

MARINE PARK-CANARSIE

A monthly analysis of residential sales
in Marine Park-Canarsie, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Marine Park/Canarsie, Brooklyn

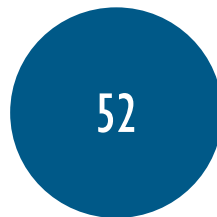
SUMMARY

MEDIAN SALE PRICE



13% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



16% YoY

BROOKLYN
MEDIAN SALE PRICE



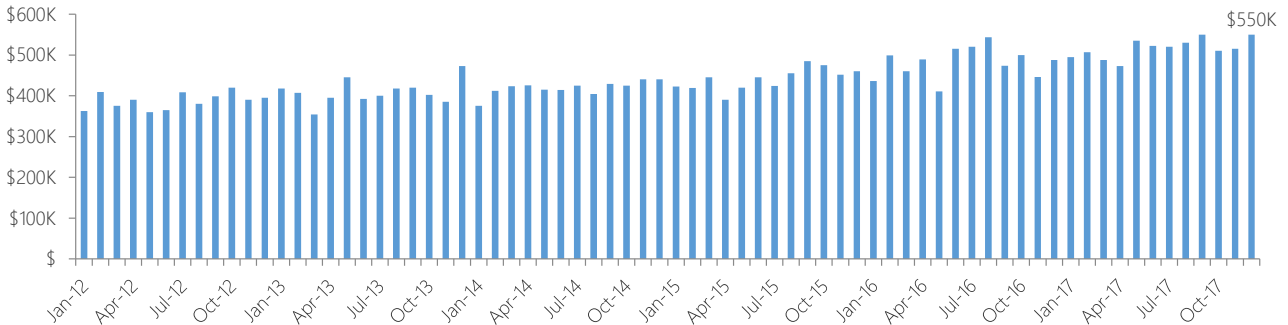
4% YoY

NEIGHBORHOOD BOUNDARIES

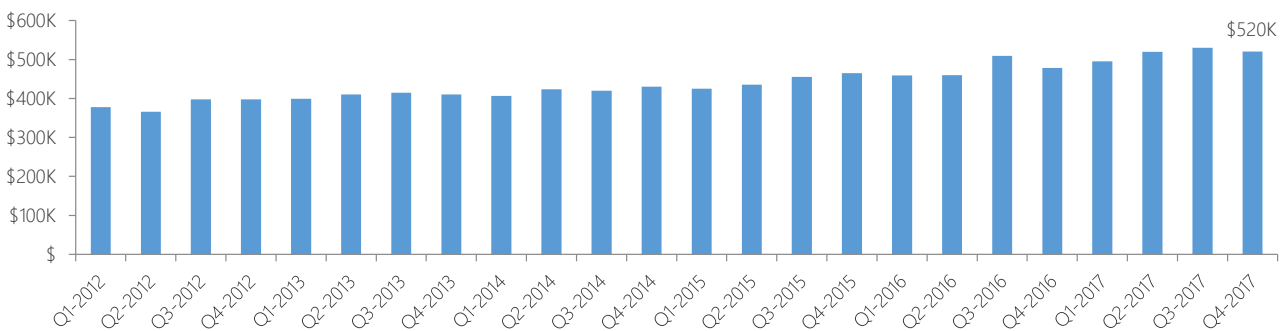


RESIDENTIAL STATS

Median Sale Price by Month

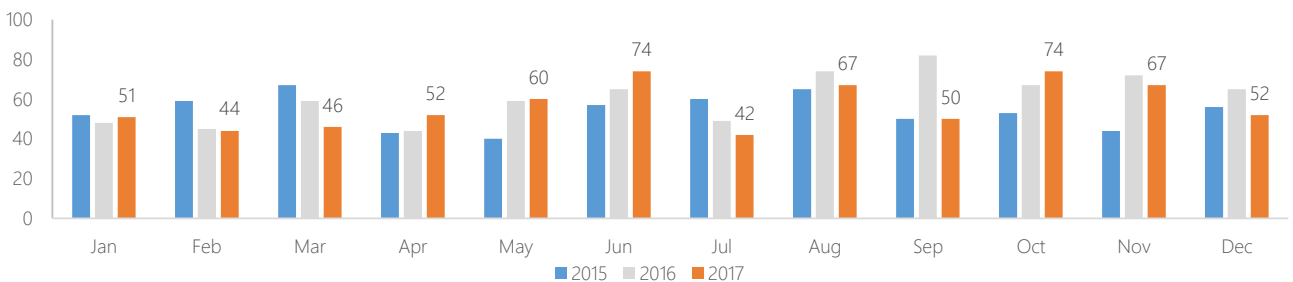


Median Sale Price by Quarter

