

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Southern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$493K

-1% YoY

NO. OF TRANSACTIONS

125

-13% YoY

MEDIAN PRICE/SQ.FT.

\$620

10% YoY

BROOKLYN
MEDIAN SALE PRICE

\$700K

4% YoY

NEIGHBORHOOD BOUNDARIES

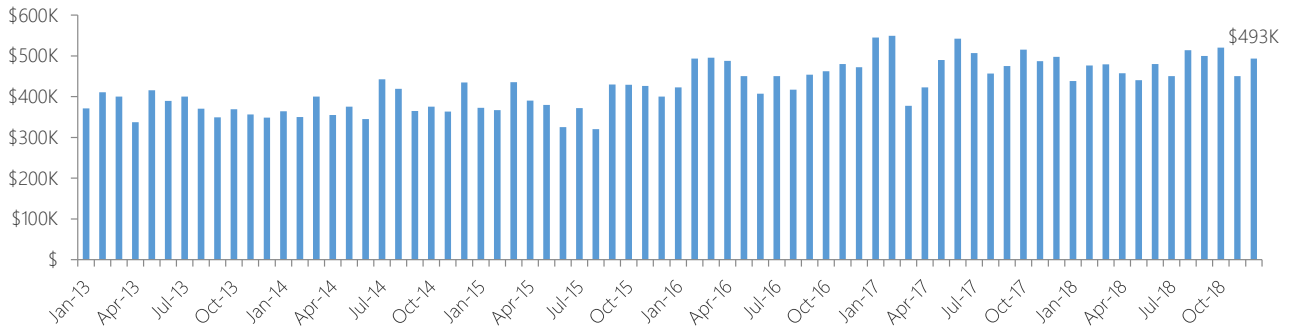


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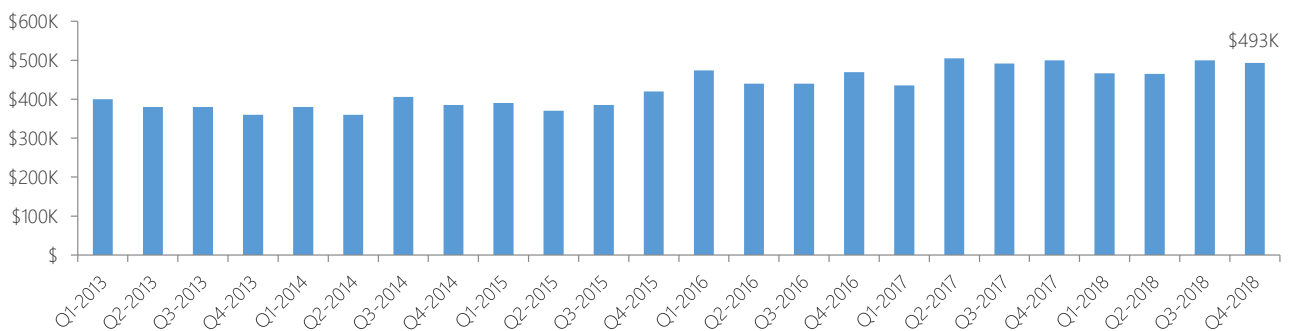
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RESIDENTIAL STATS

