

SOUTHEASTERN BROOKLYN

A monthly analysis of residential sales
in Southeastern Brooklyn, Brooklyn

November 2019



The RATNER Team Market Report

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Residential Market Report, November 2019

Southeastern Brooklyn, Brooklyn

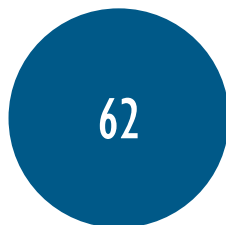
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



-6% YoY

MEDIAN PRICE/SQ.FT.



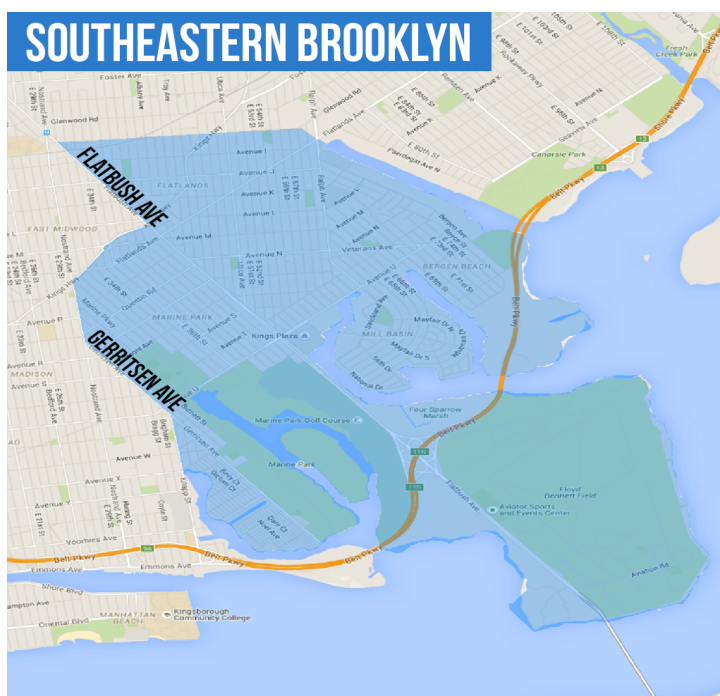
1% YoY

BROOKLYN
MEDIAN SALE PRICE



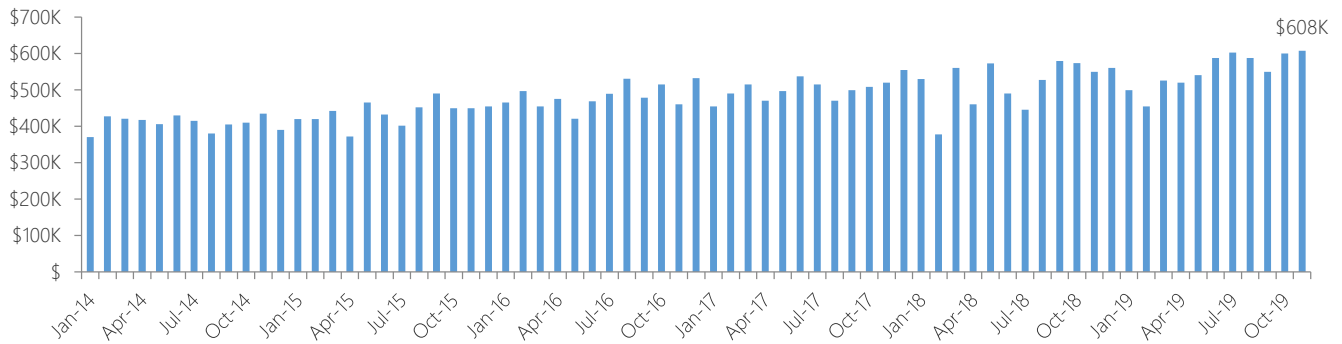
2% YoY

NEIGHBORHOOD BOUNDARIES

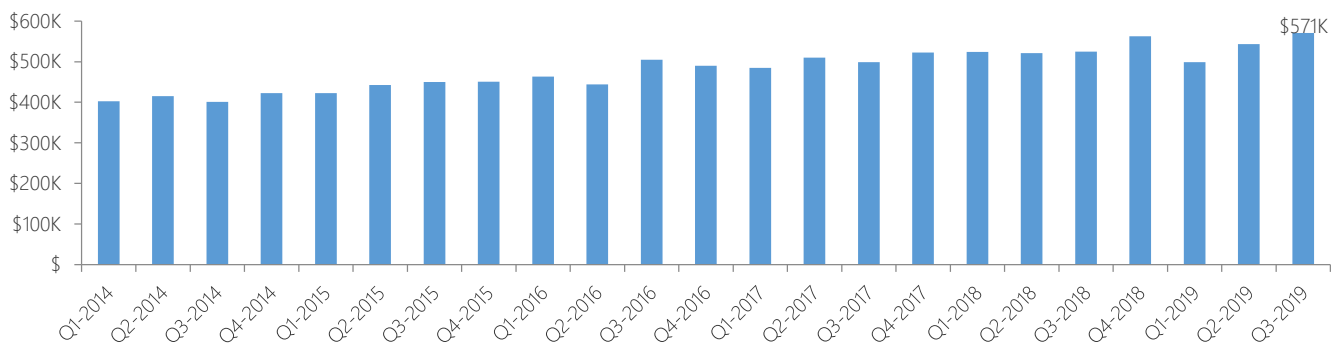


