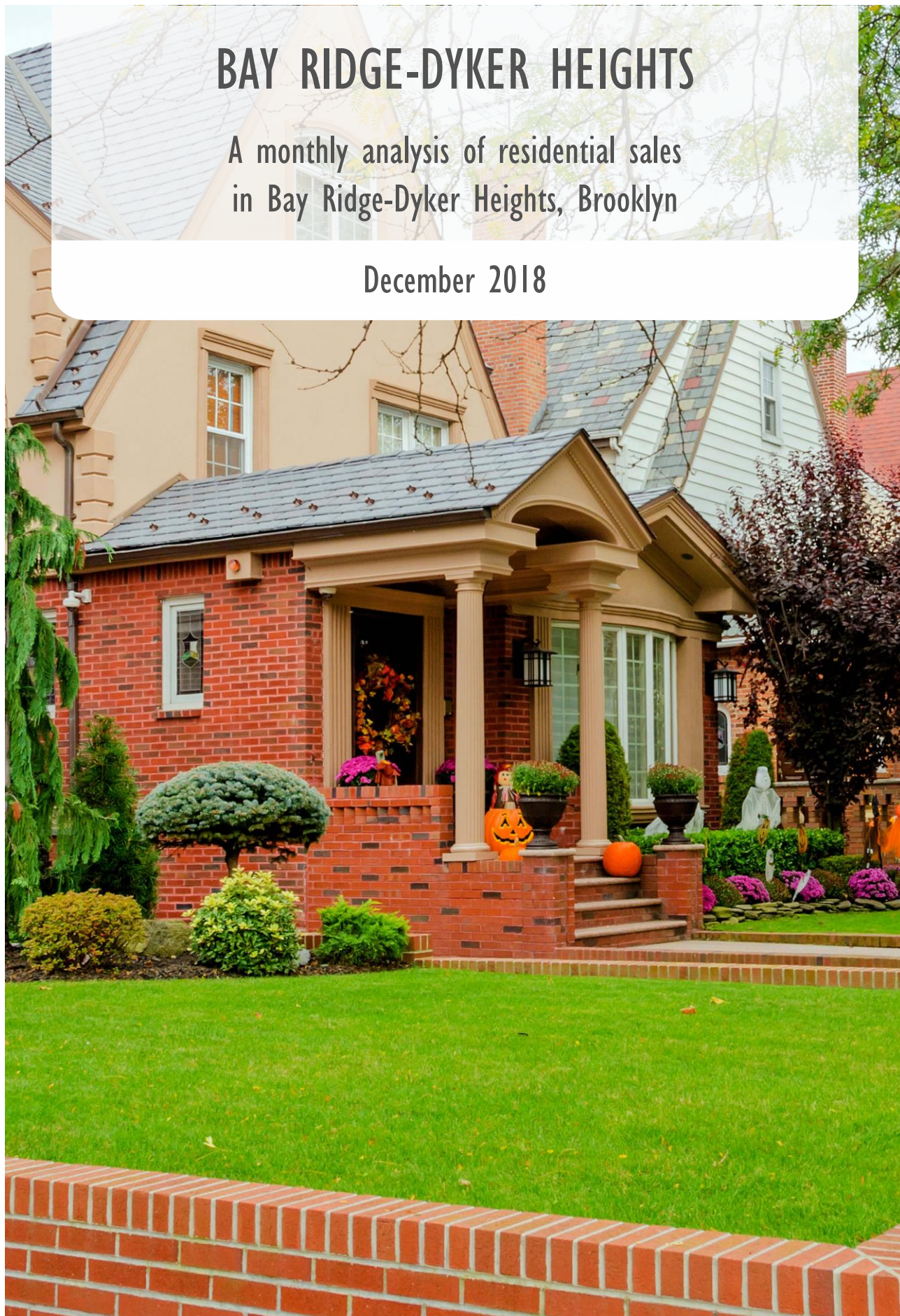


BAY RIDGE-DYKER HEIGHTS

A monthly analysis of residential sales
in Bay Ridge-Dyker Heights, Brooklyn

December 2018



The RATNER Team Market Report

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

Residential Market Report, December 2018

Bay Ridge/Dyker Heights, Brooklyn

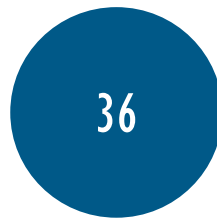
SUMMARY

MEDIAN SALE PRICE



48% YoY

NO. OF TRANSACTIONS



-25% YoY

MEDIAN PRICE/SQ.FT.



