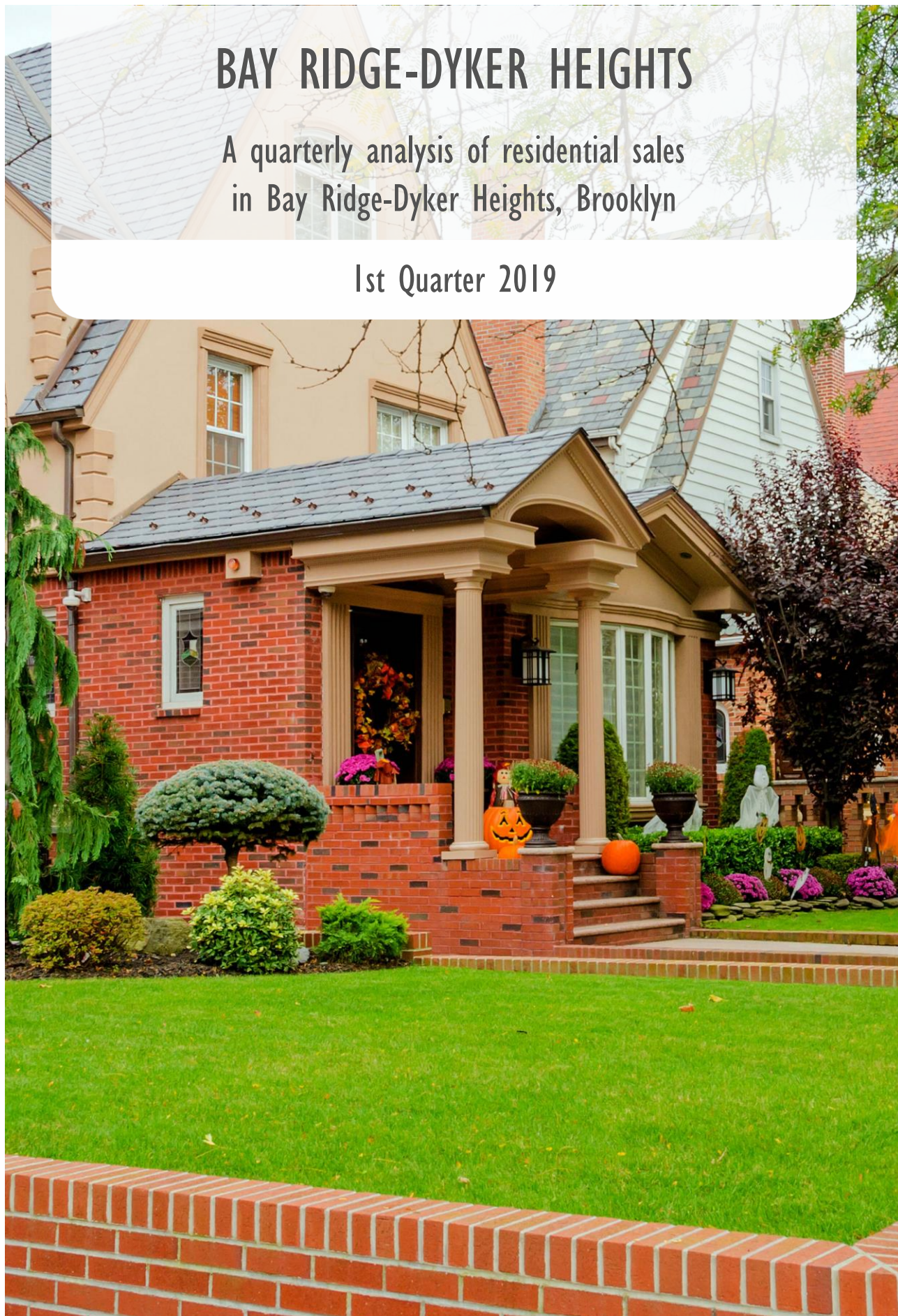


## BAY RIDGE-DYKER HEIGHTS

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

1st Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 1st Quarter 2019

## Bay Ridge/Dyker Heights, Brooklyn

### SUMMARY

MEDIAN SALE PRICE

**\$518K**

-8% YoY

NO. OF TRANSACTIONS

**101**

-10% YoY

MEDIAN PRICE/SQ.FT.

