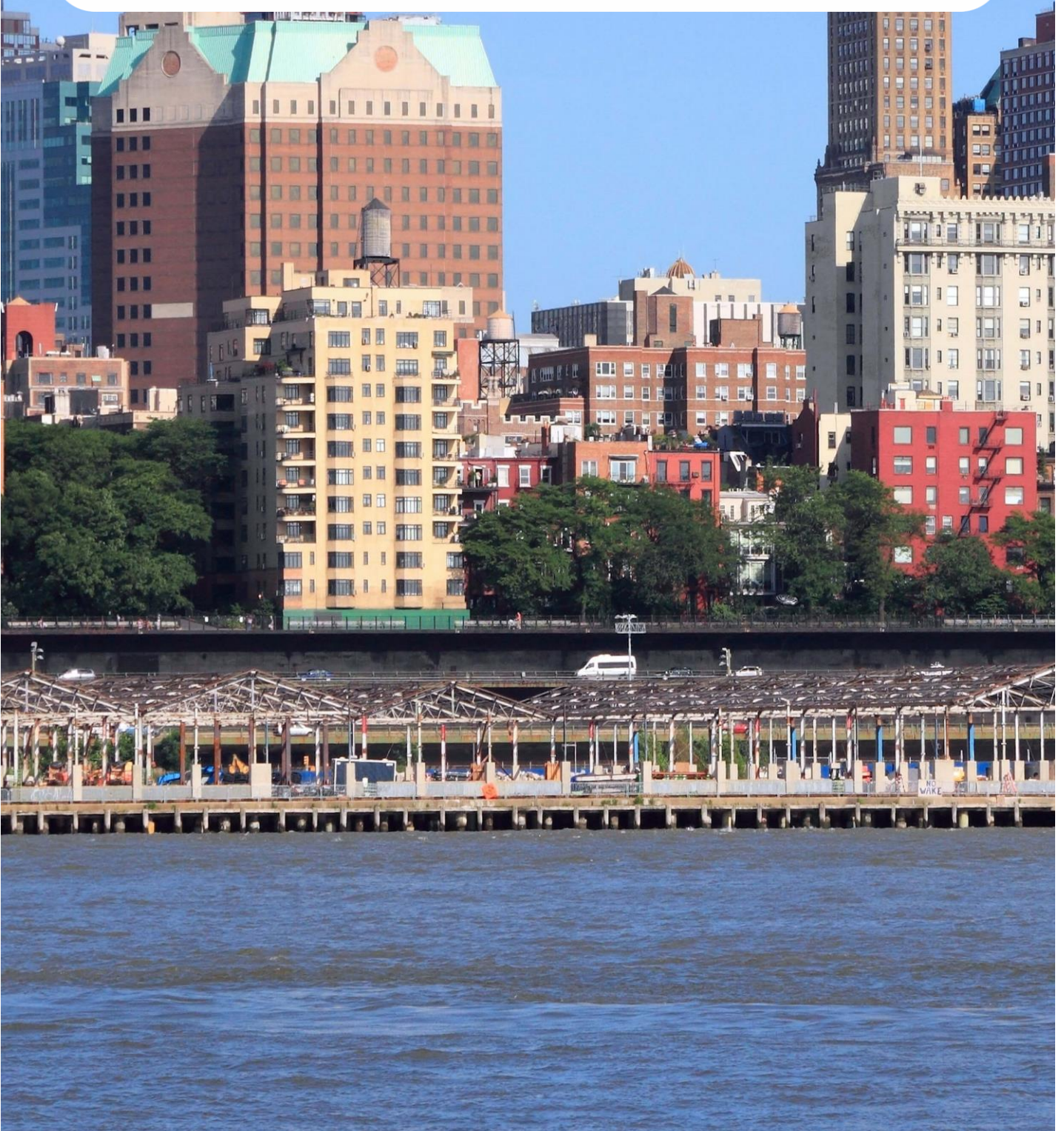


GRAVESEND

A monthly analysis of residential sales
in Gravesend, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Gravesend, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$384K

-24% YoY

NO. OF TRANSACTIONS

23

10% YoY

MEDIAN PRICE/SQ.FT.

