

NORTHERN BROOKLYN

A monthly analysis of residential sales
in Northern Brooklyn, Brooklyn

August 2017



The RATNER Team Market Report

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

Residential Market Report, August 2017

Northern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$850K

-8% YoY

NO. OF TRANSACTIONS

122

15% YoY

MEDIAN PRICE/SQ.FT.

\$973

-12% YoY

BROOKLYN
MEDIAN SALE PRICE

\$720K

13% YoY

NEIGHBORHOOD BOUNDARIES

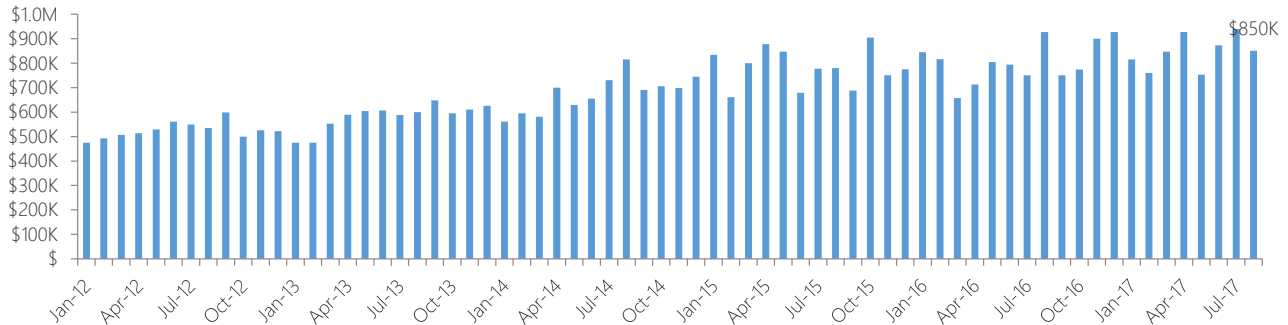


The RATNER Team Market Report

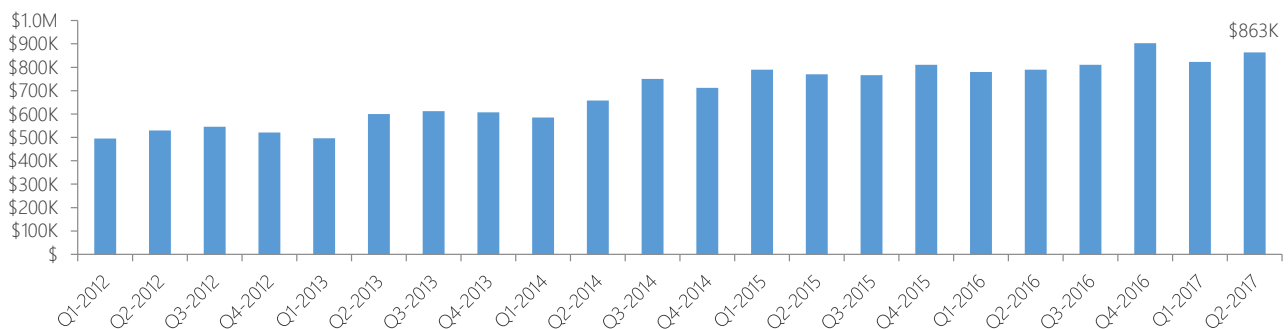
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Month

