

## CENTRAL BROOKLYN

A monthly analysis of residential sales  
in Central Brooklyn, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Central Brooklyn, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$510K**

13% YoY

NO. OF TRANSACTIONS

**86**

1% YoY

MEDIAN PRICE/SQ.FT.

**\$517**

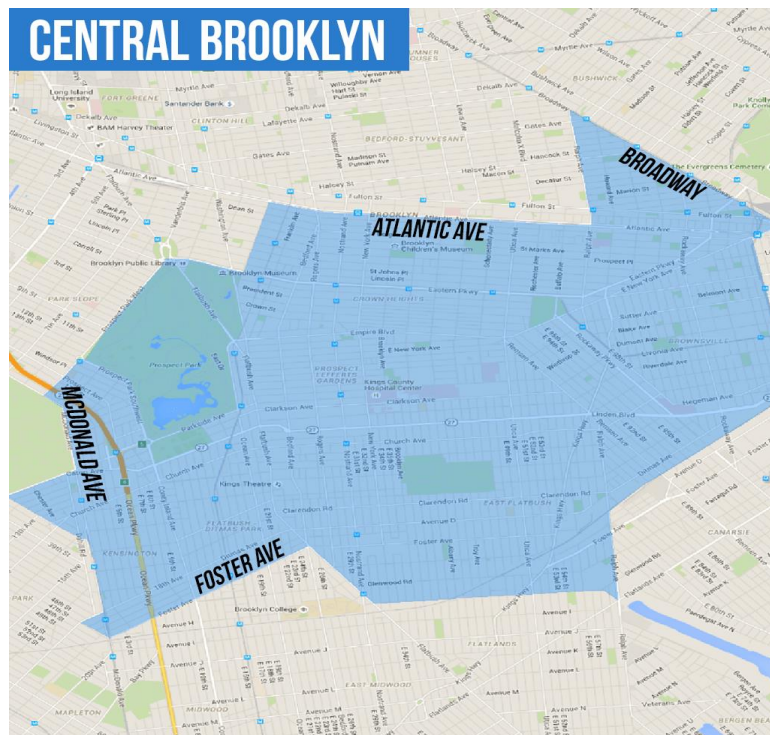
25% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



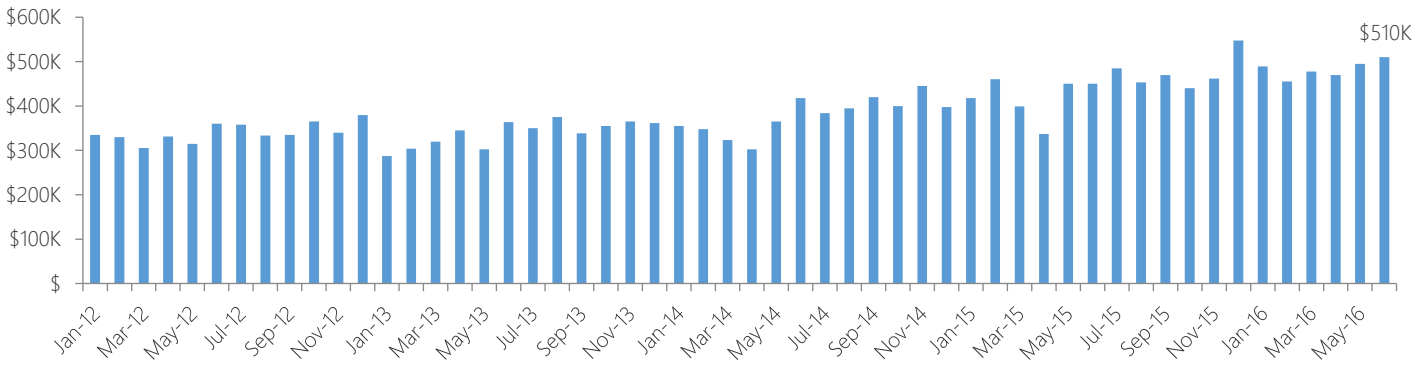
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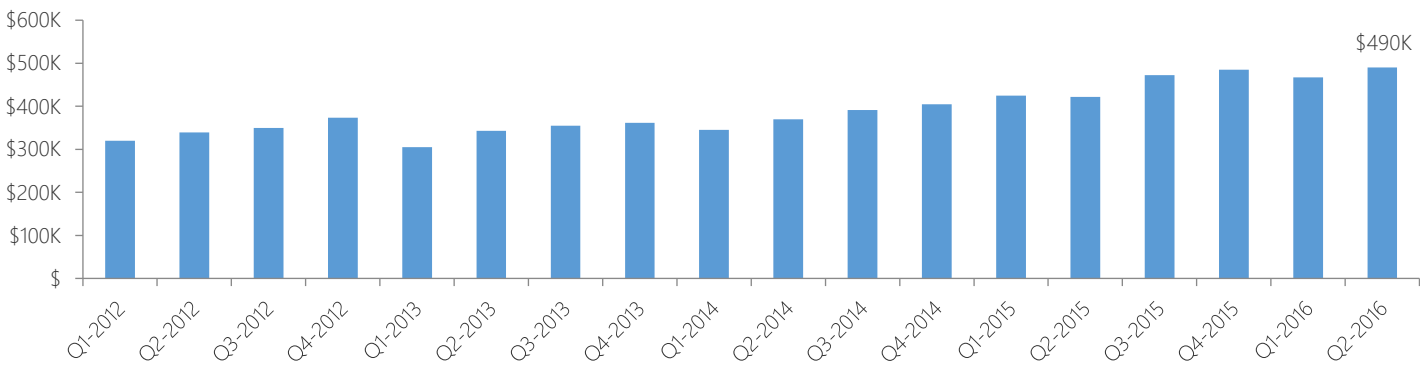
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## RESIDENTIAL STATS

