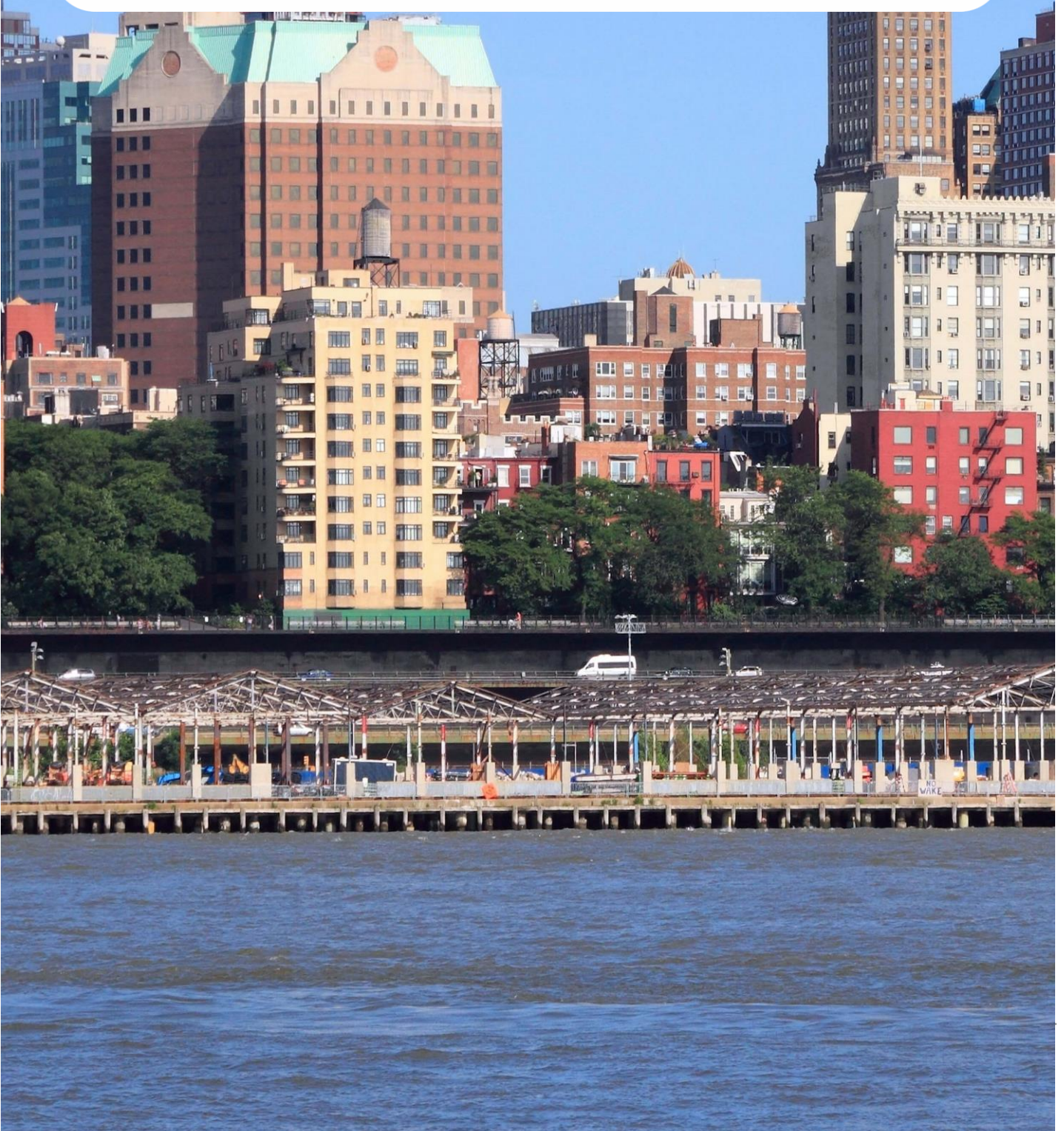


KENSINGTON

A monthly analysis of residential sales
in Kensington, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Kensington, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$462K

-14% YoY

NO. OF TRANSACTIONS

16

0% YoY

MEDIAN PRICE/SQ.FT.

