

SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Southwestern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$604K

48% YoY

NO. OF TRANSACTIONS

76

-21% YoY

MEDIAN PRICE/SQ.FT.

\$596

10% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



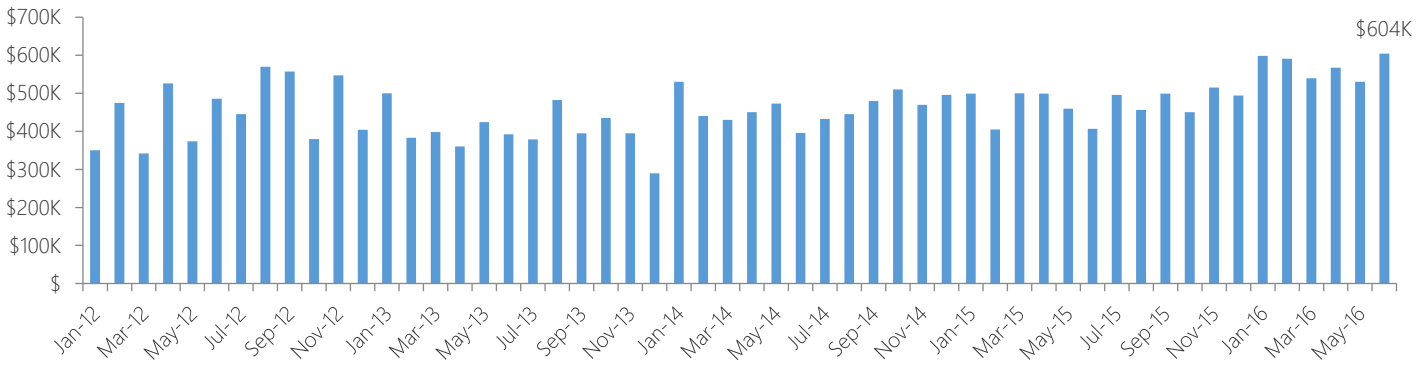
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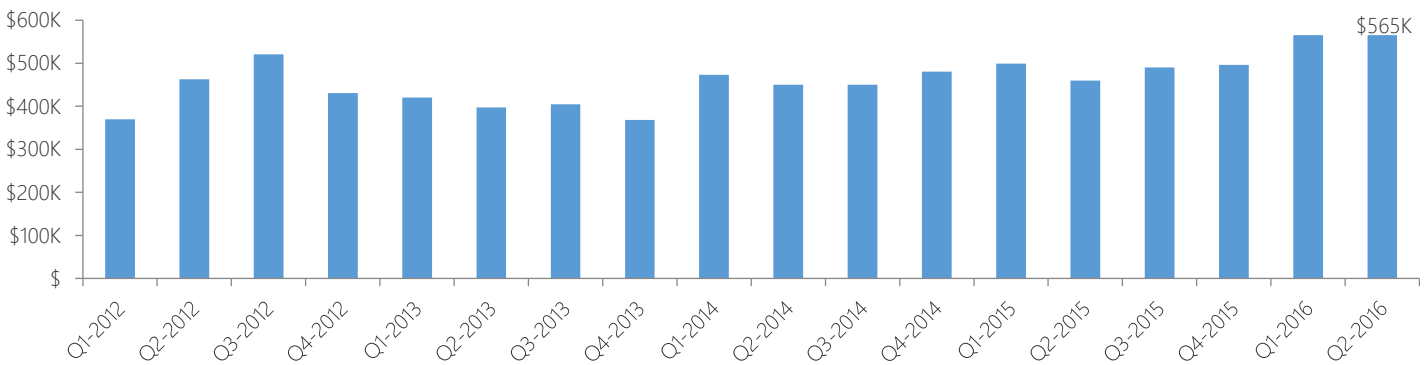
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RESIDENTIAL STATS

