

GRAVESEND

A monthly analysis of residential sales
in Gravesend, Brooklyn

December 2018



The RATNER Team Market Report

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Residential Market Report, December 2018

Gravesend, Brooklyn

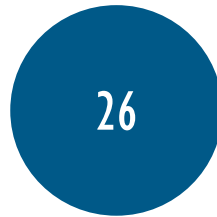
SUMMARY

MEDIAN SALE PRICE



-2% YoY

NO. OF TRANSACTIONS



30% YoY

MEDIAN PRICE/SQ.FT.



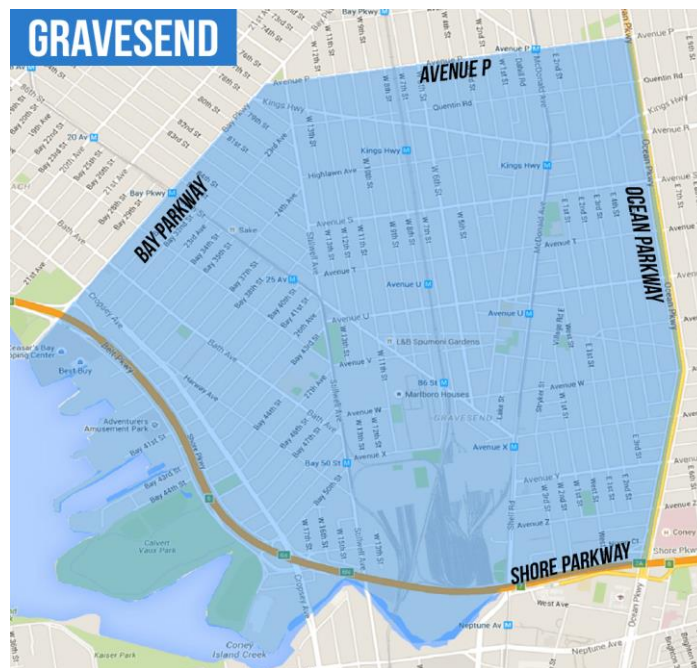
0% YoY

BROOKLYN
MEDIAN SALE PRICE



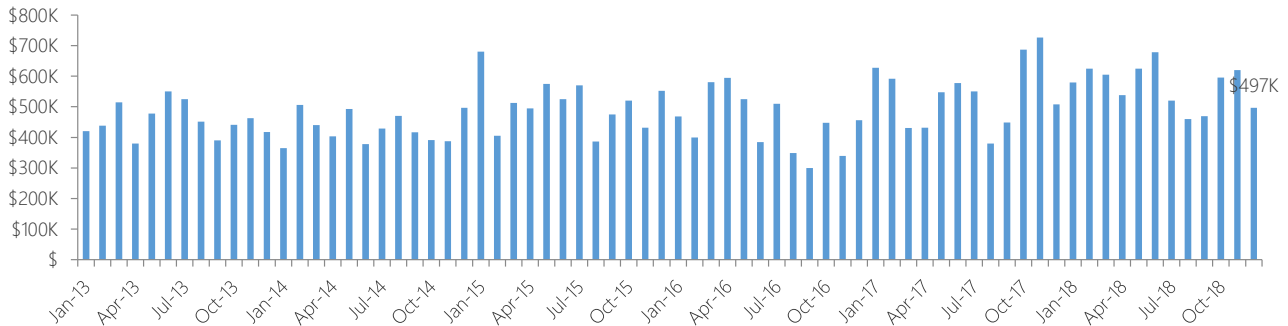
4% YoY

NEIGHBORHOOD BOUNDARIES

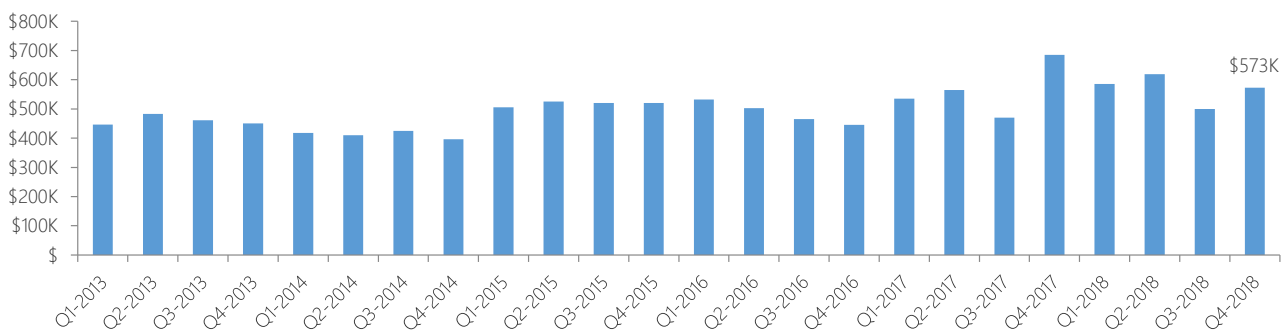


RESIDENTIAL STATS

Median Sale Price by Month

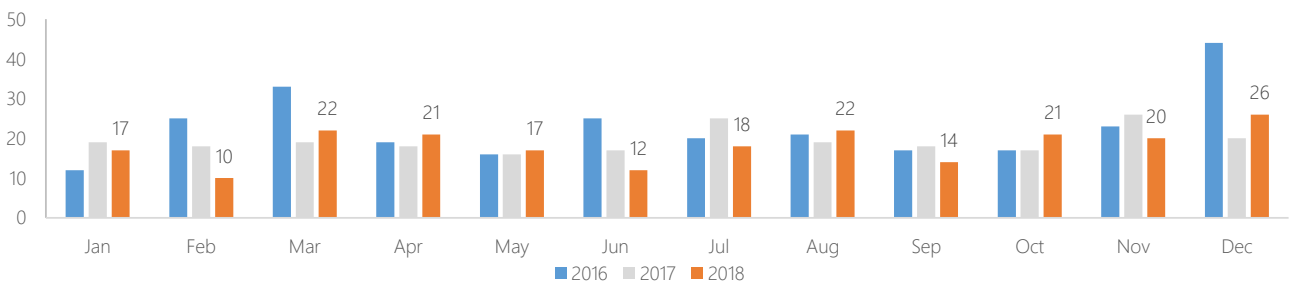


Median Sale Price by Quarter

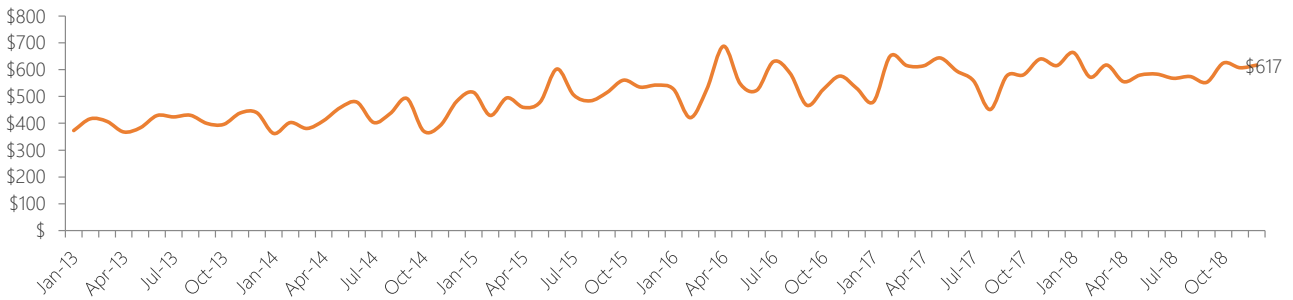


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	21	20	26



Median Sale Price per Square Foot

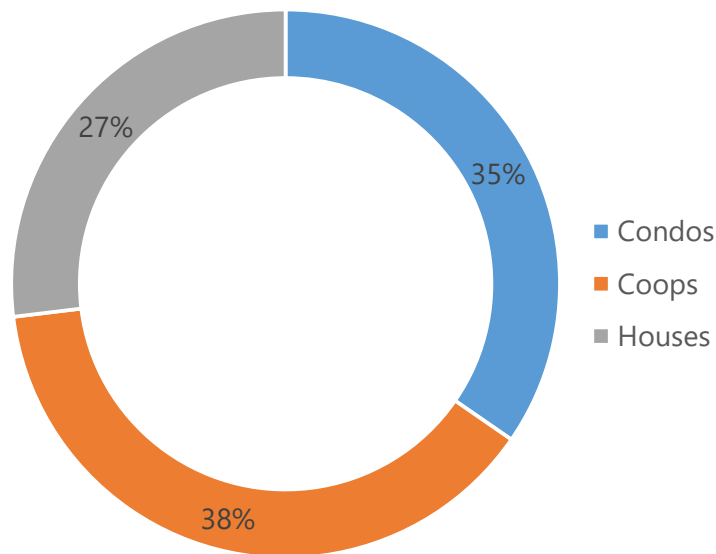


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$574,500	-14%	\$612	0%	9
Coops	\$350,000	63%	\$438	60%	10
Houses	\$917,500	0%	\$671	-22%	7

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
400 Avenue U #402	3-07129-1012	5-Dec-18	\$3,300,000	Condo	2,252
2025 E First St	3-07104-0531	11-Dec-18	\$3,101,000	House	1,248
2023 E First St	3-07104-0532	11-Dec-18	\$999,000	House	1,248
2344 Ocean Pkwy	3-07181-0024	6-Dec-18	\$950,000	House	2,011
