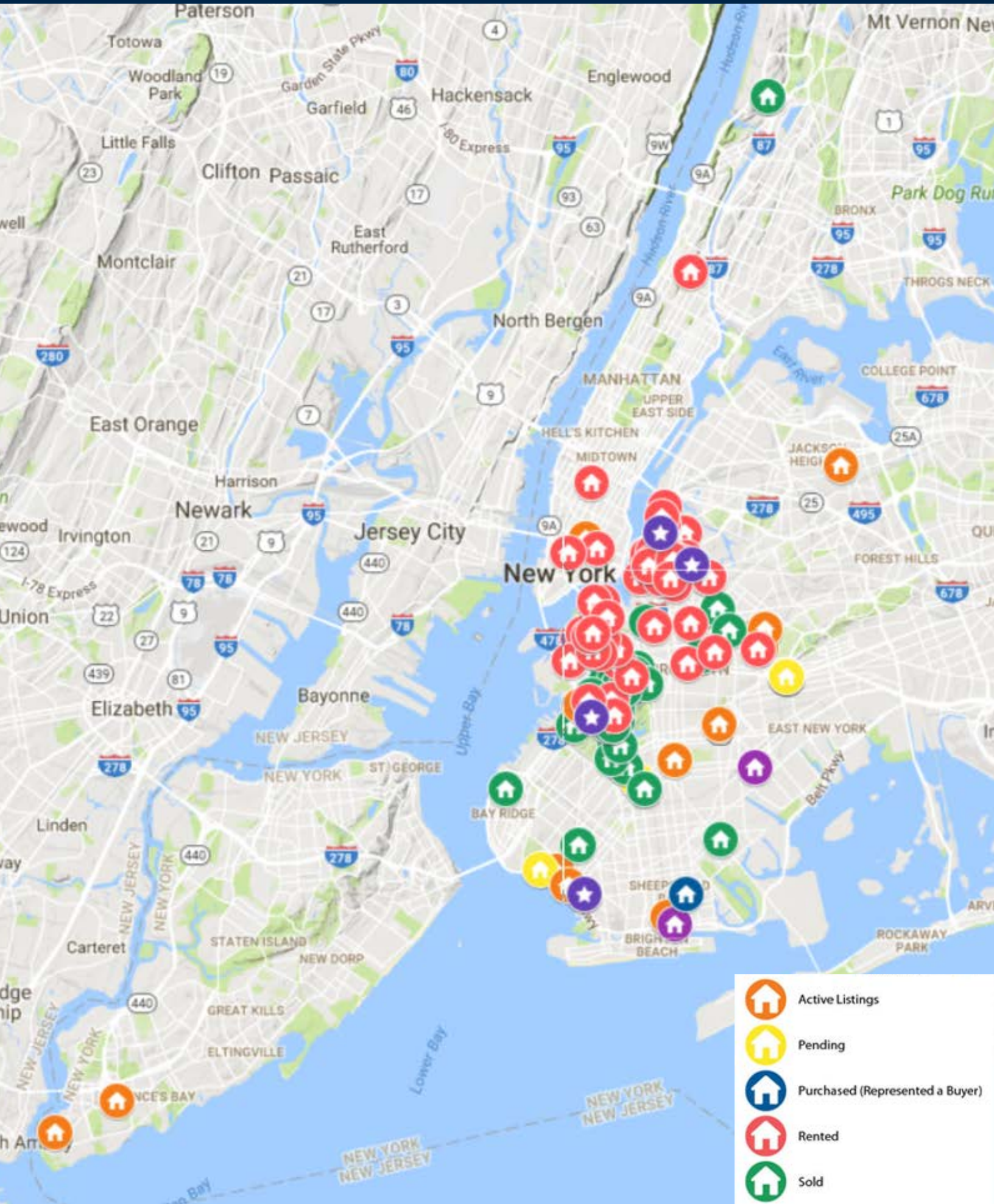
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

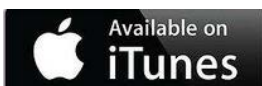
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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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