

# NORTHWESTERN BROOKLYN

A monthly analysis of residential sales  
in Northwestern Brooklyn, Brooklyn

August 2017



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, August 2017

## Northwestern Brooklyn, Brooklyn

### SUMMARY

MEDIAN SALE PRICE

**\$971K**

2% YoY

NO. OF TRANSACTIONS

**258**

6% YoY

MEDIAN PRICE/SQ.FT.

**\$1,110**

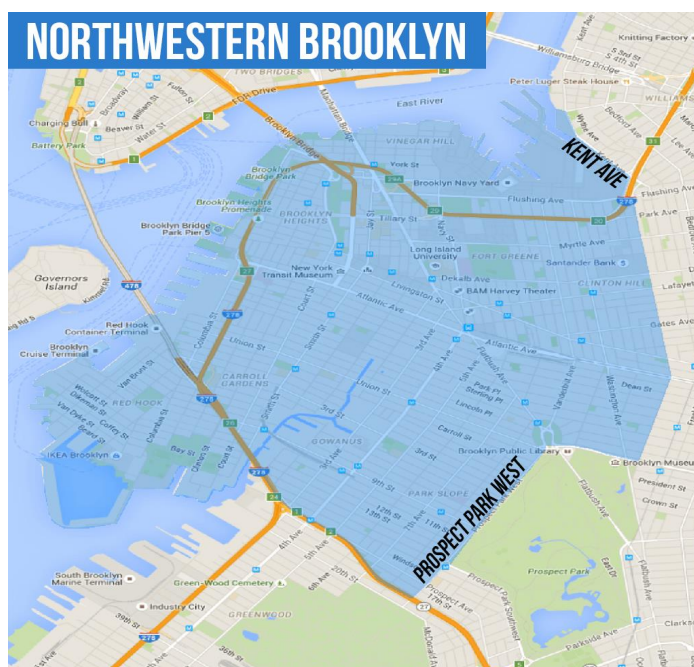
3% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$720K**

13% YoY

### NEIGHBORHOOD BOUNDARIES

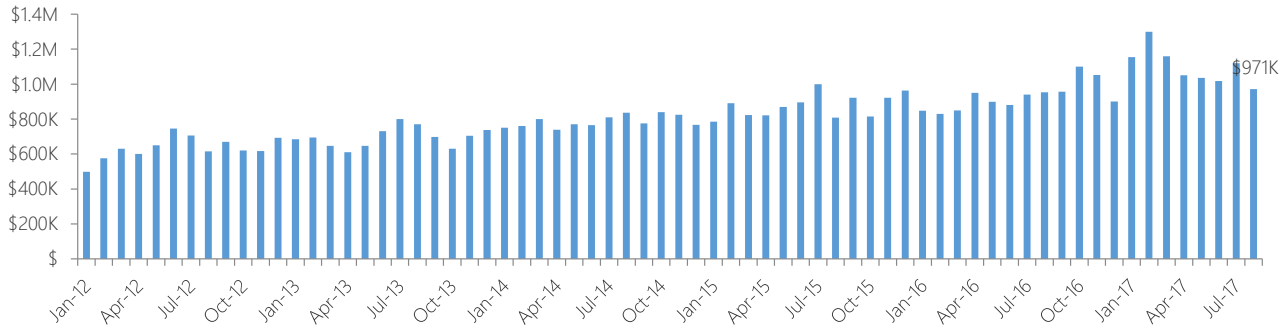


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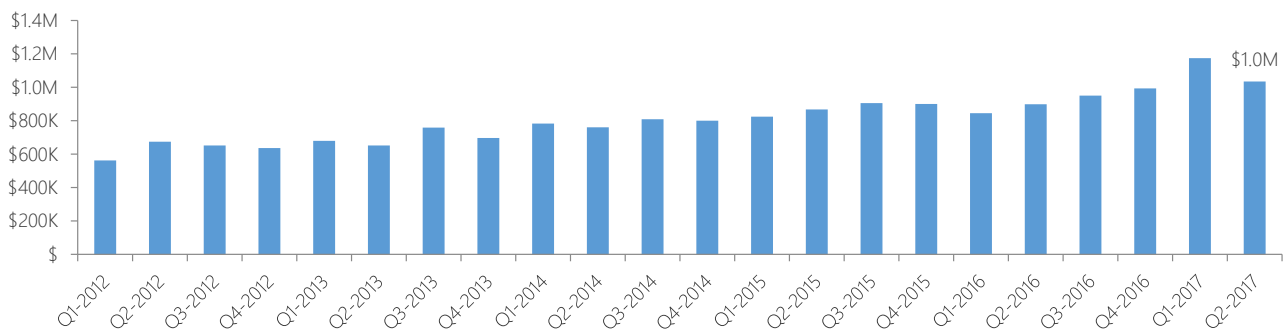
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## RESIDENTIAL STATS

