

MADISON

A monthly analysis of residential sales
in Madison, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Madison, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$725K

-19% YoY

NO. OF TRANSACTIONS

16

100% YoY

MEDIAN PRICE/SQ.FT.

\$612

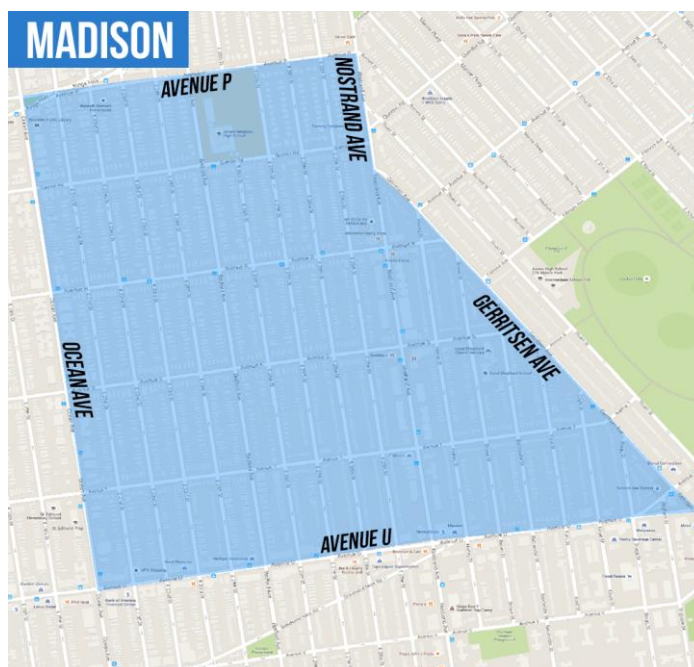
4% YoY

BROOKLYN
MEDIAN SALE PRICE

\$675K

1% YoY

NEIGHBORHOOD BOUNDARIES

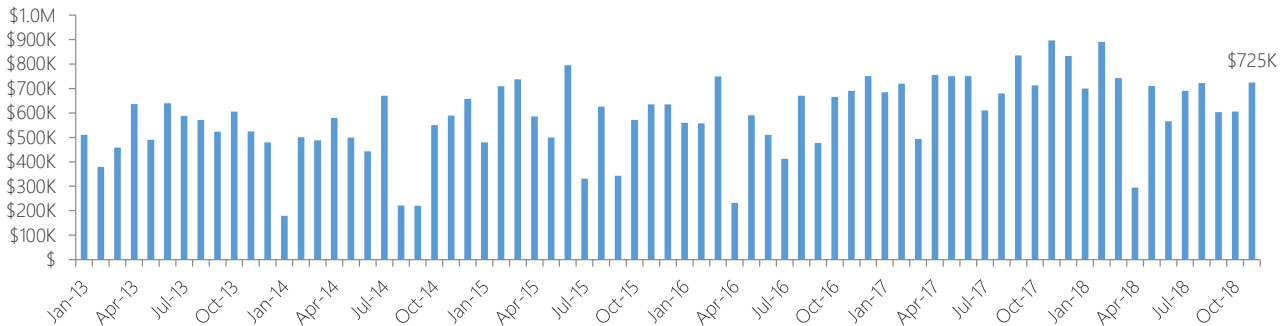


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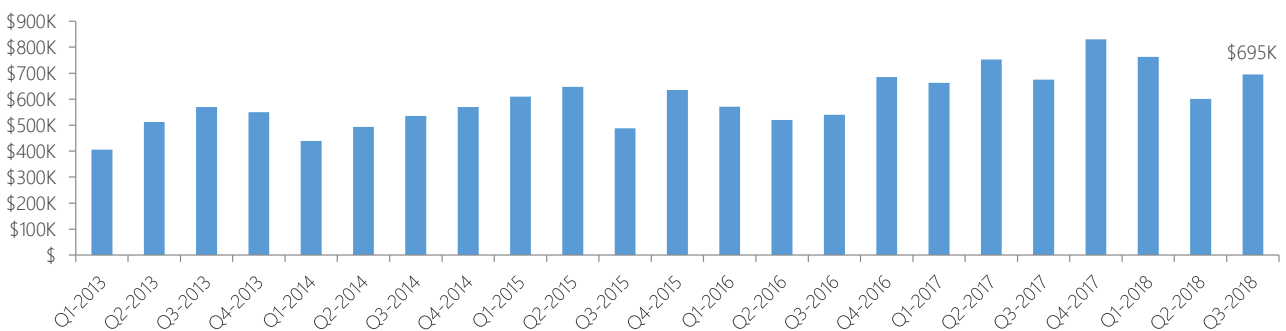
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RESIDENTIAL STATS

