

NORTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Northwestern Brooklyn, Brooklyn

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Northwestern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$925K

-15% YoY

NO. OF TRANSACTIONS

195

23% YoY

MEDIAN PRICE/SQ.FT.

\$1,122

5% YoY

BROOKLYN
MEDIAN SALE PRICE

\$680K

9% YoY

NEIGHBORHOOD BOUNDARIES

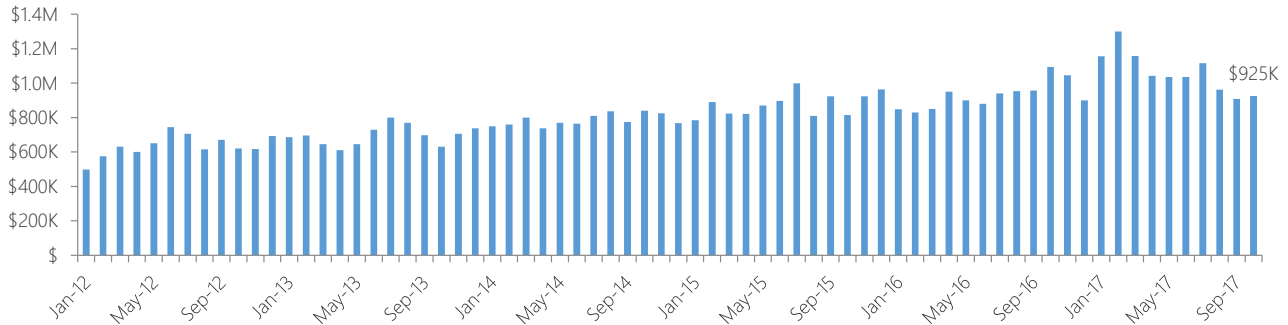


The RATNER Team Market Report

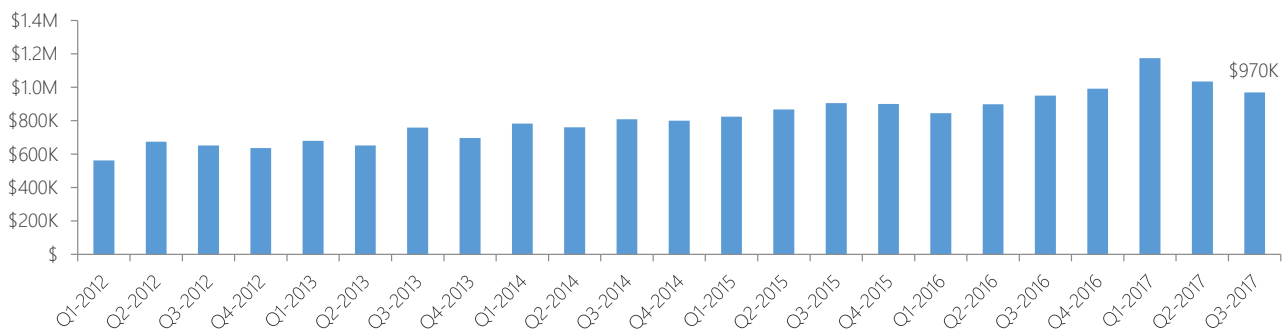
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RESIDENTIAL STATS

