

# SOUTHEASTERN BROOKLYN

A monthly analysis of residential sales  
in Southeastern Brooklyn, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Southeastern Brooklyn, Brooklyn

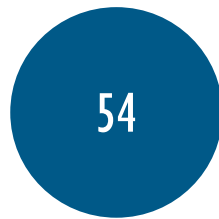
### SUMMARY

MEDIAN SALE PRICE



1% YoY

NO. OF TRANSACTIONS



35% YoY

MEDIAN PRICE/SQ.FT.



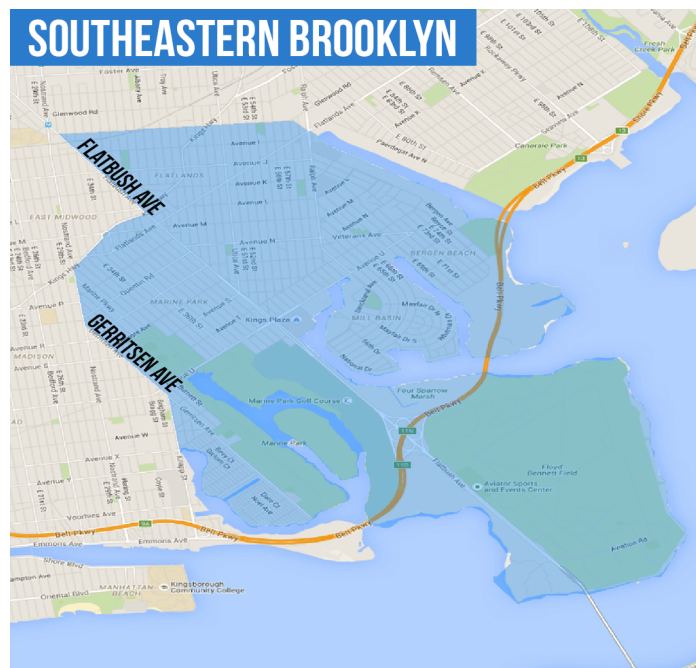
-13% YoY

BROOKLYN  
MEDIAN SALE PRICE



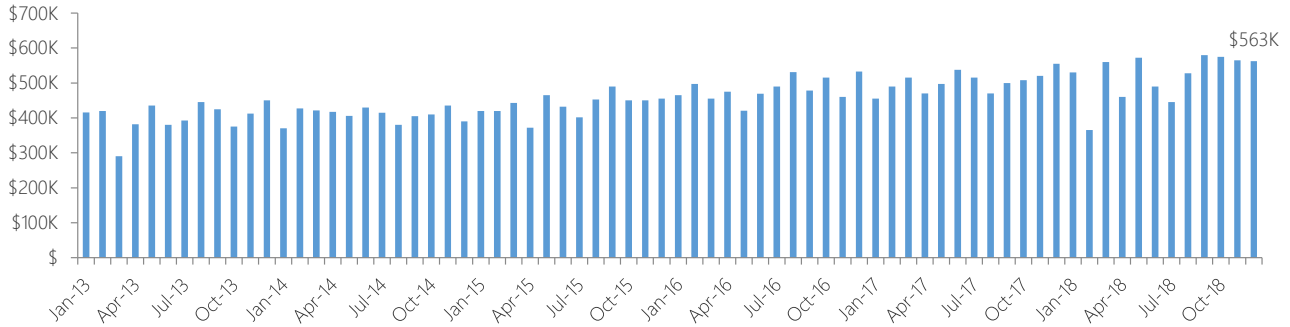
4% YoY

### NEIGHBORHOOD BOUNDARIES

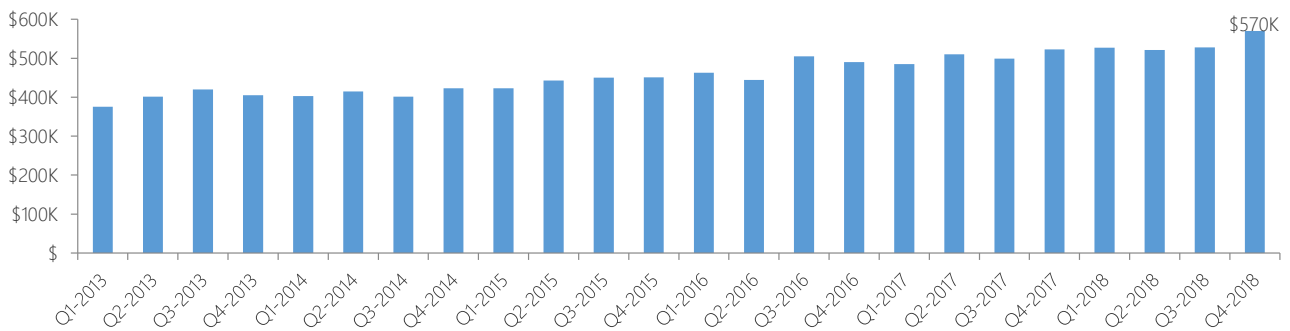


