

NORTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Northwestern 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

Northwestern Brooklyn, Brooklyn

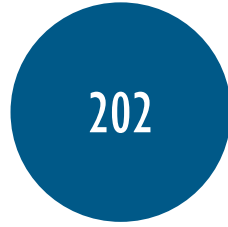
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



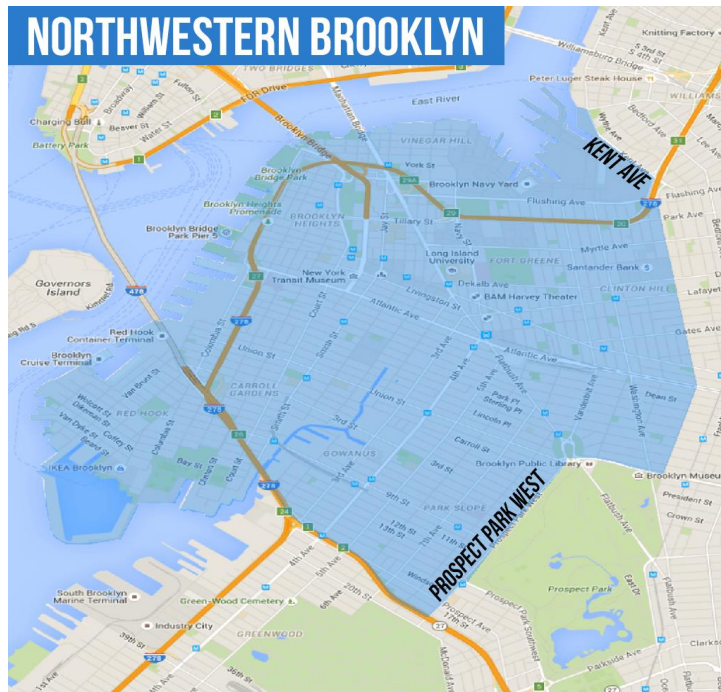
3% YoY

BROOKLYN MEDIAN SALE PRICE



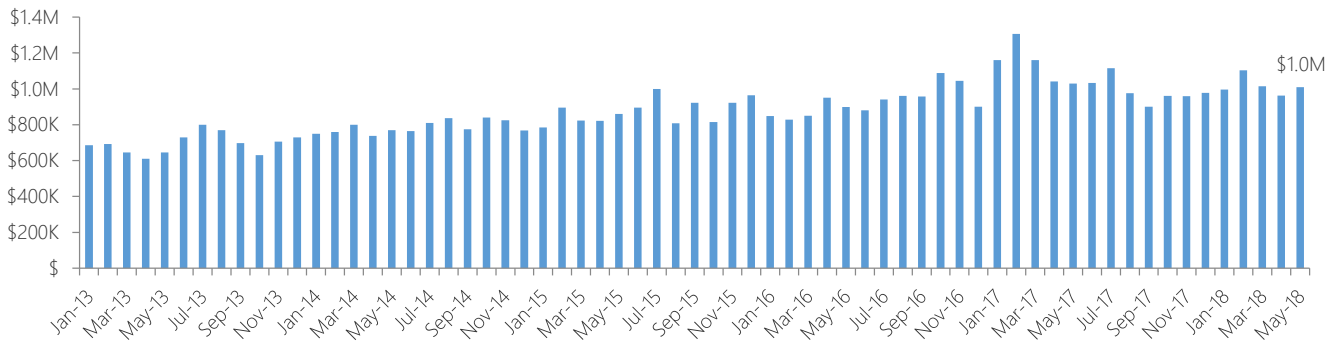
3% YoY

NEIGHBORHOOD BOUNDARIES

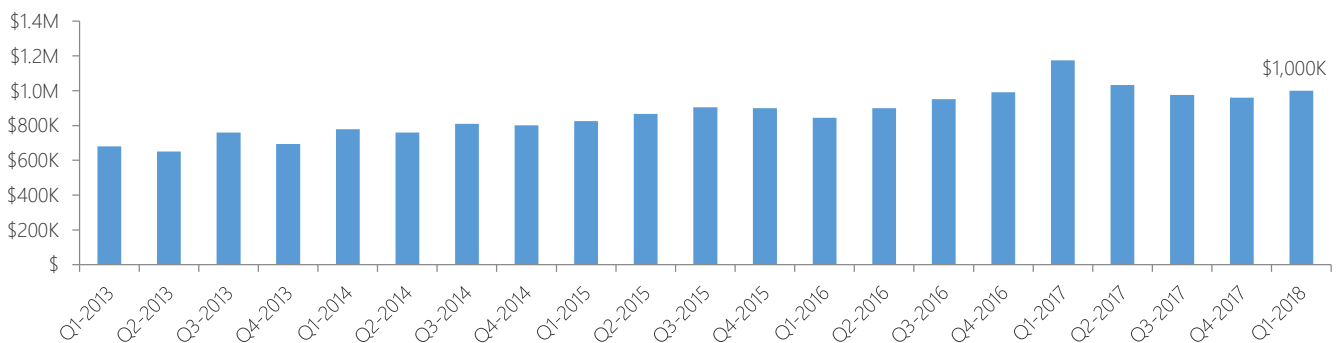


RESIDENTIAL STATS

