

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Southwestern Brooklyn Report

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

MARCH 2016

Residential Market Report, March 2016

Southwestern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$570K

12% Y-o-Y

NO. OF TRANSACTIONS

78

-19% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$577

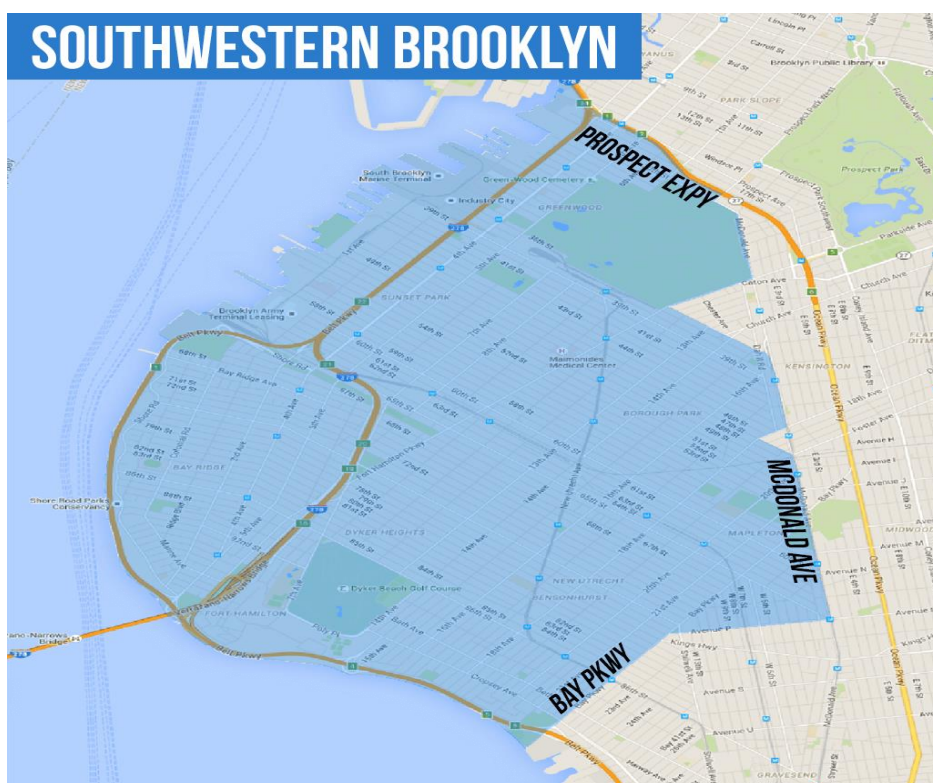
26% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$570K