### Median Sale Price by Month

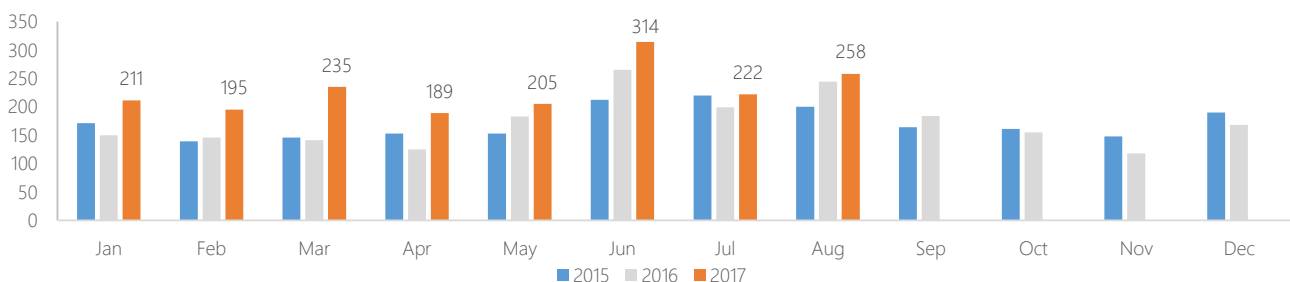


### Median Sale Price by Quarter



### 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	155	118	168
2017	211	195	235	189	205	314	222	258				

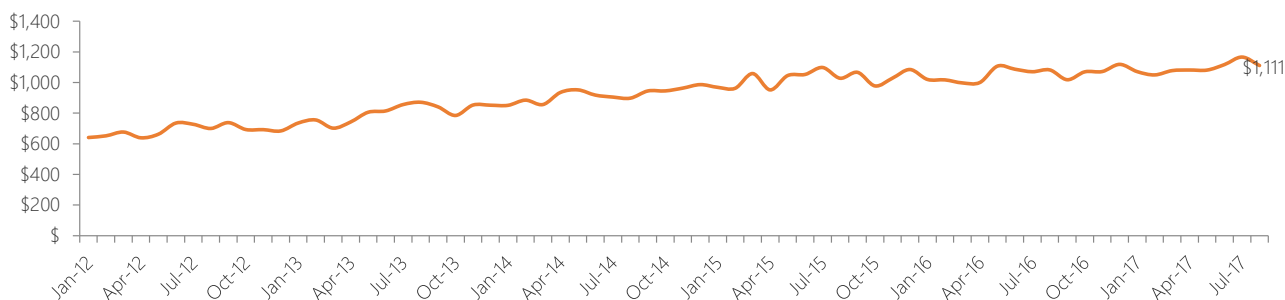


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## Median Sale Price per Square Foot

