

# EAST FLATBUSH

A monthly analysis of residential sales  
in East Flatbush, Brooklyn

November 2019



**The RATNER Team Market Report**

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

# Residential Market Report, November 2019

## East Flatbush, Brooklyn

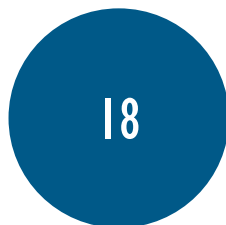
### SUMMARY

MEDIAN SALE PRICE



9% YoY

NO. OF TRANSACTIONS



-10% YoY

MEDIAN PRICE/SQ.FT.



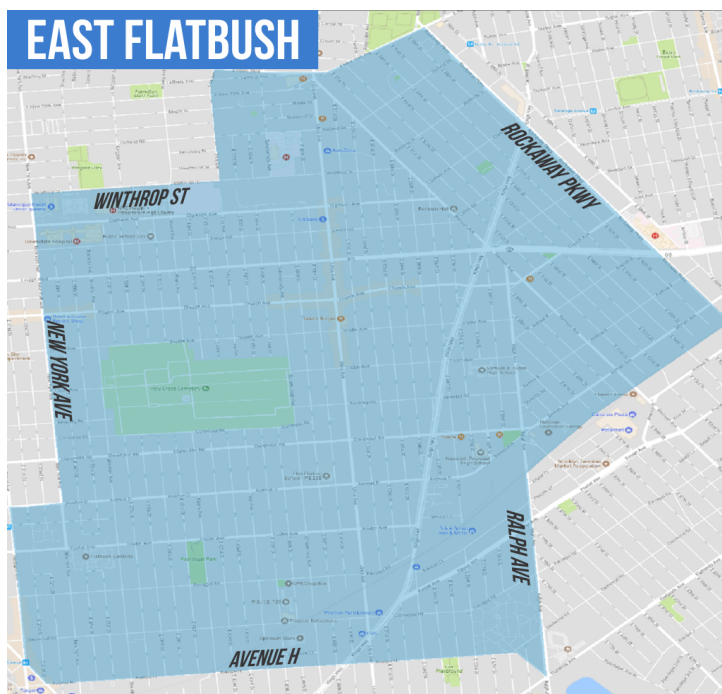
-1% YoY

BROOKLYN  
MEDIAN SALE PRICE



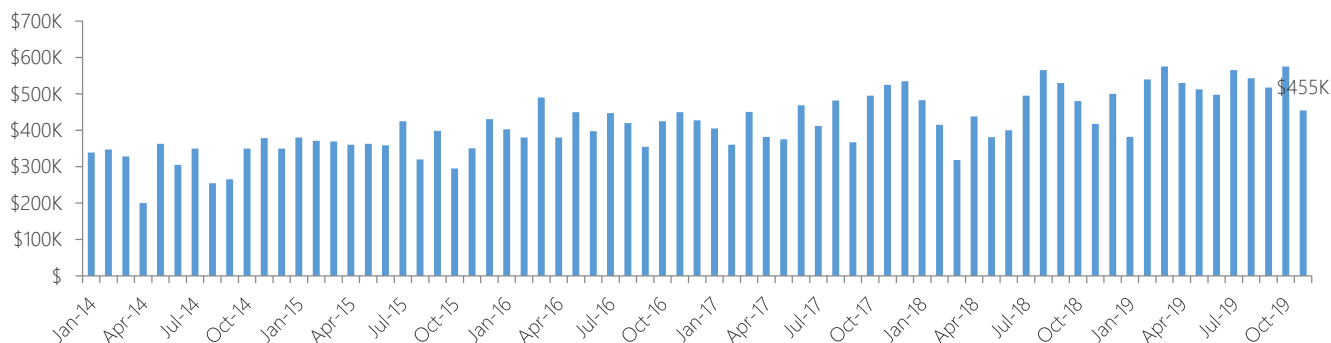
2% YoY

### NEIGHBORHOOD BOUNDARIES

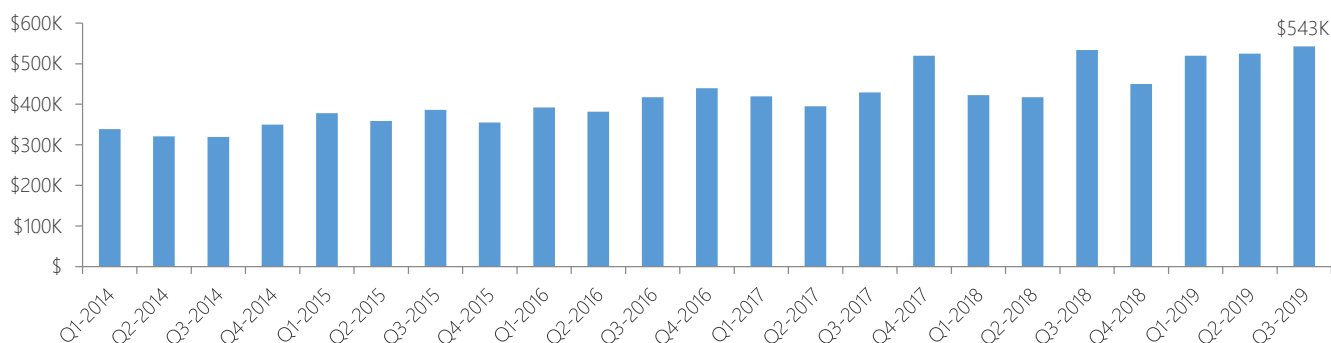


**RESIDENTIAL STATS**

Median Sale Price by Month

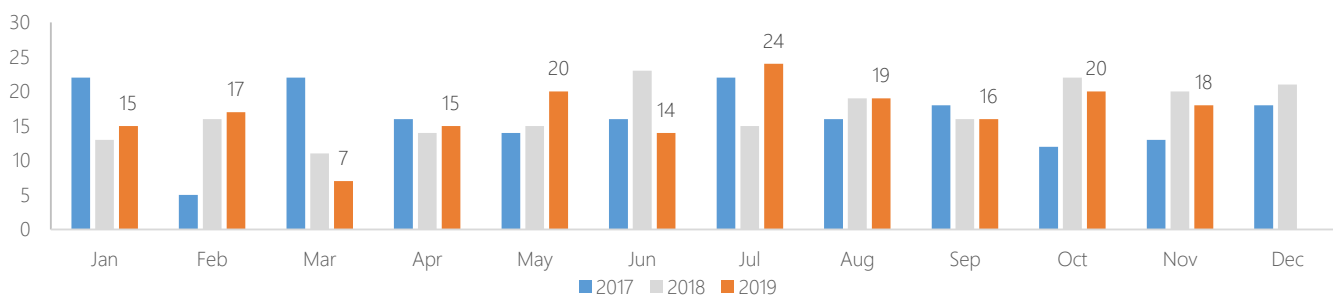


Median Sale Price by Quarter

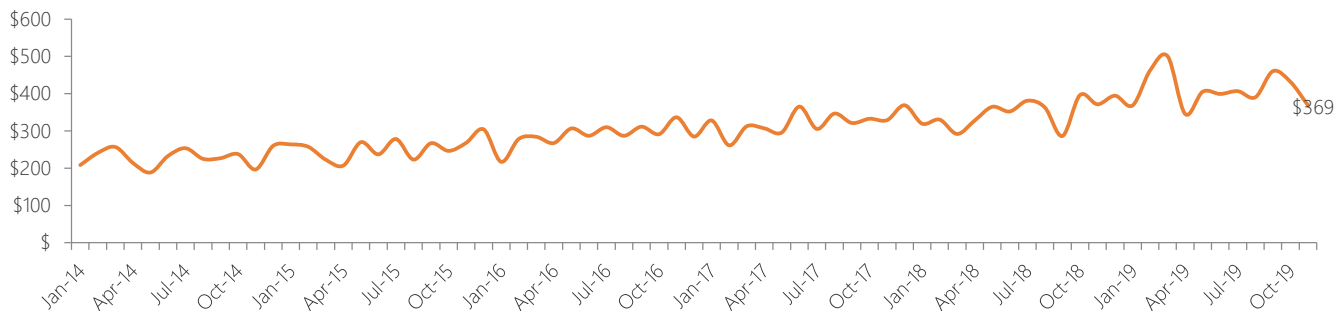