Median Sale Price by Month

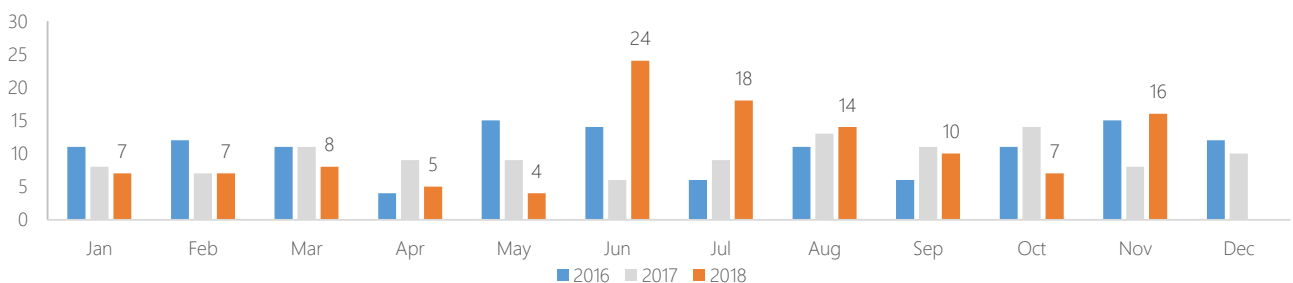


Median Sale Price by Quarter



Number of Transactions

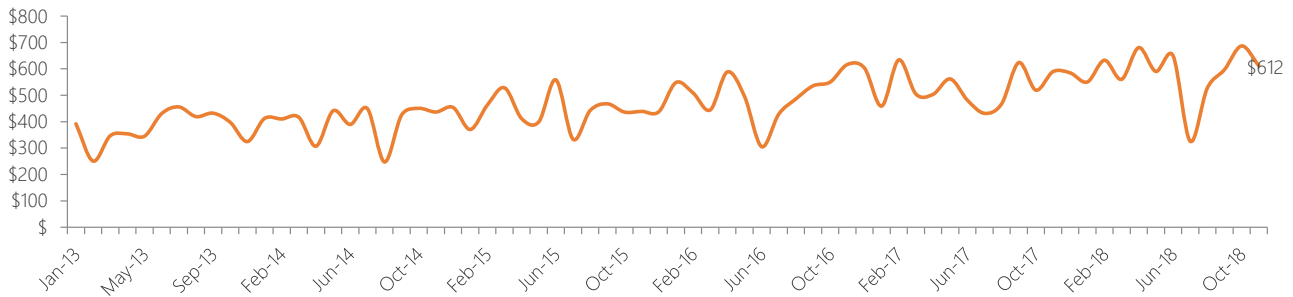
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	13	8	6	8	11	11	10	8	10	8	8	13
2014	3	6	13	3	7	8	11	10	7	9	8	12
2015	7	5	3	7	8	9	8	12	6	8	13	11
2016	11	12	11	4	15	14	6	11	6	11	15	12
2017	8	7	11	9	9	6	9	13	11	14	8	10
2018	7	7	8	5	4	24	18	14	10	7	16	



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Median Sale Price per Square Foot

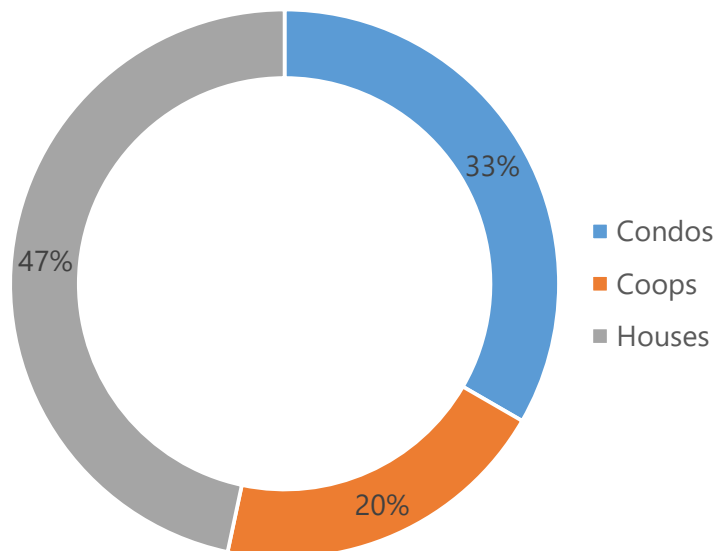


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$731,104	-18%	\$623	-	5
Coops	\$240,000	7%	-	-	3
Houses	\$795,000	-19%	\$602	-6%	7

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3925 Bedford Ave	3-06831-0076	21-Nov-18	\$2,075,000	House	1,916
1807 E 22nd St	3-06805-0064	9-Nov-18	\$1,505,000	House	1,620
2132 E 21st St	3-07325-0027	1-Nov-18	\$995,000	House	1,456
2485 Ocean Ave #6A	3-07325-1609	9-Nov-18	\$830,000	Condo	
2034 Haring St	3-07335-0027	14-Nov-18	\$795,000	House	1,320
2485 Ocean Ave #3B	3-07325-1604	27-Nov-18	\$784,053	Condo	
2485 Ocean Ave #5B	3-07325-1608	27-Nov-18	\$731,104	Condo	
1775 E 26th St	3-06809-0063	9-Nov-18	\$725,000	House	1,328
1904 E 26th St	3-07304-0008	20-Nov-18	\$690,000	House	1,440
2511 Ocean Ave #202	3-07325-1202	9-Nov-18	\$688,000	Condo	1,105
2023 E 22nd St	3-07301-0050	7-Nov-18	\$510,000	House	1,316
2533 Ocean Ave #7A	3-07325-1524	2-Nov-18	\$324,480	Condo	
3395 Nostrand Ave #4F	3-07335-0068	14-Nov-18	\$265,000	Coop	
3165 Nostrand Ave #6B	3-06836-0064	19-Nov-18	\$240,000	Coop	
3395 Nostrand Ave #1G	3-07335-0068	8-Nov-18	\$110,000	Coop	



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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	Expediteurs	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	

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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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