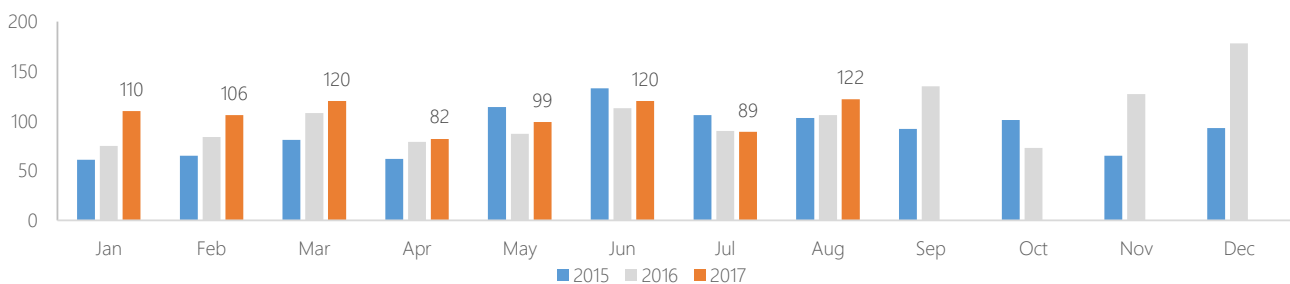


Median Sale Price by Quarter



Number of Transactions

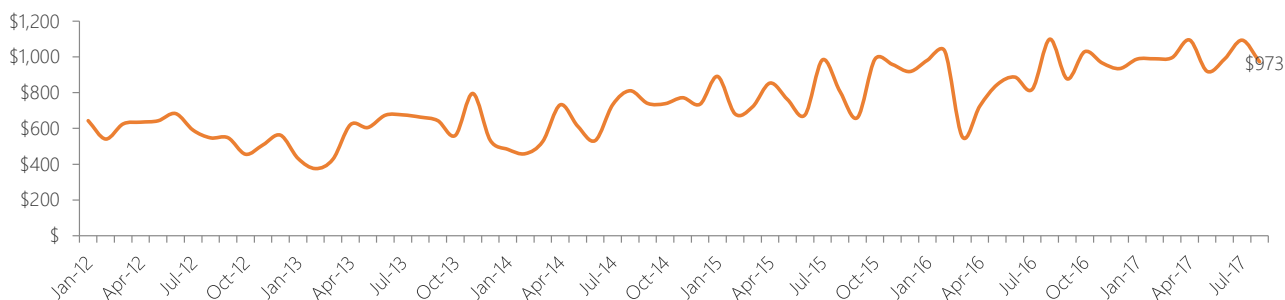
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	117	96	103	135	144	154	137	110	115	90	87	80
2013	90	58	70	83	102	118	110	109	78	97	96	97
2014	95	81	79	91	116	95	95	82	89	88	76	77
2015	61	65	81	62	114	133	106	103	92	101	65	93
2016	75	84	108	79	87	113	90	106	135	73	127	178
2017	110	106	120	82	99	120	89	122				



The RATNER Team Market Report

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

Median Sale Price per Square Foot

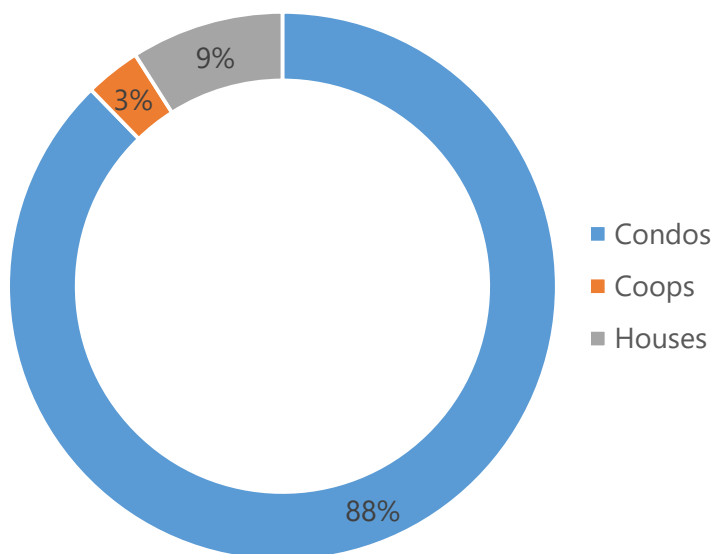


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	-8%	\$1,003	-12%	107
Coops	\$446,000	27%	\$685	-	4
Houses	\$921,250	-34%	\$616	-12%	11

