

# WILLIAMSBURG-GREENPOINT

A monthly analysis of residential sales  
in Williamsburg-Greenpoint, Brooklyn

May 2018



P: 718-715-1758  
[www.PropertyShark.com](http://www.PropertyShark.com)  
[support@PropertyShark.com](mailto:support@PropertyShark.com)

# Residential Market Report, May 2018

## Williamsburg/Greenpoint, Brooklyn

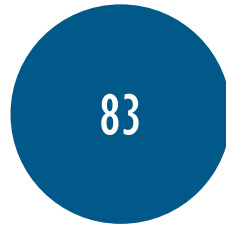
### SUMMARY

MEDIAN SALE PRICE



15% YoY

NO. OF TRANSACTIONS



43% YoY

MEDIAN PRICE/SQ.FT.



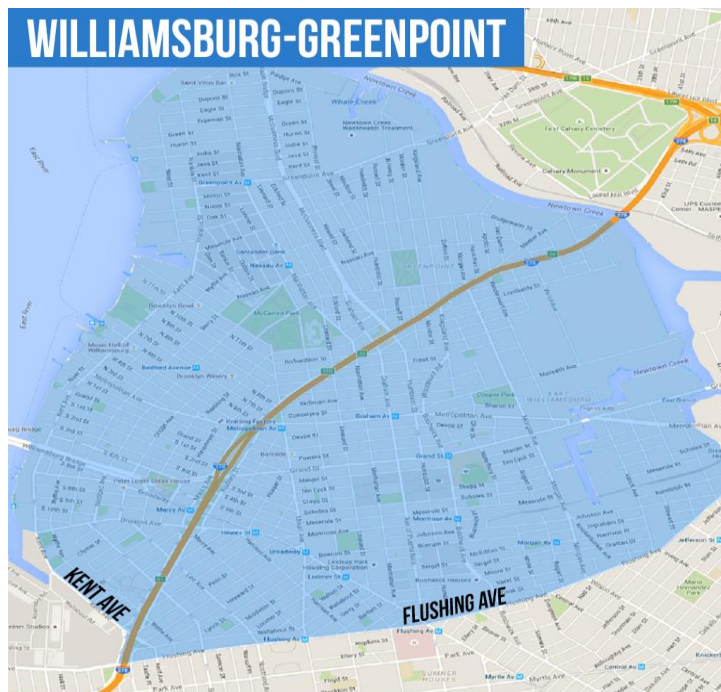
10% YoY

BROOKLYN  
MEDIAN SALE PRICE



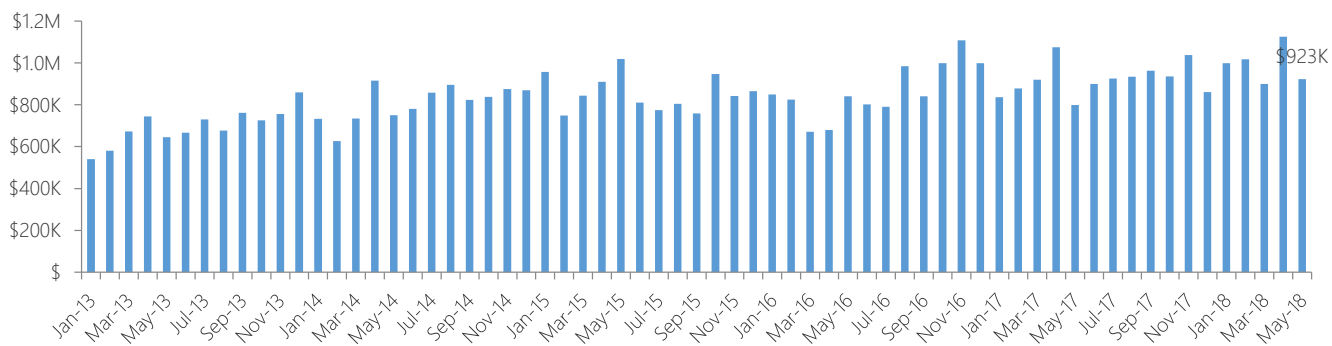
3% YoY

### NEIGHBORHOOD BOUNDARIES

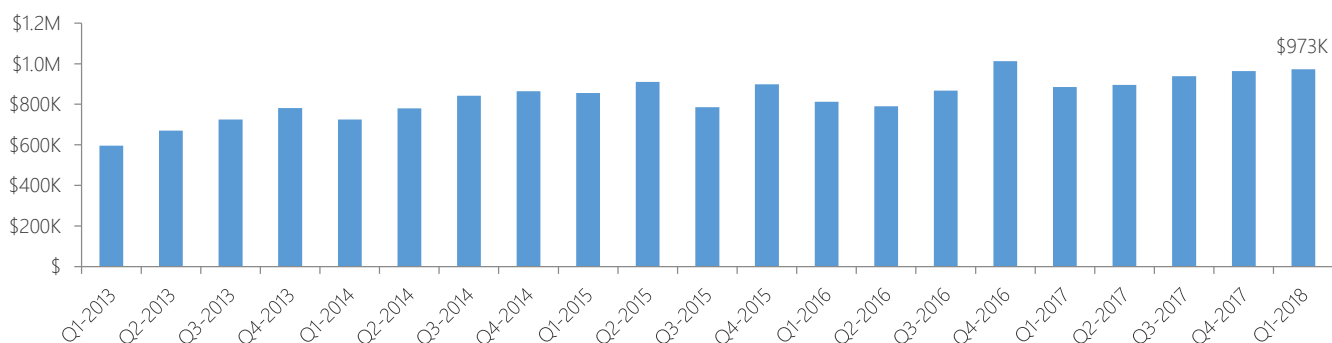


## RESIDENTIAL STATS

### Median Sale Price by Month

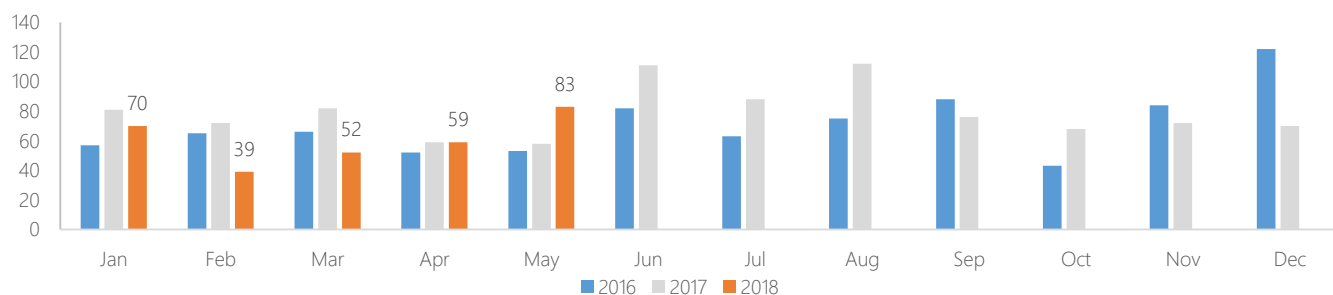


### Median Sale Price by Quarter

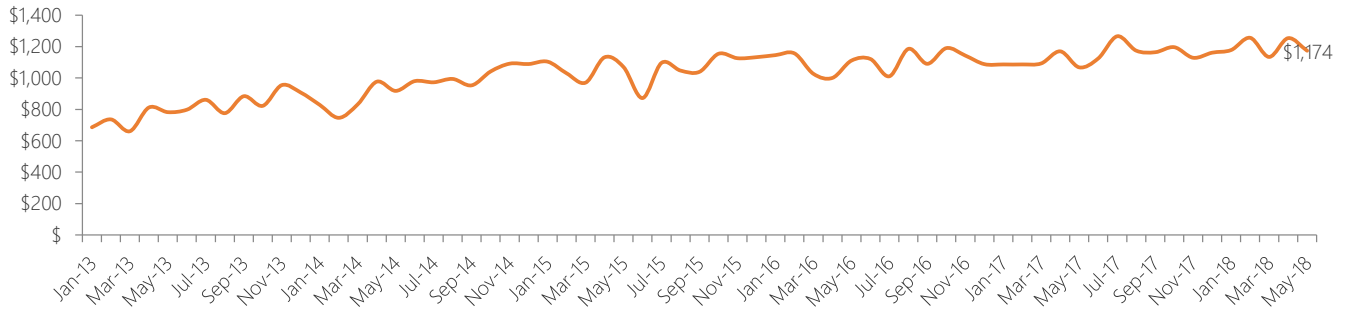


### Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2013 | 50  | 26  | 41  | 52  | 64  | 77  | 72  | 77  | 48  | 63  | 64  | 53  |
| 2014 | 53  | 45  | 44  | 56  | 71  | 53  | 58  | 52  | 60  | 55  | 47  | 45  |
| 2015 | 43  | 36  | 50  | 41  | 62  | 87  | 83  | 80  | 63  | 68  | 48  | 51  |
| 2016 | 57  | 65  | 66  | 52  | 53  | 82  | 63  | 75  | 88  | 43  | 84  | 122 |
| 2017 | 81  | 72  | 82  | 59  | 58  | 111 | 88  | 112 | 76  | 68  | 72  | 70  |
