

SOUTHEASTERN BROOKLYN

A monthly analysis of residential sales
in Southeastern Brooklyn, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Southeastern Brooklyn, Brooklyn

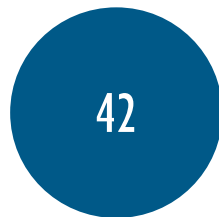
SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



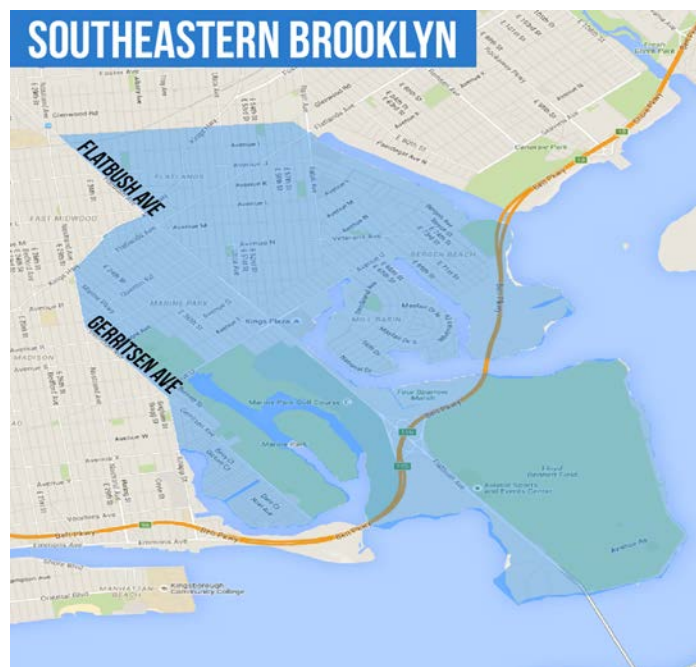
23% YoY

BROOKLYN
MEDIAN SALE PRICE



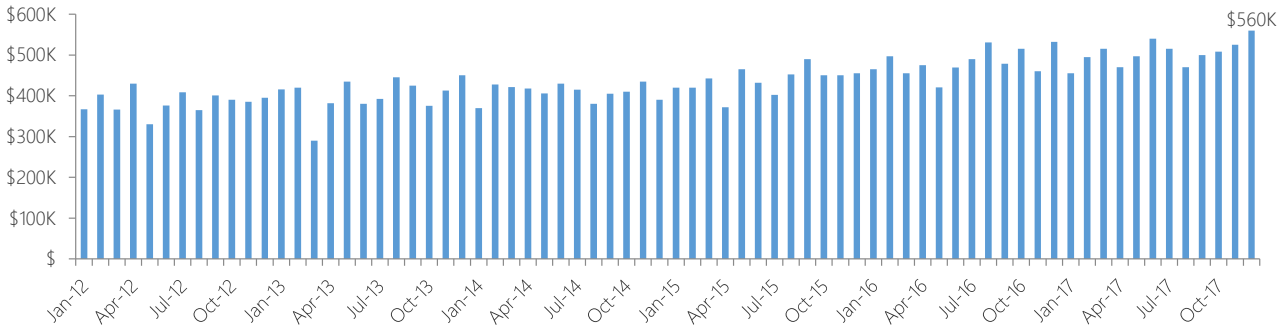
4% YoY

NEIGHBORHOOD BOUNDARIES

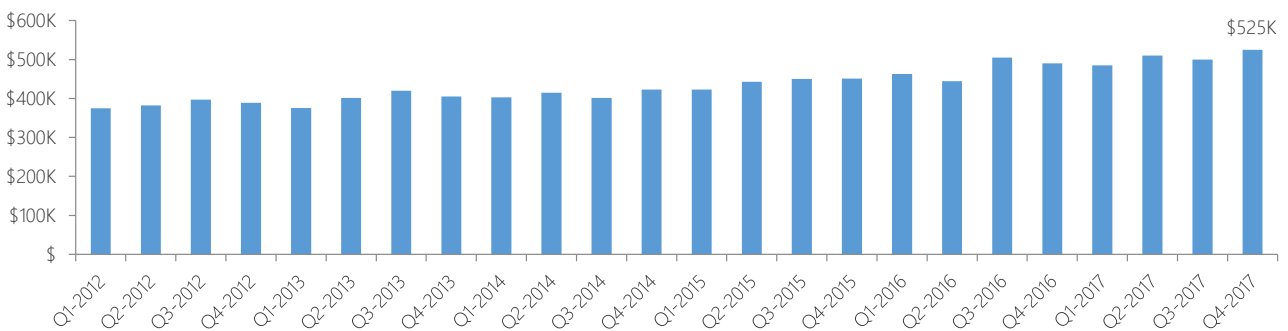


