

MARINE PARK-CANARSIE

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

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Marine Park/Canarsie, Brooklyn

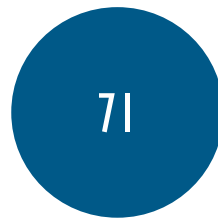
SUMMARY

MEDIAN SALE PRICE



7% YoY

NO. OF TRANSACTIONS



8% YoY

MEDIAN PRICE/SQ.FT.



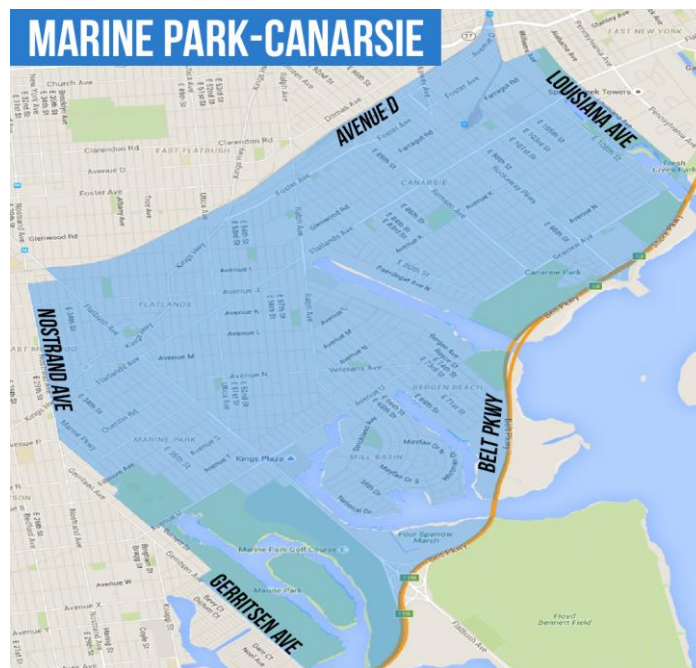
2% YoY

BROOKLYN
MEDIAN SALE PRICE



