

The RATNER Team Market Reports

MIDWOOD

A monthly analysis of residential sales
in Midwood, Brooklyn

June 2016



o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

The RATNER Team Market Reports

Residential Market Report, June 2016

Midwood, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$482K

60% YoY

NO. OF TRANSACTIONS

38

27% YoY

MEDIAN PRICE/SQ.FT.

\$521

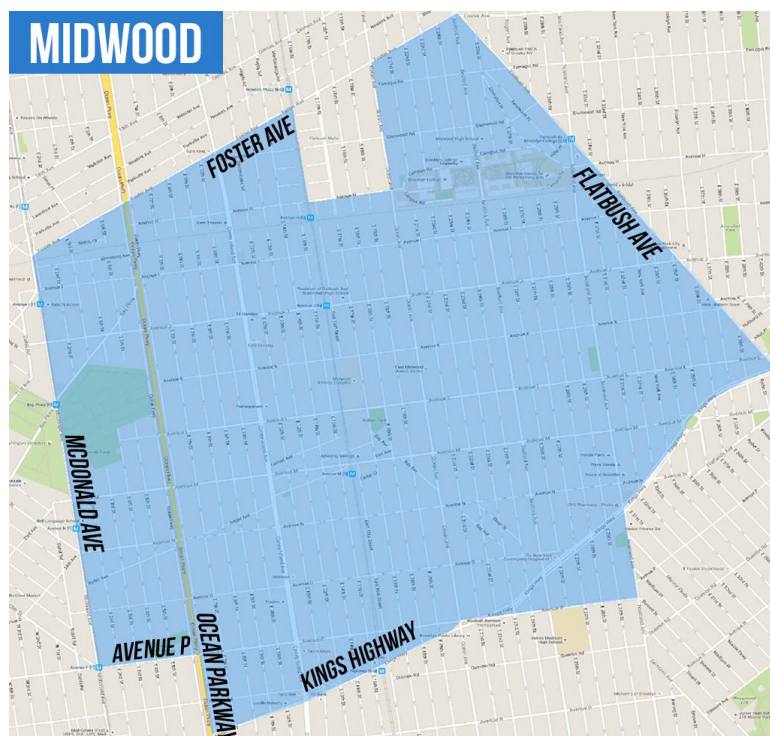
6% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



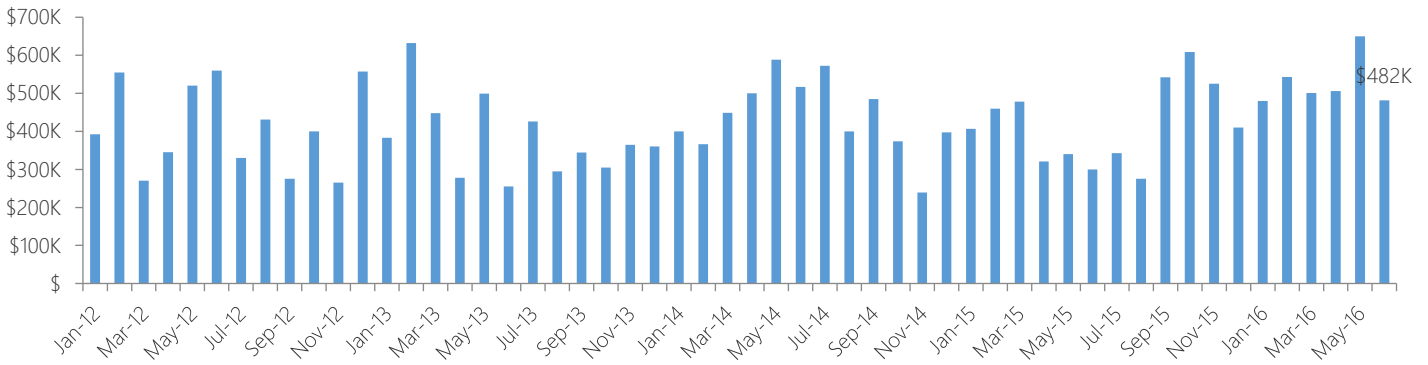
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty

