

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

November 2018



The RATNER Team Market Report

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Residential Market Report, November 2018

Southern Brooklyn, Brooklyn

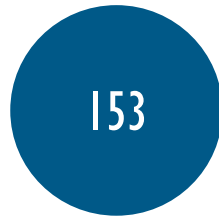
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-2% YoY

MEDIAN PRICE/SQ.FT.



-1% YoY

BROOKLYN
MEDIAN SALE PRICE



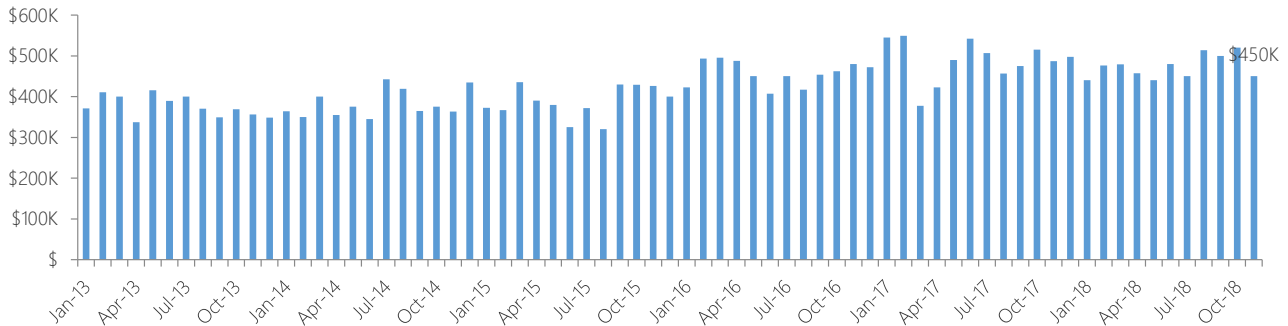
1% YoY

NEIGHBORHOOD BOUNDARIES

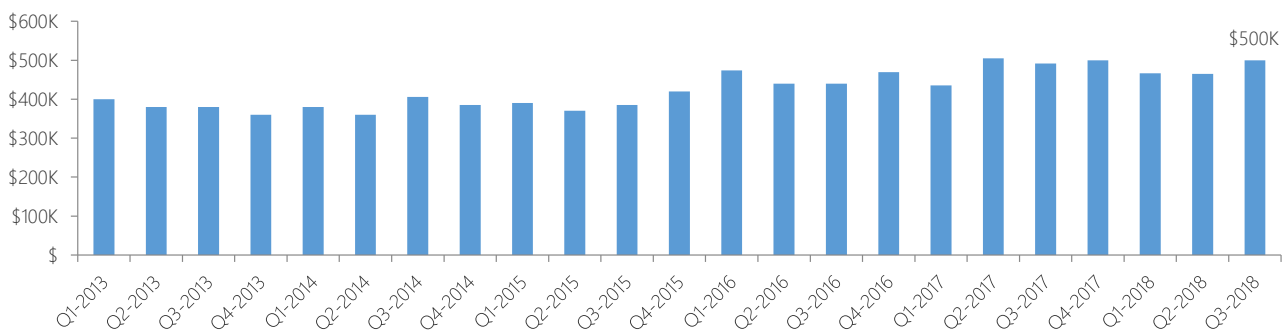


RESIDENTIAL STATS

Median Sale Price by Month

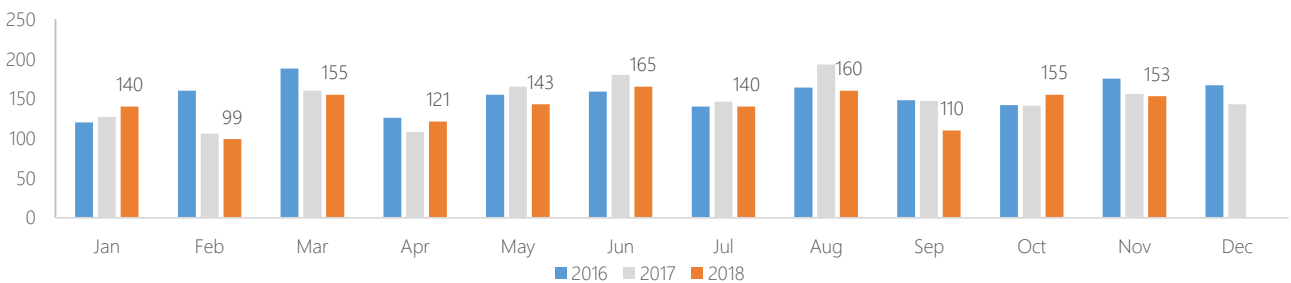


Median Sale Price by Quarter

