

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, 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

Southern Brooklyn, Brooklyn

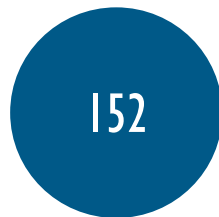
SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



15% YoY

BROOKLYN
MEDIAN SALE PRICE



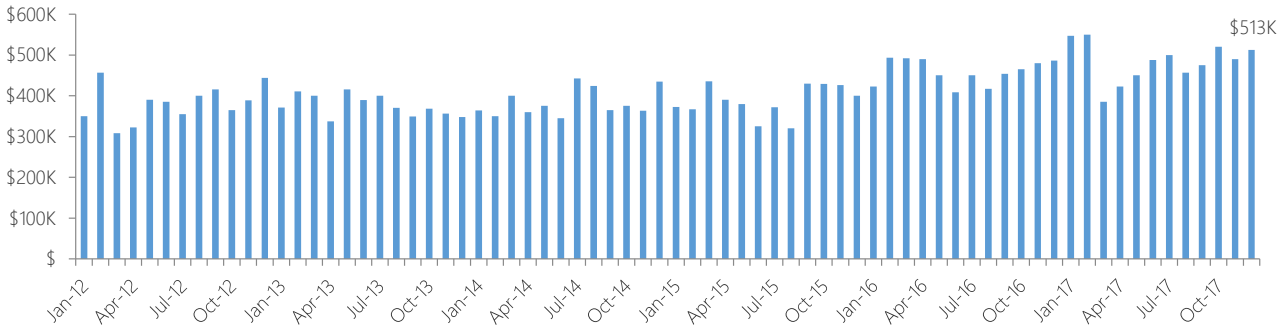
4% YoY

NEIGHBORHOOD BOUNDARIES

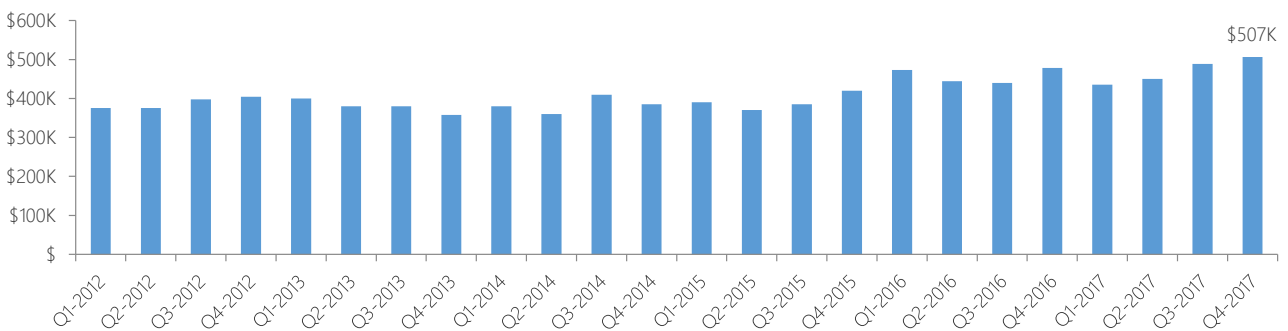


RESIDENTIAL STATS

Median Sale Price by Month

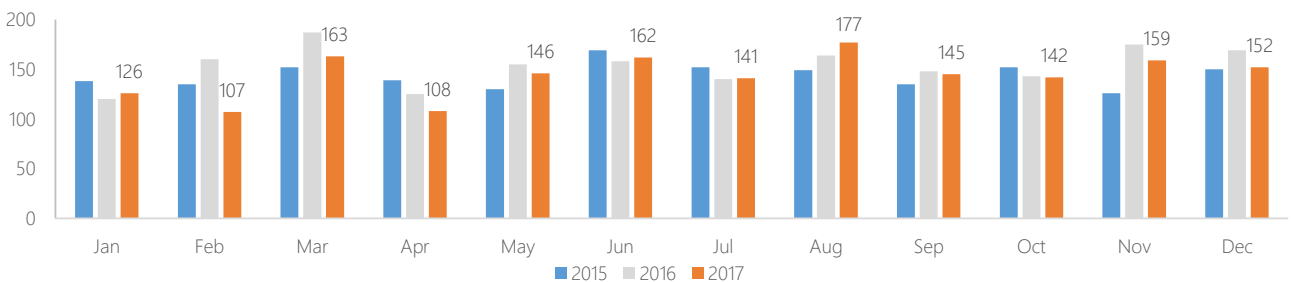


Median Sale Price by Quarter

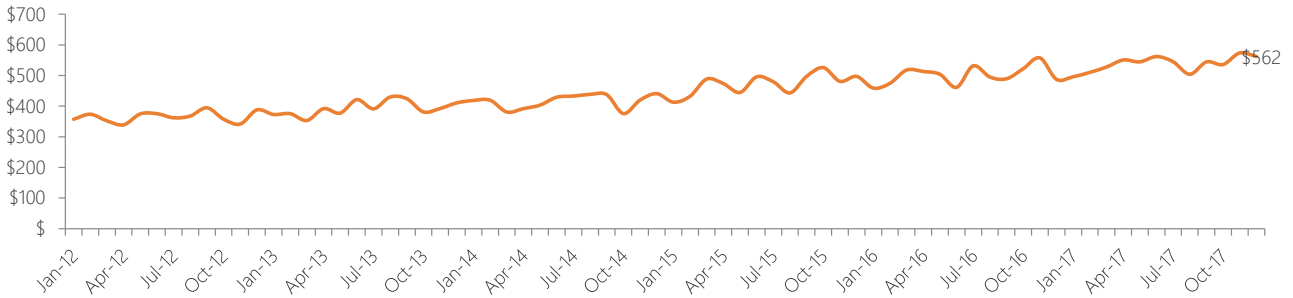


