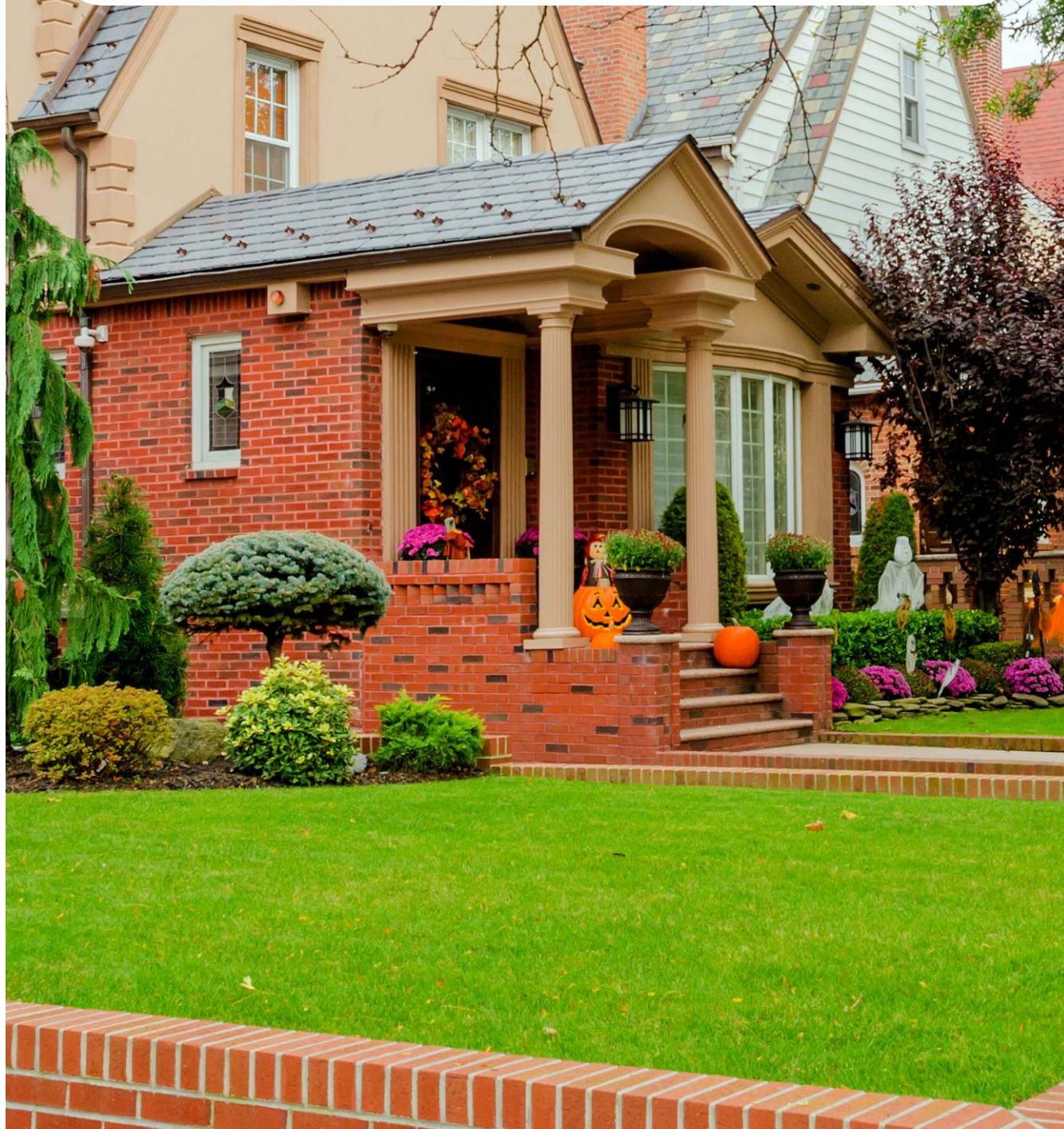


BAY RIDGE

A monthly analysis of residential sales
in Bay Ridge, Brooklyn

November 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2019

Bay Ridge, Brooklyn

SUMMARY

MEDIAN SALE PRICE



-30% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



