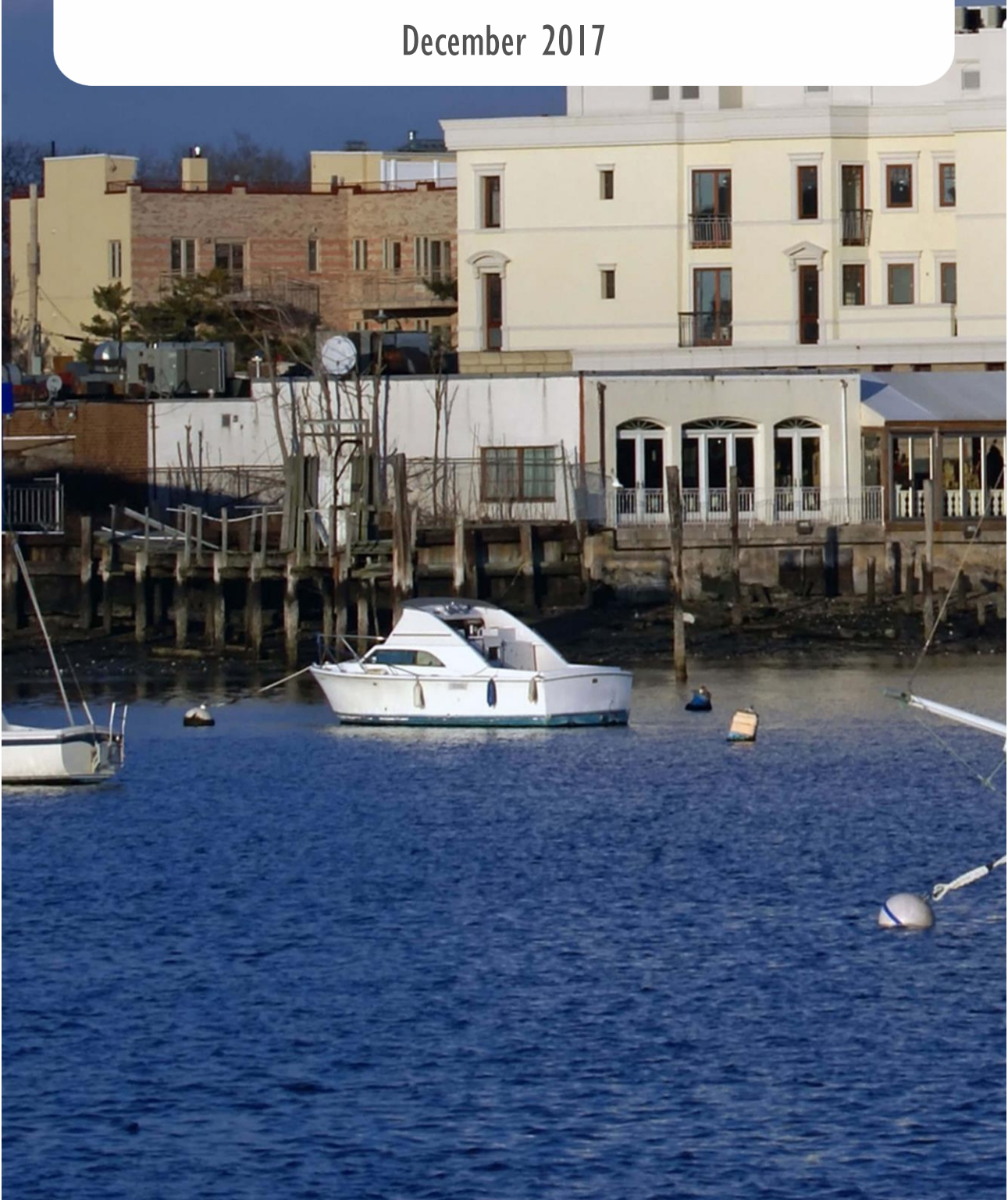


SHEEPSHEAD BAY

A monthly analysis of residential sales
in Sheepshead Bay, Brooklyn

December 2017



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2017

Sheepshead Bay, Brooklyn

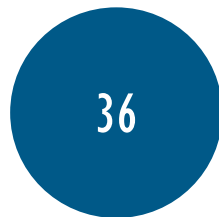
SUMMARY

MEDIAN SALE PRICE



7% YoY

NO. OF TRANSACTIONS



0% YoY

MEDIAN PRICE/SQ.FT.



