

# MARINE PARK-CANARSIE

A quarterly analysis of residential sales  
in Marine Park-Canarsie, Brooklyn

Ist Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 1st Quarter 2019

## Marine Park/Canarsie, Brooklyn

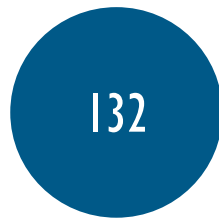
### SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



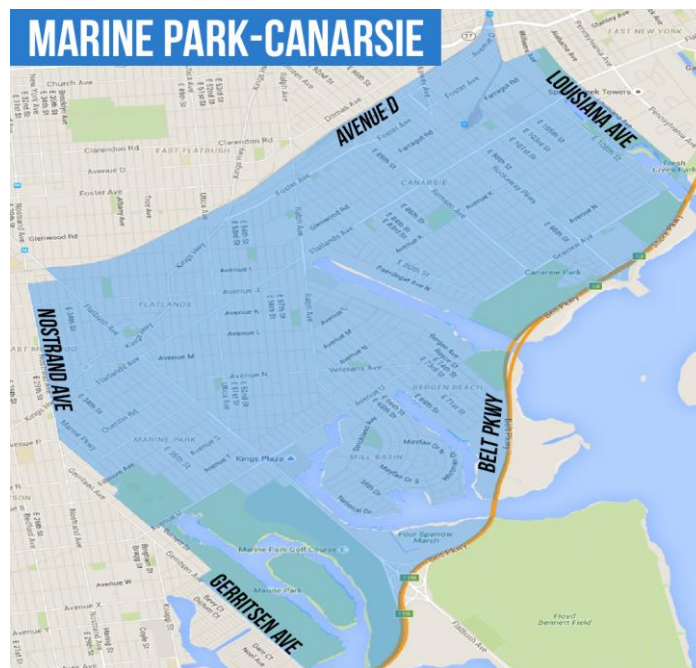
-3% YoY

BROOKLYN  
MEDIAN SALE PRICE



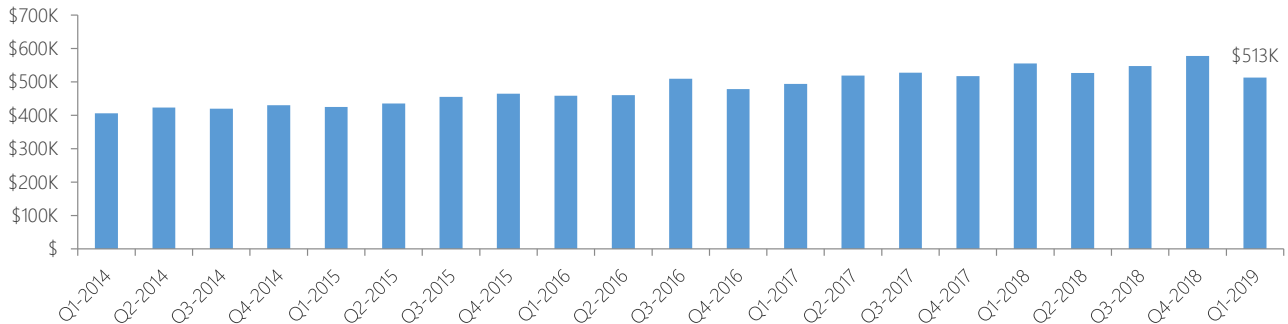
-4% YoY

### NEIGHBORHOOD BOUNDARIES

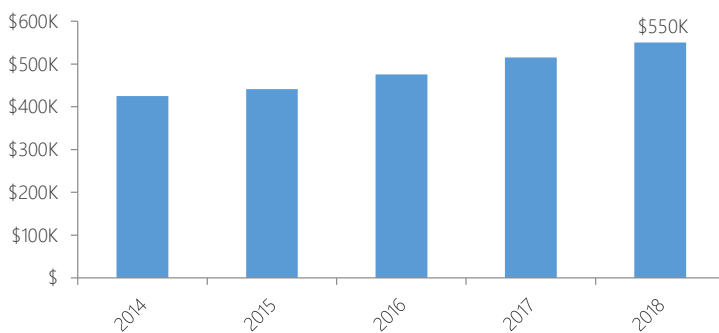