1748 W Second St	3-06654-0026	10-Dec-18	\$885,000	House	1,248
152 Bay 40 St	3-06879-0073	28-Dec-18	\$868,000	House	1,764
2342 80th St	3-06848-0024	26-Dec-18	\$850,000	House	1,344
2555 W 15th St #2C	3-06919-1511	27-Dec-18	\$700,000	Condo	1,230
1671 W Tenth St #A403	3-06622-1116	19-Dec-18	\$650,000	Condo	1,045
71 Village Rd N #3B	3-07124-1115	24-Dec-18	\$619,000	Condo	1,011
379-389 Kings Hwy #3F	3-06654-1032	5-Dec-18	\$530,000	Condo	819
26 Avenue P #1A	3-06253-1301	21-Dec-18	\$496,860	Condo	
8735 Bay Pkwy #B3	3-06415-0016	12-Dec-18	\$435,000	Coop	
2260 Benson Ave #2C	3-06417-0039	5-Dec-18	\$375,000	Coop	
8721 Bay Pkwy #5A	3-06415-0022	10-Dec-18	\$365,000	Coop	
2652 Cropsey Ave #14C	3-06935-0001	20-Dec-18	\$355,000	Coop	
2260 Benson Ave #2G	3-06417-0039	19-Dec-18	\$350,000	Coop	800
2620 Ocean Pkwy #1G	3-07238-0049	17-Dec-18	\$317,000	Coop	
2650 Ocean Pkwy #6F	3-07238-0115	3-Dec-18	\$310,000	Coop	
2475 W 16th St #19K	3-06919-0001	18-Dec-18	\$275,000	Coop	
2121 Shore Pkwy #6R	3-06940-1095	21-Dec-18	\$270,000	Condo	550
133 Bay 32 St #1A	3-06417-1302	11-Dec-18	\$210,000	Condo	1,974
2475 W 16th St #7K	3-06919-0001	19-Dec-18	\$209,000	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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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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