

# MIDWOOD

A monthly analysis of residential sales  
in Midwood, Brooklyn

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Midwood, Brooklyn

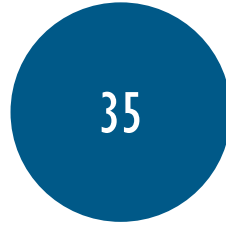
SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



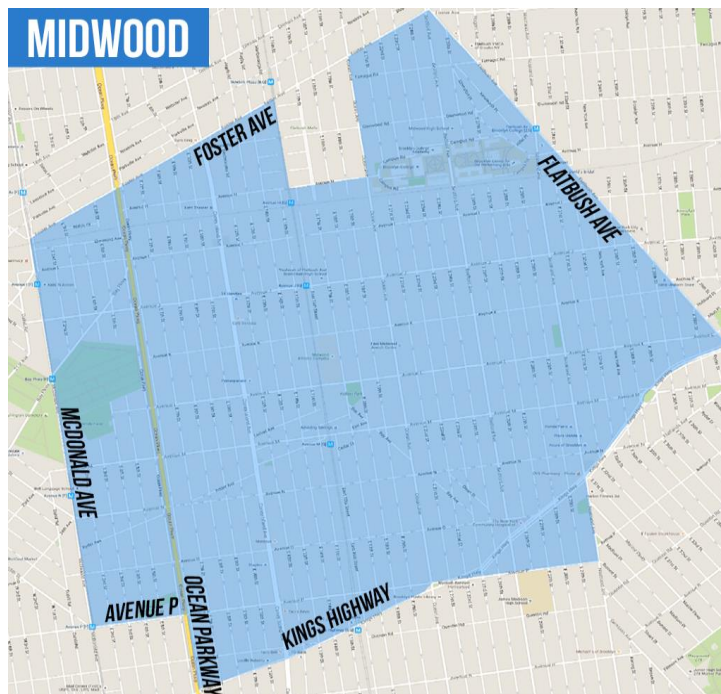
20% YoY

BROOKLYN  
MEDIAN SALE PRICE



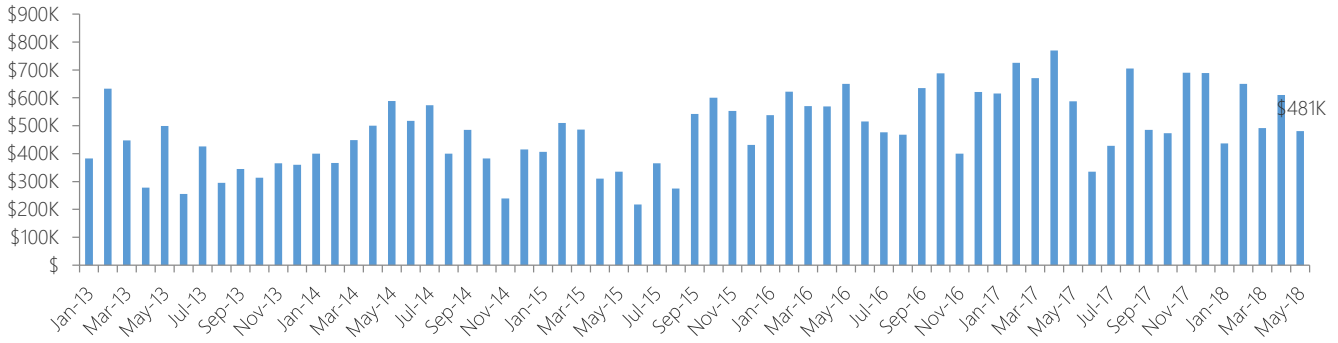
3% YoY

NEIGHBORHOOD BOUNDARIES

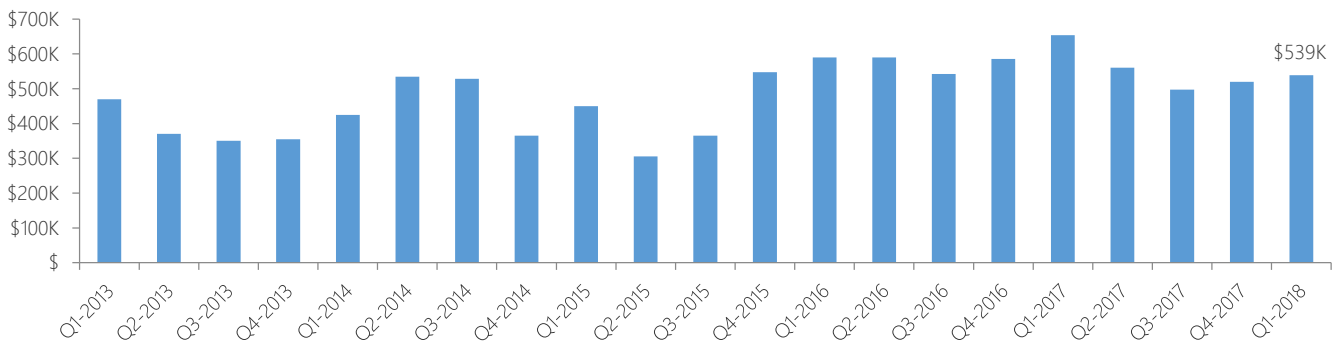


