

SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2018

Southwestern Brooklyn, Brooklyn

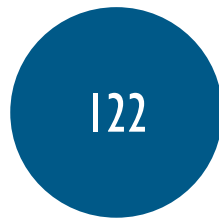
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



51% YoY

MEDIAN PRICE/SQ.FT.



7% YoY

BROOKLYN
MEDIAN SALE PRICE



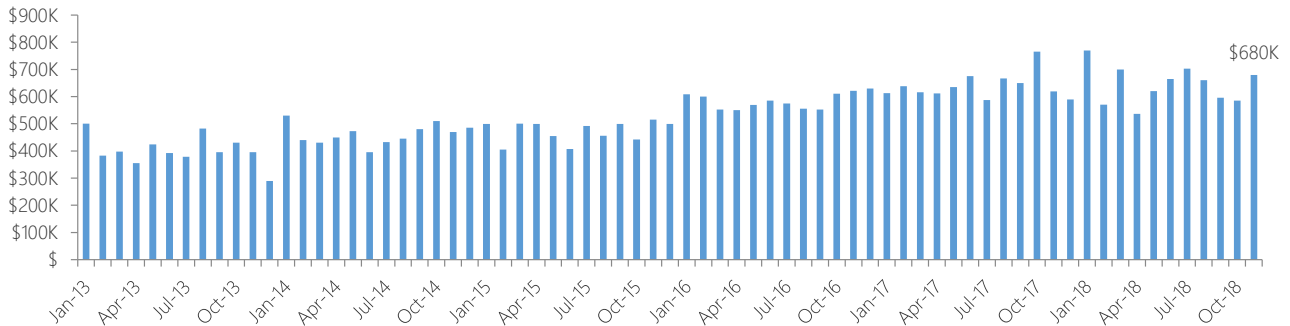
1% YoY

NEIGHBORHOOD BOUNDARIES

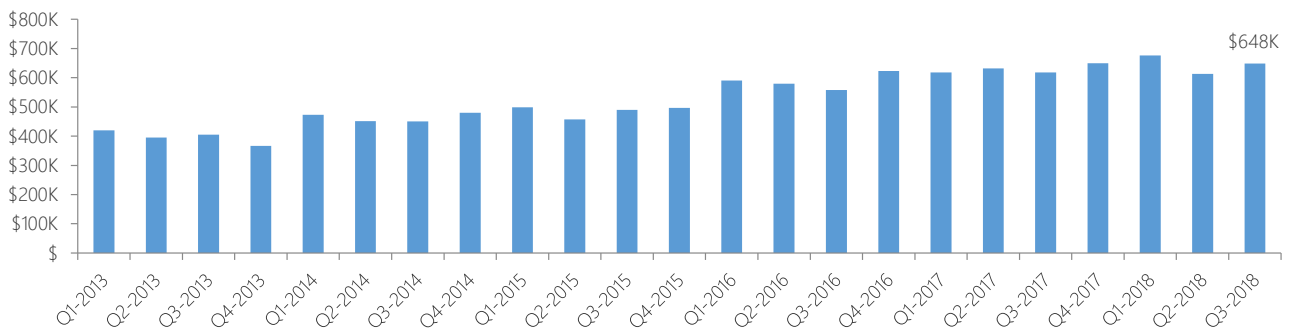


RESIDENTIAL STATS

Median Sale Price by Month

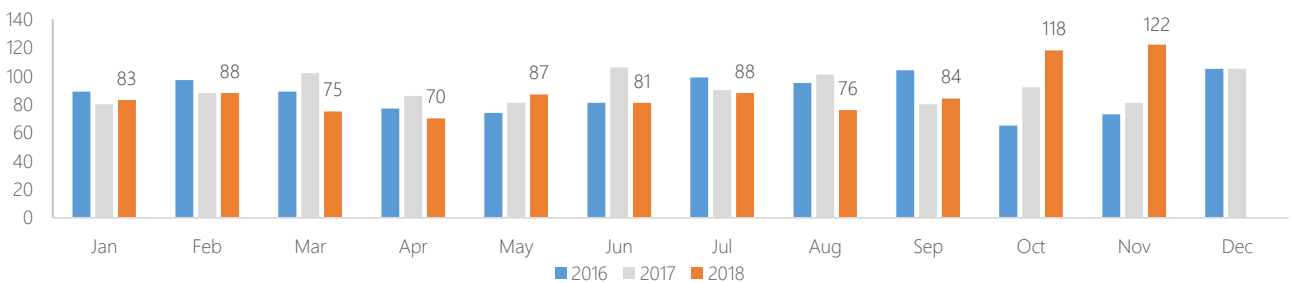


Median Sale Price by Quarter

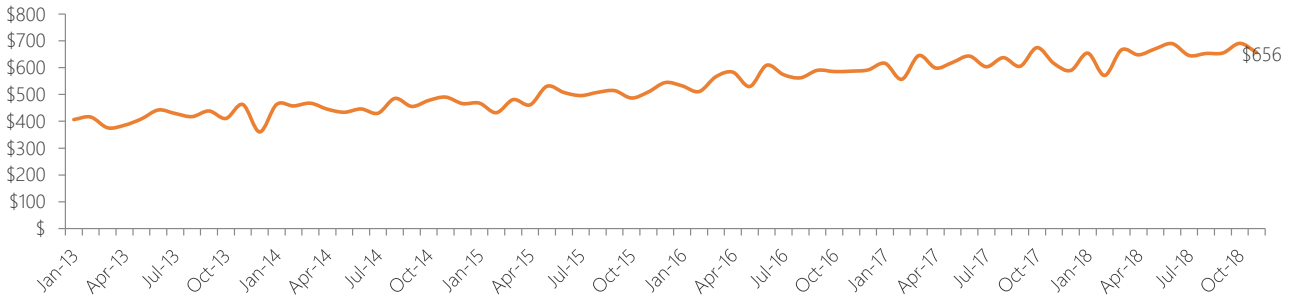


