

BEDFORD-STUYVESANT

A monthly analysis of residential sales
in Bedford-Stuyvesant, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Bedford-Stuyvesant, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$685K

1% YoY

NO. OF TRANSACTIONS

27

-18% YoY

MEDIAN PRICE/SQ.FT.

\$614

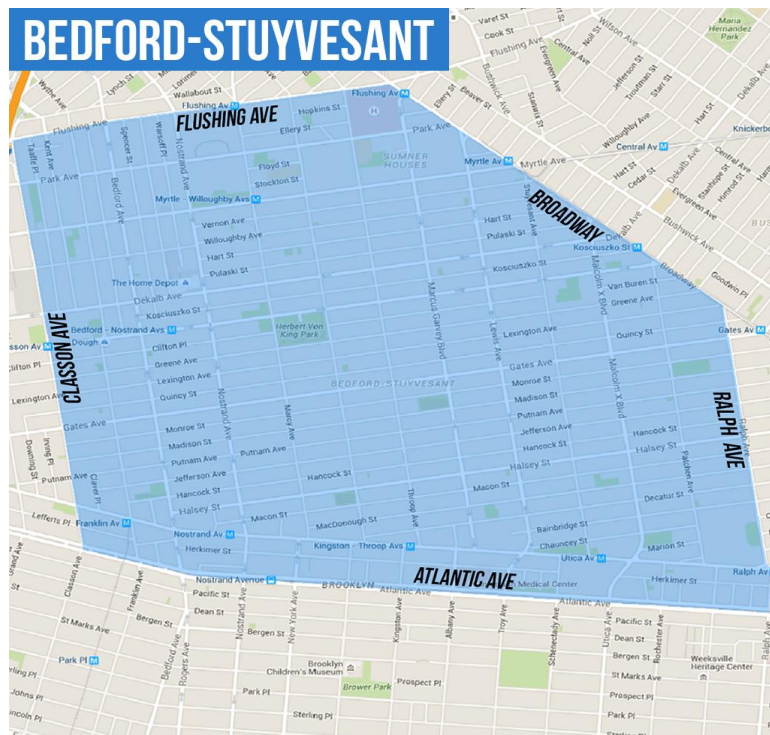
2% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



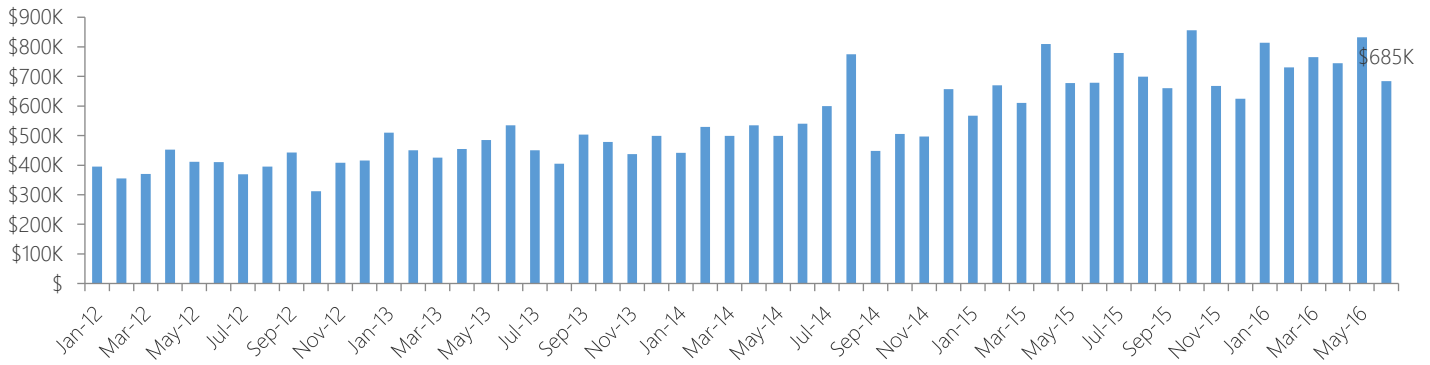
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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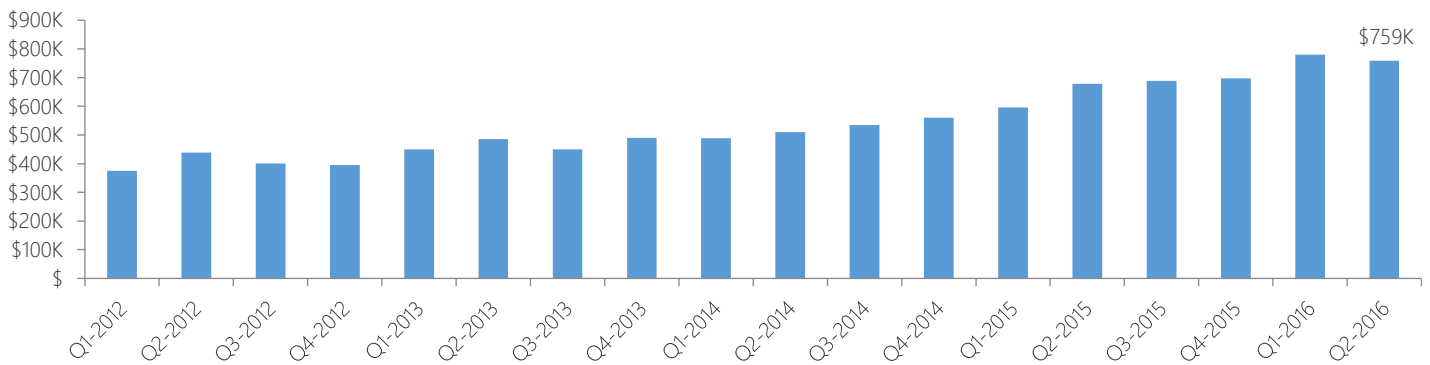
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RESIDENTIAL STATS