Median Sale Price by Month

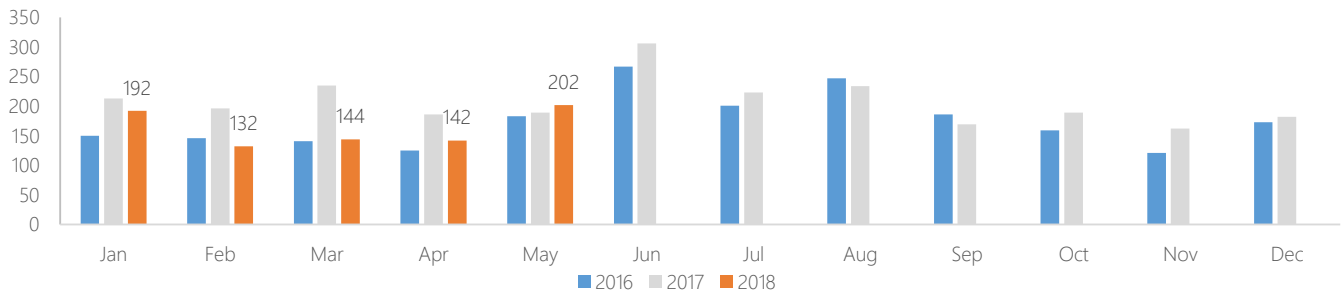


Median Sale Price by Quarter

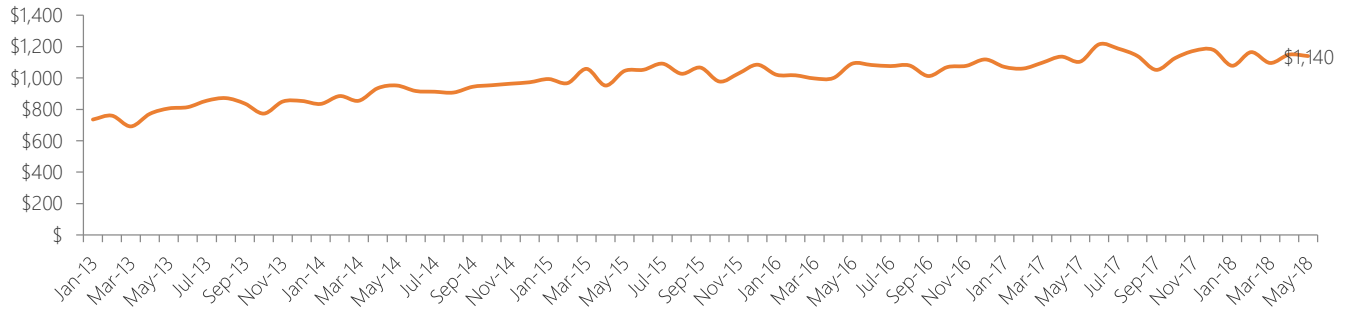


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	207	163	171	203	210	244	277	280	242	202	143	177
2014	162	120	144	152	187	191	219	190	172	177	129	176
2015	171	138	146	153	152	212	220	200	164	161	148	190
2016	150	146	141	125	183	267	201	247	186	159	121	173
2017	213	196	235	186	189	306	223	234	169	189	162	182
2018	192	132	144	142	202							