## RESIDENTIAL STATS

### Median Sale Price by Month

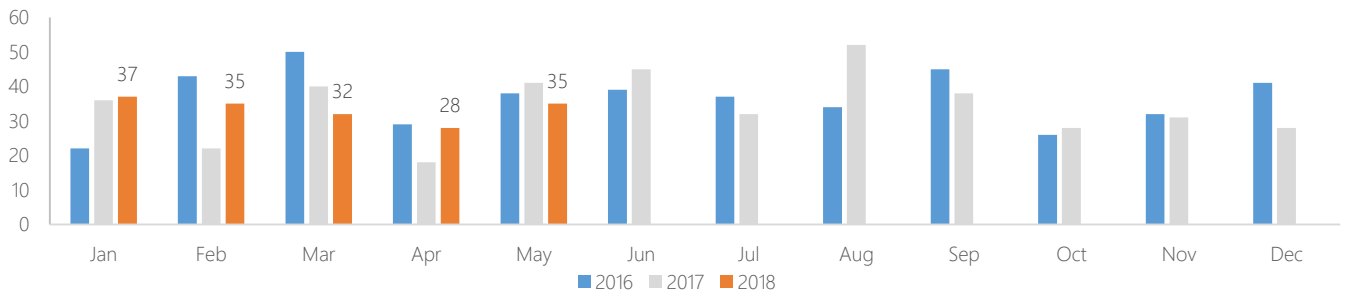


### Median Sale Price by Quarter

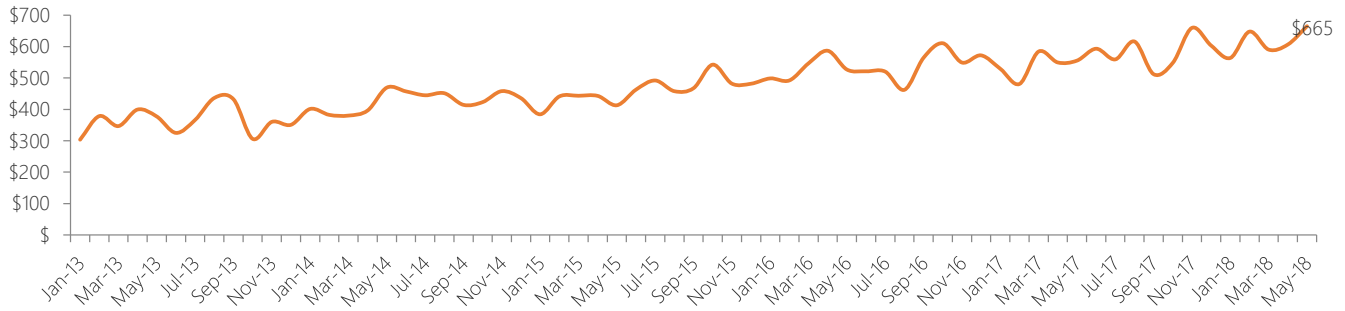


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	28	38	28	46	31	44	46	27	46	42	43
2014	43	33	45	29	40	34	42	38	42	29	19	41
2015	38	27	30	24	27	35	45	39	37	39	32	27
2016	22	43	50	29	38	39	37	34	45	26	32	41
2017	36	22	40	18	41	45	32	52	38	28	31	28
2018	37	35	32	28	35							