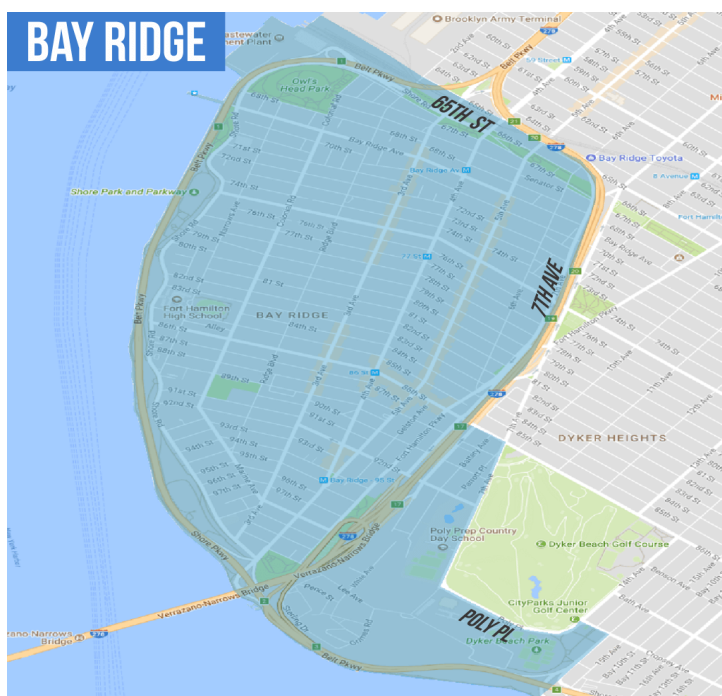
-5% YoY

BROOKLYN
MEDIAN SALE PRICE



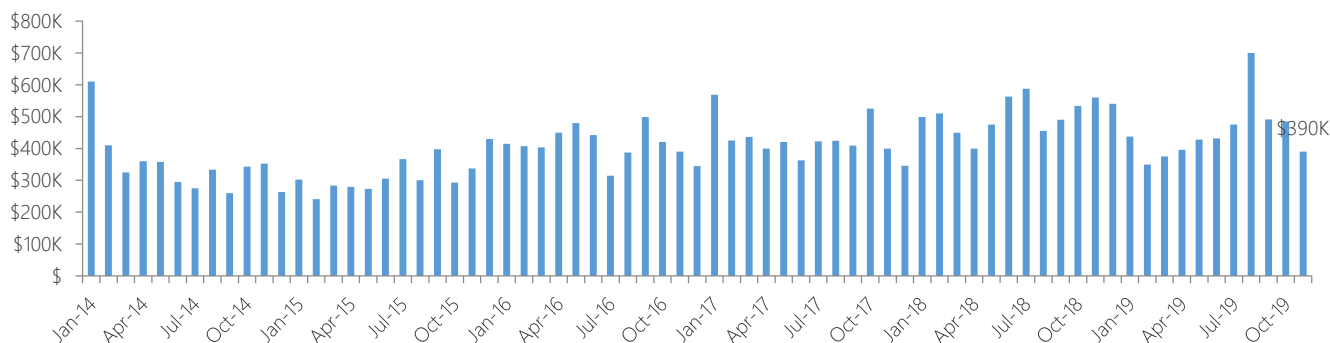
2% YoY

NEIGHBORHOOD BOUNDARIES

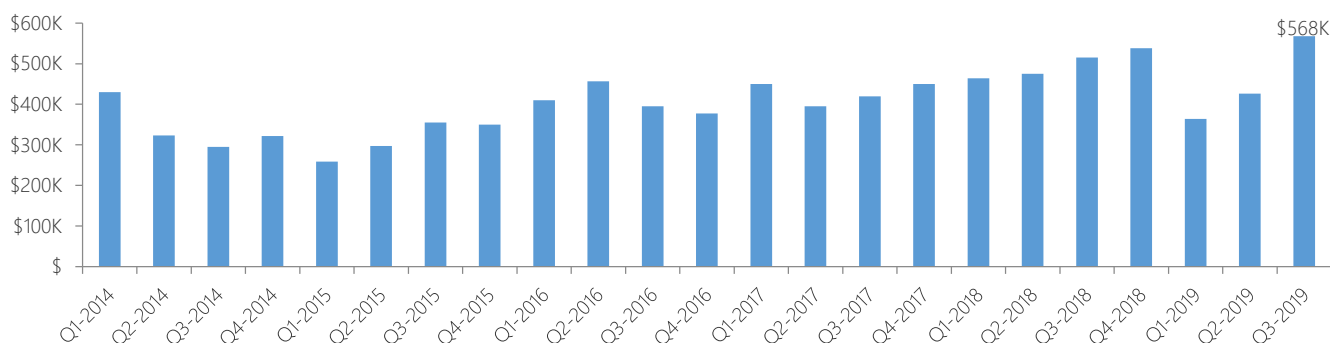


RESIDENTIAL STATS

Median Sale Price by Month

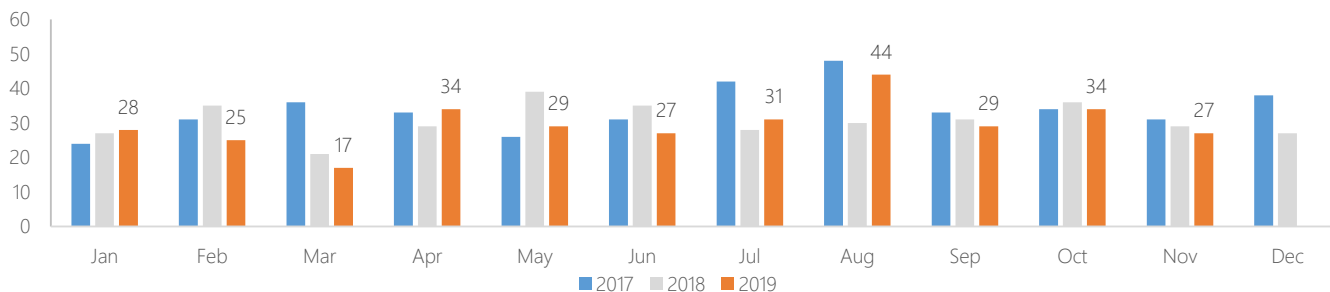


Median Sale Price by Quarter