Median Sale Price by Month

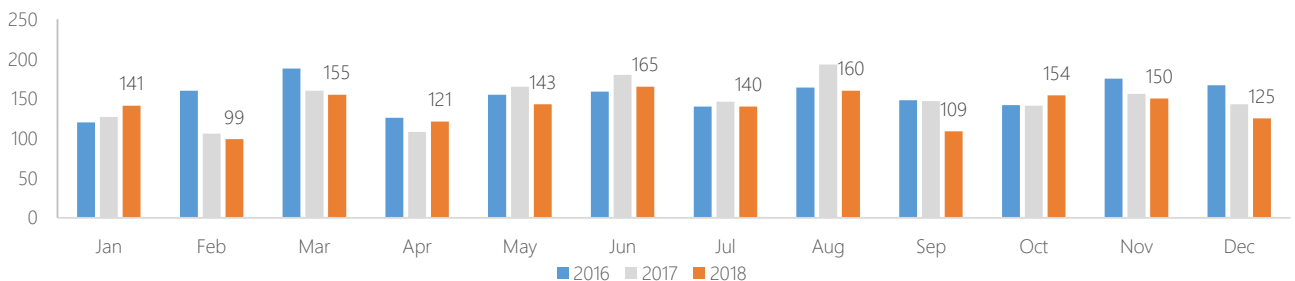


Median Sale Price by Quarter

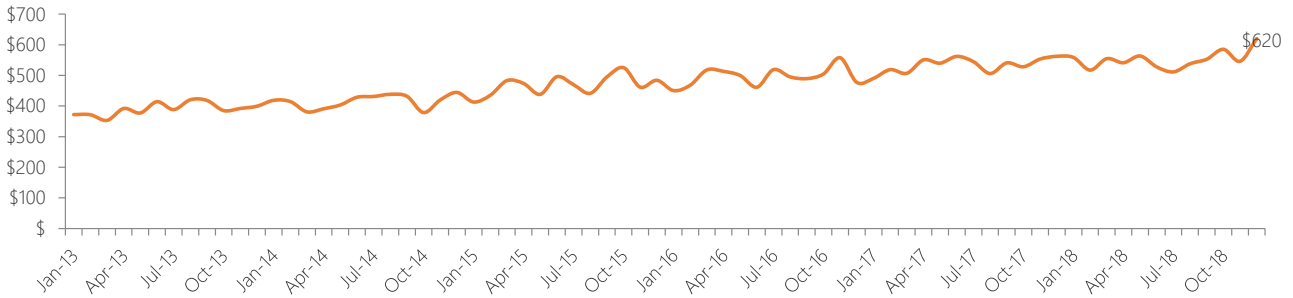


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	138	116	132	116	143	130	159	181	141	168	139	152
2014	158	128	161	114	145	146	169	168	160	153	123	161
2015	138	135	152	139	130	169	152	149	135	152	126	150
2016	120	160	188	126	155	159	140	164	148	142	175	167
2017	127	106	160	108	165	180	146	193	147	141	156	143
2018	141	99	155	121	143	165	140	160	109	154	150	125



Median Sale Price per Square Foot

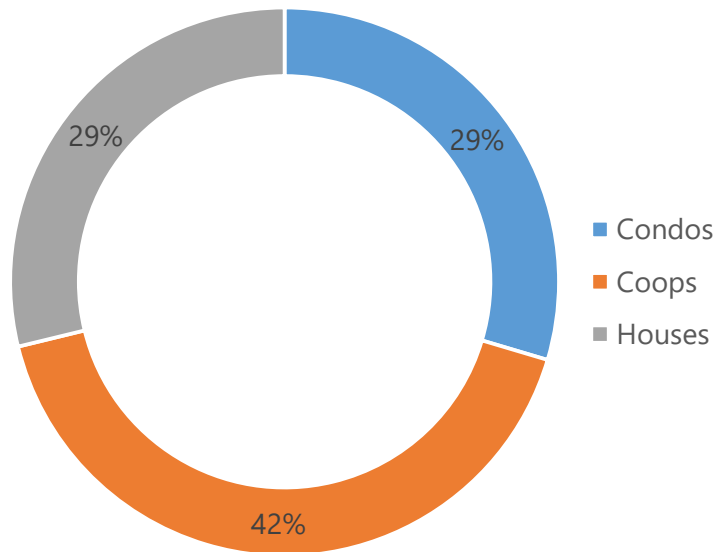


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$535,000	-13%	\$618	2%	37
Coops	\$324,716	26%	\$277	-19%	52
Houses	\$1,011,000	12%	\$666	19%	36