Median Sale Price by Month

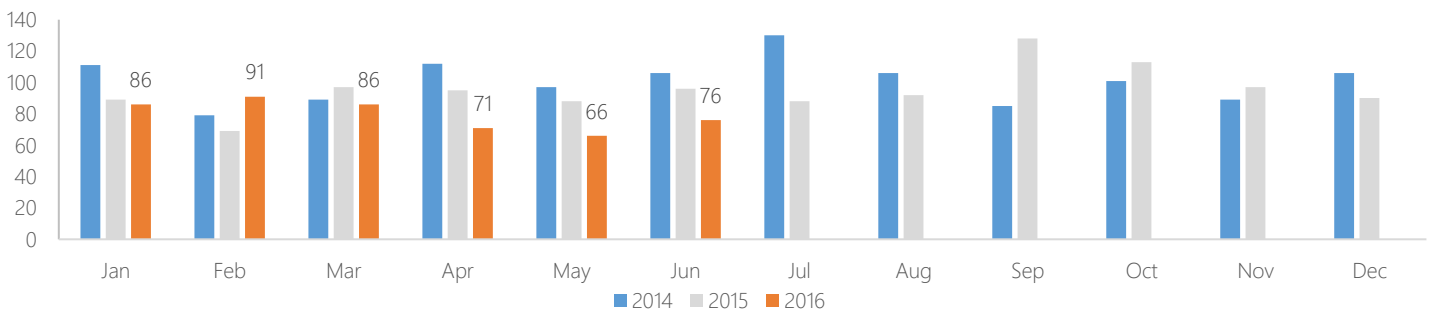


Median Sale Price by Quarter



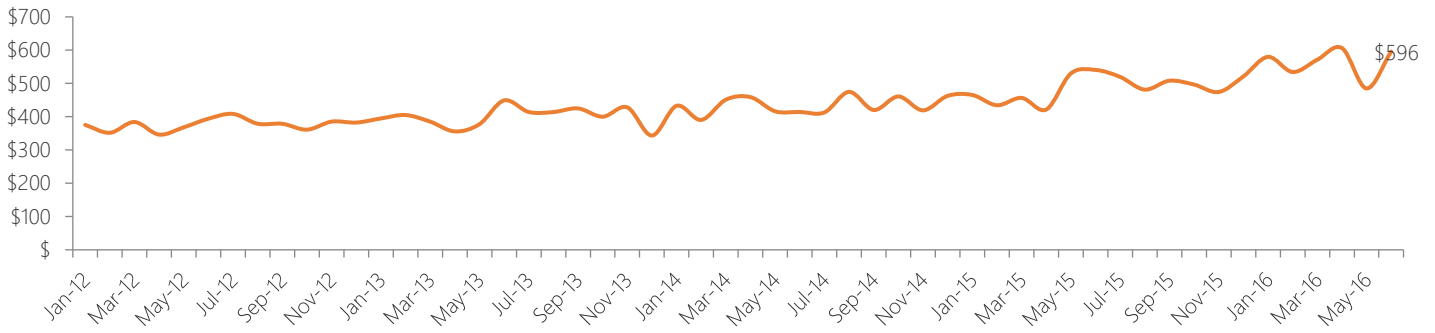
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	73	83	113	68	70	85	97	82	86	84	81	101
2012	64	62	98	84	102	94	78	102	90	73	75	104
2013	81	69	89	78	94	118	98	114	87	121	91	121
2014	111	79	89	112	97	106	130	106	85	101	89	106
2015	89	69	97	95	88	96	88	92	128	113	97	90
2016	86	91	86	71	66	76						



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Median Sale Price per Square Foot

