

GRAVESEND

A monthly analysis of residential sales
in Gravesend, Brooklyn

November 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2019

Gravesend, Brooklyn

SUMMARY

MEDIAN SALE PRICE



-15% YoY

NO. OF TRANSACTIONS



16% YoY

MEDIAN PRICE/SQ.FT.



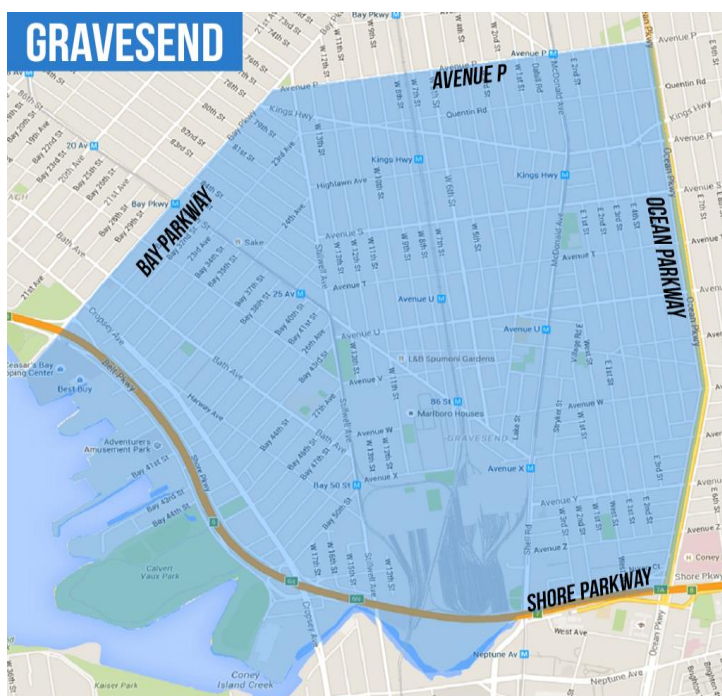
4% YoY

BROOKLYN MEDIAN SALE PRICE



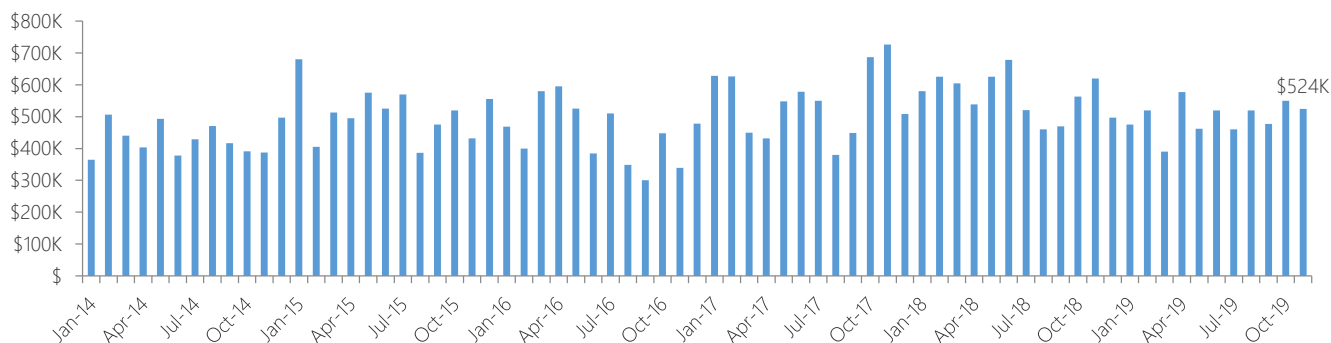
2% YoY

NEIGHBORHOOD BOUNDARIES

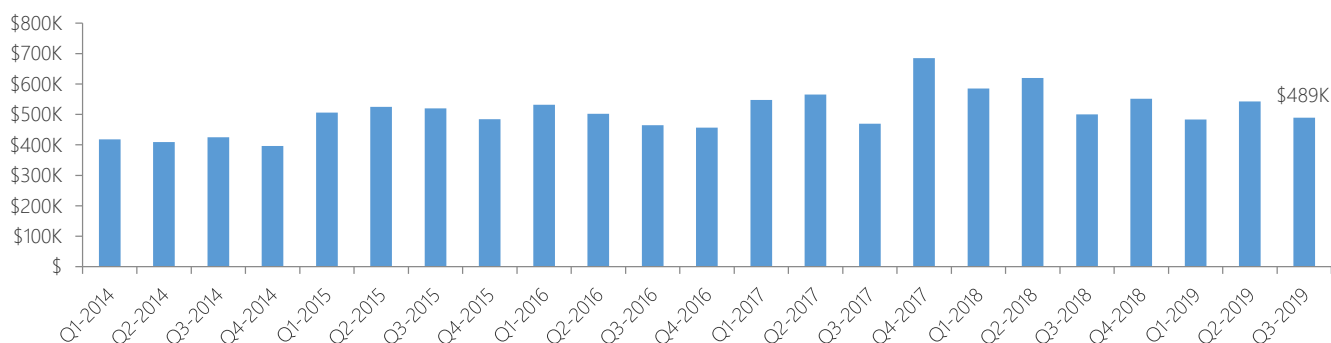