**\$644**

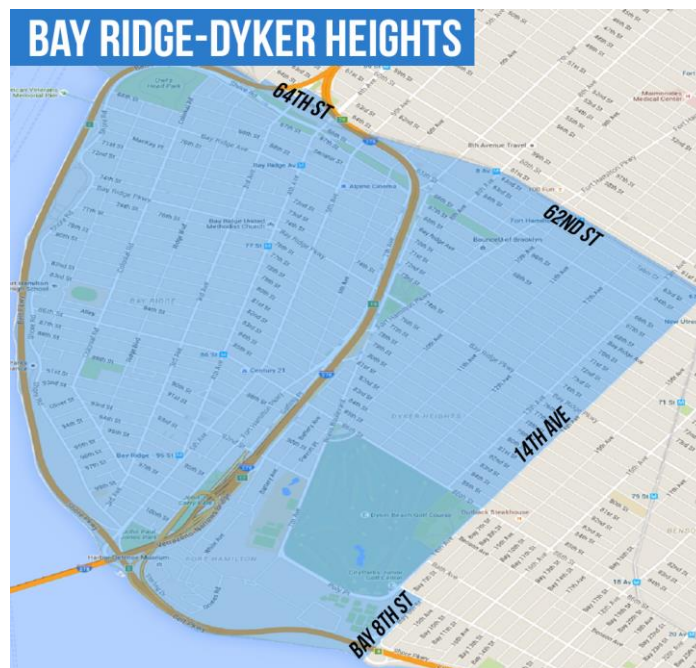
4% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$650K**

-4% YoY

### NEIGHBORHOOD BOUNDARIES

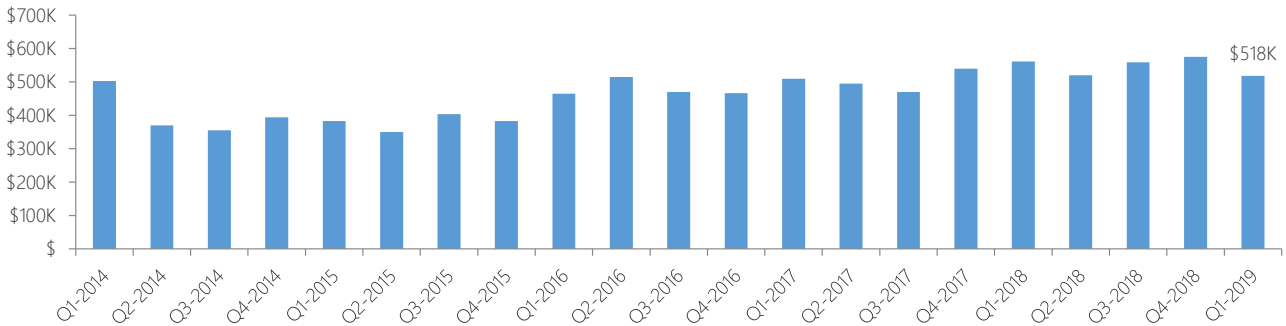


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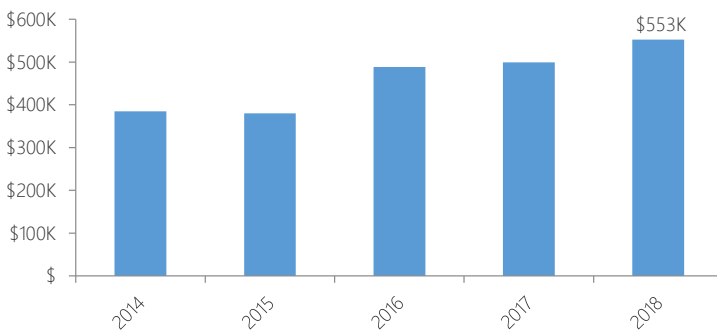
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RESIDENTIAL STATS