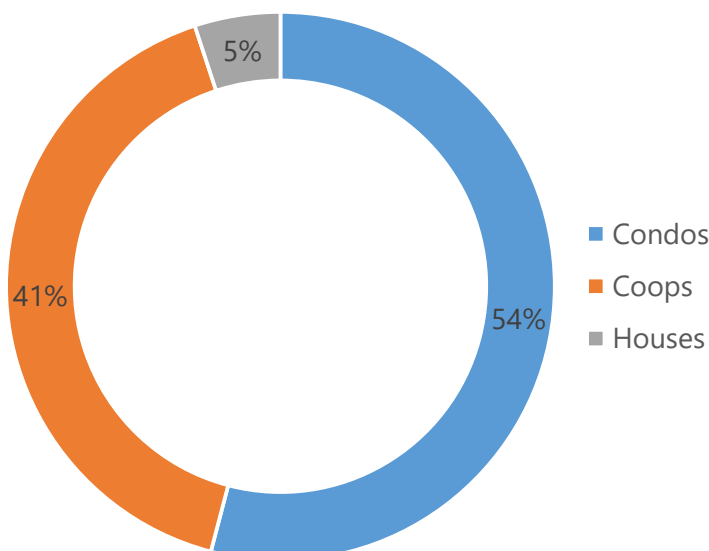


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,008,500	-13%	\$1,143	-1%	139
Coops	\$766,000	8%	\$1,017	5%	105
Houses	\$2,737,500	14%	\$1,014	1%	13

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
31 Garden Pl	3-00262-0016	8-Aug-17	\$8,350,000	House	4,750
51 Jay St #PHB	3-00031-1470	1-Aug-17	\$6,083,006	Condo	
51 Jay St #PHE	3-00031-1473	7-Aug-17	\$5,908,905	Condo	
360 Furman St #1015	3-00245-1350	8-Aug-17	\$5,660,000	Condo	3,946
272 Hicks St	3-00260-0035	2-Aug-17	\$5,499,000	House	2,295
200 Water St #5B	3-00041-1113	7-Aug-17	\$4,400,000	Condo	2,520
540 3 St	3-01080-0023	21-Aug-17	\$4,200,000	House	2,730
271 State St	3-00170-0057	11-Aug-17	\$3,995,000	House	4,296
72 Poplar St #TH	3-00211-1614	1-Aug-17	\$3,500,000	Condo	4,445
251 1 St #PH 8A	3-00964-1436	23-Aug-17	\$3,232,944	Condo	
1 Grand Army Plz #7D	3-01172-1156	3-Aug-17	\$3,217,500	Condo	2,470
200 Water St #PHB	3-00041-1115	31-Aug-17	\$3,207,488	Condo	1,871
3 A 2 Pl	3-00360-0054	2-Aug-17	\$3,200,000	House	2,880
90 Furman St #N202	3-00199-1010	21-Aug-17	\$3,057,397	Condo	
15 Clark St #6A	3-00229-0001	17-Aug-17	\$2,995,000	Coop	
291 Union St #4B	3-00339-1217	17-Aug-17	\$2,980,000	Condo	1,922
495 9 St #2	3-01090-1203	8-Aug-17	\$2,821,500	Condo	
419 1 St	3-00966-0066	30-Aug-17	\$2,750,000	House	3,200
125 King St	3-00556-0015	17-Aug-17	\$2,725,000	House	
121 King St	3-00556-0112	22-Aug-17	\$2,698,363	House	
58 Strong Pl #4A	3-00323-1320	14-Aug-17	\$2,625,000	Condo	1,525
119 King St	3-00556-0113	28-Aug-17	\$2,560,899	House	
343 6 Ave #1A	3-00983-1501	3-Aug-17	\$2,540,534	Condo	
937 Union St #10	3-01064-1017	31-Aug-17	\$2,325,000	Condo	1,808
