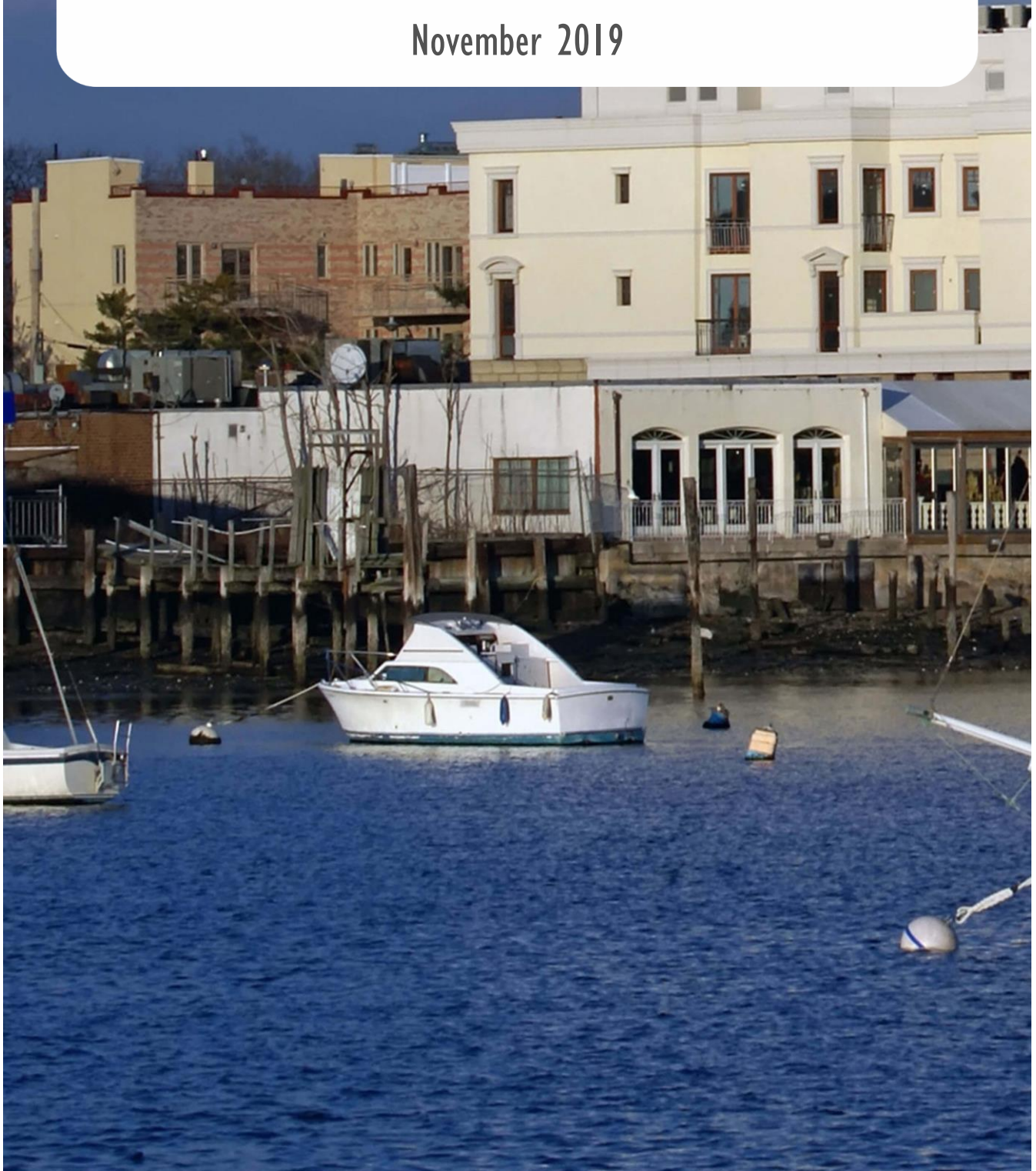


SHEEPSHEAD BAY

A monthly analysis of residential sales
in Sheepshead Bay, Brooklyn

November 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, November 2019

Sheepshead Bay, Brooklyn

SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-16% YoY

MEDIAN PRICE/SQ.FT.



