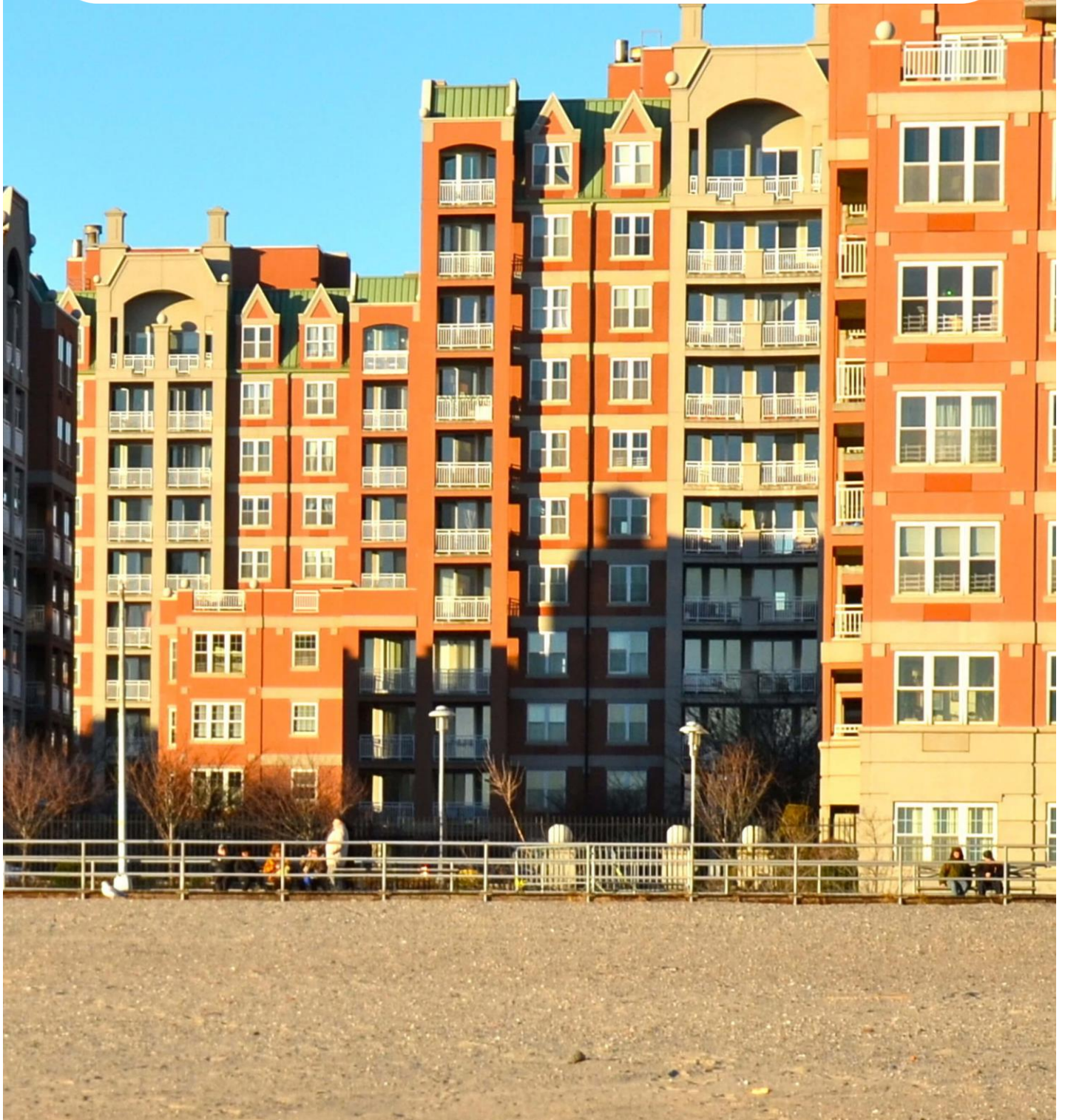


## BRIGHTON BEACH

A monthly analysis of residential sales  
in Brighton Beach, Brooklyn

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Brighton Beach, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$400K**

-24% YoY

NO. OF TRANSACTIONS

**21**

-5% YoY

MEDIAN PRICE/SQ.FT.