Median Sale Price by Month

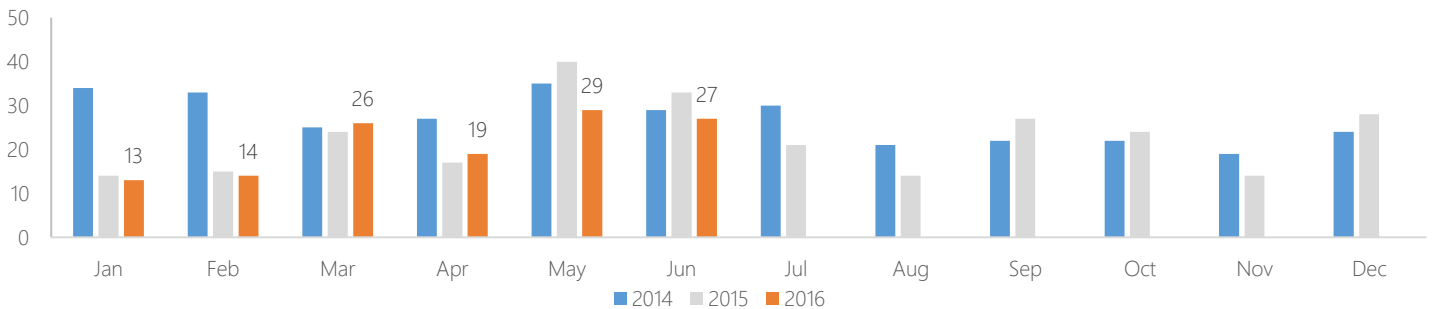


Median Sale Price by Quarter



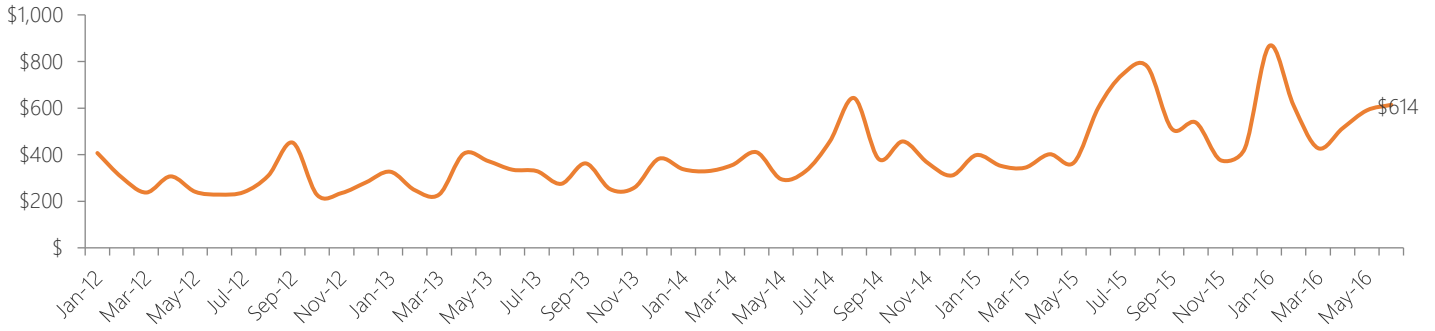
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	17	23	19	27	44	39	32	25	27	23	25	42
2012	24	20	20	26	26	18	22	31	24	37	16	24
2013	23	22	16	27	25	31	31	23	23	29	24	36
2014	34	33	25	27	35	29	30	21	22	22	19	24
2015	14	15	24	17	40	33	21	14	27	24	14	28
2016	13	14	26	19	29	27						