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
400 Avenue U #402	3-07129-1012	5-Dec-18	\$3,300,000	Condo	2,252
2025 E First St	3-07104-0531	11-Dec-18	\$3,101,000	House	1,248
2111 Ocean Pkwy	3-07133-0063	27-Dec-18	\$2,200,000	House	1,664
1806 Avenue I	3-06711-0042	3-Dec-18	\$2,100,000	House	2,842
155 Oceana Dr E #PH2A	3-08720-2467	12-Dec-18	\$1,900,000	Condo	1,860
654 E 17th St	3-05237-0099	17-Dec-18	\$1,682,000	House	3,304
1517 Emmons Ave	3-08769-0049	6-Dec-18	\$1,660,000	House	1,460
1511 Emmons Ave	3-08769-0051	6-Dec-18	\$1,650,000	House	1,660
1515 Emmons Ave	3-08769-0050	6-Dec-18	\$1,630,000	House	1,460
635 E 19th St	3-05240-0052	13-Dec-18	\$1,550,000	House	2,965
2656 E 18th St	3-07462-0029	18-Dec-18	\$1,505,000	House	1,600
1519 Emmons Ave	3-08769-0048	6-Dec-18	\$1,500,000	House	1,460
1088 E Third St	3-06515-0034	27-Dec-18	\$1,410,000	House	1,932
1156 E 21st St	3-07602-0057	7-Dec-18	\$1,250,000	House	1,880
1029 E 29th St	3-07611-0033	4-Dec-18	\$1,235,500	House	1,851
1505 Emmons Ave	3-08769-0053	6-Dec-18	\$1,070,000	House	1,460
1501 Emmons Ave	3-08769-0055	6-Dec-18	\$1,066,000	House	1,460
1258 E 24th St	3-07641-0070	17-Dec-18	\$1,023,000	House	1,704
2023 E First St	3-07104-0532	11-Dec-18	\$999,000	House	1,248
2344 Ocean Pkwy	3-07181-0024	6-Dec-18	\$950,000	House	2,011
1748 W Second St	3-06654-0026	10-Dec-18	\$885,000	House	1,248
125 Oceana Dr E #2A	3-08720-2621	3-Dec-18	\$871,200	Condo	1,247
152 Bay 40 St	3-06879-0073	28-Dec-18	\$868,000	House	1,764
2342 80th St	3-06848-0024	26-Dec-18	\$850,000	House	1,344
1388 E 18th St	3-06746-0036	20-Dec-18	\$850,000	House	1,700
3165 Emmons Ave #2L	3-08805-1083	6-Dec-18	\$820,000	Condo	1,201
2928 Voorhies Ave	3-08794-0001	17-Dec-18	\$800,000	House	1,296
2233 E 14th St	3-07375-0058	11-Dec-18	\$770,000	House	792
2171 Batchelder St	3-07366-0046	11-Dec-18	\$700,000	House	1,116
2555 W 15th St #2C	3-06919-1511	27-Dec-18	\$700,000	Condo	1,230
137 A W End Ave #1	3-08732-1002	6-Dec-18	\$693,000	Condo	1,254
1472 E 15th St #303	3-06752-1029	18-Dec-18	\$675,000	Condo	1,090
1213 Avenue Z #C29	3-07433-0040	17-Dec-18	\$660,000	Coop	
2511 Ocean Ave #304	3-07325-1210	12-Dec-18	\$650,000	Condo	1,165
2163 Batchelder St	3-07366-0050	20-Dec-18	\$650,000	House	1,116
1671 W Tenth St #A403	3-06622-1116	19-Dec-18	\$650,000	Condo	1,045
2939 Brighton 1 St #A	3-08662-1003	3-Dec-18	\$645,000	Condo	1,177
3316 Avenue K	3-07633-0048	17-Dec-18	\$635,440	House	1,204
2517 Voorhies Ave #2C	3-07470-1313	10-Dec-18	\$624,187	Condo	
71 Village Rd N #3B	3-07124-1115	24-Dec-18	\$619,000	Condo	1,011
800 Ocean Pkwy #2N	3-06503-0020	3-Dec-18	\$615,000	Coop	
130 Oceana Dr W #4J	3-08720-1341	17-Dec-18	\$600,000	Condo	871
129 Langham St	3-08755-0088	12-Dec-18	\$595,000	House	960
3 Canda Ave	3-08793-0051	3-Dec-18	\$590,000	House	788
2801 W 37th St	3-07004-0001	17-Dec-18	\$580,000	House	9,408
3711 Polar St	3-06956-0050	20-Dec-18	\$570,000	House	1,520
2836 Brighton 3 St #2B	3-07260-1306	4-Dec-18	\$535,000	Condo	1,078
379-389 Kings Hwy #3F	3-06654-1032	5-Dec-18	\$530,000	Condo	819
2882 W 15th St #5B	3-07022-1010	19-Dec-18	\$520,000	Condo	1,498
35 Seacoast Ter #7K	3-08721-0360	10-Dec-18	\$515,000	Coop	



