

MARINE PARK

A quarterly analysis of residential sales
in Marine Park, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Marine Park, Brooklyn

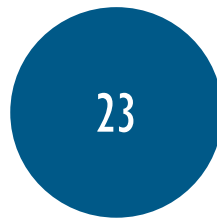
SUMMARY

MEDIAN SALE PRICE



0% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



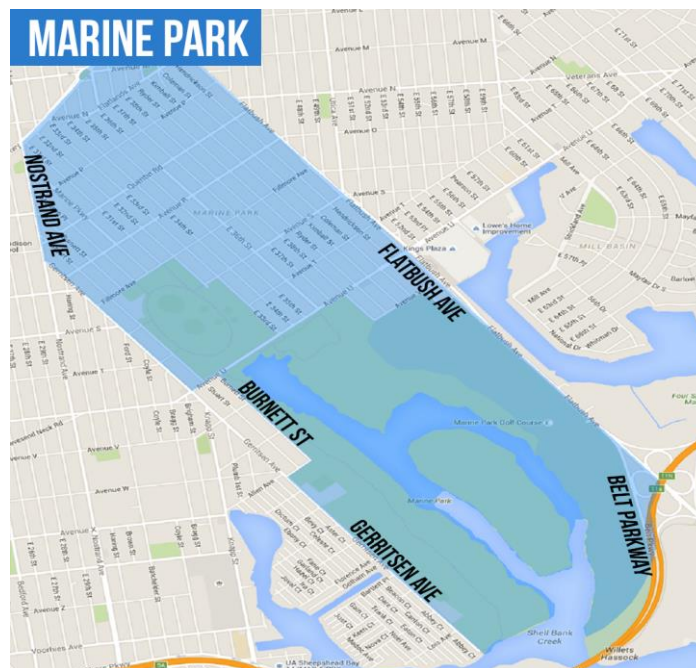
16% YoY

BROOKLYN
MEDIAN SALE PRICE



-4% YoY

NEIGHBORHOOD BOUNDARIES

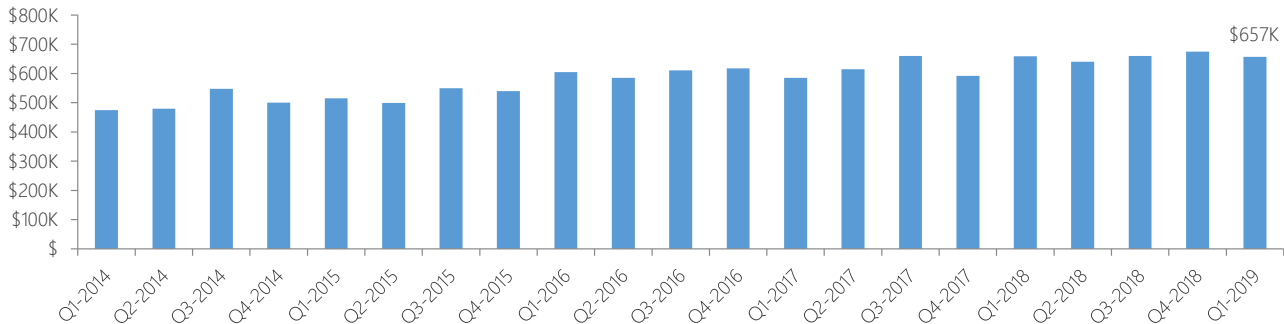


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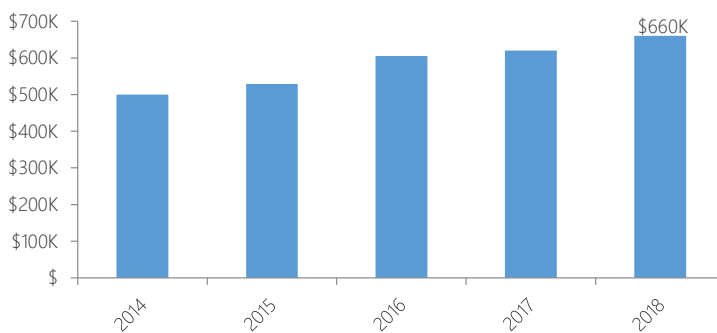
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RESIDENTIAL STATS