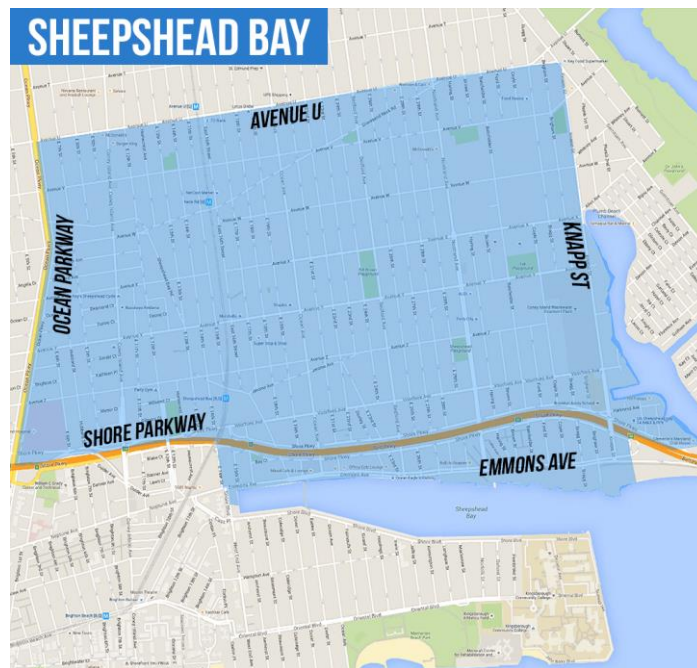
5% YoY

BROOKLYN
MEDIAN SALE PRICE



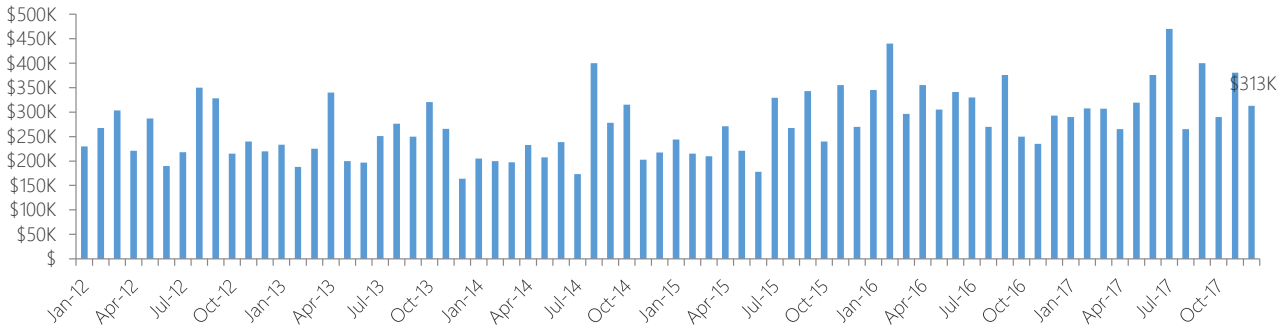
4% YoY

NEIGHBORHOOD BOUNDARIES

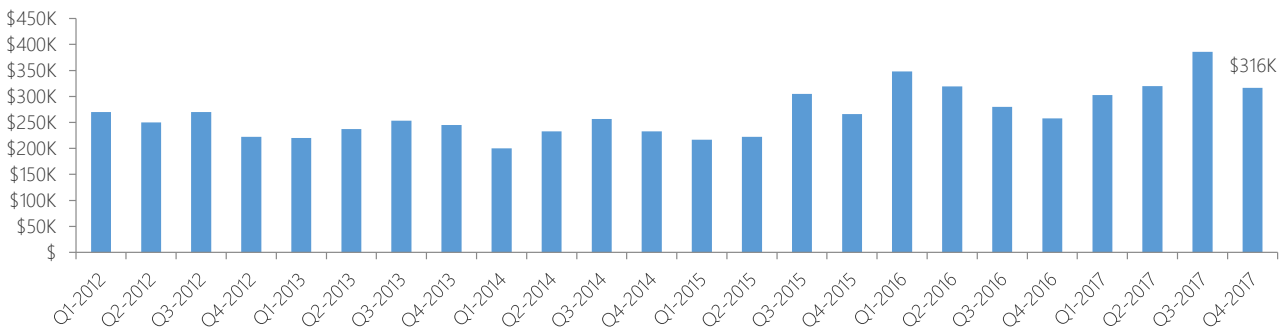


RESIDENTIAL STATS

Median Sale Price by Month

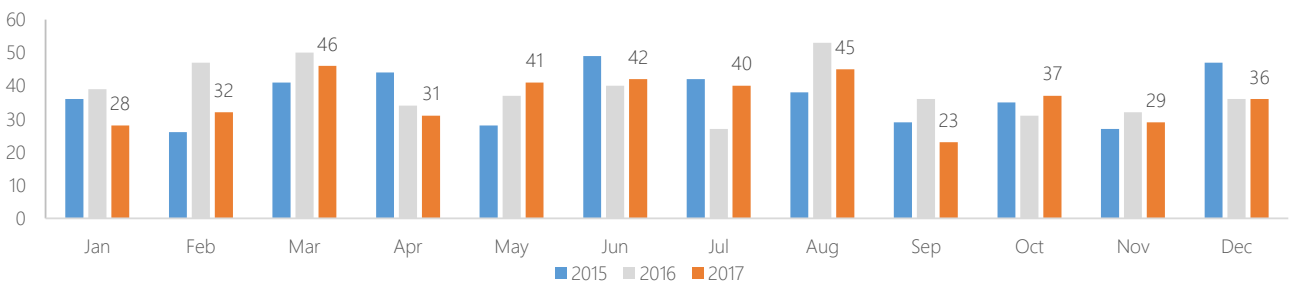


Median Sale Price by Quarter

