

NORTHERN BROOKLYN

A monthly analysis of residential sales
in Northern Brooklyn, Brooklyn

May 2018



The RATNER Team Market Report

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

Residential Market Report, May 2018

Northern Brooklyn, Brooklyn

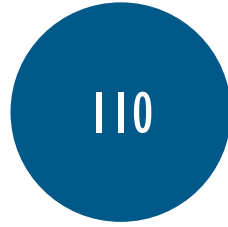
SUMMARY

MEDIAN SALE PRICE



19% YoY

NO. OF TRANSACTIONS



25% YoY

MEDIAN PRICE/SQ.FT.



10% YoY

BROOKLYN MEDIAN SALE PRICE



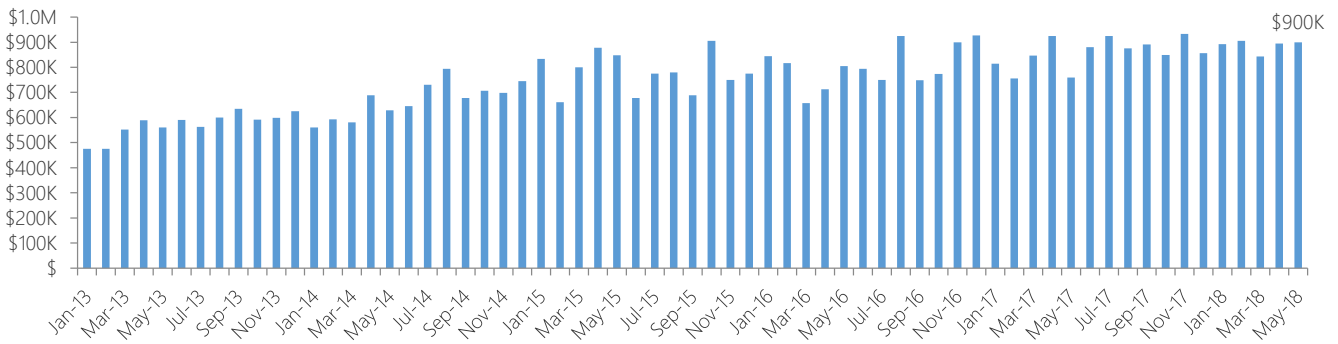
3% YoY

NEIGHBORHOOD BOUNDARIES

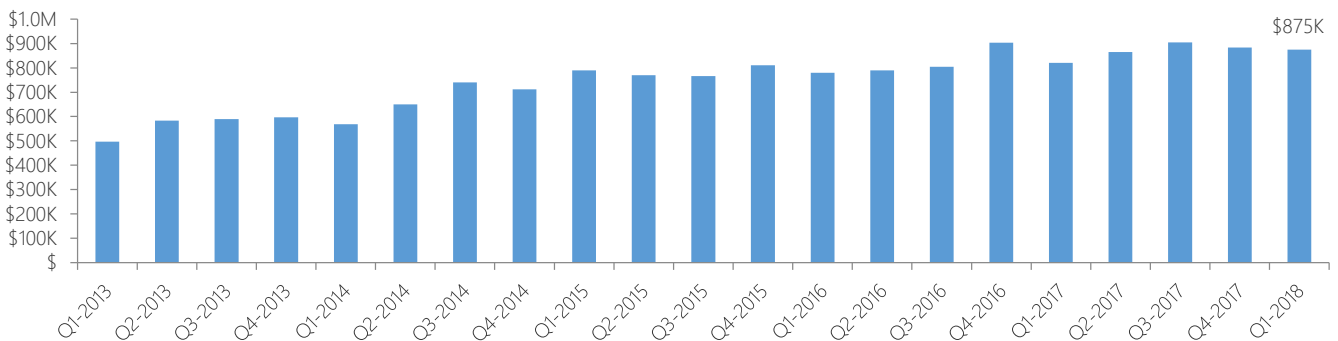


RESIDENTIAL STATS

Median Sale Price by Month

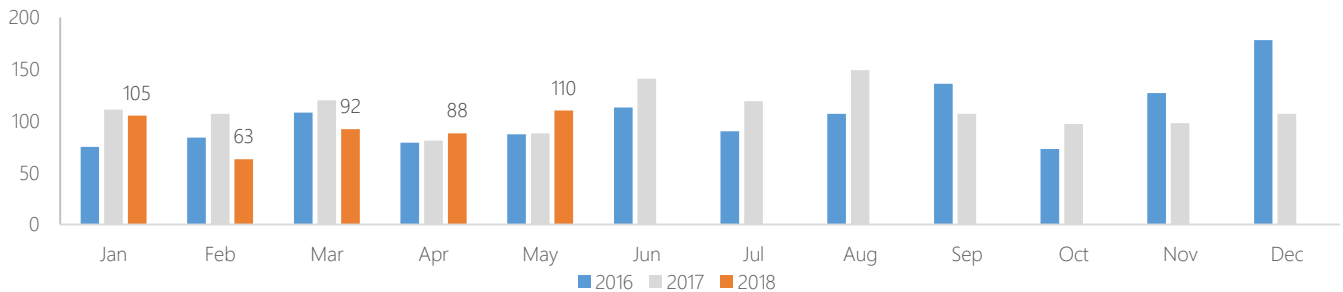


