

## FLATLANDS

A monthly analysis of residential sales  
in Flatlands, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Flatlands, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$319K**

-10% YoY

NO. OF TRANSACTIONS

**12**

33% YoY

MEDIAN PRICE/SQ.FT.

**\$387**

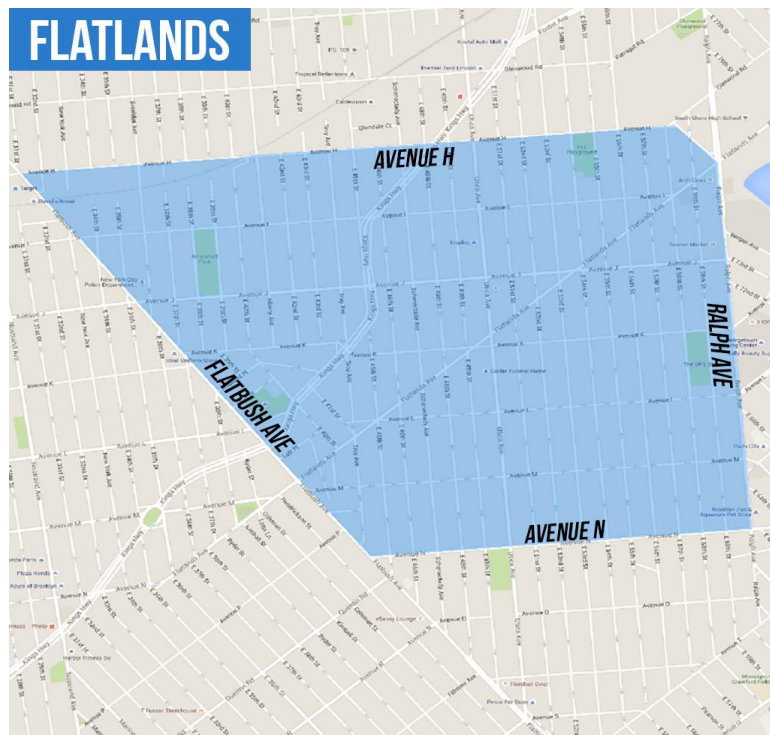
17% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



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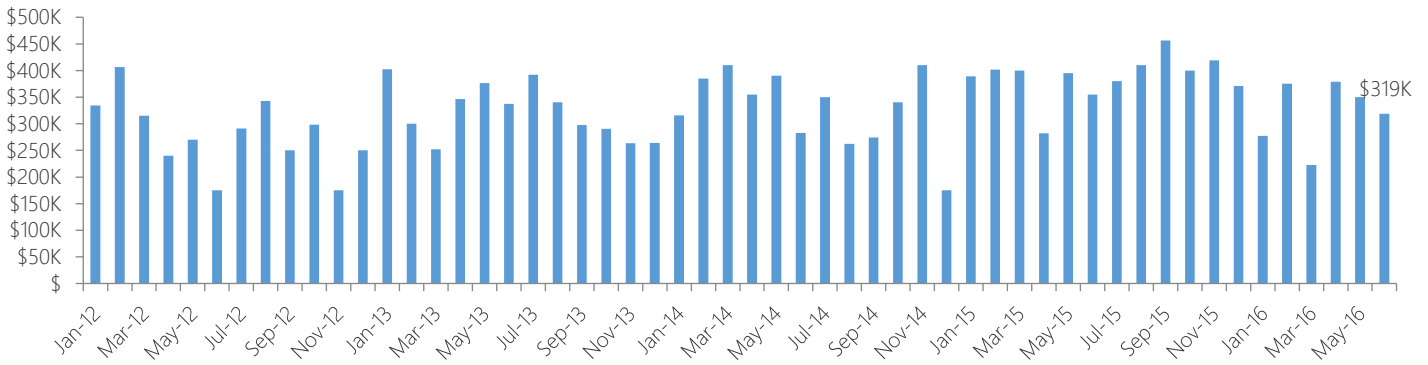
Warren Lewis Sotheby's International Realty