RESIDENTIAL STATS

Median Sale Price by Month

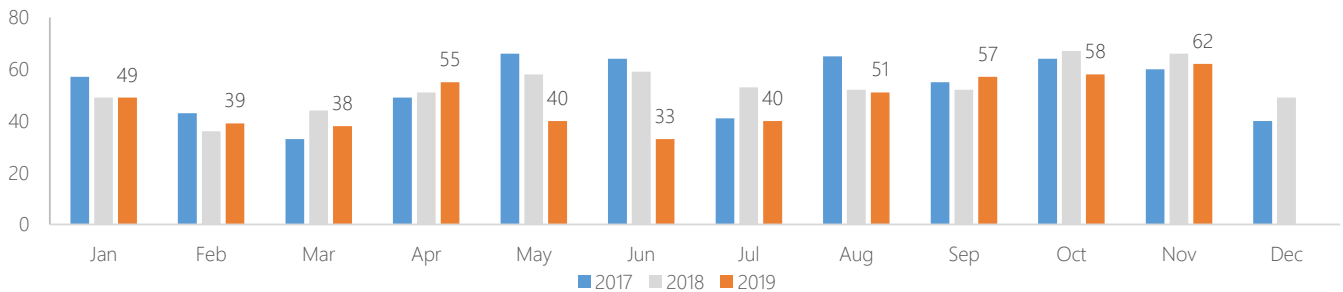


Median Sale Price by Quarter

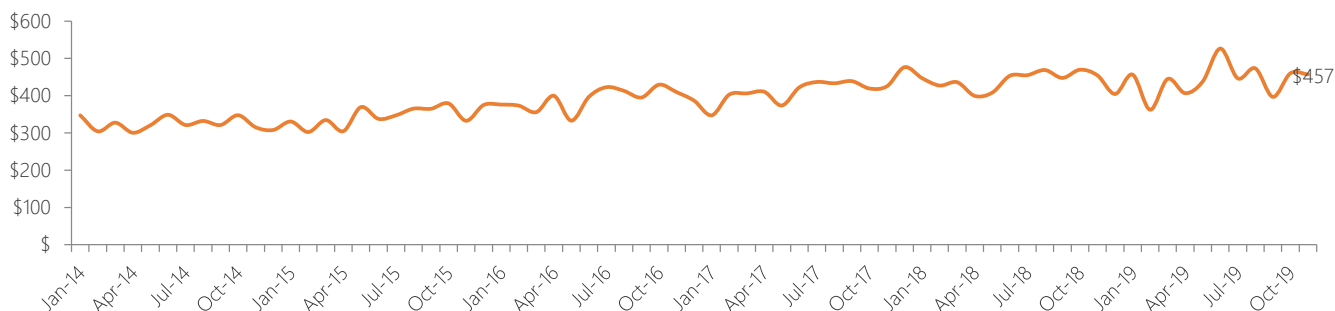


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	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	40
2018	49	36	44	51	58	59	53	52	52	67	66	49
2019	49	39	38	55	40	33	40	51	57	58	62	



Median Sale Price per Square Foot

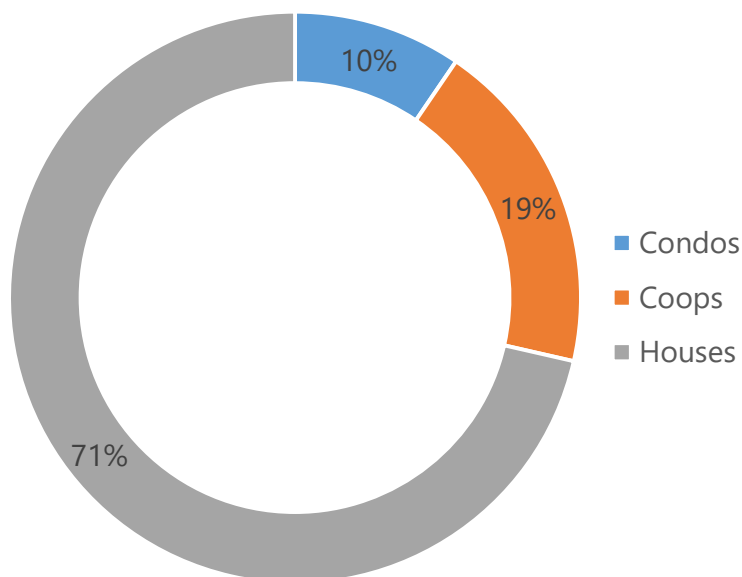


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$450,000	-14%	\$482	7%	6
Coops	\$227,500	20%	\$330	45%	12
Houses	\$689,000	6%	\$464	-2%	45