Median Sale Price by Quarter

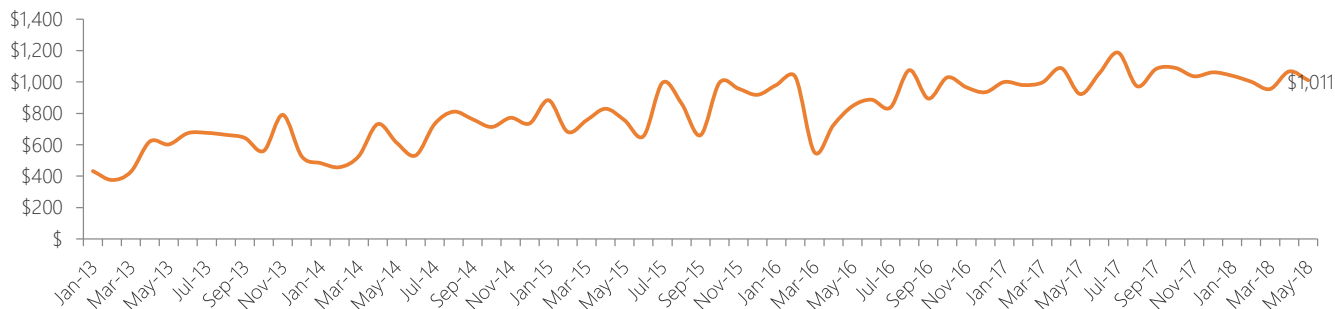


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	90	58	70	83	114	133	120	112	83	100	99	99
2014	98	83	80	93	116	97	97	86	90	88	76	77
2015	61	65	81	62	114	133	107	103	92	101	65	93
2016	75	84	108	79	87	113	90	107	136	73	127	178
2017	111	107	120	81	88	141	119	149	107	97	98	107
2018	105	63	92	88	110							



Median Sale Price per Square Foot

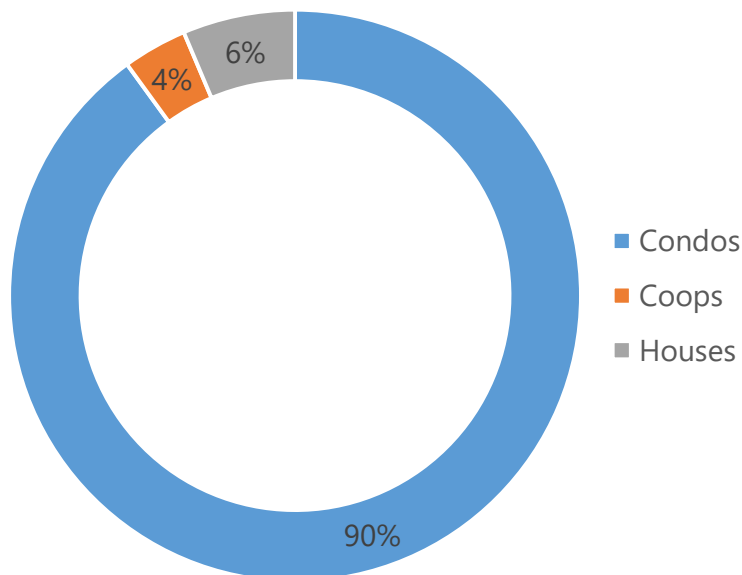


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$920,000	16%	\$1,085	9%	99
Coops	\$599,000	100%	\$918	8%	4
Houses	\$1,050,000	44%	\$424	-16%	7