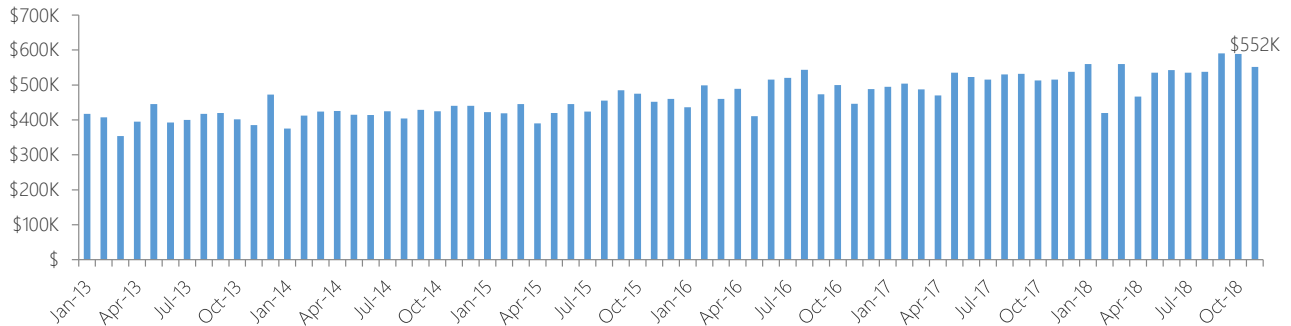
1% YoY

NEIGHBORHOOD BOUNDARIES

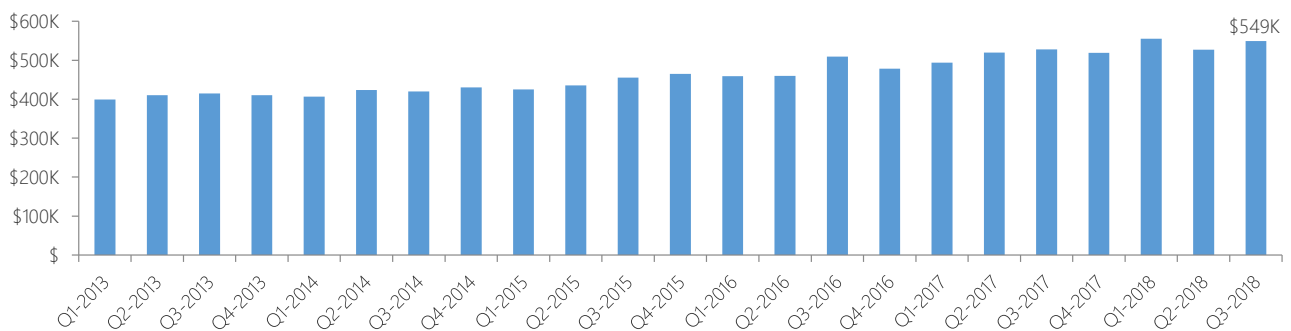


RESIDENTIAL STATS

Median Sale Price by Month

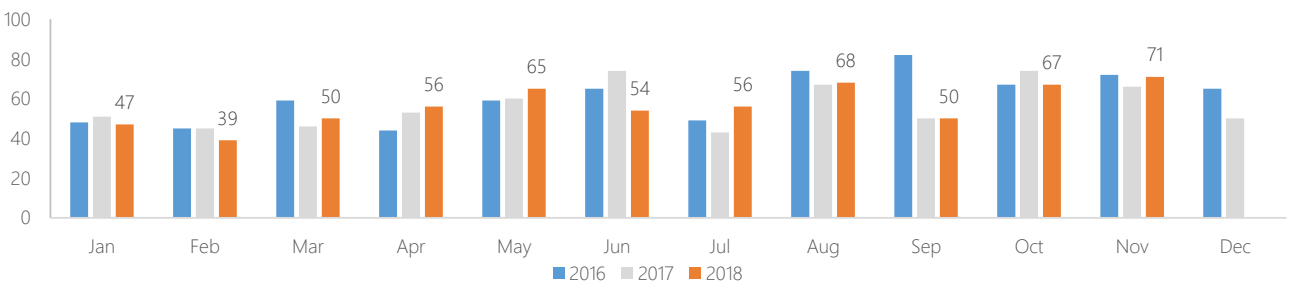


Median Sale Price by Quarter

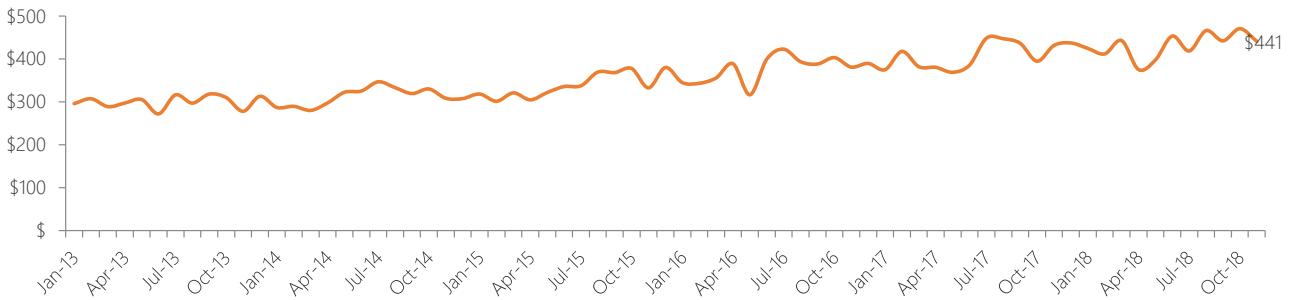


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	45	46	53	60	74	43	67	50	74	66	50
2018	47	39	50	56	65	54	56	68	50	67	71	



