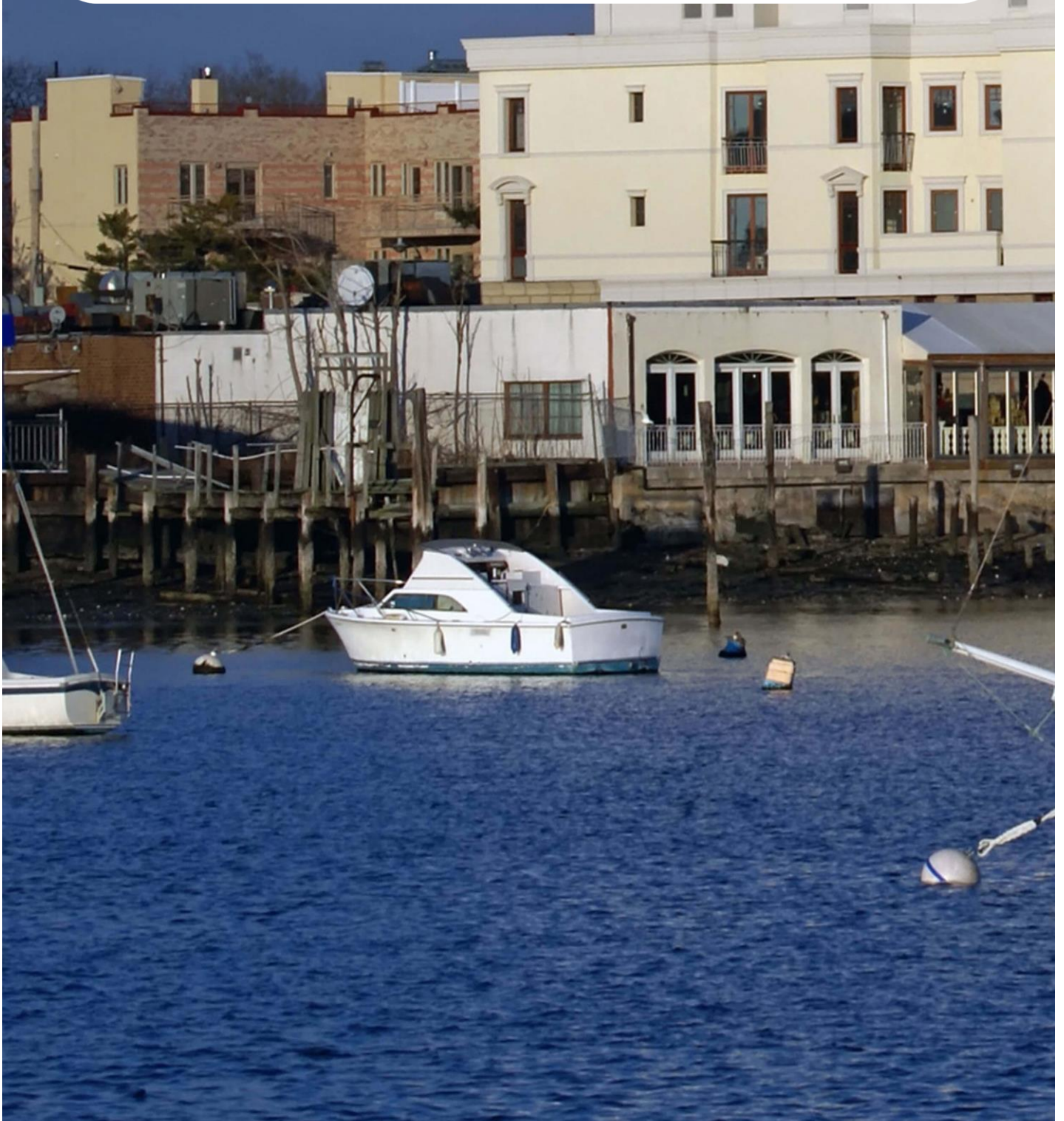


## SHEEPSHEAD BAY

A monthly analysis of residential sales  
in Sheepshead Bay, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Sheepshead Bay, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$341K**

92% YoY

NO. OF TRANSACTIONS

**38**

-22% YoY

MEDIAN PRICE/SQ.FT.

