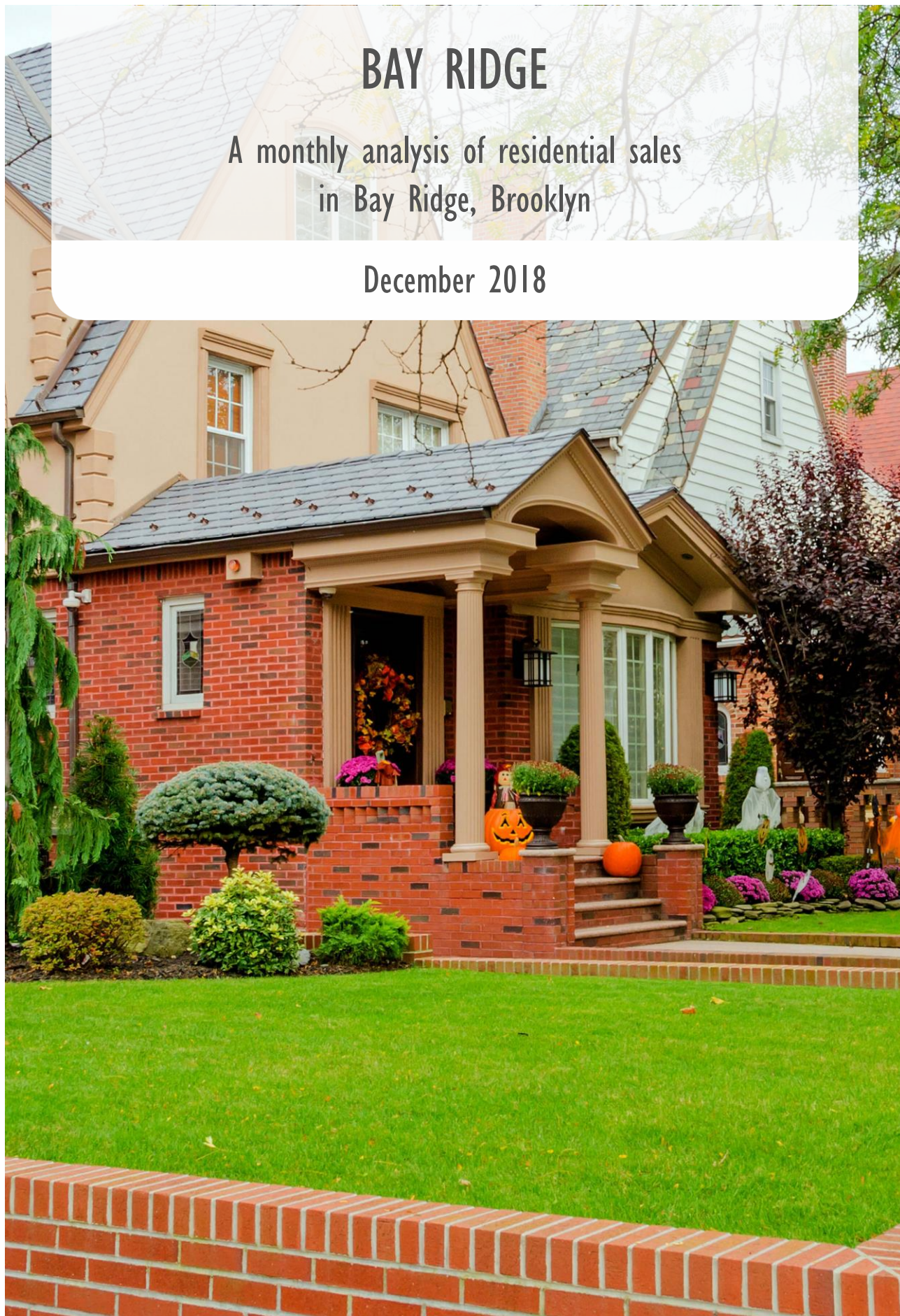


## BAY RIDGE

A monthly analysis of residential sales  
in Bay Ridge, Brooklyn

December 2018



**The RATNER Team Market Report**

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# Residential Market Report, December 2018

## Bay Ridge, Brooklyn

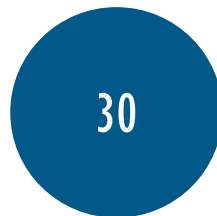
### SUMMARY

MEDIAN SALE PRICE



56% YoY

NO. OF TRANSACTIONS



-21% YoY

MEDIAN PRICE/SQ.FT.