### Median Sale Price by Month

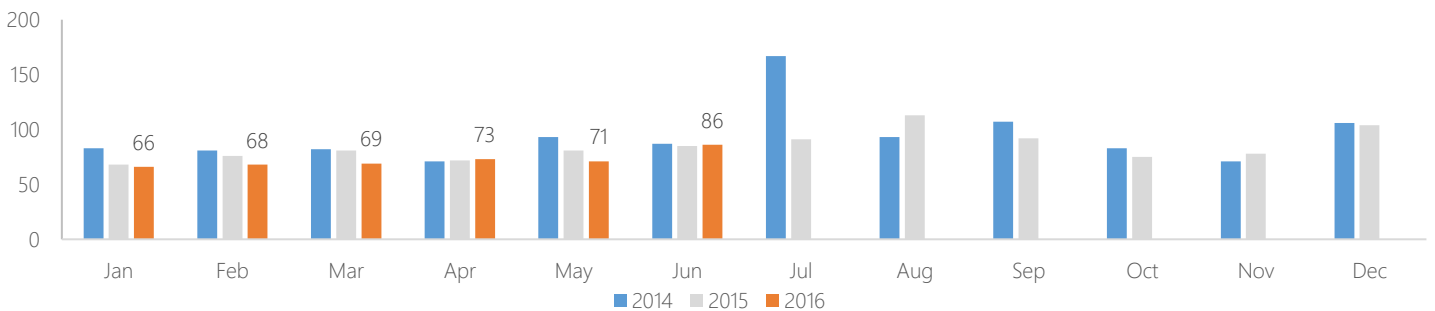


### Median Sale Price by Quarter



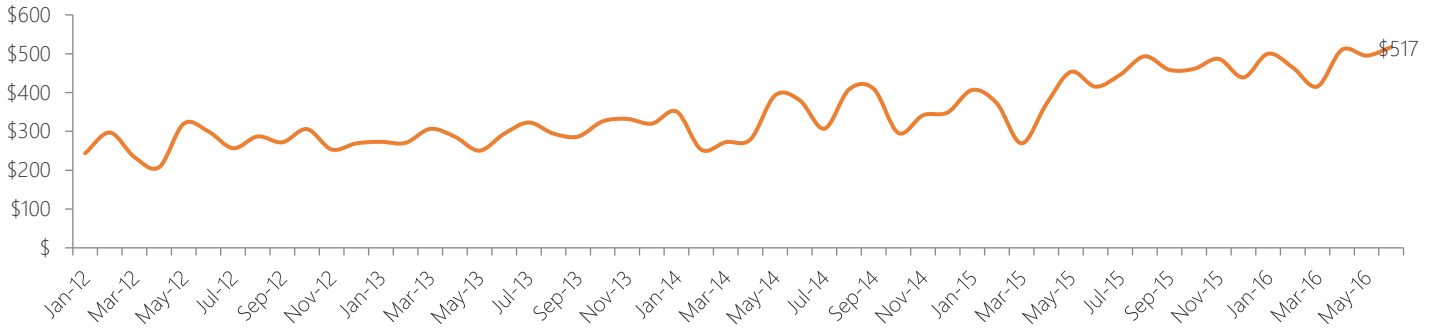
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	62	62	74	56	90	97	71	92	64	58	78	58
2012	45	60	61	48	79	81	90	86	69	67	63	104
2013	70	78	95	83	104	92	111	109	87	119	99	94
2014	83	81	82	71	93	87	167	93	107	83	71	106
2015	68	76	81	72	81	85	91	113	92	75	78	104
2016	66	68	69	73	71	86						



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## Median Sale Price per Square Foot

