

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Southern Brooklyn, Brooklyn

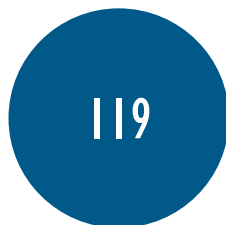
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



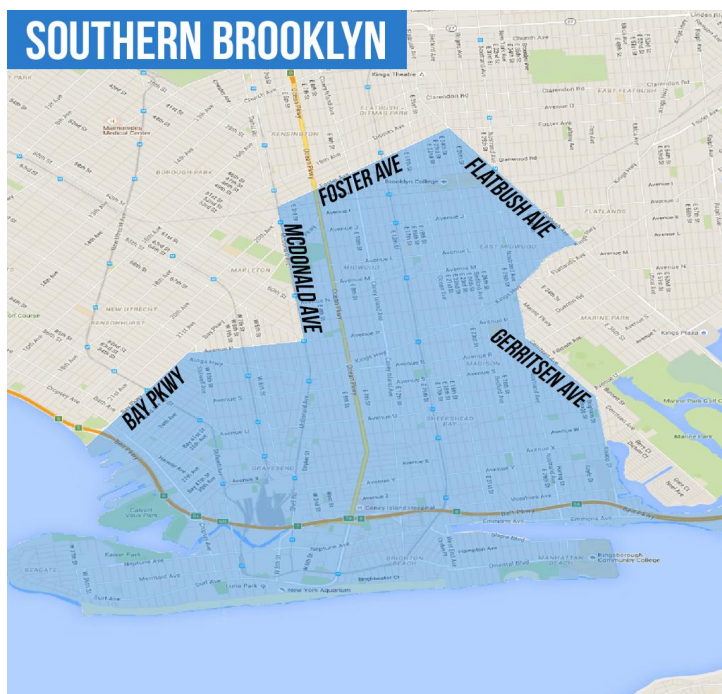
-8% YoY

BROOKLYN
MEDIAN SALE PRICE



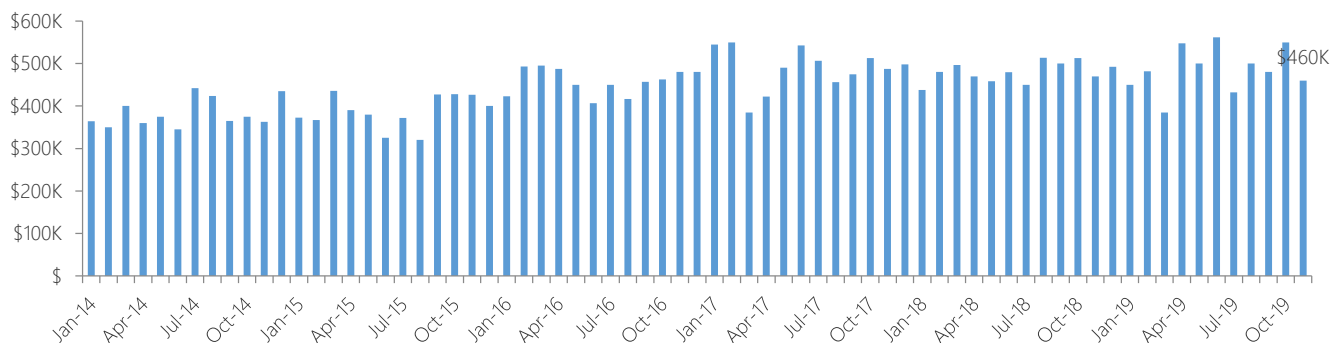
2% YoY

NEIGHBORHOOD BOUNDARIES

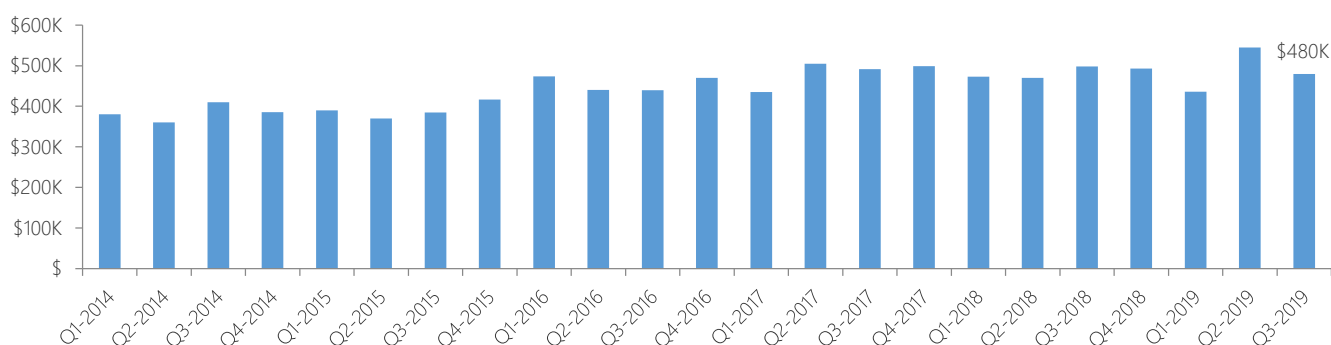


RESIDENTIAL STATS

Median Sale Price by Month

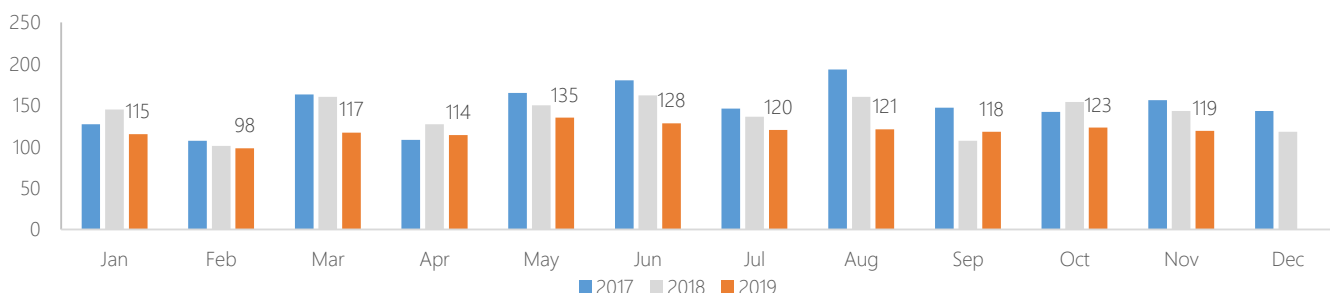