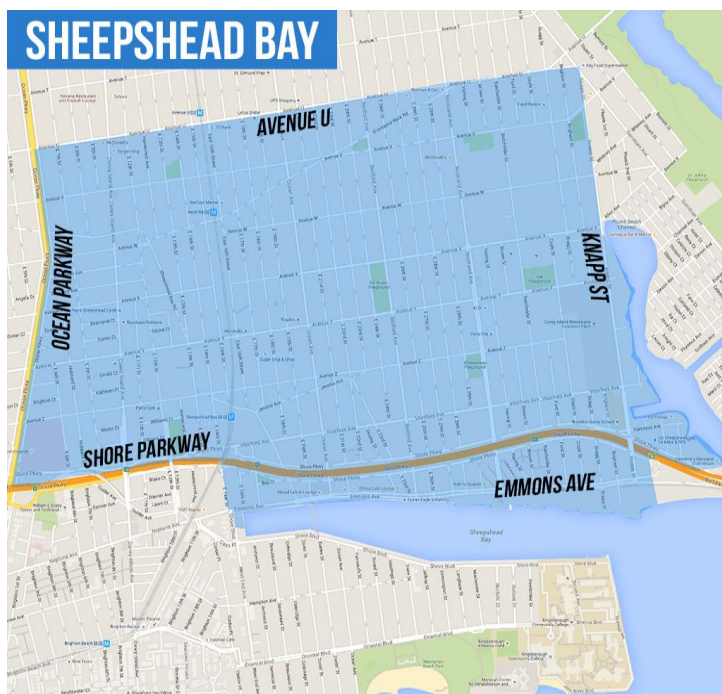
-11% YoY

BROOKLYN
MEDIAN SALE PRICE



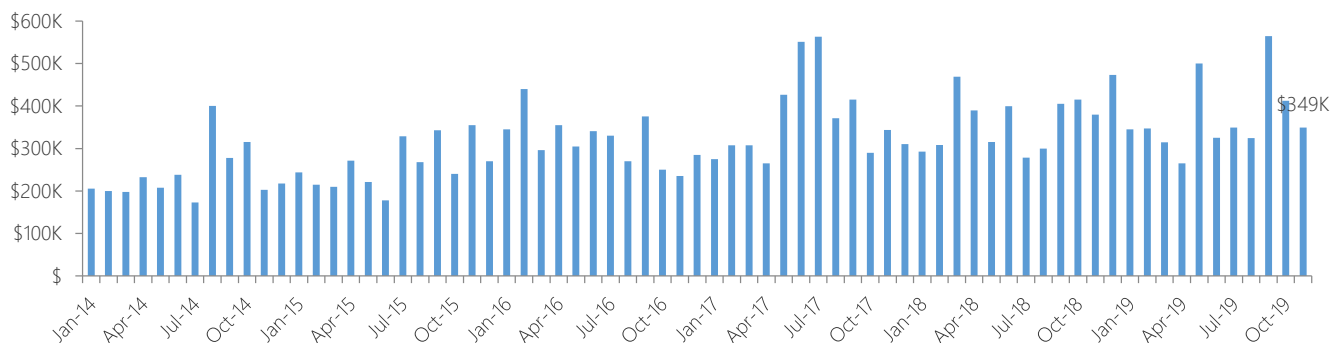
2% YoY

NEIGHBORHOOD BOUNDARIES

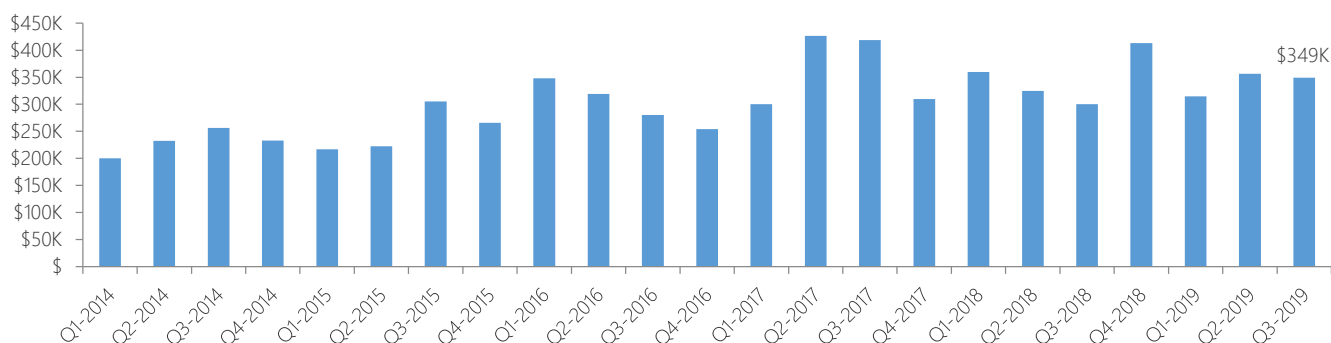


RESIDENTIAL STATS

Median Sale Price by Month