Median Sale Price by Month

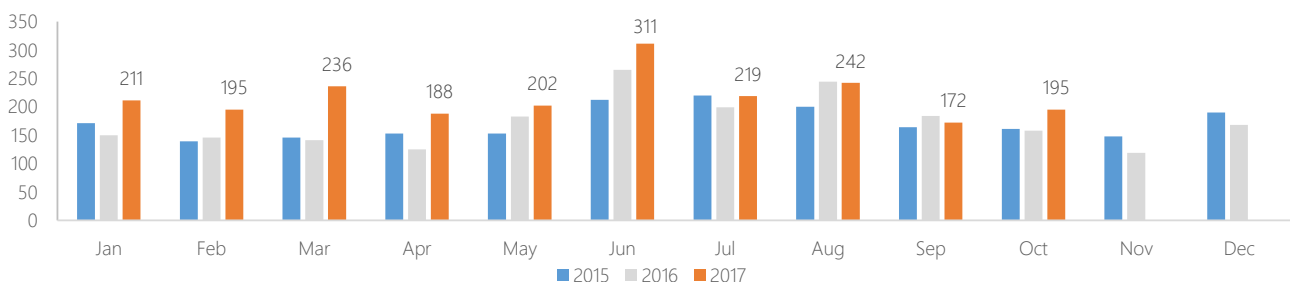


Median Sale Price by Quarter



Number of Transactions

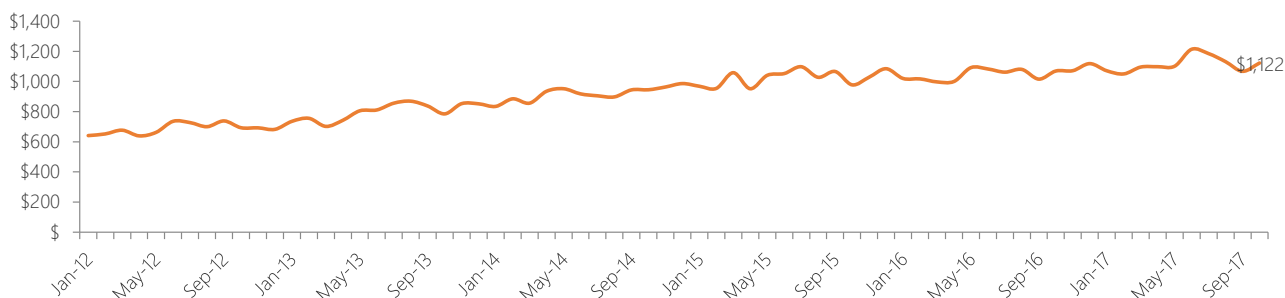
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	132	139	162	176	223	303	240	252	196	173	196	216
2013	207	165	171	202	210	243	277	278	242	202	143	175
2014	163	120	144	152	187	192	219	190	172	177	129	176
2015	171	139	146	153	153	212	220	200	164	161	148	190
2016	150	146	141	125	183	265	199	244	184	158	119	168
2017	211	195	236	188	202	311	219	242	172	195		



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Median Sale Price per Square Foot

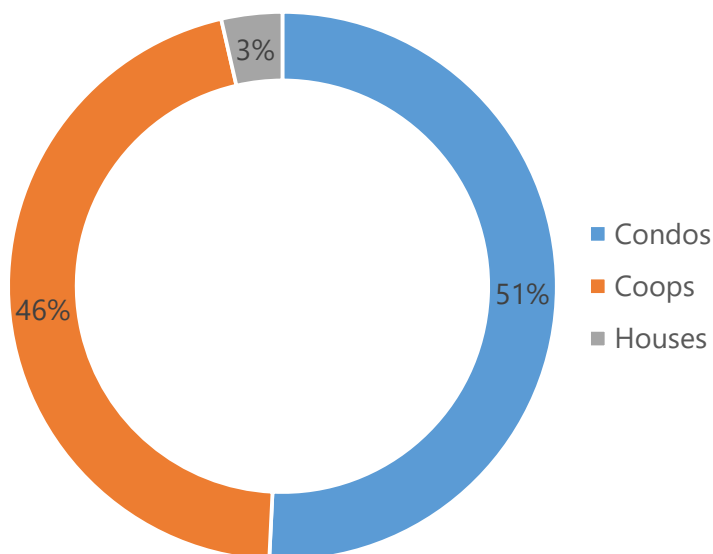


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,082,500	-19%	\$1,148	3%	99
Coops	\$687,000	6%	\$960	0%	89
Houses	\$2,414,218	-3%	\$1,437	30%	7

