

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Flatlands Report

A monthly analysis of residential sales
in Flatlands, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Flatlands, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$223K

-44% Y-o-Y

NO. OF TRANSACTIONS

8

-11% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$262

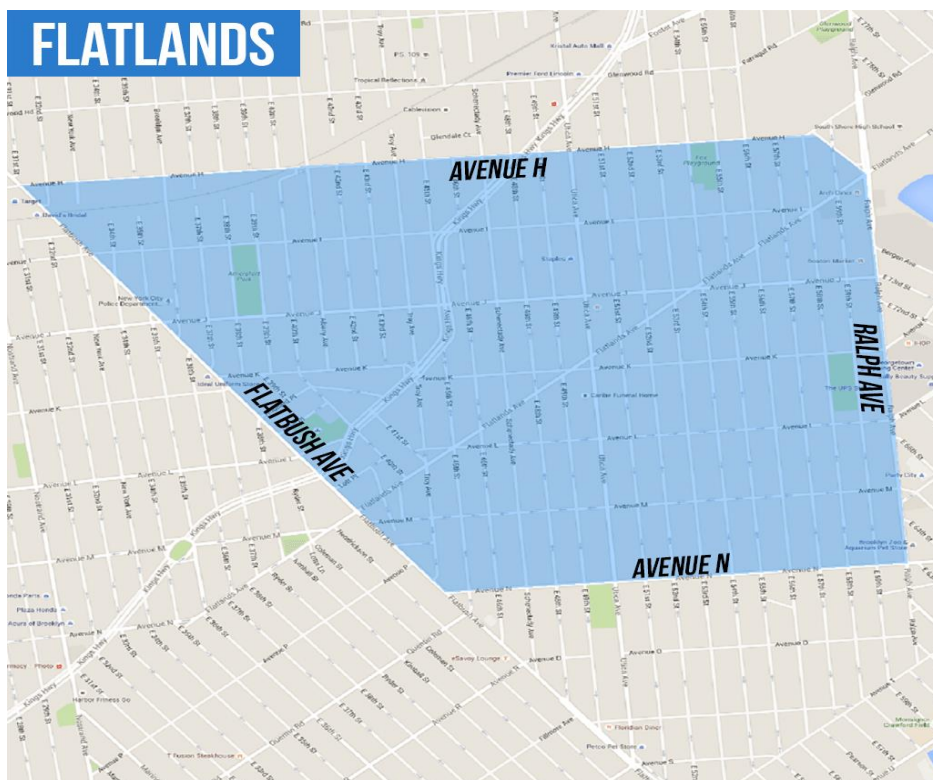
-5% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$570K