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 N Fifth St #4A	3-02344-1113	7-May-18	\$2,545,000	Condo	1,680
34 N Seventh St #PH1-E	3-02324-1298	23-May-18	\$2,400,000	Condo	1,669
22 N Sixth St #14C	3-02332-1274	22-May-18	\$2,150,000	Condo	1,110
866 Lorimer St #4B	3-02679-1408	4-May-18	\$2,138,325	Condo	
34 N Seventh St #9G	3-02324-1275	16-May-18	\$2,110,000	Condo	1,435
184 India St #4	3-02541-1204	23-May-18	\$2,075,000	Condo	733
338 Berry St #7A	3-02442-1047	25-May-18	\$2,033,909	Condo	
138 Broadway #2G	3-02132-1116	18-May-18	\$1,980,000	Condo	1,845
260 N Ninth St #7B	3-02314-1020	10-May-18	\$1,889,000	Condo	1,124
101 N Fifth St #6A	3-02334-1037	23-May-18	\$1,845,000	Condo	1,155
22 N Sixth St #4I	3-02332-1124	3-May-18	\$1,833,000	Condo	1,371
280 Metropolitan Ave #4C	3-02367-1016	11-May-18	\$1,765,000	Condo	1,107
866 Lorimer St #5C	3-02679-1413	11-May-18	\$1,745,787	Condo	
258 N Ninth St #4	3-02314-1104	22-May-18	\$1,700,000	Condo	
156 Mac Donough St	3-01856-0008	29-May-18	\$1,700,000	House	2,960
184 Kent Ave #B614	3-02348-1211	30-May-18	\$1,583,727	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	
355 Humboldt St #1	3-02765-1201	29-May-18	\$1,325,000	Condo	
178 Monroe St #B	3-01817-1102	18-May-18	\$1,322,000	Condo	1,607
801 A Willoughby Ave	3-01589-0069	22-May-18	\$1,285,000	House	2,050
61 Stagg St #2	3-03023-1303	22-May-18	\$1,280,000	Condo	1,370
34 N Seventh St #7M	3-02324-1243	8-May-18	\$1,260,000	Condo	1,111
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
134-136 Powers St #1G	3-02782-1007	16-May-18	\$1,170,000	Condo	1,375
170 West St #301	3-02521-1705	7-May-18	\$1,161,500	Condo	
208 Van Buren St	3-01614-0021	18-May-18	\$1,130,000	House	3,420
34 Eckford St #3A	3-02714-1005	31-May-18	\$1,110,000	Condo	915
476 A Hancock St #2A	3-01659-1105	30-May-18	\$1,100,000	Condo	
5 Roebling St #1B	3-02300-1002	24-May-18	\$1,095,000	Condo	870
101 Wyckoff Ave #3B	3-03238-1018	30-May-18	\$1,051,000	Condo	1,152
22 N Sixth St #20A	3-02332-1343	21-May-18	\$1,040,000	Condo	681
1 N Pier #15C	3-02340-1181	30-May-18	\$1,035,000	Condo	737
184 Kent Ave #C501	3-02348-1262	2-May-18	\$997,124	Condo	
609-613 Myrtle Ave #3C	3-01897-1809	23-May-18	\$995,000	Condo	1,073
184 Kent Ave #D410	3-02348-1332	11-May-18	\$983,295	Condo	
184 Kent Ave #C506	3-02348-1267	10-May-18	\$982,000	Condo	715
260 N Ninth St #5D	3-02314-1014	15-May-18	\$982,000	Condo	752
249 Lexington Ave	3-01797-0081	14-May-18	\$970,000	House	2,100
476 Hancock St #1	3-01659-1101	11-May-18	\$968,000	Condo	1,423
476 A Hancock St #1A	3-01659-1104	2-May-18	\$960,000	Condo	
200 S Second St #1F	3-02419-1102	2-May-18	\$955,000	Condo	1,041
551-553 Flushing Ave #7L	3-02264-1914	24-May-18	\$950,000	Condo	1,704
120 Hart St #1	3-01771-1301	9-May-18	\$931,699	Condo	2,118
100 Engert Ave #4E	3-02714-1220	31-May-18	\$925,000	Condo	820
446 Kent Ave #4D	3-02134-1119	2-May-18	\$920,000	Condo	860
446 Marcy Ave #1B	3-02264-2803	24-May-18	\$900,000	Condo	3,305