**\$425**

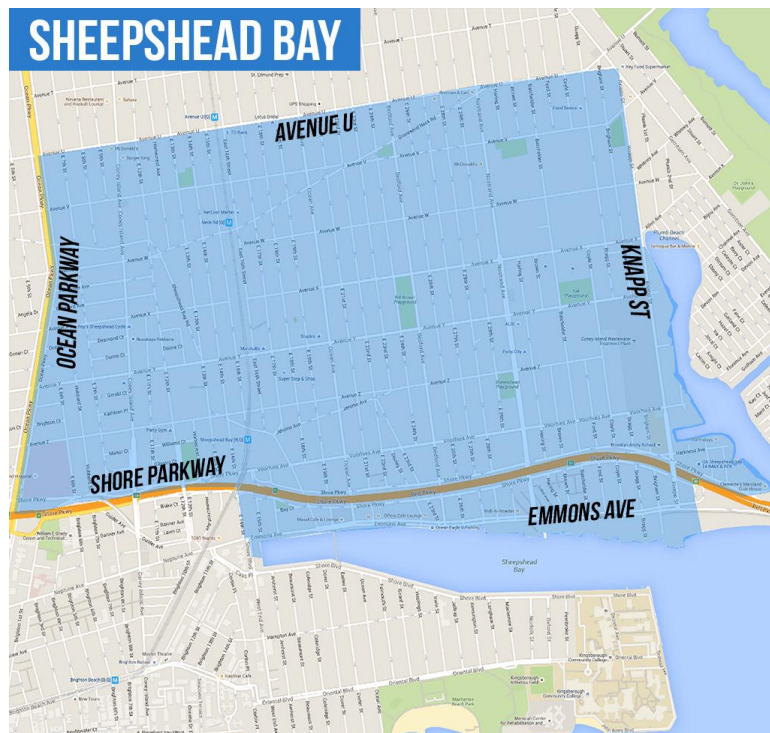
22% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



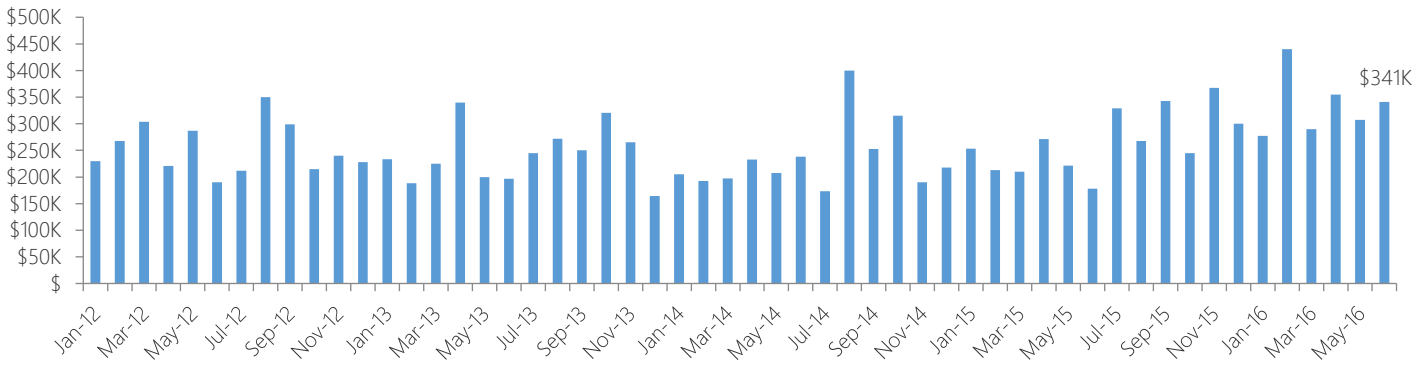
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

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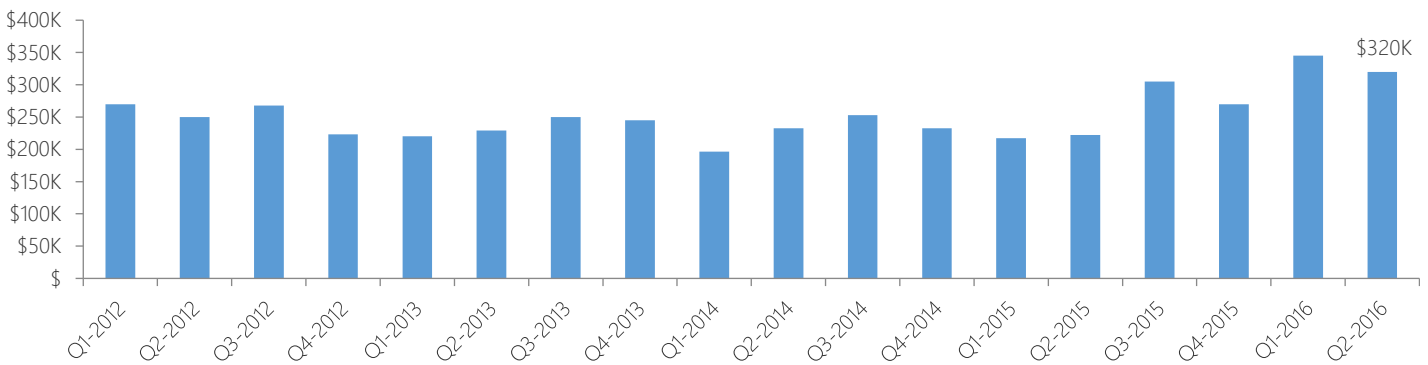
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