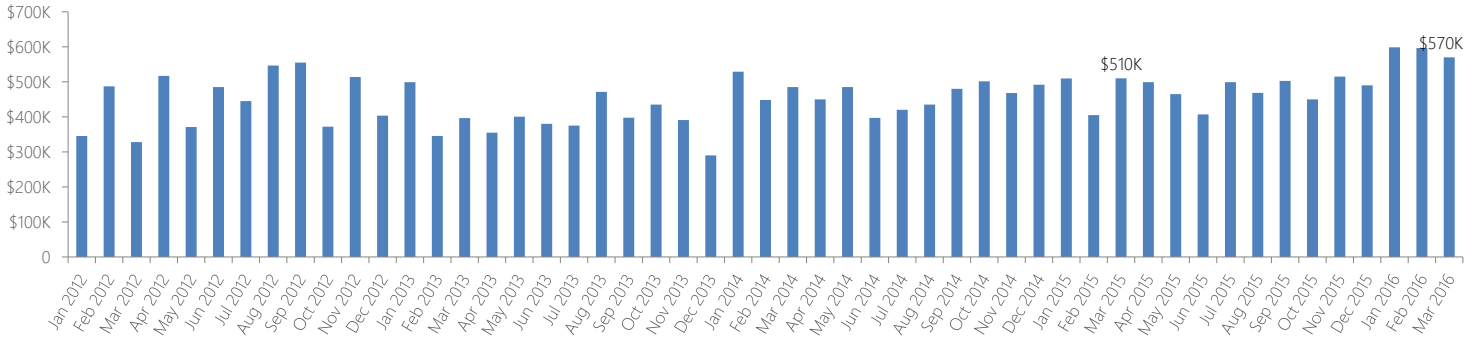
4% Y-o-Y

BOUNDARIES

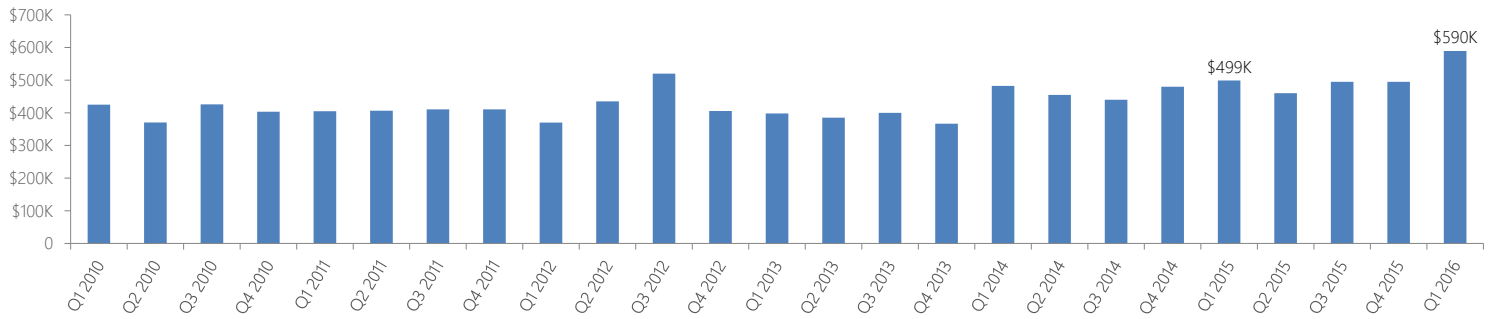


RESIDENTIAL STATS

Median Sale Price by Month

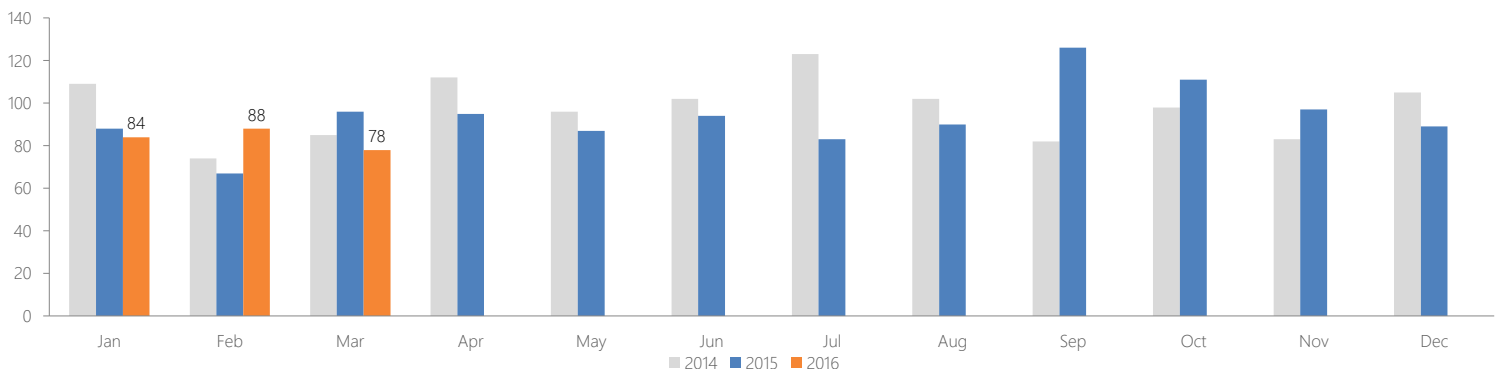


Median Sale Price by Quarter

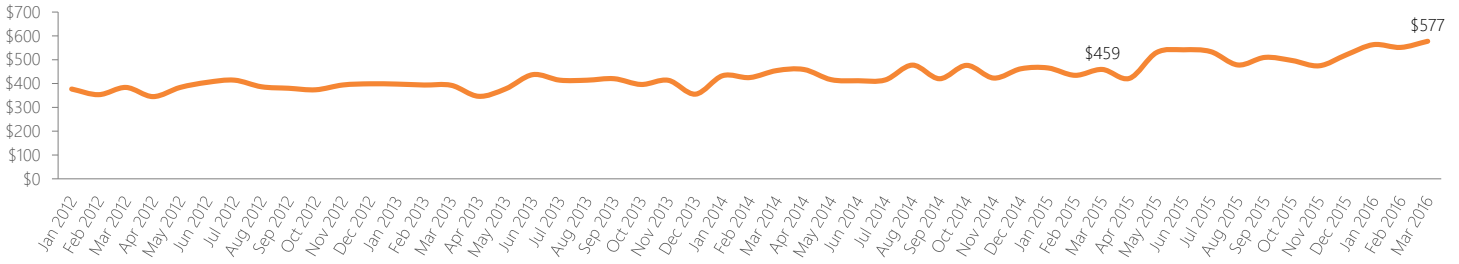


Number of Transactions

Month	2011	2012	2013	2014	2015	2016
Jan	70	62	75	109	88	84
Feb	77	60	64	74	67	88
Mar	108	94	84	85	96	78
