

NORTHERN BROOKLYN

A monthly analysis of residential sales
in Northern Brooklyn, Brooklyn

October 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, October 2017

Northern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$878K

13% YoY

NO. OF TRANSACTIONS

88

21% YoY

MEDIAN PRICE/SQ.FT.

\$982

-5% YoY

BROOKLYN
MEDIAN SALE PRICE

\$680K

9% YoY

NEIGHBORHOOD BOUNDARIES

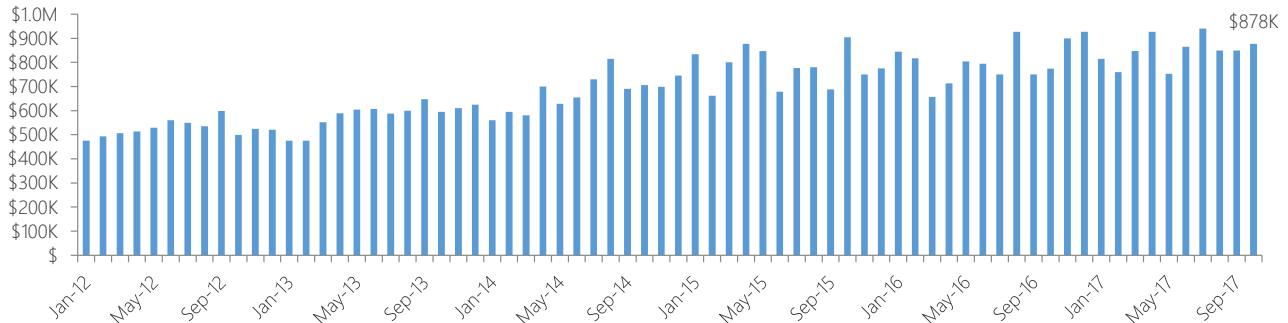


The RATNER Team Market Report

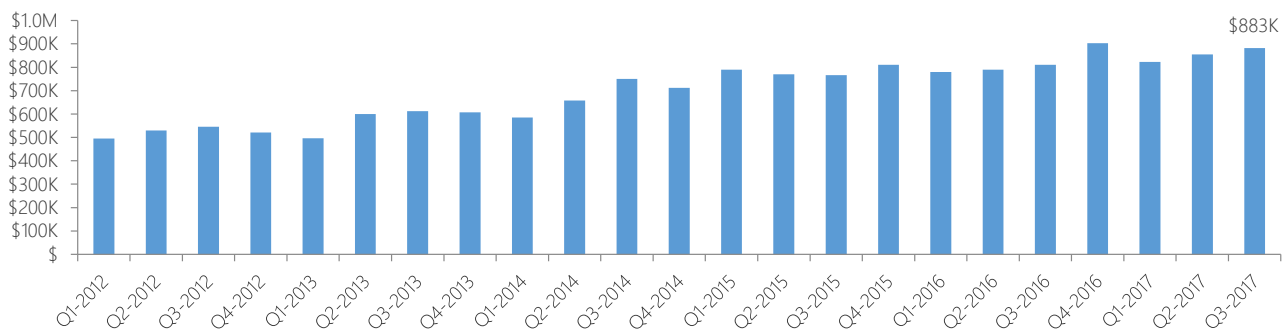
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Month