Median Sale Price by Quarter

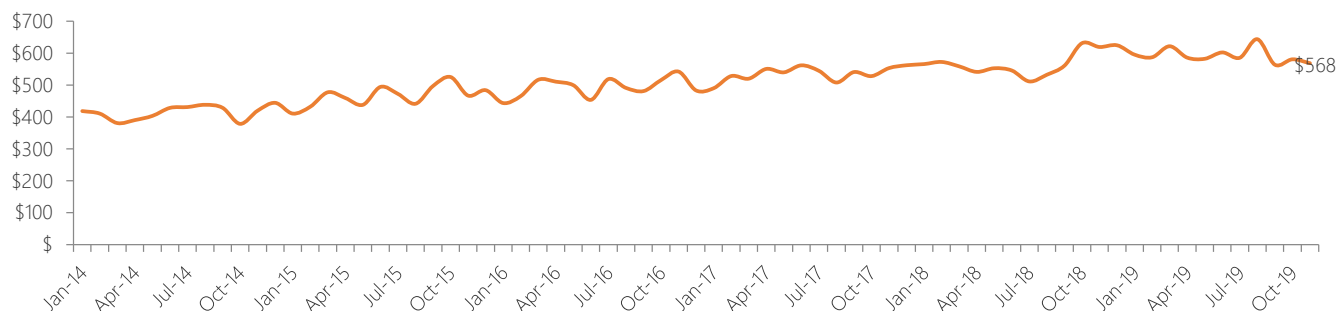


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	158	126	161	115	145	146	169	169	160	153	123	161
2015	138	135	152	139	130	169	152	149	134	151	126	149
2016	120	160	188	126	155	159	140	164	149	142	175	170
2017	127	107	163	108	165	180	146	193	147	142	156	143
2018	145	101	160	127	150	162	136	160	107	154	143	118
2019	115	98	117	114	135	128	120	121	118	123	119	