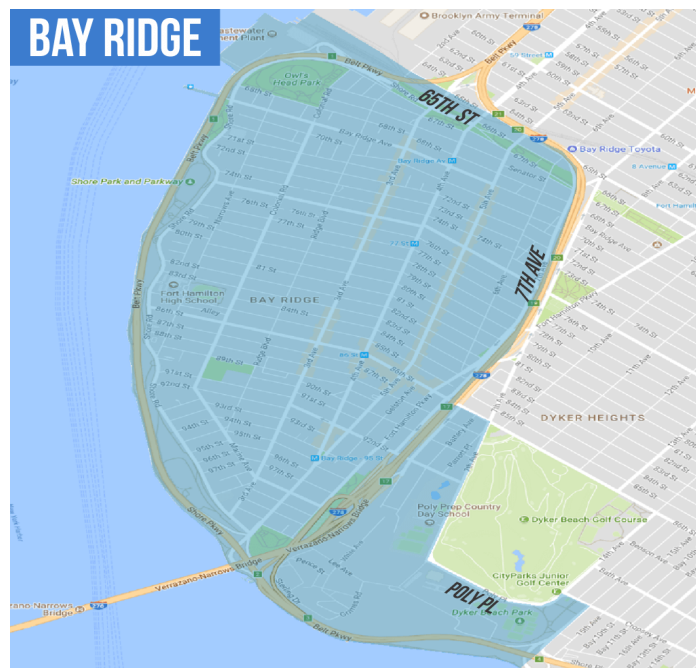
10% YoY

BROOKLYN  
MEDIAN SALE PRICE



4% YoY

### NEIGHBORHOOD BOUNDARIES

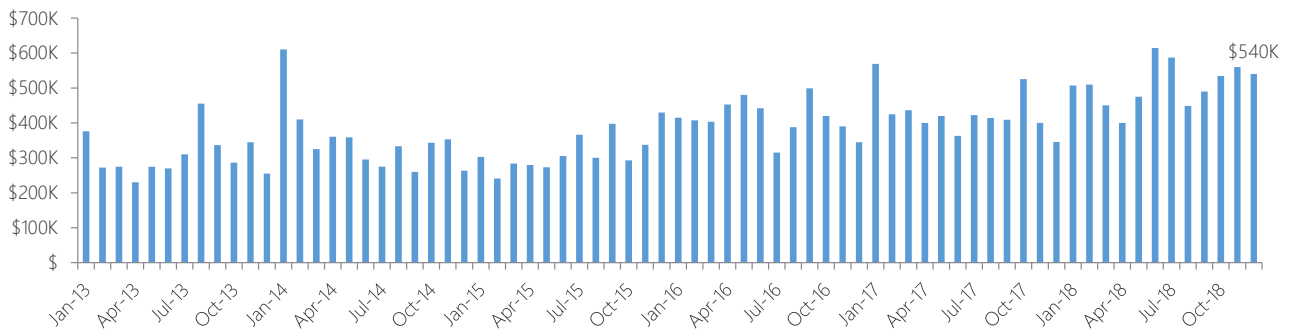


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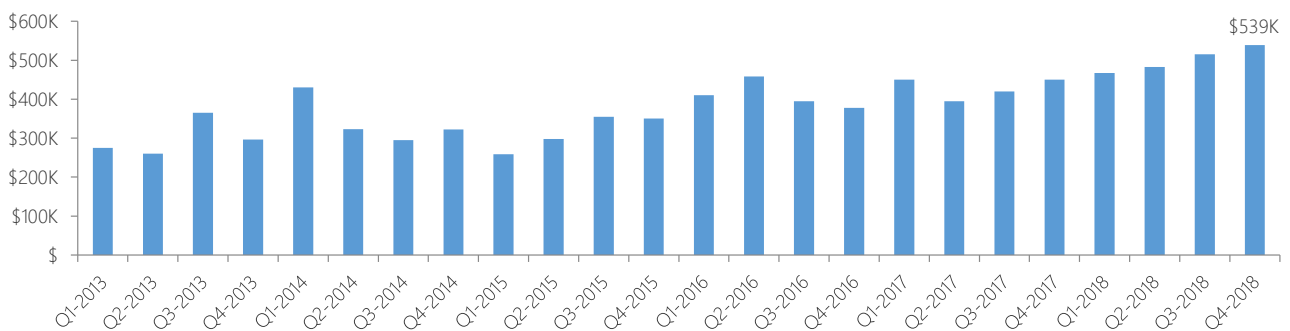
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RESIDENTIAL STATS

Median Sale Price by Month

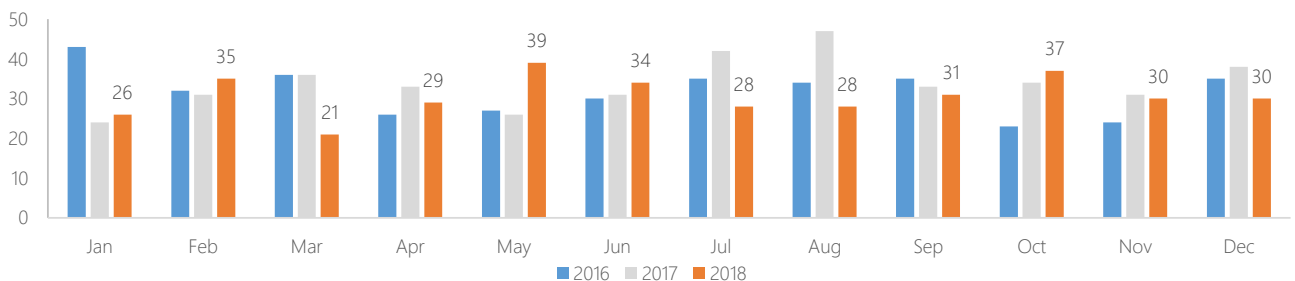