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	125	117	116	102	123	136	104	147	119	95	90	166
2013	138	116	132	116	143	130	159	181	141	169	139	151
2014	158	128	161	115	145	146	169	169	160	153	123	161
2015	138	135	152	139	130	169	152	149	135	152	126	150
2016	120	160	187	125	155	158	140	164	148	143	175	169
2017	126	107	163	108	146	162	141	177	145	142	159	152



Median Sale Price per Square Foot

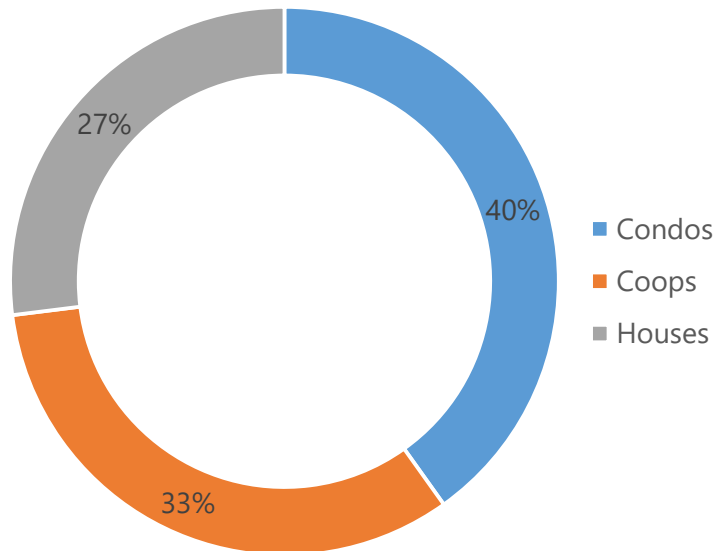


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$613,066	6%	\$587	14%	61
Coops	\$257,500	3%	\$304	4%	50
Houses	\$907,500	13%	\$563	10%	41