Median Sale Price per Square Foot

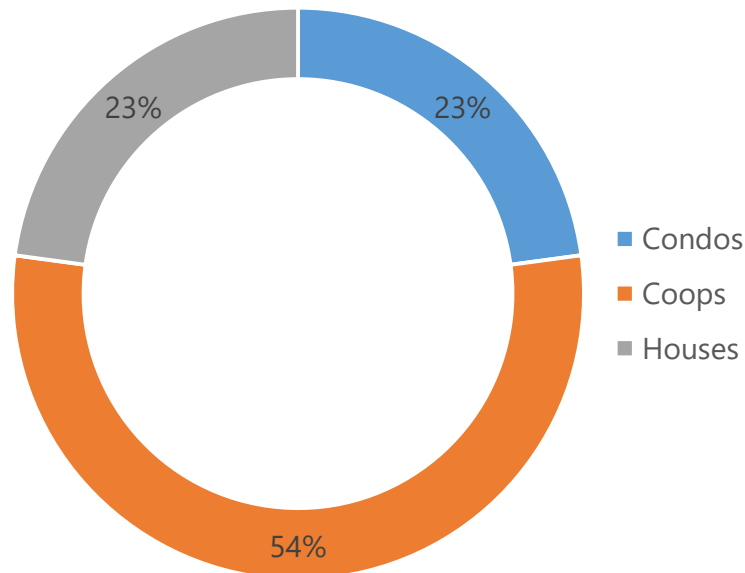


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$687,319	37%	\$673	19%	8
Coops	\$348,000	19%	\$424	14%	19
Houses	\$990,000	6%	\$681	19%	8

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1579 E Fourth St	3-06586-0057	10-May-18	\$1,750,000	House	1,472
795 E Eighth St	3-06496-0054	16-May-18	\$1,300,000	House	2,550
950 E Tenth St	3-06522-0026	3-May-18	\$1,245,000	House	1,704
312 Walsh Ct	3-06503-0120	14-May-18	\$990,000	House	1,152
3222 Avenue K	3-07632-0050	31-May-18	\$926,000	House	1,360
1324 E 31st St	3-07666-0056	7-May-18	\$850,000	House	1,316
1251 E 19th St #5C	3-06739-1217	10-May-18	\$738,231	Condo	
1360-1376 Ocean Pkwy #6E	3-06568-0033	16-May-18	\$720,000	Coop	
1251 E 19th St #4A	3-06739-1211	23-May-18	\$717,866	Condo	
1251 E 19th St #3B	3-06739-1208	4-May-18	\$706,666	Condo	
1287 E 19th St #4B	3-06739-1108	17-May-18	\$687,319	Condo	
1251 E 19th St #2D	3-06739-1206	10-May-18	\$661,862	Condo	
1264 E 38th St	3-07637-0061	1-May-18	\$595,000	House	1,176
1170 Ocean Pkwy #7E	3-05495-1018	30-May-18	\$542,000	Coop	
1322 E 14th St #2D	3-06742-1005	15-May-18	\$534,706	Condo	804
855 E Seventh St #1F	3-06495-0001	24-May-18	\$481,000	Coop	
1170 Ocean Pkwy #3K	3-05495-1018	4-May-18	\$445,000	Coop	
1615-1623 Avenue I #120	3-06700-0038	14-May-18	\$429,000	Coop	1,100
2835 Bedford Ave #6B	3-05246-0006	4-May-18	\$429,000	Coop	
2515 Glenwood Rd #3B	3-05246-0001	30-May-18	\$409,000	Coop	
1620 E Second St #2J	3-06608-1018	17-May-18	\$390,000	Condo	573
909 E 29th St #4H	3-07593-0041	16-May-18	\$365,000	Coop	
1710 Avenue H #E3	3-06701-0047	31-May-18	\$348,000	Coop	775
657-677 E 26th St #5S	3-05247-0006	22-May-18	\$345,000	Coop	865
645 E 26th St #6H	3-05247-0016	29-May-18	\$325,000	Coop	
2601-2623 Glenwood Rd #2A	3-05247-0001	18-May-18	\$318,000	Coop	
763 Ocean Pkwy #4A	3-06494-0051	15-May-18	\$300,000	Coop	350
1500 Ocean Pkwy #3C	3-06587-0051	10-May-18	\$235,000	Coop	
909 E 29th St #2H	3-07593-0041	24-May-18	\$225,000	Coop	
1610 Avenue P #5E	3-06779-0004	3-May-18	\$225,000	Coop	
2607-2615 Avenue O #2H	3-07680-0001	30-May-18	\$155,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
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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