Median Sale Price by Quarter

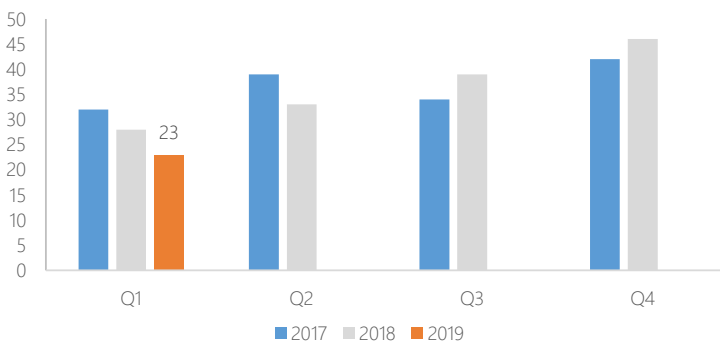


Median Sale Price by Year

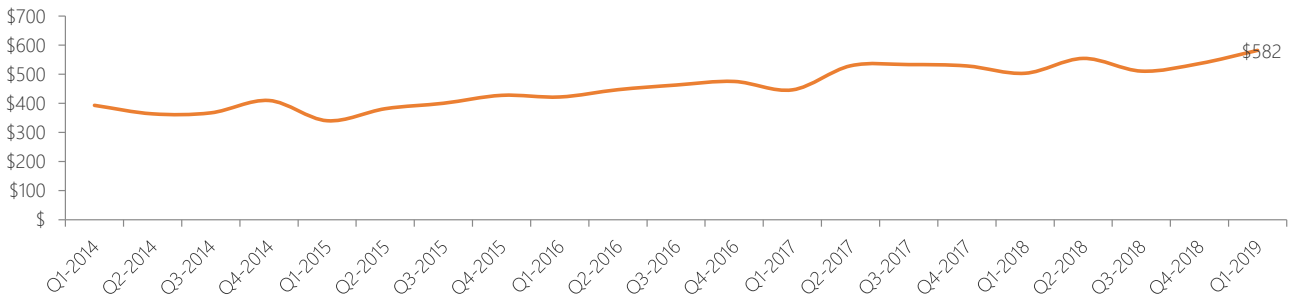


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	31	37	42	32	28	23
Q2	37	26	45	39	33	
Q3	40	39	60	34	39	
Q4	35	43	40	42	46	



Median Sale Price per Square Foot

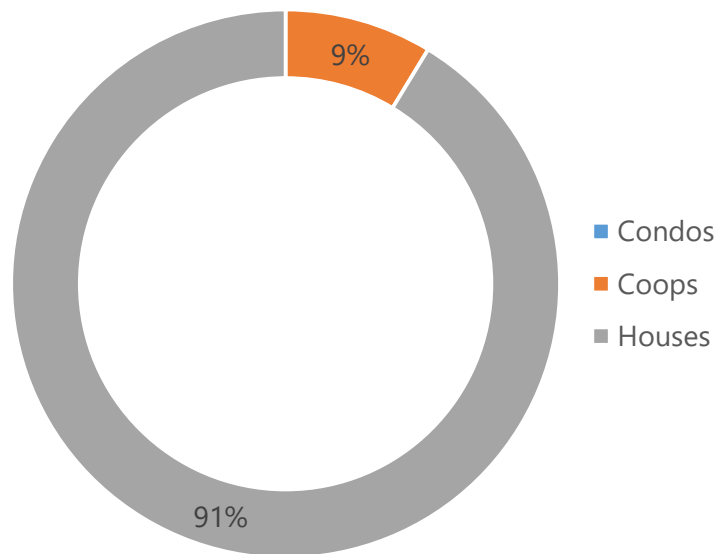


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$200,000	0%	-	-	2
Houses	\$670,750	2%	\$582	16%	21

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1770 Kimball St	3-07886-0069	23-Jan-19	\$890,000	House	1,104
3811 Quentin Rd	3-07862-0005	13-Feb-19	\$890,000	House	2,726
1650 Ryder St	3-07862-0063	27-Mar-19	\$856,900	House	1,316
2119 E 33rd St	3-08533-0034	17-Mar-19	\$804,718	House	946
2165 E 34th St	3-08534-0013	15-Mar-19	\$735,000	House	1,536
2019 E 37th St	3-08523-0033	22-Jan-19	\$730,000	House	1,008
1763 E 31st St	3-07714-0014	27-Feb-19	\$725,000	House	1,944
1718 Hendrickson St	3-07888-0052	20-Feb-19	\$700,000	House	1,280
3623 Fillmore Ave	3-08480-0001	14-Feb-19	\$690,000	House	1,036
1722 E 37th St	3-07719-0057	29-Mar-19	\$677,500	House	1,064
3609 Fillmore Ave	3-08480-0007	31-Jan-19	\$664,000	House	1,036
2142 Ryder St	3-08538-0055	9-Jan-19	\$650,000	House	956
1751 E 35th St	3-07718-0021	14-Mar-19	\$640,000	House	1,092
1962 E 37th St	3-08503-0075	6-Mar-19	\$600,000	House	1,008
1636 E 35th St	3-07707-0057	15-Jan-19	\$599,000	House	1,036
3410 Avenue R	3-08478-0046	4-Feb-19	\$591,000	House	1,440
1644 E 35th St	3-07707-0060	4-Jan-19	\$525,000	House	1,036
1546 E 36th St	3-07697-0063	14-Feb-19	\$499,000	House	1,552
1655 E 36th St	3-07709-0019	10-Jan-19	\$415,000	House	1,064
1515 E 37th St	3-07699-0036	1-Feb-19	\$345,000	House	1,472
3626 Kings Hwy #5L	3-07654-0014	6-Mar-19	\$220,000	Coop	
3626 Kings Hwy #2H	3-07654-0014	11-Mar-19	\$180,000	Coop	



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THE RATNER TEAM



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- 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

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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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SPARTAN RENOVATIONS



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