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	11	16	18	11	12	9	17	16	19	21	13	21
2015	15	12	24	14	12	16	17	21	16	13	16	14
2016	12	22	11	17	16	16	16	26	20	11	13	22
2017	22	5	22	16	14	16	22	16	18	12	13	18
2018	13	16	11	14	15	23	15	19	16	22	20	21
2019	15	17	7	15	20	14	24	19	16	20	18	



Median Sale Price per Square Foot

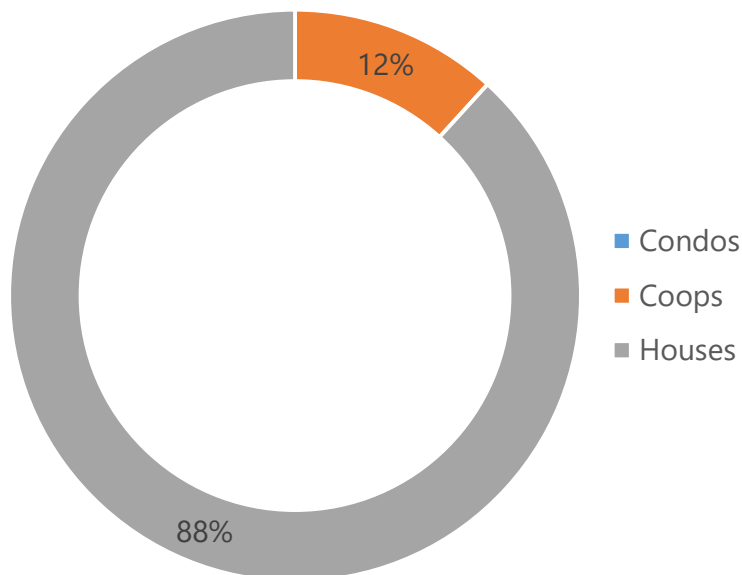


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$275,000	2%	-	-	2
Houses	\$472,627	-5%	\$369	-1%	15

Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
700 E 37th St	3-04970-0031	13-Nov-19	\$820,000	House	1,504
4707 Tilden Ave	3-04719-0042	6-Nov-19	\$629,000	House	840
135 E 43rd St	3-04880-0056	25-Nov-19	\$625,000	House	1,272
666 Linden Blvd	3-04883-0007	7-Nov-19	\$605,000	House	1,312
131 Branton St	3-07908-0130	26-Nov-19	\$540,000	House	960
535 E 39th St	3-04939-0026	12-Nov-19	\$515,000	House	1,280
202 E 37th St	3-04873-0020	7-Nov-19	\$472,627	House	1,672
3815 Glenwood Rd	3-05013-0005	15-Nov-19	\$455,000	House	1,402
614 E 49th St	3-04733-0028	8-Nov-19	\$409,000	House	1,109
215 E 54th St	3-04680-0068	8-Nov-19	\$383,292	House	1,408
814 E 49th St	3-04779-0014	18-Nov-19	\$350,000	House	1,280
358 E 45th St	3-04881-0015	15-Nov-19	\$323,000	House	1,513
3215 Avenue H #5N	3-07560-0001	26-Nov-19	\$290,000	Coop	
498 E 53rd St	3-04737-0020	21-Nov-19	\$285,000	House	1,214
282 E 35th St #4P	3-04905-0017	25-Nov-19	\$260,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
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Eiffel DelRosario

Residential Sales &  
Rentals 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