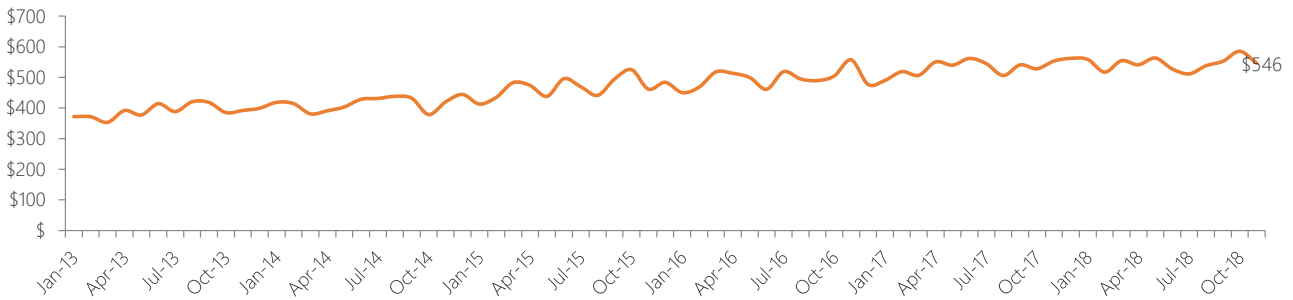


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	138	116	132	116	143	130	159	181	141	168	139	152
2014	158	128	161	114	145	146	169	168	160	153	123	161
2015	138	135	152	139	130	169	152	149	135	152	126	150
2016	120	160	188	126	155	159	140	164	148	142	175	167
2017	127	106	160	108	165	180	146	193	147	141	156	143
2018	140	99	155	121	143	165	140	160	110	155	153	



Median Sale Price per Square Foot

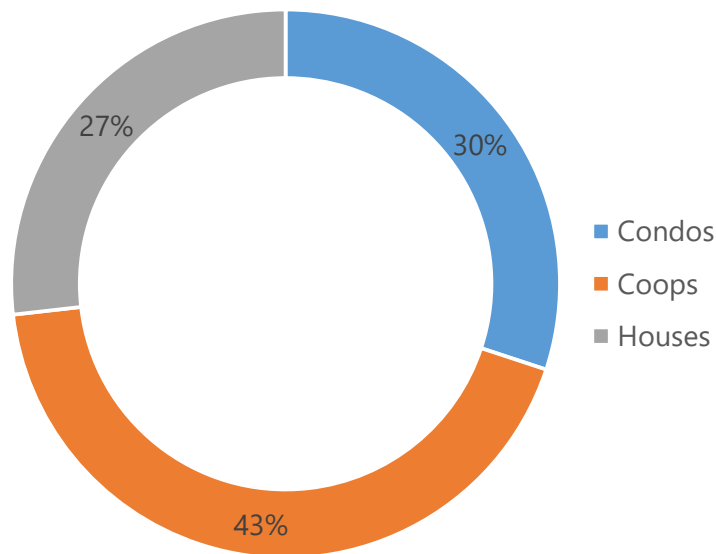


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$640,000	13%	\$615	12%	46
Coops	\$291,500	5%	\$363	7%	66
Houses	\$768,000	-9%	\$546	-18%	41