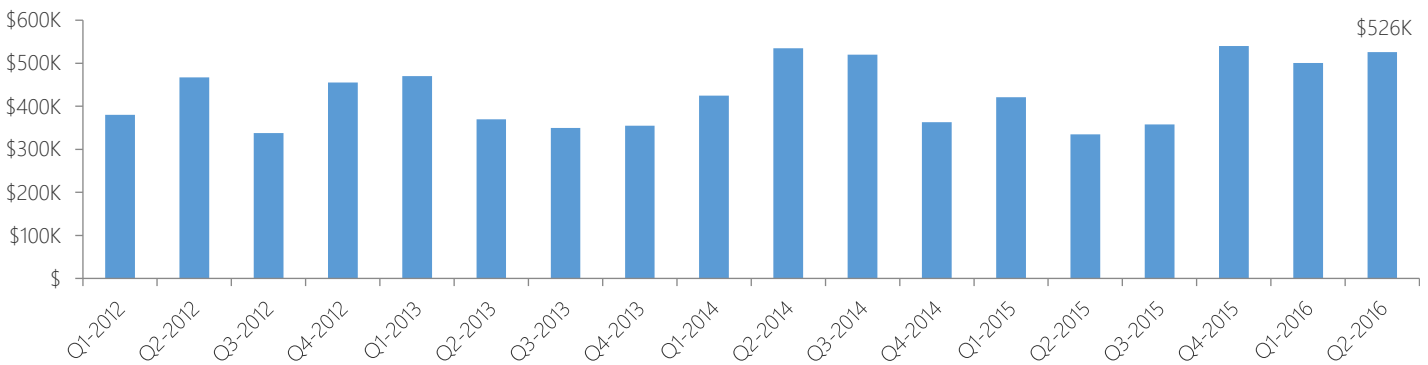
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

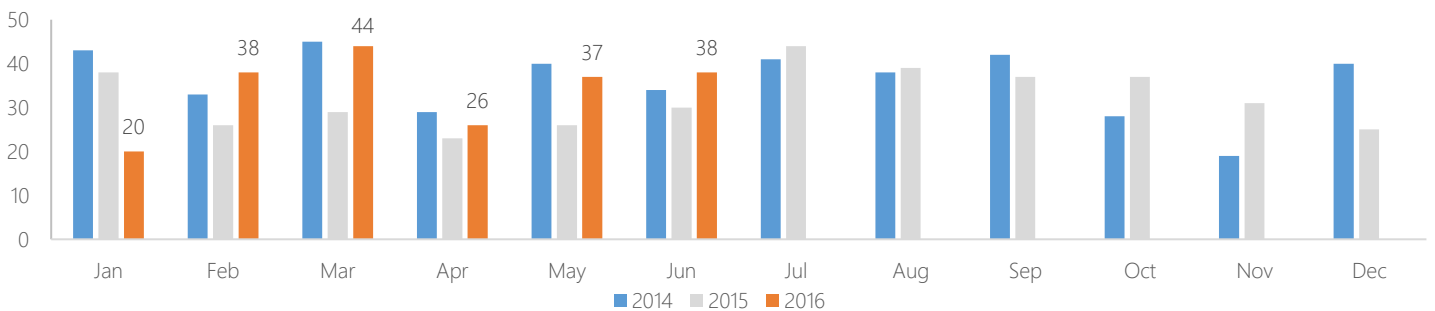


Median Sale Price by Quarter



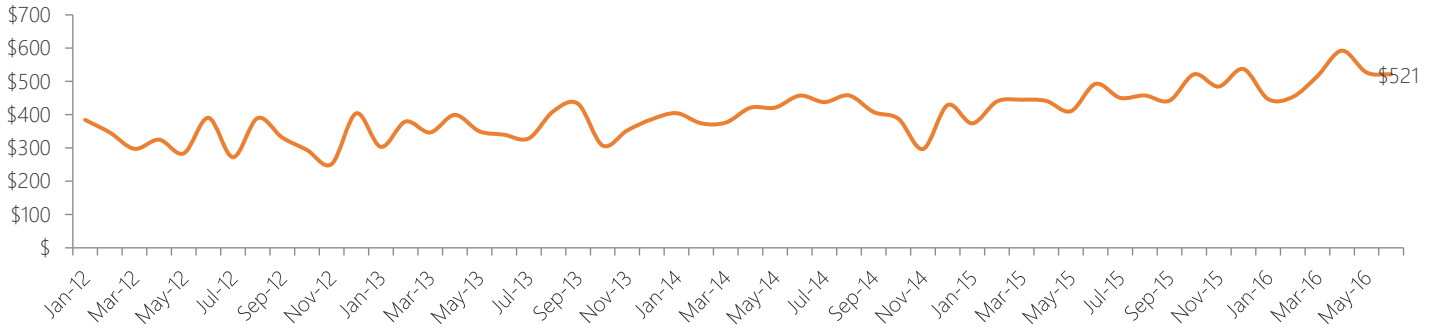
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	25	19	26	16	37	33	33	24	38	21	22	28
2012	28	30	30	26	35	38	19	43	26	16	29	48
2013	29	28	38	28	46	31	44	46	27	45	42	43
2014	43	33	45	29	40	34	41	38	42	28	19	40
2015	38	26	29	23	26	30	44	39	37	37	31	25
2016	20	38	44	26	37	38						