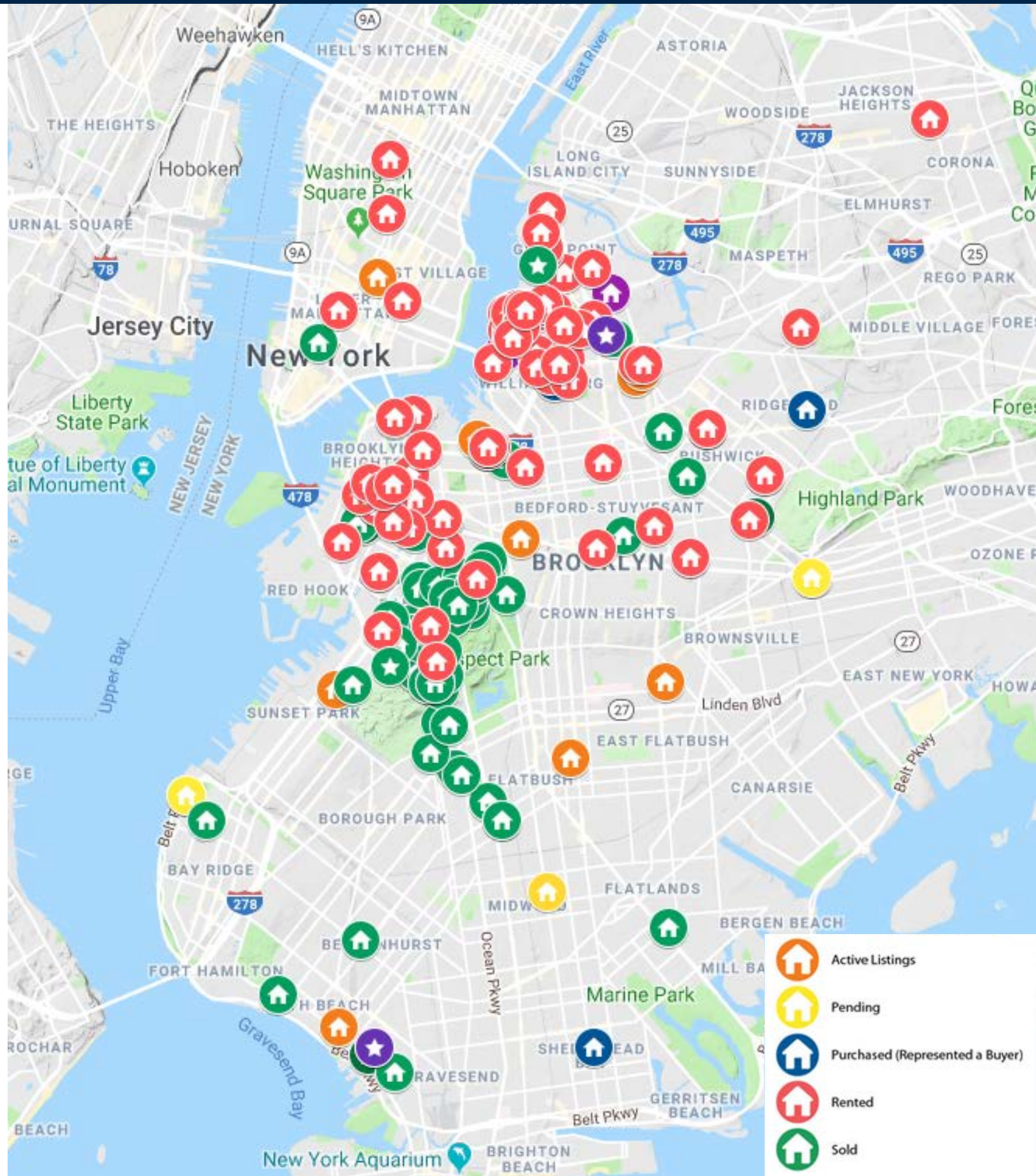
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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | Interior Designers             | Restoration Specialists             |
| 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           |
| Electricians                    |                              | Renewable Energy Specialists   |                                     |

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