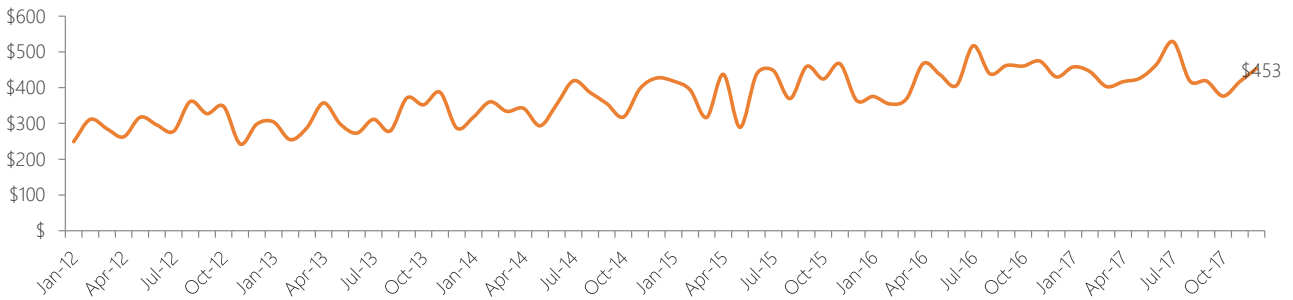


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	28	19	28	23	30	27	25	29	23	26	19	39
2013	27	18	31	29	26	20	32	36	28	36	28	28
2014	28	31	28	34	40	37	41	43	37	39	28	34
2015	36	26	41	44	28	49	42	38	29	35	27	47
2016	39	47	50	34	37	40	27	53	36	31	32	36
2017	28	32	46	31	41	42	40	45	23	37	29	36



