

EAST FLATBUSH

A monthly analysis of residential sales
in East Flatbush, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

East Flatbush, Brooklyn

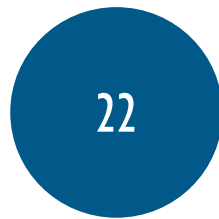
SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



22% YoY

MEDIAN PRICE/SQ.FT.



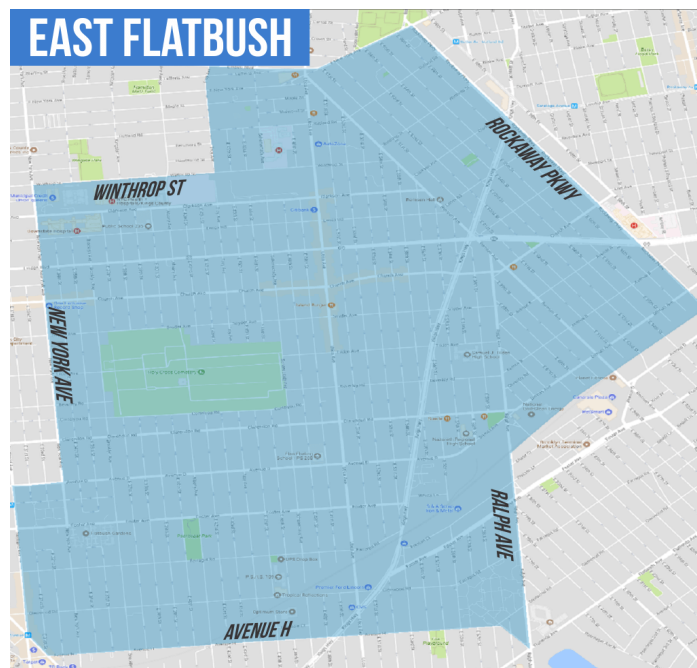
9% YoY

BROOKLYN
MEDIAN SALE PRICE



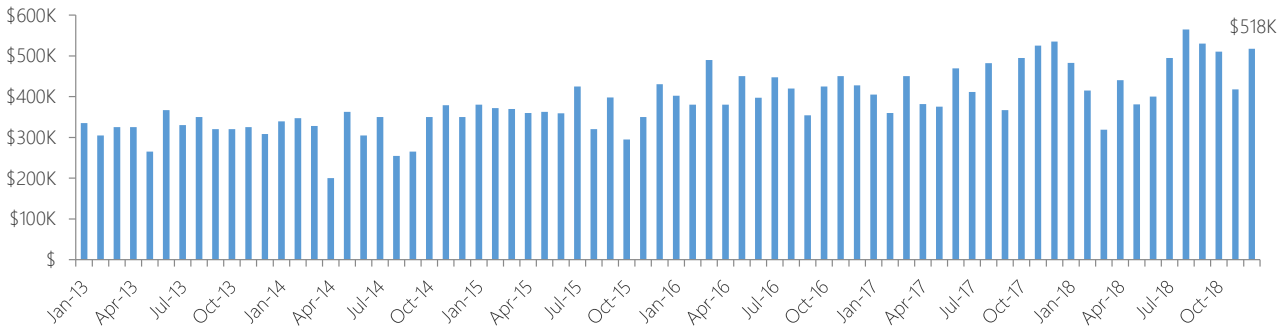
4% YoY

NEIGHBORHOOD BOUNDARIES

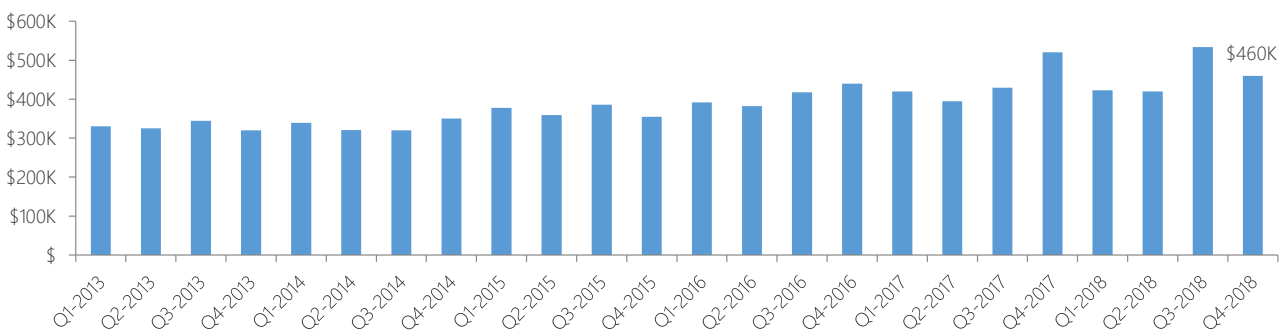


RESIDENTIAL STATS

Median Sale Price by Month

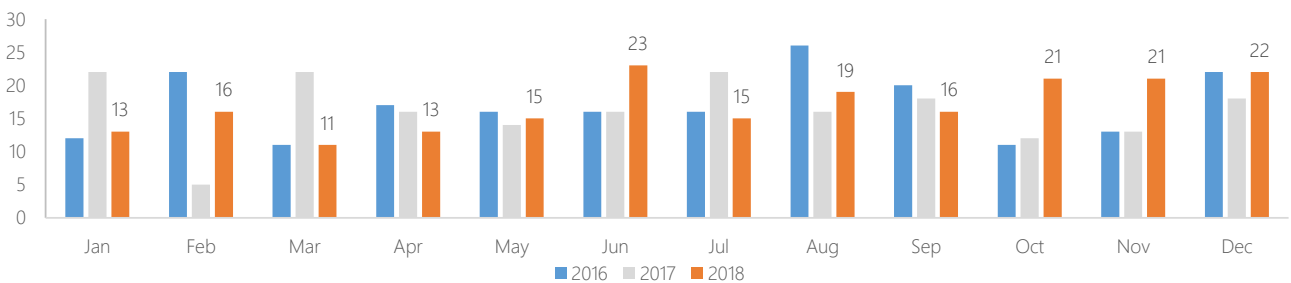


Median Sale Price by Quarter

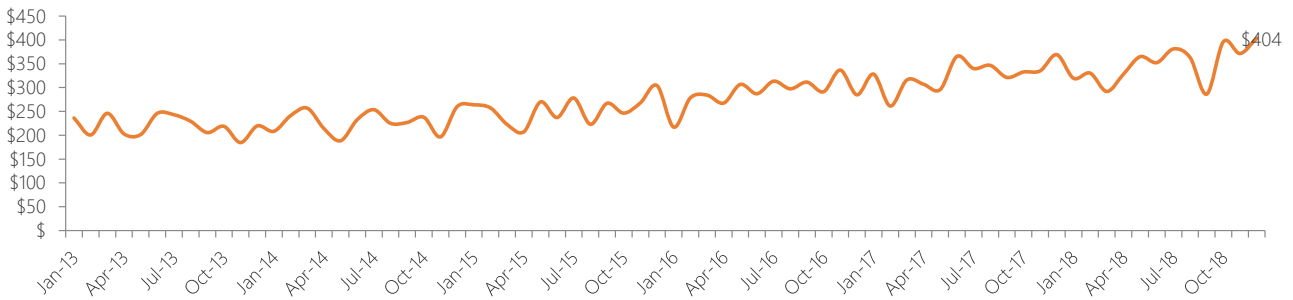


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	12	11	13	11	18	10	21	18	13	25	17	19
2014	11	16	18	11	12	9	17	16	19	21	13	21
2015	15	12	24	14	12	16	17	21	16	13	16	14
2016	12	22	11	17	16	16	16	26	20	11	13	22
2017	22	5	22	16	14	16	22	16	18	12	13	18
2018	13	16	11	13	15	23	15	19	16	21	21	22



Median Sale Price per Square Foot

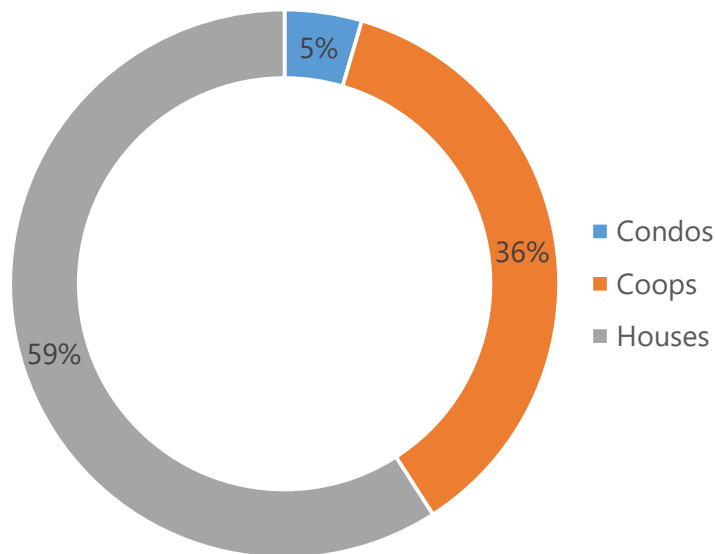


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$150,000	-	\$101	-	1
Coops	\$186,575	49%	-	-	8
Houses	\$625,000	14%	\$412	12%	13

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3515 Beverley Rd	3-04920-0031	19-Dec-18	\$802,000	House	2,080
659 E 52nd St	3-04773-0077	5-Dec-18	\$790,000	House	1,438
1148 Schenectady Ave	3-04946-0027	19-Dec-18	\$684,000	House	1,300
896 E 37th St	3-05011-0070	3-Dec-18	\$665,000	House	1,540