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	81	69	89	79	94	118	98	114	87	122	91	121
2014	111	79	89	113	97	106	130	106	85	101	89	108
2015	89	69	97	95	91	96	87	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	104	65	73	105
2017	80	88	102	86	81	106	90	101	80	92	81	105
2018	83	88	75	70	87	81	88	76	84	118	122	



Median Sale Price per Square Foot

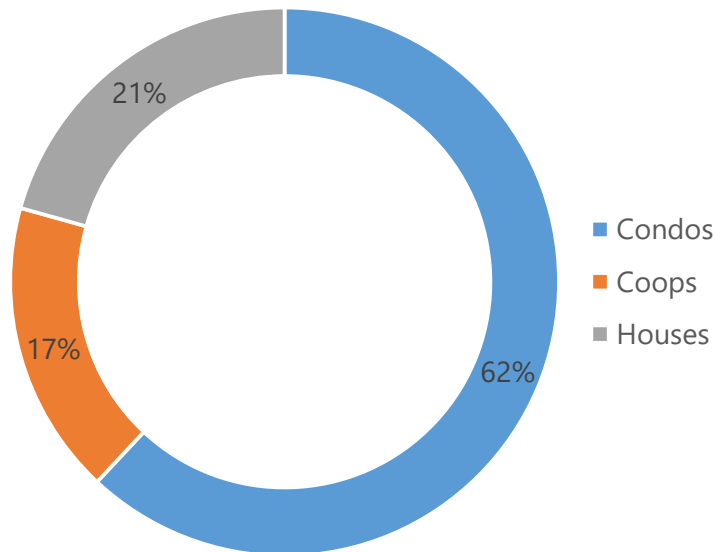


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$680,191	6%	\$623	-6%	75
Coops	\$290,000	-13%	\$464	2%	21
Houses	\$974,000	5%	\$703	6%	25