\$542

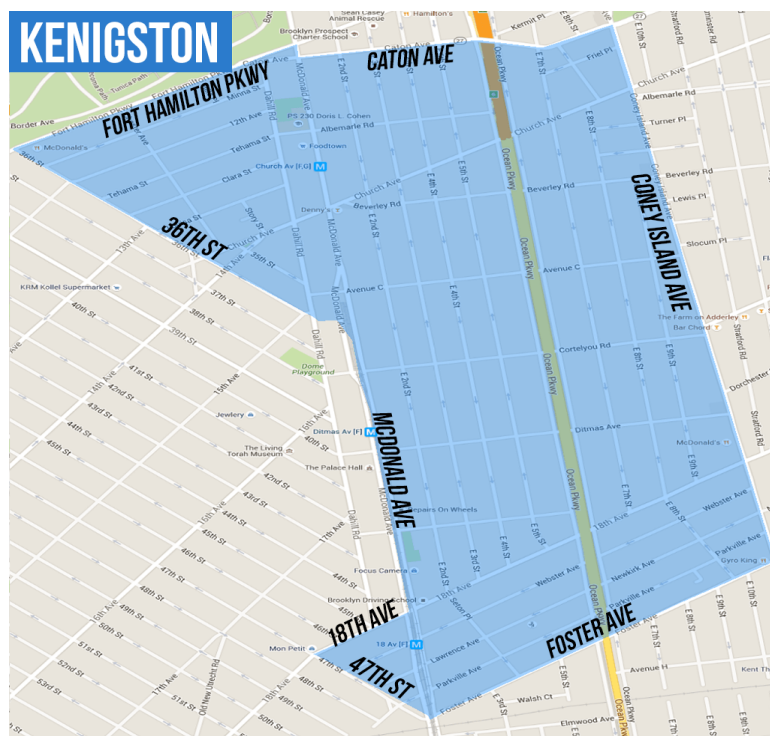
-3% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



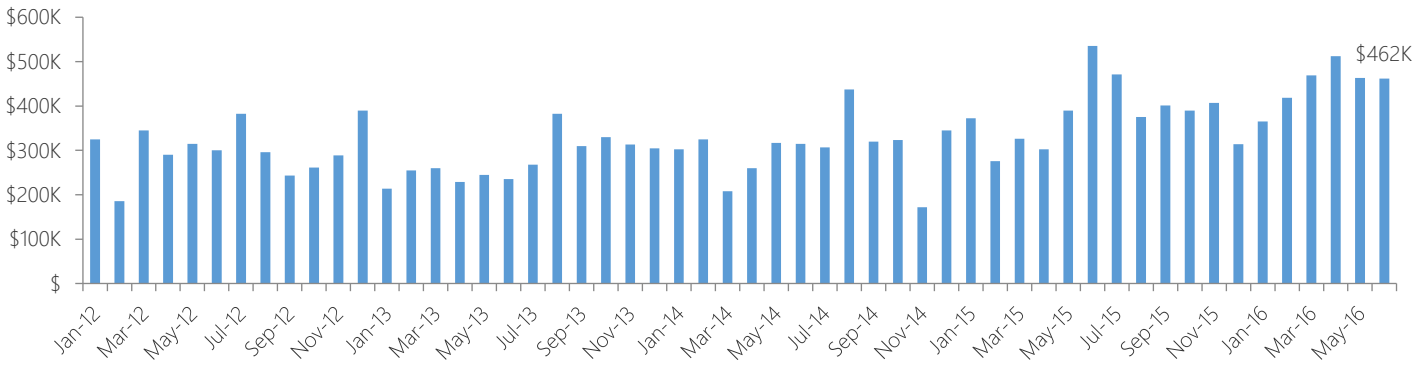
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