Median Sale Price per Square Foot

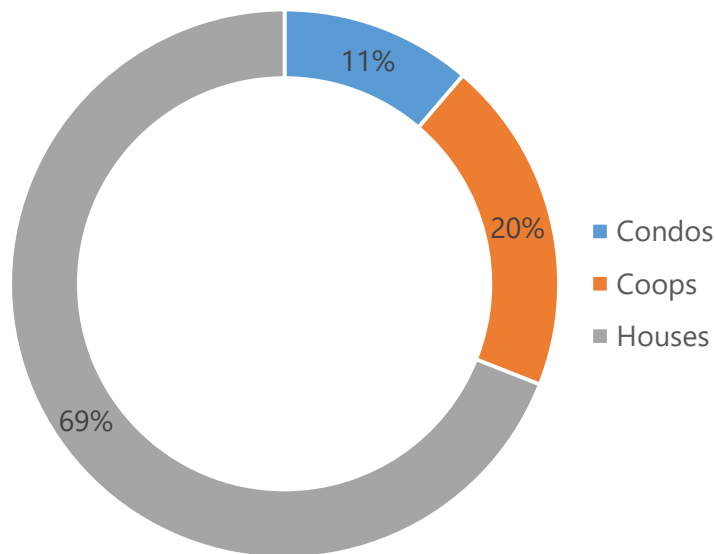


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$320,000	-11%	\$382	22%	8
Coops	\$175,000	0%	\$227	3%	14
Houses	\$650,000	23%	\$457	4%	49

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2625 National Dr	3-08615-0025	7-Nov-18	\$1,150,000	House	2,194
34 Montana Pl	3-08614-0025	28-Nov-18	\$1,100,000	House	2,680
3915 Avenue R	3-07886-0003	13-Nov-18	\$995,000	House	1,296
184 Whitman Dr	3-08628-0031	30-Nov-18	\$975,000	House	2,584
243 Mayfair Dr N	3-08627-0045	9-Nov-18	\$940,000	House	2,884
2409 E 70th St	3-08457-0027	26-Nov-18	\$861,500	House	2,172
2024 E 38th St	3-08523-0055	16-Nov-18	\$850,000	House	1,800
1563 E 37th St	3-07699-0016	29-Nov-18	\$826,000	House	1,472
1562 E 37th St	3-07698-0067	8-Nov-18	\$815,000	House	1,472
930 E 98th St	3-08147-0053	21-Nov-18	\$785,000	House	960
2171 E 33rd St	3-08533-0012	27-Nov-18	\$775,000	House	900
3118 Avenue J	3-07613-0048	7-Nov-18	\$768,000	House	2,104
3923 Avenue S	3-08506-0001	15-Nov-18	\$765,000	House	1,581
1348 E 36th St	3-07671-0064	27-Nov-18	\$720,000	House	1,615
1451 E 35th St	3-07671-0016	29-Nov-18	\$705,000	House	2,046
1952 Bergen Ave #3E	3-08374-1581	14-Nov-18	\$700,000	Condo	1,805
1630 Kimball St	3-07863-0057	8-Nov-18	\$700,000	House	1,304
4135 Kings Hwy	3-07813-0114	15-Nov-18	\$689,000	House	1,152
11 Georgetown Ln	3-08366-0175	8-Nov-18	\$679,000	House	2,163
1851 E 34th St	3-08478-0022	9-Nov-18	\$670,000	House	1,060
2027 E 59th St	3-08402-0028	29-Nov-18	\$665,000	House	1,605
1968 E 36th St	3-08502-0077	7-Nov-18	\$655,000	House	1,064
1387 E 46th St	3-07794-0030	16-Nov-18	\$650,000	House	1,664
1845 Albany Ave	3-07767-0013	29-Nov-18	\$650,000	House	1,260
1962 Ryder St	3-08505-0070	20-Nov-18	\$650,000	House	1,568
2065 E 64th St	3-08407-0049	14-Nov-18	\$636,000	House	1,325
920 E 31st St	3-07594-0053	14-Nov-18	\$635,000	House	1,408
1453 E 64th St	3-08386-0017	19-Nov-18	\$630,000	House	1,296
2133 Kimball St	3-08540-0027	8-Nov-18	\$625,000	House	1,166
1619 E 55th St	3-07900-0009	7-Nov-18	\$620,000	House	1,760
1527 E 56th St	3-07901-0027	13-Nov-18	\$615,000	House	1,390
1964 E 35th St	3-08501-0077	2-Nov-18	\$610,000	House	1,246
4513 Avenue K	3-07793-0005	1-Nov-18	\$565,000	House	1,528
10521 Avenue L	3-08253-0061	13-Nov-18	\$552,000	House	2,040
2059 E 71st St	3-08412-0016	19-Nov-18	\$550,000	House	1,036
1477 E 59th St	3-07904-0012	16-Nov-18	\$549,000	House	1,244
1451 Royce St #3l	3-08374-1445	15-Nov-18	\$544,000	Condo	1,160
30 Georgetown Ln	3-08366-0131	6-Nov-18	\$539,928	House	1,648
959 E 105th St	3-08213-0018	20-Nov-18	\$535,000	House	1,224
1556 E 51st St	3-07848-0065	20-Nov-18	\$535,000	House	868
1207 E 94th St	3-08202-0021	29-Nov-18	\$529,000	House	1,036
1797 E 51st St	3-08491-0035	30-Nov-18	\$515,000	House	838
1234 E 37th St	3-07618-0060	20-Nov-18	\$500,000	House	1,080
1000 E 35th St #3B	3-07580-1020	26-Nov-18	\$499,000	Condo	971
1403 E 55th St	3-07853-0021	8-Nov-18	\$463,357	House	952
8110 Avenue L #134	3-08060-1178	27-Nov-18	\$350,000	Condo	931
4814 Avenue M	3-07873-0046	1-Nov-18	\$300,000	House	1,207
1971 Rockaway Pkwy	3-08300-0026	28-Nov-18	\$296,088	House	732
1619 Schenectady Ave	3-07731-0012	9-Nov-18	\$290,000	House	1,543
534 E 86th St #303	3-07964-1015	9-Nov-18	\$290,000	Condo	836



