

GRAVESEND

A monthly analysis of residential sales
in Gravesend, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Gravesend, Brooklyn

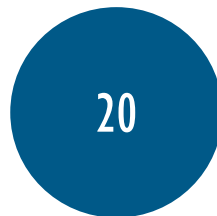
SUMMARY

MEDIAN SALE PRICE



-15% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



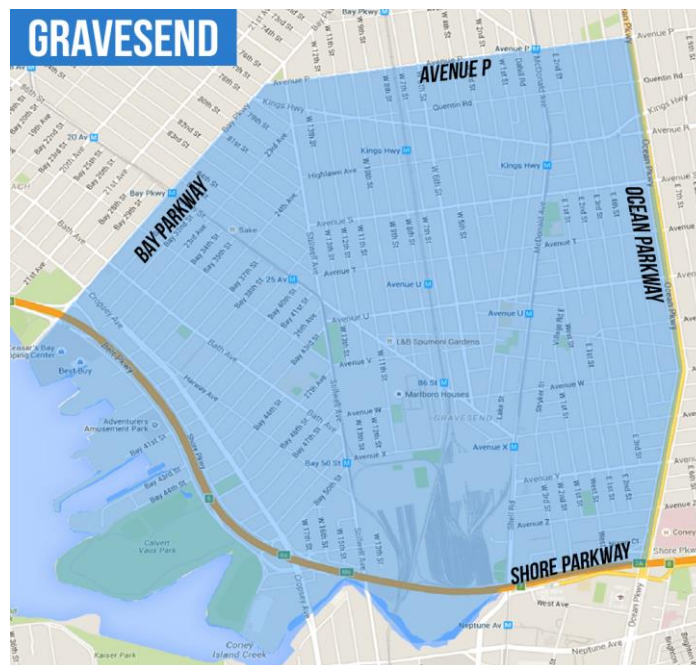
-5% YoY

BROOKLYN
MEDIAN SALE PRICE



1% YoY

NEIGHBORHOOD BOUNDARIES

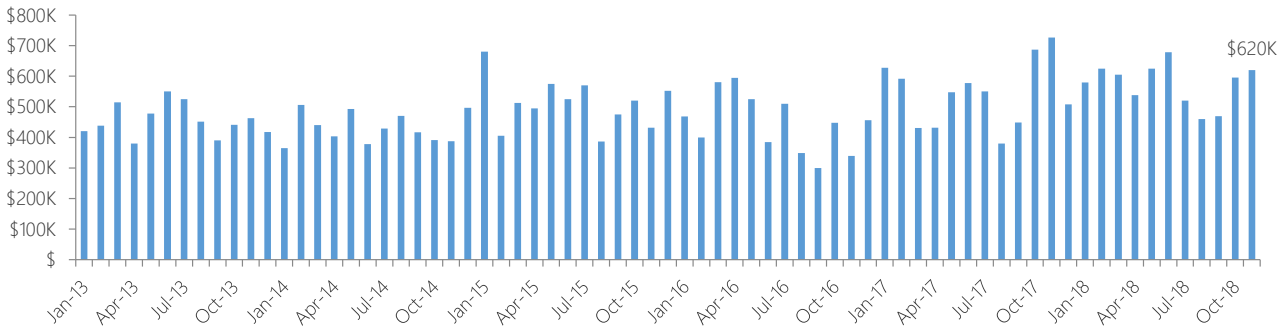


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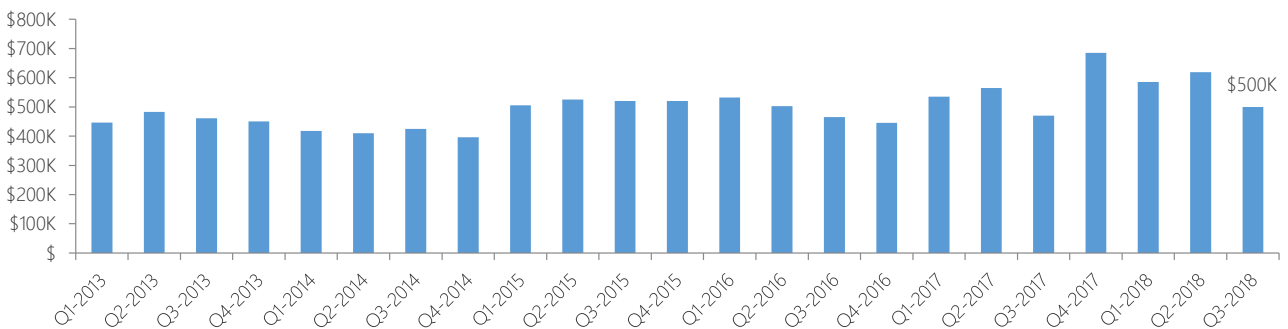
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RESIDENTIAL STATS