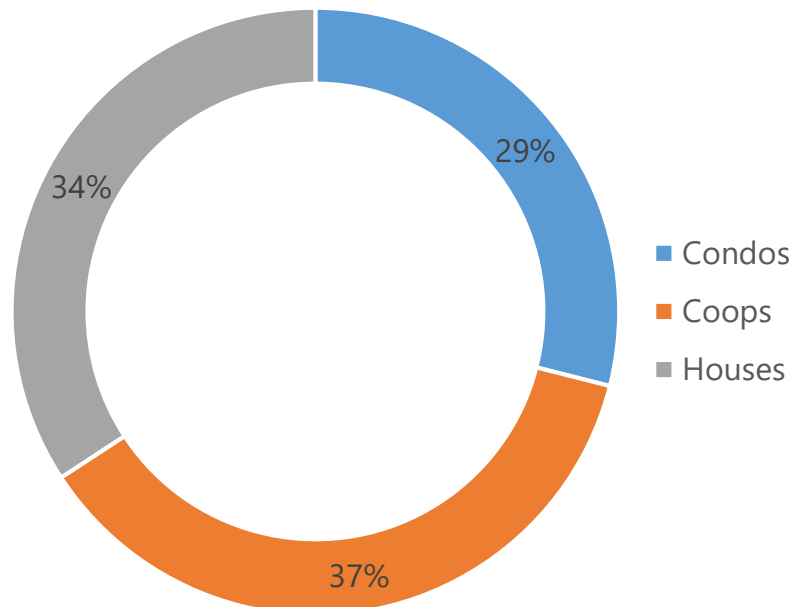


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$629,075	22%	\$609	14%	22
Coops	\$255,000	2%	\$597	53%	28
Houses	\$815,000	-2%	\$580	-6%	26