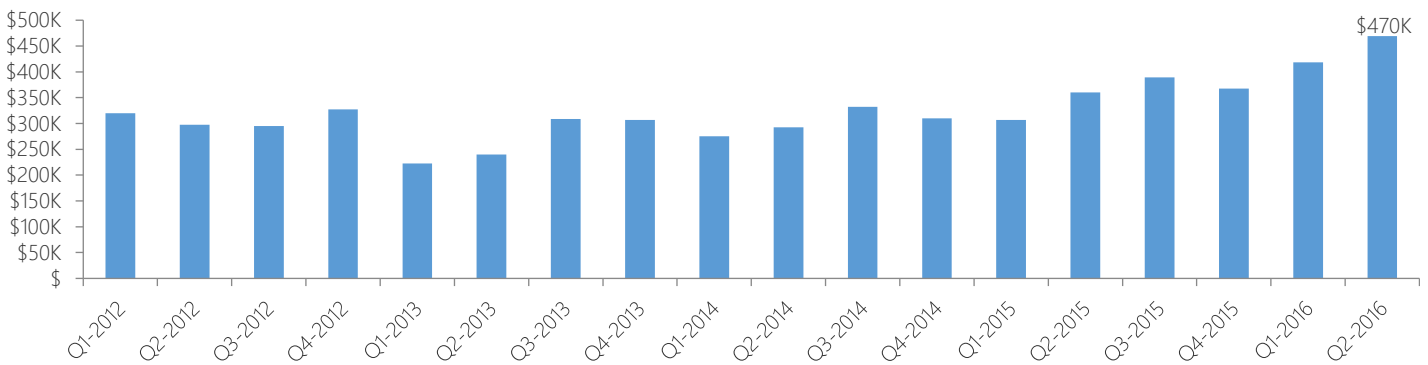
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RESIDENTIAL STATS

Median Sale Price by Month

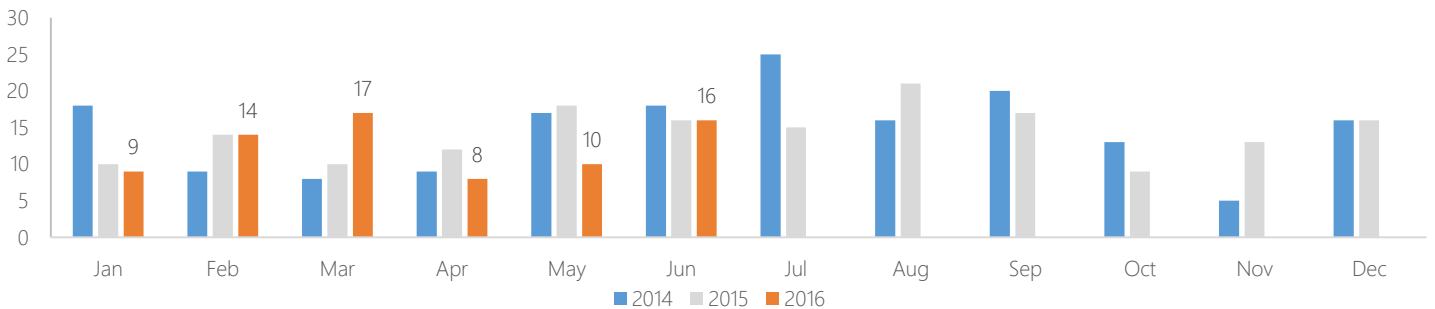


Median Sale Price by Quarter



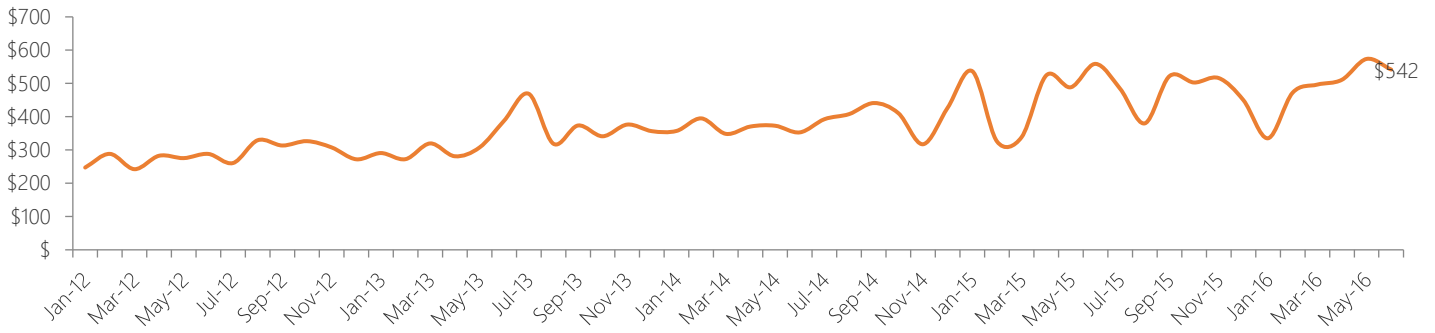
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	12	10	14	11	11	10	5	9	9	11	14	10
2012	11	7	12	4	9	13	19	18	13	11	10	18
2013	18	20	15	9	21	23	24	24	24	17	18	26
2014	18	9	8	9	17	18	25	16	20	13	5	16
2015	10	14	10	12	18	16	15	21	17	9	13	16
2016	9	14	17	8	10	16						