RESIDENTIAL STATS

Median Sale Price by Month

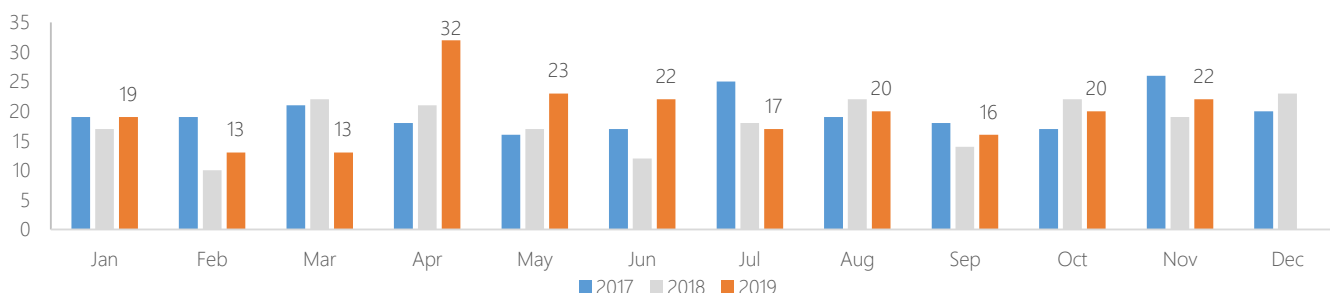


Median Sale Price by Quarter

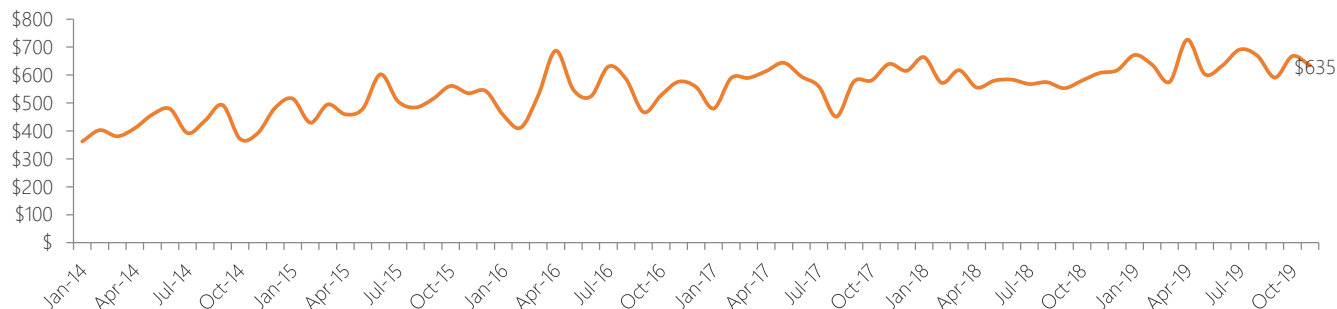


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	34	21	28	21	24	21	32	23	23	36	35	28
2015	17	30	36	27	28	22	27	18	30	25	14	19
2016	12	25	33	19	16	25	20	21	17	17	23	48
2017	19	19	21	18	16	17	25	19	18	17	26	20
2018	17	10	22	21	17	12	18	22	14	22	19	23
2019	19	13	13	32	23	22	17	20	16	20	22	