Median Sale Price by Quarter

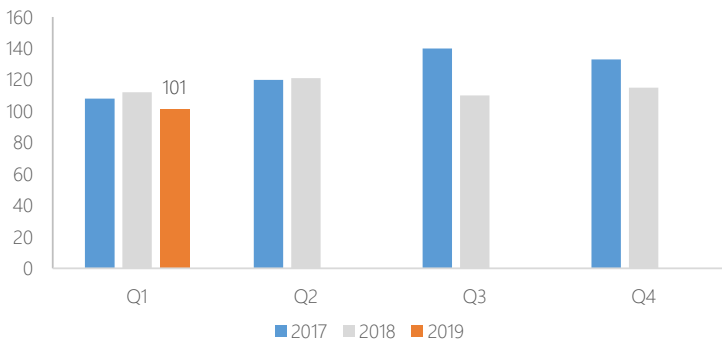


Median Sale Price by Year

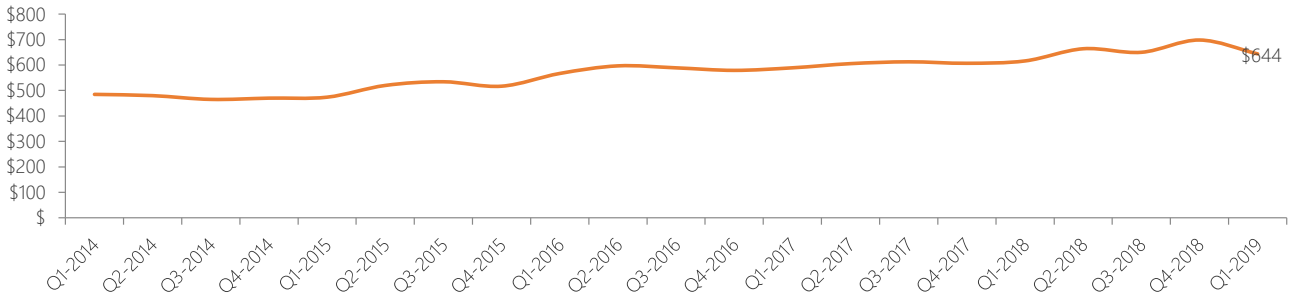


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	128	134	127	108	112	101
Q2	169	131	107	120	121	
Q3	163	164	130	140	110	
Q4	152	162	112	133	115	



Median Sale Price per Square Foot

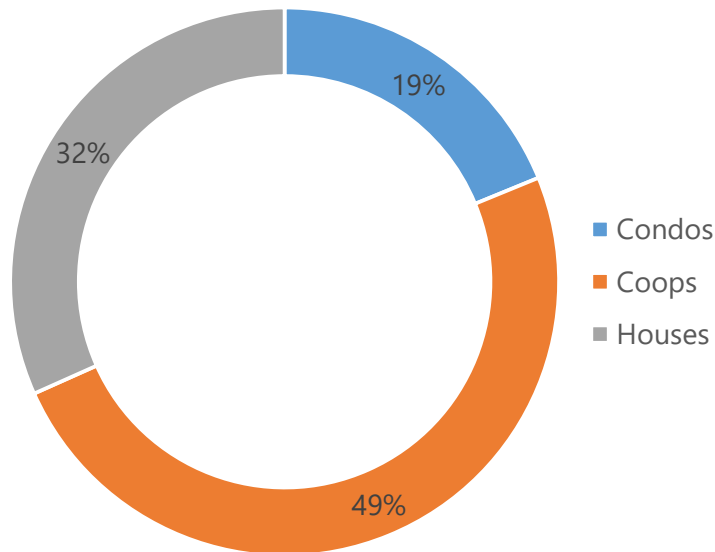


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$615,000	-10%	\$646	-4%	19
Coops	\$315,000	-10%	\$486	-2%	50
Houses	\$970,000	2%	\$671	2%	32