RESIDENTIAL STATS

Median Sale Price by Quarter

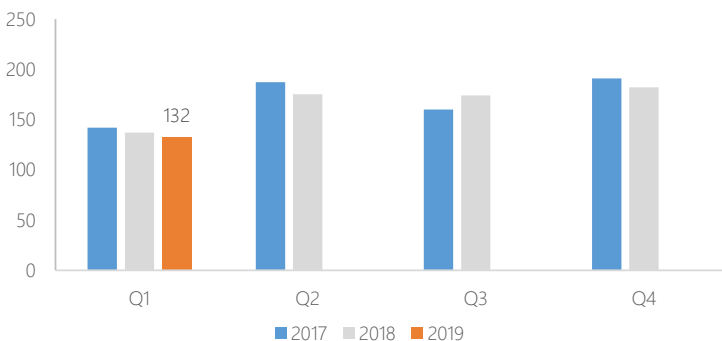


Median Sale Price by Year

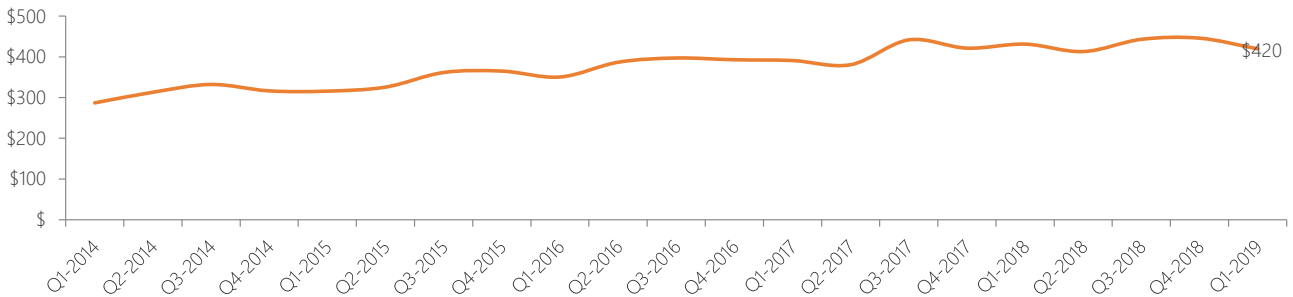


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	122	178	152	142	137	132
Q2	148	140	168	187	175	
Q3	159	175	205	160	174	
Q4	165	153	204	191	182	



Median Sale Price per Square Foot

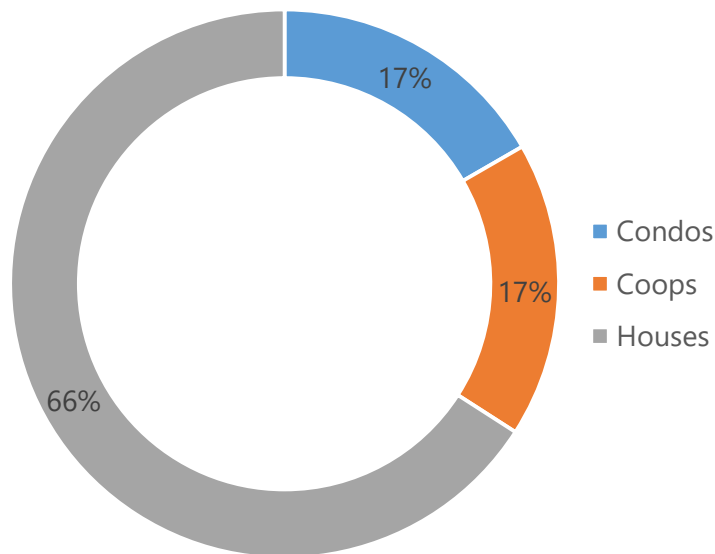


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$350,000	-3%	\$312	-23%	22
Coops	\$215,000	13%	\$241	-	23
Houses	\$590,000	0%	\$443	0%	87

Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
6917 Avenue W	3-08438-0006	24-Jan-19	\$2,200,000	House	11,224
117 Indiana Pl	3-08613-0007	7-Mar-19	\$1,668,500	House	3,240
2534 E 66th St	3-08643-0049	28-Jan-19	\$1,150,000	House	2,310
261 Arkansas Dr	3-08612-0071	31-Jan-19	\$1,085,000	House	2,506
3811 Quentin Rd	3-07862-0005	13-Feb-19	\$890,000	House	2,726
7317 Avenue T	3-08393-0088	28-Mar-19	\$890,000	House	2,000
1770 Kimball St	3-07886-0069	23-Jan-19	\$890,000	House	1,104
2439 E 70th St	3-08457-0016	31-Jan-19	\$875,000	House	2,172
1650 Ryder St	3-07862-0063	27-Mar-19	\$856,900	House	1,316
2230 E 65th St	3-08633-0013	23-Jan-19	\$850,000	House	3,836
1110 E 31st St	3-07630-0049	9-Jan-19	\$821,000	House	1,991
3102 Avenue K	3-07631-0041	10-Jan-19	\$820,000	House	1,448
2119 E 33rd St	3-08533-0034	17-Mar-19	\$804,718	House	946
1137 E 32nd St	3-07632-0030	14-Mar-19	\$799,000	House	1,352
2165 E 34th St	3-08534-0013	15-Mar-19	\$735,000	House	1,536
2019 E 37th St	3-08523-0033	22-Jan-19	\$730,000	House	1,008
967 E 95th St	3-08145-0013	23-Jan-19	\$729,000	House	784
1763 E 31st St	3-07714-0014	27-Feb-19	\$725,000	House	1,944
7109 Peri Ln #8	3-08369-1006	25-Mar-19	\$725,000	Condo	2,401
1718 Hendrickson St	3-07888-0052	20-Feb-19	\$700,000	House	1,280
6106 Avenue T	3-08404-0038	31-Jan-19	\$699,000	House	1,328
3623 Fillmore Ave	3-08480-0001	14-Feb-19	\$690,000	House	1,036
582 E 83rd St	3-07961-0089	7-Feb-19	\$690,000	House	1,440
7151 Peri Ln #20	3-08369-1026	22-Feb-19	\$680,000	Condo	2,139
1722 E 37th St	3-07719-0057	29-Mar-19	\$677,500	House	1,064
1407 Remsen Ave	3-08236-0026	13-Feb-19	\$665,000	House	1,552
3609 Fillmore Ave	3-08480-0007	31-Jan-19	\$664,000	House	1,036
2629 E 63rd St	3-08647-0025	5-Feb-19	\$659,500	House	2,384
2142 Ryder St	3-08538-0055	9-Jan-19	\$650,000	House	956
1409 E 49th St	3-07797-0021	22-Jan-19	\$644,000	House	1,330
1632 E 56th St	3-08495-0062	4-Jan-19	\$640,000	House	1,316
1751 E 35th St	3-07718-0021	14-Mar-19	\$640,000	House	1,092
1715 E 93rd St	3-08316-0014	22-Feb-19	\$630,000	House	858
4586 Kings Hwy	3-07771-0153	14-Mar-19	\$620,000	House	1,400
1331 E 95th St	3-08241-0035	25-Mar-19	\$615,000	House	1,599
2760 E 63rd St	3-08594-0063	4-Feb-19	\$610,000	House	1,584
6329 Avenue T	3-08385-0001	31-Jan-19	\$610,000	House	1,148
1358 E 92nd St	3-08237-0049	8-Feb-19	\$605,000	House	1,260
10519 Avenue L	3-08253-0062	22-Mar-19	\$602,000	House	2,040
2037 E 55th St	3-08547-0029	27-Feb-19	\$600,000	House	1,248
2027 E 72nd St	3-08413-0029	31-Jan-19	\$600,000	House	1,064
1962 E 37th St	3-08503-0075	6-Mar-19	\$600,000	House	1,008
1636 E 35th St	3-07707-0057	15-Jan-19	\$599,000	House	1,036
3410 Avenue R	3-08478-0046	4-Feb-19	\$591,000	House	1,440
2028 E 71st St	3-08411-0036	16-Jan-19	\$590,000	House	1,036
1436 E 54th St	3-07851-0070	27-Mar-19	\$590,000	House	952
8055 Stillwell Pl	3-08055-0055	12-Mar-19	\$585,000	House	860
1460 E 53rd St	3-07850-0063	1-Mar-19	\$585,000	House	1,000
1737 E 52nd St	3-07897-0005	29-Mar-19	\$570,000	House	1,400
10001 Avenue N	3-08284-0010	12-Mar-19	\$565,000	House	896