**\$550**

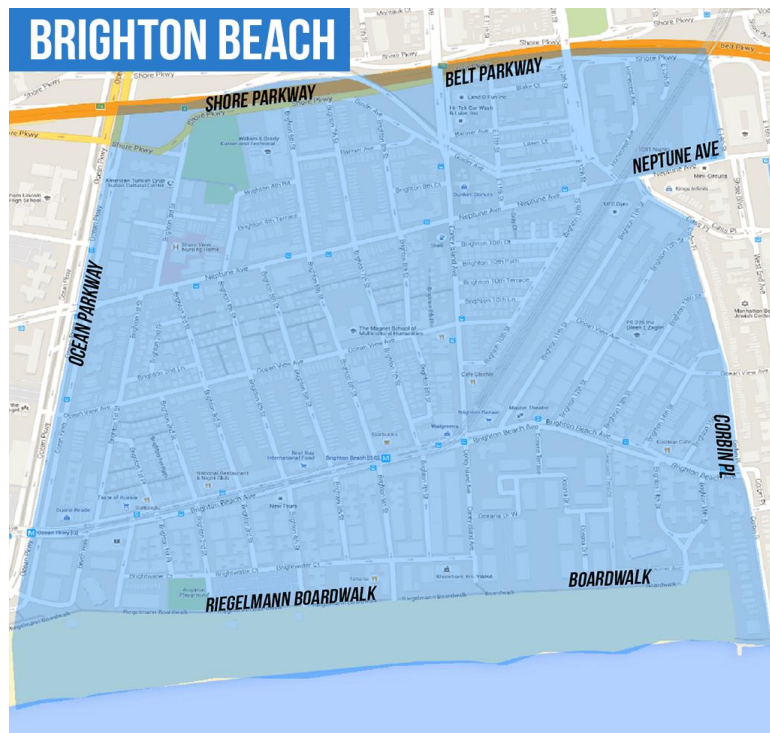
-22% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



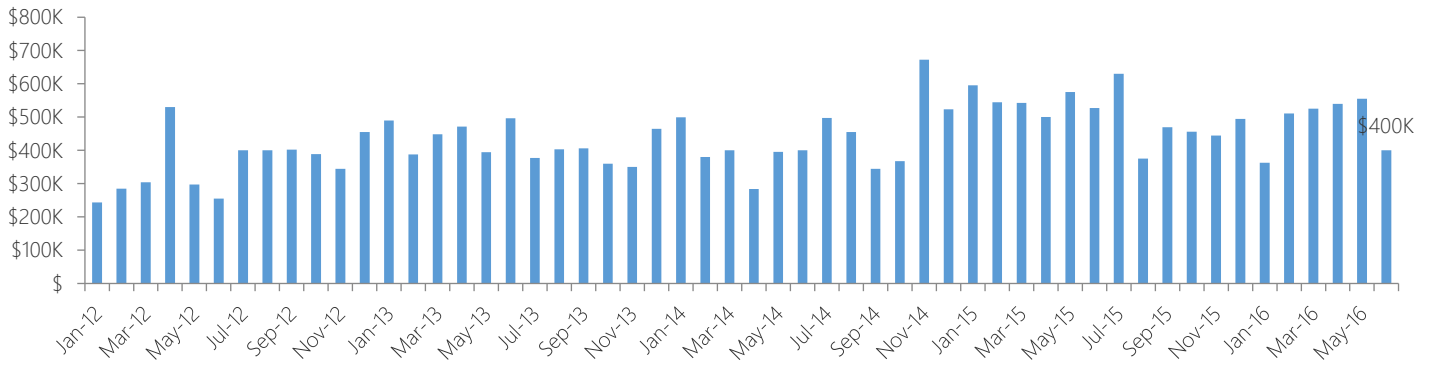
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