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8423 Tenth Ave	3-06030-0001	15-Mar-19	\$2,850,000	House	1,752
159 80th St	3-05977-0065	7-Jan-19	\$1,575,000	House	1,982
464 74th St	3-05930-0029	11-Jan-19	\$1,400,000	House	1,760
8219 Tenth Ave	3-06012-0002	8-Feb-19	\$1,400,000	House	1,296
62 78th St	3-05966-0015	20-Feb-19	\$1,400,000	House	1,361
58 86th St	3-06041-0017	29-Mar-19	\$1,375,000	House	1,496
116 72nd St	3-05905-0034	5-Mar-19	\$1,220,000	House	2,350
350 93rd St #2C	3-06107-1012	1-Feb-19	\$1,200,000	Condo	1,499
1264 77th St	3-06243-0033	7-Feb-19	\$1,165,000	House	1,536
643 76th St	3-05943-0066	5-Mar-19	\$1,150,000	House	2,172
7610 Narrows Ave	3-05936-0048	22-Jan-19	\$1,150,000	House	1,560
525 77th St	3-05952-0067	30-Jan-19	\$1,100,000	House	1,596
354 78th St	3-05969-0030	7-Feb-19	\$1,075,000	House	1,320
401 95th St #3A	3-06118-1316	22-Mar-19	\$1,058,980	Condo	
1063 86th St	3-06039-0052	28-Jan-19	\$995,000	House	2,090
977 78th St	3-05964-0063	31-Jan-19	\$985,000	House	1,344
1213 80th St	3-06267-0073	8-Jan-19	\$980,000	House	1,440
1202 77th St	3-06243-0006	3-Jan-19	\$970,000	House	1,869
8218 14th Ave	3-06303-0039	27-Feb-19	\$970,000	House	2,340
961 78th St	3-05964-0071	8-Mar-19	\$930,000	House	1,344
944 Bay Ridge Pkwy	3-05945-0025	19-Feb-19	\$930,000	House	1,408
1017 72nd St	3-05903-0076	27-Feb-19	\$920,000	House	1,192
401 95th St #2C	3-06118-1312	12-Mar-19	\$916,425	Condo	
6911 Shore Rd #1B	3-05868-1210	1-Mar-19	\$910,000	Condo	1,802
455 80th St	3-05980-0063	15-Feb-19	\$890,000	House	1,554
7912 Eleventh Ave	3-05984-0040	1-Feb-19	\$870,000	House	1,496
1357 86th St	3-06339-0053	15-Feb-19	\$865,000	House	2,052
1348 71st St	3-06178-0026	8-Feb-19	\$855,000	House	1,212
654 88th St	3-06072-0017	22-Feb-19	\$840,000	House	1,632
7617 Tenth Ave	3-05955-0004	23-Jan-19	\$830,000	House	1,170
969 73rd St	3-05913-0047	16-Jan-19	\$820,000	House	1,274
1365 83rd St	3-06303-0044	14-Mar-19	\$805,000	House	2,400
8512 14th Ave	3-06339-0142	26-Feb-19	\$805,000	House	2,034
401 95th St #2B	3-06118-1311	5-Mar-19	\$804,418	Condo	
1134 70th St	3-06165-0020	8-Mar-19	\$800,000	House	2,176
561 66th St	3-05828-0043	17-Jan-19	\$780,000	House	1,260
1141 79th St	3-06254-0061	8-Feb-19	\$760,000	House	1,376
401 95th St #1D	3-06118-1309	6-Mar-19	\$702,593	Condo	
145 95th St #2D	3-06115-0042	13-Mar-19	\$700,000	Coop	
6833 Shore Rd #4B	3-05859-1012	7-Jan-19	\$700,000	Condo	1,084
6511 Ft Hamilton Pkwy #2B	3-05750-1016	6-Mar-19	\$675,000	Condo	1,116
7002 Ridge Blvd #F11	3-05885-0103	29-Jan-19	\$660,000	Coop	1,350
7401 Shore Rd #3A	3-05925-0053	28-Feb-19	\$650,000	Coop	1,200
401 95th St #1A	3-06118-1306	20-Mar-19	\$619,096	Condo	
9511 Shore Rd #415	3-06120-1167	14-Jan-19	\$615,000	Condo	906
7002 Ridge Blvd #B11	3-05885-0103	9-Jan-19	\$580,000	Coop	
361 86th St #12	3-06034-1012	31-Jan-19	\$575,000	Condo	574
442 97th St #1J	3-06127-1140	11-Mar-19	\$550,000	Condo	662
9425 Shore Rd #5E	3-06115-0006	11-Jan-19	\$540,000	Coop	