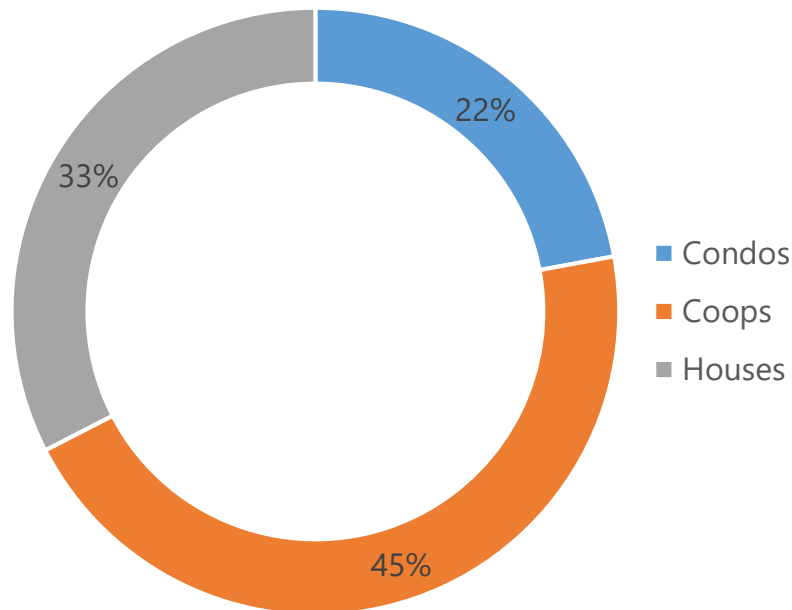


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$595,676	-7%	\$665	-2%	19
Coops	\$410,000	23%	\$530	0%	39
Houses	\$780,000	56%	\$438	57%	28

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
57 Midwood St	3-05031-0081	20-Jun-16	\$2,250,000	House	3,848
459 Rugby Rd	3-05178-0076	29-Jun-16	\$2,075,000	House	2,104
125 Stratford Rd	3-05115-0074	21-Jun-16	\$2,000,000	House	2,865
227 Winthrop St	3-05047-0076	16-Jun-16	\$1,750,000	House	1,806
109 Rutland Rd	3-05034-0059	14-Jun-16	\$1,550,000	House	2,304
503 17 St	3-00871-0069	6-Jun-16	\$1,400,000	House	2,016
1194 Union St	3-01275-0030	17-Jun-16	\$1,400,000	House	2,750
1290 Carroll St	3-01291-0026	23-Jun-16	\$1,375,000	House	2,772
1372 Dean St #A	3-01215-1001	27-Jun-16	\$1,155,083	Condo	
2123 Albemarle Ter	3-05102-0121	3-Jun-16	\$1,150,000	House	1,932
30 Ocean Pkwy #5G	3-05286-0001	7-Jun-16	\$1,100,000	Coop	
362 Eastern Parkway #1A	3-01266-1001	8-Jun-16	\$1,015,000	Condo	1,518
211 A Beverley Rd	3-05335-0086	14-Jun-16	\$999,000	House	1,435
619 E 32 St	3-05007-0035	8-Jun-16	\$979,000	House	1,975
243 Albany Ave	3-01370-0006	29-Jun-16	\$875,000	House	2,338
113 Prospect Park Sw #12	3-05258-1054	20-Jun-16	\$850,000	Condo	845
149 Prospect Park Sw #7	3-05268-0089	9-Jun-16	\$840,000	Coop	
1060 Putnam Avenue #1R	3-01486-1002	29-Jun-16	\$820,000	Condo	1,459
303 E 2 St	3-05335-0052	15-Jun-16	\$780,000	House	1,432
469 Eastern Pkwy #O	3-01261-0055	6-Jun-16	\$775,000	Coop	1,000
892 Bergen Street #6B	3-01149-1020	7-Jun-16	\$730,000	Condo	746
727 Prospect Place #2B	3-01226-1004	30-Jun-16	\$675,000	Condo	766
150 Ocean Parkway #2D	3-05328-1009	15-Jun-16	\$660,000	Condo	949
2233 Caton Avenue #5A	3-05083-1017	23-Jun-16	\$650,000	Condo	977
202-212 Seeley St #2D	3-05268-0018	28-Jun-16	\$605,000	Coop	
1802-1826 Newkirk Ave #3L	3-05218-0001	21-Jun-16	\$599,000	Coop	1,025
2107 Bedford Avenue #B9	3-05084-1023	22-Jun-16	\$595,676	Condo	
2107 Bedford Avenue #B7	3-05084-1021	21-Jun-16	\$595,676	Condo	
81 Ocean Pkwy #3D	3-05320-0046	20-Jun-16	\$575,000	Coop	1,100
1491 Prospect Place #3	3-01362-1124	10-Jun-16	\$567,000	Condo	1,319
45 Martense St #4K	3-05086-0066	13-Jun-16	\$567,000	Coop	1,340
693 Maple St	3-04795-0054	6-Jun-16	\$560,000	House	1,416
868 Lenox Rd	3-04659-0006	10-Jun-16	\$557,000	House	2,304
1206 Pacific Street #1B	3-01206-1002	29-Jun-16	\$557,000	Condo	921
570 Westminster Rd #A26	3-05197-0040	24-Jun-16	\$535,000	Coop	925
3907 Snyder Ave	3-04893-0137	23-Jun-16	\$525,000	House	1,200
770 Lefferts Avenue #3L	3-01429-1256	23-Jun-16	\$520,000	Condo	1,492
1815-1825 Foster Ave #5A	3-05218-0026	28-Jun-16	\$515,000	Coop	
921 E 48 St	3-04783-0070	30-Jun-16	\$510,000	House	1,335
1670 Dean Street #PHF	3-01348-1004	6-Jun-16	\$508,107	Condo	
811 Cortelyou Rd #6K	3-05377-0043	10-Jun-16	\$500,000	Coop	
399 Ocean Pkwy #3A	3-05375-0058	14-Jun-16	\$500,000	Coop	1,050
572 E 42 St	3-04975-0013	8-Jun-16	\$479,000	House	1,492
811 Cortelyou Rd #5B	3-05377-0043	16-Jun-16	\$470,000	Coop	875
36-58 Dahill Rd #3G	3-05305-0051	1-Jun-16	\$469,000	Coop	845
1735 Caton Avenue #6D	3-05060-1123	21-Jun-16	\$466,000	Condo	535
415 Argyle Rd #2V	3-05156-0048	29-Jun-16	\$465,000	Coop	725
515 E 7 St #2D	3-05376-0058	1-Jun-16	\$455,000	Coop	840
275 Webster Ave #3E	3-05417-0058	22-Jun-16	\$450,000	Coop	
2108 Dorchester Road #2B	3-05185-1014	29-Jun-16	\$449,000	Condo	879