RESIDENTIAL STATS

Median Sale Price by Month

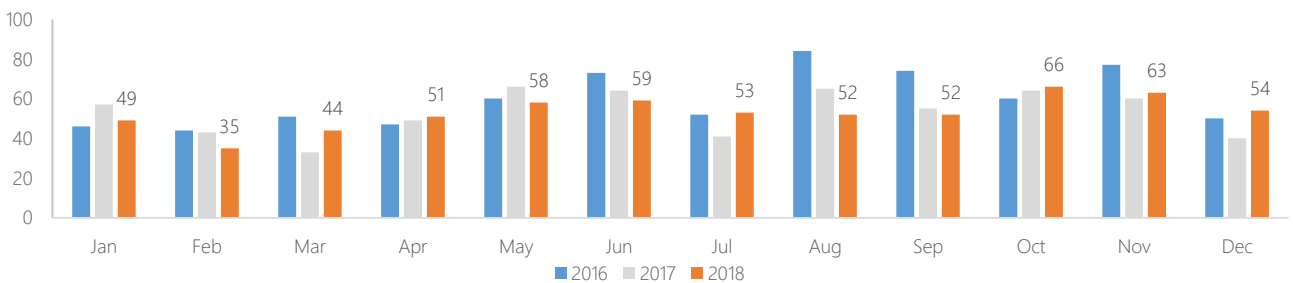


Median Sale Price by Quarter

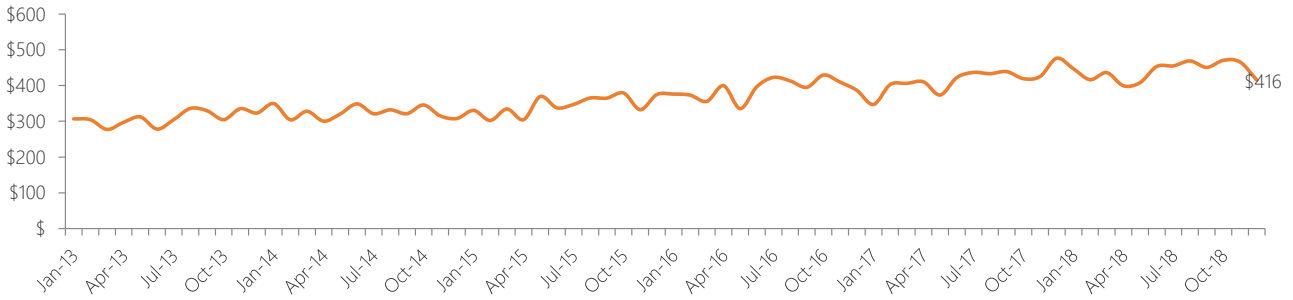


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	43	33	49	66	64	41	65	55	64	60	40
2018	49	35	44	51	58	59	53	52	52	66	63	54



Median Sale Price per Square Foot

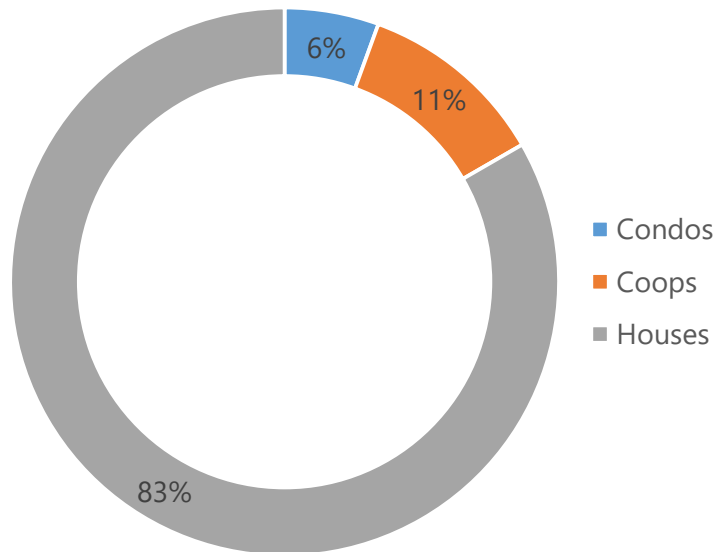


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$420,000	-2%	\$331	-24%	3
Coops	\$192,000	10%	\$233	25%	6
Houses	\$625,000	0%	\$437	-12%	45