Median Sale Price by Quarter

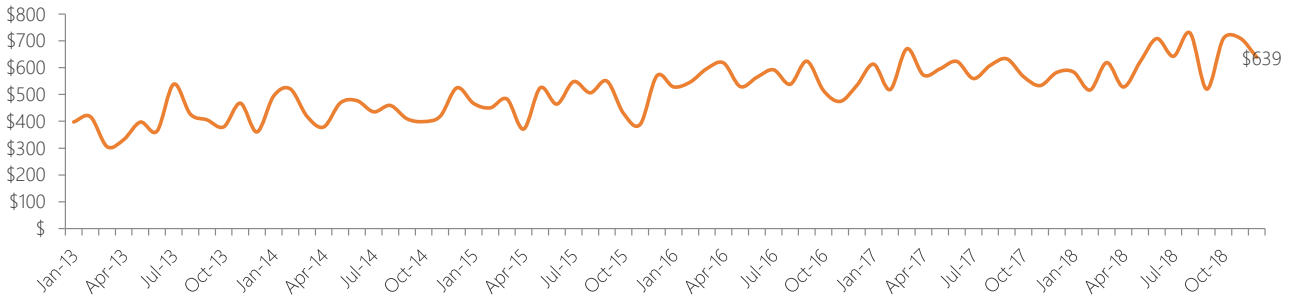


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	31	26	30	27	35	39	33	47	34	44	39	43
2014	39	33	31	49	42	50	48	46	37	44	32	38
2015	36	32	39	34	37	39	38	41	60	52	38	39
2016	43	32	36	26	27	30	35	34	35	23	24	35
2017	24	31	36	33	26	31	42	47	33	34	31	38
2018	26	35	21	29	39	34	28	28	31	37	30	30



