

# WILLIAMSBURG

A monthly analysis of residential sales  
in Williamsburg, Brooklyn

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Williamsburg, Brooklyn

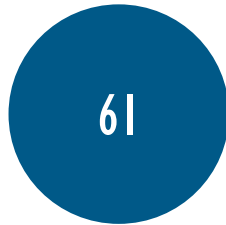
SUMMARY

MEDIAN SALE PRICE



14% YoY

NO. OF TRANSACTIONS



27% YoY

MEDIAN PRICE/SQ.FT.



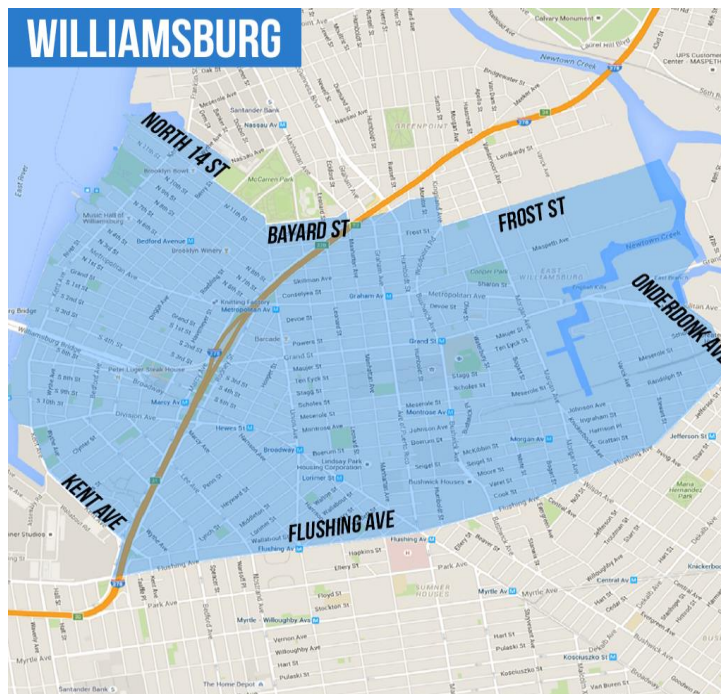
16% YoY

BROOKLYN MEDIAN SALE PRICE



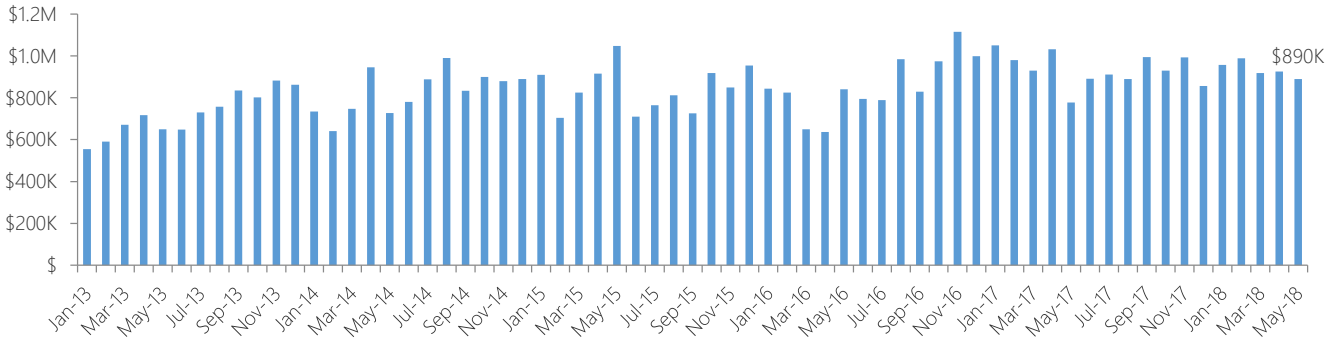
3% YoY

NEIGHBORHOOD BOUNDARIES

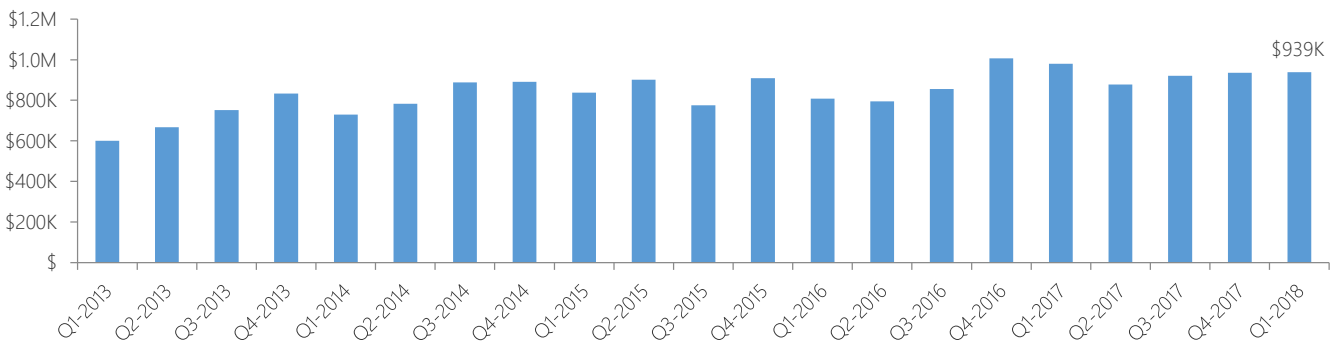