Apr	61	79	75	112	95	
May	68	98	89	96	87	
Jun	80	93	114	102	94	
Jul	92	76	95	123	83	
Aug	78	96	110	102	90	
Sep	81	87	86	82	126	
Oct	79	68	119	98	111	
Nov	81	66	90	83	97	
Dec	95	95	117	105	89	



▶ Median Price per Square Foot

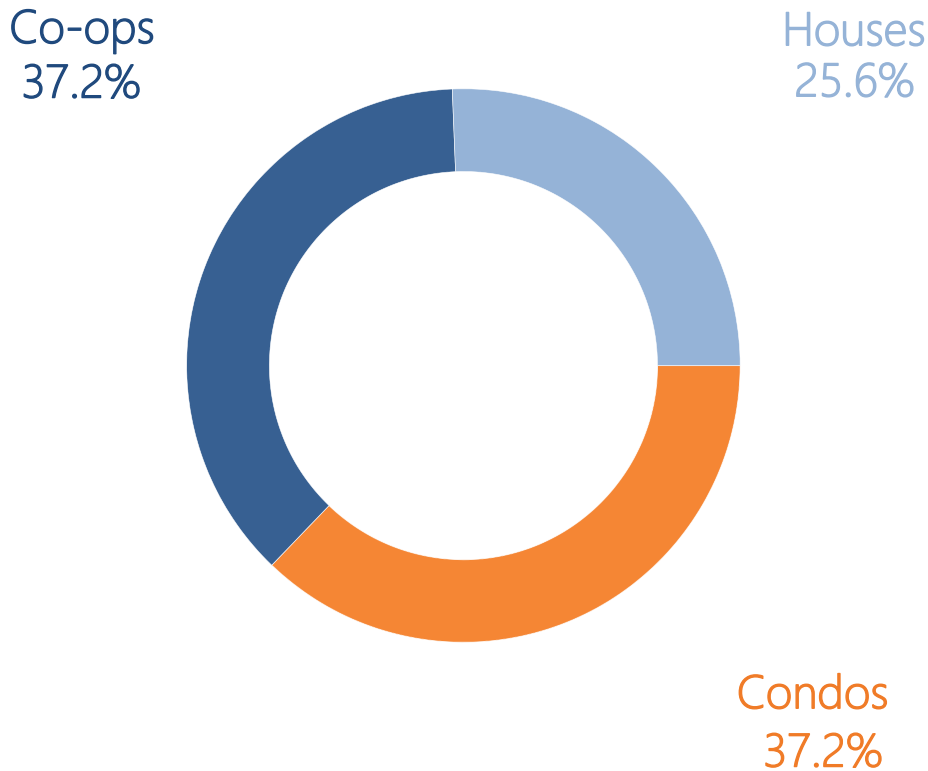


CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$590,000	10%	\$570	24%	29
Co-ops	\$275,000	19%	\$471	52%	29
Houses	\$831,000	4%	\$650	38%	20