Median Sale Price per Square Foot

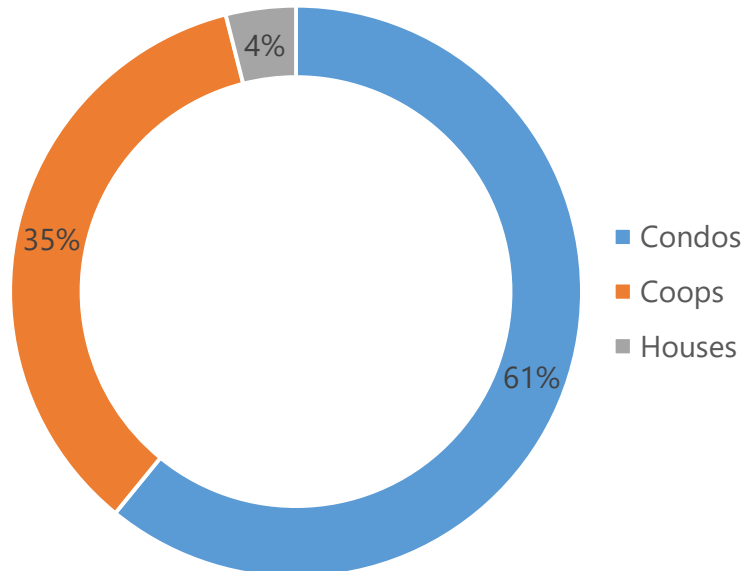


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,163,300	6%	\$1,157	-2%	123
Coops	\$821,600	9%	\$1,074	26%	71
Houses	\$3,644,000	64%	\$1,370	32%	8