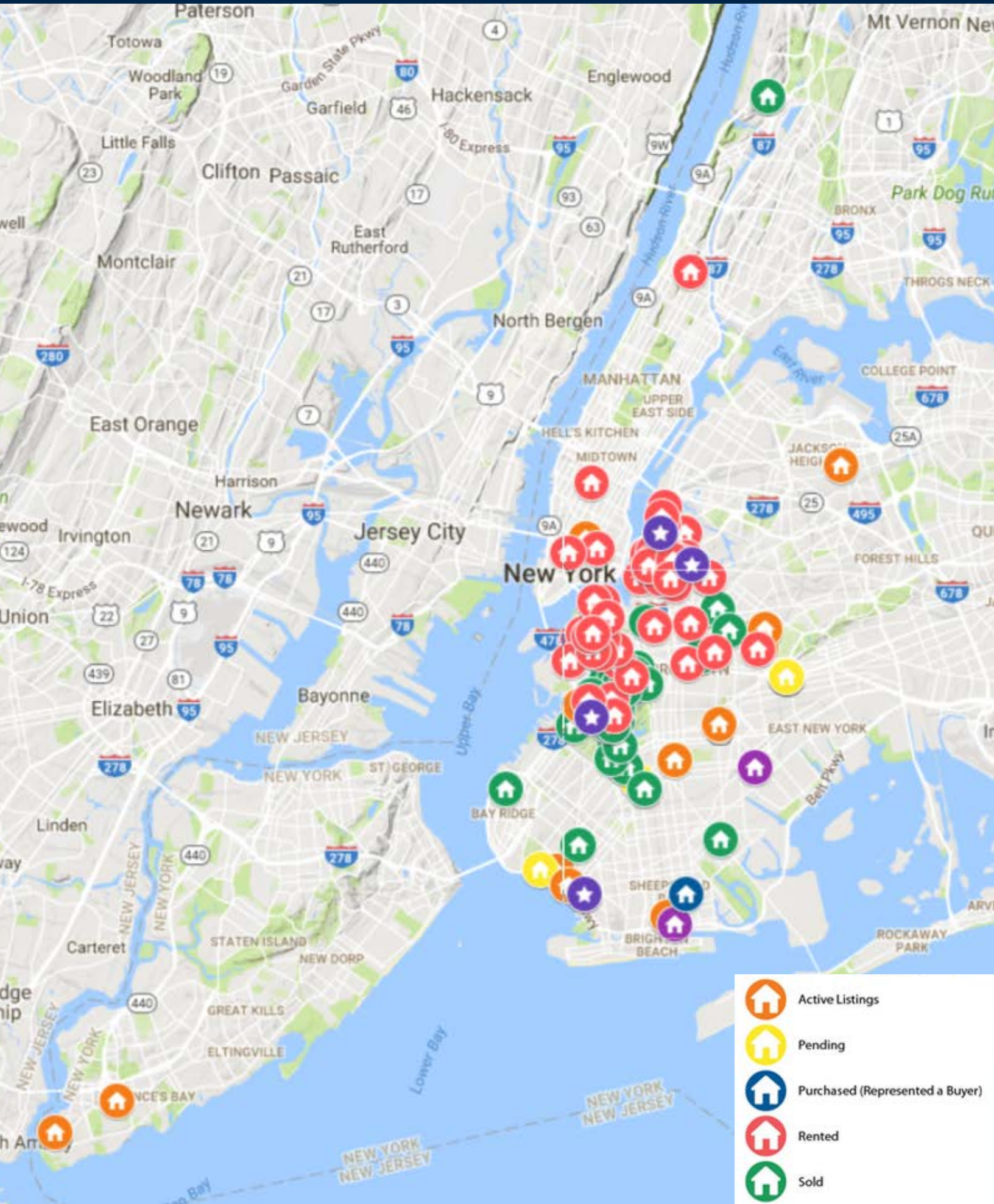
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| 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                   |
| 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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