Median Sale Price per Square Foot

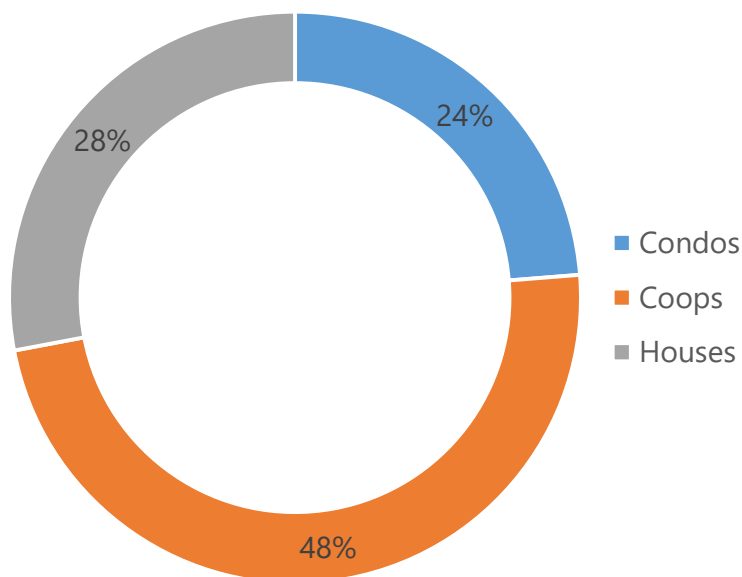


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$527,000	-19%	\$585	-19%	28
Coops	\$315,000	2%	\$360	-1%	57
Houses	\$843,750	10%	\$598	9%	33

