

## DITMAS PARK

A monthly analysis of residential sales  
in Ditmas Park, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Ditmas Park, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$490K**

17% YoY

NO. OF TRANSACTIONS

**9**

80% YoY

MEDIAN PRICE/SQ.FT.

**\$581**

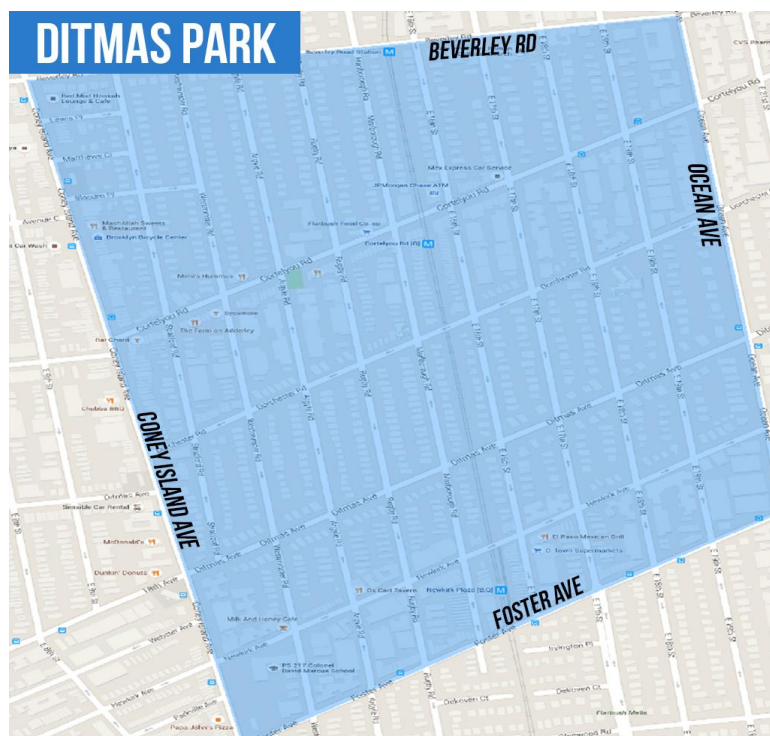
9% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