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2387 56th Dr	3-08604-0001	12-Nov-19	\$3,350,000	House	6,828
112 Indiana Pl	3-08608-0110	4-Nov-19	\$2,317,000	House	5,710
2675 E 66th St	3-08602-0011	26-Nov-19	\$1,435,000	House	2,500
215 Whitman Dr	3-08612-0037	1-Nov-19	\$1,262,000	House	2,506
2305 E 74th St	3-08452-0036	4-Nov-19	\$965,000	House	1,343
3902 Avenue P	3-07863-0038	14-Nov-19	\$900,000	House	2,500
441 Mayfair Dr S	3-08607-0013	21-Nov-19	\$890,000	House	2,310
1474 Royce St	3-08393-0083	25-Nov-19	\$825,000	House	1,880
2159 E 38th St	3-08538-0016	5-Nov-19	\$775,000	House	1,476
30 Georgetown Ln	3-08366-0131	21-Nov-19	\$775,000	House	1,648
1311 E 66th St	3-08366-0400	22-Nov-19	\$770,000	House	1,684
2154 Royce St	3-08434-0062	13-Nov-19	\$770,000	House	2,200
1648 Ryder St	3-07862-0062	27-Nov-19	\$760,000	House	1,316
2629 E 63rd St	3-08647-0025	7-Nov-19	\$750,000	House	2,384
68 Bevy Ct	3-08939-0912	1-Nov-19	\$730,000	House	1,464
1950 Stuart St	3-06843-0027	8-Nov-19	\$728,000	House	1,280
2207 E 71st St	3-08440-0135	26-Nov-19	\$725,000	House	1,440
51 Eaton Ct	3-08907-0776	8-Nov-19	\$720,000	House	1,400
1821 E 33rd St	3-08477-0031	14-Nov-19	\$700,000	House	1,218
2109 Kimball St	3-08540-0035	12-Nov-19	\$678,000	House	1,831
1360 E 36th St	3-07671-0002	26-Nov-19	\$670,000	House	1,771
1338 E 59th St	3-07883-0061	15-Nov-19	\$650,000	House	1,308
1603 E 34th St	3-07696-0020	26-Nov-19	\$645,500	House	1,092
3600 Fillmore Ave	3-08503-0042	18-Nov-19	\$620,000	House	1,064
1562 E 57th St	3-08377-0066	5-Nov-19	\$620,000	House	1,815
1946 Bergen Ave #1B	3-08374-1566	7-Nov-19	\$620,000	Condo	1,122
52 Dare Ct	3-08907-0684	13-Nov-19	\$607,674	House	960
1407 E 69th St	3-08391-0034	18-Nov-19	\$600,000	House	2,103
2119 E 33rd St	3-08533-0034	21-Nov-19	\$588,039	House	946
1441 Royce St #3A	3-08374-1437	7-Nov-19	\$580,000	Condo	1,108
6502 Avenue T	3-08408-0001	14-Nov-19	\$570,000	House	1,260
6607 Avenue T	3-08388-0122	1-Nov-19	\$545,000	House	1,280
1562 E 48th St	3-07845-0059	27-Nov-19	\$500,000	House	1,184
3130 Avenue W	3-08830-0080	26-Nov-19	\$500,000	House	855
1826 E 35th St	3-08478-0070	14-Nov-19	\$500,000	House	1,116
1411 E 55th St	3-07853-0017	6-Nov-19	\$497,000	House	952
2154 E 38th St	3-08537-0067	22-Nov-19	\$465,000	House	1,146
1119 E 73rd St #65	3-08343-1102	22-Nov-19	\$450,000	Condo	1,001
2063 E 74th St	3-08415-0014	25-Nov-19	\$425,000	House	1,092
2266 Hendrickson St #J1	3-08558-1025	19-Nov-19	\$400,000	Condo	830
7518 Avenue X	3-08462-0104	14-Nov-19	\$400,000	House	2,703
5705 Avenue O	3-07902-0008	15-Nov-19	\$400,000	House	1,570
1075 E 72nd St #42	3-08342-1094	13-Nov-19	\$355,000	Condo	905
1199 E 53rd St #1K	3-07779-0022	6-Nov-19	\$299,000	Coop	
2251-2271 Knapp St #2H	3-08821-0010	7-Nov-19	\$249,999	Coop	
2265 Gerritsen Ave #LB	3-08818-0043	25-Nov-19	\$249,000	Coop	620
1165 E 54th St #6R	3-07780-0008	5-Nov-19	\$235,000	Coop	
1199 E 53rd St #2R	3-07779-0022	21-Nov-19	\$230,000	Coop	
1275 E 51st St #2R	3-07777-0026	26-Nov-19	\$225,000	Coop	
2001 Pearson St #94C	3-08399-0120	8-Nov-19	\$210,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
1275 E 51st St #5J	3-07777-0026	21-Nov-19	\$193,700	Coop	750
2251-2271 Knapp St #5I	3-08821-0010	12-Nov-19	\$190,000	Coop	
1165 E 54th St #7P	3-07780-0008	1-Nov-19	\$179,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals 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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| 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 |
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