30 Main St #9C	3-00036-1061	15-Aug-17	\$2,250,000	Condo	1,689
117 1 Pl #2	3-00449-0049	1-Aug-17	\$2,220,000	Coop	2,000
550 Vanderbilt Ave #1109	3-01129-1211	24-Aug-17	\$2,168,100	Condo	
550 Vanderbilt Ave #909	3-01129-1190	15-Aug-17	\$2,163,150	Condo	
550 Vanderbilt Ave #1009	3-01129-1201	24-Aug-17	\$1,993,000	Condo	
1 Grand Army Plz #6D	3-01172-1147	31-Aug-17	\$1,985,000	Condo	1,477
205-209 Warren St #3E	3-00302-0058	24-Aug-17	\$1,975,000	Coop	1,300
233 Court St #1	3-00396-0005	29-Aug-17	\$1,950,000	Coop	1,700
401 Hicks St #B1	3-00300-1007	25-Aug-17	\$1,950,000	Condo	1,711
270 St Marks Ave #2	3-01152-1505	28-Aug-17	\$1,950,000	Condo	1,440
99 King St	3-00556-0026	15-Aug-17	\$1,920,000	House	1,992
550 Vanderbilt Ave #915	3-01129-1192	1-Aug-17	\$1,910,000	Condo	
251 1 St #6F	3-00964-1431	2-Aug-17	\$1,893,945	Condo	
97 King St	3-00556-0027	7-Aug-17	\$1,888,000	House	1,862
675 Sackett St #405	3-00949-1238	11-Aug-17	\$1,880,000	Condo	1,830
1 Grand Army Plz #9A	3-01172-1167	23-Aug-17	\$1,745,000	Condo	1,241
35 Pierrepont St #8A	3-00235-0004	9-Aug-17	\$1,725,000	Coop	1,150
70 Washington St #5A	3-00045-1067	16-Aug-17	\$1,700,000	Condo	1,342
277 Hicks St #4D	3-00261-0018	4-Aug-17	\$1,675,000	Coop	1,050
255 Columbia St #S2	3-00348-1204	4-Aug-17	\$1,650,000	Condo	1,253
100 Jay St #20C	3-00053-1164	29-Aug-17	\$1,590,000	Condo	1,183
56 Bergen St #1R	3-00384-1102	31-Aug-17	\$1,565,000	Condo	1,413
110 Livingston St #9E	3-00269-1150	8-Aug-17	\$1,560,000	Condo	1,227
174 Clermont Ave #1B	3-02074-1102	1-Aug-17	\$1,550,000	Condo	1,382
299 Henry St #B2	3-00263-0007	21-Aug-17	\$1,550,000	Coop	
343 4 Ave #8B	3-00981-1076	4-Aug-17	\$1,545,000	Condo	1,350