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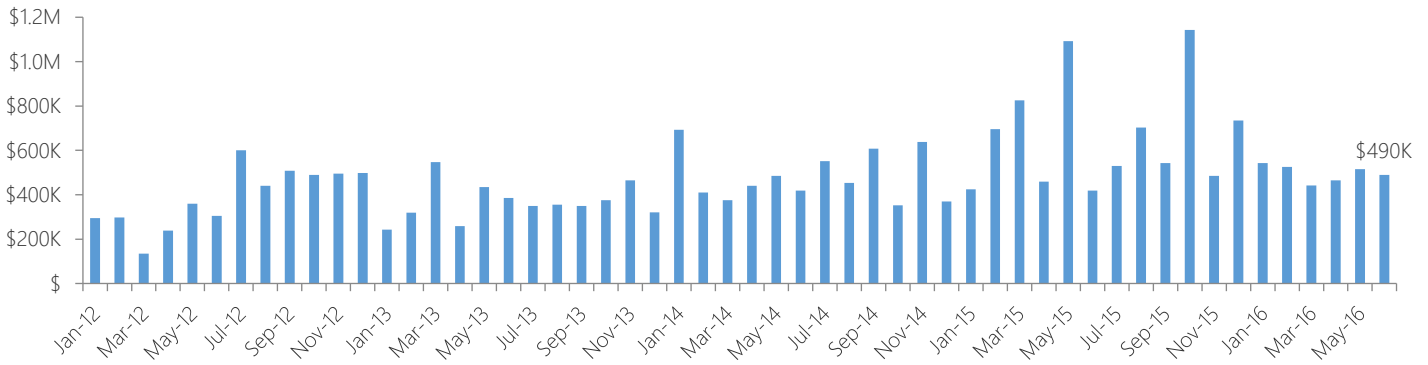
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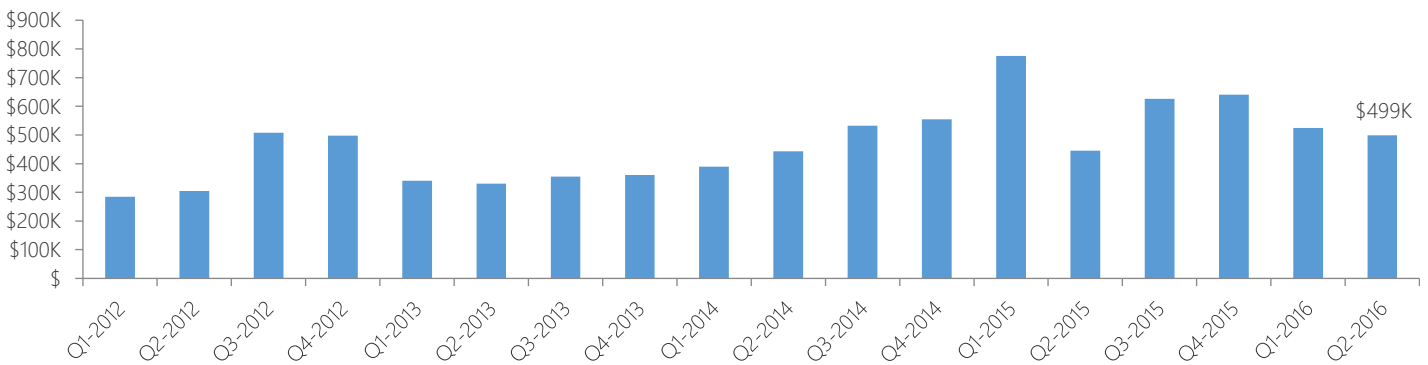
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## RESIDENTIAL STATS

### Median Sale Price by Month

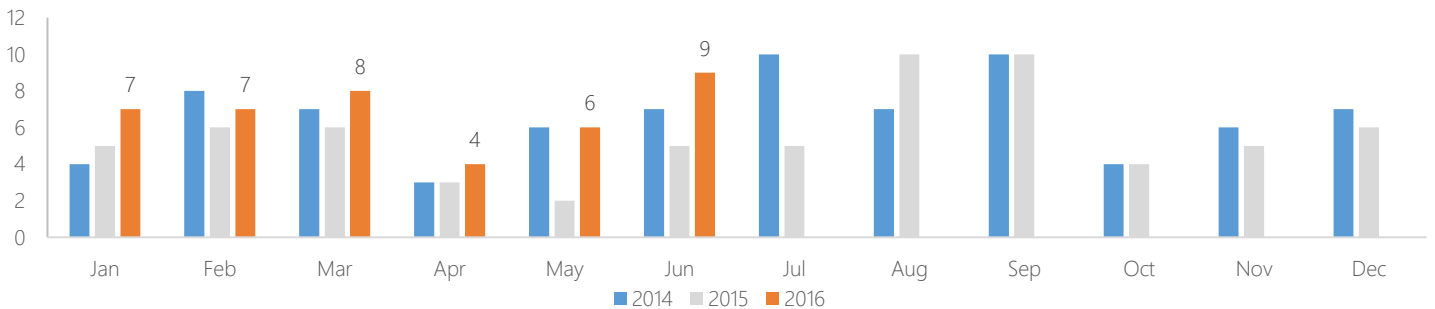


### Median Sale Price by Quarter



### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	4	1	4	6	8	6	5	2	3	3	1	5
2012	1	4	3	3	7	8	3	7	4	4	6	11
2013	6	7	8	5	5	5	8	15	6	9	7	5
2014	4	8	7	3	6	7	10	7	10	4	6	7
2015	5	6	6	3	2	5	5	10	10	4	5	6
2016	7	7	8	4	6	9						