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1951 E 5 St	3-06681-0480	19-Dec-17	\$3,700,000	House	2,136
1394 E 22 St	3-07657-0060	12-Dec-17	\$1,880,000	House	1,636
857 E 9 St	3-06512-0061	8-Dec-17	\$1,800,500	House	2,115
664 Rugby Rd	3-05234-0061	6-Dec-17	\$1,650,000	House	2,471
716 Avenue V	3-07159-0007	14-Dec-17	\$1,500,000	House	3,111
3523 Bedford Ave	3-07679-0044	28-Dec-17	\$1,450,000	House	2,508
2012 Homecrest Ave	3-07316-0009	13-Dec-17	\$1,440,000	House	1,992
305 Hampton Ave	3-08728-0067	19-Dec-17	\$1,430,000	House	1,860
5101 Beach 51 St	3-07033-0037	20-Dec-17	\$1,400,000	House	3,460
400 Avenue U #401	3-07129-1011	18-Dec-17	\$1,300,000	Condo	1,255
2624 Avenue N	3-07680-0053	14-Dec-17	\$1,275,000	House	2,574
652 Marlborough Ct	3-05237-0071	27-Dec-17	\$1,275,000	House	1,980
1137 E 26 St	3-07626-0030	19-Dec-17	\$1,175,000	House	1,364
2710 Avenue S	3-07306-0004	28-Dec-17	\$1,100,000	House	2,234
3435 Guider Ave #6A	3-08810-1509	27-Dec-17	\$1,085,000	Condo	1,266
1161 E 29 St	3-07629-0020	19-Dec-17	\$995,000	House	1,474
2317 Avenue T	3-07302-0044	4-Dec-17	\$950,000	House	1,560
3165 Emmons Ave #1K	3-08805-1068	1-Dec-17	\$950,000	Condo	1,136
1913 E 21 St	3-06827-0083	4-Dec-17	\$925,000	House	1,354
4263 Bedford Ave	3-07358-0044	5-Dec-17	\$923,500	House	2,347
1732 W 11 St	3-06645-0020	14-Dec-17	\$915,000	House	1,616
3844 Atlantic Ave	3-07043-0022	21-Dec-17	\$900,000	House	2,695
3290 Bedford Ave	3-07624-0073	18-Dec-17	\$900,000	House	1,866
1923 E 23 St	3-07302-0079	19-Dec-17	\$897,000	House	1,248
1852 E 29 St	3-06834-0025	5-Dec-17	\$890,000	House	1,120
2814 Avenue X	3-07422-0906	19-Dec-17	\$850,000	House	1,875
1395 E 18 St	3-06747-0062	4-Dec-17	\$816,000	House	1,572
2280 E 27 St	3-07384-0039	4-Dec-17	\$800,000	House	2,011
4734 Bedford Ave	3-08782-0030	27-Dec-17	\$800,000	House	1,120
1961 W 8 St	3-07081-0063	1-Dec-17	\$800,000	House	928
60 Oceana Dr W #4A	3-08720-1450	21-Dec-17	\$785,000	Condo	1,242
3111 Ocean Pkwy #10K	3-08679-1091	15-Dec-17	\$770,000	Condo	923
2817 Voorhies Ave	3-07473-0042	27-Dec-17	\$750,000	House	1,764
3838 Atlantic Ave	3-07043-0019	7-Dec-17	\$740,000	House	2,057
2014 Haring St	3-07335-0012	21-Dec-17	\$739,999	House	1,320
1932 Brown St	3-07310-0016	15-Dec-17	\$720,000	House	1,360
131 Bay 32 St #1B	3-06417-1309	18-Dec-17	\$710,000	Condo	1,974
8420 25 Ave #3B	3-06856-1008	20-Dec-17	\$710,000	Condo	1,154
130 Oceana Dr W #2A	3-08720-1321	7-Dec-17	\$700,000	Condo	1,242
2945 Brighton 5 St	3-08665-0527	22-Dec-17	\$695,000	House	925
40 Oceana Dr W #7D	3-08720-1572	12-Dec-17	\$690,000	Condo	1,126
1322 E 14 St #3B	3-06742-1007	7-Dec-17	\$685,000	Condo	1,244
379-389 Kings Hwy #2G	3-06654-1026	14-Dec-17	\$685,000	Condo	1,026
108 Neptune Ave #6D	3-08701-1037	8-Dec-17	\$675,000	Condo	1,154
2147 Ford St	3-07367-0056	6-Dec-17	\$660,000	House	1,496
106 Kings Hwy #2L	3-06253-1209	28-Dec-17	\$650,000	Condo	1,104
2607 E 12 St #B1	3-07456-1002	22-Dec-17	\$640,000	Condo	1,328
501-541 Surf Ave #12P	3-07279-1844	26-Dec-17	\$635,000	Condo	1,019
2736 Ocean Ave #4C	3-07404-1120	8-Dec-17	\$630,000	Condo	1,135
50 Oceana Dr W #7F	3-08720-3041	20-Dec-17	\$625,600	Condo	720



