

SOUTHEASTERN BROOKLYN

A monthly analysis of residential sales
in Southeastern Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Southeastern Brooklyn, Brooklyn

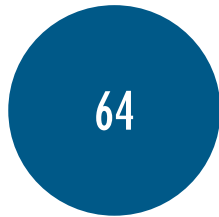
SUMMARY

MEDIAN SALE PRICE



13% YoY

NO. OF TRANSACTIONS



7% YoY

MEDIAN PRICE/SQ.FT.



10% YoY

BROOKLYN
MEDIAN SALE PRICE



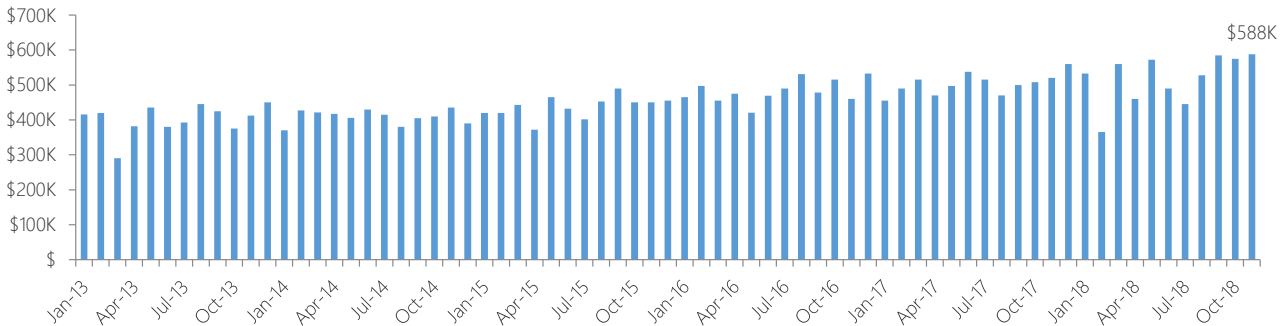
1% YoY

NEIGHBORHOOD BOUNDARIES

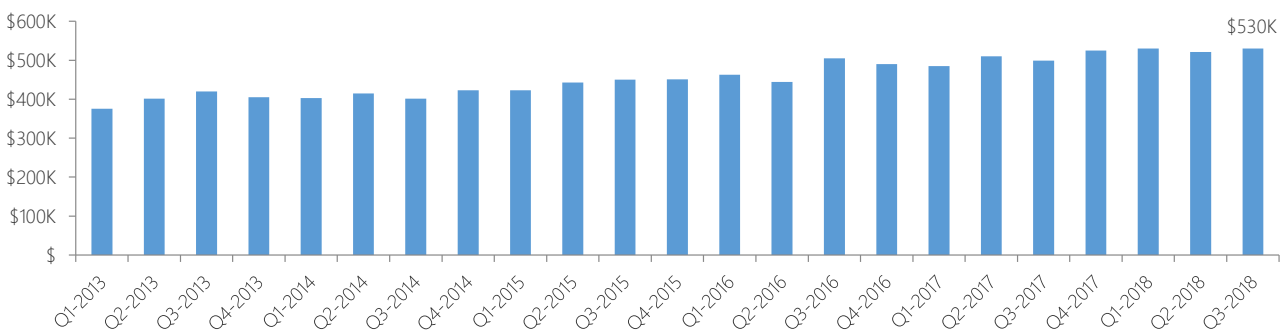


RESIDENTIAL STATS

Median Sale Price by Month

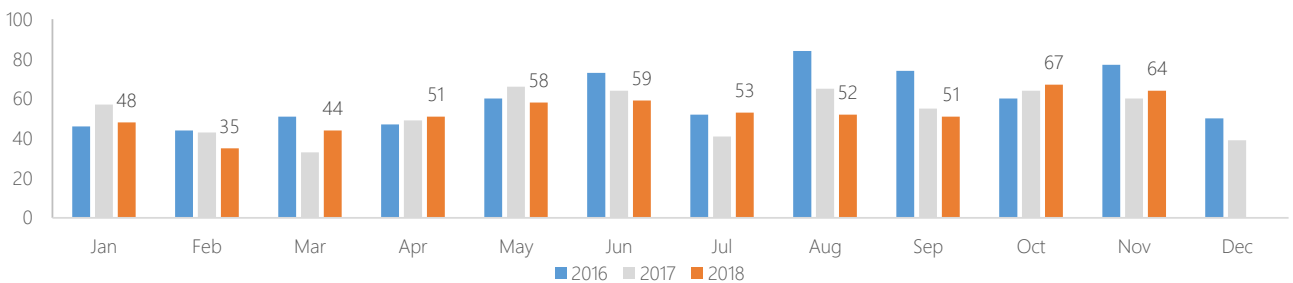


Median Sale Price by Quarter

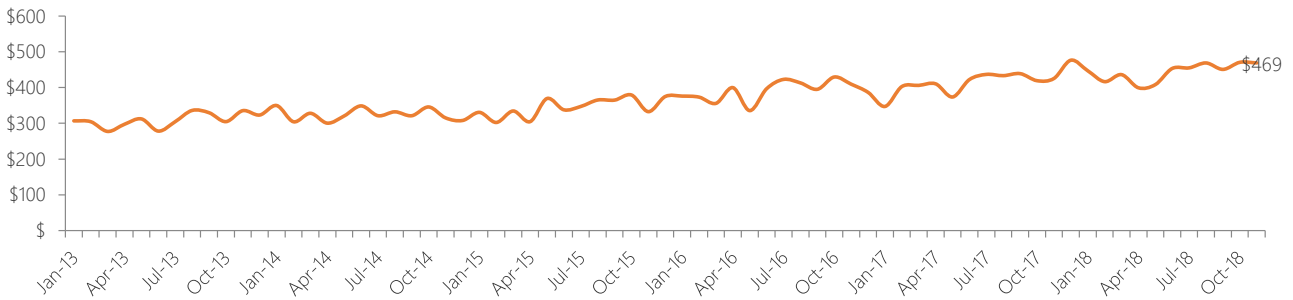


Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2013 | 44 | 33 | 37 | 43 | 59 | 43 | 49 | 40 | 37 | 53 | 46 | 46 |
| 2014 | 33 | 38 | 38 | 44 | 50 | 59 | 55 | 54 | 53 | 51 | 56 | 55 |
| 2015 | 43 | 45 | 60 | 36 | 25 | 53 | 59 | 56 | 45 | 44 | 47 | 59 |
| 2016 | 46 | 44 | 51 | 47 | 60 | 73 | 52 | 84 | 74 | 60 | 77 | 50 |
| 2017 | 57 | 43 | 33 | 49 | 66 | 64 | 41 | 65 | 55 | 64 | 60 | 39 |
| 2018 | 48 | 35 | 44 | 51 | 58 | 59 | 53 | 52 | 51 | 67 | 64 | |



Median Sale Price per Square Foot

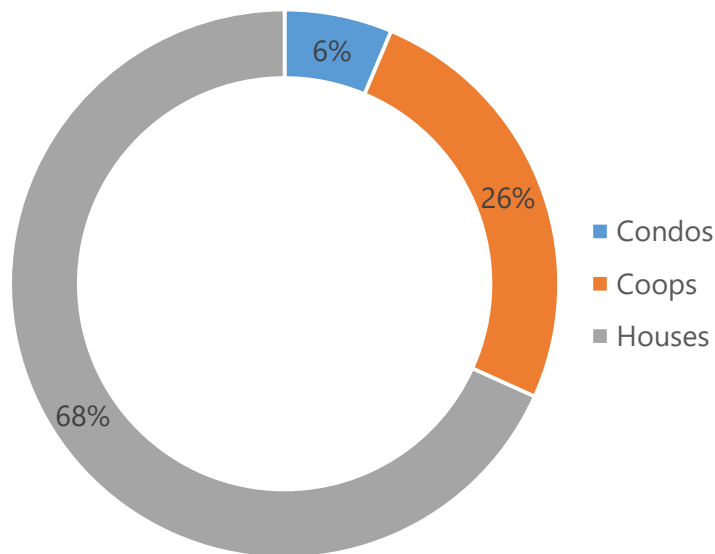


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$521,500 | 40% | \$451 | 44% | 4 |
| Coops | \$190,000 | 0% | \$236 | -4% | 16 |
| Houses | \$650,000 | 19% | \$480 | 9% | 43 |

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 |
| 2171 E 33rd St | 3-08533-0012 | 27-Nov-18 | \$775,000 | House | 900 |
| 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 |
| 102 Dictum Ct | 3-08955-0250 | 2-Nov-18 | \$717,500 | House | 1,159 |
| 1451 E 35th St | 3-07671-0016 | 29-Nov-18 | \$705,000 | House | 2,046 |
| 1630 Kimball St | 3-07863-0057 | 8-Nov-18 | \$700,000 | House | 1,304 |
| 1952 Bergen Ave #3E | 3-08374-1581 | 14-Nov-18 | \$700,000 | Condo | 1,805 |
| 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 |
| 1962 Ryder St | 3-08505-0070 | 20-Nov-18 | \$650,000 | House | 1,568 |