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 Columbia Hts	3-00208-0208	17-May-18	\$15,500,000	House	7,075
6 Grace Court Aly	3-00253-0027	15-May-18	\$8,325,000	House	2,840
90 Furman St #N210	3-00199-1014	1-May-18	\$4,636,449	Condo	
9 College Pl #1H	3-00236-1208	18-May-18	\$4,625,000	Condo	3,084
640 Second St	3-01079-0032	21-May-18	\$4,158,500	House	3,860
51 Jay St #PHC	3-00031-1471	2-May-18	\$4,003,000	Condo	
325 Henry St #2B	3-00285-1103	2-May-18	\$3,950,725	Condo	2,166
138 Columbia Hts #2	3-00208-0209	9-May-18	\$3,875,000	Coop	
102 Prospect Pl	3-00939-0022	30-May-18	\$3,644,000	House	2,660
337 Carroll St #PHD	3-00444-1228	11-May-18	\$3,562,802	Condo	2,532
550 Vanderbilt Ave #M3	3-01129-1006	30-May-18	\$3,467,000	Condo	
202 President St #3	3-00350-1303	15-May-18	\$3,450,000	Condo	2,640
72 Sullivan St	3-00556-0141	23-May-18	\$3,300,000	House	2,733
277 First St #3A	3-00964-1504	14-May-18	\$2,825,644	Condo	1,824
277 First St #4A	3-00964-1506	7-May-18	\$2,791,023	Condo	1,824
313 Clinton Ave #1	3-01930-1101	22-May-18	\$2,750,000	Condo	2,860
319 Schermerhorn St #19A	3-00167-1072	17-May-18	\$2,708,153	Condo	
65-67 Middagh St #4A	3-00211-0032	7-May-18	\$2,685,000	Coop	2,200
610 Warren St #PHC	3-00401-1027	29-May-18	\$2,600,000	Condo	
353 14th St	3-01036-0059	24-May-18	\$2,444,175	House	1,920
343 Prospect Ave	3-01055-0144	31-May-18	\$2,400,000	House	1,530
167 Columbia Hts #2B	3-00234-1204	4-May-18	\$2,395,000	Condo	
135 Eastern Pkwy #8F	3-01179-0047	30-May-18	\$2,325,000	Coop	
223 Berkeley Pl #4	3-01061-1104	9-May-18	\$2,320,988	Condo	
277 First St #2B	3-00964-1503	4-May-18	\$2,240,150	Condo	1,382
199 State St #3A	3-00271-1008	23-May-18	\$2,200,000	Condo	1,629
280 St Marks Ave #PHG	3-01152-1631	22-May-18	\$2,086,394	Condo	
280 St Marks Ave #THA	3-01152-1601	31-May-18	\$1,999,843	Condo	
171 S Portland Ave #1C	3-02004-1103	7-May-18	\$1,999,000	Condo	2,014
100 Jay St #27G	3-00053-1231	30-May-18	\$1,900,000	Condo	1,260
123 Ft Greene Pl #1B	3-02113-1102	9-May-18	\$1,900,000	Condo	1,765
550 Vanderbilt Ave #1101	3-01129-1207	31-May-18	\$1,861,244	Condo	
268 Cumberland St #1B	3-02101-1302	22-May-18	\$1,770,000	Condo	1,112
230 Ashland Pl #7A	3-02095-1117	9-May-18	\$1,710,000	Condo	1,435
306 Gold St #37F	3-00133-1279	3-May-18	\$1,700,000	Condo	1,314
305 Hicks St #4	3-00261-0006	31-May-18	\$1,700,000	Coop	1,250
99 Clinton St #1	3-00255-0025	29-May-18	\$1,700,000	Coop	
195 Eighth Ave #7	3-01077-0009	24-May-18	\$1,679,000	Coop	
50 Plaza St E #10C	3-01170-0001	22-May-18	\$1,660,000	Coop	
84 Sterling Pl #2	3-00945-1502	11-May-18	\$1,654,965	Condo	
70 Washington St #6C	3-00045-1091	4-May-18	\$1,630,000	Condo	1,229
358 Court St #35	3-00345-1027	29-May-18	\$1,600,000	Condo	471
613 Baltic St #8D	3-00937-1336	14-May-18	\$1,600,000	Condo	
1 Hanson Pl #23F	3-02111-1155	24-May-18	\$1,575,000	Condo	1,122
550 Vanderbilt Ave #1415	3-01129-1249	17-May-18	\$1,555,092	Condo	
550 Vanderbilt Ave #1115	3-01129-1213	29-May-18	\$1,535,229	Condo	
675 Sackett St #206	3-00949-1217	21-May-18	\$1,525,000	Condo	1,290
384-388 Bridge St #41G	3-00152-1082	24-May-18	\$1,520,000	Condo	1,141
363 A Fifth St #2	3-00985-1002	21-May-18	\$1,506,000	Condo	1,004
365-101 Bridge St #12C	3-02058-1170	7-May-18	\$1,500,000	Condo	1,471