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
129 N 3 St #TH2	3-02351-1074	15-Aug-17	\$2,525,000	Condo	1,892
34 N 7 St #7U	3-02324-1251	29-Aug-17	\$2,500,000	Condo	2,129
139 Skillman Ave #10A	3-02749-1356	1-Aug-17	\$2,350,000	Condo	1,601
222 Madison St	3-01823-0011	7-Aug-17	\$2,100,000	House	3,000
60 Devoe St	3-02768-0006	21-Aug-17	\$1,999,000	House	1,800
446 Kent Ave #14ALC	3-02134-1167	11-Aug-17	\$1,887,500	Condo	1,563
80 Metropolitan Ave #PHK	3-02363-1159	11-Aug-17	\$1,850,000	Condo	1,242
80 Metropolitan Ave #5H	3-02363-1142	9-Aug-17	\$1,680,000	Condo	1,205
142-144 N 8 St #4A	3-02319-1010	9-Aug-17	\$1,650,000	Condo	1,116
72 Berry St #4B	3-02303-1016	30-Aug-17	\$1,600,000	Condo	1,211
55 Engert Ave #3	3-02698-1012	7-Aug-17	\$1,570,000	Condo	1,642
440 Kent Ave #12A	3-02134-1266	3-Aug-17	\$1,525,000	Condo	1,270
22 N 6 St #15H	3-02332-1291	28-Aug-17	\$1,500,000	Condo	1,101
50 Bayard St #2A	3-02721-1415	22-Aug-17	\$1,495,000	Condo	1,139
728 A Humboldt St	3-02654-0059	16-Aug-17	\$1,475,000	House	1,477
330 Wythe Ave #7B	3-02403-1059	24-Aug-17	\$1,465,000	Condo	1,256
125 N 10 St #N2	3-02297-1163	29-Aug-17	\$1,447,500	Condo	1,184
80 Metropolitan Ave #4N	3-02363-1126	2-Aug-17	\$1,308,650	Condo	1,058
22 N 6 St #15J	3-02332-1293	24-Aug-17	\$1,270,000	Condo	920
637 Decatur St	3-01501-0040	10-Aug-17	\$1,235,000	House	2,310
227 Skillman St #3	3-01928-1503	23-Aug-17	\$1,225,000	Condo	
98 Havemeyer St #8A	3-02383-1008	2-Aug-17	\$1,200,000	Condo	852
242 S 1 St #4F	3-02408-1223	7-Aug-17	\$1,200,000	Condo	1,204
323 Greene Ave #4B	3-01953-1040	29-Aug-17	\$1,195,000	Condo	1,298
185 India St #2A	3-02533-1103	17-Aug-17	\$1,190,000	Condo	1,078
224 Richardson St #1A	3-02857-1701	11-Aug-17	\$1,122,652	Condo	
105 Lexington Ave #2G	3-01967-1315	15-Aug-17	\$1,105,000	Condo	1,136
705-713 Driggs Ave #15	3-02394-0001	31-Aug-17	\$1,100,000	Coop	1,400
444 Humboldt St #3	3-02875-1103	3-Aug-17	\$1,062,000	Condo	977
80 Middleton St #3	3-02240-2503	15-Aug-17	\$995,000	Condo	2,326
117 Kingsland Ave #3A	3-02829-1106	7-Aug-17	\$995,000	Condo	1,034
90 N 5 St #4D	3-02342-1017	31-Aug-17	\$985,000	Condo	820
970 Kent Ave #707	3-01925-1088	10-Aug-17	\$975,000	Condo	987
251 S 3 St #5B	3-02421-1110	31-Aug-17	\$968,000	Condo	805
23 Stanhope St	3-03253-0031	29-Aug-17	\$967,500	House	1,000
389 Marcy Ave #1	3-02241-1101	8-Aug-17	\$950,000	Condo	1,917
143 Classon Ave #4C	3-01896-1114	3-Aug-17	\$930,000	Condo	1,668
755 Kent Ave	3-02261-1041	8-Aug-17	\$925,000	Condo	
268 Wallabout St #1B	3-02264-2202	28-Aug-17	\$916,425	Condo	1,087
338 Berry St #3E	3-02442-1019	1-Aug-17	\$904,650	Condo	
169 Lexington Ave #3	3-01968-1103	29-Aug-17	\$899,000	Condo	896
212 N 9 St #6C	3-02313-1127	4-Aug-17	\$890,000	Condo	671
46 N Henry St #2B	3-02828-1004	11-Aug-17	\$877,939	Condo	
318 Quincy St	3-01808-0040	7-Aug-17	\$875,000	House	2,280
286 Union Ave #4A	3-03022-1004	8-Aug-17	\$870,000	Condo	975
970 Kent Ave #108	3-01925-1012	28-Aug-17	\$860,000	Condo	1,226
755 Kent Ave	3-02261-1013	3-Aug-17	\$850,000	Condo	
169 Lexington Ave #2	3-01968-1102	2-Aug-17	\$850,000	Condo	896
431 Classon Ave #4A	3-01970-1008	8-Aug-17	\$848,000	Condo	745
152 Skillman St #1	3-01913-1701	22-Aug-17	\$830,000	Condo	2,420



