

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Southern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$410K

21% YoY

NO. OF TRANSACTIONS

153

-6% YoY

MEDIAN PRICE/SQ.FT.

\$472

4% YoY

BROOKLYN
MEDIAN SALE PRICE

\$620K

9% YoY

NEIGHBORHOOD BOUNDARIES



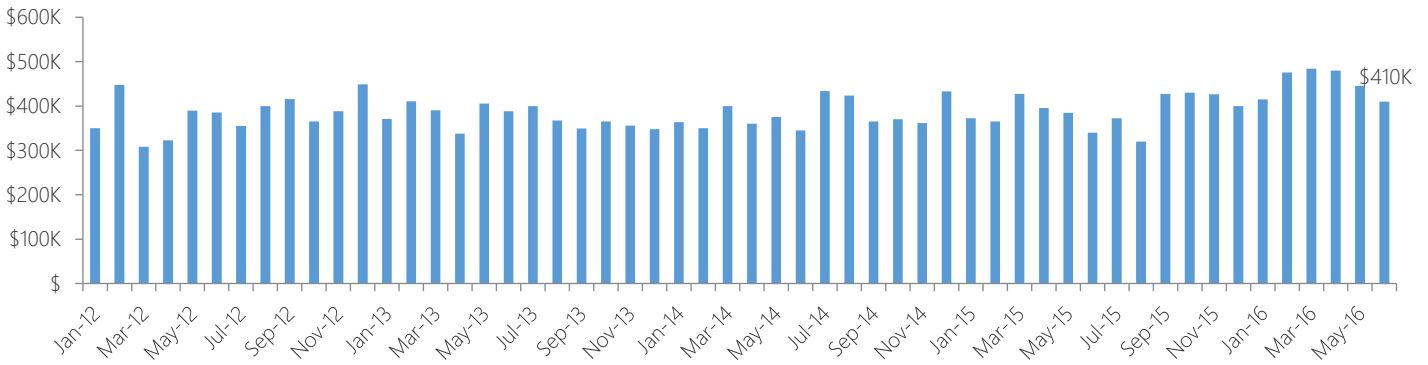
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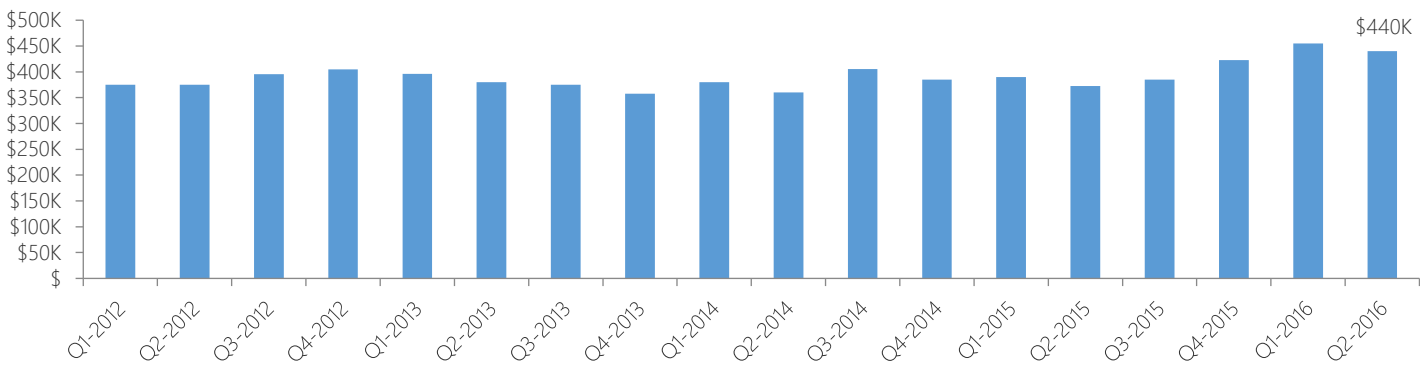
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