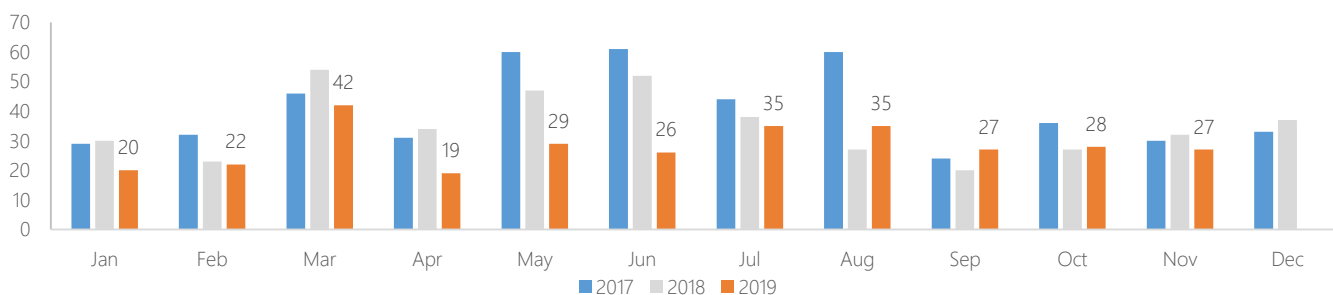


Median Sale Price by Quarter

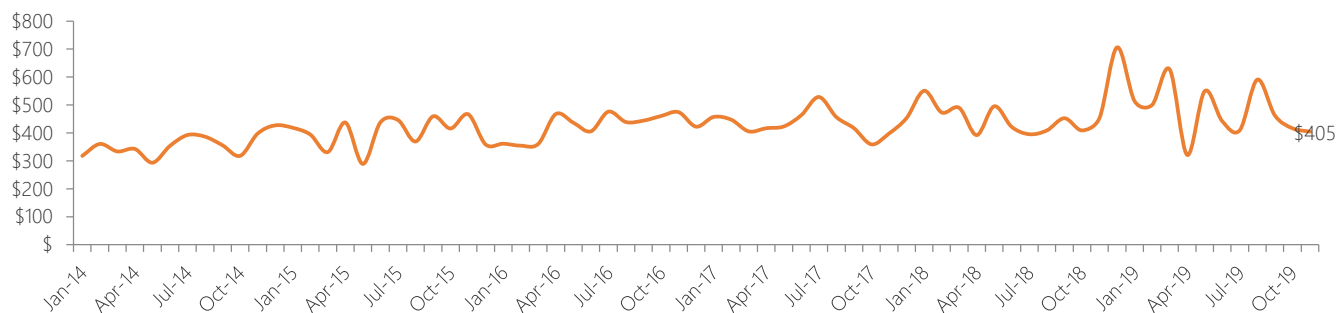


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	30	23	54	34	47	52	38	27	20	27	32	37
2019	20	22	42	19	29	26	35	35	27	28	27	