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Median Sale Price per Square Foot

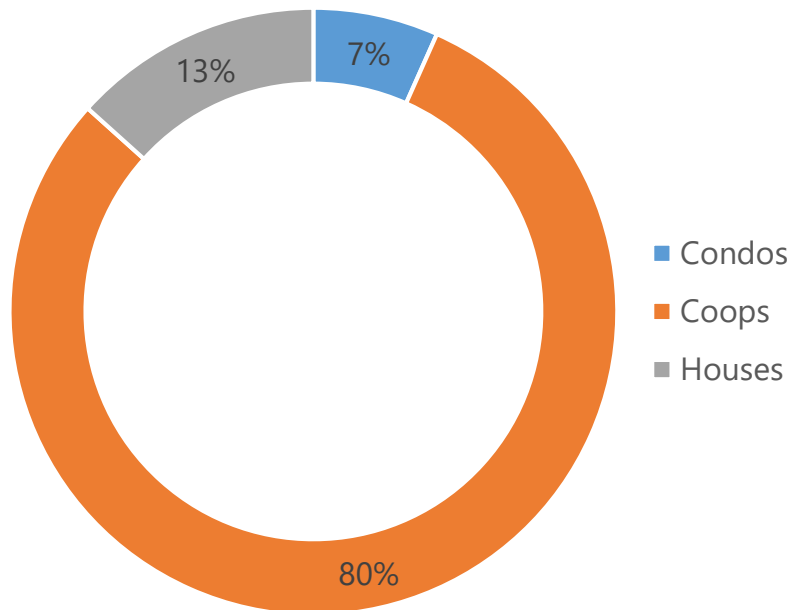


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$660,000	-12%	\$695	2%	1
Coops	\$450,000	50%	\$524	-1%	12
Houses	\$889,500	-26%	\$620	-19%	2

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
211 A Beverley Rd	3-05335-0086	14-Jun-16	\$999,000	House	1,435
303 E 2 St	3-05335-0052	15-Jun-16	\$780,000	House	1,432
150 Ocean Parkway #2D	3-05328-1009	15-Jun-16	\$660,000	Condo	949
811 Cortelyou Rd #6K	3-05377-0043	10-Jun-16	\$500,000	Coop	
399 Ocean Pkwy #3A	3-05375-0058	14-Jun-16	\$500,000	Coop	1,050
811 Cortelyou Rd #5B	3-05377-0043	16-Jun-16	\$470,000	Coop	875
36-58 Dahill Rd #3G	3-05305-0051	1-Jun-16	\$469,000	Coop	845
515 E 7 St #2D	3-05376-0058	1-Jun-16	\$455,000	Coop	840
275 Webster Ave #3E	3-05417-0058	22-Jun-16	\$450,000	Coop	
40-62 Tehama St #4F	3-05307-0070	9-Jun-16	\$375,000	Coop	750
495 E 7 St #7K	3-05376-0068	17-Jun-16	\$355,000	Coop	696
525 Ocean Pkwy #4D	3-05400-0091	6-Jun-16	\$310,000	Coop	
403 Avenue C #4A	3-05356-0042	8-Jun-16	\$215,000	Coop	
354-360 Ocean Pkwy #4F	3-05374-0017	22-Jun-16	\$150,000	Coop	

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