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
90 N 5 St #3C	3-02342-1011	8-Aug-17	\$830,000	Condo	706
390 Lorimer St #2C	3-03032-1008	4-Aug-17	\$830,000	Condo	863
2 Northside Piers #8E	3-02340-1374	16-Aug-17	\$815,000	Condo	638
100 Maspeth Ave #6F	3-02907-1167	15-Aug-17	\$805,000	Condo	664
755 Kent Ave	3-02261-1094	22-Aug-17	\$805,000	Condo	
431 Classon Ave #3B	3-01970-1007	7-Aug-17	\$800,000	Condo	880
170 N 11 St #3A	3-02298-1028	28-Aug-17	\$800,000	Condo	640
269 Evergreen Ave	3-03254-0003	15-Aug-17	\$795,000	House	1,140
898 Metropolitan Ave #1A	3-02916-1102	18-Aug-17	\$785,000	Condo	1,027
101 Wyckoff Ave #2F	3-03238-1014	3-Aug-17	\$755,000	Condo	776
144 Clifton Pl #2B	3-01953-1120	24-Aug-17	\$752,500	Condo	777
139 Skillman Ave #4B	3-02749-1333	16-Aug-17	\$737,500	Condo	600
22 N 6 St #26I	3-02332-1417	22-Aug-17	\$735,000	Condo	509
214 Calyer St #3A	3-02599-1005	15-Aug-17	\$730,000	Condo	580
450 Hart St	3-01596-0027	1-Aug-17	\$730,000	House	1,400
198 Monitor St #3B	3-02657-1006	18-Aug-17	\$720,000	Condo	580
690-698 Willoughby Ave	3-01769-0026	3-Aug-17	\$710,000	House	1,584
259 Ainslie St #4	3-02771-1004	30-Aug-17	\$701,000	Condo	650
515 Flushing Ave #3A	3-02263-1769	22-Aug-17	\$699,750	Condo	11,866
515 Flushing Ave #3D	3-02263-1772	22-Aug-17	\$697,125	Condo	1,859
139 Skillman Ave #7D	3-02749-1347	25-Aug-17	\$625,000	Condo	471
23 S 10 St #5A	3-02135-1009	22-Aug-17	\$600,768	Condo	
515 Flushing Ave #3C	3-02263-1771	22-Aug-17	\$587,625	Condo	1,567
82-84 Middleton St #3A	3-02240-1604	22-Aug-17	\$585,293	Condo	1,021
446 Marcy Ave #2A	3-02264-2804	9-Aug-17	\$574,000	Condo	2,359
515 Flushing Ave #5A	3-02263-1777	22-Aug-17	\$566,000	Condo	1,866
10 Throop Ave #3F	3-02238-1328	28-Aug-17	\$550,000	Condo	1,232
156 Pulaski St #3A	3-01776-1007	10-Aug-17	\$545,000	Condo	436
1008 Decatur St #2A	3-03432-1002	7-Aug-17	\$496,860	Condo	
575 Kent Ave #175	3-02171-1040	9-Aug-17	\$495,000	Condo	1,454
311 Division Ave #A	3-02153-1001	21-Aug-17	\$475,000	Condo	1,741
374 S 2 St #23	3-02424-0018	21-Aug-17	\$467,000	Coop	800
515 Flushing Ave #3B	3-02263-1770	22-Aug-17	\$460,500	Condo	1,228
242 S 2 St #8	3-02420-0015	29-Aug-17	\$425,000	Coop	
184 Frost St #2B	3-02740-1204	10-Aug-17	\$405,000	Condo	748
676 Halsey St	3-01667-0038	15-Aug-17	\$399,000	House	1,076
159 Classon Ave #5C	3-01896-1219	10-Aug-17	\$363,960	Condo	1,382
78 S 1 St #23	3-02404-0016	2-Aug-17	\$350,000	Coop	
58 Metropolitan Ave #4D	3-02363-1349	14-Aug-17	\$318,250	Condo	751
284 Wallabout St #5A	3-02264-2423	14-Aug-17	\$295,000	Condo	1,354
338 Berry St #3C	3-02442-1017	15-Aug-17	\$250,000	Condo	
782 Hart St #2F	3-03235-1508	3-Aug-17	\$190,632	Condo	
782 Hart St #2B	3-03235-1504	3-Aug-17	\$190,632	Condo	
782 Hart St #1B	3-03235-1502	3-Aug-17	\$190,632	Condo	



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



The RATNER Team Market Report

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



David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

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



**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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

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



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.

