

BAY RIDGE-DYKER HEIGHTS

A monthly analysis of residential sales
in Bay Ridge-Dyker Heights, Brooklyn

December 2017



The RATNER Team Market Report

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

Residential Market Report, December 2017

Bay Ridge/Dyker Heights, Brooklyn

SUMMARY

MEDIAN SALE PRICE



6% YoY

NO. OF TRANSACTIONS



11% YoY

MEDIAN PRICE/SQ.FT.



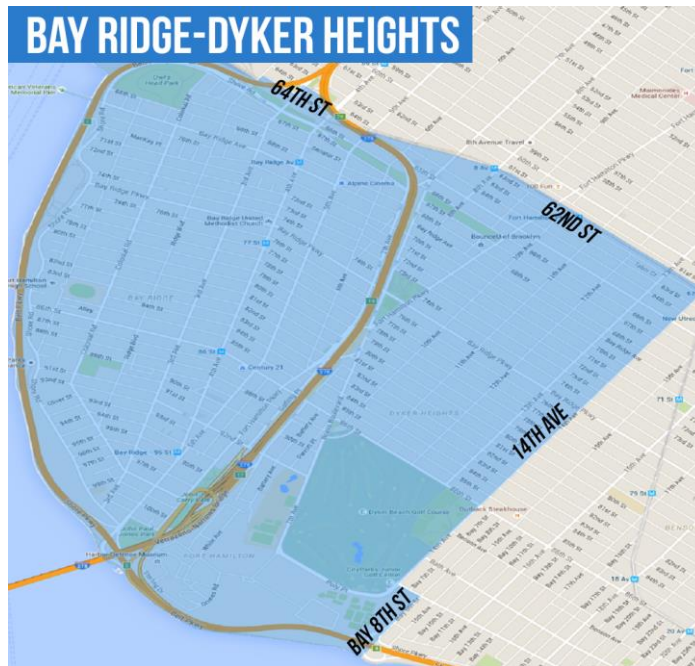
8% YoY

BROOKLYN
MEDIAN SALE PRICE



4% YoY

NEIGHBORHOOD BOUNDARIES

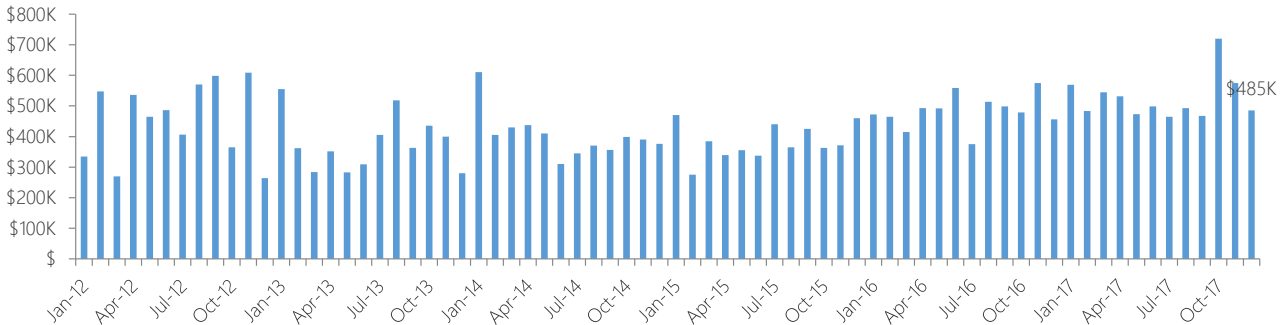


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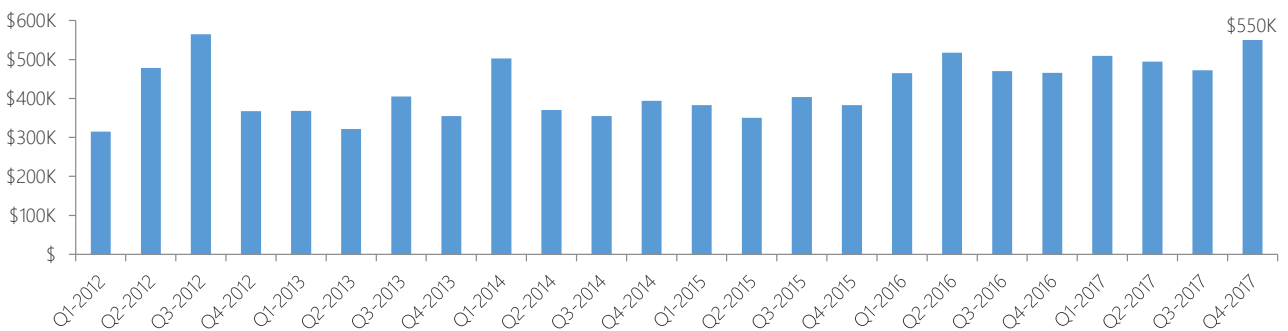
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RESIDENTIAL STATS

