

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Madison Report

A monthly analysis of residential sales
in Madison, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Madison, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$760K

3% Y-o-Y

NO. OF TRANSACTIONS

9

200% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$444

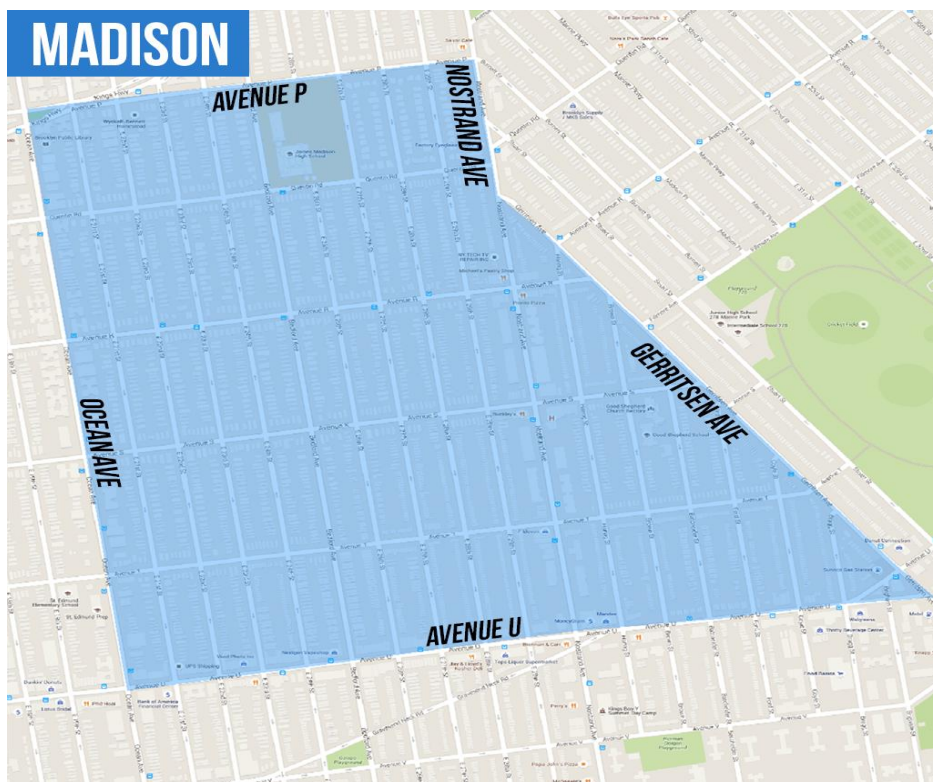
20% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$570K