The RATNER Team Market Reports

Median Sale Price per Square Foot

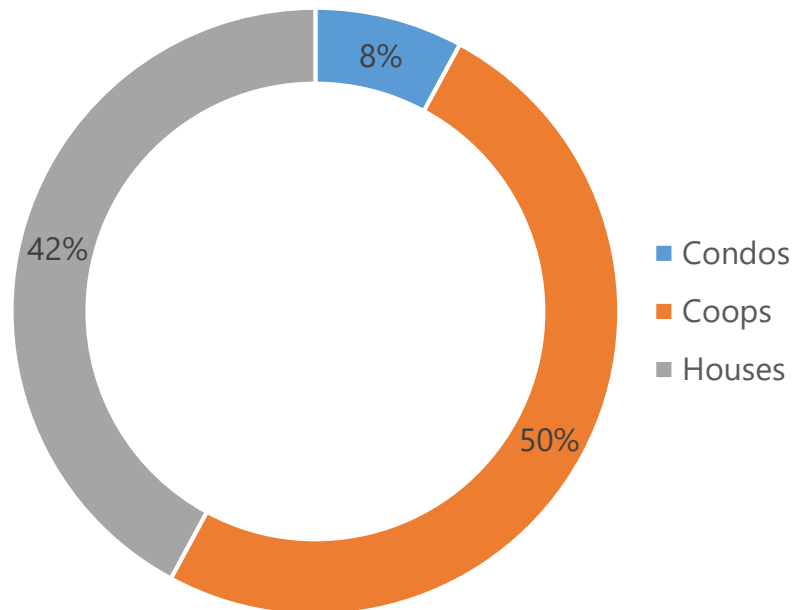


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$641,498	12%	\$533	13%	3
Coops	\$304,000	74%	\$419	15%	19
Houses	\$1,148,250	67%	\$567	15%	16

Number of Sales by Building Type



The RATNER Team Market Reports

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
954 Ocean Pkwy	3-06518-0048	24-Jun-16	\$3,400,000	House	2,352
25 De Koven Ct	3-05237-0168	22-Jun-16	\$2,000,000	House	2,757
1289 E 21 St	3-07621-0017	29-Jun-16	\$1,810,000	House	2,044
1354 E 26 St	3-07661-0065	27-Jun-16	\$1,580,000	House	2,535
538 E 24 St	3-05223-0066	6-Jun-16	\$1,349,000	House	3,008
975 E 24 St	3-07588-0013	30-Jun-16	\$1,300,000	House	1,740
1088 E 3 St	3-06515-0034	21-Jun-16	\$1,180,000	House	1,932
2023 Avenue M	3-07638-0001	6-Jun-16	\$1,116,500	House	1,692
2751 Bedford Ave	3-05246-0040	30-Jun-16	\$935,000	House	2,544
1155 Ocean Ave #4J	3-05241-0023	17-Jun-16	\$865,500	Coop	1,505
918 E 28 St	3-07591-0053	16-Jun-16	\$735,000	House	1,680
1756 Ocean Avenue #6C	3-06739-1019	30-Jun-16	\$731,104	Condo	1,204
1448 E 13 St	3-06750-0026	3-Jun-16	\$670,000	House	1,796
1539 E 23 St	3-06770-0082	16-Jun-16	\$670,000	House	1,280
3217 Avenue K	3-07614-0003	14-Jun-16	\$650,000	House	1,456
1756 Ocean Avenue #2C	3-06739-1003	28-Jun-16	\$641,498	Condo	1,204
1155 Ocean Ave #2F	3-05241-0023	29-Jun-16	\$515,000	Coop	1,038
1494 Ocean Avenue #2K	3-06721-1028	1-Jun-16	\$448,115	Condo	863
1680 Ocean Ave #3B	3-06730-0001	15-Jun-16	\$424,000	Coop	
2601-2623 Glenwood Rd #6D	3-05247-0001	30-Jun-16	\$380,250	Coop	
1710 Avenue H #E6	3-06701-0047	20-Jun-16	\$335,000	Coop	800
657-677 E 26 St #3V	3-05247-0006	7-Jun-16	\$325,000	Coop	
1170 Ocean Pkwy #7K	3-05495-1018	30-Jun-16	\$320,000	Coop	
825 Ocean Pkwy #5C	3-06509-0013	16-Jun-16	\$310,000	Coop	900
2515 Glenwood Rd #6D	3-05246-0001	3-Jun-16	\$304,000	Coop	970
1079 E 29 St	3-07611-0013	3-Jun-16	\$300,000	House	1,232
1119-1139 Ocean Pkwy #5J	3-06532-0076	17-Jun-16	\$229,000	Coop	
515 Avenue I #2A	3-06508-0022	15-Jun-16	\$212,000	Coop	
1580 E 13 St #3E	3-06759-0034	28-Jun-16	\$205,000	Coop	
2807-2821 Kings Hwy #2D	3-07682-0016	1-Jun-16	\$185,000	Coop	
50 Kenilworth Pl #5H	3-05248-0012	28-Jun-16	\$185,000	Coop	
2901-2911 Avenue I #2G	3-07575-0006	16-Jun-16	\$182,000	Coop	
2807-2821 Kings Hwy #3E	3-07682-0016	10-Jun-16	\$170,000	Coop	
1710 Avenue H #AA1	3-06701-0047	21-Jun-16	\$149,310	Coop	

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Warren Lewis Sotheby's International Realty