

FORT GREENE

A monthly analysis of residential sales
in Fort Greene, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Fort Greene, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$490K

-49% YoY

NO. OF TRANSACTIONS

34

143% YoY

MEDIAN PRICE/SQ.FT.

\$1,016

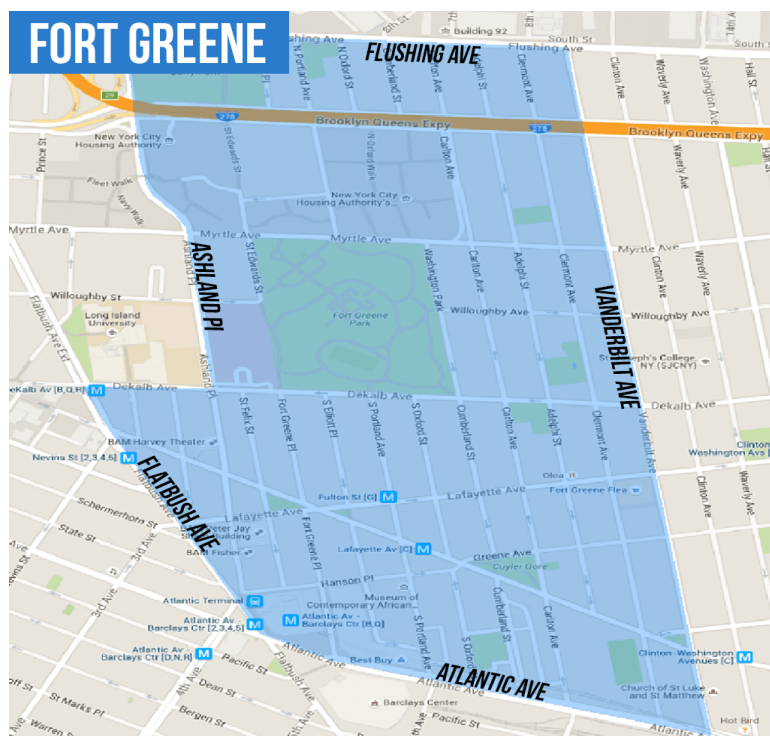
0% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



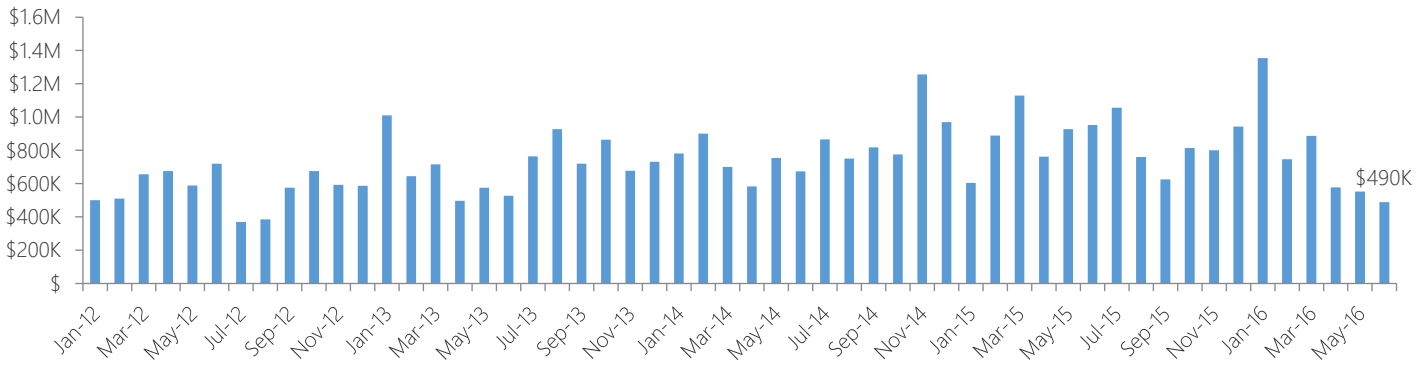
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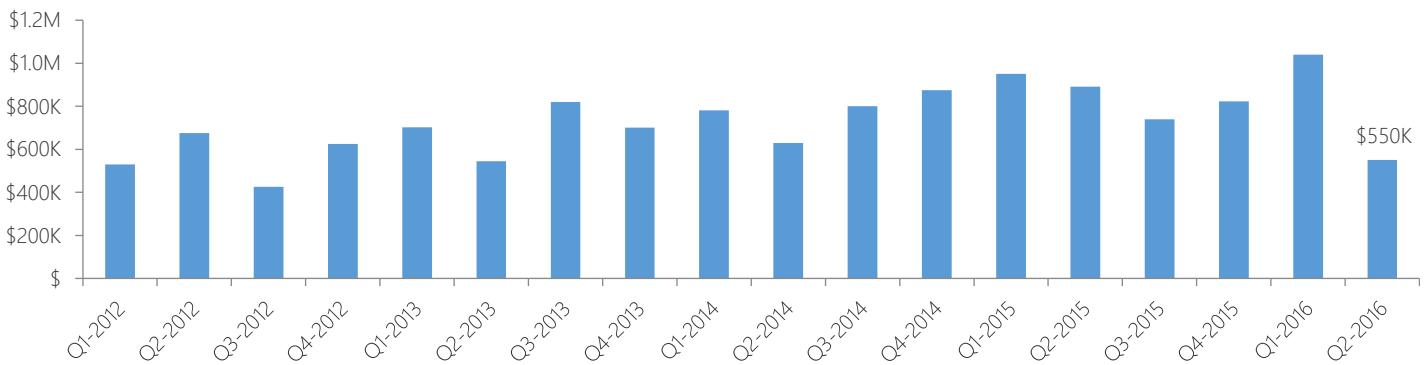
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RESIDENTIAL STATS