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
24 Exeter St	3-08730-0054	30-Nov-18	\$4,000,000	House	5,250
61 Beaumont St	3-08728-0081	19-Nov-18	\$2,200,000	House	2,538
3925 Bedford Ave	3-06831-0076	21-Nov-18	\$2,075,000	House	1,916
2039 West St	3-07104-0434	8-Nov-18	\$2,000,000	House	1,404
853 E Tenth St	3-06513-0064	27-Nov-18	\$1,900,000	House	2,224
2687 Bedford Ave	3-05225-0024	28-Nov-18	\$1,530,000	House	4,560
1807 E 22nd St	3-06805-0064	9-Nov-18	\$1,505,000	House	1,620
1612 Shore Blvd	3-08757-0082	27-Nov-18	\$1,500,000	House	1,200
110 Girard St	3-08749-0248	20-Nov-18	\$1,485,000	House	2,417
261 Exeter St	3-08743-0022	14-Nov-18	\$1,375,000	House	1,806
911 First Ct	3-06685-0136	16-Nov-18	\$1,200,000	House	1,364
1363 E 26th St	3-07662-0019	15-Nov-18	\$1,100,000	House	1,870
2132 E 21st St	3-07325-0027	1-Nov-18	\$995,000	House	1,456
1990 W Tenth St	3-07078-0040	29-Nov-18	\$965,000	House	1,925
2201 E 26th St	3-07384-0001	29-Nov-18	\$950,000	House	2,071
1251 E 19th St #7B	3-06739-1224	19-Nov-18	\$885,878	Condo	
198 Bay 41 St	3-06895-0047	19-Nov-18	\$875,000	House	1,188
2485 Ocean Ave #6A	3-07325-1609	9-Nov-18	\$830,000	Condo	
2615-2621 E 17th St #6F	3-07462-1081	14-Nov-18	\$809,000	Condo	1,240
2034 Haring St	3-07335-0027	14-Nov-18	\$795,000	House	1,320
4630 Bedford Ave	3-07469-0009	2-Nov-18	\$790,800	House	1,540
2485 Ocean Ave #3B	3-07325-1604	27-Nov-18	\$784,053	Condo	
334 Avenue T	3-07104-0337	9-Nov-18	\$772,000	House	992
3118 Avenue J	3-07613-0048	7-Nov-18	\$768,000	House	2,104
2223 W Sixth St	3-07145-0095	20-Nov-18	\$750,000	House	1,170
1251 E 19th St #6B	3-06739-1220	2-Nov-18	\$738,231	Condo	
2485 Ocean Ave #5B	3-07325-1608	27-Nov-18	\$731,104	Condo	
2150 Ford St	3-07366-0026	5-Nov-18	\$730,000	House	1,152
1775 E 26th St	3-06809-0063	9-Nov-18	\$725,000	House	1,328
2256 W Seventh St	3-07143-0028	8-Nov-18	\$718,000	House	952
207 Bay 46 St	3-06914-0037	30-Nov-18	\$718,000	House	1,360
1904 E 26th St	3-07304-0008	20-Nov-18	\$690,000	House	1,440
2511 Ocean Ave #202	3-07325-1202	9-Nov-18	\$688,000	Condo	1,105
1720 W Eleventh St	3-06645-0013	8-Nov-18	\$676,493	House	2,156
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
2234 W Seventh St	3-07143-0020	16-Nov-18	\$650,000	House	952
2752-2756 Ocean Ave #6A	3-07404-1218	8-Nov-18	\$640,000	Condo	965
920 E 31st St	3-07594-0053	14-Nov-18	\$635,000	House	1,408
3910 Cypress Ave	3-06972-0014	16-Nov-18	\$630,000	House	1,760
135 Bay 50 St #1B	3-06924-1104	29-Nov-18	\$620,000	Condo	1,529
108 Neptune Ave #5A	3-08701-1025	12-Nov-18	\$615,000	Condo	1,104
1208 Sheepshead Bay Rd #3A	3-07414-1009	9-Nov-18	\$606,000	Condo	984
501-541 Surf Ave #23M	3-07279-1809	13-Nov-18	\$600,000	Condo	976
2871 W 23rd St	3-07016-0112	2-Nov-18	\$578,000	House	1,356
1642 W Ninth St #4B	3-06622-1023	16-Nov-18	\$572,500	Condo	830
915 E 17th St #309	3-06701-0064	5-Nov-18	\$560,000	Coop	
2841 Ford St #1F	3-08804-1001	20-Nov-18	\$520,326	Condo	1,566
2881-2885 Cropsy Ave #2B	3-06924-1205	21-Nov-18	\$520,000	Condo	1,167



