

## PROSPECT HEIGHTS

A monthly analysis of residential sales  
in Prospect Heights, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Prospect Heights, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$825K**

16% YoY

NO. OF TRANSACTIONS

**32**

100% YoY

MEDIAN PRICE/SQ.FT.

**\$1,106**

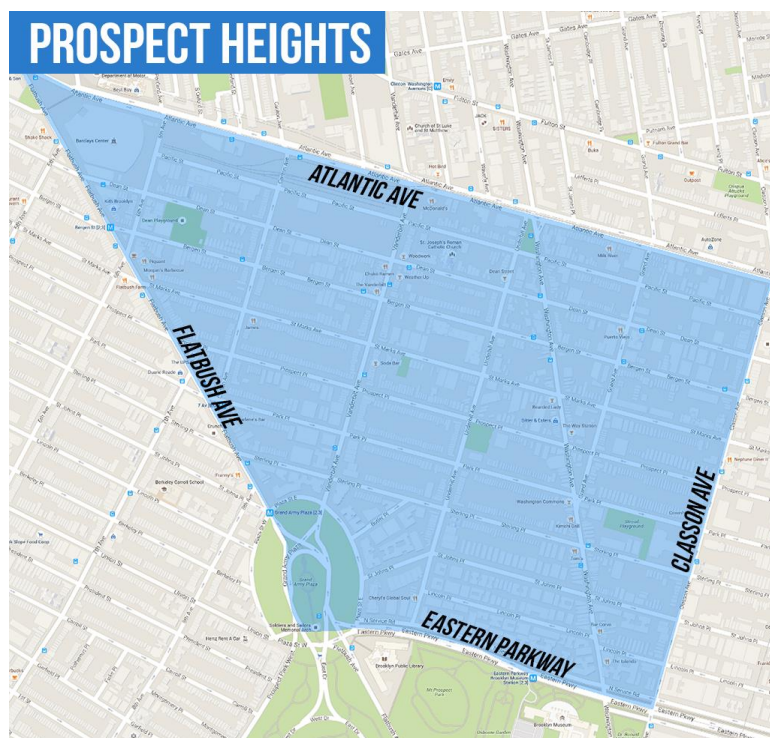
26% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



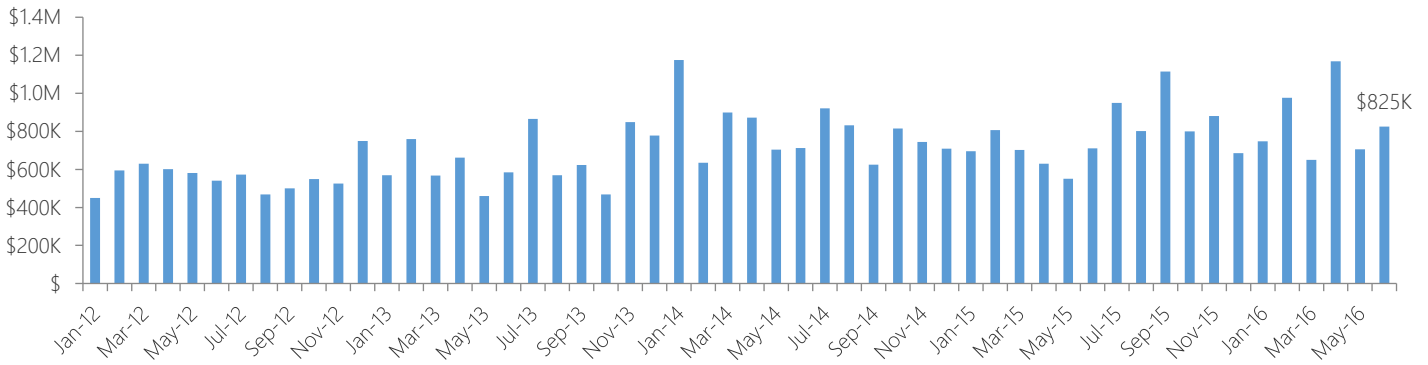
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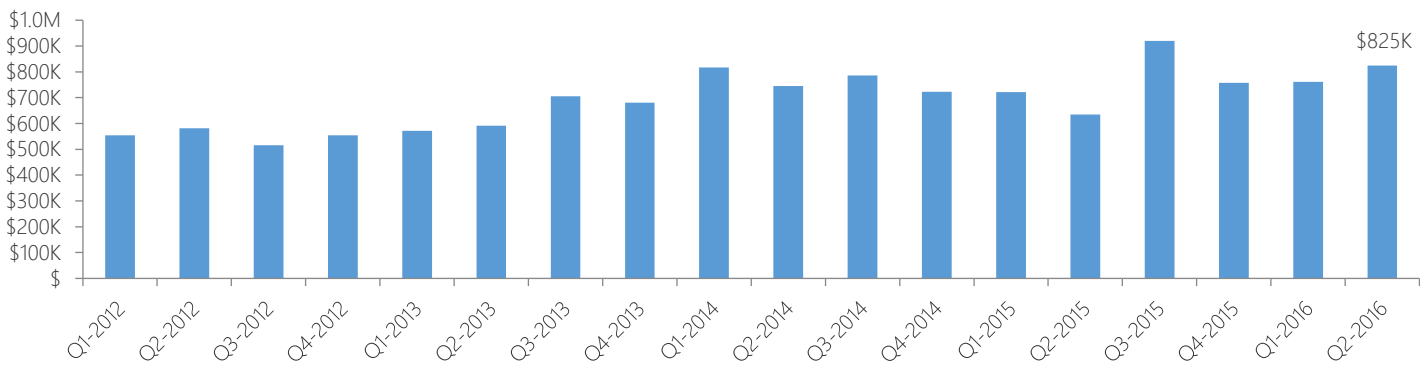
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## RESIDENTIAL STATS