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Address	BBL	Sale date	Sale price	Property type	Sqft
1 Hanson Pl #16L	3-02111-1099	1-Aug-17	\$1,518,000	Condo	1,323
20 Pierrepont St #2C	3-00241-0028	14-Aug-17	\$1,500,000	Coop	
86 Butler St #1	3-00409-1001	18-Aug-17	\$1,500,000	Condo	2,024
25 Plaza St W #3F	3-01062-0011	4-Aug-17	\$1,500,000	Coop	1,600
69-75 Carroll St #3D	3-00348-1020	3-Aug-17	\$1,500,000	Condo	1,286
550 Vanderbilt Ave #1003	3-01129-1199	3-Aug-17	\$1,490,000	Condo	
30 Main St #3H	3-00036-1018	16-Aug-17	\$1,475,000	Condo	1,230
85 6 Ave #F	3-00936-1006	7-Aug-17	\$1,475,000	Condo	1,138
25 Bergen St #3C	3-00280-1108	28-Aug-17	\$1,465,000	Condo	1,055
376 15 St #1C	3-01104-1411	1-Aug-17	\$1,445,000	Condo	1,430
162-166 16 St #10A	3-01052-1075	10-Aug-17	\$1,425,000	Condo	1,168
360 Furman St #418	3-00245-1084	4-Aug-17	\$1,420,000	Condo	1,442
1 Hanson Pl #21F	3-02111-1140	31-Aug-17	\$1,400,000	Condo	1,122
401 Hicks St #B5	3-00300-1026	18-Aug-17	\$1,395,000	Condo	1,200
85 Adams St #11A	3-00052-1037	17-Aug-17	\$1,380,000	Condo	1,165
349 16 St #2	3-01104-1602	22-Aug-17	\$1,375,000	Condo	1,241
108 Pierrepont St #5	3-00243-0037	29-Aug-17	\$1,360,000	Coop	
150 Nelson St #2	3-00379-1002	25-Aug-17	\$1,352,000	Condo	1,158
420 12 St #C3	3-01098-0001	1-Aug-17	\$1,350,000	Coop	750
209 Lincoln Pl #4A	3-01059-0061	23-Aug-17	\$1,350,000	Coop	1,327
1 Hanson Pl #24B	3-02111-1158	31-Aug-17	\$1,350,000	Condo	1,010
501 6 Ave #1R	3-01030-0011	4-Aug-17	\$1,300,000	Coop	1,100
377 Sterling Pl #3	3-01166-1003	10-Aug-17	\$1,290,000	Condo	976
230 Ashland Pl #12C	3-02095-1139	17-Aug-17	\$1,288,000	Condo	1,200
712 8 Ave #2R	3-01088-0039	24-Aug-17	\$1,275,000	Coop	
24-26 S Oxford St #1B	3-02100-0050	1-Aug-17	\$1,260,000	Coop	1,353
135 Clinton Ave #1	3-01888-0013	16-Aug-17	\$1,256,700	Coop	1,170
90 8 Ave #2G	3-01065-0037	8-Aug-17	\$1,251,000	Coop	
225 Pacific St #4D	3-00278-1012	1-Aug-17	\$1,250,000	Condo	1,057
437 3 St #3R	3-00976-0068	1-Aug-17	\$1,200,000	Coop	
203 7 Ave #5B	3-01078-0001	3-Aug-17	\$1,200,000	Coop	
27 Prospect Park W #4B	3-01072-0040	30-Aug-17	\$1,200,000	Coop	
85 8 Ave #3R	3-01066-0004	28-Aug-17	\$1,175,000	Coop	1,000
747 Union St #3	3-00953-0079	2-Aug-17	\$1,167,259	Coop	
210 President St #3	3-00350-0021	29-Aug-17	\$1,155,000	Coop	
338 2 St #3D	3-00974-1016	21-Aug-17	\$1,151,000	Condo	865
60 Tiffany Pl #2G	3-00319-1116	14-Aug-17	\$1,130,000	Condo	865
512 Henry St #2	3-00337-0022	24-Aug-17	\$1,125,000	Coop	924
110 Clifton Pl #1C	3-01952-0033	24-Aug-17	\$1,100,000	Coop	1,186
543 Dean St #3	3-01128-1303	25-Aug-17	\$1,100,000	Condo	1,051
59 Montgomery Pl #5AB	3-01072-0043	8-Aug-17	\$1,100,000	Coop	
225 Park Pl #1D	3-01158-0061	15-Aug-17	\$1,060,000	Coop	1,200
138 Baltic St #3C	3-00310-1265	14-Aug-17	\$1,050,000	Condo	998
700 Pacific St #515	3-01128-1084	17-Aug-17	\$1,027,468	Condo	1,122
550 Vanderbilt Ave #515	3-01129-1099	25-Aug-17	\$1,019,475	Condo	
560 State St #3B	3-00180-1008	14-Aug-17	\$1,016,000	Condo	1,065
37 Bridge St #3G	3-00032-1020	30-Aug-17	\$1,014,999	Condo	1,101
264 Cumberland St #8	3-02101-1208	11-Aug-17	\$1,010,000	Condo	902
550 Vanderbilt Ave #615	3-01129-1128	18-Aug-17	\$1,007,000	Condo	
40 Prospect Park W #6G	3-01075-0035	1-Aug-17	\$999,900	Coop	900