Median Sale Price by Month

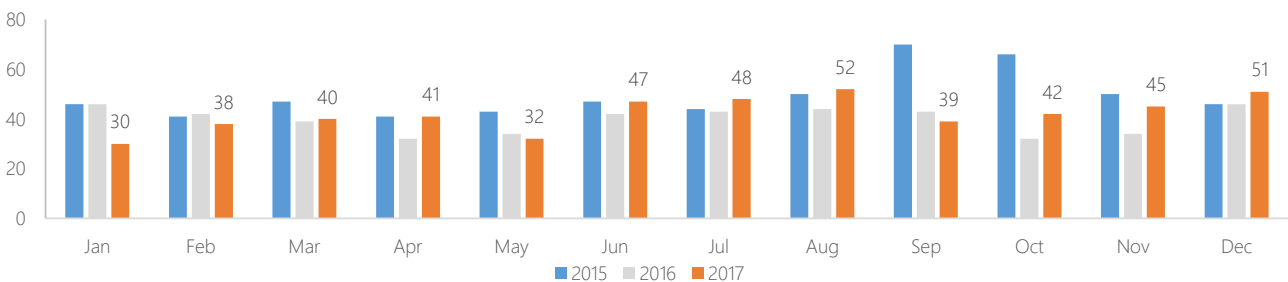


Median Sale Price by Quarter

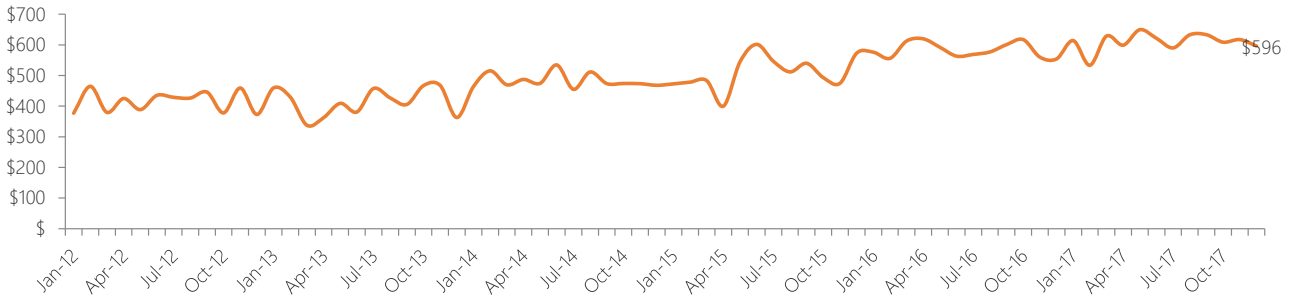


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	25	39	48	49	43	30	49	51	39	29	40
2013	39	36	39	38	40	50	43	52	42	61	49	47
2014	49	38	41	60	49	60	63	55	45	56	41	55
2015	46	41	47	41	43	47	44	50	70	66	50	46
2016	46	42	39	32	34	42	43	44	43	32	34	46
2017	30	38	40	41	32	47	48	52	39	42	45	51



Median Sale Price per Square Foot

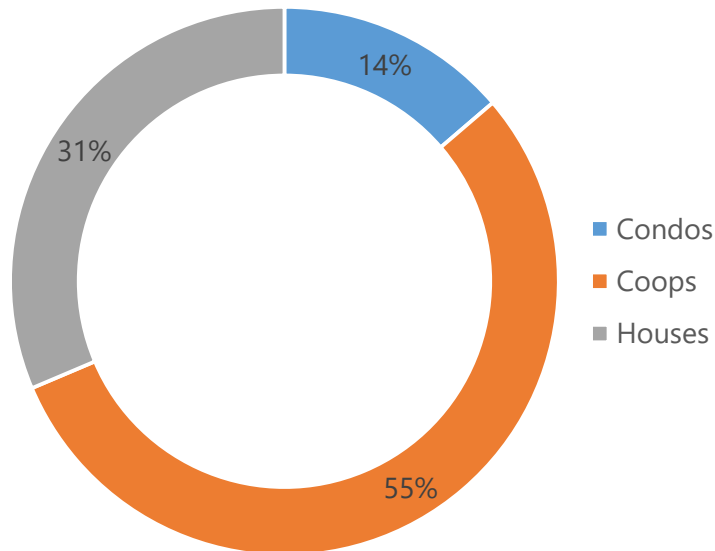


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$672,000	6%	\$754	15%	7
Coops	\$323,795	16%	\$468	15%	28
Houses	\$987,500	3%	\$596	3%	16