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Address	BBL	Sale date	Sale price	Property type	Sqft
1155 E 81st St	3-08047-0019	12-Mar-19	\$560,000	House	1,120
1243 Remsen Ave	3-08198-0124	26-Mar-19	\$555,000	House	1,782
1266 E 99th St	3-08263-0063	15-Mar-19	\$550,000	House	1,323
1322 E 92nd St	3-08218-0068	3-Jan-19	\$549,000	House	1,296
1676 E 54th St	3-08493-0048	29-Jan-19	\$545,000	House	1,280
4314 Avenue M	3-07867-0023	28-Mar-19	\$540,000	House	1,344
2065 E 73rd St	3-08414-0013	1-Mar-19	\$540,000	House	1,064
1707 E 52nd St	3-07897-0015	27-Feb-19	\$532,000	House	1,463
1335 E 64th St	3-08364-0020	26-Mar-19	\$531,260	House	1,320
8808 Avenue M	3-08079-0041	30-Jan-19	\$530,000	House	1,024
1644 E 35th St	3-07707-0060	4-Jan-19	\$525,000	House	1,036
1563 E 57th St	3-08379-0014	11-Mar-19	\$520,000	House	1,056
1560 Schenectady Ave	3-07729-0085	28-Feb-19	\$520,000	House	1,452
1460 E 66th St	3-08387-0079	31-Jan-19	\$520,000	House	1,220
1747 Troy Ave	3-07770-0036	7-Feb-19	\$515,510	House	1,428
2019 E 55th St	3-08547-0037	23-Jan-19	\$515,000	House	1,036
9814 Avenue L	3-08263-0046	9-Jan-19	\$510,000	House	880
1515 Royce St #3M	3-08374-1515	15-Feb-19	\$500,000	Condo	1,160
8617 Flatlands Ave	3-08007-0003	29-Jan-19	\$500,000	House	796
1357 E 89th St	3-08080-0016	22-Jan-19	\$500,000	House	1,320
1107 E 73rd St #49	3-08343-1086	9-Jan-19	\$499,999	Condo	933
1546 E 36th St	3-07697-0063	14-Feb-19	\$499,000	House	1,552
1777 E 51st St	3-07896-0010	24-Jan-19	\$499,000	House	864
1171 E 91st St	3-08199-0039	22-Jan-19	\$486,000	House	1,800
1413 Royce St #23	3-08374-1049	31-Jan-19	\$475,000	Condo	1,010
1459 E 55th St	3-07880-0035	8-Mar-19	\$468,468	House	1,512
1328 E 92nd St	3-08218-0070	16-Jan-19	\$456,300	House	1,296
1734 E 54th St	3-08493-0068	11-Feb-19	\$455,000	House	1,992
2016 E 55th St	3-08546-0047	3-Jan-19	\$445,000	House	1,296
8113 Avenue L	3-08047-0006	14-Feb-19	\$444,000	House	1,120
1338 E 59th St	3-07883-0061	8-Mar-19	\$440,000	House	1,308
1655 E 36th St	3-07709-0019	10-Jan-19	\$415,000	House	1,064
8413 Avenue K #2E	3-08036-1005	30-Jan-19	\$410,000	Condo	878
1078 E 73rd St #82	3-08342-1134	13-Feb-19	\$410,000	Condo	925
4311 Avenue M	3-07841-0005	20-Feb-19	\$400,000	House	1,420
8606 Avenue L #603	3-08065-1023	11-Jan-19	\$400,000	Condo	1,053
956 E 58th St	3-07761-0072	25-Feb-19	\$398,000	House	799
1306 E 49th St	3-07774-0065	19-Feb-19	\$390,000	House	1,416
7903 Seaview Ave #1	3-08089-1002	27-Mar-19	\$390,000	Condo	1,275
1217 E 80th St #155	3-08060-1199	7-Jan-19	\$383,000	Condo	1,063
5 Cove Ln #31	3-08374-1123	7-Feb-19	\$370,000	Condo	1,602
1515 E 37th St	3-07699-0036	1-Feb-19	\$345,000	House	1,472
1110 E 73rd St #29	3-08350-1030	11-Jan-19	\$330,000	Condo	1,086
727 E 85th St #602	3-08006-1123	28-Jan-19	\$312,000	Condo	915
901 E 106th St #1A	3-08214-1001	3-Jan-19	\$306,000	Condo	2,078
9609 Avenue N	3-08280-0007	19-Mar-19	\$275,000	House	1,232
1074 E 73rd St #91	3-08342-1143	9-Feb-19	\$270,400	Condo	969
5810-5818 Avenue T #167C	3-08401-0020	5-Mar-19	\$266,400	Coop	
1200 E 53rd St #3K	3-07778-0024	8-Jan-19	\$265,000	Coop	1,100
1021 E 87th St #6B	3-08039-1017	8-Jan-19	\$263,611	Condo	1,166