Median Sale Price per Square Foot

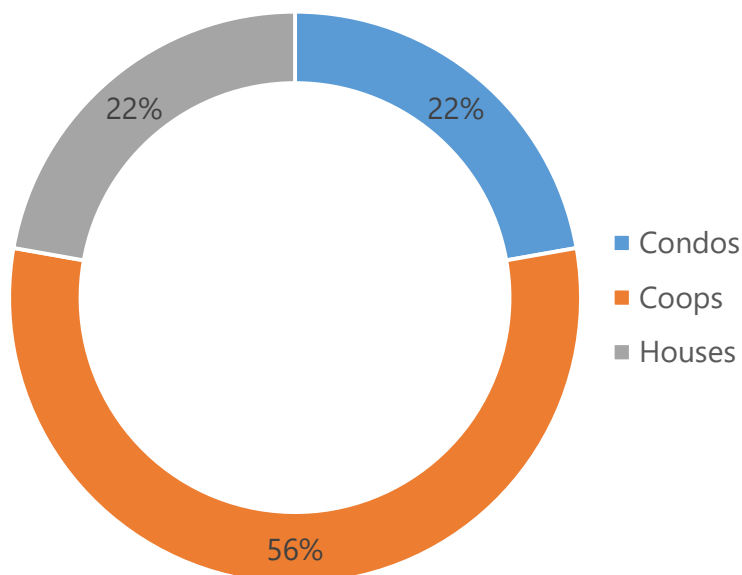


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$580,000	-12%	\$509	-22%	6
Coops	\$300,000	40%	\$271	8%	15
Houses	\$800,000	22%	\$435	-3%	6

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1501 Voorhies Ave #26B	3-07459-1040	7-Nov-19	\$962,246	Condo	
2519 E 18th St	3-07439-0073	22-Nov-19	\$852,500	House	1,548
2363 E 17th St	3-07402-0049	21-Nov-19	\$807,000	House	1,857
2553 E 19th St	3-07440-0067	12-Nov-19	\$800,000	House	1,785
2163 E 23rd St	3-07356-0050	13-Nov-19	\$735,000	House	1,962
4298 Bedford Ave	3-07382-0118	1-Nov-19	\$720,000	House	2,277
2607 E Twelfth St #A1	3-07456-1001	12-Nov-19	\$695,250	Condo	1,366
2517 Voorhies Ave #1C	3-07470-1303	1-Nov-19	\$580,000	Condo	
2546 E 13th St #F14	3-07433-0025	21-Nov-19	\$485,000	Coop	
2601-2629 Emmons Ave #326	3-08789-1108	8-Nov-19	\$400,000	Condo	561
2626 Homecrest Ave #2P	3-07456-0006	27-Nov-19	\$396,500	Coop	1,100
2330 Voorhies Ave #3L	3-08782-0007	5-Nov-19	\$349,000	Coop	
2195 E 22nd St #5B	3-07355-0042	4-Nov-19	\$333,053	Coop	
1237 Avenue Z #2L	3-07433-0034	14-Nov-19	\$315,000	Coop	
3901-3903 Nostrand Ave #1G	3-07475-0001	14-Nov-19	\$300,000	Coop	
2373 Ocean Pkwy #1F	3-07182-0046	26-Nov-19	\$300,000	Coop	
2425-2465 Haring St #4C	3-07423-0011	29-Nov-19	\$238,000	Coop	
735 Avenue W #1L	3-07159-0040	7-Nov-19	\$220,000	Coop	
2555 Batchelder St #2F	3-07449-0030	4-Nov-19	\$195,000	Coop	
2939 Avenue Y #4B	3-07422-0040	20-Nov-19	\$179,000	Coop	
2212-2286 Brigham St #1G	3-07392-0001	26-Nov-19	\$175,000	Coop	
2212-2286 Brigham St #1C	3-07392-0001	25-Nov-19	\$149,000	Coop	822
2629 E 23rd St #1E	3-07468-1039	14-Nov-19	\$130,000	Condo	724