Median Sale Price by Month

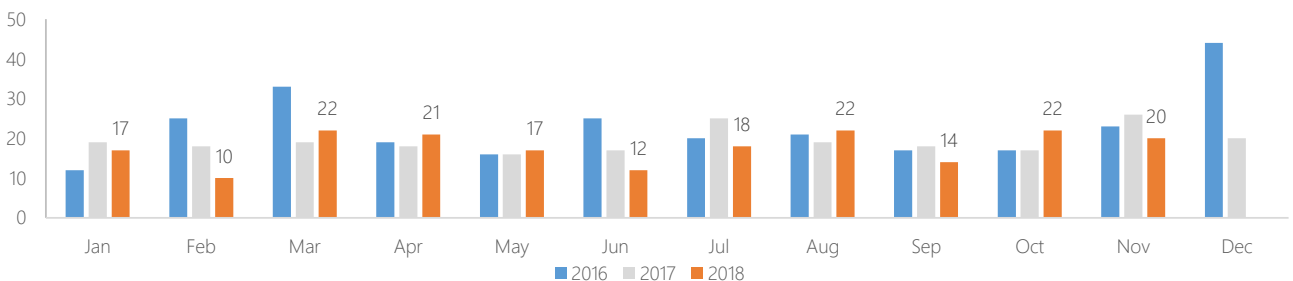


Median Sale Price by Quarter

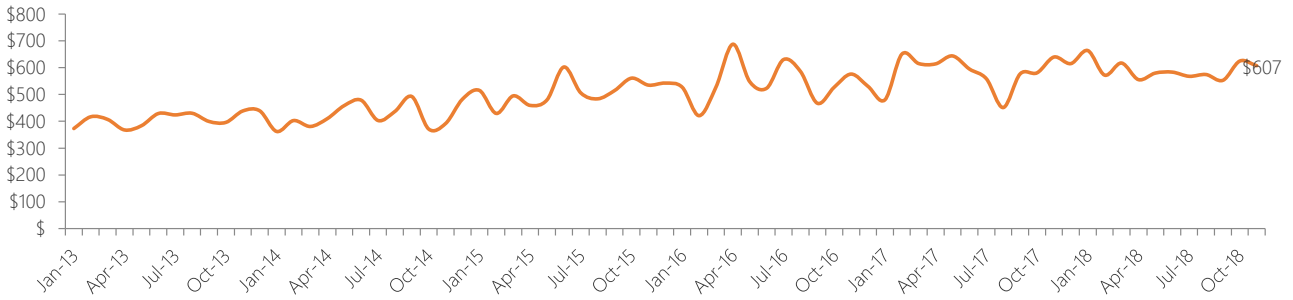


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	31	26	27	19	24	33	24	49	36	33	26	24
2014	34	21	28	21	24	21	32	23	23	36	35	28
2015	17	30	36	27	28	22	27	18	30	25	14	20
2016	12	25	33	19	16	25	20	21	17	17	23	44
2017	19	18	19	18	16	17	25	19	18	17	26	20
2018	17	10	22	21	17	12	18	22	14	22	20	



Median Sale Price per Square Foot

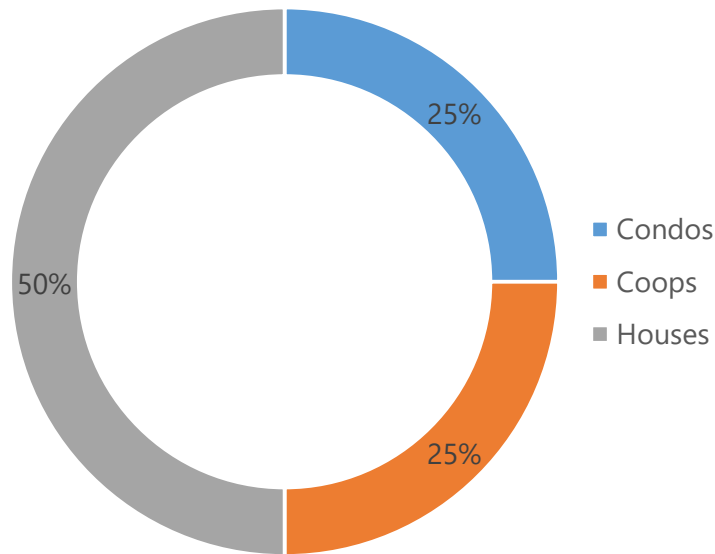


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$520,000	-26%	\$510	-8%	5
Coops	\$363,000	7%	\$363	-	5
Houses	\$750,000	-7%	\$683	-9%	10

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2039 West St	3-07104-0434	8-Nov-18	\$2,000,000	House	1,404
1990 W Tenth St	3-07078-0040	29-Nov-18	\$965,000	House	1,925
198 Bay 41 St	3-06895-0047	19-Nov-18	\$875,000	House	1,188
334 Avenue T	3-07104-0337	9-Nov-18	\$772,000	House	992
2223 W Sixth St	3-07145-0095	20-Nov-18	\$750,000	House	1,170
207 Bay 46 St	3-06914-0037	30-Nov-18	\$718,000	House	1,360
2256 W Seventh St	3-07143-0028	8-Nov-18	\$718,000	House	952
1720 W Eleventh St	3-06645-0013	8-Nov-18	\$676,493	House	2,156
2234 W Seventh St	3-07143-0020	16-Nov-18	\$650,000	House	952
135 Bay 50 St #1B	3-06924-1104	29-Nov-18	\$620,000	Condo	1,529
1642 W Ninth St #4B	3-06622-1023	16-Nov-18	\$572,500	Condo	830
2881-2885 Cropsey Ave #2B	3-06924-1205	21-Nov-18	\$520,000	Condo	1,167
2695 Shell Rd #1C	3-07212-1011	7-Nov-18	\$495,000	Condo	863
2475 W 16th St #16H	3-06919-0001	30-Nov-18	\$436,000	Coop	
2650 Ocean Pkwy #11M	3-07238-0115	1-Nov-18	\$400,000	Coop	
26 Avenue P #2C	3-06253-1305	16-Nov-18	\$395,460	Condo	
2475 W 16th St #11D	3-06919-0001	6-Nov-18	\$363,000	Coop	1,000
7913 Bay Pkwy #4B	3-06277-0001	14-Nov-18	\$270,000	Coop	
8735 Bay Pkwy #A61	3-06415-0016	28-Nov-18	\$200,000	Coop	



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THE RATNER TEAM



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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	Expediters	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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The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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