### Median Sale Price by Month

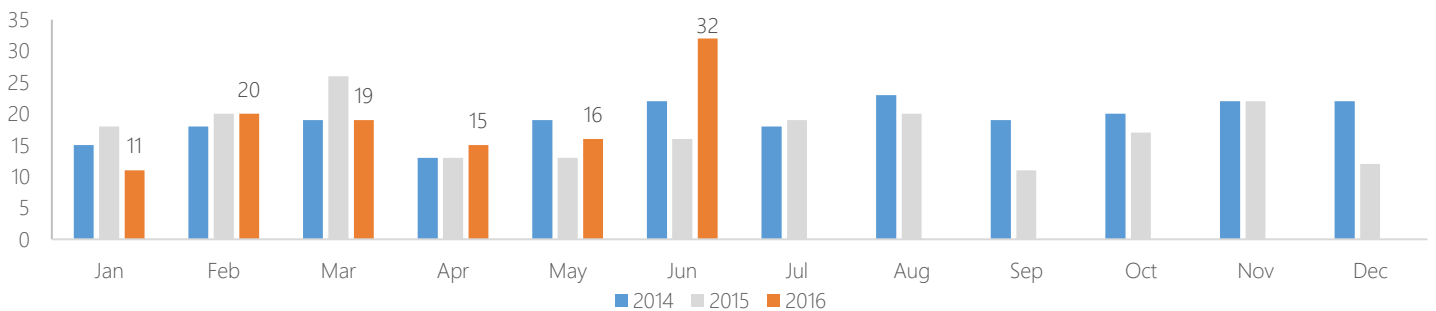


### Median Sale Price by Quarter



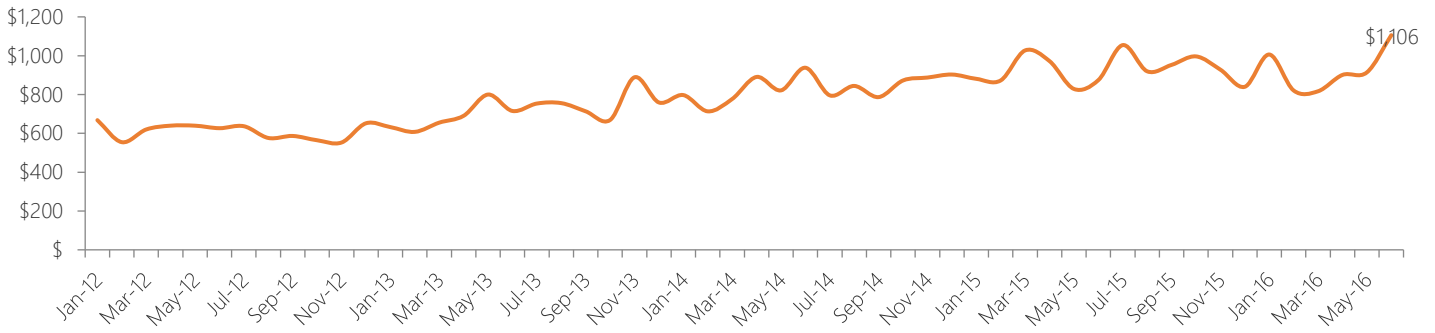
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	19	19	15	17	8	19	10	17	22	13	13	17
2012	21	16	11	16	17	22	20	31	27	26	18	23
2013	23	15	18	18	15	27	27	29	29	33	15	18
2014	15	18	19	13	19	22	18	23	19	20	22	22
2015	18	20	26	13	13	16	19	20	11	17	22	12
2016	11	20	19	15	16	32						