485 E 34th St	3-04934-0065	18-Dec-18	\$650,000	House	1,860
609 E 48th St	3-04733-0044	6-Dec-18	\$650,000	House	1,040
117 E 38th St	3-04859-0001	31-Dec-18	\$600,000	House	2,255
920 E 38th St	3-07565-0072	21-Dec-18	\$569,000	House	1,352
854 E 37th St	3-05011-0053	28-Dec-18	\$560,000	House	1,654
220 E 43rd St	3-04896-0025	5-Dec-18	\$535,000	House	1,092
772 Schenectady Ave	3-04867-0017	10-Dec-18	\$500,000	House	1,376
4712 Beverley Rd	3-04758-0005	26-Dec-18	\$450,000	House	1,115
745 E 31st St #3H	3-07559-0023	5-Dec-18	\$238,534	Coop	
282 E 35th St #6V	3-04905-0017	7-Dec-18	\$230,000	Coop	
285 E 35th St #4J	3-04906-0065	19-Dec-18	\$229,000	Coop	
720 E 32nd St #A7	3-07559-0051	31-Dec-18	\$186,575	Coop	
10 E 43rd St #2C	3-04847-0004	4-Dec-18	\$176,000	Coop	
282 E 35th St #7M	3-04905-0017	20-Dec-18	\$165,000	Coop	
282 E 35th St #2M	3-04905-0017	14-Dec-18	\$160,000	Coop	
770 C Lefferts Ave #4R	3-01429-1257	17-Dec-18	\$150,000	Condo	1,492



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THE RATNER TEAM



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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

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expeditors	Interior Designers	Restoration Specialists
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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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SPARTAN RENOVATIONS



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