## RESIDENTIAL STATS

### Median Sale Price by Month

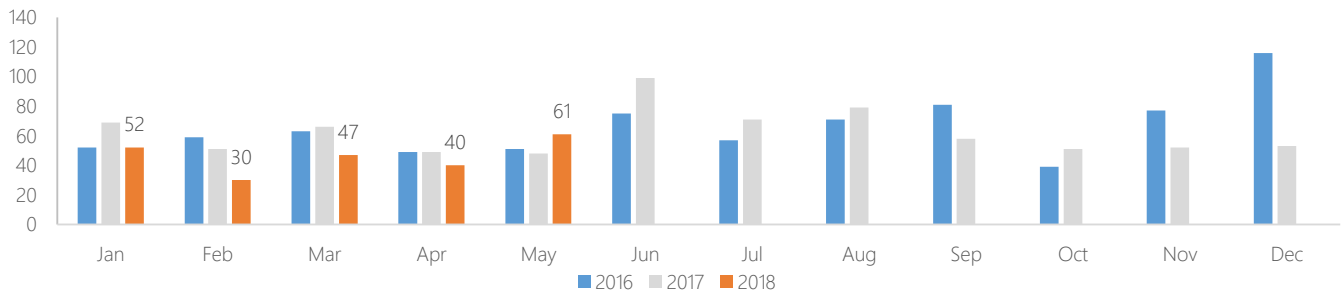


### Median Sale Price by Quarter



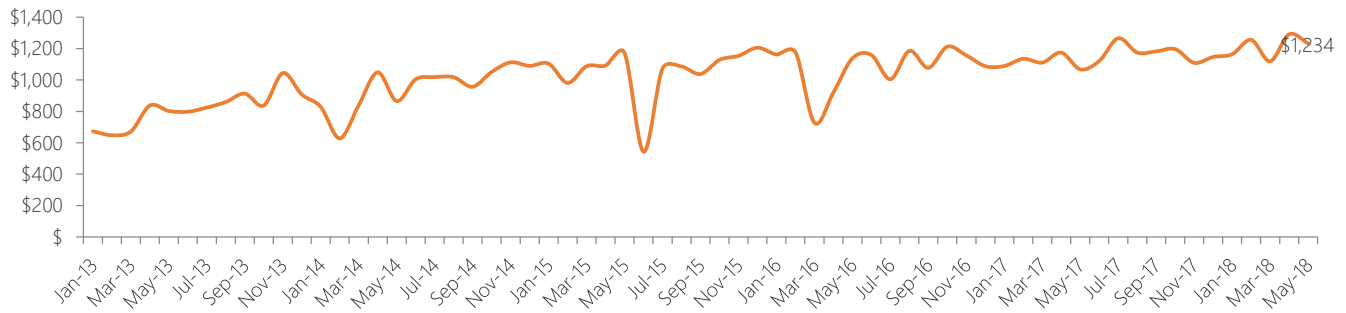
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	46	20	36	46	55	64	62	60	40	54	52	42
2014	47	38	36	45	50	45	49	43	51	41	39	41
2015	36	32	40	33	50	76	71	70	57	57	40	41
2016	52	59	63	49	51	75	57	71	81	39	77	116
2017	69	51	66	49	48	99	71	79	58	51	52	53
2018	52	30	47	40	61							