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2767 E 66th St	3-08599-0009	20-Dec-18	\$1,275,000	House	2,426
3901 Fillmore Ave	3-08483-0007	3-Dec-18	\$932,000	House	1,600
941 E 42nd St	3-07746-0039	13-Dec-18	\$865,322	House	1,536
1421 E 69th St	3-08391-0029	11-Dec-18	\$837,000	House	2,103
2363 E 74th St	3-08452-0013	18-Dec-18	\$800,000	House	2,600
2147 E 38th St	3-08538-0021	11-Dec-18	\$760,000	House	1,424
1591 E 34th St	3-07696-0026	4-Dec-18	\$760,000	House	1,092
2272 E 66th St	3-08632-0024	14-Dec-18	\$752,000	House	1,908
2356 E 74th St	3-08451-0063	11-Dec-18	\$740,000	House	1,600
2060 Coleman St	3-08526-0067	17-Dec-18	\$728,000	House	1,204
1837 E 32nd St	3-08476-0024	18-Dec-18	\$725,000	House	1,400
3714 Fillmore Ave	3-08504-0046	11-Dec-18	\$725,000	House	1,036
1738 Kimball St	3-07886-0056	19-Dec-18	\$700,000	House	1,316
3708 Fillmore Ave	3-08504-0144	11-Dec-18	\$680,000	House	1,036
3401 Avenue U	3-08534-0010	7-Dec-18	\$675,000	House	1,771
1360 E 52nd St	3-07799-0023	28-Dec-18	\$675,000	House	2,142
2098 Schenectady Ave	3-07871-0053	10-Dec-18	\$667,000	House	1,376
1410 E 70th St	3-08391-0041	4-Dec-18	\$665,000	House	1,683
81 Celeste Ct	3-08946-0952	19-Dec-18	\$629,000	House	990
1740 Troy Ave	3-07769-0050	3-Dec-18	\$625,000	House	1,360
37 Hazel Ct	3-08891-0520	18-Dec-18	\$625,000	House	1,560
4801 Avenue O	3-07893-0010	4-Dec-18	\$605,000	House	1,368
6619 Avenue N	3-08366-0435	27-Dec-18	\$570,000	House	1,200
73 Bevy Ct	3-08946-0896	7-Dec-18	\$565,000	House	1,170
225 Allen Ave	3-08832-0028	21-Dec-18	\$560,000	House	1,064
1669 Coleman St	3-07865-0012	13-Dec-18	\$555,000	House	1,372
1010 E 35th St #1G	3-07580-1001	10-Dec-18	\$550,000	Condo	1,289
1895 Albany Ave	3-07789-0022	26-Dec-18	\$550,000	House	1,650
2832 Gerritsen Ave	3-08914-0288	13-Dec-18	\$525,000	House	1,216
2336 Plumb 1 St	3-08830-0097	18-Dec-18	\$515,000	House	868
2239 E 59th Pl	3-08651-0013	3-Dec-18	\$500,000	House	2,184
45 Aster Ct	3-08932-0568	3-Dec-18	\$450,000	House	1,236
2512 Gerritsen Ave	3-08955-0079	28-Dec-18	\$450,000	House	1,360
1078 E 73rd St #84	3-08342-1136	26-Dec-18	\$420,000	Condo	1,270
102 Noel Ave	3-08914-0548	7-Dec-18	\$410,000	House	640
6 Melba Ct	3-08866-1812	4-Dec-18	\$376,425	House	1,044
25 Nova Ct	3-08866-1408	6-Dec-18	\$360,477	House	1,110
87 Dictum Ct	3-08946-0002	27-Dec-18	\$350,000	House	916
13 Seba Ave	3-08866-1476	4-Dec-18	\$340,000	House	1,240
2215 Utica Ave	3-07895-0024	26-Dec-18	\$330,000	House	1,041
3220 Avenue H #3D	3-07578-0062	13-Dec-18	\$317,000	Coop	
104 Hymen Ct	3-08914-0626	12-Dec-18	\$275,000	House	1,059
1199 E 53rd St #4O	3-07779-0022	28-Dec-18	\$223,080	Coop	
2307 Gerritsen Ave #3E	3-08823-1015	19-Dec-18	\$212,086	Condo	1,057
1165 E 54th St #2T	3-07780-0008	27-Dec-18	\$192,000	Coop	
4541 Kings Hwy	3-07770-0070	18-Dec-18	\$185,000	House	2,154
1200 E 53rd St #1P	3-07778-0024	11-Dec-18	\$175,000	Coop	750
5810-5818 Avenue T #165E	3-08401-0020	4-Dec-18	\$172,000	Coop	



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# THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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