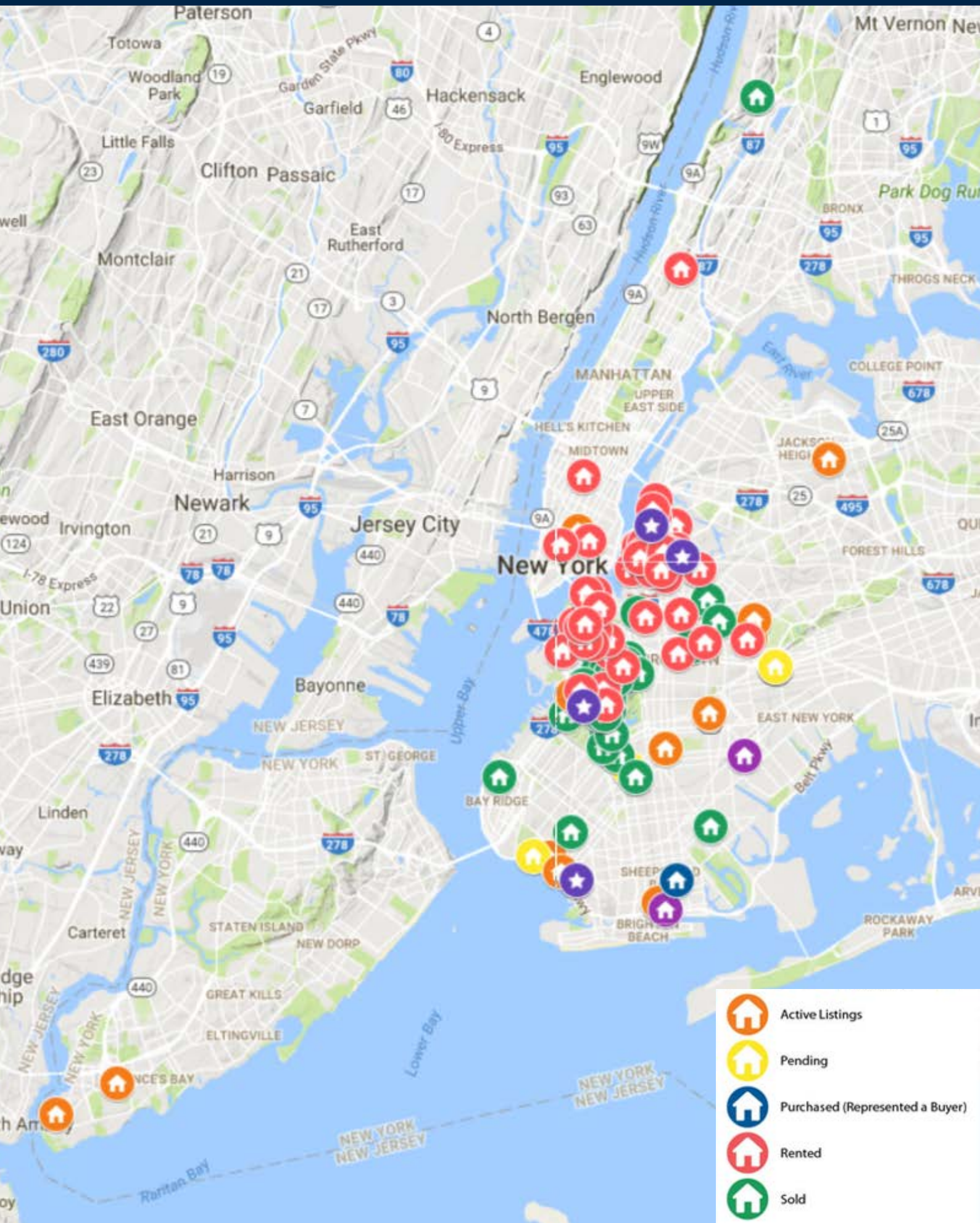
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



The RATNER Team Market Report

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



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	Expediters	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