8901 Shore Rd #2A	3-06058-0012	8-Feb-19	\$540,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
401 95th St #G1	3-06118-1302	6-Mar-19	\$518,086	Condo	
1205 65th St #B	3-05746-1018	19-Mar-19	\$515,000	Condo	912
1054 67th St #2D	3-05765-1108	4-Mar-19	\$500,000	Condo	889
149 Marine Ave #4K	3-06121-0003	4-Jan-19	\$485,000	Coop	
268 Bay Ridge Ave #2B	3-05871-1005	24-Jan-19	\$456,300	Condo	591
8405 13th Ave #3B	3-06322-1012	14-Mar-19	\$450,000	Condo	713
544 88th St #1R	3-06068-0028	8-Jan-19	\$450,000	Coop	
9701 Shore Rd #6K	3-06129-0012	24-Jan-19	\$425,000	Coop	
7423 Ridge Blvd #1B	3-05928-0001	6-Feb-19	\$420,000	Coop	
61 Oliver St #5K	3-06099-0051	5-Feb-19	\$410,000	Coop	
7201 Fourth Ave #E9	3-05909-0001	27-Mar-19	\$410,000	Coop	
20 93rd St #3B	3-06104-0017	16-Jan-19	\$399,000	Coop	
9255-9265 Shore Rd #5E	3-06099-0001	6-Mar-19	\$380,000	Coop	525
243 78th St #3F	3-05959-0062	18-Mar-19	\$375,000	Coop	
7401 Fourth Ave #B9	3-05930-0001	6-Feb-19	\$365,668	Coop	
61 Oliver St #3D	3-06099-0051	13-Feb-19	\$362,000	Coop	750
9707 Fourth Ave #2J	3-06127-0011	6-Mar-19	\$353,000	Coop	
9917 Shore Rd #1A	3-06133-1101	28-Feb-19	\$352,450	Condo	490
7901 Fourth Ave #A18	3-05980-0001	13-Feb-19	\$350,000	Coop	
351 Marine Ave #F11	3-06126-0041	21-Feb-19	\$350,000	Coop	
9201 Shore Rd #A310	3-06099-0013	14-Mar-19	\$350,000	Coop	
9707 Fourth Ave #5L	3-06127-0011	5-Feb-19	\$347,500	Coop	
145 72nd St #C12	3-05889-0058	4-Feb-19	\$336,800	Coop	
61 Oliver St #4F	3-06099-0051	29-Jan-19	\$320,000	Coop	750
302 101st St #44D	3-06137-0200	28-Jan-19	\$315,000	Coop	
9967 Shore Rd #11D	3-06137-0100	27-Feb-19	\$315,000	Coop	
460 Ovington Ave #2A	3-05892-0035	26-Feb-19	\$313,000	Coop	
7609 Fourth Ave #D14	3-05951-0001	11-Jan-19	\$312,000	Coop	
255 79th St #D11	3-05968-0056	22-Jan-19	\$305,000	Coop	
8105 Fourth Ave #2E	3-05998-0001	27-Feb-19	\$300,000	Coop	
7401 Fourth Ave #D11	3-05930-0001	4-Mar-19	\$300,000	Coop	
7201 Fourth Ave #C14	3-05909-0001	19-Mar-19	\$296,595	Coop	
130 Bay Ridge Pkwy #4A	3-05938-0015	20-Feb-19	\$281,385	Coop	
7825 Fourth Ave #F7	3-05970-0001	14-Jan-19	\$280,000	Coop	
6802 Ridge Blvd #3A	3-05861-0043	30-Jan-19	\$275,000	Coop	
325 Marine Ave #C9	3-06126-0052	31-Jan-19	\$270,000	Coop	
8301 Ridge Blvd #6E	3-06016-0006	29-Mar-19	\$245,000	Coop	
131 74th St #4B	3-05916-0062	31-Jan-19	\$235,000	Coop	525
760 67th St #6A	3-05858-0030	14-Jan-19	\$230,000	Coop	
9902 Third Ave #3P	3-06133-0025	24-Jan-19	\$225,000	Coop	
130 Bay Ridge Pkwy #4R	3-05938-0015	22-Jan-19	\$225,000	Coop	
760 67th St #6B	3-05858-0030	14-Jan-19	\$220,000	Coop	
760 67th St #3J	3-05858-0030	17-Jan-19	\$215,000	Coop	
6901 Narrows Ave #2H	3-05869-0005	13-Mar-19	\$215,000	Coop	
6702 Ridge Blvd #6D	3-05848-0040	6-Feb-19	\$215,000	Coop	
6817 Colonial Rd #4A	3-05861-0003	13-Feb-19	\$200,000	Coop	
9040 Ft Hamilton Pkwy #4H	3-06089-0044	28-Jan-19	\$195,000	Coop	
190 72nd St #312	3-05906-0018	15-Jan-19	\$160,000	Coop	
9425 Shore Rd #2J	3-06115-0006	12-Feb-19	\$150,000	Coop	
7501 Ridge Blvd #3D	3-05939-0006	13-Feb-19	\$150,000	Coop	