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
272 20th St	3-00891-0024	21-Nov-18	\$1,700,000	House	2,775
284 Bay 10 St	3-06460-0059	28-Nov-18	\$1,660,000	House	2,007
54 85th St	3-06031-0017	7-Nov-18	\$1,580,000	House	2,004
1922 53rd St	3-05481-0014	2-Nov-18	\$1,500,000	House	1,920
563 Dahill Rd #2	3-05394-1302	20-Nov-18	\$1,500,000	Condo	
9935 Shore Rd #6A	3-06133-1018	9-Nov-18	\$1,500,000	Condo	1,482
1272 76th St	3-06232-0036	6-Nov-18	\$1,338,000	House	1,540
1219 57th St #1	3-05690-1101	19-Nov-18	\$1,309,125	Condo	
8 79th St	3-05975-0013	19-Nov-18	\$1,200,000	House	1,616
650 68th St	3-05866-0027	29-Nov-18	\$1,180,000	House	1,464
126 88th St	3-06060-0014	21-Nov-18	\$1,135,000	House	1,608
207 22nd St #4A	3-00643-1207	30-Nov-18	\$1,119,000	Condo	1,355
7617 Sixth Ave	3-05953-0004	7-Nov-18	\$1,100,000	House	1,632
985 78th St	3-05964-0059	2-Nov-18	\$998,000	House	1,344
1884 53rd St #1	3-05480-1201	6-Nov-18	\$995,000	Condo	1,654
8003 Tenth Ave	3-05993-0009	16-Nov-18	\$980,000	House	1,620
824 68th St	3-05770-0015	30-Nov-18	\$980,000	House	1,344
12 Colonial Gdns	3-06078-0138	8-Nov-18	\$968,000	House	1,200
1334 58th St #1A	3-05705-1301	20-Nov-18	\$960,000	Condo	1,553
1063 Bay Ridge Pkwy	3-05935-0053	7-Nov-18	\$945,000	House	2,112
9917 Shore Rd #P1	3-06133-1124	28-Nov-18	\$905,000	Condo	153
1219 57th St #2	3-05690-1102	19-Nov-18	\$900,000	Condo	
286 20th St #1A	3-00891-1103	7-Nov-18	\$885,000	Condo	1,372
6814 Madeline Ct	3-05862-0022	29-Nov-18	\$875,000	House	1,192
2069 Bay Ridge Ave	3-05579-0049	14-Nov-18	\$855,000	House	1,280
1225 44th St #5B	3-05604-1411	15-Nov-18	\$850,000	Condo	1,382
822 Mc Donald Ave	3-05394-0036	14-Nov-18	\$850,000	House	1,760
1344 52nd St #5	3-05663-1605	5-Nov-18	\$840,000	Condo	1,127
282 Battery Ave	3-06141-0081	13-Nov-18	\$840,000	House	1,584
2149 63rd St	3-05536-0056	1-Nov-18	\$839,000	House	1,942
8918 15th Ave #3A	3-06459-1205	1-Nov-18	\$830,000	Condo	1,243
304 Bay 13 St	3-06461-0259	14-Nov-18	\$820,000	House	928
1346 46th St #4L	3-05623-1807	27-Nov-18	\$814,600	Condo	
1021 42nd St #3	3-05591-1115	5-Nov-18	\$810,000	Condo	1,455
284 20th St #2A	3-00891-1105	19-Nov-18	\$797,000	Condo	868
1840 52nd St #11	3-05474-1011	1-Nov-18	\$785,000	Condo	1,627
1567 53rd St #2	3-05471-1202	27-Nov-18	\$750,000	Condo	1,092
1158 70th St	3-06165-0030	14-Nov-18	\$730,000	House	1,408
341 92nd St #2A	3-06086-1303	13-Nov-18	\$715,000	Condo	1,000
236 17th St #2C	3-00631-1115	16-Nov-18	\$702,593	Condo	
1454 Cropsey Ave #3B	3-06459-1106	8-Nov-18	\$700,000	Condo	1,114
1380 Dahill Rd #501	3-06555-1009	28-Nov-18	\$680,000	Condo	1,130
9281 Shore Rd #522	3-06100-0001	28-Nov-18	\$620,000	Coop	
268 Bay Ridge Ave #2A	3-05871-1004	7-Nov-18	\$616,041	Condo	
8901-8909 Narrows Ave #6E	3-06078-0031	26-Nov-18	\$602,067	Coop	900
5024 Tenth Ave #5B	3-05645-1011	21-Nov-18	\$598,888	Condo	740
435 100th St	3-06135-0009	8-Nov-18	\$560,000	House	800
6801 Shore Rd #6P	3-05859-0015	6-Nov-18	\$485,000	Coop	
877 Bay Ridge Ave #2K	3-05770-0045	7-Nov-18	\$470,000	Coop	
1441 56th St #2	3-05685-1311	5-Nov-18	\$465,000	Condo	1,340



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Address	BBL	Sale date	Sale price	Property type	Sqft
6802 Ridge Blvd #2K	3-05861-0043	5-Nov-18	\$462,500	Coop	
9511 Shore Rd #410	3-06120-1162	7-Nov-18	\$459,000	Condo	757
1215 49th St #2	3-05634-1202	1-Nov-18	\$453,150	Condo	1,397
1148 Bay Ridge Pkwy	3-06220-0027	28-Nov-18	\$450,000	House	832
325 Marine Ave #B12	3-06126-0052	9-Nov-18	\$440,000	Coop	1,100
1459 80th St	3-06269-0054	30-Nov-18	\$415,000	House	1,350
9255-9265 Shore Rd #2B	3-06099-0001	16-Nov-18	\$379,000	Coop	
302 101st St #35D	3-06137-0200	8-Nov-18	\$340,000	Coop	
255 79th St #D7	3-05968-0056	26-Nov-18	\$305,000	Coop	
2 Marine Ave #1E	3-06099-0047	13-Nov-18	\$290,000	Coop	
466 49th St #4	3-00783-0033	29-Nov-18	\$290,000	Coop	550
244-276 Bay 19 St #284B	3-06463-0143	26-Nov-18	\$283,920	Coop	
8847-8873 Bay 16 St #B2	3-06462-0040	5-Nov-18	\$279,000	Coop	
8847-8873 Bay 16 St #A1	3-06462-0040	26-Nov-18	\$268,000	Coop	
8405 13th Ave #	3-06322-1002	19-Nov-18	\$250,000	Condo	1,122
8405 13th Ave #	3-06322-1002	19-Nov-18	\$250,000	Condo	1,122
293 Dahlgren Pl #1D	3-06141-0074	7-Nov-18	\$241,000	Coop	
6817 Colonial Rd #3C	3-05861-0003	14-Nov-18	\$218,000	Coop	550
7501 Fourth Ave #8	3-05941-0006	12-Nov-18	\$211,000	Coop	
190 72nd St #274	3-05906-0018	29-Nov-18	\$165,000	Coop	
243 78th St #2J	3-05959-0062	5-Nov-18	\$119,000	Coop	
7501 Ridge Blvd #6K	3-05939-0006	6-Nov-18	\$21,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



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

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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
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