## Median Sale Price per Square Foot

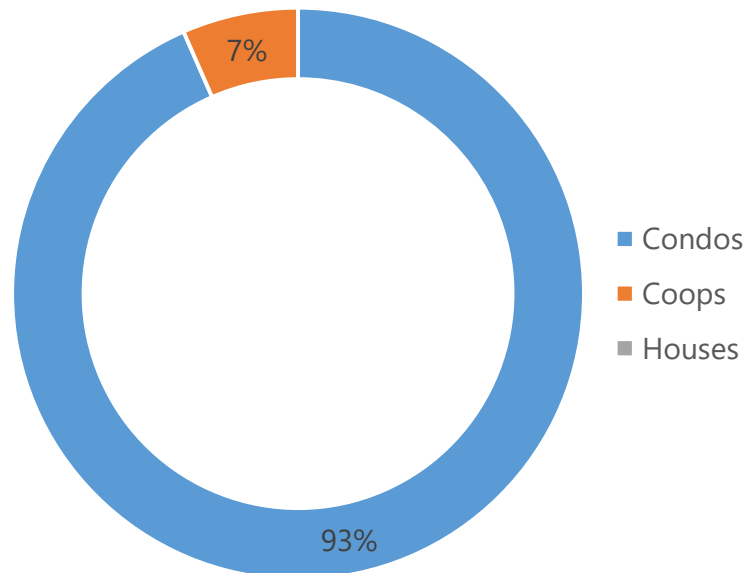


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$920,000	15%	\$1,239	16%	57
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
34 N Seventh St #9G	3-02324-1275	16-May-18	\$2,110,000	Condo	1,435
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
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	
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
134-136 Powers St #1G	3-02782-1007	16-May-18	\$1,170,000	Condo	1,375
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	
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
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
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
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
395 S Second St #5	3-02413-1005	24-May-18	\$850,000	Condo	635
80 Metropolitan Ave #1V	3-02363-1068	1-May-18	\$850,000	Condo	672
184 Kent Ave #C405	3-02348-1252	7-May-18	\$845,000	Condo	685
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
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
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	
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



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	



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# THE RATNER TEAM



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New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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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

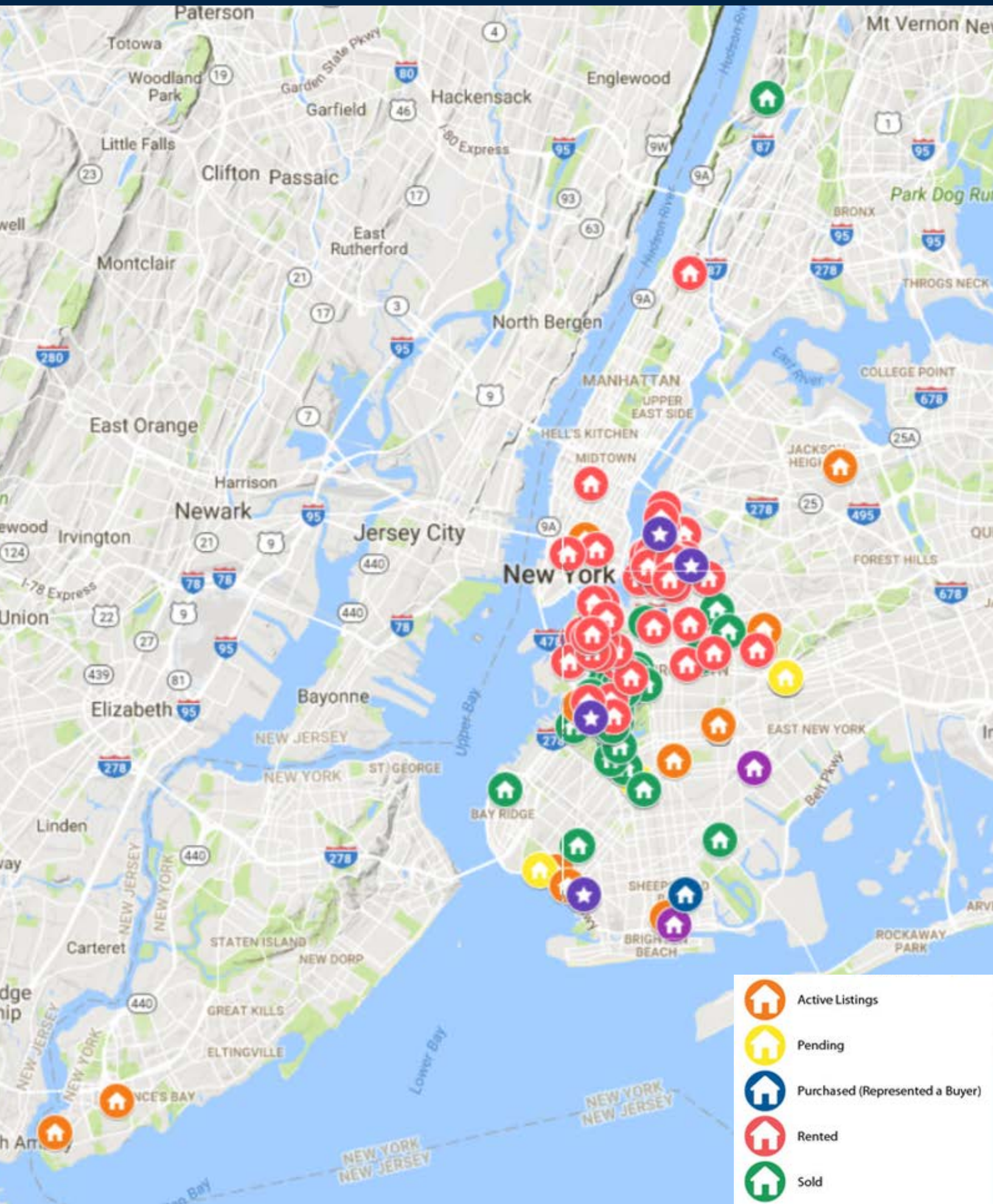
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| Closet Design                   | Handymen                     | Moving & Storage Experts       | Title Companies                     |
| CO Experts                      | Home Automation Specialists  | Painters & Plasterers          | Wealth Managers                     |
| 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   |                                     |

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