## The RATNER Team Market Report

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# THE RATNER TEAM



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NYC Condo, Co-op &  
New Development Expert

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**Eiffel DelRosario**

Residential Sales &  
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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)"

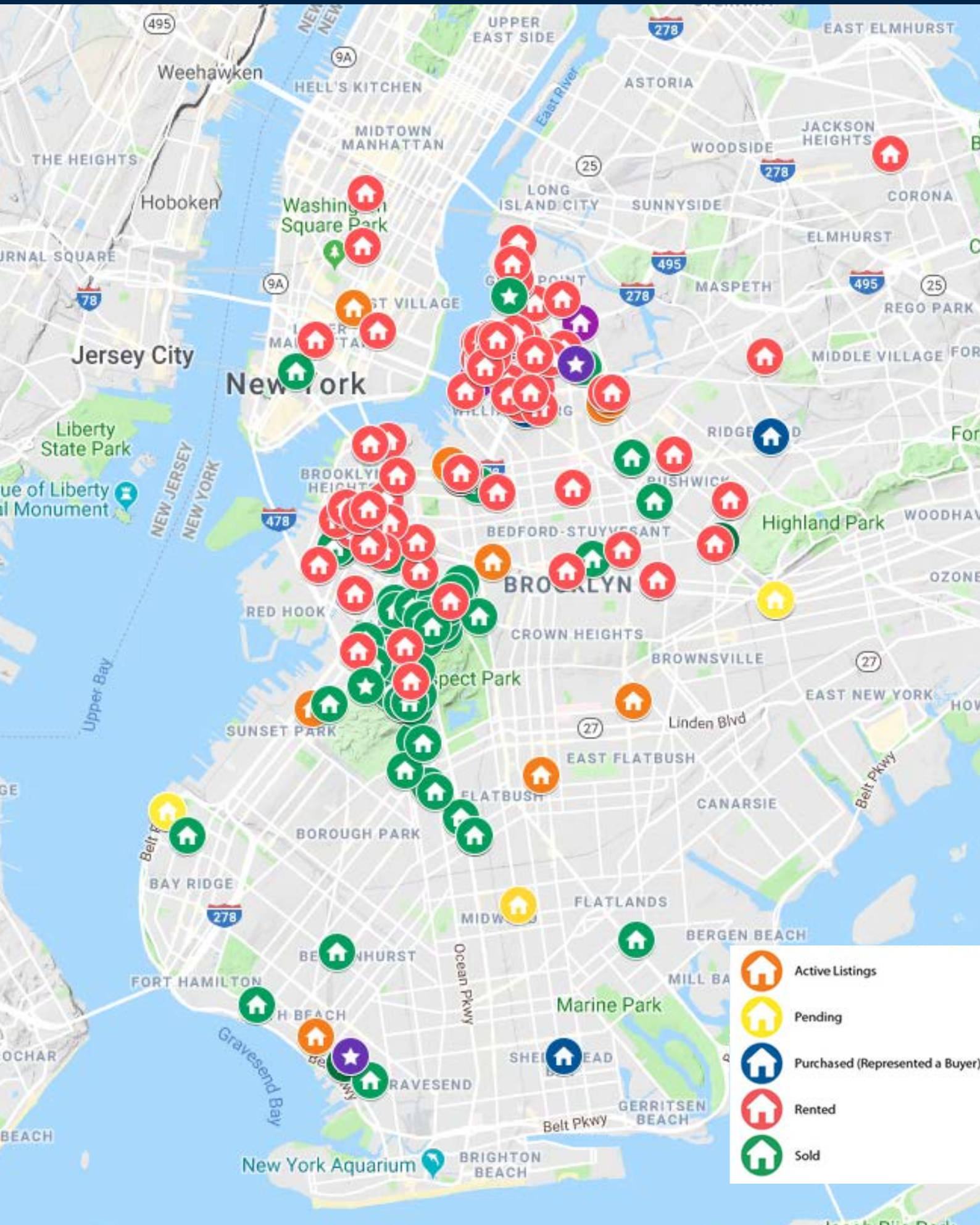
"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The 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

[READ MORE REVIEWS](#)







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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	

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