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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

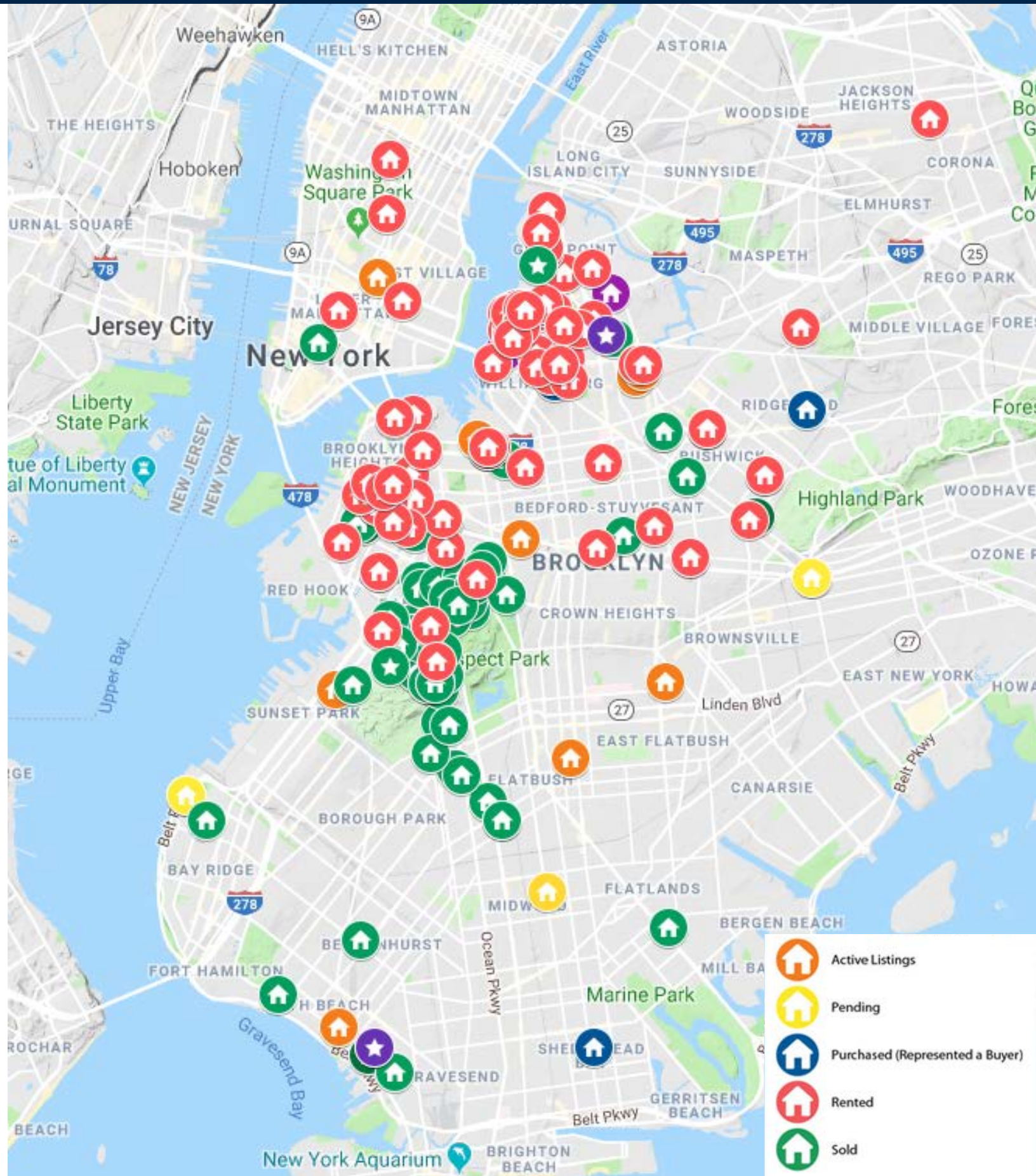
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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| 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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