Address	BBL	Sale date	Sale price	Property type	Sqft
2232 Benson Ave #1B	3-06416-1104	8-Dec-17	\$625,000	Condo	1,338
1809 New York Ave	3-07597-0028	29-Dec-17	\$619,000	House	1,344
136 Neptune Ave	3-08701-0019	18-Dec-17	\$615,000	House	1,134
501-541 Surf Ave #4H	3-07279-1698	4-Dec-17	\$605,000	Condo	922
2241 Bath Ave #2C	3-06416-1207	18-Dec-17	\$575,000	Condo	921
102 W End Ave #5H	3-08719-1129	26-Dec-17	\$560,038	Condo	
1411 Avenue X #1D	3-07399-1218	19-Dec-17	\$532,545	Condo	1,585
2833 Ocean Pkwy #A7	3-07260-1513	28-Dec-17	\$515,000	Condo	809
601 Surf Ave #5K	3-07279-2111	5-Dec-17	\$510,000	Condo	1,159
75 Oceana Dr E #5D	3-08720-1658	28-Dec-17	\$499,000	Condo	1,069
1322 E 14 St #2C	3-06742-1004	13-Dec-17	\$471,510	Condo	834
2827 Brown St #2C	3-08800-1006	15-Dec-17	\$450,000	Condo	960
1530 E 8 St #6D	3-06614-0017	15-Dec-17	\$450,000	Coop	
2940 W 5 St #9P	3-07273-0050	4-Dec-17	\$443,000	Coop	
2722 E 22 St #1A	3-08777-1004	18-Dec-17	\$438,658	Condo	
2940 W 5 St #7G	3-07273-0050	21-Dec-17	\$410,000	Coop	875
3131 Brighton 13 St #4D	3-08721-0360	29-Dec-17	\$410,000	Coop	
2900 Ocean Ave #2P	3-07440-1084	1-Dec-17	\$405,000	Condo	847
460-464 Neptune Ave #9L	3-07274-0001	27-Dec-17	\$405,000	Coop	
2475 W 16 St #9C	3-06919-0001	7-Dec-17	\$400,000	Coop	
2928-2944 W 5 St #5C	3-07273-0025	21-Dec-17	\$385,000	Coop	1,150
601 Surf Ave #4S	3-07279-2247	18-Dec-17	\$385,000	Condo	943
2940 W 5 St #9J	3-07273-0050	7-Dec-17	\$376,000	Coop	
3202 Nostrand Ave #2C	3-06835-0026	20-Dec-17	\$349,000	Coop	945
3221-3235 Emmons Ave #308	3-08808-0059	13-Dec-17	\$340,000	Coop	
2915-2935 W 5 St #20H	3-07274-0060	28-Dec-17	\$315,000	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	
2915-2935 W 5 St #15H	3-07274-0060	5-Dec-17	\$310,000	Coop	
2928-2944 W 5 St #6N	3-07273-0025	7-Dec-17	\$310,000	Coop	
3734 Oceanic Ave #B1	3-07029-1101	28-Dec-17	\$300,000	Condo	1,669
3165 Emmons Ave #1E	3-08805-1062	4-Dec-17	\$299,000	Condo	483
1401 Ocean Ave #11J	3-07584-0035	20-Dec-17	\$285,000	Coop	
2400 E 3 St #328	3-07178-0022	15-Dec-17	\$280,000	Coop	
2717 E 28 St #6F	3-08791-0104	11-Dec-17	\$279,000	Coop	
2940 W 5 St #8N	3-07273-0050	4-Dec-17	\$275,000	Coop	
3165 Nostrand Ave #3G	3-06836-0064	16-Dec-17	\$260,000	Coop	
2727 Ocean Pkwy #E10	3-07260-0028	14-Dec-17	\$260,000	Coop	
2299 E 13 St #4G	3-07398-0002	14-Dec-17	\$255,000	Coop	
2475 W 16 St #12K	3-06919-0001	20-Dec-17	\$235,000	Coop	
920 E 17 St #109	3-06700-0026	6-Dec-17	\$230,000	Coop	
1212 Ocean Ave #1F	3-06694-0046	6-Dec-17	\$229,000	Coop	
2525-2569 W 2 St #6F	3-07214-0001	19-Dec-17	\$225,000	Coop	
80 Avenue P #B5	3-06619-0001	28-Dec-17	\$215,000	Coop	
2427-2461 E 29 St #2H	3-07422-1042	5-Dec-17	\$210,000	Coop	
1625 E 13 St #1K	3-06776-0065	29-Dec-17	\$205,000	Coop	
2475 W 16 St #18K	3-06919-0001	14-Dec-17	\$205,000	Coop	750
2430-2450 Haring St #4B	3-07422-0013	6-Dec-17	\$200,000	Coop	750
2650 Ocean Pkwy #7A	3-07238-0115	27-Dec-17	\$200,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
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	
1801 Ocean Ave #6B	3-07656-0042	19-Dec-17	\$180,000	Coop	
2727 Ocean Pkwy #F20	3-07260-0028	14-Dec-17	\$175,000	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	
2606 Cropsey Ave #2B	3-06933-0046	5-Dec-17	\$120,000	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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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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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