Median Sale Price by Month

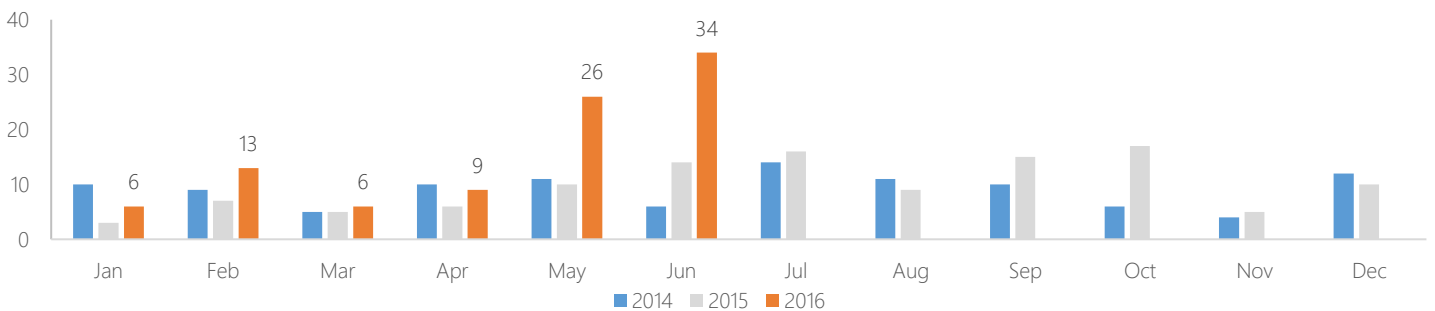


Median Sale Price by Quarter



Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	13	7	14	17	7	27	13	19	12	9	9	11
2012	6	5	8	5	11	11	9	10	8	5	6	12
2013	5	9	14	14	15	8	18	15	11	9	4	10
2014	10	9	5	10	11	6	14	11	10	6	4	12
2015	3	7	5	6	10	14	16	9	15	17	5	10
2016	6	13	6	9	26	34						

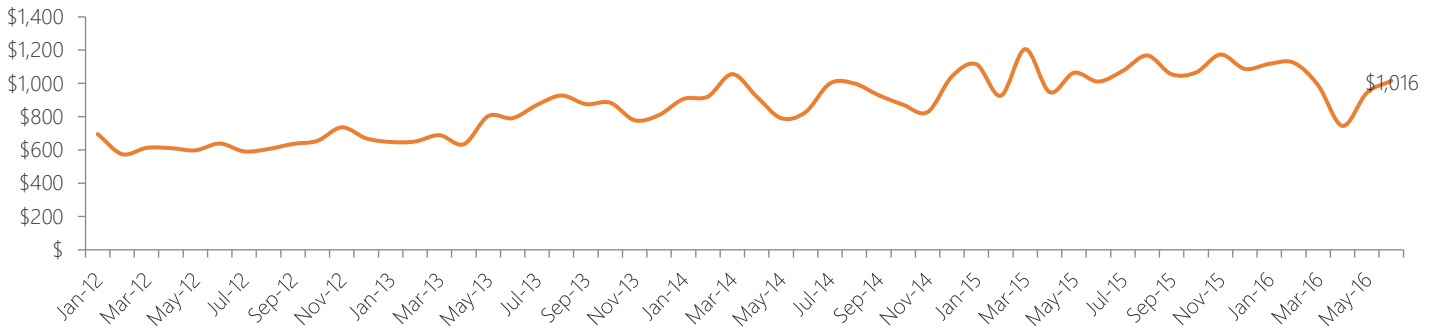


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Median Sale Price per Square Foot