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Address	BBL	Sale date	Sale price	Property type	Sqft
2023 E 22nd St	3-07301-0050	7-Nov-18	\$510,000	House	1,316
2695 Shell Rd #1C	3-07212-1011	7-Nov-18	\$495,000	Condo	863
4804 Bedford Ave #B3	3-08784-1023	27-Nov-18	\$480,000	Condo	601
18 Brighton 3 Rd	3-07261-0112	15-Nov-18	\$477,500	House	1,080
2847 W 36th St	3-07005-0064	27-Nov-18	\$475,132	House	1,430
920 E 17th St #422	3-06700-0026	21-Nov-18	\$470,000	Coop	
12 Brighton 3 Rd	3-07261-0110	27-Nov-18	\$450,000	House	1,080
4257 Bedford Ave	3-07358-0046	26-Nov-18	\$450,000	House	2,347
2928-2944 W Fifth St #16B	3-07273-0025	15-Nov-18	\$447,000	Coop	
2475 W 16th St #16H	3-06919-0001	30-Nov-18	\$436,000	Coop	
440-444 Neptune Ave #17L	3-07274-0015	29-Nov-18	\$435,000	Coop	
2915-2935 W Fifth St #19C	3-07274-0060	30-Nov-18	\$420,000	Coop	
2785 Ocean Pkwy #5H	3-07260-0020	6-Nov-18	\$420,000	Coop	1,000
1916 Avenue K #1C	3-06730-0059	20-Nov-18	\$420,000	Coop	
2419 E 18th St	3-07420-0074	6-Nov-18	\$418,500	House	1,874
601 Brightwater Ct #4B	3-08691-0011	1-Nov-18	\$410,000	Coop	
1250 Ocean Pkwy #3P	3-06541-0027	27-Nov-18	\$410,000	Coop	
2940 W Fifth St #6C	3-07273-0050	19-Nov-18	\$402,500	Coop	
1350 Ocean Pkwy #3C	3-06568-0027	1-Nov-18	\$400,000	Coop	
2650 Ocean Pkwy #11M	3-07238-0115	1-Nov-18	\$400,000	Coop	
1213 Avenue Z #C26	3-07433-0040	7-Nov-18	\$400,000	Coop	
26 Avenue P #2C	3-06253-1305	16-Nov-18	\$395,460	Condo	
2951 Ocean Ave #3M	3-07441-0245	7-Nov-18	\$390,000	Coop	
3111 Ocean Pkwy #8J	3-08679-1070	5-Nov-18	\$380,000	Condo	520
1717 E 18th St #5B	3-06801-0001	7-Nov-18	\$380,000	Coop	850
440-444 Neptune Ave #3B	3-07274-0015	29-Nov-18	\$380,000	Coop	
2940 W Fifth St #21L	3-07273-0050	27-Nov-18	\$375,000	Coop	
501-541 Surf Ave #6A	3-07279-1539	21-Nov-18	\$375,000	Condo	618
1350 E Fifth St #1I	3-06540-0027	19-Nov-18	\$375,000	Coop	
2940 W Fifth St #11B	3-07273-0050	15-Nov-18	\$375,000	Coop	
40 Brighton 1 Rd #16BB	3-08680-0001	19-Nov-18	\$375,000	Coop	
2531-2553 E Seventh St #5D	3-07224-0050	15-Nov-18	\$370,000	Coop	
1615 Avenue I #418	3-06700-0038	19-Nov-18	\$365,000	Coop	
2475 W 16th St #11D	3-06919-0001	6-Nov-18	\$363,000	Coop	1,000
2531-2553 E Seventh St #5K	3-07224-0050	2-Nov-18	\$359,000	Coop	
1800 E Twelfth St #1E	3-06794-0043	1-Nov-18	\$350,000	Coop	
2928-2944 W Fifth St #4F	3-07273-0025	19-Nov-18	\$350,000	Coop	
825 Ocean Pkwy #5G	3-06509-0013	26-Nov-18	\$325,000	Coop	
2533 Ocean Ave #7A	3-07325-1524	2-Nov-18	\$324,480	Condo	
3101 Ocean Pkwy #5M	3-08679-0007	20-Nov-18	\$315,000	Coop	
1119 Ocean Pkwy #3B	3-06532-0076	21-Nov-18	\$300,000	Coop	800
2620 E 13th St #1H	3-07457-0001	30-Nov-18	\$293,000	Coop	
855 E Seventh St #3X	3-06495-0001	19-Nov-18	\$290,000	Coop	
7913 Bay Pkwy #4B	3-06277-0001	14-Nov-18	\$270,000	Coop	
3395 Nostrand Ave #4F	3-07335-0068	14-Nov-18	\$265,000	Coop	
2915-2935 W Fifth St #10H	3-07274-0060	20-Nov-18	\$255,000	Coop	
601 Surf Ave #11A	3-07279-1913	9-Nov-18	\$253,500	Condo	618
3101 Ocean Pkwy #T3	3-08679-0007	28-Nov-18	\$251,990	Coop	
2427 E 29th St #1F	3-07422-1042	29-Nov-18	\$250,000	Coop	1,000
2717 E 28th St #4F	3-08791-0104	16-Nov-18	\$250,000	Coop	1,000