▶ Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
456 Ovington Ave	3-05892-0032	01-Mar-16	\$1,600,000	House	1,244
257 90 St	3-06063-0054	30-Mar-16	\$1,370,000	House	2,240
(no address)	3-00892-1108	30-Mar-16	\$1,236,178	Condo	n/a
1642 41 Street #3	3-05381-1303	28-Mar-16	\$1,200,000	Condo	n/a
(no address)	3-00892-1101	31-Mar-16	\$1,200,000	Condo	n/a
(no address)	3-00892-1107	31-Mar-16	\$1,169,000	Condo	n/a
32 Harbor Ln	3-05975-0206	10-Mar-16	\$1,112,000	House	3,223
32 Harbor Ln	3-05975-0206	10-Mar-16	\$1,112,000	House	3,223
126 91 St	3-06084-0015	29-Mar-16	\$1,100,000	House	1,408
8801 15 Ave	3-06427-0022	22-Mar-16	\$1,050,000	House	1,600
6652 Bergen Pl	3-05839-0036	15-Mar-16	\$960,000	House	1,372
1121 57 St #2	3-05689-1102	02-Mar-16	\$952,064	Condo	n/a
248 Bay 23 St	3-06466-0085	08-Mar-16	\$920,000	House	1,320
1865 52 Street #C1	3-05468-1110	04-Mar-16	\$865,000	Condo	1,963
434 52 St	3-00807-0022	22-Mar-16	\$850,000	House	1,200
7019 Louise Ter	3-05882-0055	29-Mar-16	\$842,000	House	1,224
9201-9227 Shore Rd #B302	3-06099-0013	09-Mar-16	\$825,000	Coop	n/a
1432 Bay Ridge Pkwy	3-06223-0021	11-Mar-16	\$820,000	House	1,273
442 Marine Ave	3-06131-0039	17-Mar-16	\$820,000	House	1,410
1572 82 St	3-06305-0037	01-Mar-16	\$800,000	House	1,200
519 77 St	3-05952-0070	24-Mar-16	\$795,000	House	1,596
8668 19 Ave	3-06371-0079	31-Mar-16	\$788,000	House	2,520
1206 77 St	3-06243-0107	07-Mar-16	\$770,000	House	975
1121 57 St #3	3-05689-1103	07-Mar-16	\$748,414	Condo	n/a
239 Bay 11 St	3-06429-0008	22-Mar-16	\$738,000	House	1,296
972 76 St	3-05954-0036	10-Mar-16	\$730,000	House	1,288
(no address)	3-06378-1102	03-Mar-16	\$712,775	Condo	n/a
(no address)	3-00685-1006	30-Mar-16	\$697,501	Condo	n/a
9921 4 Avenue #2H	3-06135-1014	16-Mar-16	\$690,000	Condo	919
115 96 Street #7A	3-06120-1006	11-Mar-16	\$685,000	Condo	953
111 Bay 17 St	3-06402-0026	01-Mar-16	\$680,000	House	850
755-765 42 St #1	3-00922-0045	04-Mar-16	\$675,000	Coop	n/a
238 56 Street #3F	3-00837-1005	03-Mar-16	\$650,000	Condo	824
(no address)	3-06378-1104	10-Mar-16	\$631,315	Condo	n/a
755-765 42 St #16	3-00922-0045	01-Mar-16	\$625,000	Coop	n/a
1636 85 Street #1B	3-06342-1002	03-Mar-16	\$620,000	Condo	1,828
1517 West 9 Street #4B	3-06598-1007	07-Mar-16	\$590,000	Condo	1,144
2350 61 Street #3B	3-06556-1108	22-Mar-16	\$589,000	Condo	1,040
10116 4 Ave #18E	3-06137-0001	18-Mar-16	\$580,000	Coop	n/a
(no address)	3-06378-1103	16-Mar-16	\$560,038	Condo	n/a
8659 Bay 16 Street #3C	3-06367-1010	16-Mar-16	\$552,000	Condo	1,064
157 Avenue P #2B	3-06598-1102	16-Mar-16	\$540,000	Condo	942
(no address)	3-00685-1003	30-Mar-16	\$539,673	Condo	n/a
8301 Ridge Blvd #1H	3-06016-0006	09-Mar-16	\$523,000	Coop	n/a
546 40 St #H	3-00917-0023	11-Mar-16	\$511,500	Coop	n/a
(no address)	3-00685-1007	25-Mar-16	\$425,880	Condo	n/a
(no address)	3-00685-1008	07-Mar-16	\$415,740	Condo	n/a
7115 3 Avenue #3B	3-05891-1003	04-Mar-16	\$415,000	Coop	n/a
6902 Narrows Avenue #3D	3-05868-1018	14-Mar-16	\$405,000	Condo	578
67 Battery Avenue #1C	3-06072-1005	28-Mar-16	\$402,000	Condo	655
224 22 Street #2A	3-00646-1003	03-Mar-16	\$400,000	Condo	613
712 45 St #3H	3-00750-0005	29-Mar-16	\$390,000	Coop	n/a
913 60 Street #3F	3-05708-1004	16-Mar-16	\$385,320	Condo	n/a
(no address)	3-05705-1103	14-Mar-16	\$375,000	Condo	n/a
9411 Shore Rd #3K	3-06111-0001	07-Mar-16	\$355,000	Coop	n/a
6665-6683 Colonial Rd #6G	3-05838-0006	08-Mar-16	\$350,000	Coop	n/a
556 Dahill Road #2E	3-05381-1011	25-Mar-16	\$350,000	Condo	680
345 Bay Ridge Pkwy #4J	3-05929-0058	30-Mar-16	\$345,000	Coop	n/a
185 Marine Ave #2D	3-06125-0001	16-Mar-16	\$339,000	Coop	n/a
9281 Shore Rd #428	3-06100-0001	23-Mar-16	\$322,500	Coop	n/a
5418 3 Avenue #1C	3-00821-1003	23-Mar-16	\$291,330	Condo	800