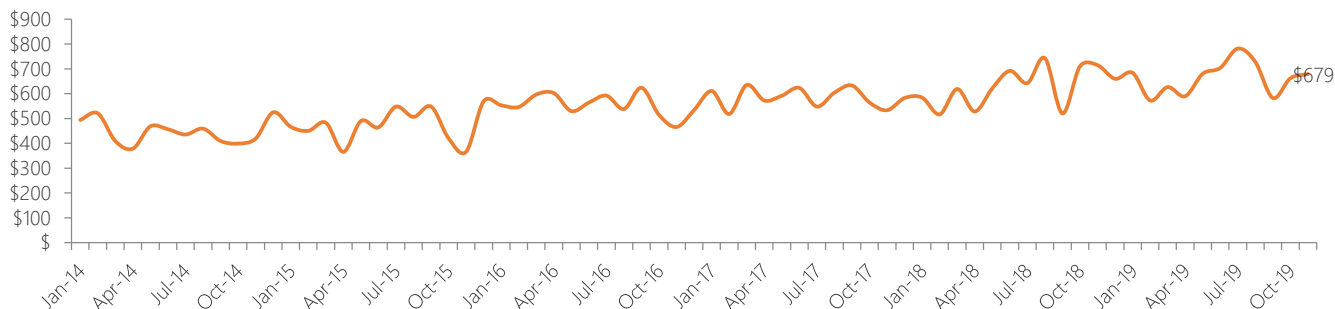


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	39	33	31	49	42	50	48	46	37	44	32	38
2015	36	32	39	34	37	39	38	41	60	52	38	39
2016	43	32	36	25	27	30	35	34	35	23	24	35
2017	24	31	36	33	26	31	42	48	33	34	31	38
2018	27	35	21	29	39	35	28	30	31	36	29	27
2019	28	25	17	34	29	27	31	44	29	34	27	