Median Sale Price per Square Foot

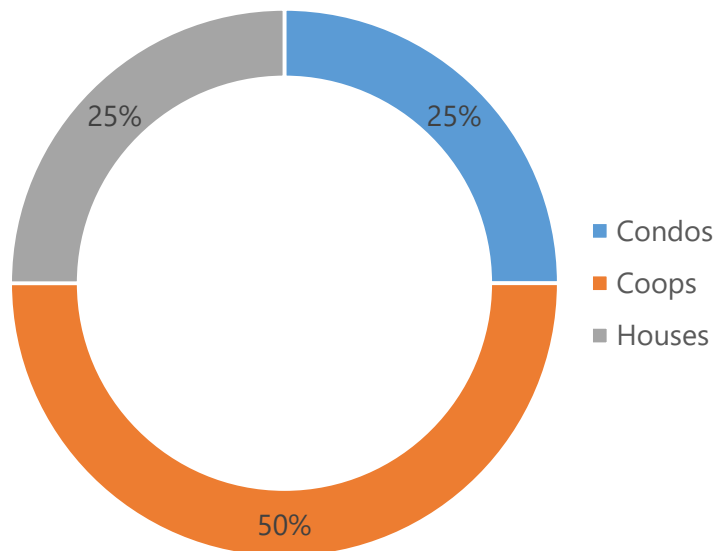


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$491,272	-2%	\$482	-2%	9
Coops	\$195,000	18%	\$188	43%	18
Houses	\$800,000	15%	\$433	0%	9

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
716 Avenue V	3-07159-0007	14-Dec-17	\$1,500,000	House	3,111
3165 Emmons Ave #1K	3-08805-1068	1-Dec-17	\$950,000	Condo	1,136
4263 Bedford Ave	3-07358-0044	5-Dec-17	\$923,500	House	2,347
2814 Avenue X	3-07422-0906	19-Dec-17	\$850,000	House	1,875
4734 Bedford Ave	3-08782-0030	27-Dec-17	\$800,000	House	1,120
2280 E 27 St	3-07384-0039	4-Dec-17	\$800,000	House	2,011
2817 Voorhies Ave	3-07473-0042	27-Dec-17	\$750,000	House	1,764
2147 Ford St	3-07367-0056	6-Dec-17	\$660,000	House	1,496
2607 E 12 St #B1	3-07456-1002	22-Dec-17	\$640,000	Condo	1,328
2736 Ocean Ave #4C	3-07404-1120	8-Dec-17	\$630,000	Condo	1,135
1411 Avenue X #1D	3-07399-1218	19-Dec-17	\$532,545	Condo	1,585
2827 Brown St #2C	3-08800-1006	15-Dec-17	\$450,000	Condo	960
2722 E 22 St #1A	3-08777-1004	18-Dec-17	\$438,658	Condo	
2900 Ocean Ave #2P	3-07440-1084	1-Dec-17	\$405,000	Condo	847
3221-3235 Emmons Ave #308	3-08808-0059	13-Dec-17	\$340,000	Coop	
2427-2461 E 29 St #3E	3-07422-1042	1-Dec-17	\$315,000	Coop	
2675 Ocean Ave #1E	3-07381-0079	14-Dec-17	\$310,000	Coop	
2330 Voorhies Ave #2O	3-08782-0007	8-Dec-17	\$310,000	Coop	
3165 Emmons Ave #1E	3-08805-1062	4-Dec-17	\$299,000	Condo	483
2717 E 28 St #6F	3-08791-0104	11-Dec-17	\$279,000	Coop	
2299 E 13 St #4G	3-07398-0002	14-Dec-17	\$255,000	Coop	
2427-2461 E 29 St #2H	3-07422-1042	5-Dec-17	\$210,000	Coop	
2430-2450 Haring St #4B	3-07422-0013	6-Dec-17	\$200,000	Coop	750
1237 Avenue Z #5F	3-07433-0034	12-Dec-17	\$190,000	Coop	
2425-2465 Haring St #3D	3-07423-0011	13-Dec-17	\$185,000	Coop	
2717 E 28 St #6K	3-08791-0104	5-Dec-17	\$171,000	Coop	
3105 Avenue V #3H	3-07370-0021	14-Dec-17	\$160,000	Coop	
3105 Avenue V #1D	3-07370-0021	13-Dec-17	\$149,000	Coop	
1625 Emmons Ave #3U	3-08771-0135	18-Dec-17	\$140,000	Coop	
2212-2286 Brigham St #1C	3-07392-0001	7-Dec-17	\$132,000	Coop	
2212-2286 Brigham St #4C	3-07392-0001	7-Dec-17	\$110,000	Coop	1,007
2967 Voorhies Ave	3-07476-0040	18-Dec-17	\$95,655	House	962



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Nate Pfaff

Residential Sales &
Rental Specialist

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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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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
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Closet Design	Handymen	Moving & Storage Experts	Title Companies
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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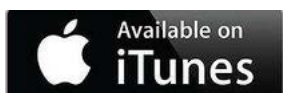
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