RESIDENTIAL STATS

Median Sale Price by Month

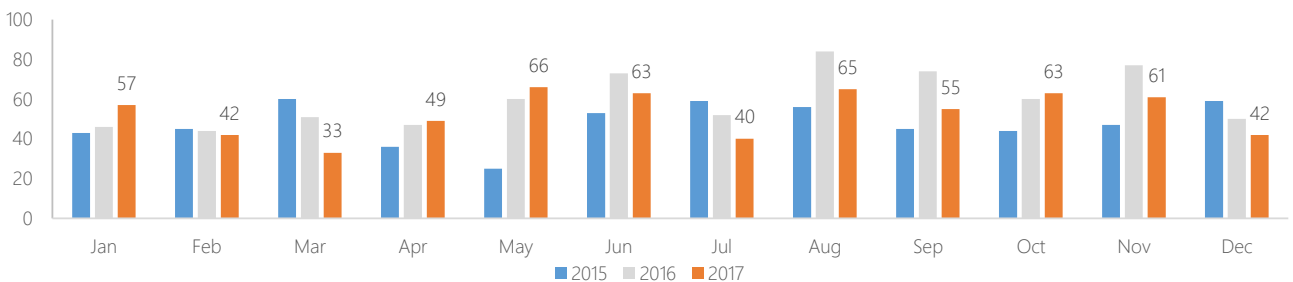


Median Sale Price by Quarter

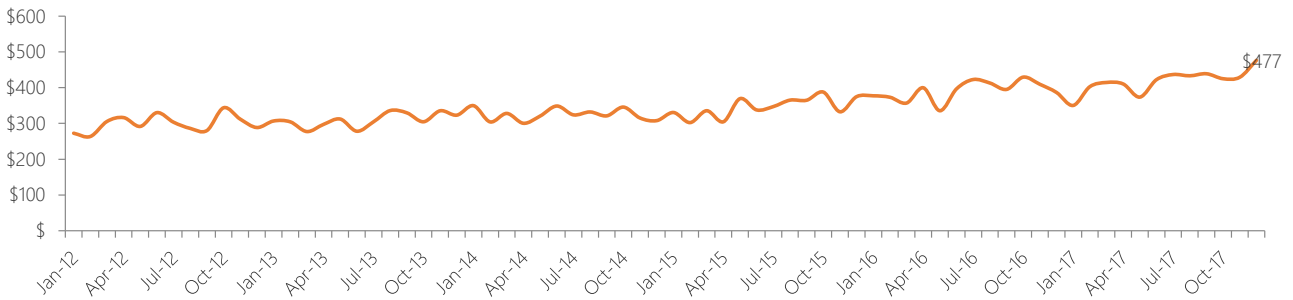


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	30	37	44	26	41	34	46	47	39	26	41	41
2013	44	33	37	43	59	43	49	40	37	53	46	46
2014	33	38	38	44	50	59	55	54	53	51	56	55
2015	43	45	60	36	25	53	59	56	45	44	47	59
2016	46	44	51	47	60	73	52	84	74	60	77	50
2017	57	42	33	49	66	63	40	65	55	63	61	42