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# THE RATNER TEAM



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Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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**Eiffel DelRosario**

Residential Sales &  
Rentals Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

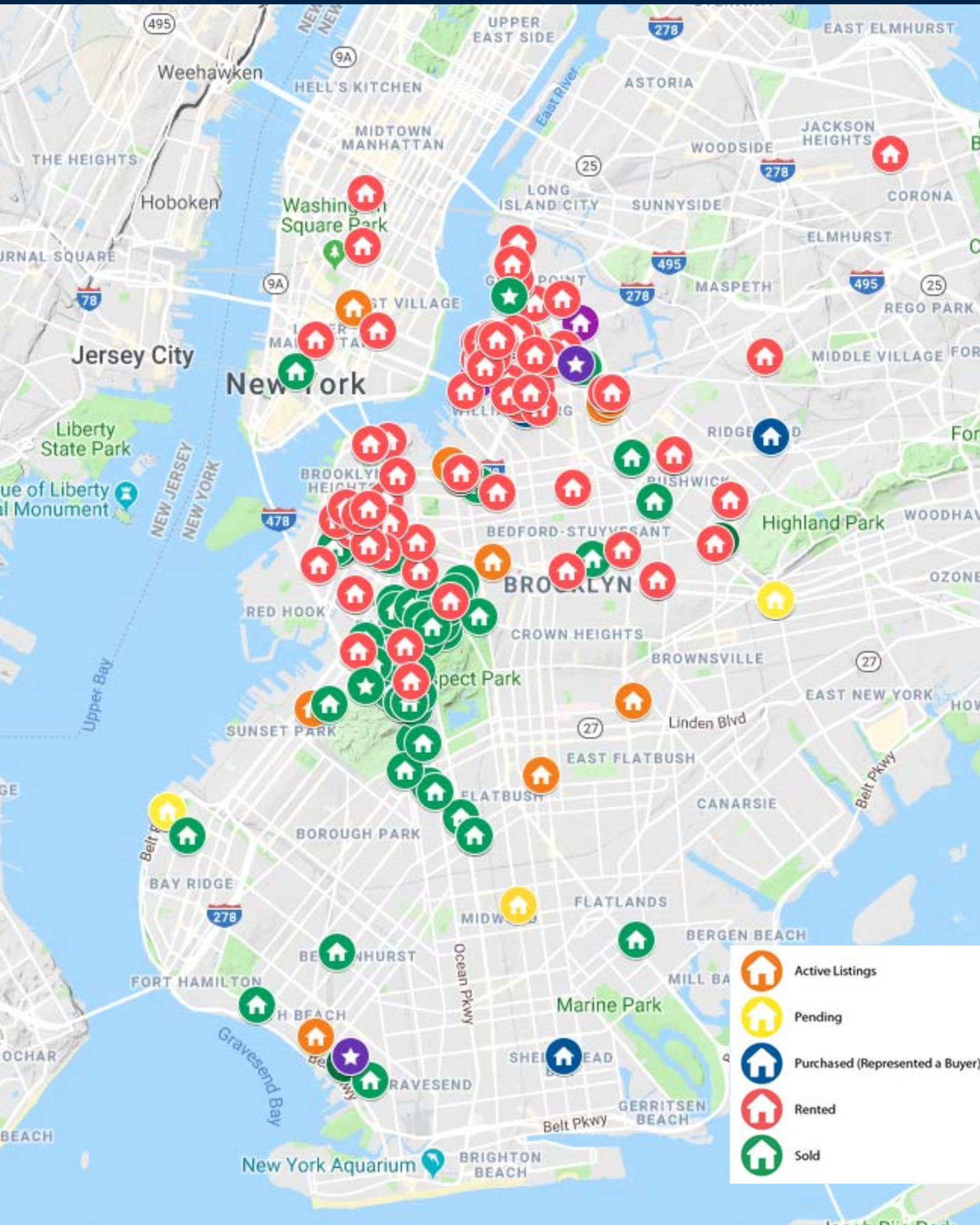
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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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