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
377 Pacific St	3-00183-0044	2-Oct-17	\$4,850,000	House	2,529
35 Prospect Park W #7D	3-01073-0041	25-Oct-17	\$3,500,000	Coop	
292 16 St	3-01056-0024	27-Oct-17	\$3,131,119	House	3,193
100 Jay St #30E	3-00053-1256	13-Oct-17	\$2,935,000	Condo	1,908
550 Vanderbilt Ave #1219	3-01129-1229	12-Oct-17	\$2,902,013	Condo	
75 Henry St #TH67	3-00217-0001	12-Oct-17	\$2,800,000	Coop	
30 Main St #6B	3-00036-1036	30-Oct-17	\$2,800,000	Condo	1,887
127 Park Pl #2	3-00939-0055	4-Oct-17	\$2,625,000	Coop	
500 Waverly Ave #PH2	3-02011-1147	13-Oct-17	\$2,618,679	Condo	
251 1 St #7A	3-00964-1432	10-Oct-17	\$2,600,000	Condo	
251 1 St #PH 8D	3-00964-1439	4-Oct-17	\$2,561,949	Condo	
117 A King St	3-00556-0114	24-Oct-17	\$2,423,435	House	
280 Sackett St #1	3-00339-1001	5-Oct-17	\$2,415,000	Condo	2,079
274 Hoyt St	3-00422-0041	31-Oct-17	\$2,405,000	House	1,710
82 Sullivan St	3-00556-0149	25-Oct-17	\$2,311,428	House	
58 Strong Pl #1A	3-00323-1301	16-Oct-17	\$2,200,000	Condo	1,960
550 Vanderbilt Ave #1209	3-01129-1223	12-Oct-17	\$2,165,800	Condo	
114 4 Pl #4	3-00470-1304	6-Oct-17	\$2,110,000	Condo	1,408
75 Henry St #18K	3-00217-0001	17-Oct-17	\$2,025,000	Coop	
31 Washington St #5	3-00028-1006	2-Oct-17	\$1,950,000	Condo	1,390
1 Grand Army Plz #8C	3-01172-1163	23-Oct-17	\$1,900,000	Condo	1,270
22-26 Monroe Pl #11A	3-00238-0026	31-Oct-17	\$1,900,000	Coop	
205 Water St #3K	3-00031-1222	25-Oct-17	\$1,895,000	Condo	1,357
262 Bond St #2	3-00416-1102	27-Oct-17	\$1,840,000	Condo	2,008
1 Grand Army Plz #5M	3-01172-1143	10-Oct-17	\$1,605,000	Condo	1,263
483 Washington Ave #7A	3-01979-1116	2-Oct-17	\$1,600,000	Condo	1,348
51 Woodhull St #5B	3-00358-1210	16-Oct-17	\$1,595,000	Condo	1,333
33 St Marks Pl #3	3-00389-1103	10-Oct-17	\$1,555,000	Condo	1,079
5 Warren Pl	3-00305-0058	6-Oct-17	\$1,550,000	House	1,056
265 State St #1105	3-00170-1065	10-Oct-17	\$1,510,000	Condo	
515 5 Ave #4A	3-01035-1108	16-Oct-17	\$1,500,000	Condo	1,092
324 St Marks Ave #1E	3-01153-1009	19-Oct-17	\$1,500,000	Condo	1,106
550 Vanderbilt Ave #1303	3-01129-1233	16-Oct-17	\$1,500,000	Condo	
550 Vanderbilt Ave #1103	3-01129-1209	20-Oct-17	\$1,495,000	Condo	
251 1 St #5F	3-00964-1426	4-Oct-17	\$1,427,987	Condo	
75 Livingston St #21C	3-00265-0001	24-Oct-17	\$1,406,500	Coop	
500 4 Ave #9E	3-01027-1119	12-Oct-17	\$1,400,000	Condo	940
98 2 Pl #4	3-00366-0025	30-Oct-17	\$1,320,000	Coop	
251 1 St #4E	3-00964-1419	4-Oct-17	\$1,300,178	Condo	
270 Greene Ave #3B	3-01966-1405	6-Oct-17	\$1,282,050	Condo	1,312
162-166 16 St #2B	3-01052-1036	4-Oct-17	\$1,275,000	Condo	1,150
292 Garfield Pl #2	3-01075-0018	6-Oct-17	\$1,273,500	Coop	
174 Vanderbilt Ave #308	3-02075-1072	2-Oct-17	\$1,265,000	Condo	1,117
98 2 Pl #5	3-00366-0025	2-Oct-17	\$1,255,000	Coop	
117 Sterling Pl #1	3-00942-0058	11-Oct-17	\$1,250,000	Coop	
144 Park Pl #6	3-00942-0038	5-Oct-17	\$1,235,000	Coop	850
545 Washington Ave #310	3-02013-1325	17-Oct-17	\$1,210,000	Condo	1,131
175 Hicks St #6D	3-00236-0078	19-Oct-17	\$1,160,000	Coop	910
388 Bridge St	3-00152-1116	25-Oct-17	\$1,150,000	Condo	696
545 Washington Ave #204	3-02013-1310	19-Oct-17	\$1,150,000	Condo	1,014



