

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Marine Park Report

A monthly analysis of residential sales
in Marine Park, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Marine Park, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$555K

-1% Y-o-Y

NO. OF TRANSACTIONS

10

-17% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$421

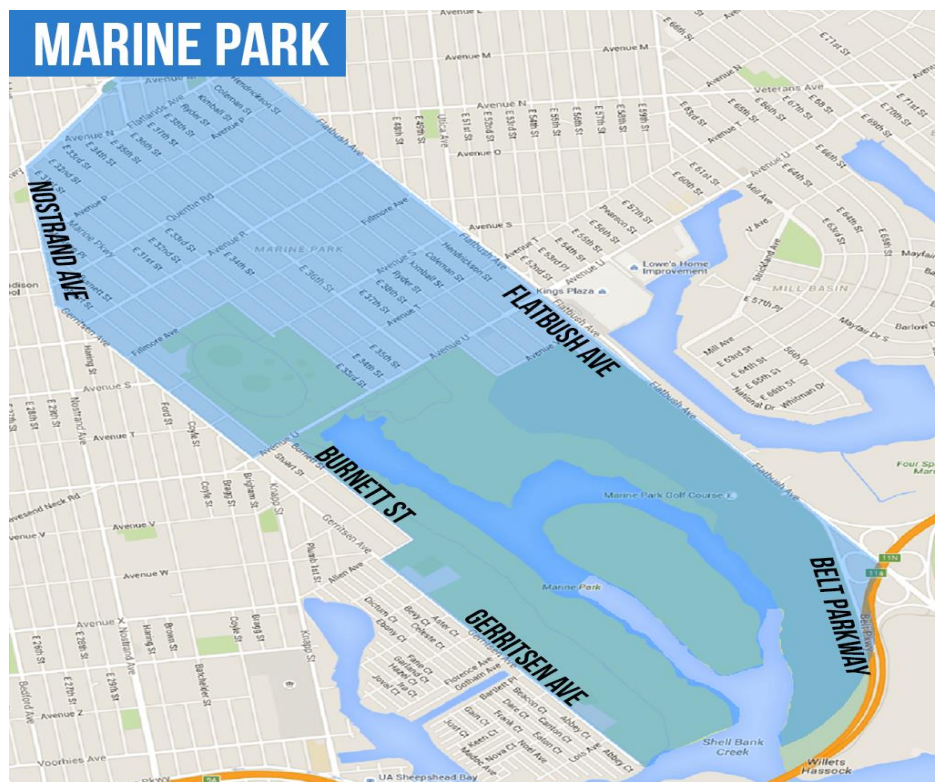
20% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$570K

