

SHEEPSHEAD BAY

A monthly analysis of residential sales
in Sheepshead Bay, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Sheepshead Bay, Brooklyn

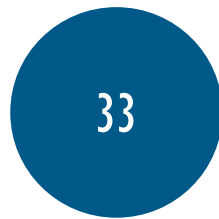
SUMMARY

MEDIAN SALE PRICE



8% YoY

NO. OF TRANSACTIONS



10% YoY

MEDIAN PRICE/SQ.FT.



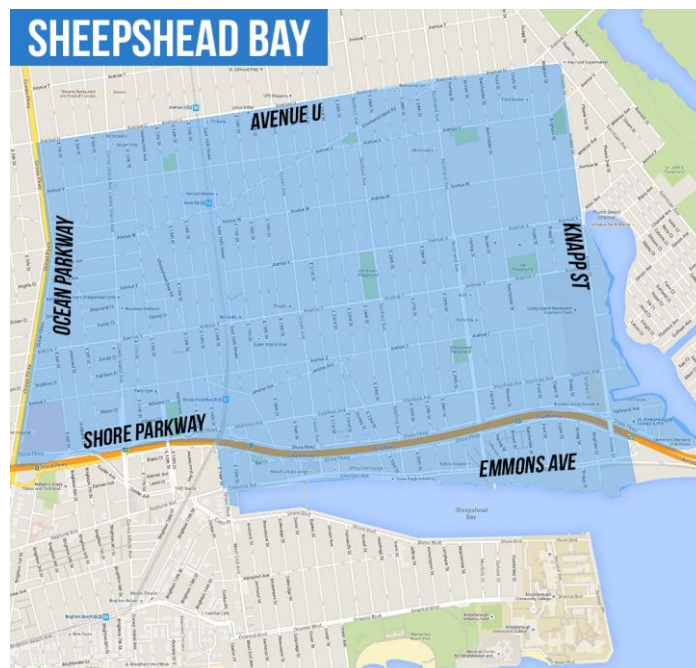
14% YoY

BROOKLYN
MEDIAN SALE PRICE



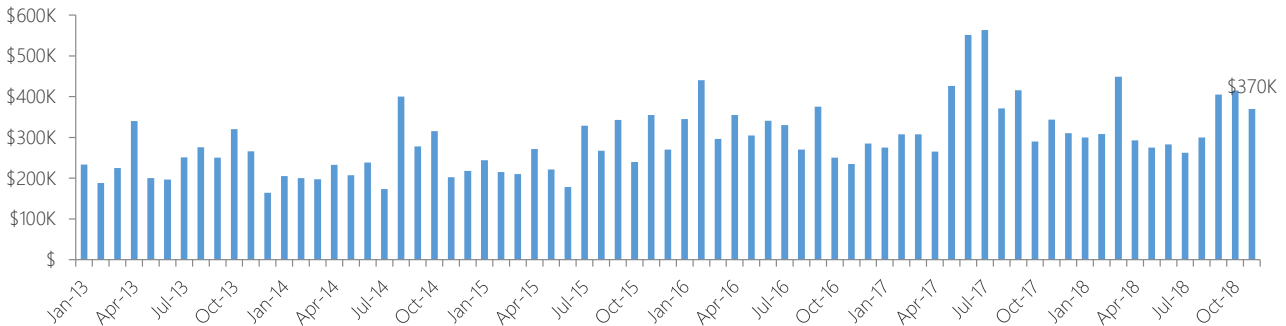
1% YoY

NEIGHBORHOOD BOUNDARIES

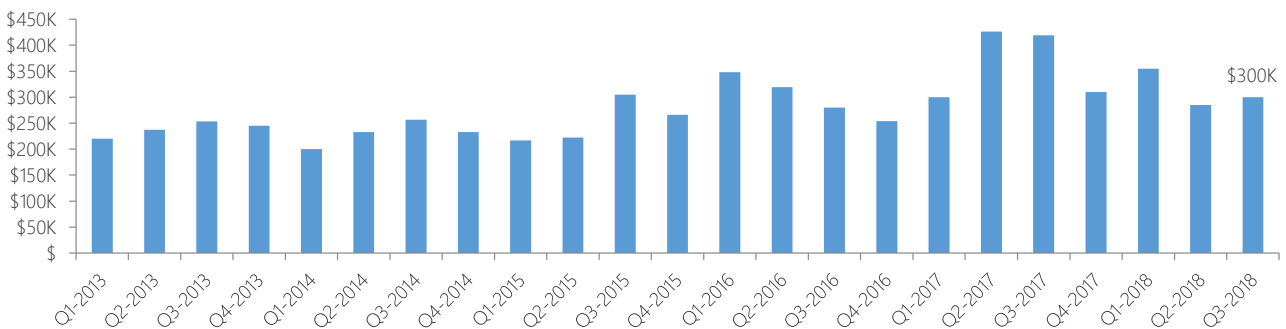