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3530 Bedford Ave	3-07678-0061	7-Nov-19	\$2,200,000	House	2,999
47 Beaumont St	3-08728-0087	26-Nov-19	\$1,985,000	House	2,304
1589 E Second St	3-06609-0086	14-Nov-19	\$1,800,000	House	2,644
1520 E Second St	3-06583-0037	8-Nov-19	\$1,490,000	House	1,440
2019 E Ninth St	3-07112-0075	19-Nov-19	\$1,475,000	House	2,049
28 Exeter St	3-08730-0057	1-Nov-19	\$1,385,000	House	1,342
1832 E 27th St	3-06832-0018	7-Nov-19	\$1,350,000	House	2,375
1080 E Third St	3-06515-0031	20-Nov-19	\$1,250,000	House	1,932
1227 Avenue T	3-07291-0128	15-Nov-19	\$1,200,000	House	1,520
2808 Avenue S	3-07307-0003	25-Nov-19	\$1,100,000	House	1,960
1237 E 27th St	3-07645-0031	20-Nov-19	\$1,100,000	House	1,880
2336 80th St	3-06848-0021	15-Nov-19	\$998,000	House	1,452
1404 Ocean Pkwy #LPH	3-06587-1012	11-Nov-19	\$997,885	Condo	4,808
1322 E 32nd St	3-07667-0055	13-Nov-19	\$984,000	House	1,484
2271 Ocean Ave #3	3-06826-1002	8-Nov-19	\$970,000	Condo	
1501 Voorhies Ave #26B	3-07459-1040	7-Nov-19	\$962,246	Condo	
2519 E 18th St	3-07439-0073	22-Nov-19	\$852,500	House	1,548
1311 Brightwater Ave #17J	3-08721-0375	26-Nov-19	\$850,000	Coop	
2230 W Sixth St	3-07144-0018	5-Nov-19	\$835,000	House	1,110
3859 Bedford Ave	3-06808-0069	21-Nov-19	\$810,000	House	1,328
2363 E 17th St	3-07402-0049	21-Nov-19	\$807,000	House	1,857
2553 E 19th St	3-07440-0067	12-Nov-19	\$800,000	House	1,785
1404 Ocean Pkwy #PH	3-06587-1013	11-Nov-19	\$784,053	Condo	1,643
1322 E 14th St #3D	3-06742-1009	18-Nov-19	\$782,500	Condo	1,403
2969 Brighton 1 St #3	3-08662-1203	6-Nov-19	\$780,000	Condo	1,174
2039 E 26th St	3-07331-0078	29-Nov-19	\$775,096	House	1,224
2163 E 23rd St	3-07356-0050	13-Nov-19	\$735,000	House	1,962
4298 Bedford Ave	3-07382-0118	1-Nov-19	\$720,000	House	2,277
2607 E Twelfth St #A1	3-07456-1001	12-Nov-19	\$695,250	Condo	1,366
2218 82nd St #B1	3-06319-1005	21-Nov-19	\$680,000	Condo	1,050
31 Kings Pl	3-06678-0102	18-Nov-19	\$677,136	House	1,048
35 Seacoast Ter #3P	3-08721-0360	20-Nov-19	\$665,000	Coop	
7819 Bay Pkwy #3D	3-06265-1017	6-Nov-19	\$664,371	Condo	666
1170 Ocean Pkwy #5E	3-05495-1018	19-Nov-19	\$660,000	Coop	
800 Ocean Pkwy #4N	3-06503-0020	6-Nov-19	\$655,000	Coop	
10 Stryker St	3-07150-0008	14-Nov-19	\$633,424	House	1,460
35 Seacoast Ter #2B	3-08721-0360	12-Nov-19	\$620,000	Coop	
71 Village Rd N #4H	3-07124-1129	13-Nov-19	\$618,000	Condo	1,100
2839 W 16th St	3-07022-0172	25-Nov-19	\$597,500	House	1,344
35 Seacoast Ter #19W	3-08721-0360	22-Nov-19	\$585,000	Coop	
2517 Voorhies Ave #1C	3-07470-1303	1-Nov-19	\$580,000	Condo	
1311 Brightwater Ave #7H	3-08721-0375	1-Nov-19	\$550,000	Coop	
152 Bay 53 St	3-06949-0075	12-Nov-19	\$540,000	House	2,300
286 Corbin Pl #3B	3-08723-0279	22-Nov-19	\$535,000	Coop	
1642 W Ninth St #5B	3-06622-1027	7-Nov-19	\$530,000	Condo	830
8895 26th Ave #4A	3-06910-1016	20-Nov-19	\$524,000	Condo	831
1404 Ocean Pkwy #3E	3-06587-1011	11-Nov-19	\$507,000	Condo	1,018
2876 W 25th St	3-07013-0041	18-Nov-19	\$500,000	House	1,344
2546 E 13th St #F14	3-07433-0025	21-Nov-19	\$485,000	Coop	
2974 Brighton 5 Pl #2B	3-08665-1304	6-Nov-19	\$485,000	Condo	762