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Address	BBL	Sale date	Sale price	Property type	Sqft
550 Vanderbilt Ave #1117	3-01129-1215	29-Aug-17	\$999,775	Condo	
77-95 Livingston St #11A	3-00266-0012	22-Aug-17	\$999,000	Coop	1,150
190 Garfield Pl #3C	3-00966-1014	15-Aug-17	\$999,000	Condo	976
70 Washington St #8E	3-00045-1137	10-Aug-17	\$999,000	Condo	802
360 Furman St #409	3-00245-1075	1-Aug-17	\$995,000	Condo	899
164 State St #3	3-00276-0027	14-Aug-17	\$995,000	Coop	
75 Henry St #20L	3-00217-0001	29-Aug-17	\$985,000	Coop	
550 Vanderbilt Ave #604	3-01129-1119	29-Aug-17	\$982,000	Condo	
147 Lafayette Ave #H	3-02102-0062	25-Aug-17	\$980,000	Coop	
550 Vanderbilt Ave #504	3-01129-1090	4-Aug-17	\$978,000	Condo	
106 14 St	3-01039-0031	2-Aug-17	\$975,000	House	1,200
550 Vanderbilt Ave #509	3-01129-1095	16-Aug-17	\$975,000	Condo	
189 Schermerhorn St #8E	3-00164-1187	14-Aug-17	\$975,000	Condo	871
550 Vanderbilt Ave #1518	3-01129-1264	29-Aug-17	\$967,270	Condo	
660 Bergen St #3C	3-01145-1115	23-Aug-17	\$965,000	Condo	830
550 Vanderbilt Ave #1318	3-01129-1240	31-Aug-17	\$957,330	Condo	
550 Vanderbilt Ave #309	3-01129-1037	8-Aug-17	\$955,000	Condo	
700 Pacific St #603	3-01128-1090	4-Aug-17	\$954,000	Condo	957
25 Plaza St W #4J	3-01062-0011	15-Aug-17	\$950,000	Coop	
529 Court St #202	3-00478-1005	2-Aug-17	\$950,000	Condo	932
77-95 Livingston St #19C	3-00266-0012	2-Aug-17	\$945,000	Coop	
911 Union St #3	3-01063-0048	16-Aug-17	\$943,000	Coop	
550 Vanderbilt Ave #315	3-01129-1041	18-Aug-17	\$940,875	Condo	
550 Vanderbilt Ave #817	3-01129-1181	22-Aug-17	\$936,790	Condo	
550 Vanderbilt Ave #1220	3-01129-1230	1-Aug-17	\$935,500	Condo	
446 15 St #4L	3-01105-0022	23-Aug-17	\$925,000	Coop	
181 Clermont Ave #505	3-02075-1095	11-Aug-17	\$925,000	Condo	811
380 15 St #2F	3-01104-1424	2-Aug-17	\$922,000	Condo	879
550 Vanderbilt Ave #404	3-01129-1061	21-Aug-17	\$918,000	Condo	
15 A Berkeley Pl #2A	3-00950-0069	1-Aug-17	\$905,000	Coop	900
345 Clinton Ave #12F	3-01944-0004	21-Aug-17	\$901,000	Coop	
95-97 Wyckoff St #2D	3-00385-0060	24-Aug-17	\$900,000	Coop	800
360 Clinton Ave #6K	3-01943-0006	23-Aug-17	\$900,000	Coop	
653 Hicks St #3F	3-00364-1017	29-Aug-17	\$899,000	Condo	877
150 Myrtle Ave #1105	3-02060-1089	9-Aug-17	\$895,000	Condo	738
550 Vanderbilt Ave #517	3-01129-1101	14-Aug-17	\$892,000	Condo	
550 Vanderbilt Ave #918	3-01129-1195	17-Aug-17	\$890,000	Condo	
550 Vanderbilt Ave #802	3-01129-1169	25-Aug-17	\$889,225	Condo	
306 Gold St #15E	3-00133-1119	31-Aug-17	\$885,000	Condo	800
189 Schermerhorn St #14D	3-00164-1236	28-Aug-17	\$881,020	Condo	684
531 Vanderbilt Ave #1B	3-02010-1102	28-Aug-17	\$880,000	Condo	940
550 Vanderbilt Ave #620	3-01129-1133	31-Aug-17	\$872,000	Condo	
363 7 St #1R	3-00994-0068	2-Aug-17	\$870,000	Coop	800
550 Vanderbilt Ave #818	3-01129-1182	18-Aug-17	\$870,000	Condo	
27 Quincy St #1A	3-01969-1201	9-Aug-17	\$865,000	Condo	906
221 5 Ave #5B	3-00956-0002	29-Aug-17	\$860,000	Coop	
550 Vanderbilt Ave #303	3-01129-1031	7-Aug-17	\$857,000	Condo	