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Address	BBL	Sale date	Sale price	Property type	Sqft
100 Jay St #32B	3-00053-1263	11-Oct-17	\$1,150,000	Condo	791
19 Prospect Park W #5	3-01072-0035	10-Oct-17	\$1,140,000	Coop	
360 Furman St #411	3-00245-1077	12-Oct-17	\$1,135,000	Condo	1,103
130 Amity St #5	3-00296-0015	12-Oct-17	\$1,135,000	Coop	
556 State St #3CN	3-00180-1157	27-Oct-17	\$1,125,000	Condo	975
160 Henry St #1A	3-00236-0001	17-Oct-17	\$1,100,000	Coop	
11 Sterling Pl #2F	3-00941-1013	27-Oct-17	\$1,100,000	Condo	957
181 Clermont Ave #201	3-02075-1051	19-Oct-17	\$1,090,000	Condo	1,105
70 Washington St #8Q	3-00045-1149	16-Oct-17	\$1,075,000	Condo	700
505 Court St #3B	3-00476-1027	6-Oct-17	\$1,072,500	Condo	1,133
153-159 Henry St #3FG	3-00237-0017	2-Oct-17	\$1,070,000	Coop	
679 Vanderbilt Ave #4L	3-01165-0008	10-Oct-17	\$1,051,800	Coop	
343 4 Ave #2G	3-00981-1010	10-Oct-17	\$1,050,000	Condo	878
487 3 St #1	3-00976-0050	12-Oct-17	\$1,050,000	Coop	950
550 Vanderbilt Ave #804	3-01129-1171	2-Oct-17	\$1,043,706	Condo	
550 Vanderbilt Ave #724	3-01129-1164	30-Oct-17	\$1,027,000	Condo	
365-101 Bridge St #12L	3-02058-1179	25-Oct-17	\$1,005,000	Condo	1,059
100 Jay St #21B	3-00053-1172	30-Oct-17	\$999,000	Condo	791
445 12 St #3E	3-01096-0050	25-Oct-17	\$997,500	Coop	
802 Dean St #302	3-01140-1205	3-Oct-17	\$995,000	Condo	856
550 Vanderbilt Ave #606	3-01129-1121	30-Oct-17	\$989,950	Condo	
70 Washington St #9E	3-00045-1159	3-Oct-17	\$984,000	Condo	802
550 Vanderbilt Ave #1618	3-01129-1276	27-Oct-17	\$982,080	Condo	
443 Clinton Ave #2N	3-01961-1005	11-Oct-17	\$980,190	Condo	889
91 Butler St #5	3-00403-1005	5-Oct-17	\$975,000	Condo	774
653 Hicks St #3G	3-00364-1018	13-Oct-17	\$973,000	Condo	866
550 Vanderbilt Ave #1420	3-01129-1254	30-Oct-17	\$972,000	Condo	
75 Livingston St #7D	3-00265-0001	11-Oct-17	\$960,000	Coop	1,000
226 15 St #4E	3-01048-1322	13-Oct-17	\$940,000	Condo	775
139 6 Ave #4	3-00945-0008	24-Oct-17	\$935,000	Coop	
133 8 Ave #4D	3-01073-0005	5-Oct-17	\$925,000	Coop	855
101 4 Ave #1L	3-00937-1009	18-Oct-17	\$920,000	Condo	1,147
113 Butler St #1	3-00403-1301	19-Oct-17	\$920,000	Condo	858
333 3 St #2R	3-00974-0056	16-Oct-17	\$920,000	Coop	1,000
100 Jay St #6M	3-00053-1035	23-Oct-17	\$900,000	Condo	789
150 Myrtle Ave #2405	3-02060-1175	16-Oct-17	\$900,000	Condo	738
125 Eastern Pkwy #5F	3-01179-0061	3-Oct-17	\$900,000	Coop	
325 Clinton Ave #15F	3-01930-0001	17-Oct-17	\$899,000	Coop	
415 St Johns Pl #2C	3-01173-0063	11-Oct-17	\$896,060	Coop	
246 5 Ave #2R	3-00958-0049	16-Oct-17	\$885,000	Coop	
28-30 Monroe Pl #5E	3-00238-0024	19-Oct-17	\$880,880	Coop	
153 Garfield Pl #3L	3-00963-1205	17-Oct-17	\$875,000	Condo	862