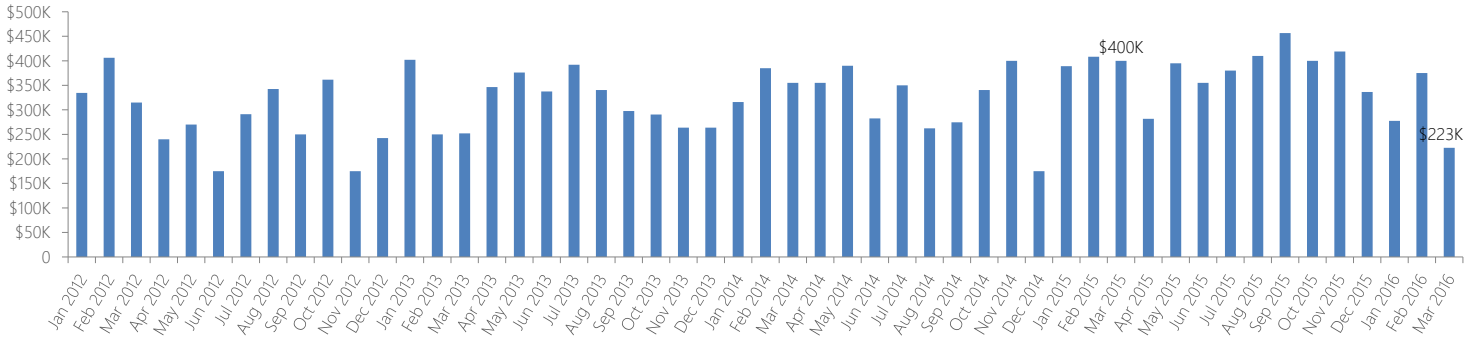
4% Y-o-Y

NEIGHBORHOOD BOUNDARIES

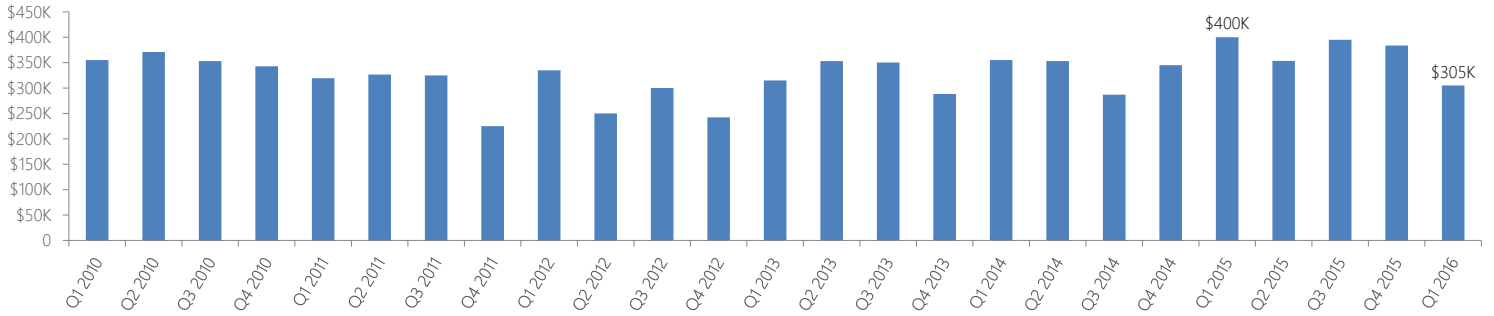


RESIDENTIAL STATS

Median Sale Price by Month

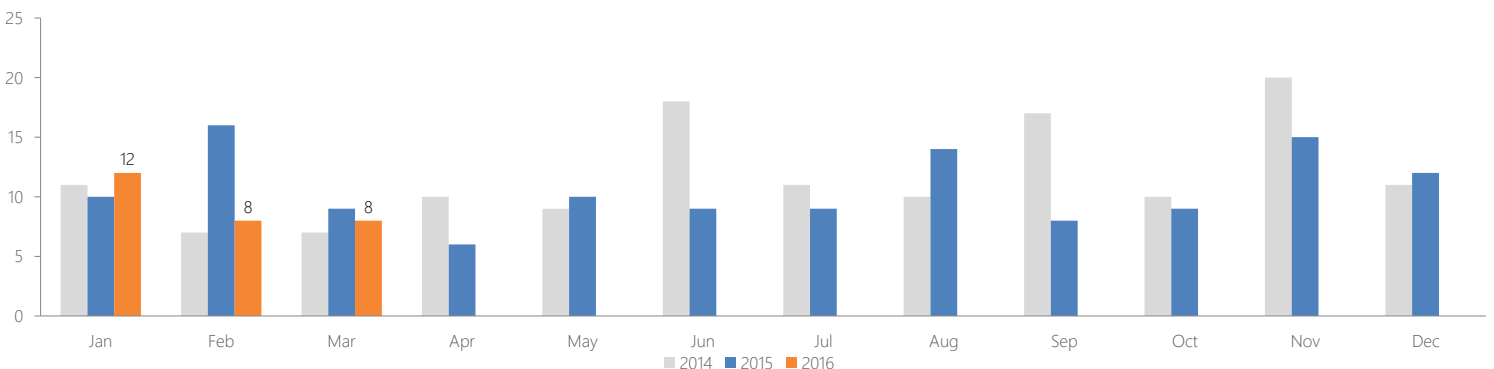


Median Sale Price by Quarter

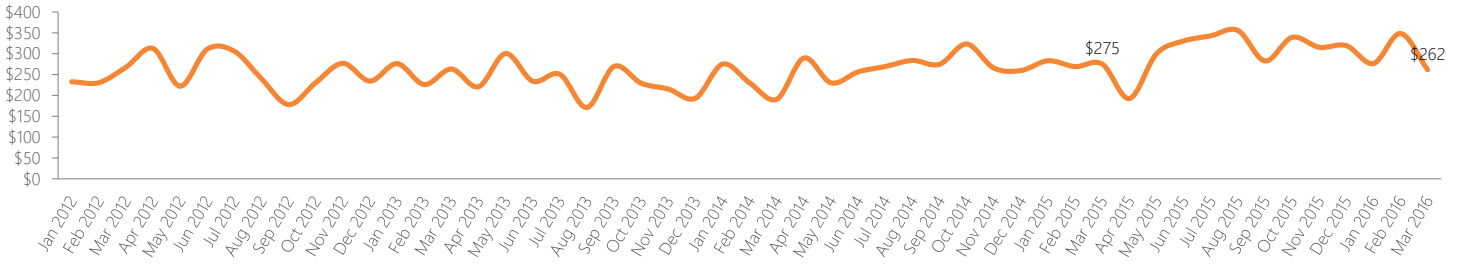


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	5	10	12	11	10	12
Feb	10	4	9	7	16	8
Mar	14	16	9	7	9	8
Apr	2	7	9	10	6	
May	11	9	16	9	10	
Jun	13	11	10	18	9	
Jul	4	9	10	11	9	
Aug	8	11	9	10	14	
Sep	10	10	7	17	8	
Oct	8	5	18	10	9	
Nov	11	9	13	20	15	
Dec	14	9	8	11	12	



▶ Median Price per Square Foot

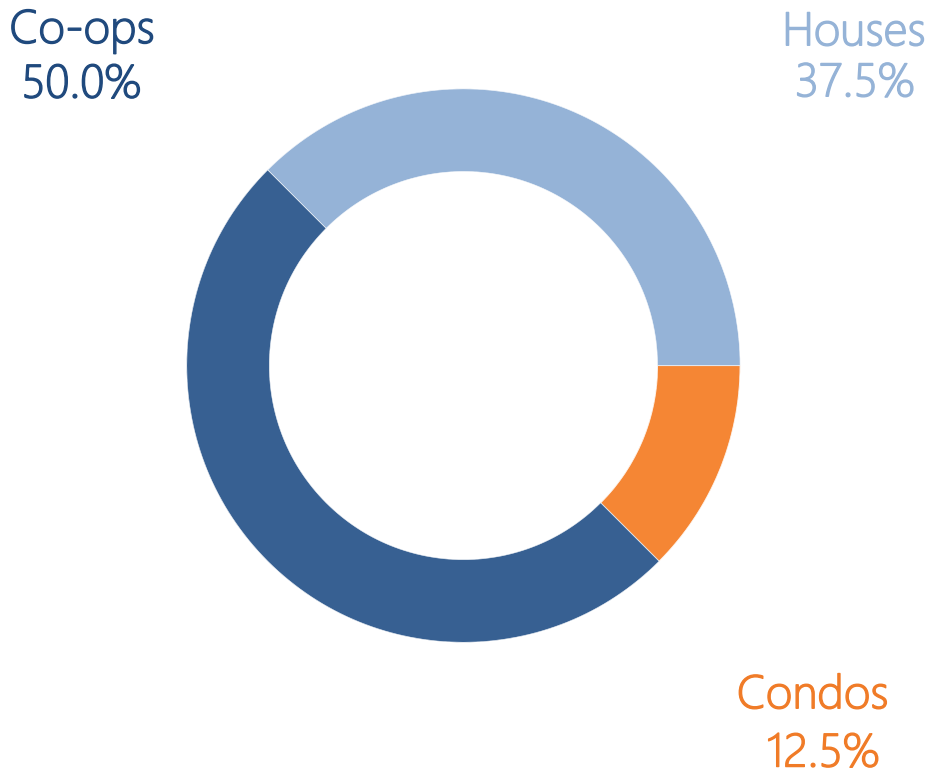


CO-OP VERSUS CONDO SALES

▶ 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	\$350,000	n/a	\$360	n/a	1
Co-ops	\$184,500	n/a	\$200	n/a	4
Houses	\$260,000	-35%	\$262	-5%	3

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1710 Troy Ave	3-07747-0079	21-Mar-16	\$463,000	House	1,424
1002 East 35 Street #3C	3-07580-1019	04-Mar-16	\$350,000	Condo	971
1642 E 49 St	3-07873-0055	02-Mar-16	\$260,000	House	994
2020 E 41 St #3F	3-07822-0045	04-Mar-16	\$240,000	Coop	n/a
1508 E 55 St	3-07879-0077	22-Mar-16	\$205,000	House	1,372
3310 Avenue H #1D	3-07579-0029	02-Mar-16	\$200,000	Coop	n/a
3310 Avenue H #6E	3-07579-0029	16-Mar-16	\$169,000	Coop	n/a
3220 Avenue H #4G	3-07578-0062	08-Mar-16	\$115,300	Coop	n/a