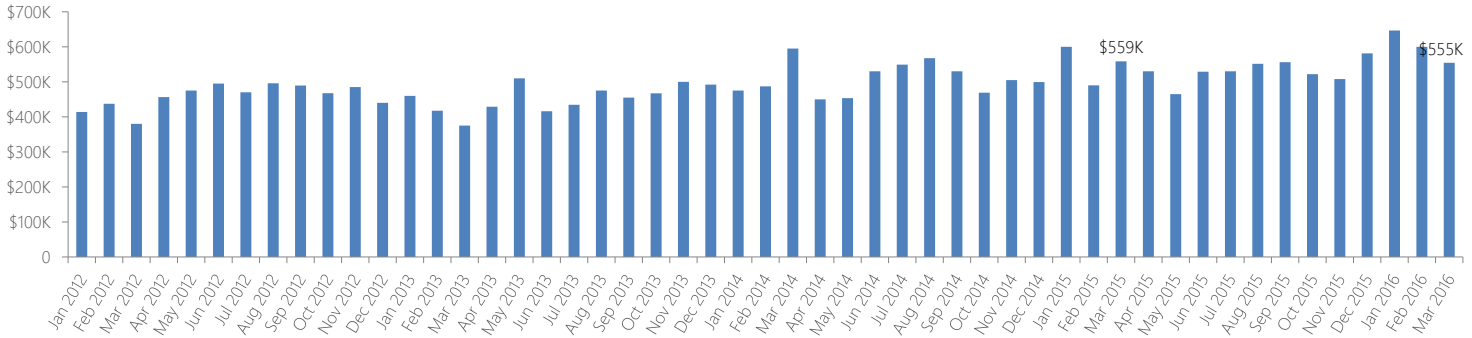
4% Y-o-Y

NEIGHBORHOOD BOUNDARIES

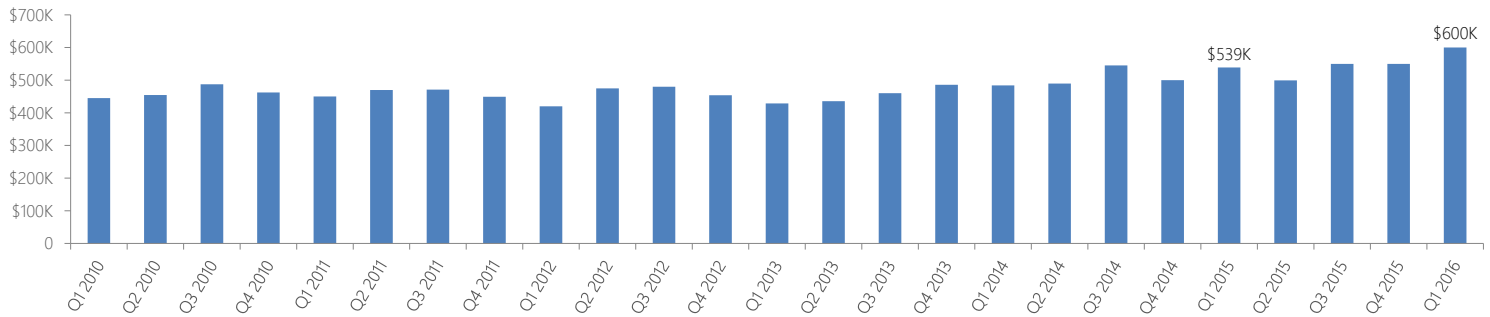


RESIDENTIAL STATS

Median Sale Price by Month

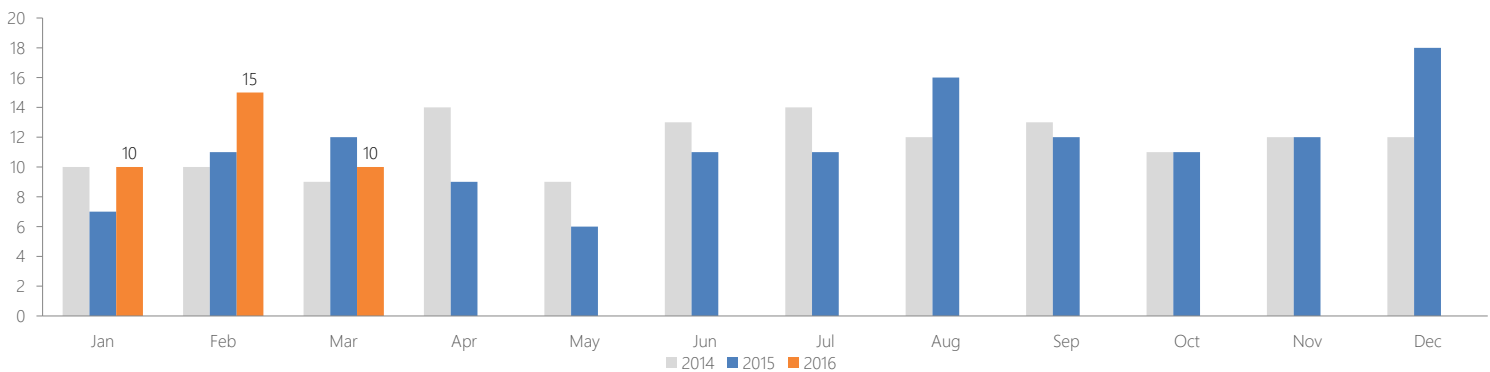


Median Sale Price by Quarter

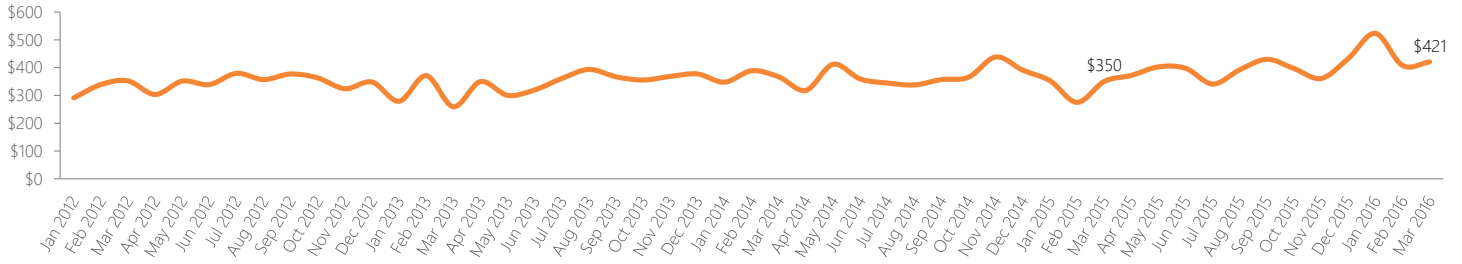


Number of Transactions

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



▶ Median Price per Square Foot

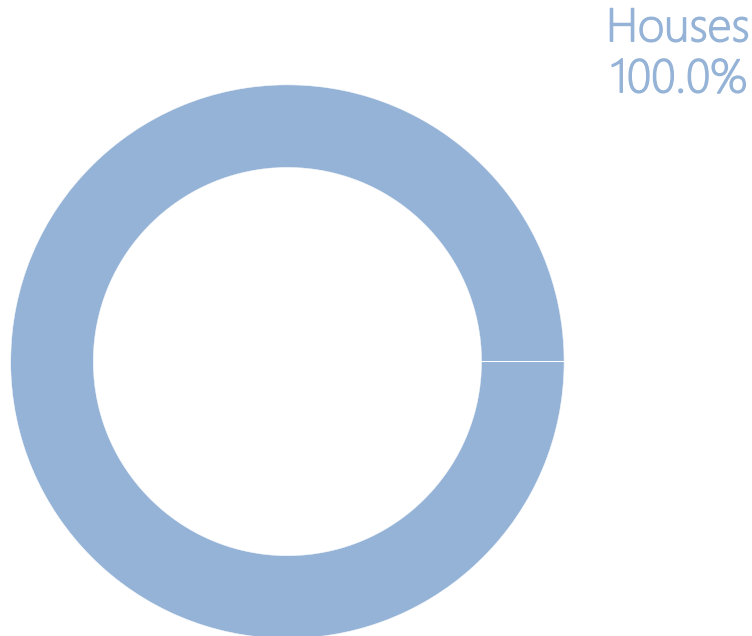


CO-OP VERSUS CONDO SALES

▶ 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	n/a	n/a	n/a	n/a	n/a
Co-ops	n/a	n/a	n/a	n/a	n/a
Houses	\$554,500	-1%	\$421	20%	10

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1838 Marine Pkwy	3-08473-0048	22-Mar-16	\$775,000	House	1,345
2113 E 37 St	3-08537-0036	07-Mar-16	\$730,000	House	1,120
1918 Stuart St	3-06843-0013	02-Mar-16	\$620,000	House	1,280
1859 E 38 St	3-08482-0015	16-Mar-16	\$585,000	House	1,020
1872 E 38 St	3-08481-0084	21-Mar-16	\$569,000	House	1,339
1458 E 35 St	3-07670-0060	09-Mar-16	\$540,000	House	1,925
1955 Gerritsen Ave	3-06843-0150	14-Mar-16	\$480,000	House	1,152
2014 Ryder St	3-08524-0046	18-Mar-16	\$460,000	House	1,156
2132 E 38 St	3-08537-0058	21-Mar-16	\$421,000	House	1,146
1771 E 36 St	3-07719-0013	25-Mar-16	\$355,000	House	1,064