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Address	BBL	Sale date	Sale price	Property type	Sqft
2852 W 33rd St	3-07006-0025	26-Nov-19	\$460,000	House	1,444
2761 Bath Ave #2A	3-06887-1017	26-Nov-19	\$454,000	Condo	746
440-444 Neptune Ave #2G	3-07274-0015	5-Nov-19	\$410,000	Coop	
1404 Ocean Pkwy #3B	3-06587-1008	11-Nov-19	\$405,600	Condo	665
2601-2629 Emmons Ave #326	3-08789-1108	8-Nov-19	\$400,000	Condo	561
2626 Homecrest Ave #2P	3-07456-0006	27-Nov-19	\$396,500	Coop	1,100
2940 W Fifth St #14B	3-07273-0050	7-Nov-19	\$390,000	Coop	
920 E 17th St #205	3-06700-0026	25-Nov-19	\$380,000	Coop	
2650 Ocean Pkwy #3M	3-07238-0115	5-Nov-19	\$374,500	Coop	
2533 Ocean Ave #4A	3-07325-1512	5-Nov-19	\$370,110	Condo	575
1935 Shore Pkwy #13G	3-06933-0055	21-Nov-19	\$370,000	Coop	
1155 Ocean Ave #2D	3-05241-0023	1-Nov-19	\$360,000	Coop	
601 Brightwater Ct #2H	3-08691-0011	19-Nov-19	\$360,000	Coop	897
1404 Ocean Pkwy #3D	3-06587-1010	11-Nov-19	\$354,900	Condo	650
1577 E 17th St #5F	3-06764-0061	21-Nov-19	\$352,365	Coop	
10 Avenue P #2L	3-06253-1021	12-Nov-19	\$350,000	Condo	662
2330 Voorhies Ave #3L	3-08782-0007	5-Nov-19	\$349,000	Coop	
1530 E Eighth St #3A	3-06614-0017	19-Nov-19	\$344,760	Coop	
1620 Avenue I #203	3-06709-0001	27-Nov-19	\$340,000	Coop	
2915-2935 W Fifth St #6E	3-07274-0060	14-Nov-19	\$335,000	Coop	
2195 E 22nd St #5B	3-07355-0042	4-Nov-19	\$333,053	Coop	
1717 Avenue N #5F	3-06746-0044	21-Nov-19	\$317,000	Coop	
1237 Avenue Z #2L	3-07433-0034	14-Nov-19	\$315,000	Coop	
611 Banner Ave #1P	3-07242-1002	14-Nov-19	\$308,008	Coop	
2373 Ocean Pkwy #1F	3-07182-0046	26-Nov-19	\$300,000	Coop	
3901-3903 Nostrand Ave #1G	3-07475-0001	14-Nov-19	\$300,000	Coop	
2234 Ocean Ave #F11	3-06802-0036	19-Nov-19	\$280,000	Coop	
1212 Ocean Ave #6A	3-06694-0046	18-Nov-19	\$275,000	Coop	
2375 Ocean Ave #5E	3-07299-0001	12-Nov-19	\$275,000	Coop	
2400 E Third St #729	3-07178-0022	19-Nov-19	\$270,000	Coop	
1212 Ocean Ave #3C	3-06694-0046	15-Nov-19	\$269,000	Coop	
1935 Shore Pkwy #4E	3-06933-0055	21-Nov-19	\$265,000	Coop	
40 Brighton 1 Rd #7C	3-08680-0001	25-Nov-19	\$260,000	Coop	
1801 Ocean Ave #3H	3-07656-0042	19-Nov-19	\$258,000	Coop	
40 Brighton 1 Rd #14M	3-08680-0001	18-Nov-19	\$251,000	Coop	
367 Avenue S #2F	3-06681-0035	6-Nov-19	\$238,000	Coop	
2425-2465 Haring St #4C	3-07423-0011	29-Nov-19	\$238,000	Coop	
40 Brighton 1 Rd #7L	3-08680-0001	18-Nov-19	\$235,000	Coop	
3100 Brighton 3 St #1K	3-08685-0010	25-Nov-19	\$229,000	Coop	
735 Avenue W #1L	3-07159-0040	7-Nov-19	\$220,000	Coop	
2555 Batchelder St #2F	3-07449-0030	4-Nov-19	\$195,000	Coop	
2939 Avenue Y #4B	3-07422-0040	20-Nov-19	\$179,000	Coop	
2212-2286 Brigham St #1G	3-07392-0001	26-Nov-19	\$175,000	Coop	
1625 E 13th St #6J	3-06776-0065	14-Nov-19	\$170,000	Coop	
2212-2286 Brigham St #1C	3-07392-0001	25-Nov-19	\$149,000	Coop	822
2629 E 23rd St #1E	3-07468-1039	14-Nov-19	\$130,000	Condo	724
860-890 E 16th St #86001	3-06699-1017	10-Nov-19	\$125,000	Condo	1,708
1800 Ocean Pkwy #C1	3-06681-0399	7-Nov-19	\$120,000	Coop	
1610 Avenue P #4N	3-06779-0004	12-Nov-19	\$86,500	Coop	
2851 W 29th St	3-07011-0070	8-Nov-19	\$20,000	House	1,344