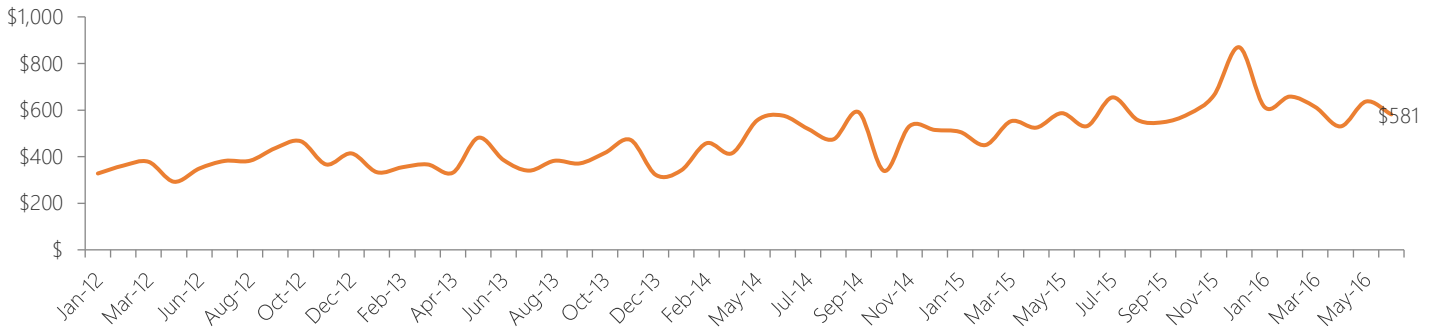


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## Median Sale Price per Square Foot

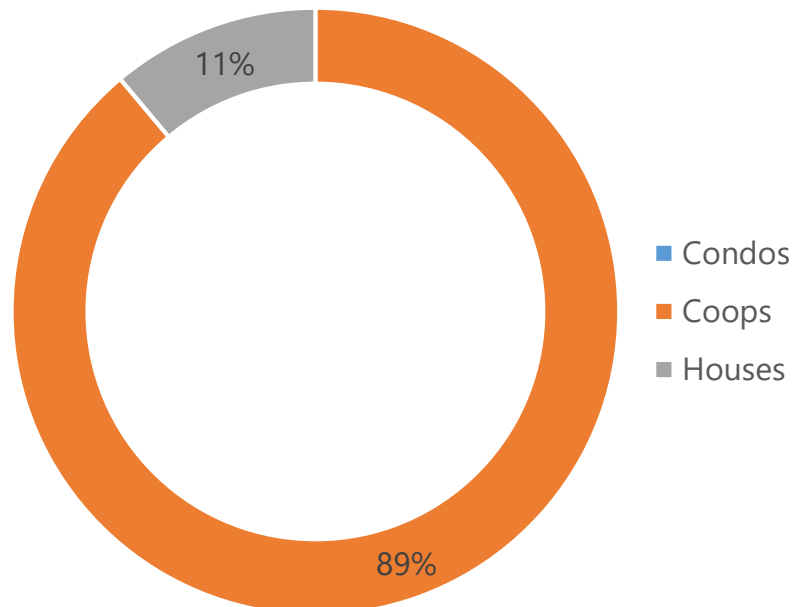


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$465,000	11%	\$578	9%	8
Houses	\$2,075,000	-	\$986	-	1

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
459 Rugby Rd	3-05178-0076	29-Jun-16	\$2,075,000	House	2,104
1802-1826 Newkirk Ave #3L	3-05218-0001	21-Jun-16	\$599,000	Coop	1,025
570 Westminster Rd #A26	3-05197-0040	24-Jun-16	\$535,000	Coop	925
1815-1825 Foster Ave #5A	3-05218-0026	28-Jun-16	\$515,000	Coop	
415 Argyle Rd #2V	3-05156-0048	29-Jun-16	\$465,000	Coop	725
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
385 E 16 St #4B	3-05159-0061	7-Jun-16	\$398,000	Coop	700

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