

# The RATNER Team Market Reports

## MADISON

A monthly analysis of residential sales  
in Madison, Brooklyn

June 2016



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Warren Lewis Sotheby's International Realty

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## Residential Market Report, June 2016

### Madison, Brooklyn

#### SUMMARY

MEDIAN SALE PRICE

**\$510K**

-36% YoY

NO. OF TRANSACTIONS

**13**

44% YoY

MEDIAN PRICE/SQ.FT.

**\$305**

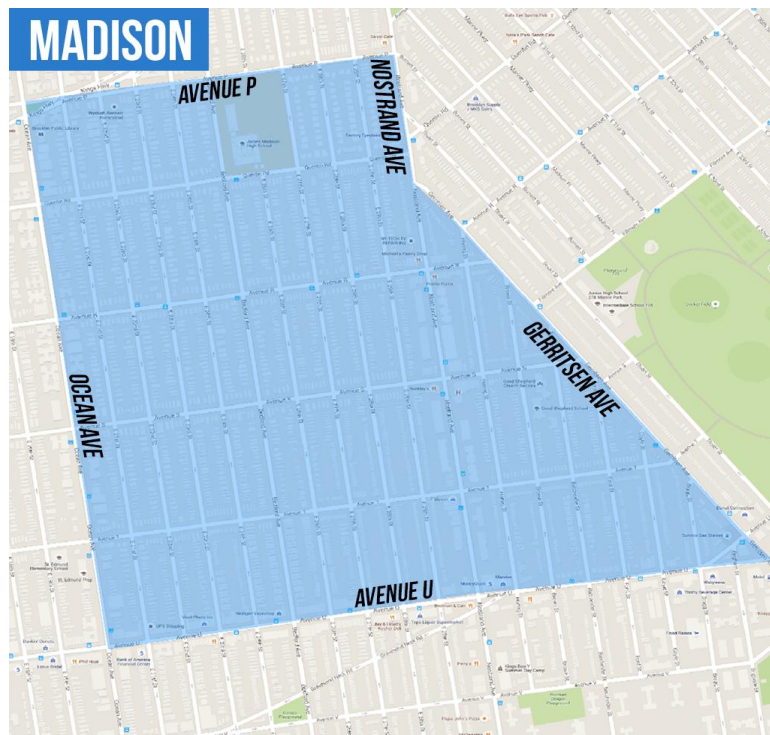
-42% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$620K**