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
970 Kent Ave #307	3-01925-1037	15-May-18	\$900,000	Condo	987
143-149 Huron St #1C	3-02522-1003	22-May-18	\$895,000	Condo	1,052
58 Metropolitan Ave #2D	3-02363-1329	31-May-18	\$890,000	Condo	751
169 Lexington Ave #4	3-01968-1104	14-May-18	\$888,000	Condo	896
390 Lorimer St #4B	3-03032-1023	3-May-18	\$885,000	Condo	725
190 S First St #6A	3-02407-1215	18-May-18	\$875,695	Condo	576
189 Franklin Ave #6A	3-01913-2011	10-May-18	\$875,000	Condo	1,194
440 Kent Ave #2F	3-02134-1211	8-May-18	\$865,000	Condo	860
165 Taaffe Pl #2	3-01911-1102	1-May-18	\$860,000	Condo	846
222 Withers St #2B	3-02875-1404	11-May-18	\$860,000	Condo	679
184 Kent Ave #C505	3-02348-1266	3-May-18	\$856,250	Condo	688
80 Metropolitan Ave #1V	3-02363-1068	1-May-18	\$850,000	Condo	672
876 Bedford Ave #3L	3-01900-1403	24-May-18	\$850,000	Condo	1,203
395 S Second St #5	3-02413-1005	24-May-18	\$850,000	Condo	635
184 Kent Ave #C405	3-02348-1252	7-May-18	\$845,000	Condo	685
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
222 Withers St #2A	3-02875-1403	11-May-18	\$813,582	Condo	
730 Lafayette Ave #4F	3-01791-1007	31-May-18	\$799,000	Condo	
632 Lorimer St #301	3-02747-1204	17-May-18	\$797,290	Condo	570
171 Lorimer St #3F	3-02242-1423	4-May-18	\$775,000	Condo	1,619
449 Putnam Ave #C	3-01825-1103	22-May-18	\$770,000	Condo	
221 Tompkins Ave	3-01781-0004	14-May-18	\$755,000	House	1,960
223 Pulaski St #1B	3-01773-1102	24-May-18	\$750,000	Condo	
184 Kent Ave #B308	3-02348-1160	24-May-18	\$750,000	Condo	
220 Withers St #1A	3-02875-1301	30-May-18	\$750,000	Condo	918
69 Java St #4A	3-02539-1206	24-May-18	\$728,048	Condo	
440 Kent Ave #12F	3-02134-1271	14-May-18	\$720,000	Condo	860
233 Bedford Ave #2	3-02352-0006	3-May-18	\$705,000	Coop	
48-54 Whipple St #2C	3-02275-0101	29-May-18	\$693,000	Coop	
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	
190 S First St #4B	3-02407-1210	16-May-18	\$625,000	Condo	448
99-101 Kingsland Ave #305	3-02833-1017	8-May-18	\$578,000	Condo	626
94 Maspeth Ave #6L	3-02907-1173	17-May-18	\$560,000	Condo	440
832 Bedford Ave #4B	3-01900-2108	9-May-18	\$550,000	Condo	1,166
154 S Third St #10	3-02431-0015	4-May-18	\$505,000	Coop	550
114 Harrison Ave #2	3-02237-1902	1-May-18	\$496,860	Condo	1,560
99-101 Kingsland Ave #303	3-02833-1015	17-May-18	\$490,000	Condo	432
174 Kosciuszko St #2B	3-01785-1004	10-May-18	\$445,000	Condo	529
244 Franklin Ave #5A	3-01926-1109	23-May-18	\$415,000	Condo	644
564 Wythe Ave #8A	3-02165-1131	3-May-18	\$410,000	Condo	1,200
307 Cooper St #3B	3-03437-1206	22-May-18	\$375,000	Condo	
85 Union Ave #2	3-02245-1002	17-May-18	\$350,000	Condo	2,032
227 S Third St #8	3-02420-0035	7-May-18	\$340,000	Coop	
583 Flushing Ave	3-02264-1104	2-May-18	\$227,000	Condo	1,193
253 A Schaefer St	3-03424-0046	30-May-18	\$211,000	House	1,125
260 N Ninth St #R1	3-02314-1030	15-May-18	\$71,600	Condo	
460 Manhattan Ave #P7	3-02719-1031	24-May-18	\$52,250	Condo	160