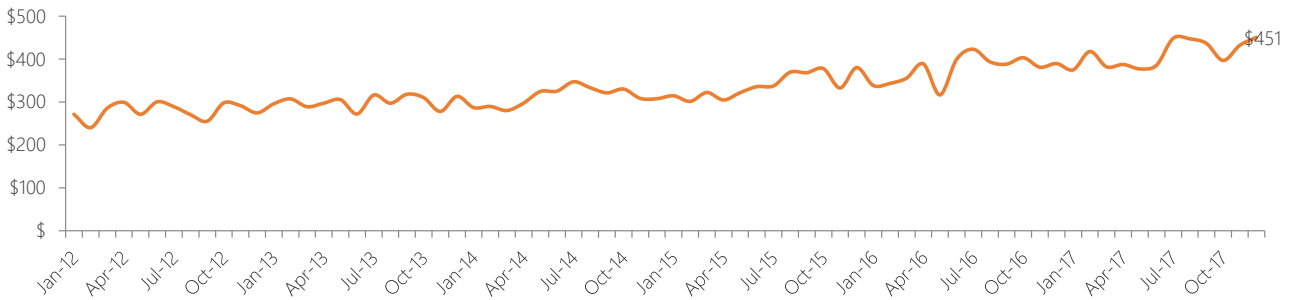


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	30	37	55	35	41	40	48	53	44	31	45	47
2013	48	48	39	41	52	45	51	52	44	54	46	50
2014	38	40	44	43	49	56	55	51	53	53	49	63
2015	52	59	67	43	40	57	60	65	50	53	44	56
2016	48	45	59	44	59	65	49	74	82	67	72	65
2017	51	44	46	52	60	74	42	67	50	74	67	52



Median Sale Price per Square Foot

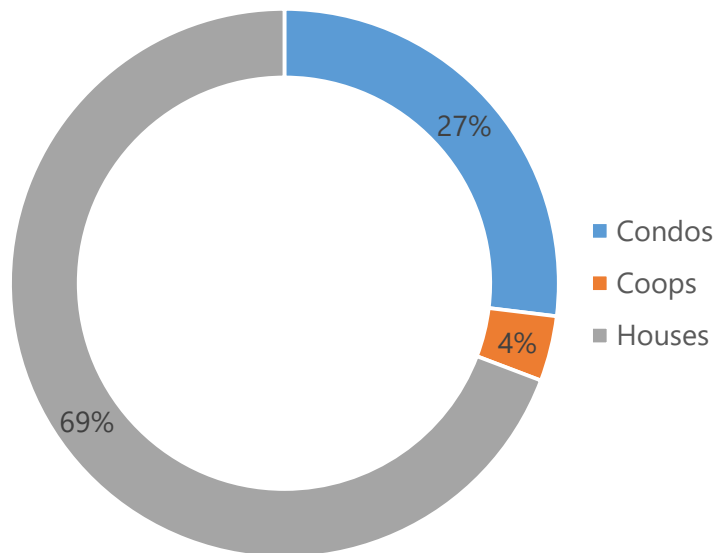


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$345,000	14%	\$344	10%	14
Coops	\$186,000	6%	-	-	2
Houses	\$619,000	11%	\$471	18%	36