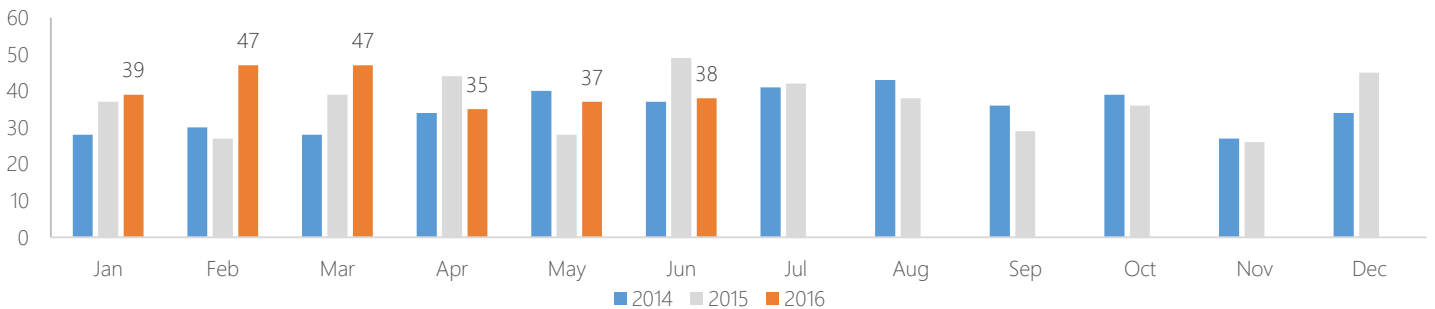


### Median Sale Price by Quarter



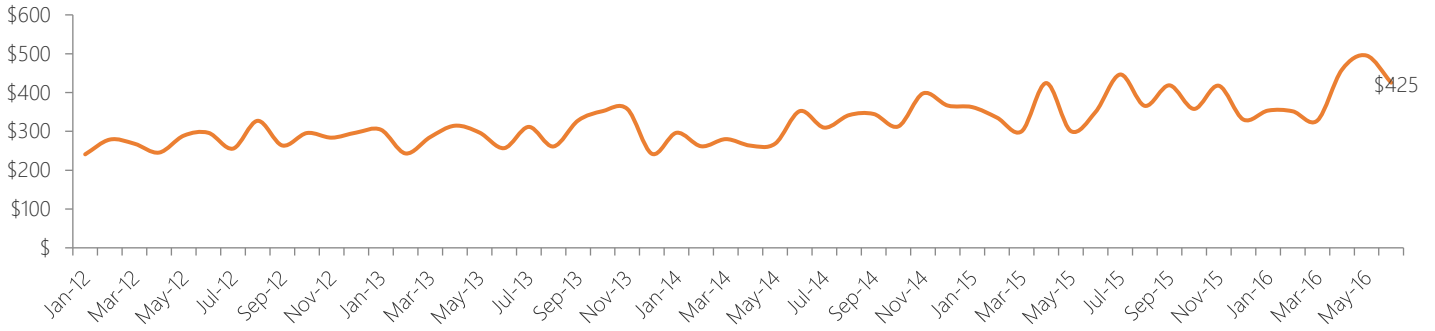
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	23	24	36	22	27	42	33	33	21	21	29	26
2012	28	19	28	23	30	27	26	29	24	26	19	38
2013	27	18	31	29	27	20	33	35	29	36	28	28
2014	28	30	28	34	40	37	41	43	36	39	27	34
2015	37	27	39	44	28	49	42	38	29	36	26	45
2016	39	47	47	35	37	38						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