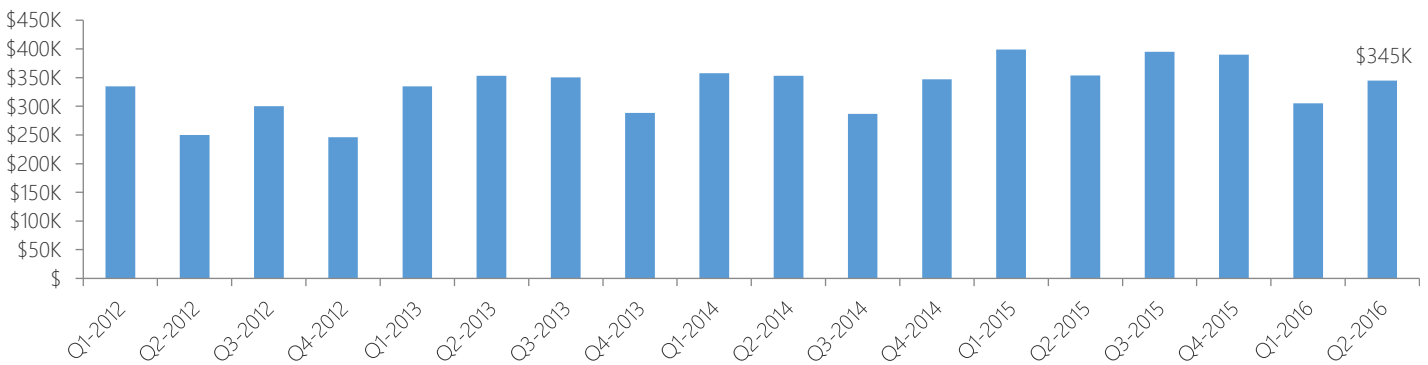
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## RESIDENTIAL STATS