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35 Seacoast Ter #18K	3-08721-0360	20-Dec-18	\$510,000	Coop	
26 Avenue P #1A	3-06253-1301	21-Dec-18	\$496,860	Condo	
55 Oceana Dr E #5E	3-08720-2884	10-Dec-18	\$493,000	Condo	702
1322 E 14th St #2B	3-06742-1003	14-Dec-18	\$491,915	Condo	760
35 Seacoast Ter #10D	3-08721-0360	10-Dec-18	\$490,000	Coop	
2601-2629 Emmons Ave #345	3-08789-1124	12-Dec-18	\$473,000	Condo	764
35 Seacoast Ter #21D	3-08721-0360	4-Dec-18	\$460,000	Coop	
8735 Bay Pkwy #B3	3-06415-0016	12-Dec-18	\$435,000	Coop	
18 Lake Ave #5	3-08796-1005	26-Dec-18	\$435,000	Condo	706
1608 Ocean Pkwy #5B	3-06612-0052	5-Dec-18	\$425,000	Coop	
2915-2935 W Fifth St #5F	3-07274-0060	10-Dec-18	\$420,000	Coop	
40 Brighton 1 Rd #7BB	3-08680-0001	3-Dec-18	\$420,000	Coop	
25 Brighton 3 Ln	3-08663-0322	26-Dec-18	\$419,000	House	1,428
3235 Emmons Ave #305	3-08808-0059	18-Dec-18	\$410,670	Coop	
3235 Emmons Ave #205	3-08808-0059	5-Dec-18	\$400,000	Coop	
3101 Ocean Pkwy #A7	3-08679-0007	11-Dec-18	\$385,000	Coop	
1855 E Twelfth St #7C	3-06818-0074	18-Dec-18	\$380,000	Coop	
2260 Benson Ave #2C	3-06417-0039	5-Dec-18	\$375,000	Coop	
8721 Bay Pkwy #5A	3-06415-0022	10-Dec-18	\$365,000	Coop	
1560 E 18th St #5H	3-06764-0020	11-Dec-18	\$365,000	Coop	
35 Seacoast Ter #9J	3-08721-0360	12-Dec-18	\$360,000	Coop	
2652 Cropsey Ave #14C	3-06935-0001	20-Dec-18	\$355,000	Coop	
920 E 17th St #517	3-06700-0026	18-Dec-18	\$355,000	Coop	
2260 Benson Ave #2G	3-06417-0039	19-Dec-18	\$350,000	Coop	800
1801 Avenue N #6F	3-06747-0052	17-Dec-18	\$330,000	Coop	
2665 Homecrest Ave #1C	3-07457-0055	19-Dec-18	\$329,431	Coop	
440-444 Neptune Ave #20H	3-07274-0015	3-Dec-18	\$320,000	Coop	
2620 Ocean Pkwy #1G	3-07238-0049	17-Dec-18	\$317,000	Coop	
3025 Ocean Ave #5B	3-07465-0052	10-Dec-18	\$315,500	Coop	
2650 Ocean Pkwy #6F	3-07238-0115	3-Dec-18	\$310,000	Coop	
909 E 29th St #6C	3-07593-0041	20-Dec-18	\$299,000	Coop	
2717 E 28th St #3G	3-08791-0104	18-Dec-18	\$290,000	Coop	
2928-2944 W Fifth St #14E	3-07273-0025	4-Dec-18	\$285,000	Coop	
3235 Emmons Ave #502	3-08808-0059	19-Dec-18	\$285,000	Coop	
1680 Ocean Ave #3E	3-06730-0001	21-Dec-18	\$280,000	Coop	
2475 W 16th St #19K	3-06919-0001	18-Dec-18	\$275,000	Coop	
2121 Shore Pkwy #6R	3-06940-1095	21-Dec-18	\$270,000	Condo	550
2940 W Fifth St #5A	3-07273-0050	18-Dec-18	\$259,000	Coop	
2375 Ocean Ave #6F	3-07299-0001	26-Dec-18	\$250,000	Coop	
2600 E 21st St #6D	3-07441-0231	18-Dec-18	\$246,000	Coop	
3039 Ocean Pkwy #4D	3-08669-0073	13-Dec-18	\$238,000	Coop	
2212-2286 Brigham St #4B	3-07392-0001	27-Dec-18	\$235,000	Coop	
40 Brighton 1 Rd #2D	3-08680-0001	17-Dec-18	\$220,000	Coop	
2626 Homecrest Ave #1J	3-07456-0006	19-Dec-18	\$213,000	Coop	
133 Bay 32 St #1A	3-06417-1302	11-Dec-18	\$210,000	Condo	1,974
2475 W 16th St #7K	3-06919-0001	19-Dec-18	\$209,000	Coop	
2717 E 28th St #2E	3-08791-0104	11-Dec-18	\$208,000	Coop	750
2190 Brigham St #5A	3-07369-0027	19-Dec-18	\$187,000	Coop	750
2212-2286 Brigham St #5E	3-07392-0001	20-Dec-18	\$155,000	Coop	
1350 E Fifth St #2N	3-06540-0027	6-Dec-18	\$153,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
2190 Brigham St #6H	3-07369-0027	17-Dec-18	\$141,000	Coop	
2784 E Twelfth St #5B	3-08810-1414	26-Dec-18	\$23,500	Condo	1,212



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THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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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

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

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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