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Address	BBL	Sale date	Sale price	Property type	Sqft
3080 Voorhies Ave #6F	3-08806-0150	1-Nov-18	\$250,000	Coop	
2705-2721 Kings Hwy #5C	3-07681-0010	14-Nov-18	\$240,000	Coop	
3165 Nostrand Ave #6B	3-06836-0064	19-Nov-18	\$240,000	Coop	
1615 Avenue I #309	3-06700-0038	8-Nov-18	\$225,000	Coop	
920 E 17th St #421	3-06700-0026	13-Nov-18	\$225,000	Coop	
3021 Avenue Z #3E	3-07449-0025	5-Nov-18	\$215,000	Coop	
8735 Bay Pkwy #A61	3-06415-0016	28-Nov-18	\$200,000	Coop	
601 Brightwater Ct #1J	3-08691-0011	1-Nov-18	\$200,000	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	
1350 E Fifth St #3P	3-06540-0027	28-Nov-18	\$162,000	Coop	
2515 Glenwood Rd #2J	3-05246-0001	5-Nov-18	\$157,000	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	
3395 Nostrand Ave #1G	3-07335-0068	8-Nov-18	\$110,000	Coop	
2906 Brighton 12 St #2E	3-08711-0015	15-Nov-18	\$85,000	Coop	
2906 Brighton 12 St #6A	3-08711-0015	15-Nov-18	\$85,000	Coop	594
3626 Kings Hwy #6L	3-07654-0014	21-Nov-18	\$69,667	Coop	
3626 Kings Hwy #4L	3-07654-0014	21-Nov-18	\$68,667	Coop	
3626 Kings Hwy #6E	3-07654-0014	21-Nov-18	\$60,667	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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NYC Condo, Co-op &
New Development Expert

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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

[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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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