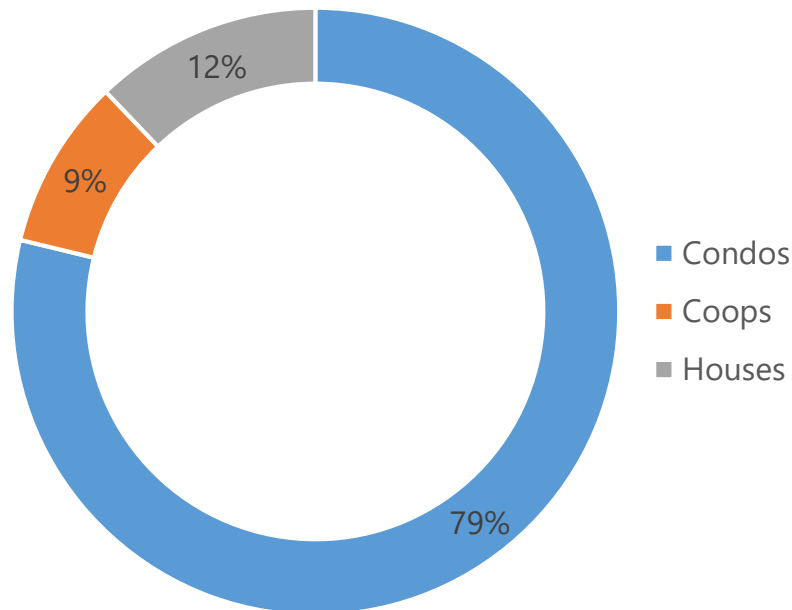


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$455,224	-56%	\$1,089	7%	26
Coops	\$399,000	-36%	-	-	3
Houses	\$2,013,651	-14%	\$877	8%	4

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
21 Clermont Ave	3-02033-0022	29-Jun-16	\$2,110,500	House	2,295
31 Clermont Ave	3-02033-0027	30-Jun-16	\$2,014,099	House	2,295
25 Clermont Ave	3-02033-0024	24-Jun-16	\$2,013,204	House	2,295
35 Clermont Ave	3-02033-0023	15-Jun-16	\$1,985,588	House	2,295
1 Hanson Place #16H	3-02111-1096	6-Jun-16	\$1,980,125	Condo	1,475
87 Lafayette Avenue #3	3-02099-1004	3-Jun-16	\$1,394,000	Condo	1,280
122 Adelphi Street #2B	3-02044-1104	7-Jun-16	\$1,370,000	Condo	1,349
230 Ashland Place #19A	3-02095-1161	20-Jun-16	\$1,295,000	Condo	1,156
8 Vanderbilt Avenue #9G	3-02033-1175	30-Jun-16	\$1,154,603	Condo	
8 Vanderbilt Avenue #12J	3-02033-1199	28-Jun-16	\$1,079,300	Condo	
8 Vanderbilt Avenue #8K	3-02033-1171	15-Jun-16	\$828,300	Condo	
383 Carlton Avenue #8SO	3-02120-1018	15-Jun-16	\$780,000	Condo	757
130 St Edwards St #12A	3-02068-0001	14-Jun-16	\$645,000	Coop	
8 Vanderbilt Avenue #10D	3-02033-1180	28-Jun-16	\$627,500	Condo	
8 Vanderbilt Avenue #11H	3-02033-1192	27-Jun-16	\$519,690	Condo	
8 Vanderbilt Avenue #6A	3-02033-1142	30-Jun-16	\$460,244	Condo	
8 Vanderbilt Avenue #5A	3-02033-1132	23-Jun-16	\$455,224	Condo	
32 S Oxford St #A	3-02100-0054	28-Jun-16	\$399,000	Coop	
8 Vanderbilt Avenue #8C	3-02033-1164	16-Jun-16	\$375,182	Condo	
8 Vanderbilt Avenue #7B	3-02033-1153	23-Jun-16	\$365,142	Condo	
8 Vanderbilt Avenue #6B	3-02033-1143	28-Jun-16	\$360,122	Condo	
8 Vanderbilt Avenue #4C	3-02033-1124	23-Jun-16	\$355,102	Condo	
8 Vanderbilt Avenue #2C	3-02033-1105	27-Jun-16	\$345,062	Condo	
8 Vanderbilt Avenue #3B	3-02033-1114	24-Jun-16	\$345,061	Condo	
8 Vanderbilt Avenue #11J	3-02033-1193	20-Jun-16	\$340,042	Condo	
8 Vanderbilt Avenue #10J	3-02033-1185	21-Jun-16	\$335,022	Condo	
8 Vanderbilt Avenue #4F	3-02033-1127	29-Jun-16	\$322,974	Condo	
8 Vanderbilt Avenue #5D	3-02033-1135	28-Jun-16	\$315,457	Condo	
8 Vanderbilt Avenue #3J	3-02033-1120	16-Jun-16	\$299,882	Condo	
32 S Oxford St #3B	3-02100-0054	15-Jun-16	\$281,410	Coop	

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