| 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 |
| 2065 E 64th St | 3-08407-0049 | 14-Nov-18 | \$636,000 | House | 1,325 |
| 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 |
| 2059 E 71st St | 3-08412-0016 | 19-Nov-18 | \$550,000 | House | 1,036 |
| 58 Frank Ct | 3-08907-0800 | 8-Nov-18 | \$550,000 | House | 864 |
| 1477 E 59th St | 3-07904-0012 | 16-Nov-18 | \$549,000 | House | 1,244 |
| 1451 Royce St #3I | 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 |
| 1556 E 51st St | 3-07848-0065 | 20-Nov-18 | \$535,000 | House | 868 |
| 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 |
| 101 Eaton Ct | 3-08914-0470 | 1-Nov-18 | \$460,000 | House | 975 |
| 4814 Avenue M | 3-07873-0046 | 1-Nov-18 | \$300,000 | House | 1,207 |
| 2209 Knapp St #3C | 3-08821-0001 | 8-Nov-18 | \$270,000 | Coop | |
| 2057 E 55th St | 3-08547-0021 | 26-Nov-18 | \$250,000 | House | 1,248 |
| 2265 Gerritsen Ave #5B | 3-08818-0043 | 21-Nov-18 | \$240,000 | Coop | |
| 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 | |
| 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 | |



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| Address | BBL | Sale date | Sale price | Property type | Sqft |
|------------------------|--------------|-----------|------------|---------------|------|
| 2265 Gerritsen Ave #2N | 3-08818-0043 | 6-Nov-18 | \$199,000 | Coop | |
| 2220 Burnett St #2B | 3-08819-0011 | 8-Nov-18 | \$199,000 | Coop | 750 |
| 3626 Kings Hwy #4F | 3-07654-0014 | 5-Nov-18 | \$190,000 | Coop | 836 |
| 2220 Burnett St #3F | 3-08819-0011 | 7-Nov-18 | \$190,000 | Coop | |
| 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 |
| 1270 E 51st St #5J | 3-07776-0026 | 21-Nov-18 | \$165,000 | Coop | |
| 1275 E 51st St #7H | 3-07777-0026 | 21-Nov-18 | \$165,000 | 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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| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
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