RESIDENTIAL STATS

Median Sale Price by Month

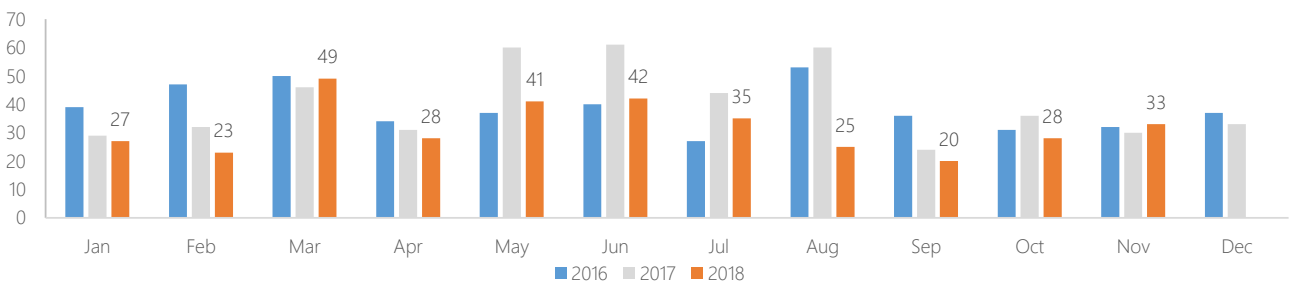


Median Sale Price by Quarter

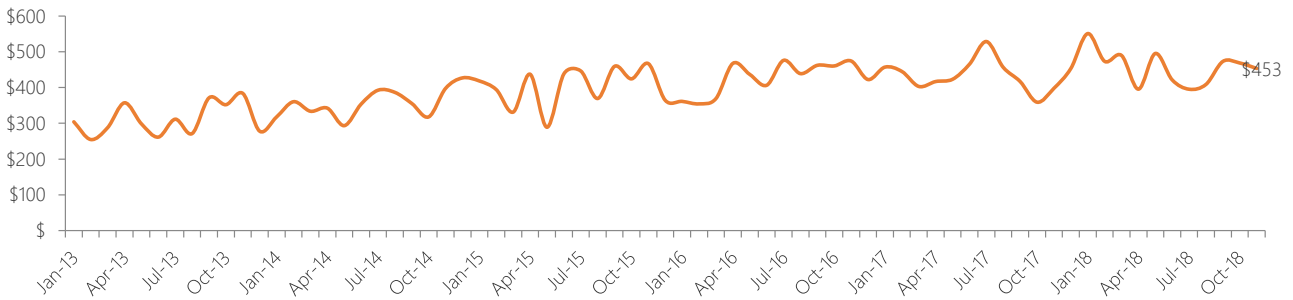


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	27	18	31	29	26	20	32	36	28	36	28	28
2014	28	31	28	34	40	37	41	43	37	39	28	34
2015	36	26	41	44	28	49	42	38	29	35	27	47
2016	39	47	50	34	37	40	27	53	36	31	32	37
2017	29	32	46	31	60	61	44	60	24	36	30	33
2018	27	23	49	28	41	42	35	25	20	28	33	