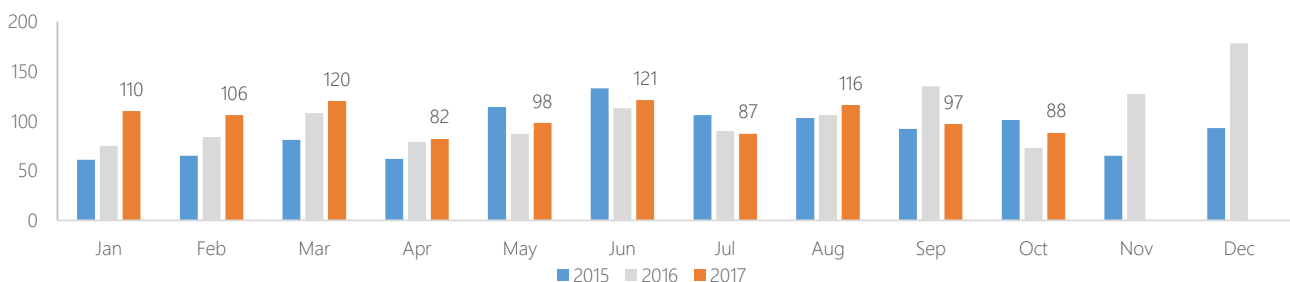


Median Sale Price by Quarter



Number of Transactions

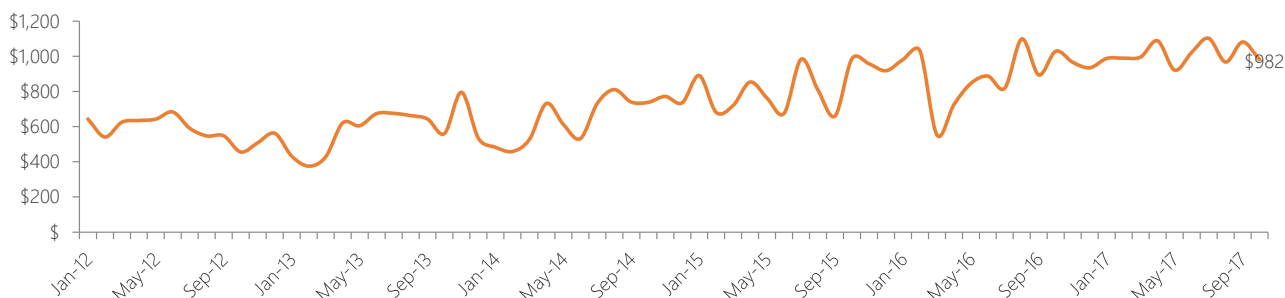
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	117	96	103	135	144	154	137	110	115	90	87	80
2013	90	58	70	83	102	118	110	109	78	97	96	97
2014	95	81	79	91	116	95	95	82	89	88	76	77
2015	61	65	81	62	114	133	106	103	92	101	65	93
2016	75	84	108	79	87	113	90	106	135	73	127	178
2017	110	106	120	82	98	121	87	116	97	88		



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Median Sale Price per Square Foot

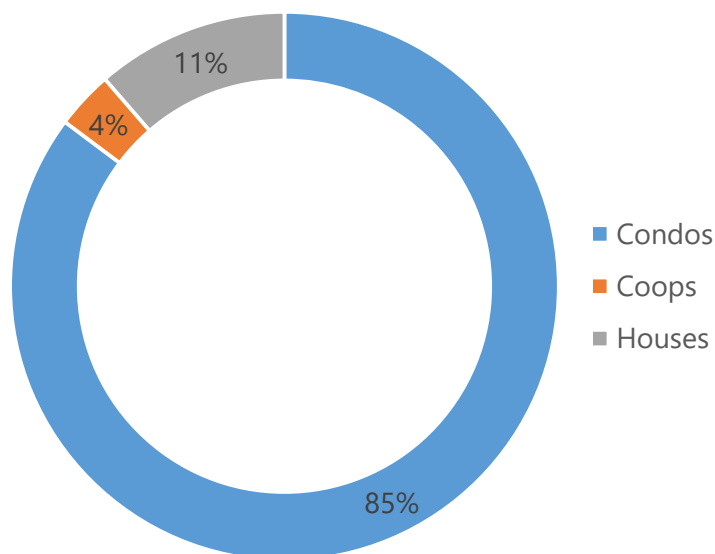


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,000	12%	\$1,040	-1%	75
Coops	\$430,000	-	-	-	3
Houses	\$1,100,000	11%	\$601	-14%	10