9% YoY

#### NEIGHBORHOOD BOUNDARIES



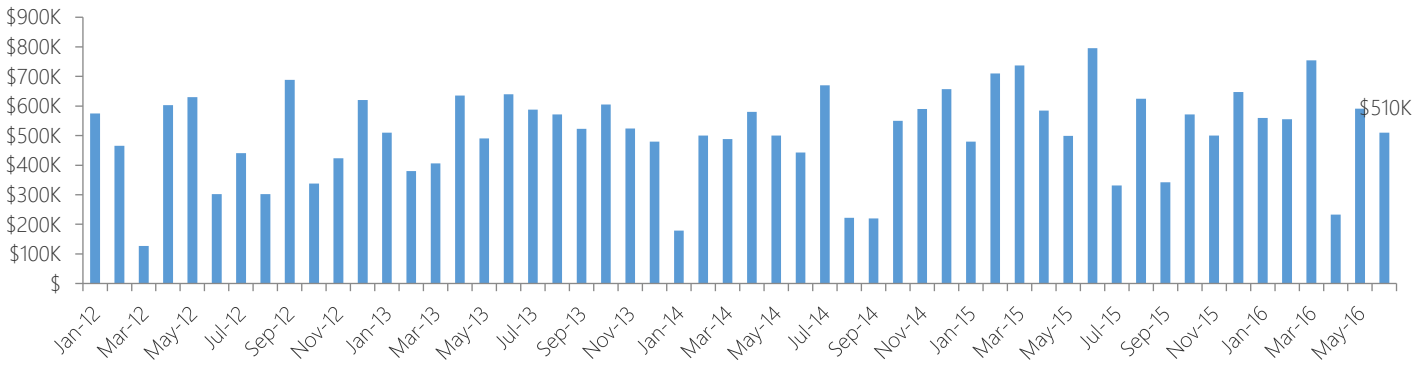
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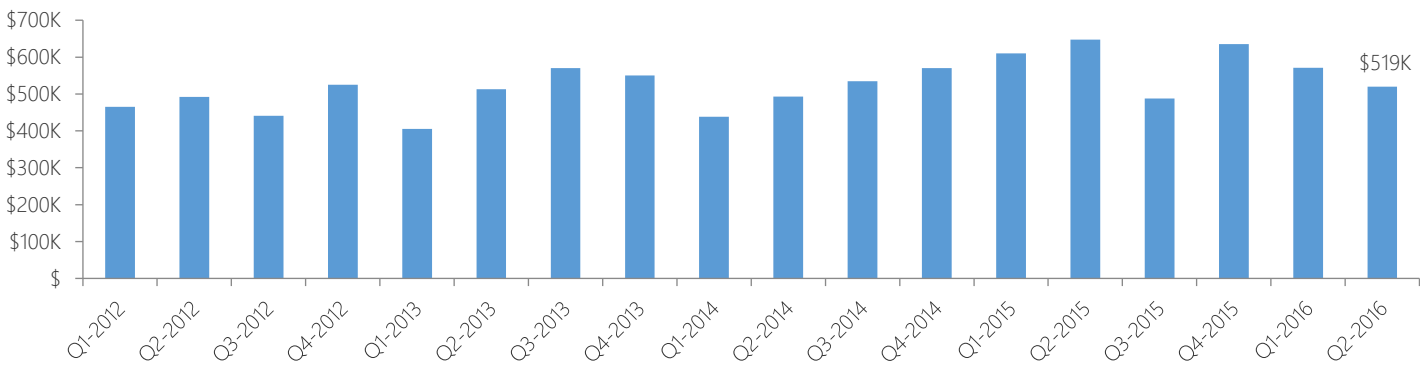
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## RESIDENTIAL STATS