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
72 87 St	3-06046-0021	19-Dec-17	\$2,225,000	House	2,787
8915 Shore Rd	3-06078-0026	15-Dec-17	\$1,430,000	House	3,002
188 71 St	3-05889-0035	1-Dec-17	\$1,349,000	House	2,660
1370 73 St	3-06200-0035	6-Dec-17	\$1,240,000	House	2,322
348 93 St #2B	3-06107-1008	4-Dec-17	\$1,200,000	Condo	1,489
7614 12 Ave	3-06231-0043	27-Dec-17	\$1,099,000	House	1,284
66 76 St	3-05947-0024	29-Dec-17	\$995,000	House	1,662
1079 79 St	3-05974-0044	14-Dec-17	\$990,000	House	1,332
654 77 St	3-05963-0028	6-Dec-17	\$985,000	House	1,670
1028 78 St	3-05974-0017	13-Dec-17	\$985,000	House	1,992
358 94 St	3-06114-0026	20-Dec-17	\$975,000	House	1,456
347 82 St	3-05997-0063	19-Dec-17	\$972,500	House	1,939
7815 11 Ave	3-06254-0004	1-Dec-17	\$925,000	House	1,380
9917 Shore Rd #5A	3-06133-1111	8-Dec-17	\$880,000	Condo	1,025
928 82 St	3-06011-0017	8-Dec-17	\$860,000	House	1,448
8504 14 Ave	3-06339-0040	12-Dec-17	\$860,000	House	1,400
9511 Shore Rd #401	3-06120-1153	19-Dec-17	\$825,000	Condo	1,281
8901 Shore Rd #10E	3-06058-0012	28-Dec-17	\$679,000	Coop	769
9801 Shore Rd #4J	3-06129-0004	8-Dec-17	\$575,000	Coop	1,000
8510 13 Ave #1	3-06338-1001	5-Dec-17	\$519,000	Condo	1,001
442 97 St #3F	3-06127-1025	1-Dec-17	\$499,000	Condo	698
9040 Ft Hamilton Pkwy #2K	3-06089-0044	7-Dec-17	\$499,000	Coop	
10002 4 Ave #2C	3-06137-1116	14-Dec-17	\$485,000	Condo	612
6801-6819 Shore Rd #6F	3-05859-0015	18-Dec-17	\$465,000	Coop	
243-249 78 St #1J	3-05959-0062	11-Dec-17	\$420,000	Coop	
880 68 St #4K	3-05770-0036	11-Dec-17	\$360,000	Coop	
9902 3 Ave #4M	3-06133-0025	28-Dec-17	\$346,000	Coop	
8901-8909 Narrows Ave #6A	3-06078-0031	5-Dec-17	\$345,000	Coop	425
302-326 96 St #5S	3-06122-0001	28-Dec-17	\$340,000	Coop	
302 101 St #43D	3-06137-0200	7-Dec-17	\$340,000	Coop	
601 79 St #E5	3-05972-0001	4-Dec-17	\$335,000	Coop	800
8502 Ft Hamilton Pkwy #1H	3-06036-0030	11-Dec-17	\$330,000	Coop	
9615 Shore Rd #1E	3-06124-0001	8-Dec-17	\$323,795	Coop	700
302 101 St #46C	3-06137-0200	13-Dec-17	\$319,500	Coop	
9902 3 Ave #3U	3-06133-0025	14-Dec-17	\$310,000	Coop	
8024 4 Ave #B1	3-05988-0045	11-Dec-17	\$310,000	Coop	
61 Oliver St #2S	3-06099-0051	27-Dec-17	\$300,000	Coop	635
7101 Colonial Rd #L2	3-05889-0003	7-Dec-17	\$285,000	Coop	
444 67 St #3F	3-05851-0027	8-Dec-17	\$275,000	Coop	
9201-9227 Shore Rd #C703	3-06099-0013	7-Dec-17	\$200,000	Coop	550
7925 4 Ave #A22	3-05980-0001	14-Dec-17	\$199,000	Coop	
760 67 St #3F	3-05858-0030	14-Dec-17	\$150,000	Coop	
325 Marine Ave #B6	3-06126-0052	19-Dec-17	\$140,000	Coop	
7259-7261 Shore Rd #3J	3-05904-0002	13-Dec-17	\$100,000	Coop	
7259-7261 Shore Rd #2H	3-05904-0002	12-Dec-17	\$98,000	Coop	550



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



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

[READ MORE REVIEWS](#)



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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
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