### Median Sale Price by Month

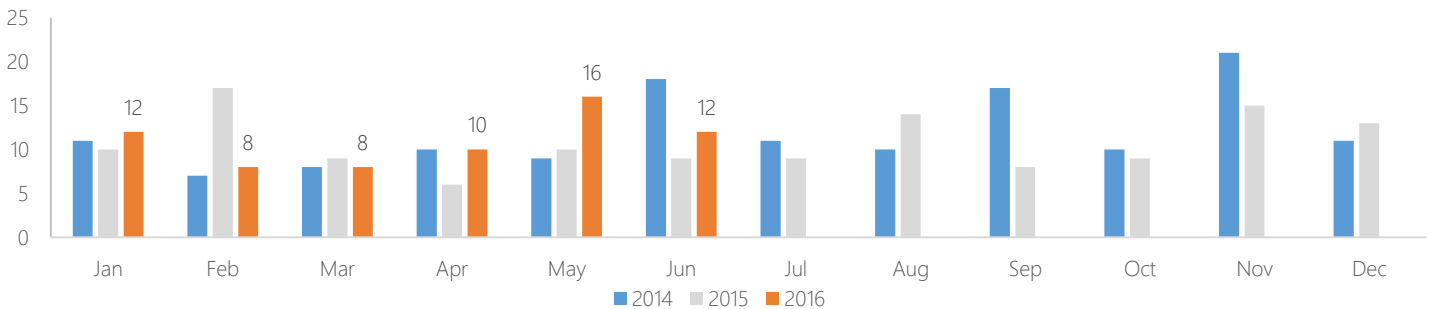


### Median Sale Price by Quarter



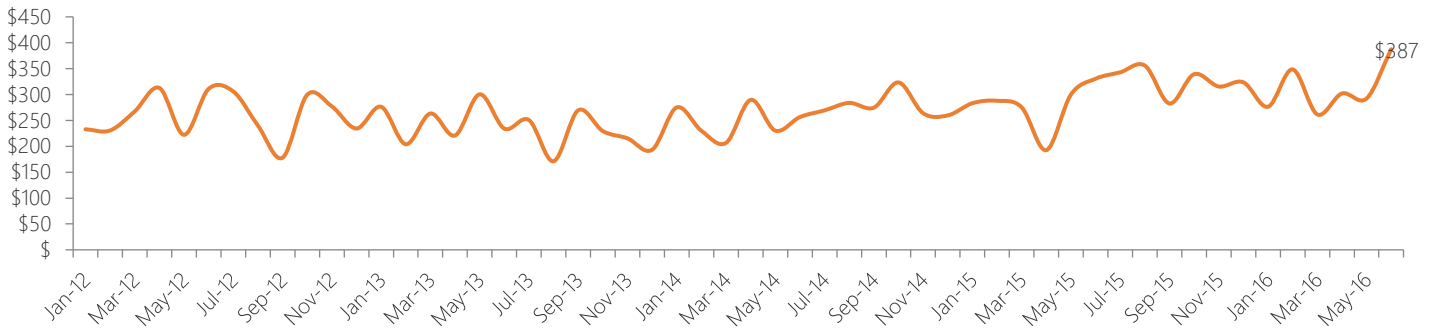
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	5	10	14	2	11	13	4	8	10	8	11	14
2012	10	4	16	7	9	11	9	11	10	4	9	11
2013	12	10	9	9	16	10	10	9	7	18	13	8
2014	11	7	8	10	9	18	11	10	17	10	21	11
2015	10	17	9	6	10	9	9	14	8	9	15	13
2016	12	8	8	10	16	12						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

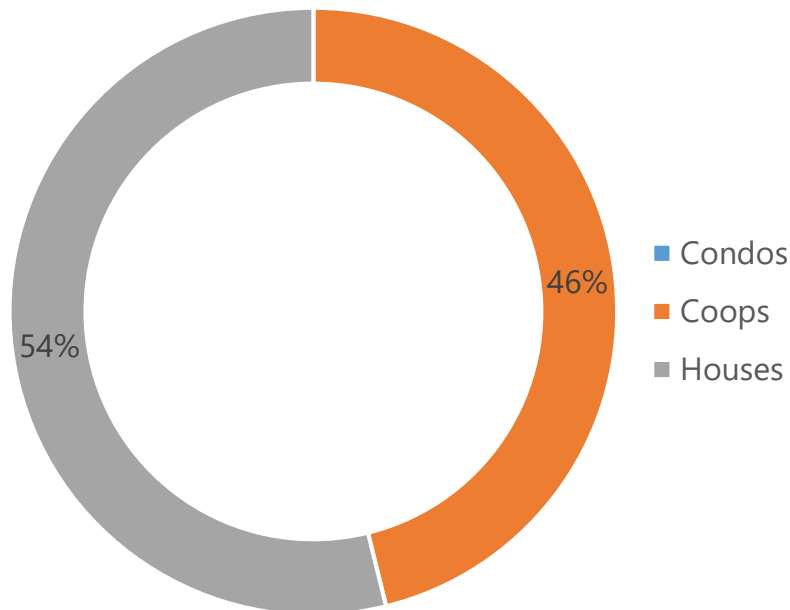


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$122,000	-6%	\$69	-	6
Houses	\$376,000	-18%	\$387	17%	7

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
4815 Avenue K	3-07796-0004	8-Jun-16	\$589,000	House	1,600
1313 E 58 St	3-07856-0017	10-Jun-16	\$434,000	House	1,120
5101 Avenue L	3-07831-0010	14-Jun-16	\$377,000	House	973
1486 A E 52 St	3-07849-0053	7-Jun-16	\$375,000	House	944
1404 E 56 St	3-07880-0052	8-Jun-16	\$340,000	House	812
1655 Flatbush Ave #B609	3-07579-0010	24-Jun-16	\$319,000	Coop	
5103 Avenue L	3-07831-0009	27-Jun-16	\$265,000	House	938
1655 Flatbush Ave #A1406	3-07579-0010	29-Jun-16	\$248,430	Coop	
2239 Troy Ave #1C	3-07869-0011	13-Jun-16	\$122,000	Coop	
2239 Troy Ave #4L	3-07869-0011	28-Jun-16	\$110,000	Coop	
1655 Flatbush Ave #B910	3-07579-0010	28-Jun-16	\$55,000	Coop	800

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