862 President St #4	3-01067-0029	3-Oct-17	\$860,000	Coop	
550 Vanderbilt Ave #702	3-01129-1144	25-Oct-17	\$860,000	Condo	
550 Vanderbilt Ave #605	3-01129-1120	18-Oct-17	\$855,000	Condo	
60 S Oxford St #1B	3-02100-0068	11-Oct-17	\$852,000	Coop	
135 Amity St #4A	3-00291-0043	16-Oct-17	\$835,000	Coop	
145-153 Hicks St #A58	3-00236-0088	10-Oct-17	\$835,000	Coop	800
378 7 St #4R	3-00999-0032	17-Oct-17	\$799,000	Coop	
44 Pineapple St #5F	3-00231-0019	13-Oct-17	\$799,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
345 Clinton Ave #6C	3-01944-0004	11-Oct-17	\$790,000	Coop	
951 President St #3R	3-01066-0044	10-Oct-17	\$788,000	Coop	
916 Union St #5A	3-01066-0030	27-Oct-17	\$780,000	Coop	775
437 13 St #2R	3-01098-1104	2-Oct-17	\$760,000	Condo	681
45-55 Pineapple St #1D	3-00226-0001	31-Oct-17	\$750,000	Coop	
397 Flatbush Ave #2R	3-01169-1052	25-Oct-17	\$737,500	Condo	572
202 8 Ave #5	3-01076-0040	16-Oct-17	\$731,000	Coop	
62 Hicks St #1	3-00215-0015	26-Oct-17	\$725,000	Coop	
306 Gold St #6E	3-00133-1041	16-Oct-17	\$695,000	Condo	606
382-384 Prospect Pl #9	3-01160-0032	30-Oct-17	\$687,000	Coop	
306 Gold St #8E	3-00133-1065	16-Oct-17	\$685,000	Condo	606
145 Sackett St #4C	3-00330-1310	4-Oct-17	\$685,000	Condo	762
53 Boerum Pl #7D	3-00169-1056	11-Oct-17	\$680,000	Condo	597
185 York St #3B	3-00055-1309	11-Oct-17	\$675,000	Condo	642
233 Park Pl #39	3-01158-0056	19-Oct-17	\$665,000	Coop	
345 Clinton Ave #2E	3-01944-0004	23-Oct-17	\$650,000	Coop	775
185 Clinton Ave #14B	3-01902-0001	30-Oct-17	\$645,000	Coop	755
360 Clinton Ave #5J	3-01943-0006	3-Oct-17	\$640,000	Coop	
185 Clinton Ave #5E	3-01902-0001	6-Oct-17	\$640,000	Coop	800
277-279 Washington Ave #5I	3-01918-0013	3-Oct-17	\$640,000	Coop	
130 Clinton St #7G	3-00264-0017	3-Oct-17	\$635,000	Coop	
786 Washington Ave #4	3-01173-0048	2-Oct-17	\$625,000	Coop	
322-324 6 St #5	3-00993-0031	12-Oct-17	\$625,000	Coop	
500 4 Ave #5H	3-01027-1058	13-Oct-17	\$620,000	Condo	539
500 4 Ave #7O	3-01027-1097	3-Oct-17	\$620,000	Condo	636
372 Dekalb Ave #2C	3-01933-0070	23-Oct-17	\$611,500	Coop	776
185 Clinton Ave #7D	3-01902-0001	2-Oct-17	\$610,000	Coop	775
77-95 Livingston St #14F	3-00266-0012	4-Oct-17	\$605,000	Coop	625
550 Vanderbilt Ave #416	3-01129-1071	27-Oct-17	\$600,768	Condo	
10 Plaza St E #5G	3-01169-0001	30-Oct-17	\$600,000	Coop	
19 Fiske Pl #C2	3-01071-0002	26-Oct-17	\$600,000	Coop	525
550 Vanderbilt Ave #612	3-01129-1127	26-Oct-17	\$595,000	Condo	
550 Vanderbilt Ave #431	3-01129-1086	27-Oct-17	\$585,494	Condo	
36 Carroll St #472	3-00352-1006	25-Oct-17	\$580,000	Condo	664
134 Baltic St #6A	3-00310-1259	4-Oct-17	\$575,000	Condo	667
338 Prospect Pl #5H	3-01160-1049	3-Oct-17	\$570,000	Condo	518