Median Sale Price per Square Foot

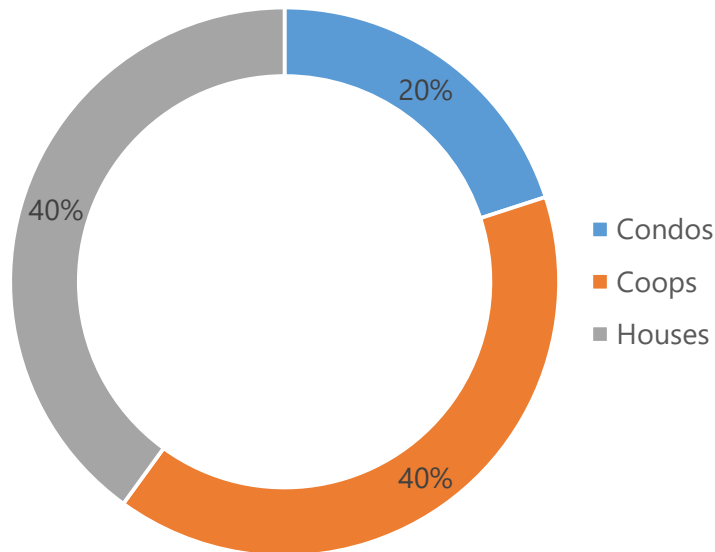


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$796,000	-4%	\$766	-3%	6
Coops	\$335,000	3%	\$482	2%	12
Houses	\$999,000	1%	\$670	22%	12

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 78th St	3-05967-0029	7-Dec-18	\$1,500,000	House	1,552
126 91st St	3-06084-0015	4-Dec-18	\$1,465,000	House	1,408
253 81st St	3-05987-0058	13-Dec-18	\$1,225,000	House	1,504
9511 Shore Rd #303	3-06120-1138	18-Dec-18	\$1,219,000	Condo	1,597
9511 Shore Rd #404	3-06120-1156	28-Dec-18	\$1,180,000	Condo	1,536
546 76th St	3-05952-0026	27-Dec-18	\$1,174,000	House	1,752
6811 Sixth Ave	3-05866-0006	11-Dec-18	\$999,000	House	1,616
475 82nd St	3-05998-0053	12-Dec-18	\$999,000	House	1,683
43 89th St	3-06059-0057	10-Dec-18	\$985,000	House	1,312
271 Dahlgren Pl	3-06142-0006	18-Dec-18	\$969,500	House	1,320
265 Battery Ave	3-06143-0080	17-Dec-18	\$950,000	House	1,995
9511 Shore Rd #506	3-06120-1175	26-Dec-18	\$796,000	Condo	980
268 Bay Ridge Ave #3F	3-05871-1015	14-Dec-18	\$608,914	Condo	
337 90th St	3-06064-0049	11-Dec-18	\$540,000	House	1,072
8901 Shore Rd #2C	3-06058-0012	11-Dec-18	\$525,000	Coop	
9201 Shore Rd #D306	3-06099-0013	4-Dec-18	\$515,000	Coop	1,050
25 89th St	3-06059-0065	26-Dec-18	\$487,500	House	1,312
61 Oliver St #5G	3-06099-0051	7-Dec-18	\$410,000	Coop	850
131 74th St #2H	3-05916-0062	20-Dec-18	\$400,000	Coop	875
67 Battery Ave #CB	3-06072-1001	21-Dec-18	\$398,000	Condo	603
7520 Ridge Blvd #2C	3-05938-0047	21-Dec-18	\$338,000	Coop	700
7825 Fourth Ave #E7	3-05970-0001	4-Dec-18	\$335,000	Coop	
150 95th St #5B	3-06120-0023	11-Dec-18	\$317,000	Coop	
2 Marine Ave #4A	3-06099-0047	6-Dec-18	\$300,000	Coop	705
9902 Third Ave #6I	3-06133-0025	11-Dec-18	\$280,000	Coop	
7520 Ridge Blvd #5G	3-05938-0047	10-Dec-18	\$259,000	Coop	
185 Marine Ave #4A	3-06125-0001	18-Dec-18	\$230,000	Coop	



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# THE RATNER TEAM



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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

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
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Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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