Median Sale Price per Square Foot

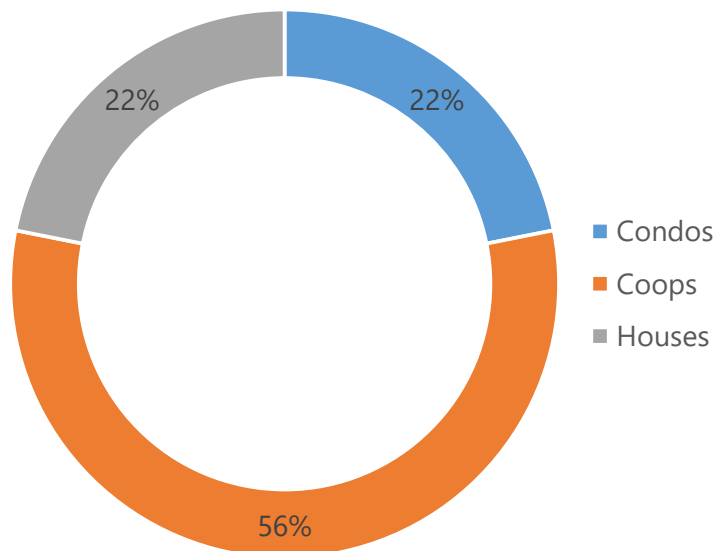


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$640,000	-4%	\$652	37%	7
Coops	\$215,000	-9%	\$250	-11%	18
Houses	\$658,000	-4%	\$448	-21%	7

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2201 E 26th St	3-07384-0001	29-Nov-18	\$950,000	House	2,071
2615-2621 E 17th St #6F	3-07462-1081	14-Nov-18	\$809,000	Condo	1,240
4630 Bedford Ave	3-07469-0009	2-Nov-18	\$790,800	House	1,540
2150 Ford St	3-07366-0026	5-Nov-18	\$730,000	House	1,152
2752-2756 Ocean Ave #6C	3-07404-1220	1-Nov-18	\$675,100	Condo	965
3567 Shore Pkwy #H3	3-08782-1104	2-Nov-18	\$675,000	Condo	1,585
2148 E 28th St	3-07360-0136	20-Nov-18	\$658,000	House	1,468
2752-2756 Ocean Ave #6A	3-07404-1218	8-Nov-18	\$640,000	Condo	965
1208 Sheepshead Bay Rd #3A	3-07414-1009	9-Nov-18	\$606,000	Condo	984
2841 Ford St #1F	3-08804-1001	20-Nov-18	\$520,326	Condo	1,566
4804 Bedford Ave #B3	3-08784-1023	27-Nov-18	\$480,000	Condo	601
4257 Bedford Ave	3-07358-0046	26-Nov-18	\$450,000	House	2,347
2419 E 18th St	3-07420-0074	6-Nov-18	\$418,500	House	1,874
1213 Avenue Z #C26	3-07433-0040	7-Nov-18	\$400,000	Coop	
2951 Ocean Ave #3M	3-07441-0245	7-Nov-18	\$390,000	Coop	
2531-2553 E Seventh St #5D	3-07224-0050	15-Nov-18	\$370,000	Coop	
2531-2553 E Seventh St #5K	3-07224-0050	2-Nov-18	\$359,000	Coop	
2620 E 13th St #1H	3-07457-0001	30-Nov-18	\$293,000	Coop	
2717 E 28th St #4F	3-08791-0104	16-Nov-18	\$250,000	Coop	1,000
3080 Voorhies Ave #6F	3-08806-0150	1-Nov-18	\$250,000	Coop	
2427 E 29th St #1F	3-07422-1042	29-Nov-18	\$250,000	Coop	1,000
3021 Avenue Z #3E	3-07449-0025	5-Nov-18	\$215,000	Coop	
3901-3903 Nostrand Ave #2U	3-07475-0001	19-Nov-18	\$190,000	Coop	
2909 Ocean Ave #5F	3-07441-0263	12-Nov-18	\$185,000	Coop	
2425-2465 Haring St #4G	3-07423-0011	6-Nov-18	\$180,000	Coop	
2265 Ocean Pkwy #5H	3-07158-0063	5-Nov-18	\$170,000	Coop	
2940 Ocean Ave #B8	3-07440-0020	14-Nov-18	\$155,000	Coop	
3105 Avenue V #6H	3-07370-0021	15-Nov-18	\$141,859	Coop	
2190 Brigham St #5J	3-07369-0027	27-Nov-18	\$137,000	Coop	
3105 Avenue V #5A	3-07370-0021	7-Nov-18	\$135,000	Coop	
11 Waldane Ct	3-08815-0179	26-Nov-18	\$50,000	House	930



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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
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
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Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
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