\$523

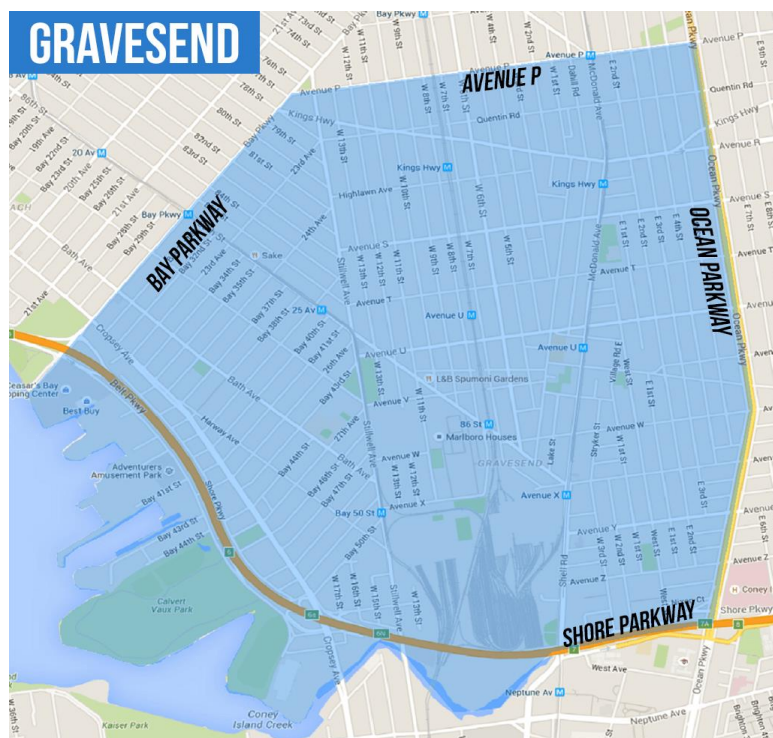
4% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



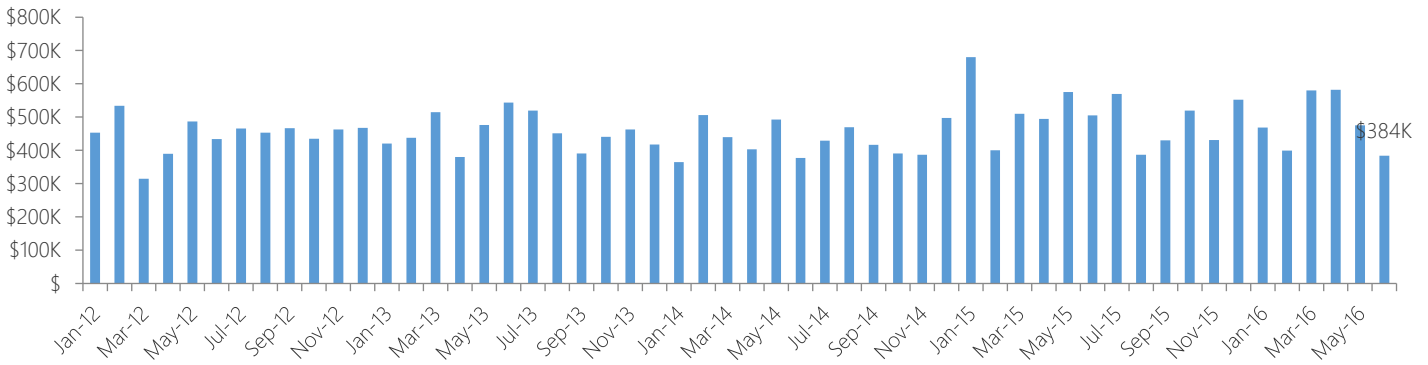
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