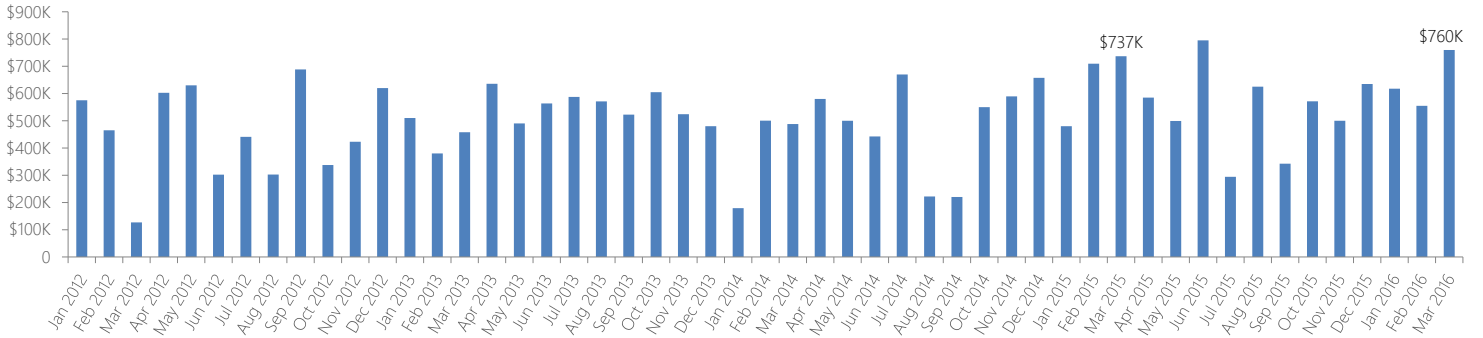
4% Y-o-Y

NEIGHBORHOOD BOUNDARIES

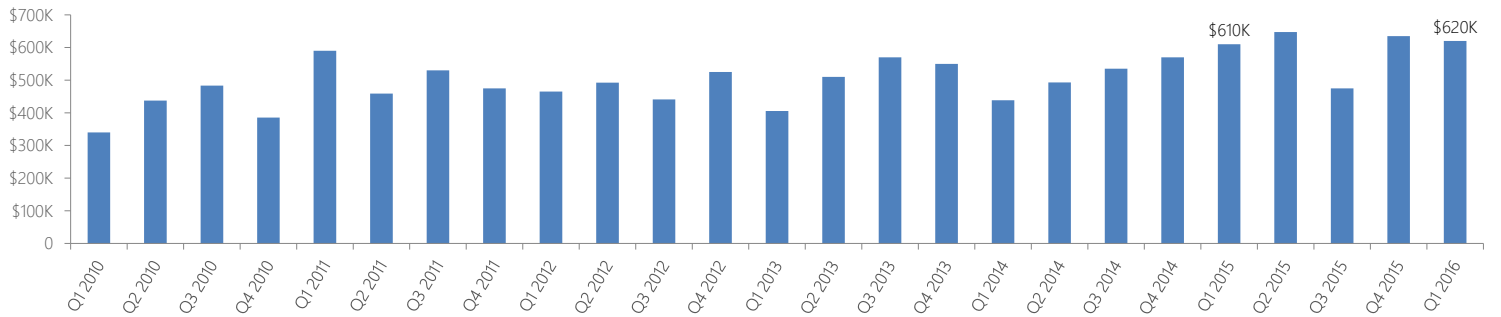


RESIDENTIAL STATS

Median Sale Price by Month

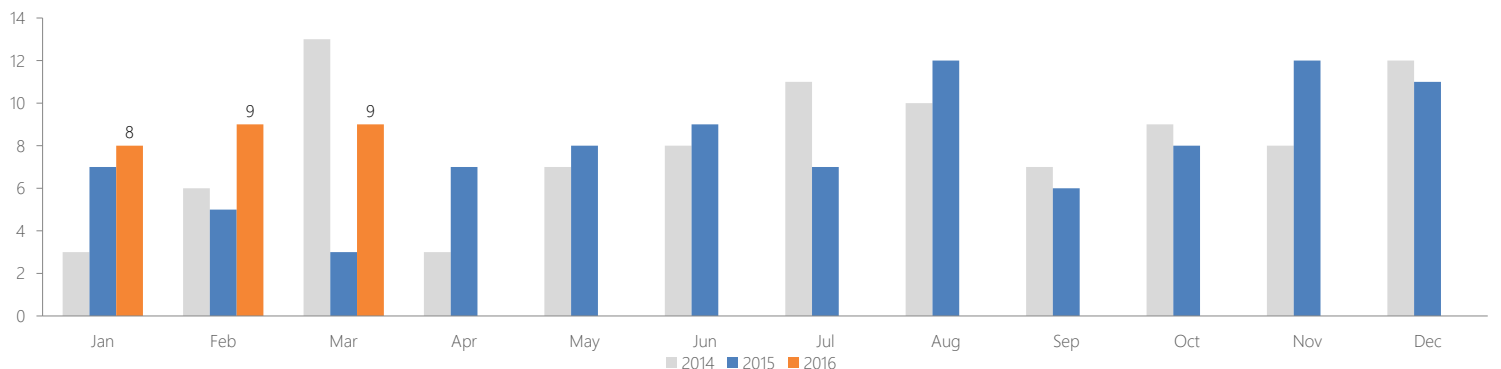


Median Sale Price by Quarter

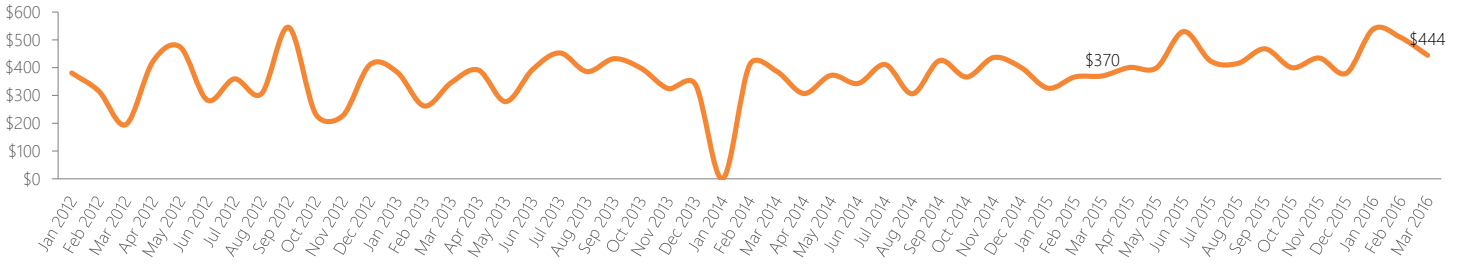


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	6	7	13	3	7	8
Feb	2	7	8	6	5	9
Mar	7	7	6	13	3	9
Apr	6	4	8	3	7	
May	6	3	11	7	8	
Jun	13	5	10	8	9	
Jul	1	10	10	11	7	
Aug	10	8	8	10	12	
Sep	7	8	10	7	6	
Oct	3	4	8	9	8	
Nov	5	5	8	8	12	
Dec	10	15	13	12	11	



▶ Median Price per Square Foot

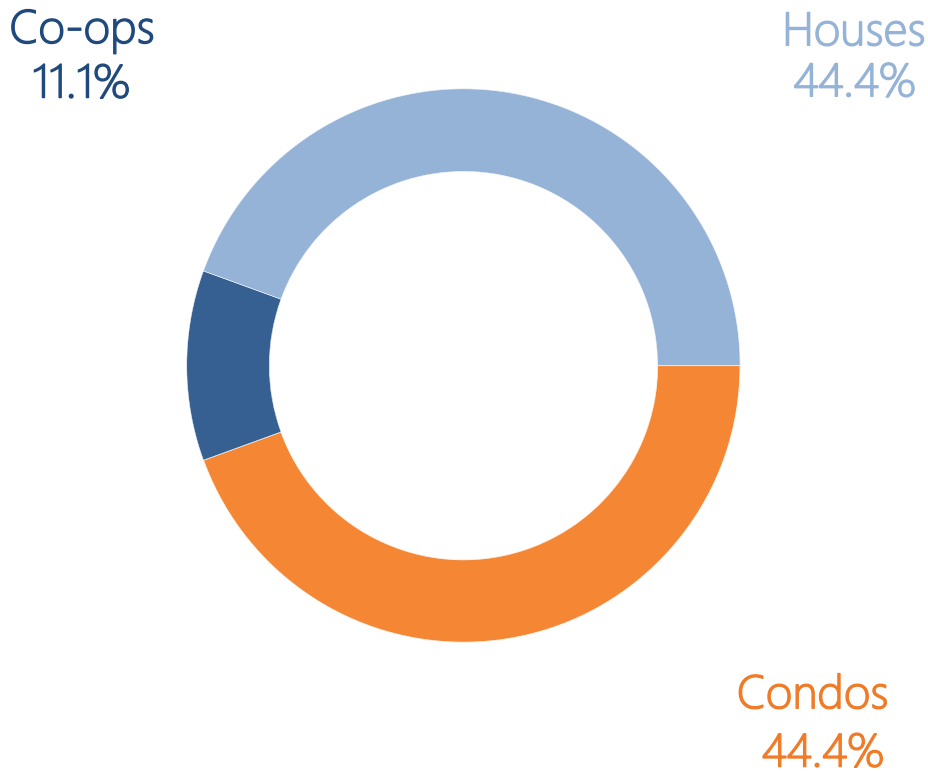


CO-OP VERSUS CONDO SALES

▶ 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	\$733,140	n/a	n/a	n/a	4
Co-ops	\$220,000	n/a	n/a	n/a	1
Houses	\$874,919	19%	\$444	20%	4

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2801 Avenue S	3-06834-0048	22-Mar-16	\$1,370,000	House	2,380
2805 Avenue S	3-06834-0047	31-Mar-16	\$990,000	House	1,592
(no address)	3-06784-1116	21-Mar-16	\$931,699	Condo	n/a
(no address)	3-06784-1117	11-Mar-16	\$883,841	Condo	n/a
1716 E 28 St	3-06810-0011	21-Mar-16	\$759,837	House	2,828
1949 E 27 St	3-07306-0071	23-Mar-16	\$749,000	House	2,394
(no address)	3-06784-1111	23-Mar-16	\$582,439	Condo	n/a
(no address)	3-06784-1114	28-Mar-16	\$544,764	Condo	n/a
3202 Nostrand Ave #1L	3-06835-0026	31-Mar-16	\$220,000	Coop	n/a