Median Sale Price per Square Foot

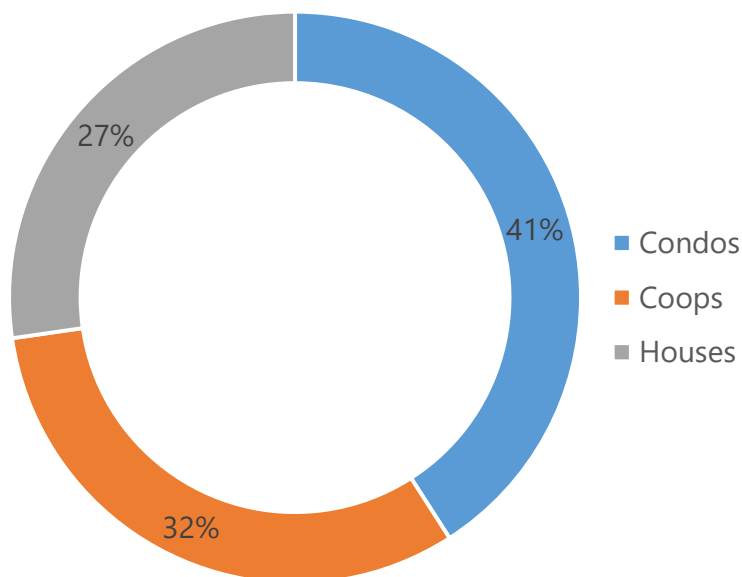


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$527,000	1%	\$631	24%	9
Coops	\$267,500	-26%	-	-	7
Houses	\$677,136	-10%	\$646	-5%	6

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2336 80th St	3-06848-0021	15-Nov-19	\$998,000	House	1,452
2230 W Sixth St	3-07144-0018	5-Nov-19	\$835,000	House	1,110
2218 82nd St #B1	3-06319-1005	21-Nov-19	\$680,000	Condo	1,050
31 Kings Pl	3-06678-0102	18-Nov-19	\$677,136	House	1,048
7819 Bay Pkwy #3D	3-06265-1017	6-Nov-19	\$664,371	Condo	666
10 Stryker St	3-07150-0008	14-Nov-19	\$633,424	House	1,460
71 Village Rd N #4H	3-07124-1129	13-Nov-19	\$618,000	Condo	1,100
152 Bay 53 St	3-06949-0075	12-Nov-19	\$540,000	House	2,300
1642 W Ninth St #5B	3-06622-1027	7-Nov-19	\$530,000	Condo	830
8895 26th Ave #4A	3-06910-1016	20-Nov-19	\$524,000	Condo	831
2761 Bath Ave #2A	3-06887-1017	26-Nov-19	\$454,000	Condo	746
2650 Ocean Pkwy #3M	3-07238-0115	5-Nov-19	\$374,500	Coop	
1935 Shore Pkwy #13G	3-06933-0055	21-Nov-19	\$370,000	Coop	
10 Avenue P #2L	3-06253-1021	12-Nov-19	\$350,000	Condo	662
2400 E Third St #729	3-07178-0022	19-Nov-19	\$270,000	Coop	
1935 Shore Pkwy #4E	3-06933-0055	21-Nov-19	\$265,000	Coop	
367 Avenue S #2F	3-06681-0035	6-Nov-19	\$238,000	Coop	
1800 Ocean Pkwy #C1	3-06681-0399	7-Nov-19	\$120,000	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

Residential Sales &
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- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

[READ MORE REVIEWS](#)



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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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THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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SPARTAN RENOVATIONS



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