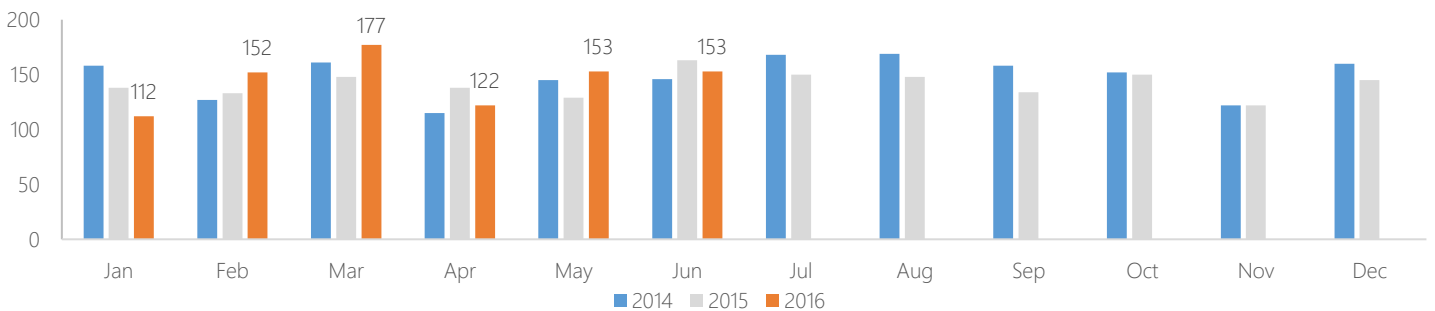


Median Sale Price by Quarter



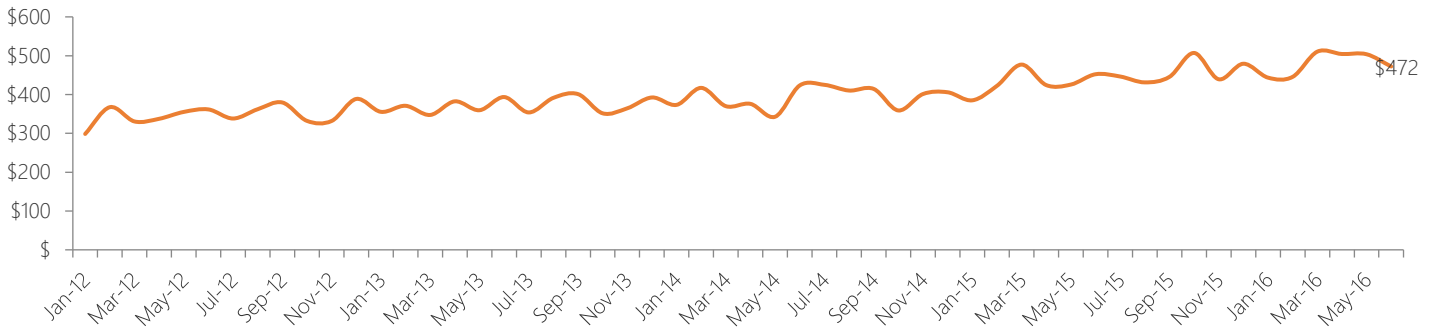
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	111	107	135	91	121	138	130	137	124	114	111	129
2012	125	112	116	102	123	136	104	146	119	95	89	164
2013	138	116	129	116	142	129	158	180	141	167	139	151
2014	158	127	161	115	145	146	168	169	158	152	122	160
2015	138	133	148	138	129	163	150	148	134	150	122	145
2016	112	152	177	122	153	153						



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Median Sale Price per Square Foot

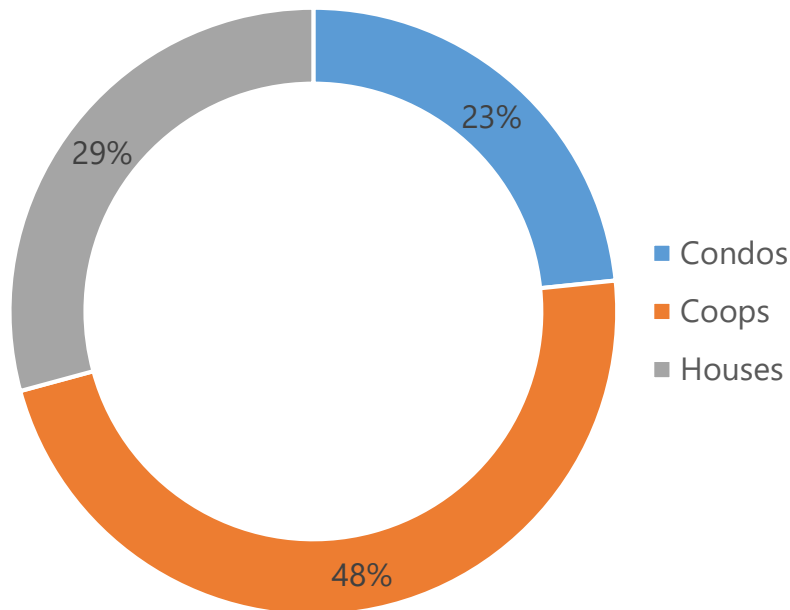


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$534,500	1%	\$524	4%	36
Coops	\$230,000	31%	\$343	94%	73
Houses	\$696,000	3%	\$445	8%	45