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Address	BBL	Sale date	Sale price	Property type	Sqft
112-140 E 2 St #4R	3-05280-0047	28-Jun-16	\$447,174	Coop	
203 E 58 St	3-04730-0031	29-Jun-16	\$430,000	House	1,600
594 Powell St	3-03847-0142	2-Jun-16	\$420,000	House	1,116
1479 Prospect Place #1	3-01362-1104	23-Jun-16	\$415,000	Condo	825
25 Stratford Rd #A2	3-05072-0053	14-Jun-16	\$410,000	Coop	1,150
601 E 19 St #4H	3-05219-0040	1-Jun-16	\$410,000	Coop	
400 E 17 St #504	3-05159-0013	10-Jun-16	\$400,000	Coop	875
18 Miami Ct	3-04797-0050	2-Jun-16	\$400,000	House	960
385 E 16 St #4B	3-05159-0061	7-Jun-16	\$398,000	Coop	700
40-62 Tehama St #4F	3-05307-0070	9-Jun-16	\$375,000	Coop	750
221-225 E 18 St #3F	3-05122-0056	24-Jun-16	\$375,000	Coop	775
221-243 Mc Donald Ave #1H	3-05280-0008	8-Jun-16	\$367,500	Coop	
143 E 43 St	3-04880-0053	17-Jun-16	\$365,040	House	1,272
495 E 7 St #7K	3-05376-0068	17-Jun-16	\$355,000	Coop	696
544 E 43 St	3-04959-0038	14-Jun-16	\$340,000	House	1,024
525 Ocean Pkwy #4D	3-05400-0091	6-Jun-16	\$310,000	Coop	
394 E 91 St	3-04665-0017	8-Jun-16	\$283,920	House	1,400
403 Avenue C #4A	3-05356-0042	8-Jun-16	\$215,000	Coop	
3215 Avenue H #12H	3-07560-0001	27-Jun-16	\$175,000	Coop	
446 Kingston Ave #D28	3-01325-0001	21-Jun-16	\$163,000	Coop	
354-360 Ocean Pkwy #4F	3-05374-0017	22-Jun-16	\$150,000	Coop	
740 E 32 St #B3	3-07559-0059	14-Jun-16	\$130,000	Coop	
500 Ocean Ave #3B	3-05080-0060	17-Jun-16	\$115,000	Coop	
238 E 58 St	3-04729-0056	21-Jun-16	\$87,000	House	1,568
1702-1710 Carroll St #10F	3-01415-0016	8-Jun-16	\$70,000	Coop	
633 Park Pl #2L	3-01163-0058	22-Jun-16	\$50,000	Coop	
789 Mac Donough St #5B	3-01499-0020	23-Jun-16	\$10,500	Coop	

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