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
Rentals 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

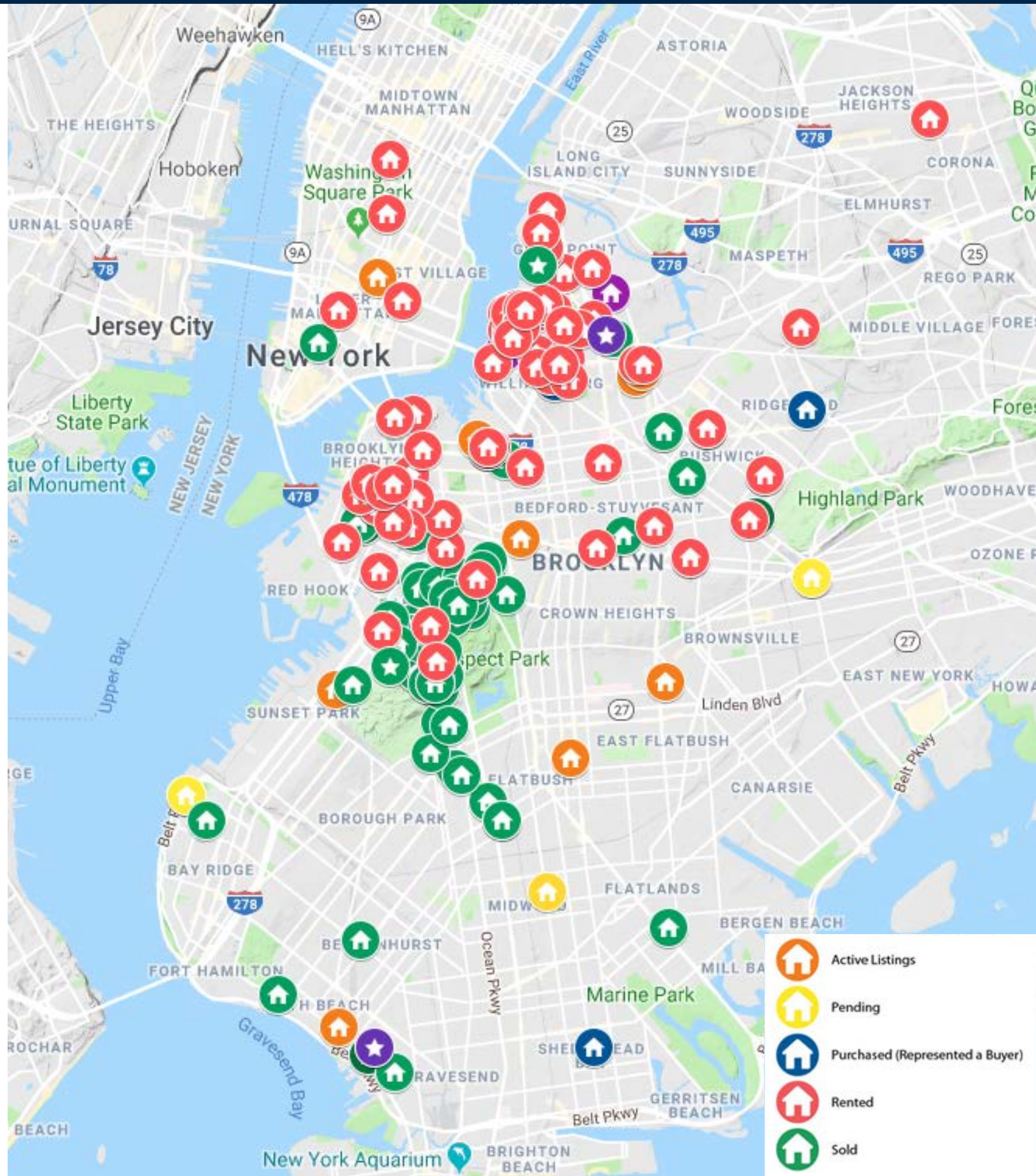
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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