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Address	BBL	Sale date	Sale price	Property type	Sqft
360 Furman St #1106	3-00245-1383	4-May-18	\$1,485,000	Condo	1,144
28 Remsen St #4	3-00251-0021	4-May-18	\$1,482,500	Coop	
306 Gold St #29C	3-00133-1220	17-May-18	\$1,432,000	Condo	1,320
801 Union St #2	3-00954-0072	21-May-18	\$1,430,000	Coop	1,300
613 Baltic St #3C	3-00937-1309	3-May-18	\$1,395,003	Condo	
402 Pacific St #3	3-00190-1003	8-May-18	\$1,395,000	Condo	1,008
157 Kane St #3	3-00310-0031	30-May-18	\$1,395,000	Coop	1,100
315 Clinton Ave #1	3-01930-1001	21-May-18	\$1,395,000	Condo	1,188
251 First St #1A	3-00964-1401	9-May-18	\$1,392,783	Condo	
100 Jay St #7G	3-00053-1042	30-May-18	\$1,390,000	Condo	1,192
505 Court St #8D	3-00476-1107	15-May-18	\$1,387,547	Condo	1,240
223 Berkeley Pl #2	3-01061-1102	3-May-18	\$1,362,500	Condo	1,000
28-44 Old Fulton St #8A	3-00202-0001	3-May-18	\$1,350,000	Coop	1,175
223 Berkeley Pl #3	3-01061-1103	3-May-18	\$1,345,000	Condo	
60 Pineapple St #3B	3-00231-0030	31-May-18	\$1,343,000	Coop	1,250
319 Schermerhorn St #13D	3-00167-1057	18-May-18	\$1,327,140	Condo	
103-105 Montague St #404	3-00242-0012	4-May-18	\$1,325,000	Coop	
37 Seventh Ave #5	3-01059-0011	14-May-18	\$1,300,000	Coop	
54 Willow St #2B	3-00219-0016	3-May-18	\$1,300,000	Coop	1,045
359 Seventh St #4	3-00994-1104	16-May-18	\$1,295,000	Condo	
133 Sterling Pl #1E	3-00942-1305	16-May-18	\$1,293,200	Condo	1,905
167 Columbia Hts #2A	3-00234-1203	10-May-18	\$1,279,793	Condo	
75 Prospect Park W #5C	3-01081-0038	22-May-18	\$1,270,000	Coop	
394 Twelfth St #3	3-01030-1003	25-May-18	\$1,250,000	Condo	948
189 Schermerhorn St #17J	3-00164-1270	15-May-18	\$1,225,000	Condo	910
440 Atlantic Ave #4B	3-00184-1207	7-May-18	\$1,200,000	Condo	873
189 Schermerhorn St #18E	3-00164-1275	29-May-18	\$1,200,000	Condo	1,037
450 Clinton St #3H	3-00355-0030	29-May-18	\$1,180,000	Coop	
133 Sterling Pl #1D	3-00942-1304	16-May-18	\$1,176,600	Condo	1,927
365-101 Bridge St #14E	3-02058-1200	18-May-18	\$1,150,000	Condo	1,119
307 Seventh St #4L	3-00993-1007	23-May-18	\$1,150,000	Condo	845
44 Butler Pl #3B	3-01171-1022	1-May-18	\$1,130,000	Condo	945
217 Lafayette Ave #4	3-01929-1104	31-May-18	\$1,125,000	Condo	948
212 S Oxford St #5J	3-02004-1003	24-May-18	\$1,124,000	Coop	
318 Grand Ave #4	3-01965-1104	10-May-18	\$1,115,000	Condo	1,119
556 State St #4DS	3-00180-1193	31-May-18	\$1,085,000	Condo	974
53 Boerum Pl #7B	3-00169-1054	11-May-18	\$1,075,000	Condo	970
139 Sixth Ave #1	3-00945-0008	30-May-18	\$1,050,000	Coop	900
130 St Edwards St #16D	3-02068-0001	30-May-18	\$1,040,000	Coop	
189 Schermerhorn St #2A	3-00164-1105	30-May-18	\$1,040,000	Condo	1,038
173 Smith St #2C	3-00391-1010	4-May-18	\$1,010,000	Condo	795
191 Willoughby St #11H	3-02061-0060	29-May-18	\$999,500	Coop	
189 Schermerhorn St #9A	3-00164-1193	22-May-18	\$995,000	Condo	729
272 St Marks Ave #2F	3-01152-1403	25-May-18	\$985,000	Condo	885
44 Prospect Park W #F3	3-01075-0039	31-May-18	\$973,000	Coop	1,020
319 Schermerhorn St #14A	3-00167-1058	25-May-18	\$970,362	Condo	
370 Twelfth St #6	3-01030-1506	16-May-18	\$970,000	Condo	1,059
306 Gold St #28G	3-00133-1217	24-May-18	\$960,000	Condo	709
91 Butler St #6	3-00403-1006	21-May-18	\$950,000	Condo	738
306 Gold St #11F	3-00133-1096	21-May-18	\$950,000	Condo	765