### Median Sale Price by Month

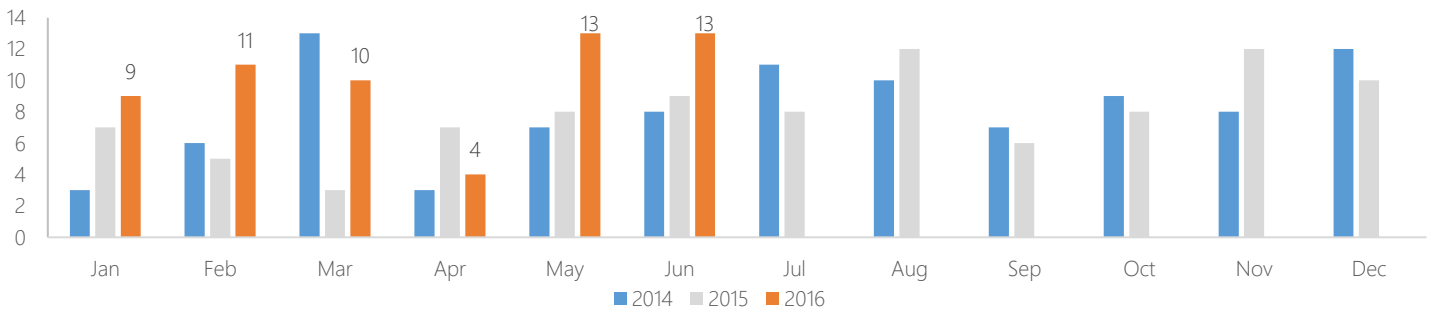


### Median Sale Price by Quarter



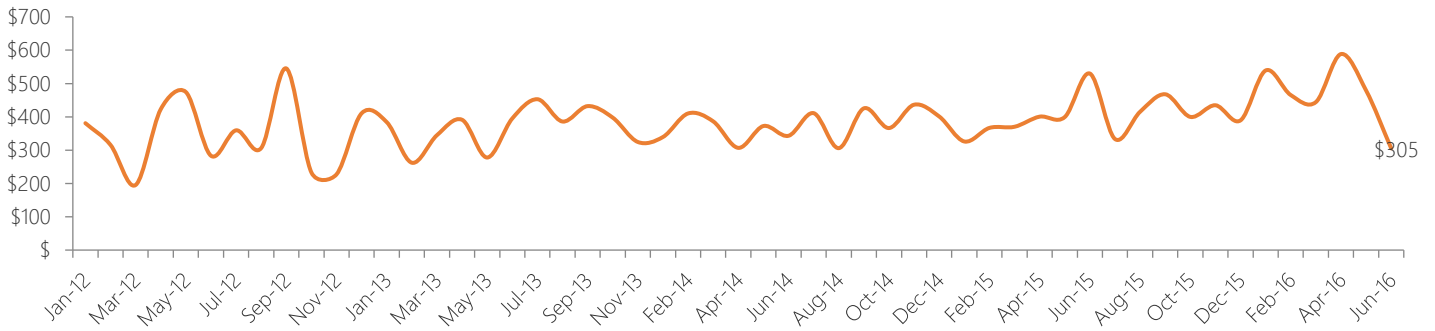
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	7	3	8	6	6	13	1	10	7	3	5	10
2012	7	7	7	4	3	5	10	8	8	4	5	15
2013	13	8	5	8	11	11	10	8	10	8	8	13
2014	3	6	13	3	7	8	11	10	7	9	8	12
2015	7	5	3	7	8	9	8	12	6	8	12	10
2016	9	11	10	4	13	13						



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## Median Sale Price per Square Foot

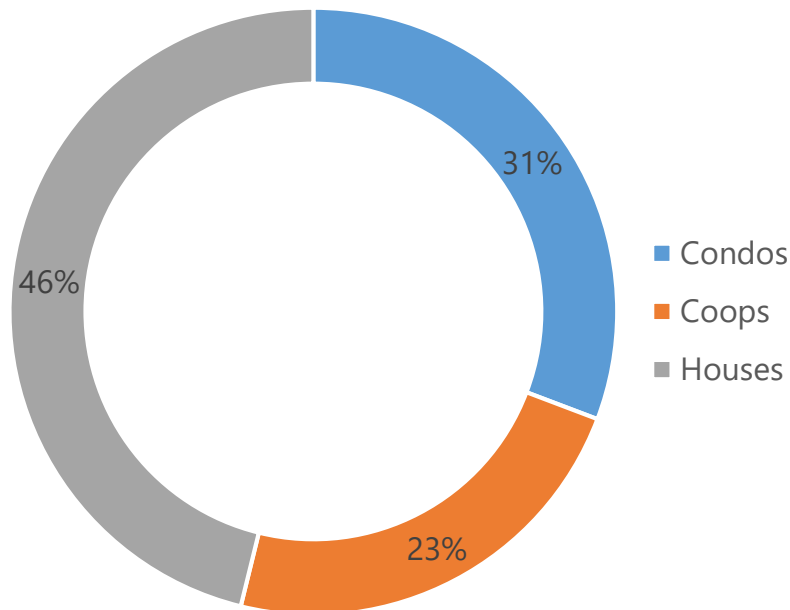


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$532,113	-	-	-	4
Coops	\$157,000	-7%	\$195	-	3
Houses	\$590,000	-26%	\$321	-39%	6

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2271 Ocean Avenue #6	3-06826-1005	16-Jun-16	\$1,120,075	Condo	
2614 Quentin Rd	3-06809-0004	9-Jun-16	\$979,000	House	1,556
2030 E 24 St	3-07328-0020	9-Jun-16	\$672,000	House	2,091
2062 Batchelder St	3-07337-0031	2-Jun-16	\$590,000	House	1,455
1737 East 21 Street #5A	3-06784-1112	29-Jun-16	\$544,764	Condo	
1737 East 21 Street #5B	3-06784-1113	28-Jun-16	\$519,463	Condo	
1811 E 29 St	3-06835-0083	16-Jun-16	\$500,000	House	1,846
1752 E 29 St	3-06811-0027	15-Jun-16	\$495,000	House	1,712
1737 East 21 Street #1A	3-06784-1101	29-Jun-16	\$395,460	Condo	
3165 Nostrand Ave #1S	3-06836-0064	29-Jun-16	\$185,000	Coop	950
3202 Nostrand Ave #3B	3-06835-0026	2-Jun-16	\$157,000	Coop	
3203 Nostrand Ave #2K	3-06836-0050	21-Jun-16	\$124,000	Coop	

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