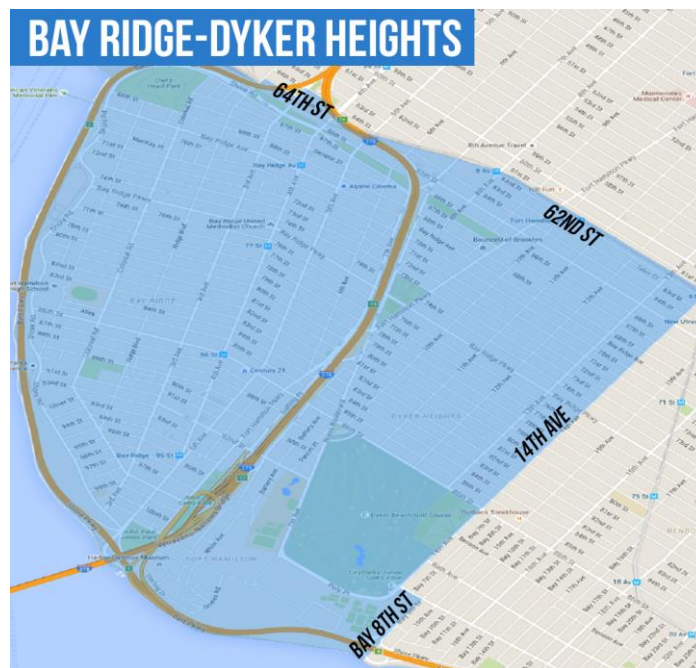
9% YoY

BROOKLYN
MEDIAN SALE PRICE



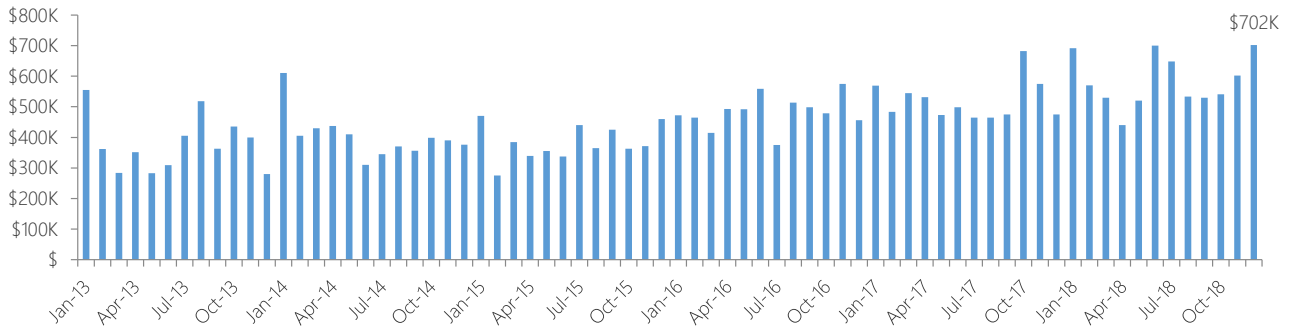
4% YoY

NEIGHBORHOOD BOUNDARIES

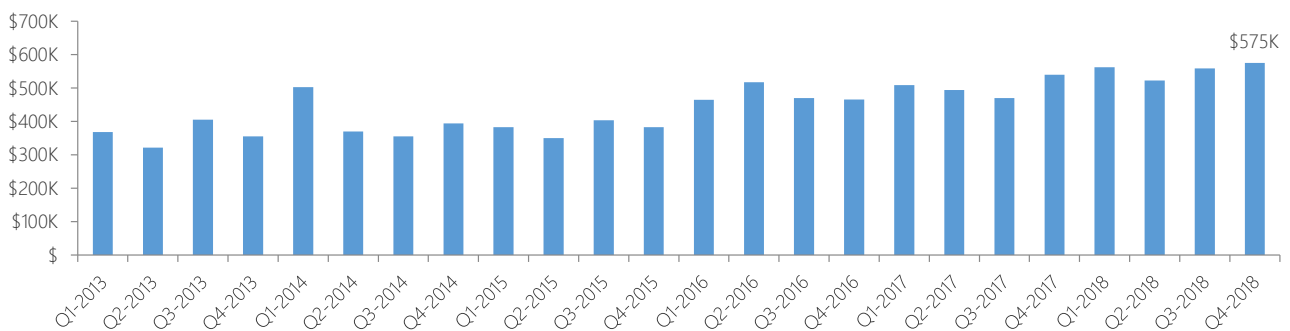


RESIDENTIAL STATS

Median Sale Price by Month

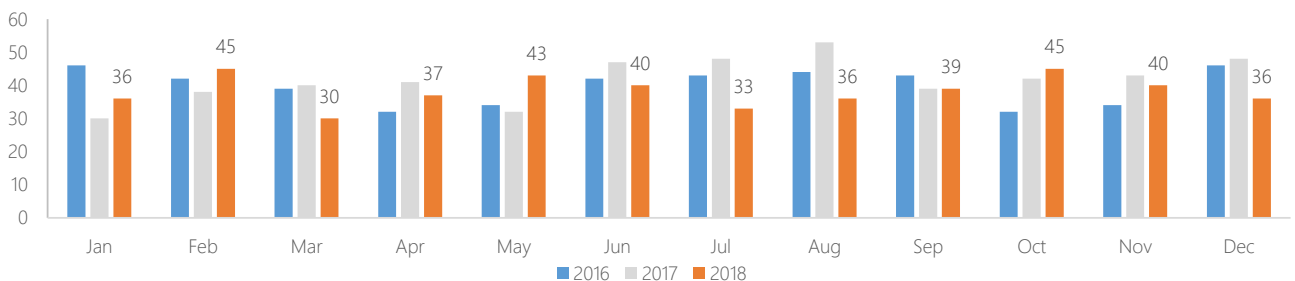


Median Sale Price by Quarter