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Address	BBL	Sale date	Sale price	Property type	Sqft
175 Willoughby St #7M	3-02061-0080	1-May-18	\$950,000	Coop	
392 Eleventh St #3A	3-01023-1205	8-May-18	\$940,000	Condo	934
423 15th St #4A	3-01103-0069	4-May-18	\$940,000	Coop	
700 Pacific St #515	3-01128-1084	11-May-18	\$936,689	Condo	1,122
411 15th St #K	3-01103-0073	2-May-18	\$930,000	Coop	750
133 Water St #7C	3-00028-1129	31-May-18	\$925,000	Condo	1,056
326 State St #2A	3-00176-1103	24-May-18	\$918,000	Condo	780
701 Union St #1B	3-00952-1502	18-May-18	\$916,425	Condo	
118 Union St #6B	3-00342-1020	3-May-18	\$904,000	Condo	762
401 Hicks St #B1	3-00300-1006	25-May-18	\$900,000	Condo	1,711
62 Montague St #4A	3-00247-0025	24-May-18	\$899,000	Coop	850
210 Clinton Ave #8F	3-01901-0001	4-May-18	\$889,000	Coop	
888 Fulton St #2B	3-02012-1104	21-May-18	\$888,280	Condo	880
353 Sixth St #1	3-00988-1001	10-May-18	\$878,500	Condo	1,480
617 Vanderbilt Ave #3	3-01145-1003	16-May-18	\$875,000	Condo	1,035
319 Schermerhorn St #8C	3-00167-1033	18-May-18	\$870,604	Condo	
122 Ashland Pl #3B	3-02061-0040	11-May-18	\$870,000	Coop	
411 Eighth Ave #51	3-01083-0005	30-May-18	\$860,000	Coop	
372 Dekalb Ave #5H	3-01933-0070	31-May-18	\$860,000	Coop	
103 Fourth Ave #1L	3-00937-1017	29-May-18	\$855,000	Condo	1,146
319 Schermerhorn St #4A	3-00167-1011	30-May-18	\$852,200	Condo	
191 Willoughby St #16A	3-02061-0060	29-May-18	\$850,000	Coop	1,000
343 Fourth Ave #7F	3-00981-1070	9-May-18	\$849,000	Condo	762
252 Greene Ave #2B	3-01966-1105	3-May-18	\$840,000	Condo	737
240 Baltic St #1	3-00312-0021	1-May-18	\$835,000	Coop	
235 Lincoln Pl #6H	3-01059-0050	15-May-18	\$808,200	Coop	900
320 Hicks St #3	3-00258-0144	23-May-18	\$800,000	Coop	
52 Third Ave #1D	3-00185-1104	31-May-18	\$800,000	Condo	1,249
493 Park Pl #1R	3-01162-1002	22-May-18	\$800,000	Condo	350
302 Second St #9H	3-00974-1350	31-May-18	\$795,000	Condo	684
483 Twelfth St #2R	3-01097-0072	14-May-18	\$789,000	Coop	
7-11 S Portland Ave #4A	3-02100-0029	23-May-18	\$787,000	Coop	640
51 Third St #3L	3-00460-0038	30-May-18	\$762,669	Coop	
210 Clinton Ave #12A	3-01901-0001	23-May-18	\$740,000	Coop	
191 Clinton St #4A	3-00286-1012	21-May-18	\$740,000	Condo	598
73 Columbia Hts #B2	3-00214-0003	22-May-18	\$730,000	Coop	
96 Schermerhorn St #12A	3-00271-0047	2-May-18	\$720,000	Coop	760
162-166 16th St #10D	3-01052-1078	2-May-18	\$720,000	Condo	671
430 Clinton Ave #5A	3-01960-1033	30-May-18	\$710,000	Condo	783
423 Hicks St #2E	3-00305-1028	24-May-18	\$704,043	Condo	726
651 Washington Ave #5F	3-01147-1207	30-May-18	\$700,000	Condo	578
365-101 Bridge St #5L	3-02058-1064	7-May-18	\$688,000	Condo	732
1 Rockwell Pl #4A	3-02095-1019	9-May-18	\$688,000	Condo	605
185 Clinton Ave #12B	3-01902-0001	25-May-18	\$681,000	Coop	
34 Plaza St E #204	3-01170-0009	22-May-18	\$675,000	Coop	900
1 Tiffany Pl #2D	3-00320-1018	30-May-18	\$660,000	Condo	834
218 Lincoln Pl #2B	3-01061-0027	8-May-18	\$660,000	Coop	
81-87 Columbia Hts #46	3-00219-0005	24-May-18	\$650,000	Coop	
319 Schermerhorn St #10E	3-00167-1045	18-May-18	\$649,389	Condo	
781 Union St #4F	3-00953-0055	17-May-18	\$612,500	Coop	549