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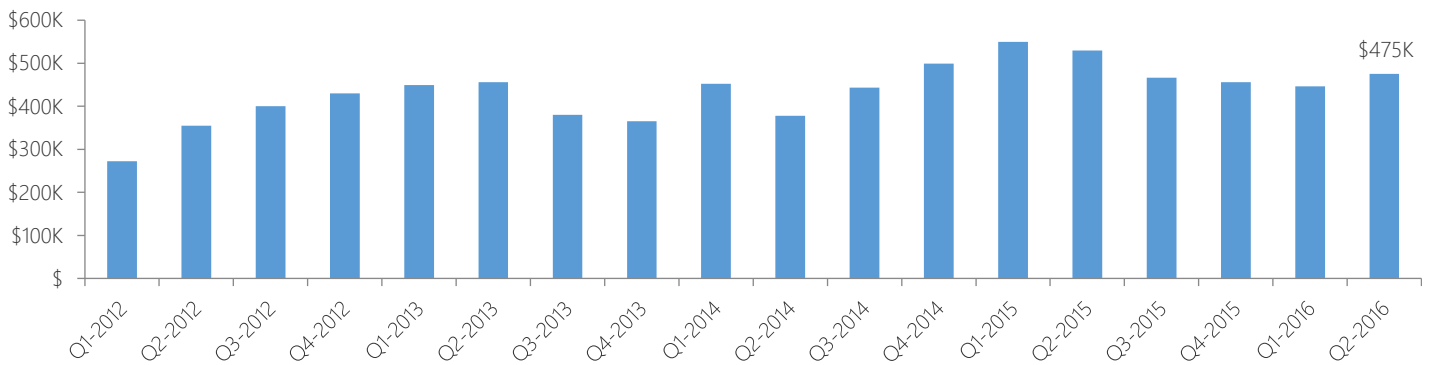
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

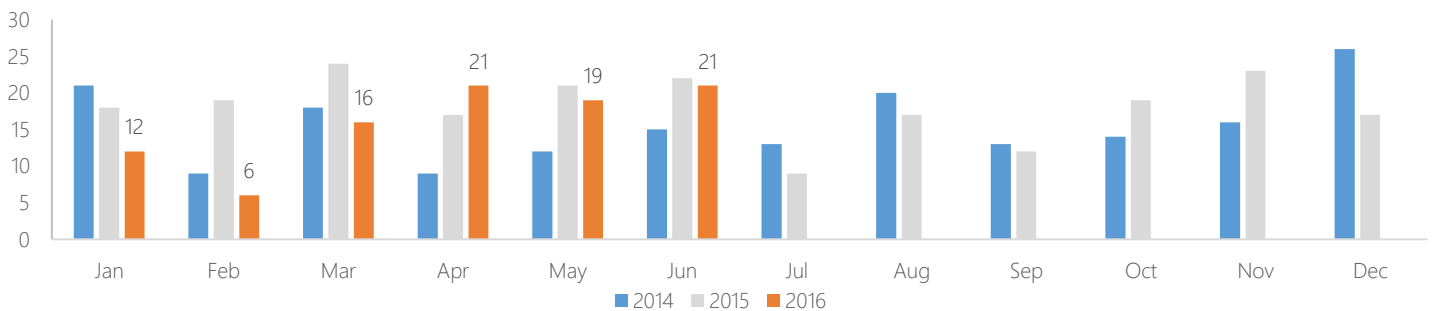


### Median Sale Price by Quarter



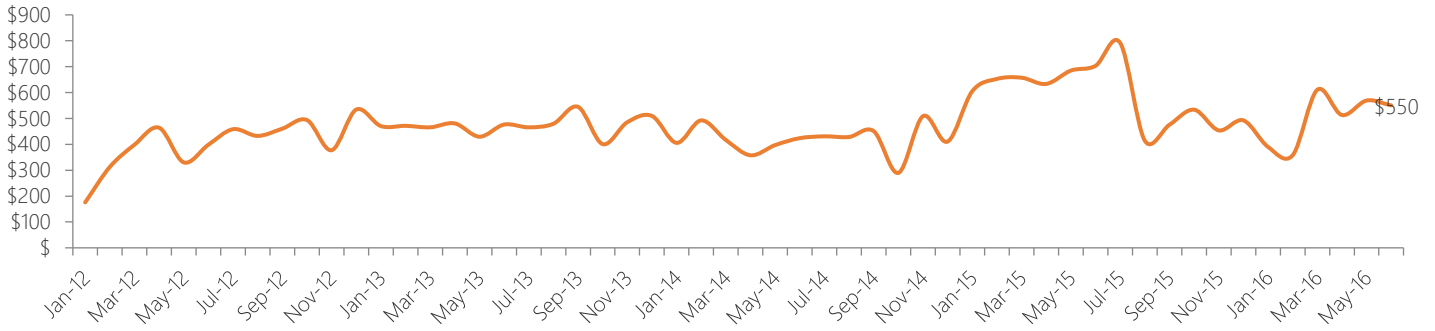
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	15	12	20	10	13	14	17	21	16	18	17	10
2012	11	7	10	17	10	19	7	11	13	11	7	13
2013	15	14	15	13	17	19	18	16	7	21	21	17
2014	21	9	18	9	12	15	13	20	13	14	16	26
2015	18	19	24	17	21	22	9	17	12	19	23	17
2016	12	6	16	21	19	21						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