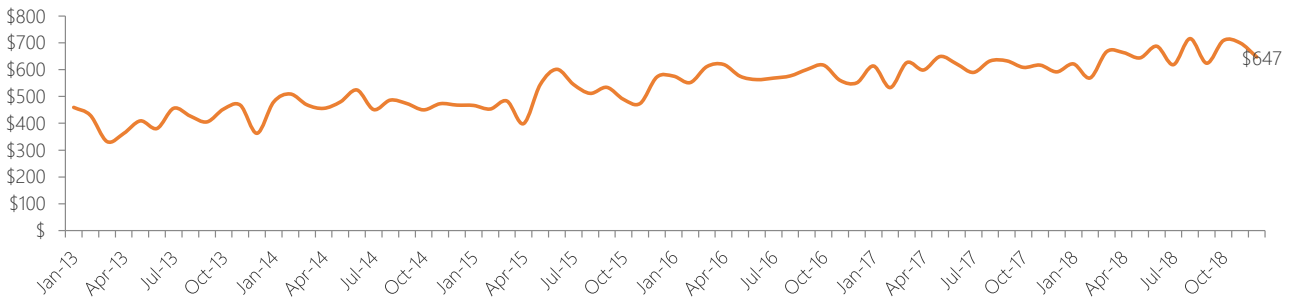


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	39	36	39	38	40	50	43	52	42	61	49	47
2014	49	38	41	60	49	60	63	55	45	56	41	55
2015	46	41	47	41	43	47	44	50	70	66	50	46
2016	46	42	39	32	34	42	43	44	43	32	34	46
2017	30	38	40	41	32	47	48	53	39	42	43	48
2018	36	45	30	37	43	40	33	36	39	45	40	36