Median Sale Price per Square Foot

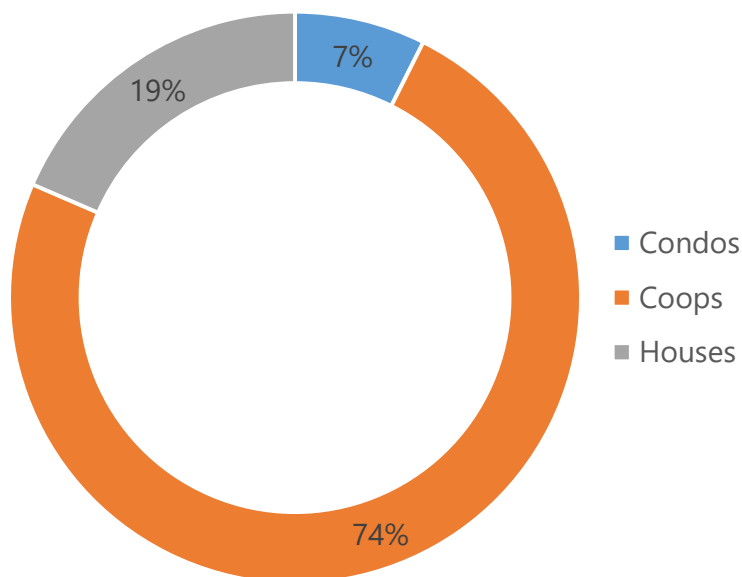


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$865,000	21%	\$713	-12%	2
Coops	\$340,000	11%	\$368	-8%	20
Houses	\$950,000	-14%	\$681	-7%	5

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
75 71st St	3-05884-0061	20-Nov-19	\$1,250,000	House	1,840
129 87th St	3-06042-0065	26-Nov-19	\$950,000	House	1,392
7622 Sixth Ave	3-05952-0041	7-Nov-19	\$950,000	House	1,701
9511 Shore Rd #214	3-06120-1132	20-Nov-19	\$945,000	Condo	1,346
6910 Sixth Ave	3-05874-0047	25-Nov-19	\$803,000	House	1,088
6833 Shore Rd #5B	3-05859-1016	15-Nov-19	\$785,000	Condo	1,084
7401 Shore Rd #3K	3-05925-0053	15-Nov-19	\$600,000	Coop	
7401 Fourth Ave #F6	3-05930-0001	20-Nov-19	\$450,000	Coop	
9255-9265 Shore Rd #3E	3-06099-0001	7-Nov-19	\$425,000	Coop	980
7901 Fourth Ave #B9	3-05980-0001	13-Nov-19	\$410,000	Coop	
8701 Shore Rd #131	3-06040-0001	20-Nov-19	\$405,000	Coop	1,125
8701 Shore Rd #125	3-06040-0001	18-Nov-19	\$390,000	Coop	
302 96th St #6R	3-06122-0001	25-Nov-19	\$353,000	Coop	
20 93rd St #1A	3-06104-0017	15-Nov-19	\$340,000	Coop	925
351 Marine Ave #D15	3-06126-0041	4-Nov-19	\$340,000	Coop	
10116 Fourth Ave #25D	3-06137-0001	13-Nov-19	\$315,000	Coop	
7002 Ridge Blvd #B6	3-05885-0103	4-Nov-19	\$299,000	Coop	
9281 Shore Rd #120	3-06100-0001	8-Nov-19	\$290,000	Coop	
580 84th St #3F	3-06027-0031	21-Nov-19	\$285,000	Coop	
9040 Ft Hamilton Pkwy #5N	3-06089-0044	19-Nov-19	\$210,000	Coop	
9430 Ridge Blvd #2D	3-06111-0040	11-Nov-19	\$175,000	Coop	
9524 Ft Hamilton Pkwy #310	3-06123-0049	25-Nov-19	\$152,100	Coop	
61 Oliver St #6C	3-06099-0051	25-Nov-19	\$80,516	Coop	



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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 |
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