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Address	BBL	Sale date	Sale price	Property type	Sqft
2057 E 55th St	3-08547-0021	26-Nov-18	\$250,000	House	1,248
5710 Avenue T #136G	3-08400-0040	19-Nov-18	\$239,000	Coop	
1270 E 51st St #6B	3-07776-0026	20-Nov-18	\$235,000	Coop	
907 E 106th St #7B	3-08214-1011	15-Nov-18	\$220,000	Condo	955
1088 E 73rd St #69	3-08342-1121	1-Nov-18	\$220,000	Condo	509
1199 E 53rd St #4U	3-07779-0022	30-Nov-18	\$217,500	Coop	
592 Louisiana Ave #1	3-08235-1055	21-Nov-18	\$214,915	Condo	1,017
3626 Kings Hwy #4F	3-07654-0014	5-Nov-18	\$190,000	Coop	836
3626 Kings Hwy #2C	3-07654-0014	28-Nov-18	\$185,000	Coop	875
1270 E 51st St #2J	3-07776-0026	28-Nov-18	\$180,000	Coop	
1199 E 53rd St #6H	3-07779-0022	13-Nov-18	\$175,000	Coop	
1270 E 51st St #2H	3-07776-0026	7-Nov-18	\$175,000	Coop	715
1275 E 51st St #7H	3-07777-0026	21-Nov-18	\$165,000	Coop	
1270 E 51st St #5J	3-07776-0026	21-Nov-18	\$165,000	Coop	
3626 Kings Hwy #6L	3-07654-0014	21-Nov-18	\$69,667	Coop	
3626 Kings Hwy #4L	3-07654-0014	21-Nov-18	\$68,667	Coop	
3626 Kings Hwy #6E	3-07654-0014	21-Nov-18	\$60,667	Coop	



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THE RATNER TEAM



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Nate Pfaff

Residential Sales &
Rental Specialist

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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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Attorneys	Fireplaces	Landscape Design	School Consultants
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CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
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