Median Sale Price per Square Foot

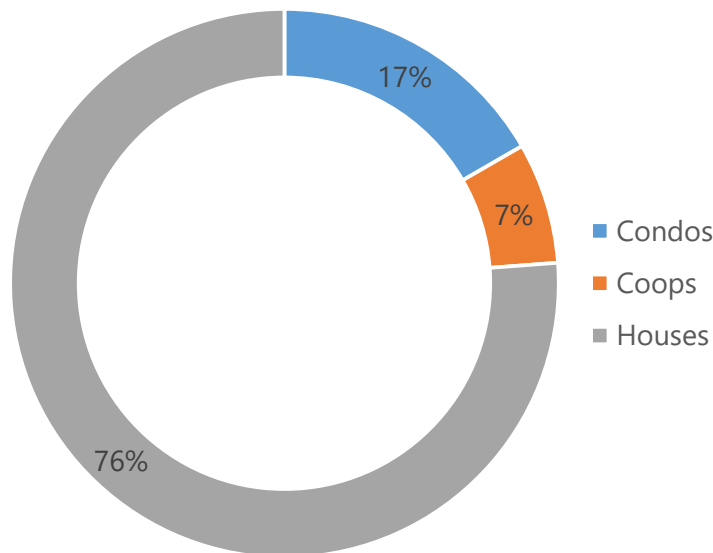


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$428,500	27%	\$438	30%	7
Coops	\$140,000	-28%	\$176	-	3
Houses	\$623,500	9%	\$496	28%	32

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2406 National Dr	3-08592-0091	11-Dec-17	\$2,100,000	House	3,048
37 Barlow Dr N	3-08625-0027	14-Dec-17	\$935,000	House	2,600
7311 Avenue T	3-08393-0090	28-Dec-17	\$900,500	House	2,000
7310 Avenue X	3-08460-0030	11-Dec-17	\$869,000	House	1,850
2627 E 63 St	3-08647-0026	11-Dec-17	\$825,000	House	1,672
1863 Ryder St	3-08483-0014	18-Dec-17	\$775,000	House	1,184
7216 Avenue V	3-08441-0042	18-Dec-17	\$730,000	House	1,251
2142 Coleman St	3-08540-0064	20-Dec-17	\$725,000	House	896
1649 Kimball St	3-07864-0119	6-Dec-17	\$690,000	House	1,386
592 Mayfair Dr S	3-08650-0015	5-Dec-17	\$680,000	House	1,836
1409 E 69 St	3-08391-0033	19-Dec-17	\$675,000	House	2,103
4111 Avenue K	3-07789-0006	19-Dec-17	\$660,000	House	1,189
1871 E 37 St	3-08481-0014	7-Dec-17	\$632,000	House	1,064
1446 E 59 St	3-07903-0063	12-Dec-17	\$628,000	House	1,232
1753 E 35 St	3-07718-0020	1-Dec-17	\$619,000	House	1,092
2049 E 71 St	3-08412-0020	28-Dec-17	\$615,000	House	1,036
1426 E 51 St	3-07830-0147	13-Dec-17	\$600,000	House	1,915
1566 E 37 St	3-07698-0069	1-Dec-17	\$560,000	House	1,472
970 E 43 St	3-07746-0062	21-Dec-17	\$560,000	House	1,600
3621 Fillmore Ave	3-08480-0002	15-Dec-17	\$550,000	House	1,036
44 Dictum Ct	3-08932-0672	27-Dec-17	\$545,000	House	1,089
1535 Royce St #3E	3-08374-1540	20-Dec-17	\$525,000	Condo	1,164
4407 Avenue M	3-07842-0007	4-Dec-17	\$525,000	House	1,376
7181 Peri Ln #28	3-08369-1036	18-Dec-17	\$501,930	Condo	2,139
66 Dare Ct	3-08907-0698	27-Dec-17	\$499,500	House	1,105
2258 Hendrickson St #N3	3-08558-1039	4-Dec-17	\$495,000	Condo	921
3145 Avenue W	3-08826-0010	11-Dec-17	\$480,500	House	994
106 Gain Ct	3-08914-0584	15-Dec-17	\$438,000	House	1,364
1854 Ryder St	3-08482-0063	18-Dec-17	\$420,000	House	784
105 Bartlett Pl	3-08923-0904	18-Dec-17	\$400,000	House	720
1731 E 37 St	3-07720-0031	19-Dec-17	\$390,000	House	1,050
1111 E 72 St #10	3-08350-1010	13-Dec-17	\$362,000	Condo	853
1099 E 72 St #2	3-08342-1054	27-Dec-17	\$330,000	Condo	950
1074 E 73 St #89	3-08342-1141	7-Dec-17	\$249,000	Condo	509
1165 E 54 St #7R	3-07780-0008	13-Dec-17	\$225,000	Coop	
2220 Burnett St #3E	3-08819-0011	7-Dec-17	\$140,000	Coop	750
2209 Knapp St #3D	3-08821-0001	19-Dec-17	\$140,000	Coop	850



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THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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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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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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