110 Livingston St #10M	3-00269-1178	18-Aug-17	\$830,000	Condo	676
556 State St #4FS	3-00180-1195	31-Aug-17	\$825,000	Condo	723
500 Waverly Ave #4F	3-02011-1125	18-Aug-17	\$824,783	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
85-87 Smith St #9A	3-00176-1030	24-Aug-17	\$795,000	Condo	748
186 Prospect Park W #C1	3-01101-0046	9-Aug-17	\$789,000	Coop	
511 12 St #2R	3-01097-0055	18-Aug-17	\$785,000	Coop	600
111 Steuben St #5E	3-01894-1031	7-Aug-17	\$785,000	Condo	806
701 Union St #4B	3-00952-1508	10-Aug-17	\$784,053	Condo	
27 Prospect Park W #10B	3-01072-0040	21-Aug-17	\$780,000	Coop	
191 Willoughby St #4A	3-02061-0060	28-Aug-17	\$780,000	Coop	1,008
57 Front St #702	3-00036-1231	1-Aug-17	\$777,500	Condo	690
916 Union St #2B	3-01066-0030	9-Aug-17	\$772,000	Coop	750
110 Livingston St #4Q	3-00269-1052	24-Aug-17	\$765,000	Condo	656
184 Clinton Ave #4A	3-01901-0039	23-Aug-17	\$760,000	Coop	800
110 Livingston St #4T	3-00269-1055	22-Aug-17	\$756,000	Condo	836
50 8 Ave #2R	3-01061-0045	16-Aug-17	\$755,000	Coop	
105 St Marks Pl #4	3-00932-1604	4-Aug-17	\$750,000	Condo	560
25 Plaza St W #1M	3-01062-0011	24-Aug-17	\$750,000	Coop	750
424 13 St #4B	3-01100-0027	1-Aug-17	\$750,000	Coop	900
38 Livingston St #3	3-00268-0030	11-Aug-17	\$748,000	Coop	
195 Willoughby Ave #506	3-01905-0080	3-Aug-17	\$727,500	Coop	
77-95 Livingston St #17K	3-00266-0012	8-Aug-17	\$725,000	Coop	
185 Clinton Ave #10H	3-01902-0001	28-Aug-17	\$710,000	Coop	
75 Henry St #1G	3-00217-0001	9-Aug-17	\$700,000	Coop	
96 Rockwell Pl #2B	3-02106-1003	18-Aug-17	\$700,000	Condo	840
372 Dekalb Ave #2M	3-01933-0070	9-Aug-17	\$699,000	Coop	
202 Baltic St #5	3-00311-0025	2-Aug-17	\$690,000	Coop	660
430 Clinton Ave #1A	3-01960-1001	9-Aug-17	\$680,000	Condo	804
199 Garfield Pl #1J	3-00963-0067	16-Aug-17	\$679,000	Coop	
149 Lafayette Ave #1B	3-02102-0061	22-Aug-17	\$665,000	Coop	
91 Grand Ave #2G	3-01893-1014	3-Aug-17	\$650,000	Condo	753
345 Clinton Ave #3B	3-01944-0004	8-Aug-17	\$640,000	Coop	800
815 8 Ave #4R	3-01091-0003	3-Aug-17	\$630,000	Coop	618
125 Eastern Pkwy #5E	3-01179-0061	23-Aug-17	\$630,000	Coop	
199 8 Ave #D3	3-01077-0007	15-Aug-17	\$628,000	Coop	
323 2 St #3L	3-00969-1106	9-Aug-17	\$620,000	Condo	618
180 Sterling Pl #4	3-01058-1004	21-Aug-17	\$620,000	Condo	548
185 Clinton Ave #12D	3-01902-0001	9-Aug-17	\$605,000	Coop	775
550 Vanderbilt Ave #611	3-01129-1126	10-Aug-17	\$600,000	Condo	
550 Vanderbilt Ave #916	3-01129-1193	23-Aug-17	\$600,000	Condo	
24 Clinton St #2G	3-00238-0061	1-Aug-17	\$600,000	Coop	
126 Willow St #4	3-00234-0058	9-Aug-17	\$585,000	Coop	
264 6 Ave #3I	3-00965-0038	22-Aug-17	\$575,000	Coop	
118 8 Ave #5C	3-01067-0045	29-Aug-17	\$575,000	Coop	
77-95 Livingston St #18O	3-00266-0012	16-Aug-17	\$571,000	Coop	630
195 Prospect Park W #2B	3-01103-0048	17-Aug-17	\$560,000	Coop	
135 Garfield Pl #2F	3-00962-0047	3-Aug-17	\$551,000	Coop	
786 Washington Ave #3FL	3-01173-0048	3-Aug-17	\$545,000	Coop	
235 Berkeley Pl #8	3-01061-0047	9-Aug-17	\$530,000	Coop	