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Median Sale Price per Square Foot

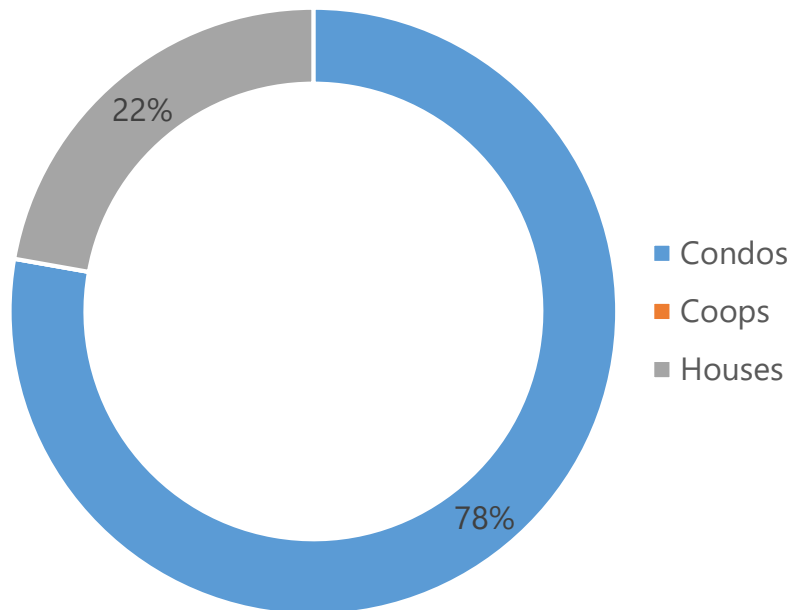


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$675,000	0%	\$640	-4%	21
Coops	-	-	-	-	0
Houses	\$1,337,000	160%	\$614	150%	6

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
164 Mac Donough St	3-01856-0012	21-Jun-16	\$2,500,000	House	2,628
67 Hart St	3-01766-0058	9-Jun-16	\$1,575,000	House	2,565
597 Madison St	3-01640-0059	21-Jun-16	\$1,337,000	House	3,600
396 Franklin Avenue #1	3-01985-1001	23-Jun-16	\$1,300,000	Condo	1,291
246 Monroe St	3-01818-0016	29-Jun-16	\$1,265,000	House	2,758
37 Madison Street #373B	3-01987-1112	24-Jun-16	\$1,149,000	Condo	
353 Jefferson Avenue #1	3-01830-1001	28-Jun-16	\$983,897	Condo	1,640
970 Kent Avenue #304	3-01925-1034	15-Jun-16	\$951,000	Condo	1,071
689 Myrtle Avenue #4G	3-01734-1134	21-Jun-16	\$890,000	Condo	1,285
739 Lafayette Avenue #1	3-01786-1001	15-Jun-16	\$850,000	Condo	
249 Patchen Ave	3-01678-0006	15-Jun-16	\$720,000	House	992
730 Lafayette Ave #2R	3-01791-1004	29-Jun-16	\$689,000	Condo	
191 Spencer Street #4B	3-01763-1408	28-Jun-16	\$680,000	Condo	1,000
730 Lafayette Ave #3F	3-01791-1005	23-Jun-16	\$675,000	Condo	
730 Lafayette Ave #2F	3-01791-1003	23-Jun-16	\$675,000	Condo	
178 Stuyvesant Avenue #4	3-01625-1104	3-Jun-16	\$650,662	Condo	930
100 Lexington Avenue #3L	3-01970-1108	22-Jun-16	\$625,000	Condo	1,396
197 Skillman Street #2B	3-01928-1204	29-Jun-16	\$560,038	Condo	1,294
802 Dekalb Avenue #3A	3-01781-1029	21-Jun-16	\$539,000	Condo	933
154 Skillman Street #4	3-01913-1804	8-Jun-16	\$420,500	Condo	998
739 Lafayette Avenue #3B	3-01786-1005	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #3A	3-01786-1004	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #2B	3-01786-1003	22-Jun-16	\$201,786	Condo	
739 Lafayette Avenue #4A	3-01786-1006	22-Jun-16	\$201,786	Condo	

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