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
5 Wythe Ln	3-02428-0034	6-Oct-17	\$4,650,000	House	
338 Berry St #SHN	3-02442-1053	3-Oct-17	\$3,250,000	Condo	
533 Leonard St #1B	3-02680-1102	26-Oct-17	\$2,195,000	Condo	
110 N 9 St	3-02310-0018	18-Oct-17	\$2,050,000	House	1,120
1 N Pier #21E	3-02340-1225	3-Oct-17	\$1,775,000	Condo	1,152
636 Mac Donough St	3-01500-0032	12-Oct-17	\$1,707,000	House	2,268
170 N 11 St #6D	3-02298-1049	5-Oct-17	\$1,695,000	Condo	1,242
101 N 5 St #6B	3-02334-1038	11-Oct-17	\$1,650,000	Condo	1,085
287-289 Grand St #2A	3-02383-1102	20-Oct-17	\$1,650,000	Condo	1,199
459 Quincy St	3-01806-0078	24-Oct-17	\$1,499,500	House	1,200
20 Broadway #202	3-02129-1604	2-Oct-17	\$1,460,000	Condo	1,195
429 Kent Ave #335	3-02135-1871	16-Oct-17	\$1,451,371	Condo	
34 N 7 St #2S	3-02324-1126	27-Oct-17	\$1,375,000	Condo	1,129
47-63 N 8 St #5E	3-02309-1025	5-Oct-17	\$1,365,000	Condo	1,046
125 N 10 St #S4	3-02297-1130	24-Oct-17	\$1,350,000	Condo	1,114
214 Richardson St #8	3-02857-1507	4-Oct-17	\$1,330,000	Condo	1,089
429 Kent Ave #209	3-02135-1823	25-Oct-17	\$1,318,634	Condo	
79 Eagle St #4	3-02495-1004	11-Oct-17	\$1,300,000	Condo	
429 Kent Ave #605	3-02135-1916	26-Oct-17	\$1,244,505	Condo	
533 Leonard St #1G	3-02680-1107	26-Oct-17	\$1,236,552	Condo	
198 Freeman St #2	3-02513-1102	23-Oct-17	\$1,235,000	Condo	
24 Kosciuszko St #1B	3-01783-1202	26-Oct-17	\$1,125,000	Condo	
287-289 Grand St #4A	3-02383-1105	17-Oct-17	\$1,120,000	Condo	836
952 A Greene Ave	3-01622-0018	13-Oct-17	\$1,100,000	House	3,420
446 Kent Ave #10B	3-02134-1153	24-Oct-17	\$1,092,500	Condo	1,100
214 Green St #5B	3-02523-1410	18-Oct-17	\$1,065,000	Condo	975
246 Quincy St #B	3-01807-1002	4-Oct-17	\$999,000	Condo	1,258
1059 Manhattan Ave #5D	3-02504-1225	27-Oct-17	\$997,885	Condo	
168 Lynch St #3	3-02237-1103	30-Oct-17	\$995,000	Condo	3,215
128 A Cooper St	3-03440-0023	24-Oct-17	\$975,000	House	1,756
58 Metropolitan Ave #5G	3-02363-1362	3-Oct-17	\$940,000	Condo	751
275 Manhattan Ave #3A	3-02769-1018	19-Oct-17	\$930,000	Condo	855
46 N Henry St #3B	3-02828-1006	5-Oct-17	\$898,121	Condo	
712 Monroe St	3-01642-0027	30-Oct-17	\$890,000	House	1,377
1142 Bedford Ave #3D	3-01986-1012	20-Oct-17	\$885,000	Condo	950
214 N 11 St #5M	3-02299-1090	2-Oct-17	\$870,000	Condo	727
36 Russell St #21	3-02703-1021	26-Oct-17	\$870,000	Condo	900
195 Spencer St #4B	3-01763-1308	6-Oct-17	\$842,500	Condo	1,041
321 Greene Ave #3B	3-01953-1030	3-Oct-17	\$840,000	Condo	860
191 Spencer St #4A	3-01763-1407	16-Oct-17	\$825,000	Condo	1,041
123 S 8 St #3A	3-02132-1013	25-Oct-17	\$810,000	Condo	1,181
119-121 Lorimer St #6A	3-02241-3912	3-Oct-17	\$800,000	Condo	1,443
22 N 6 St #3H	3-02332-1110	31-Oct-17	\$800,000	Condo	645
199 Huron St #2D	3-02523-1513	4-Oct-17	\$790,000	Condo	591
227 Maujer St #3B	3-02790-1206	19-Oct-17	\$767,480	Condo	870
139 Skillman Ave #3C	3-02749-1330	2-Oct-17	\$758,000	Condo	600
179 Woodpoint Rd #4C	3-02884-1011	26-Oct-17	\$736,661	Condo	
100 Newel St #2L	3-02651-0049	4-Oct-17	\$725,000	Coop	
22 N 6 St #17E	3-02332-1311	20-Oct-17	\$725,000	Condo	490
133 Conselyea St #4F	3-02754-1008	11-Oct-17	\$720,000	Condo	520



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Address	BBL	Sale date	Sale price	Property type	Sqft
226 Stanhope St #1A	3-03269-1001	4-Oct-17	\$710,000	Condo	1,078
25 Herkimer St	3-01860-0091	2-Oct-17	\$696,808	House	3,152
21 Broome St #3F	3-02700-1040	24-Oct-17	\$669,000	Condo	678
285 Driggs Ave #5A	3-02697-1107	20-Oct-17	\$630,000	Condo	558
13 Melrose St #2A	3-03150-1303	27-Oct-17	\$546,000	Condo	611
43 S 10 St #3B	3-02135-1608	3-Oct-17	\$504,034	Condo	1,390
378 Nostrand Ave	3-01807-0054	16-Oct-17	\$500,000	House	3,750
1125 Lorimer St #1A	3-02569-0035	17-Oct-17	\$430,000	Coop	
170 N 11 St #2A	3-02298-1022	10-Oct-17	\$418,258	Condo	640
730 Bedford Ave #2B	3-02262-1404	2-Oct-17	\$400,000	Condo	1,217
47 Throop Ave #2	3-02251-1402	26-Oct-17	\$375,000	Condo	1,192
835 Bedford Ave #5A	3-01734-1209	23-Oct-17	\$175,000	Condo	1,240
835 Bedford Ave #5B	3-01734-1210	23-Oct-17	\$175,000	Condo	1,210
99 S 9 St #12B	3-02137-0040	2-Oct-17	\$115,000	Coop	