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Address	BBL	Sale date	Sale price	Property type	Sqft
500 Fourth Ave #2J	3-01027-1011	3-May-18	\$610,000	Condo	556
525 Myrtle Ave #202	3-01893-1305	31-May-18	\$600,768	Condo	
60 Pineapple St #4E	3-00231-0030	31-May-18	\$580,000	Coop	
96 Rockwell Pl #4C	3-02106-1012	8-May-18	\$571,000	Condo	736
443 Hicks St #4H	3-00310-1240	2-May-18	\$534,581	Condo	531
130 St Edwards St #10C	3-02068-0001	24-May-18	\$530,000	Coop	750
175 Adams St #11F	3-00086-0011	14-May-18	\$525,000	Coop	
130 St Edwards St #12C	3-02068-0001	30-May-18	\$525,000	Coop	
319 Schermerhorn St #3E	3-00167-1010	25-May-18	\$524,826	Condo	
22 Pierrepont St #B	3-00241-0029	18-May-18	\$515,000	Coop	461
96 Schermerhorn St #5G	3-00271-0047	23-May-18	\$495,000	Coop	575
185 Hall St #1105	3-01905-0001	31-May-18	\$485,000	Coop	
135 Eastern Pkwy #1G	3-01179-0047	9-May-18	\$476,000	Coop	803
175 Willoughby St #11G	3-02061-0080	30-May-18	\$475,000	Coop	584
198-210 16th St #2C	3-01053-1207	1-May-18	\$442,000	Condo	988
500 Fourth Ave #1A	3-01027-1001	31-May-18	\$440,000	Condo	2,789
500 Fourth Ave #1A	3-01027-1001	31-May-18	\$440,000	Condo	2,789
60 Plaza St E #6D	3-01171-0019	7-May-18	\$425,000	Coop	
500 Third St #6	3-00983-0037	8-May-18	\$401,793	Coop	490
77-95 Livingston St #6L	3-00266-0012	9-May-18	\$400,000	Coop	
103 Prospect Park W #5R	3-01085-0042	29-May-18	\$395,000	Coop	
77-95 Livingston St #6M	3-00266-0012	17-May-18	\$365,000	Coop	
516 Classon Ave #3C	3-01993-1008	17-May-18	\$350,000	Condo	
516 Classon Ave #4C	3-01993-1011	22-May-18	\$350,000	Condo	
175 Adams St #1B	3-00086-0011	16-May-18	\$340,000	Coop	
617 Vanderbilt Ave #2	3-01145-1002	16-May-18	\$325,000	Condo	689
177-179 Columbia Hts #33	3-00234-0019	3-May-18	\$320,000	Coop	
185 Hall St #1402	3-01905-0001	10-May-18	\$305,000	Coop	
37-57 N Elliott Pl #3D	3-02027-0001	8-May-18	\$43,554	Coop	
191 Willoughby St #160	3-02061-0060	29-May-18	\$35,000	Coop	
40 Carroll St #49G	3-00352-1010	4-May-18	\$13,913	Condo	566



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THE RATNER TEAM



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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