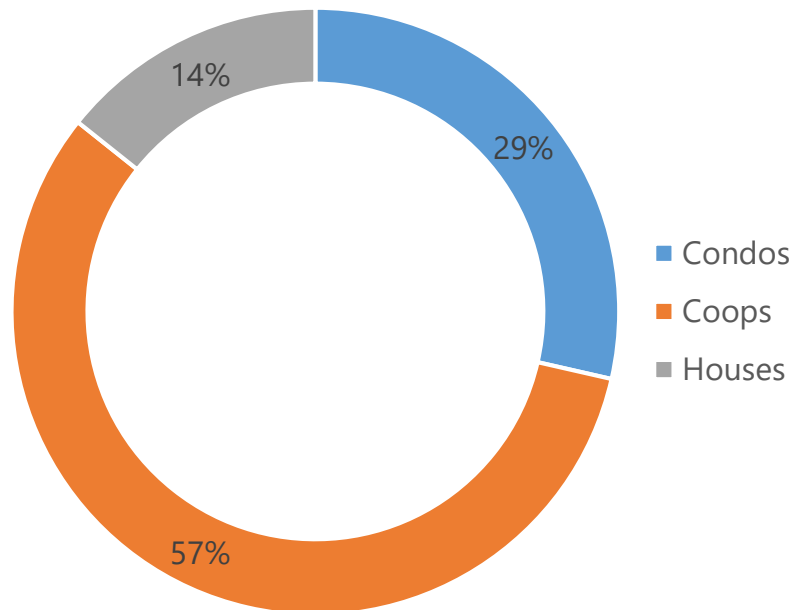


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$555,000	-9%	\$516	-27%	6
Coops	\$199,000	-3%	-	-	12
Houses	\$540,000	-	\$584	-	3

### Number of Sales by Building Type



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
75 Oceana Drive East #PH2D	3-08720-1666	28-Jun-16	\$2,000,000	Condo	1,825
2951 Brighton 7 St	3-08667-0733	29-Jun-16	\$814,000	House	735
3423 Guider Avenue #2	3-08810-1603	1-Jun-16	\$692,410	Condo	1,155
1120-1130 Brighton Beach Ave #2S	3-08721-0350	15-Jun-16	\$605,600	Coop	
727 Ocean View Avenue #C2	3-08668-1111	2-Jun-16	\$555,000	Condo	1,075
184 Brighton 10 St	3-08707-0043	21-Jun-16	\$540,000	House	924
34 Brighton 5 Walk	3-08665-0582	13-Jun-16	\$525,000	House	2,058
2833 Ocean Parkway #B6	3-07260-1512	6-Jun-16	\$475,000	Condo	1,160
1132 Blake Court #1B	3-08763-1102	2-Jun-16	\$470,000	Condo	1,050
1311 Brightwater Ave #4K	3-08721-0375	16-Jun-16	\$400,000	Coop	
40 Brighton 1 St #5H	3-08680-0001	10-Jun-16	\$400,000	Coop	
3105 Brighton 3 St #5A	3-08686-0037	9-Jun-16	\$230,000	Coop	
3100 Brighton 3 St #3K	3-08685-0010	6-Jun-16	\$230,000	Coop	
1150 Brighton Beach Ave #6H	3-08722-0474	15-Jun-16	\$199,000	Coop	
601-617 Brightwater Ct #3A	3-08691-0011	13-Jun-16	\$188,000	Coop	
3039 Ocean Pkwy #C5	3-08669-0073	27-Jun-16	\$182,000	Coop	
2906 Brighton 12 St #4F	3-08711-0015	21-Jun-16	\$150,000	Coop	
3260 Coney Island Ave #88	3-08692-0041	22-Jun-16	\$150,000	Coop	
3039 Ocean Pkwy #B1	3-08669-0073	22-Jun-16	\$120,000	Coop	

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