264 6 Ave #4A	3-00965-0038	30-Oct-17	\$555,000	Coop	700
135 Willow St #508	3-00235-0020	23-Oct-17	\$545,000	Coop	
40 Clinton St #7H	3-00238-0065	19-Oct-17	\$539,000	Coop	600
20 8 Ave #2B	3-01059-0045	6-Oct-17	\$531,000	Coop	540
77 Eastern Pkwy #3E	3-01179-0017	27-Oct-17	\$499,000	Coop	
101 Lafayette Ave #5E	3-02100-0072	20-Oct-17	\$490,000	Coop	520
675 Vanderbilt Ave #D	3-01165-0011	31-Oct-17	\$490,000	Coop	
151 Joralemon St #4	3-00254-0004	30-Oct-17	\$479,000	Coop	
400-410 Lincoln Pl #2C	3-01179-0103	20-Oct-17	\$460,000	Coop	
441 Court St #3R	3-00467-0003	26-Oct-17	\$450,000	Coop	500
507-509 President St #4L	3-00440-0043	20-Oct-17	\$449,500	Coop	
400-410 Lincoln Pl #2B	3-01179-0103	10-Oct-17	\$433,000	Coop	
66 Montague St #1R	3-00247-0027	5-Oct-17	\$430,000	Coop	410
209 Lincoln Pl #9F	3-01059-0061	26-Oct-17	\$420,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
305 Prospect Pl #1C	3-01152-0062	10-Oct-17	\$410,819	Coop	
70 Clark St #5F	3-00236-0112	2-Oct-17	\$410,000	Coop	455
9 S Oxford St #7	3-02101-0031	17-Oct-17	\$405,000	Coop	400
153-159 Henry St #1C	3-00237-0017	30-Oct-17	\$400,000	Coop	
199 Garfield Pl #2M	3-00963-0067	19-Oct-17	\$395,000	Coop	
144 St Marks Ave #2A	3-01150-0042	13-Oct-17	\$379,000	Coop	305
177 Amity St #8	3-00292-0049	31-Oct-17	\$375,000	Coop	400
200-220 Congress St #6B	3-00302-0009	31-Oct-17	\$350,000	Coop	
153-159 Henry St #2F	3-00237-0017	24-Oct-17	\$321,000	Coop	
305 Prospect Pl #1A	3-01152-0062	23-Oct-17	\$315,350	Coop	
185 Hall St #1003	3-01905-0001	13-Oct-17	\$300,000	Coop	
195 Willoughby Ave #617	3-01905-0080	30-Oct-17	\$240,000	Coop	
190 8 St #3C	3-01003-1010	26-Oct-17	\$191,000	Condo	726
500 Waverly Ave #3J	3-02011-1119	17-Oct-17	\$169,701	Condo	
500 Waverly Ave #2F	3-02011-1108	11-Oct-17	\$165,276	Condo	
500 Waverly Ave #4B	3-02011-1121	19-Oct-17	\$163,567	Condo	



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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



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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"



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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.



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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"



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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.

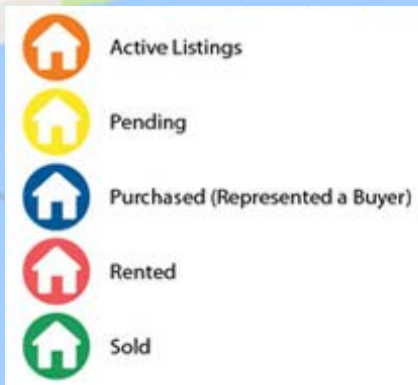
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

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

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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.

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