185 Hall St #1418	3-01905-0001	24-Aug-17	\$525,000	Coop	
343 4 Ave #4G	3-00981-1034	3-Aug-17	\$525,000	Condo	524
186 Prospect Park W #C2	3-01101-0046	4-Aug-17	\$525,000	Coop	
185 Hall St #411	3-01905-0001	14-Aug-17	\$518,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
40 Clinton St #6D	3-00238-0065	16-Aug-17	\$485,000	Coop	
206 Lincoln Pl #10	3-01061-0024	30-Aug-17	\$475,000	Coop	450
96 Schermerhorn St #8G	3-00271-0047	10-Aug-17	\$475,000	Coop	
425 Prospect Pl #3J	3-01155-0088	16-Aug-17	\$470,000	Coop	650
251 Pacific St #8	3-00181-0039	30-Aug-17	\$455,000	Coop	
77-95 Livingston St #5A	3-00266-0012	28-Aug-17	\$445,000	Coop	468
220 Berkeley Pl #2A	3-01063-0026	23-Aug-17	\$430,000	Coop	525
140 8 Ave #1N	3-01071-0004	21-Aug-17	\$425,000	Coop	
185 Hall St #714	3-01905-0001	4-Aug-17	\$425,000	Coop	
527 8 St #4A	3-01089-0063	2-Aug-17	\$405,000	Coop	
130 Hicks St #3E	3-00235-0044	31-Aug-17	\$400,000	Coop	
185 Hall St #517	3-01905-0001	8-Aug-17	\$399,000	Coop	
199 Garfield Pl #3G	3-00963-0067	24-Aug-17	\$382,000	Coop	
11 Pl #6	3-00355-0050	23-Aug-17	\$356,250	Coop	
11 Pl #5	3-00355-0050	23-Aug-17	\$356,250	Coop	
915 President St #1M	3-01066-0063	28-Aug-17	\$315,000	Coop	425
195 Willoughby Ave #602	3-01905-0080	7-Aug-17	\$300,000	Coop	400
760 Bergen St #2R	3-01147-1404	4-Aug-17	\$250,000	Condo	
760 Bergen St #1R	3-01147-1402	4-Aug-17	\$250,000	Condo	
760 Bergen St #1L	3-01147-1401	4-Aug-17	\$250,000	Condo	
760 Bergen St #3L	3-01147-1405	4-Aug-17	\$250,000	Condo	
760 Bergen St #2L	3-01147-1403	4-Aug-17	\$250,000	Condo	
760 Bergen St #4R	3-01147-1408	4-Aug-17	\$250,000	Condo	
760 Bergen St #3R	3-01147-1406	4-Aug-17	\$250,000	Condo	
760 Bergen St #4L	3-01147-1407	4-Aug-17	\$250,000	Condo	
500 Waverly Ave #6H	3-02011-1144	23-Aug-17	\$196,514	Condo	
500 Waverly Ave #5H	3-02011-1136	23-Aug-17	\$179,042	Condo	
500 Waverly Ave #2E	3-02011-1107	28-Aug-17	\$170,293	Condo	



## The RATNER Team Market Report

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



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## 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"



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**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.



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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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## 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.



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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:

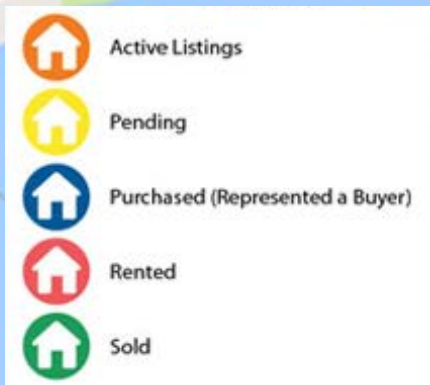
"Rookie of the Year Award Winner 2016"



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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](http://www.RatnerTeamVendors.com)



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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.

[www.TheBrooklynMadeShow.com](http://www.TheBrooklynMadeShow.com)



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