Number of Sales by Building Type



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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
400 Avenue U #PH6D	3-07129-1028	21-Jun-16	\$2,650,000	Condo	2,240
25 De Koven Ct	3-05237-0168	22-Jun-16	\$2,000,000	House	2,757
75 Oceana Drive East #PH2D	3-08720-1666	28-Jun-16	\$2,000,000	Condo	1,825
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
2182 E 3 St	3-07129-0017	16-Jun-16	\$1,300,000	House	8,190
1088 E 3 St	3-06515-0034	21-Jun-16	\$1,180,000	House	1,932
2271 Ocean Avenue #6	3-06826-1005	16-Jun-16	\$1,120,075	Condo	
2023 Avenue M	3-07638-0001	6-Jun-16	\$1,116,500	House	1,692
2614 Quentin Rd	3-06809-0004	9-Jun-16	\$979,000	House	1,556
2751 Bedford Ave	3-05246-0040	30-Jun-16	\$935,000	House	2,544
2948 Voorhies Ave	3-08794-0006	10-Jun-16	\$924,000	House	4,608
2252 E 13 St	3-07373-0028	27-Jun-16	\$885,000	House	1,728
1155 Ocean Ave #4J	3-05241-0023	17-Jun-16	\$865,500	Coop	1,505
715 Gravesend Neck Rd	3-07159-0037	10-Jun-16	\$850,000	House	1,674
2951 Brighton 7 St	3-08667-0733	29-Jun-16	\$814,000	House	735
2272 E 17 St	3-07377-0036	21-Jun-16	\$785,000	House	2,240
2177 E 19 St	3-07352-0051	21-Jun-16	\$760,000	House	1,595
123 Van Sicklen St	3-07086-0090	15-Jun-16	\$750,500	House	1,176
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
2543 E 19 St	3-07440-0072	15-Jun-16	\$720,000	House	1,190
3423 Guider Avenue #2	3-08810-1603	1-Jun-16	\$692,410	Condo	1,155
2030 E 24 St	3-07328-0020	9-Jun-16	\$672,000	House	2,091
1539 E 23 St	3-06770-0082	16-Jun-16	\$670,000	House	1,280
1448 E 13 St	3-06750-0026	3-Jun-16	\$670,000	House	1,796
2240 E 28 St	3-07385-0122	21-Jun-16	\$660,000	House	1,624
2328 E 15 St	3-07399-0018	7-Jun-16	\$659,999	House	1,408
2226 E 28 St	3-07385-0018	15-Jun-16	\$658,000	House	1,624
3217 Avenue K	3-07614-0003	14-Jun-16	\$650,000	House	1,456
2440 East 11 Street #1C	3-07411-1015	24-Jun-16	\$643,534	Condo	
1756 Ocean Avenue #2C	3-06739-1003	28-Jun-16	\$641,498	Condo	1,204
2629 Emmons Avenue #308	3-08789-1096	28-Jun-16	\$640,000	Condo	1,021
1617 Avenue W	3-07377-0045	21-Jun-16	\$638,000	House	1,617
3916 Lyme Ave	3-06998-0015	16-Jun-16	\$618,000	House	1,760
148 Bay 49 Street #3B	3-06916-1309	15-Jun-16	\$615,000	Condo	1,038
2440 East 11 Street #3C	3-07411-1017	24-Jun-16	\$610,950	Condo	
1120-1130 Brighton Beach Ave #2S	3-08721-0350	15-Jun-16	\$605,600	Coop	
355 Kings Highway #2F	3-06653-1026	13-Jun-16	\$602,500	Condo	1,152
162 Bay 43 Street #2B	3-06897-1103	14-Jun-16	\$593,000	Condo	1,193
2062 Batchelder St	3-07337-0031	2-Jun-16	\$590,000	House	1,455
727 Ocean View Avenue #C2	3-08668-1111	2-Jun-16	\$555,000	Condo	1,075
1641 East 18 Street #2A	3-06781-1001	24-Jun-16	\$555,000	Condo	1,004
1737 East 21 Street #5A	3-06784-1112	29-Jun-16	\$544,764	Condo	
2408 Ocean Avenue #1	3-07298-1144	21-Jun-16	\$544,000	Condo	1,034
184 Brighton 10 St	3-08707-0043	21-Jun-16	\$540,000	House	924
34 Brighton 5 Walk	3-08665-0582	13-Jun-16	\$525,000	House	2,058