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space - Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

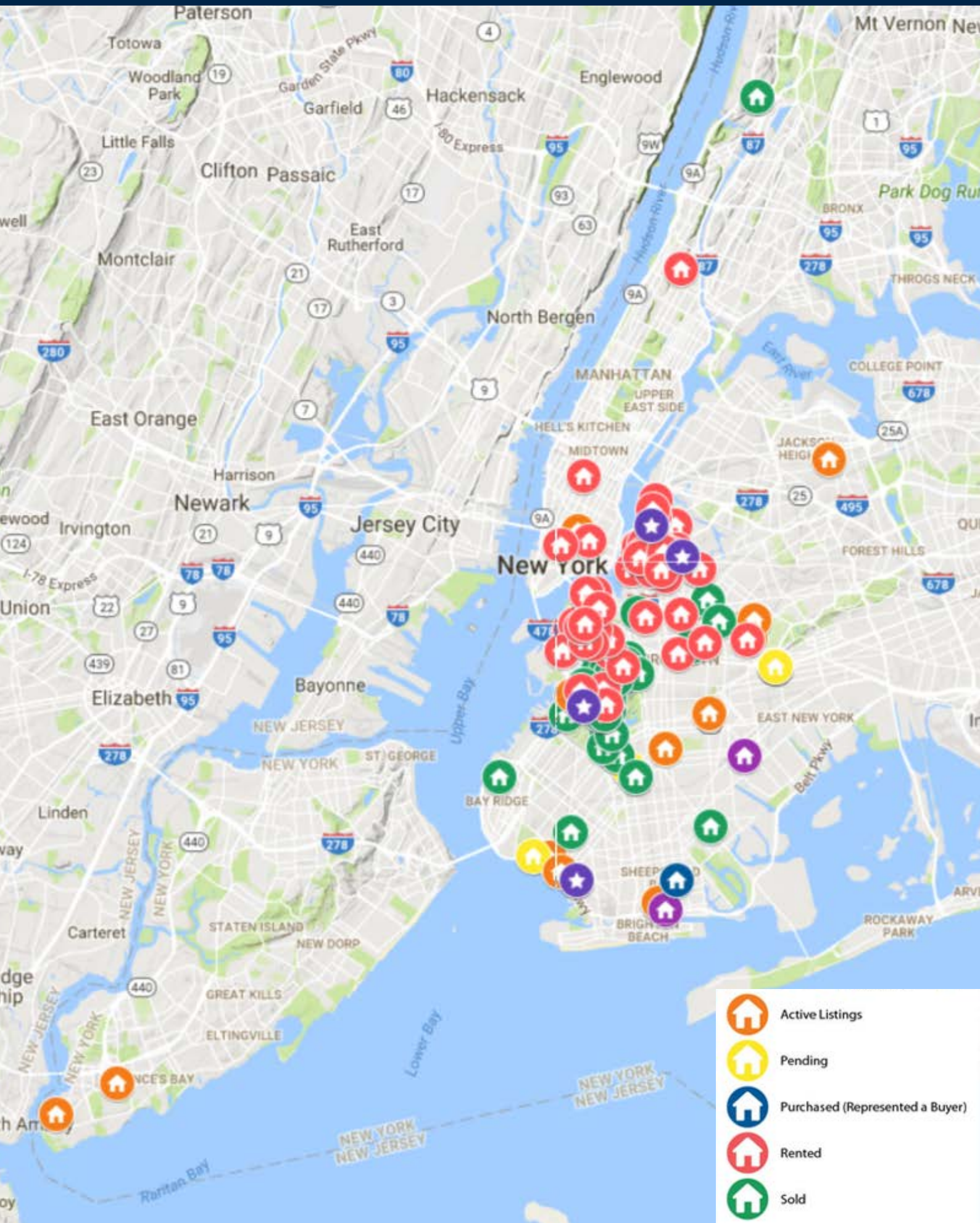
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



THE BROOKLYN MADE REAL ESTATE SHOW

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

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com