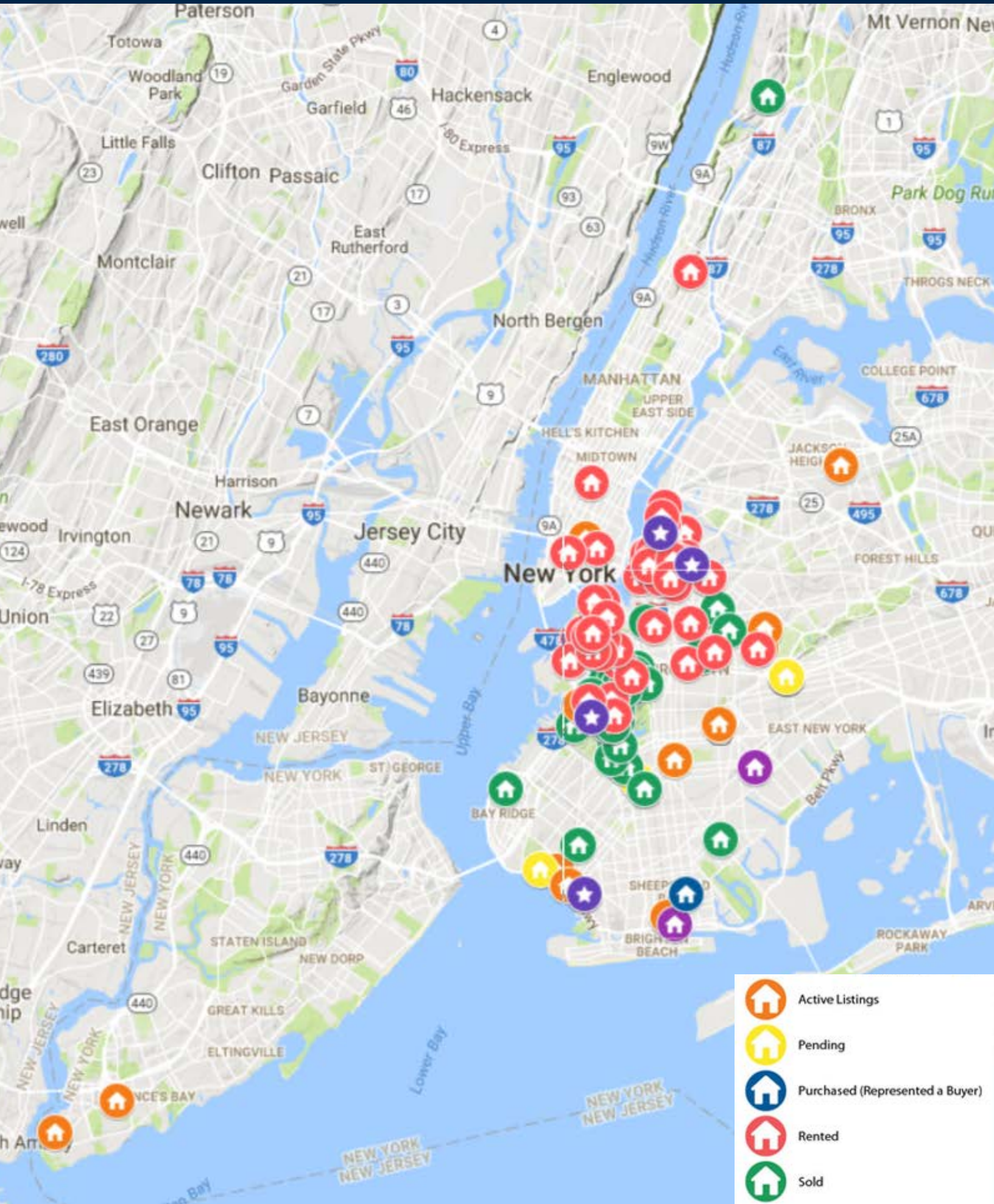
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

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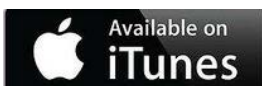
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