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Address	BBL	Sale date	Sale price	Property type	Sqft
129 West End Avenue #2B	3-08732-1104	30-Jun-16	\$525,000	Condo	851
1737 East 21 Street #5B	3-06784-1113	28-Jun-16	\$519,463	Condo	
1155 Ocean Ave #2F	3-05241-0023	29-Jun-16	\$515,000	Coop	1,038
2236 W 7 St	3-07143-0120	21-Jun-16	\$515,000	House	952
1811 E 29 St	3-06835-0083	16-Jun-16	\$500,000	House	1,846
1752 E 29 St	3-06811-0027	15-Jun-16	\$495,000	House	1,712
235 Avenue Z #5	3-06919-1405	1-Jun-16	\$484,000	Condo	1,067
2833 Ocean Parkway #B6	3-07260-1512	6-Jun-16	\$475,000	Condo	1,160
1132 Blake Court #1B	3-08763-1102	2-Jun-16	\$470,000	Condo	1,050
3225 Shore Parkway #2C	3-07457-1006	27-Jun-16	\$460,000	Condo	875
2820 W 17 St	3-07020-0016	15-Jun-16	\$460,000	House	1,280
1494 Ocean Avenue #2K	3-06721-1028	1-Jun-16	\$448,115	Condo	863
2928-2944 W 5 St #2R	3-07273-0025	20-Jun-16	\$440,000	Coop	
2695 Shell Road #1B	3-07212-1006	10-Jun-16	\$436,020	Condo	832
2928-2944 W 5 St #11C	3-07273-0025	30-Jun-16	\$430,000	Coop	
7 Irvington Pl	3-05237-0085	6-Jun-16	\$430,000	House	1,952
1680 Ocean Ave #3B	3-06730-0001	15-Jun-16	\$424,000	Coop	
4302 Manhattan Avenue #A1	3-07024-1001	9-Jun-16	\$420,000	Condo	1,504
1910 Avenue V #4000	3-07380-1004	7-Jun-16	\$410,000	Condo	1,276
412 Kings Highway #3B	3-06678-1003	21-Jun-16	\$407,000	Condo	748
40 Brighton 1 St #5H	3-08680-0001	10-Jun-16	\$400,000	Coop	
1311 Brightwater Ave #4K	3-08721-0375	16-Jun-16	\$400,000	Coop	
1737 East 21 Street #1A	3-06784-1101	29-Jun-16	\$395,460	Condo	
2695 Shell Road #1C	3-07212-1011	15-Jun-16	\$384,306	Condo	863
2601-2623 Glenwood Rd #6D	3-05247-0001	30-Jun-16	\$380,250	Coop	
2781 Ocean Avenue #2B	3-07405-1038	28-Jun-16	\$379,000	Condo	963
2277 Homecrest Ave #LT	3-07373-0029	16-Jun-16	\$377,000	Coop	
2940 W 5 St #14C	3-07273-0050	20-Jun-16	\$375,000	Coop	1,100
2928-2944 W 5 St #15C	3-07273-0025	21-Jun-16	\$375,000	Coop	
135 28 Avenue #1B	3-06916-1202	21-Jun-16	\$363,000	Condo	957
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	
10 Avenue P #6L	3-06253-1065	1-Jun-16	\$315,000	Condo	662
2630 Cropsey Ave #11K	3-06933-0055	16-Jun-16	\$314,000	Coop	
825 Ocean Pkwy #5C	3-06509-0013	16-Jun-16	\$310,000	Coop	900
460-464 Neptune Ave #2G	3-07274-0001	28-Jun-16	\$305,000	Coop	
702 Kathleen Pl #2E	3-07224-0128	14-Jun-16	\$305,000	Coop	
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
3025 Ocean Ave #4B	3-07465-0052	13-Jun-16	\$300,000	Coop	
2928-2944 W 5 St #19H	3-07273-0025	20-Jun-16	\$295,000	Coop	
8721 Bay Pkwy #1J	3-06415-0022	20-Jun-16	\$290,000	Coop	
2928-2944 W 5 St #21T	3-07273-0025	30-Jun-16	\$280,000	Coop	
2525-2569 W 2 St #5A	3-07214-0001	22-Jun-16	\$270,000	Coop	
2616-2626 Homecrest Ave #3S	3-07456-0006	6-Jun-16	\$265,000	Coop	
2650-2672 Cropsey Ave #10B	3-06935-0001	20-Jun-16	\$259,000	Coop	
2620 Ocean Pkwy #6E	3-07238-0049	21-Jun-16	\$255,000	Coop	
2616-2626 Homecrest Ave #7N	3-07456-0006	8-Jun-16	\$250,000	Coop	
7 Lake Ave	3-08796-0060	27-Jun-16	\$240,000	House	540