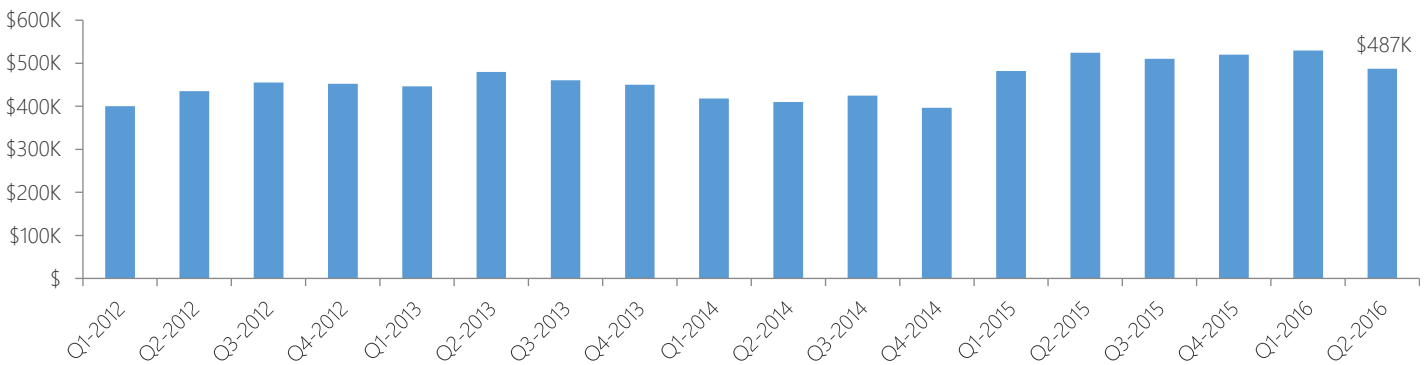
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

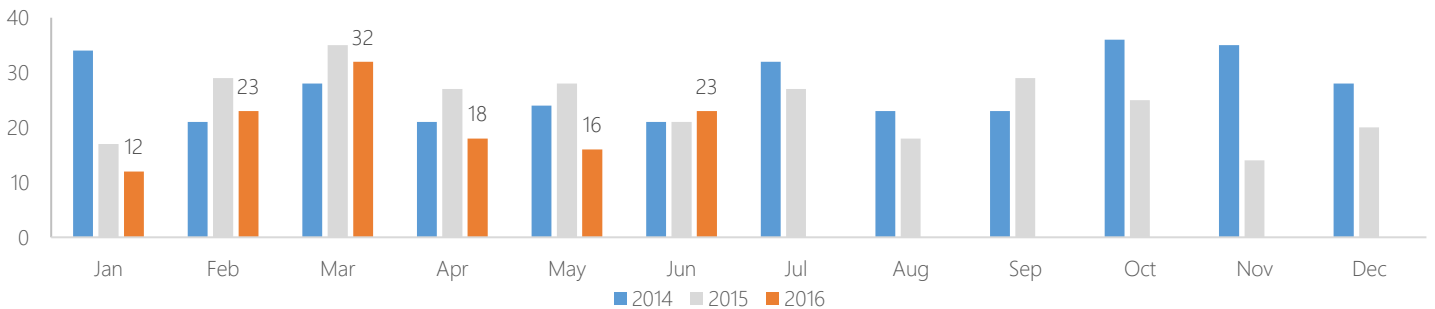


Median Sale Price by Quarter



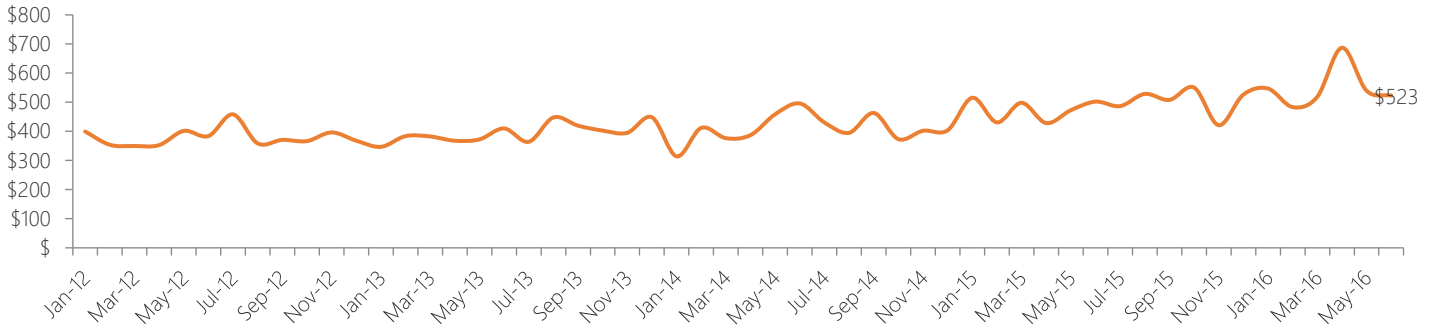
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	17	28	24	17	23	15	23	18	19	16	18	26
2012	25	17	17	11	20	24	22	33	30	19	18	25
2013	31	26	27	19	23	32	23	49	36	33	26	24
2014	34	21	28	21	24	21	32	23	23	36	35	28
2015	17	29	35	27	28	21	27	18	29	25	14	20
2016	12	23	32	18	16	23						



