

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Ditmas Park Report

A monthly analysis of residential sales
in Ditmas Park, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Ditmas Park, Brooklyn

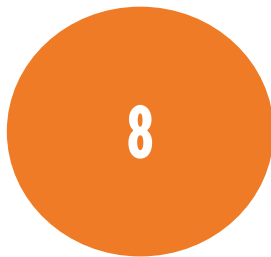
SUMMARY

MEDIAN SALE PRICE



-46% Y-o-Y

NO. OF TRANSACTIONS



33% Y-o-Y

MEDIAN PRICE/SQ. FT.



11% Y-o-Y

BOROUGH MEDIAN SALE PRICE



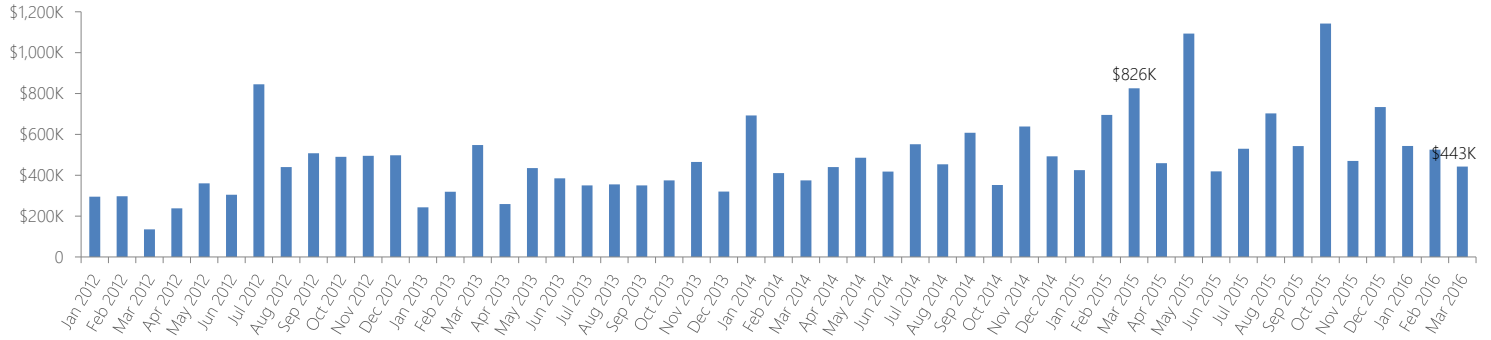
4% Y-o-Y

NEIGHBORHOOD BOUNDARIES

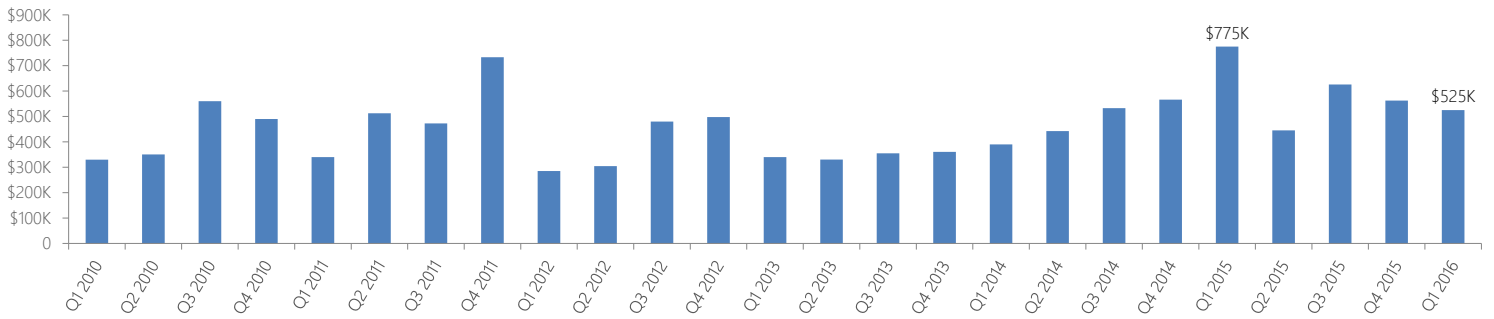


RESIDENTIAL STATS

Median Sale Price by Month

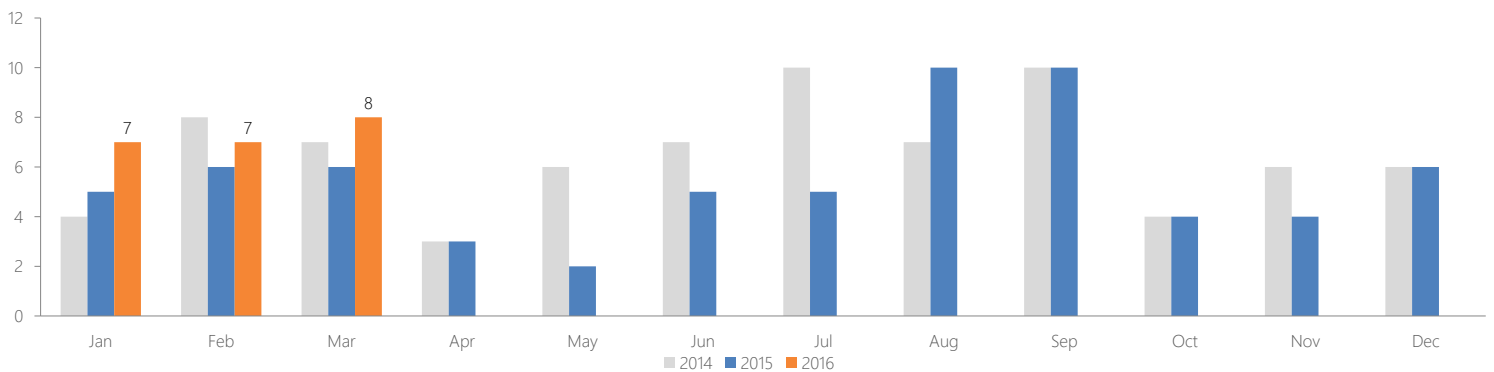


Median Sale Price by Quarter

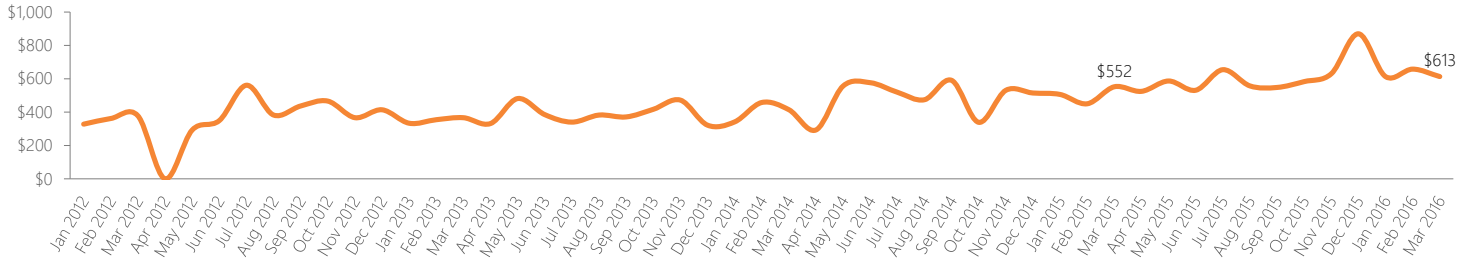


Number of Transactions

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



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