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## Median Sale Price per Square Foot

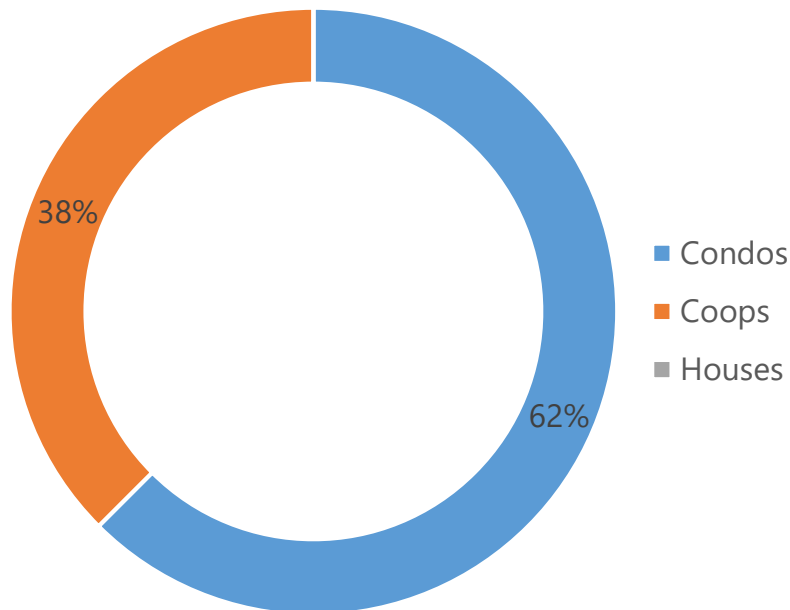


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,713	-32%	\$1,149	33%	20
Coops	\$810,000	16%	\$856	-4%	12
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Grand Army Plaza #7G	3-01172-1158	2-Jun-16	\$2,825,000	Condo	2,108
700 Pacific Street #304	3-01128-1033	8-Jun-16	\$2,100,000	Condo	1,899
700 Pacific Street #107	3-01128-1150	24-Jun-16	\$1,895,000	Condo	1,364
135 Eastern Pkwy #14A	3-01179-0047	9-Jun-16	\$1,825,000	Coop	
700 Pacific Street #203	3-01128-1005	15-Jun-16	\$1,620,000	Condo	1,342
357 Prospect Place #5A	3-01153-1107	2-Jun-16	\$1,405,185	Condo	1,161
34 Plaza St E #307	3-01170-0009	30-Jun-16	\$1,399,000	Coop	
916 Pacific Street #3	3-01132-1003	23-Jun-16	\$1,310,000	Condo	1,228
296 Sterling Pl #16	3-01170-0029	28-Jun-16	\$1,279,940	Coop	
735 Bergen Street #5A	3-01139-1108	1-Jun-16	\$1,209,941	Condo	
125 Eastern Pkwy #1JG	3-01179-0061	3-Jun-16	\$987,000	Coop	
622 Grand Ave #202	3-01154-1206	28-Jun-16	\$967,338	Condo	
115 Eastern Pkwy #5E	3-01179-0066	27-Jun-16	\$930,000	Coop	1,100
622 Grand Ave #201	3-01154-1205	28-Jun-16	\$916,425	Condo	
700 Pacific Street #511	3-01128-1080	10-Jun-16	\$825,000	Condo	887
430 Sterling Pl #1A	3-01173-0040	20-Jun-16	\$810,000	Coop	935
957 Pacific Street #304	3-01124-1311	3-Jun-16	\$810,000	Condo	748
357 Prospect Place #3B	3-01153-1105	3-Jun-16	\$809,509	Condo	683
357 Prospect Place #3A	3-01153-1104	24-Jun-16	\$745,000	Condo	712
357 Prospect Place #1A	3-01153-1101	9-Jun-16	\$660,844	Condo	788
355 St Johns Place #2C	3-01173-1207	15-Jun-16	\$640,000	Condo	557
20 Plaza St E #F21	3-01169-0024	9-Jun-16	\$625,000	Coop	
735 Bergen Street #4B	3-01139-1107	8-Jun-16	\$609,932	Condo	
622 Grand Ave #302	3-01154-1208	28-Jun-16	\$570,220	Condo	475
425 Prospect Pl #1J	3-01155-0088	7-Jun-16	\$528,566	Coop	
61 Eastern Pkwy #1G	3-01179-0085	28-Jun-16	\$522,000	Coop	
231 Park Pl #15	3-01158-0058	3-Jun-16	\$511,000	Coop	
622 Grand Ave #102	3-01154-1202	28-Jun-16	\$406,513	Condo	
61 Eastern Pkwy #6E	3-01179-0085	29-Jun-16	\$279,098	Coop	

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