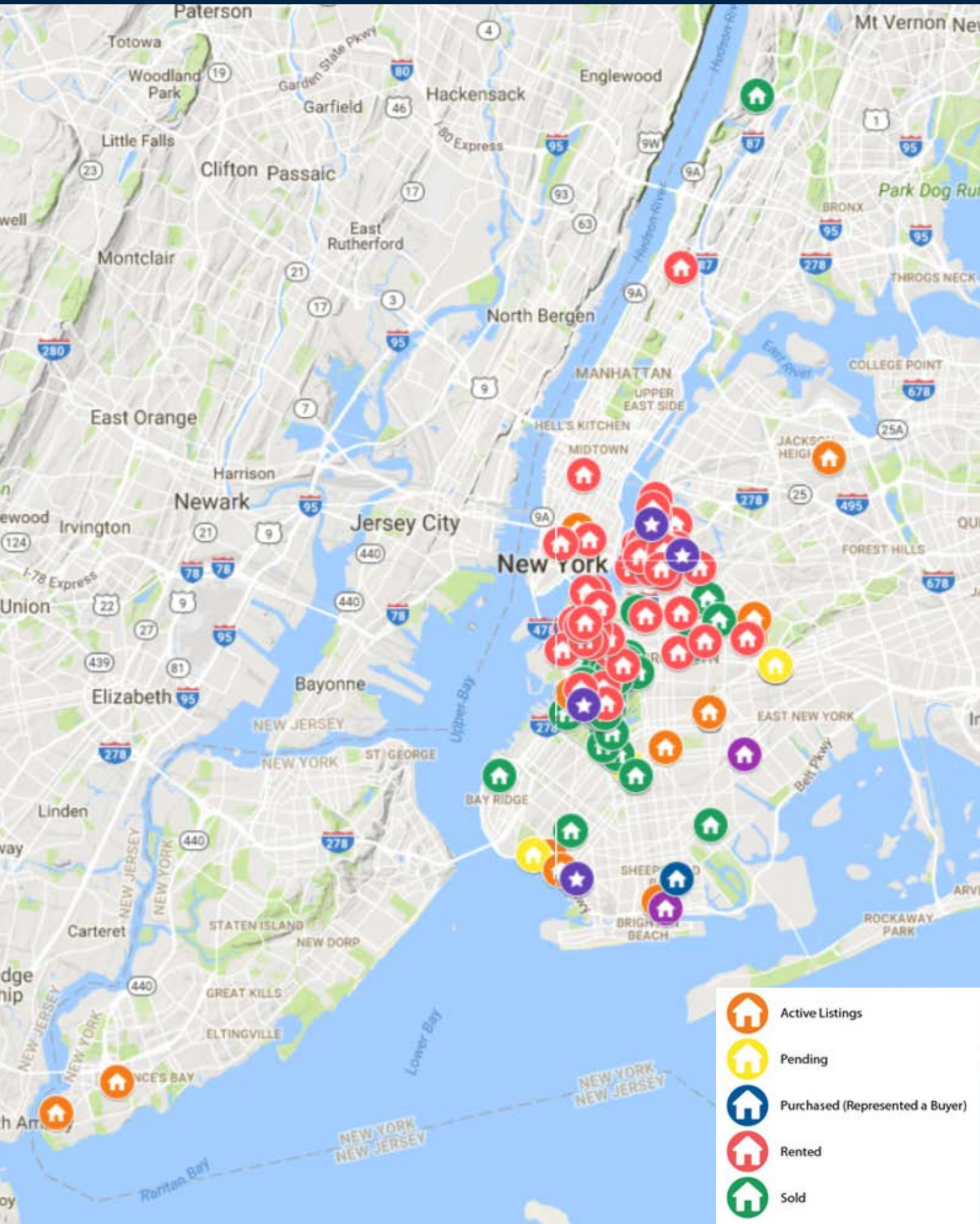
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[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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