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460-464 Neptune Ave #18N	3-07274-0001	27-Jun-16	\$240,000	Coop	
1237 Avenue Z #6W	3-07433-0034	1-Jun-16	\$240,000	Coop	
3105 Brighton 3 St #5A	3-08686-0037	9-Jun-16	\$230,000	Coop	
3100 Brighton 3 St #3K	3-08685-0010	6-Jun-16	\$230,000	Coop	
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	
2234 Ocean Ave #B7	3-06802-0036	16-Jun-16	\$210,000	Coop	
1580 E 13 St #3E	3-06759-0034	28-Jun-16	\$205,000	Coop	
1150 Brighton Beach Ave #6H	3-08722-0474	15-Jun-16	\$199,000	Coop	
367 Avenue S #6A	3-06681-0035	8-Jun-16	\$195,000	Coop	
601-617 Brightwater Ct #3A	3-08691-0011	13-Jun-16	\$188,000	Coop	
3901-3903 Nostrand Ave #3F	3-07475-0001	16-Jun-16	\$185,000	Coop	900
50 Kenilworth Pl #5H	3-05248-0012	28-Jun-16	\$185,000	Coop	
2807-2821 Kings Hwy #2D	3-07682-0016	1-Jun-16	\$185,000	Coop	
3165 Nostrand Ave #1S	3-06836-0064	29-Jun-16	\$185,000	Coop	950
3845-3855 Shore Pkwy #3G	3-08806-0140	21-Jun-16	\$185,000	Coop	
2901-2911 Avenue I #2G	3-07575-0006	16-Jun-16	\$182,000	Coop	
3039 Ocean Pkwy #C5	3-08669-0073	27-Jun-16	\$182,000	Coop	
2717 E 28 St #1J	3-08791-0104	2-Jun-16	\$180,000	Coop	
2610 Ocean Pkwy #3E	3-07238-0042	30-Jun-16	\$175,000	Coop	
2807-2821 Kings Hwy #3E	3-07682-0016	10-Jun-16	\$170,000	Coop	
1516 Voorhies Ave #1H	3-08768-0001	28-Jun-16	\$170,000	Coop	
2201 Mermaid Ave	3-07016-0090	24-Jun-16	\$166,750	House	1,358
3021 Avenue Z #1J	3-07449-0025	14-Jun-16	\$165,000	Coop	
3105 Avenue V #2G	3-07370-0021	6-Jun-16	\$165,000	Coop	
3202 Nostrand Ave #3B	3-06835-0026	2-Jun-16	\$157,000	Coop	
3260 Coney Island Ave #88	3-08692-0041	22-Jun-16	\$150,000	Coop	
2906 Brighton 12 St #4F	3-08711-0015	21-Jun-16	\$150,000	Coop	
1710 Avenue H #AA1	3-06701-0047	21-Jun-16	\$149,310	Coop	
2950 Ocean Ave #B8	3-07440-0028	22-Jun-16	\$149,000	Coop	
2746 E 19 St #B3	3-08772-0022	9-Jun-16	\$147,500	Coop	
2746 E 19 St #B1	3-08772-0022	27-Jun-16	\$138,000	Coop	
8835 23 Ave #E6	3-06888-0006	27-Jun-16	\$130,000	Coop	
2212-2286 Brigham St #1E	3-07392-0001	10-Jun-16	\$130,000	Coop	
3203 Nostrand Ave #2K	3-06836-0050	21-Jun-16	\$124,000	Coop	
3039 Ocean Pkwy #B1	3-08669-0073	22-Jun-16	\$120,000	Coop	
2299 E 13 St #6J	3-07398-0002	2-Jun-16	\$112,500	Coop	

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