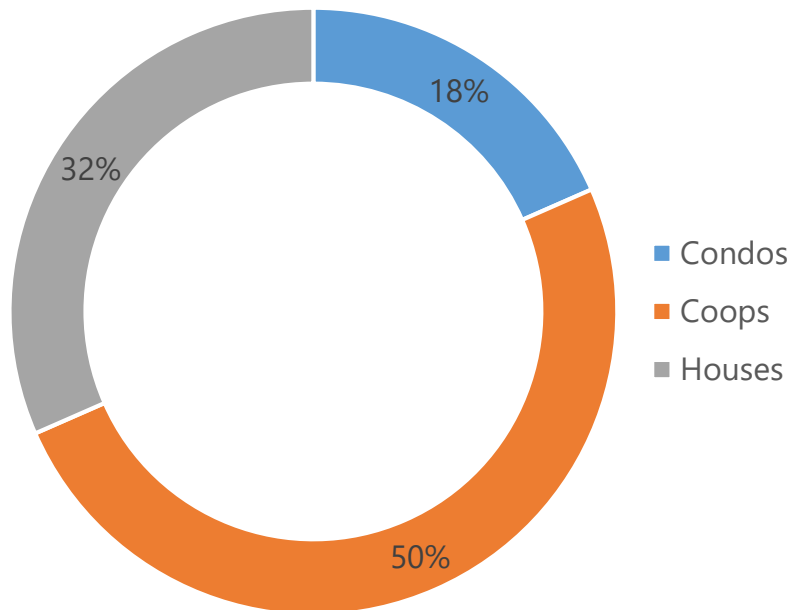


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$535,475	32%	\$460	3%	7
Coops	\$180,000	26%	\$206	23%	19
Houses	\$720,000	24%	\$444	42%	12

### Number of Sales by Building Type





# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2948 Voorhies Ave	3-08794-0006	10-Jun-16	\$924,000	House	4,608
2252 E 13 St	3-07373-0028	27-Jun-16	\$885,000	House	1,728
715 Gravesend Neck Rd	3-07159-0037	10-Jun-16	\$850,000	House	1,674
2272 E 17 St	3-07377-0036	21-Jun-16	\$785,000	House	2,240
2177 E 19 St	3-07352-0051	21-Jun-16	\$760,000	House	1,595
2543 E 19 St	3-07440-0072	15-Jun-16	\$720,000	House	1,190
2240 E 28 St	3-07385-0122	21-Jun-16	\$660,000	House	1,624
2328 E 15 St	3-07399-0018	7-Jun-16	\$659,999	House	1,408
2226 E 28 St	3-07385-0018	15-Jun-16	\$658,000	House	1,624
2440 East 11 Street #1C	3-07411-1015	24-Jun-16	\$643,534	Condo	
2629 Emmons Avenue #308	3-08789-1096	28-Jun-16	\$640,000	Condo	1,021
1617 Avenue W	3-07377-0045	21-Jun-16	\$638,000	House	1,617
2440 East 11 Street #3C	3-07411-1017	24-Jun-16	\$610,950	Condo	
3225 Shore Parkway #2C	3-07457-1006	27-Jun-16	\$460,000	Condo	875
1910 Avenue V #4000	3-07380-1004	7-Jun-16	\$410,000	Condo	1,276
2781 Ocean Avenue #2B	3-07405-1038	28-Jun-16	\$379,000	Condo	963
2277 Homecrest Ave #LT	3-07373-0029	16-Jun-16	\$377,000	Coop	
702 Kathleen Pl #2E	3-07224-0128	14-Jun-16	\$305,000	Coop	
3025 Ocean Ave #4B	3-07465-0052	13-Jun-16	\$300,000	Coop	
2616-2626 Homecrest Ave #3S	3-07456-0006	6-Jun-16	\$265,000	Coop	
2616-2626 Homecrest Ave #7N	3-07456-0006	8-Jun-16	\$250,000	Coop	
1237 Avenue Z #6W	3-07433-0034	1-Jun-16	\$240,000	Coop	
7 Lake Ave	3-08796-0060	27-Jun-16	\$240,000	House	540
3845-3855 Shore Pkwy #3G	3-08806-0140	21-Jun-16	\$185,000	Coop	
3901-3903 Nostrand Ave #3F	3-07475-0001	16-Jun-16	\$185,000	Coop	900
2717 E 28 St #1J	3-08791-0104	2-Jun-16	\$180,000	Coop	
1516 Voorhies Ave #1H	3-08768-0001	28-Jun-16	\$170,000	Coop	
3105 Avenue V #2G	3-07370-0021	6-Jun-16	\$165,000	Coop	
3021 Avenue Z #1J	3-07449-0025	14-Jun-16	\$165,000	Coop	
2950 Ocean Ave #B8	3-07440-0028	22-Jun-16	\$149,000	Coop	
2746 E 19 St #B3	3-08772-0022	9-Jun-16	\$147,500	Coop	
2746 E 19 St #B1	3-08772-0022	27-Jun-16	\$138,000	Coop	
2212-2286 Brigham St #1E	3-07392-0001	10-Jun-16	\$130,000	Coop	
2299 E 13 St #6J	3-07398-0002	2-Jun-16	\$112,500	Coop	

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