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2406 National Dr	3-08592-0091	11-Dec-17	\$2,100,000	House	3,048
37 Barlow Dr N	3-08625-0027	14-Dec-17	\$935,000	House	2,600
7311 Avenue T	3-08393-0090	28-Dec-17	\$900,500	House	2,000
7310 Avenue X	3-08460-0030	11-Dec-17	\$869,000	House	1,850
2627 E 63 St	3-08647-0026	11-Dec-17	\$825,000	House	1,672
1863 Ryder St	3-08483-0014	18-Dec-17	\$775,000	House	1,184
7216 Avenue V	3-08441-0042	18-Dec-17	\$730,000	House	1,251
2142 Coleman St	3-08540-0064	20-Dec-17	\$725,000	House	896
1649 Kimball St	3-07864-0119	6-Dec-17	\$690,000	House	1,386
592 Mayfair Dr S	3-08650-0015	5-Dec-17	\$680,000	House	1,836
30 Paerdegat 1 St	3-08029-0014	21-Dec-17	\$679,500	House	1,440
1409 E 69 St	3-08391-0033	19-Dec-17	\$675,000	House	2,103
4111 Avenue K	3-07789-0006	19-Dec-17	\$660,000	House	1,189
1871 E 37 St	3-08481-0014	7-Dec-17	\$632,000	House	1,064
1446 E 59 St	3-07903-0063	12-Dec-17	\$628,000	House	1,232
1753 E 35 St	3-07718-0020	1-Dec-17	\$619,000	House	1,092
1809 New York Ave	3-07597-0028	29-Dec-17	\$619,000	House	1,344
2049 E 71 St	3-08412-0020	28-Dec-17	\$615,000	House	1,036
1426 E 51 St	3-07830-0147	13-Dec-17	\$600,000	House	1,915
1047 E 81 St	3-08033-0217	19-Dec-17	\$570,000	House	1,224
1566 E 37 St	3-07698-0069	1-Dec-17	\$560,000	House	1,472
970 E 43 St	3-07746-0062	21-Dec-17	\$560,000	House	1,600
1113 E 48 St	3-07732-0026	8-Dec-17	\$550,000	House	840
3621 Fillmore Ave	3-08480-0002	15-Dec-17	\$550,000	House	1,036
1535 Royce St #3E	3-08374-1540	20-Dec-17	\$525,000	Condo	1,164
4407 Avenue M	3-07842-0007	4-Dec-17	\$525,000	House	1,376
642 E 59 St	3-07954-0028	1-Dec-17	\$520,000	House	1,332
951 E 88 St	3-08025-0015	22-Dec-17	\$507,500	House	812
7181 Peri Ln #28	3-08369-1036	18-Dec-17	\$501,930	Condo	2,139
2258 Hendrickson St #N3	3-08558-1039	4-Dec-17	\$495,000	Condo	921
639 E 78 St	3-07983-0028	14-Dec-17	\$485,000	House	1,260
1854 Ryder St	3-08482-0063	18-Dec-17	\$420,000	House	784
1731 E 37 St	3-07720-0031	19-Dec-17	\$390,000	House	1,050
1111 E 72 St #10	3-08350-1010	13-Dec-17	\$362,000	Condo	853
971 E 87 St #206	3-08024-1020	6-Dec-17	\$360,000	Condo	1,116
598 Louisiana Ave #2	3-08235-1065	21-Dec-17	\$350,000	Condo	1,025
10837 Seaview Ave #33C	3-08273-1353	18-Dec-17	\$340,000	Condo	1,105
1099 E 72 St #2	3-08342-1054	27-Dec-17	\$330,000	Condo	950
10843 Seaview Ave #31C	3-08273-1343	14-Dec-17	\$320,000	Condo	1,105
1074 E 73 St #89	3-08342-1141	7-Dec-17	\$249,000	Condo	509
1361 E 91 St #502B	3-08237-1030	20-Dec-17	\$225,000	Condo	569
1358 E 92 St	3-08237-0049	19-Dec-17	\$225,000	House	1,260
1165 E 54 St #7R	3-07780-0008	13-Dec-17	\$225,000	Coop	
9517 Flatlands Ave	3-08183-0007	21-Dec-17	\$222,000	House	1,244
9204-9210 Avenue N #101	3-08295-1001	27-Dec-17	\$175,000	Condo	805
959-999 E 108 St #DD	3-08235-0315	26-Dec-17	\$147,000	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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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