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 78 St	3-05968-0017	7-Jun-16	\$1,375,000	House	2,243
6106 19 Ave	3-05526-0039	21-Jun-16	\$1,255,000	House	1,752
7714 20 Ave	3-06250-0044	14-Jun-16	\$1,216,000	House	1,800
233 34 Street #4A	3-00685-1014	29-Jun-16	\$1,181,170	Condo	
1255 79 St	3-06255-0055	21-Jun-16	\$1,150,000	House	2,288
118 91 St	3-06084-0012	28-Jun-16	\$1,150,000	House	1,408
94 68 St	3-05860-0095	17-Jun-16	\$1,011,000	House	1,254
2036 58 St	3-05507-0020	23-Jun-16	\$995,000	House	1,320
1018 81 St	3-06002-0014	24-Jun-16	\$970,000	House	1,385
4109 12 Avenue #1A	3-05593-1013	7-Jun-16	\$950,000	Condo	1,288
1840 85 St	3-06344-0024	10-Jun-16	\$925,000	House	1,962
1158 76 St	3-06231-0030	20-Jun-16	\$900,000	House	1,120
1067 80 St	3-05984-0051	2-Jun-16	\$872,000	House	1,421
2141 70 St	3-06164-0062	8-Jun-16	\$815,000	House	2,208
6405 16 Ave	3-05545-0009	27-Jun-16	\$810,000	House	1,540
309 101 St	3-06137-0158	28-Jun-16	\$809,000	House	1,600
68 Bay 14 St	3-06364-0072	21-Jun-16	\$790,000	House	972
26 79 St	3-05975-0021	22-Jun-16	\$775,000	House	1,504
233 34 Street #4C	3-00685-1016	27-Jun-16	\$763,688	Condo	
7913 6 Ave	3-05982-0006	27-Jun-16	\$762,000	House	1,197
121 Bay 28 St #3A	3-06413-1205	3-Jun-16	\$747,396	Condo	
52 92 Street #1B	3-06099-1002	3-Jun-16	\$745,000	Condo	1,199
8616 19 Avenue #1B	3-06371-1206	13-Jun-16	\$743,323	Condo	1,155
8019 12 Ave	3-06279-0002	29-Jun-16	\$724,200	House	1,248
516 68 St	3-05865-0013	8-Jun-16	\$720,000	House	1,540
755-765 42 St #15	3-00922-0045	28-Jun-16	\$710,000	Coop	970
1573 46 Street #3	3-05433-1404	21-Jun-16	\$706,000	Condo	1,160
1271 80 St	3-06267-0049	23-Jun-16	\$700,000	House	1,288
2151 80 Street #2A	3-06276-1002	7-Jun-16	\$670,000	Condo	1,100
1517 70 Street #3B	3-06158-1006	29-Jun-16	\$650,000	Condo	1,772
8686 Bay Parkway #5E	3-06414-1027	8-Jun-16	\$633,150	Condo	1,086
1202 40 St #3	3-05589-1003	20-Jun-16	\$625,000	Condo	
1214 64 Street #D	3-05746-1056	23-Jun-16	\$625,000	Condo	1,145
1202 40 St #1	3-05589-1001	22-Jun-16	\$610,950	Condo	
6712 11 Avenue #202	3-05765-1005	24-Jun-16	\$597,000	Condo	970
302 101 St #32E	3-06137-0200	28-Jun-16	\$575,000	Coop	
531 52 Street #1E	3-00800-1007	2-Jun-16	\$550,000	Condo	720
1375 70 Street #1C	3-06156-1013	10-Jun-16	\$543,000	Condo	1,639
848-856 43 St #9	3-00733-0025	22-Jun-16	\$535,000	Coop	780
1229 65 Street #C	3-05746-1071	15-Jun-16	\$530,000	Condo	1,030
615 Ovington Avenue #3B	3-05875-1010	1-Jun-16	\$520,000	Condo	1,101
1237 85 St	3-06321-0063	8-Jun-16	\$500,000	House	1,480
243-249 78 St #2E	3-05959-0062	1-Jun-16	\$458,000	Coop	900
464 52 Street #5A	3-00807-1120	1-Jun-16	\$450,000	Condo	871
1569 West 7 Street #1A	3-06600-1016	15-Jun-16	\$448,500	Condo	730
351 Marine Ave #E4	3-06126-0041	30-Jun-16	\$425,500	Coop	
9201-9227 Shore Rd #D309	3-06099-0013	29-Jun-16	\$415,000	Coop	
673-683 41 St #32	3-00918-0044	30-Jun-16	\$402,424	Coop	500
1626 70 St	3-06170-0016	8-Jun-16	\$400,000	House	1,710
8301 Ridge Blvd #1A	3-06016-0006	1-Jun-16	\$400,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
946 59 St #2A	3-05708-0017	8-Jun-16	\$348,000	Coop	
8847-8873 Bay 16 St #D3	3-06462-0040	27-Jun-16	\$329,550	Coop	
728 41 St #4F	3-00922-0017	3-Jun-16	\$310,000	Coop	
244-276 Bay 19 St #256B	3-06463-0143	23-Jun-16	\$280,000	Coop	
30 Bay 29 St #3J	3-06379-0050	29-Jun-16	\$255,000	Coop	
6901 Narrows Ave #2E	3-05869-0005	16-Jun-16	\$253,000	Coop	
4612 6 Ave #3	3-00757-0039	24-Jun-16	\$250,000	Coop	
6702 Ridge Blvd #4G	3-05848-0040	8-Jun-16	\$250,000	Coop	
7002 Ridge Blvd #A9	3-05885-0103	8-Jun-16	\$235,000	Coop	650
9468 Ridge Blvd #3R	3-06111-0056	20-Jun-16	\$226,000	Coop	
302-326 96 St #313B	3-06122-0001	2-Jun-16	\$218,010	Coop	550
8814 Bay Pkwy #1E	3-06447-0001	9-Jun-16	\$210,000	Coop	
325 Marine Ave #A7	3-06126-0052	21-Jun-16	\$197,000	Coop	
7002 Ridge Blvd #B2	3-05885-0103	17-Jun-16	\$189,000	Coop	
9031-9041 Ft Hamilton Pkwy #4I	3-06090-0005	9-Jun-16	\$170,000	Coop	
302 101 St #44	3-06137-0200	13-Jun-16	\$155,000	Coop	
7520 Ridge Blvd #4G	3-05938-0047	22-Jun-16	\$155,000	Coop	
186 30 St	3-00673-0014	25-Jun-16	\$33,010	House	1,020

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