Address	BBL	Sale date	Sale price	Property type	Sqft
9281 Shore Rd #220	3-06100-0001	30-Mar-16	\$290,453	Coop	n/a
1511-1571 Independence Ave #1B	3-06485-0003	24-Mar-16	\$275,000	Coop	n/a
1511-1571 Independence Ave #1A	3-06485-0003	24-Mar-16	\$270,000	Coop	n/a
4612 6 Ave #1	3-00757-0039	28-Mar-16	\$255,000	Coop	n/a
7925 4 Ave #D14	3-05980-0001	09-Mar-16	\$255,000	Coop	n/a
1511-1571 Independence Ave #2B	3-06485-0003	11-Mar-16	\$255,000	Coop	n/a
601 79 St #4D	3-05972-0001	16-Mar-16	\$245,000	Coop	n/a
2025 77 St	3-06240-0068	16-Mar-16	\$242,500	House	1,280
7002 Ridge Blvd #F8	3-05885-0103	02-Mar-16	\$240,000	Coop	n/a
7423 Ridge Blvd #5A	3-05928-0001	10-Mar-16	\$239,000	Coop	n/a
460 Ovington Ave #4F	3-05892-0035	17-Mar-16	\$230,000	Coop	n/a
9902 3 Ave #3L	3-06133-0025	24-Mar-16	\$223,500	Coop	n/a
130 Bay Ridge Pkwy #4H	3-05938-0015	07-Mar-16	\$195,000	Coop	n/a
9430 Ridge Blvd #3B	3-06111-0040	24-Mar-16	\$195,000	Coop	n/a
1440 54 St #5B	3-05678-0022	01-Mar-16	\$180,000	Coop	n/a
610 Ovington Ave #2I	3-05894-0001	17-Mar-16	\$170,000	Coop	n/a
302-326 96 St #5U	3-06122-0001	15-Mar-16	\$157,500	Coop	n/a