Median Sale Price per Square Foot

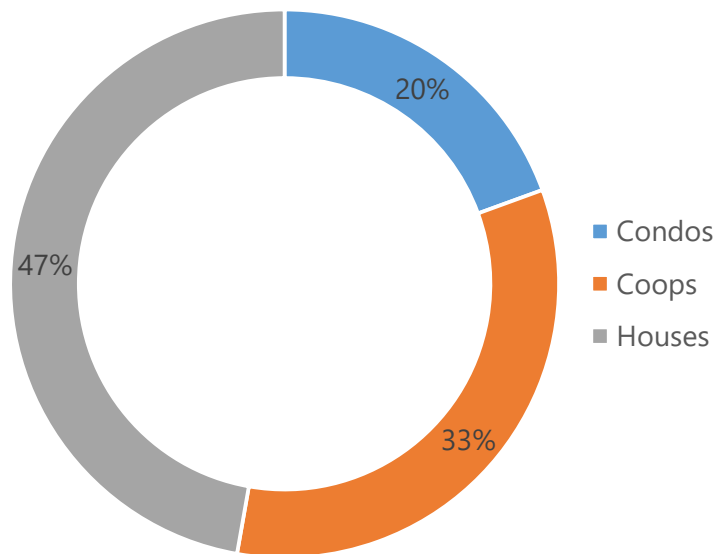


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$702,457	5%	\$763	0%	7
Coops	\$335,000	3%	\$482	2%	12
Houses	\$985,000	0%	\$670	13%	17

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
7923 Twelfth Ave	3-06267-0001	19-Dec-18	\$2,125,000	House	2,442
150 78th St	3-05967-0029	7-Dec-18	\$1,500,000	House	1,552
126 91st St	3-06084-0015	4-Dec-18	\$1,465,000	House	1,408
253 81st St	3-05987-0058	13-Dec-18	\$1,225,000	House	1,504
9511 Shore Rd #303	3-06120-1138	18-Dec-18	\$1,219,000	Condo	1,597
9511 Shore Rd #404	3-06120-1156	28-Dec-18	\$1,180,000	Condo	1,536
546 76th St	3-05952-0026	27-Dec-18	\$1,174,000	House	1,752
475 82nd St	3-05998-0053	12-Dec-18	\$999,000	House	1,683
6811 Sixth Ave	3-05866-0006	11-Dec-18	\$999,000	House	1,616
43 89th St	3-06059-0057	10-Dec-18	\$985,000	House	1,312
271 Dahlgren Pl	3-06142-0006	18-Dec-18	\$969,500	House	1,320
265 Battery Ave	3-06143-0080	17-Dec-18	\$950,000	House	1,995
7714 Eleventh Ave	3-05965-0043	21-Dec-18	\$948,000	House	1,344
965 80th St	3-05983-0063	5-Dec-18	\$900,000	House	1,422
1132 Bay Ridge Pkwy	3-06220-0020	18-Dec-18	\$870,000	House	1,344
9511 Shore Rd #506	3-06120-1175	26-Dec-18	\$796,000	Condo	980
268 Bay Ridge Ave #3F	3-05871-1015	14-Dec-18	\$608,914	Condo	
337 90th St	3-06064-0049	11-Dec-18	\$540,000	House	1,072
8901 Shore Rd #2C	3-06058-0012	11-Dec-18	\$525,000	Coop	
9201 Shore Rd #D306	3-06099-0013	4-Dec-18	\$515,000	Coop	1,050
25 89th St	3-06059-0065	26-Dec-18	\$487,500	House	1,312
61 Oliver St #5G	3-06099-0051	7-Dec-18	\$410,000	Coop	850
131 74th St #2H	3-05916-0062	20-Dec-18	\$400,000	Coop	875
67 Battery Ave #CB	3-06072-1001	21-Dec-18	\$398,000	Condo	603
7423 Tenth Ave #3A	3-05935-1003	6-Dec-18	\$350,000	Condo	1,076
7520 Ridge Blvd #2C	3-05938-0047	21-Dec-18	\$338,000	Coop	700
7825 Fourth Ave #E7	3-05970-0001	4-Dec-18	\$335,000	Coop	
150 95th St #5B	3-06120-0023	11-Dec-18	\$317,000	Coop	
2 Marine Ave #4A	3-06099-0047	6-Dec-18	\$300,000	Coop	705
9902 Third Ave #6I	3-06133-0025	11-Dec-18	\$280,000	Coop	
7520 Ridge Blvd #5G	3-05938-0047	10-Dec-18	\$259,000	Coop	
185 Marine Ave #4A	3-06125-0001	18-Dec-18	\$230,000	Coop	



The RATNER Team Market Report

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

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

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

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

[READ MORE REVIEWS](#)



The RATNER Team Market Report

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



The RATNER Team Market Report

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



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
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	

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

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

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

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