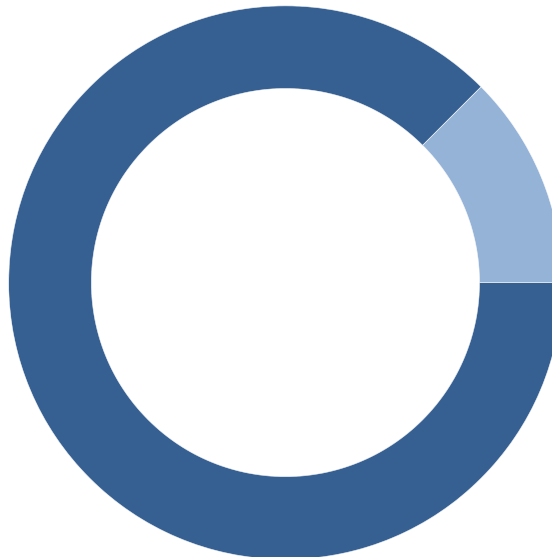
▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	n/a	n/a	n/a	n/a	n/a
Co-ops	\$425,000	-18%	\$554	0%	7
Houses	\$1,689,000	9%	\$673	24%	1

▶ Number of Sales by Building Type

Co-ops
87.5%

Houses
12.5%



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
462 Rugby Rd	3-05177-0016	01-Mar-16	\$1,689,000	House	2,509
620 E 18 St #3H	3-05217-0018	10-Mar-16	\$775,000	Coop	n/a
415 Argyle Rd #7J	3-05156-0048	16-Mar-16	\$639,000	Coop	n/a
601 E 19 St #3N	3-05219-0040	31-Mar-16	\$460,000	Coop	n/a
1802-1826 Newkirk Ave #1N	3-05218-0001	28-Mar-16	\$425,000	Coop	n/a
620 E 18 St #1J	3-05217-0018	29-Mar-16	\$420,000	Coop	n/a
390-394 Rugby Rd #6A	3-05156-0015	24-Mar-16	\$295,000	Coop	n/a
415 Argyle Rd #1J	3-05156-0048	11-Mar-16	\$218,000	Coop	n/a