The RATNER Team Market Reports

Median Sale Price per Square Foot

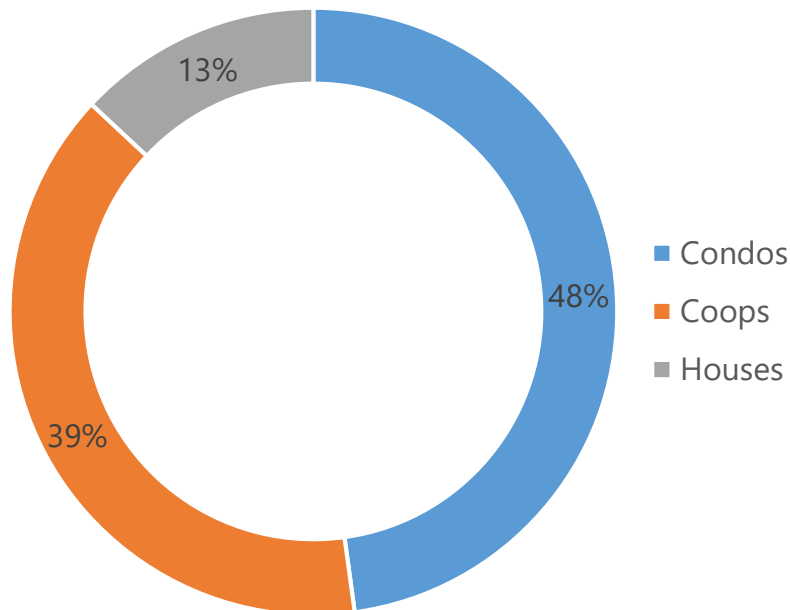


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$460,010	-20%	\$510	2%	11
Coops	\$257,000	14%	-	-	9
Houses	\$750,500	-2%	\$541	-14%	3

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
400 Avenue U #PH6D	3-07129-1028	21-Jun-16	\$2,650,000	Condo	2,240
2182 E 3 St	3-07129-0017	16-Jun-16	\$1,300,000	House	8,190
123 Van Sicklen St	3-07086-0090	15-Jun-16	\$750,500	House	1,176
148 Bay 49 Street #3B	3-06916-1309	15-Jun-16	\$615,000	Condo	1,038
355 Kings Highway #2F	3-06653-1026	13-Jun-16	\$602,500	Condo	1,152
162 Bay 43 Street #2B	3-06897-1103	14-Jun-16	\$593,000	Condo	1,193
2236 W 7 St	3-07143-0120	21-Jun-16	\$515,000	House	952
235 Avenue Z #5	3-06919-1405	1-Jun-16	\$484,000	Condo	1,067
2695 Shell Road #1B	3-07212-1006	10-Jun-16	\$436,020	Condo	832
412 Kings Highway #3B	3-06678-1003	21-Jun-16	\$407,000	Condo	748
2695 Shell Road #1C	3-07212-1011	15-Jun-16	\$384,306	Condo	863
135 28 Avenue #1B	3-06916-1202	21-Jun-16	\$363,000	Condo	957
10 Avenue P #6L	3-06253-1065	1-Jun-16	\$315,000	Condo	662
2630 Cropsey Ave #11K	3-06933-0055	16-Jun-16	\$314,000	Coop	
8721 Bay Pkwy #1J	3-06415-0022	20-Jun-16	\$290,000	Coop	
2525-2569 W 2 St #5A	3-07214-0001	22-Jun-16	\$270,000	Coop	
2650-2672 Cropsey Ave #10B	3-06935-0001	20-Jun-16	\$259,000	Coop	
2620 Ocean Pkwy #6E	3-07238-0049	21-Jun-16	\$255,000	Coop	
367 Avenue S #6A	3-06681-0035	8-Jun-16	\$195,000	Coop	
2610 Ocean Pkwy #3E	3-07238-0042	30-Jun-16	\$175,000	Coop	
8835 23 Ave #E6	3-06888-0006	27-Jun-16	\$130,000	Coop	

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

Warren Lewis Sotheby's International Realty