| 2018 | 70  | 39  | 52  | 59  | 83  |     |     |     |     |     |     |     |



## Median Sale Price per Square Foot

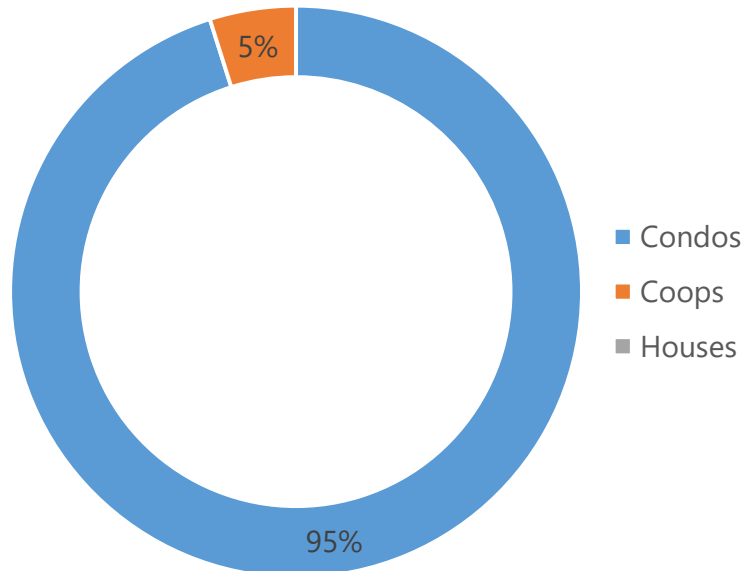


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$952,500         | 19%   | \$1,179                | 11%   | 78           |
| Coops         | \$599,000         | 45%   | \$918                  | 8%    | 4            |
| Houses        | -                 | -     | -                      | -     | 0            |

### 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         |       |
| 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         |       |
| 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         |       |
| 34 Eckford St #3A        | 3-02714-1005 | 31-May-18 | \$1,110,000 | Condo         | 915   |
| 5 Roebling St #1B        | 3-02300-1002 | 24-May-18 | \$1,095,000 | Condo         | 870   |
| 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         |       |
| 184 Kent Ave #D410       | 3-02348-1332 | 11-May-18 | \$983,295   | Condo         |       |
| 260 N Ninth St #5D       | 3-02314-1014 | 15-May-18 | \$982,000   | Condo         | 752   |
| 184 Kent Ave #C506       | 3-02348-1267 | 10-May-18 | \$982,000   | Condo         | 715   |
| 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 |
| 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 |
| 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   |
| 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   |
| 440 Kent Ave #2F         | 3-02134-1211 | 8-May-18  | \$865,000   | Condo         | 860   |
| 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   |
| 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   |

| Address                   | BBL          | Sale date | Sale price | Property type | Sqft  |
|---------------------------|--------------|-----------|------------|---------------|-------|
| 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         |       |
| 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 |
| 220 Withers St #1A        | 3-02875-1301 | 30-May-18 | \$750,000  | Condo         | 918   |
| 184 Kent Ave #B308        | 3-02348-1160 | 24-May-18 | \$750,000  | Condo         |       |
| 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   |
| 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   |
| 564 Wythe Ave #8A         | 3-02165-1131 | 3-May-18  | \$410,000  | Condo         | 1,200 |
| 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 |
| 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   |