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

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

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

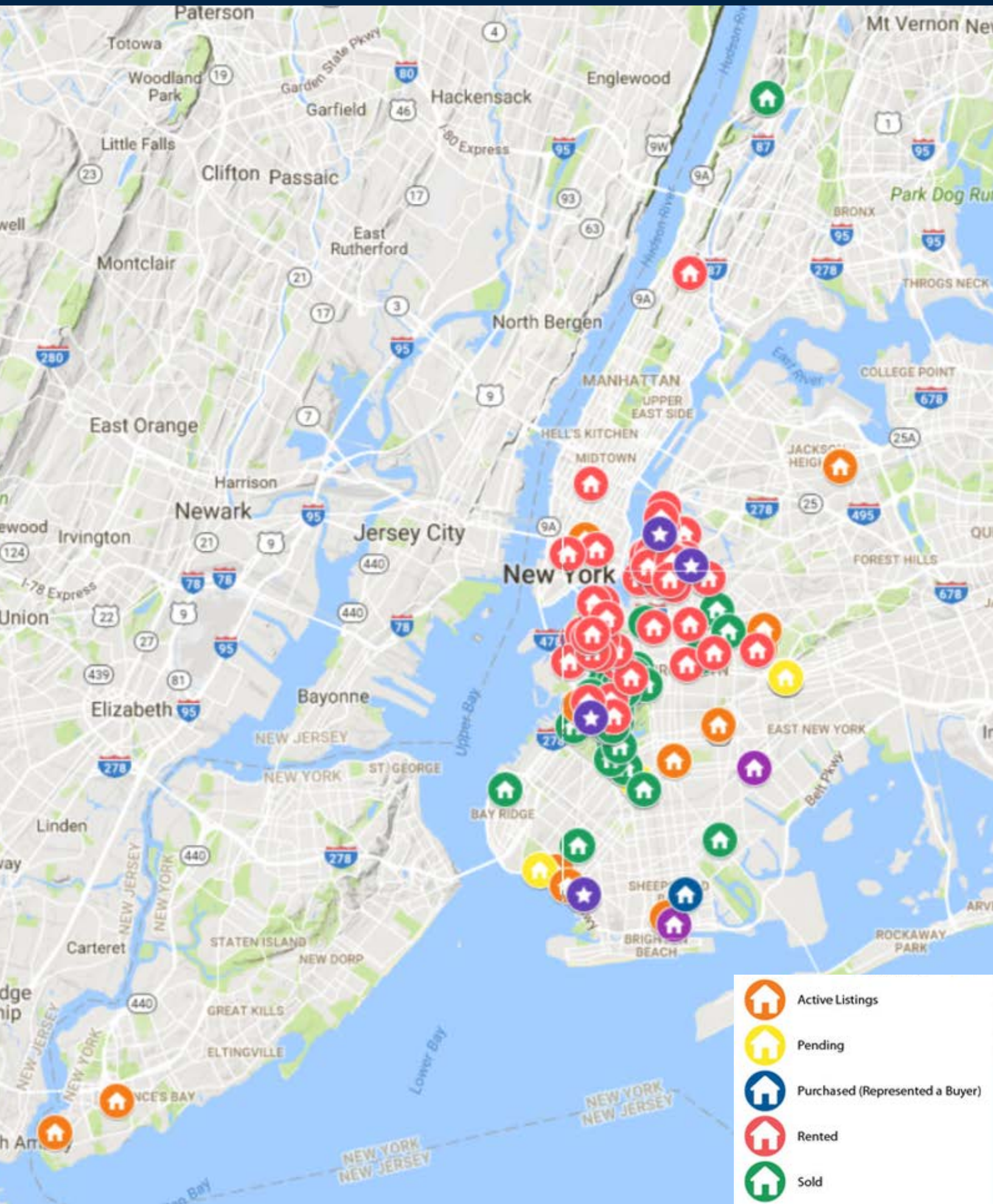
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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



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 | 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 |
| Door Experts | Hvac Professionals | Property Managers | Zoning & Land Use Experts |
| Electricians | | Renewable Energy Specialists | |

www.BrooklynMade.Blog/vendors





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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts 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