

SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

December 2017



The RATNER Team Market Report

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Residential Market Report, December 2017

Southwestern Brooklyn, Brooklyn

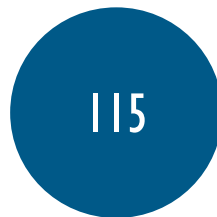
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



10% YoY

MEDIAN PRICE/SQ.FT.



4% YoY

BROOKLYN
MEDIAN SALE PRICE



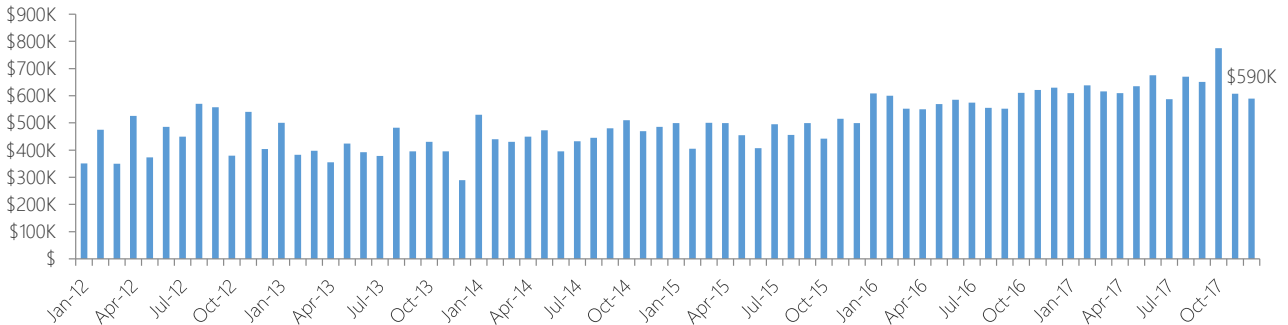
4% YoY

NEIGHBORHOOD BOUNDARIES

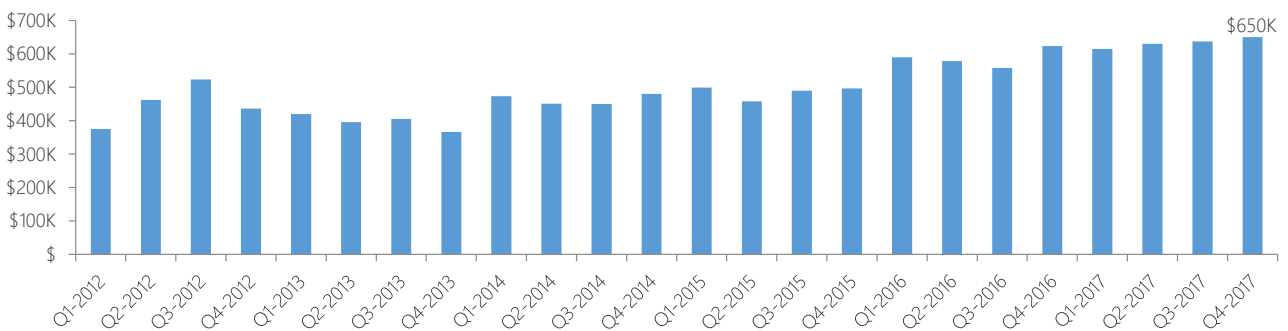


RESIDENTIAL STATS

Median Sale Price by Month

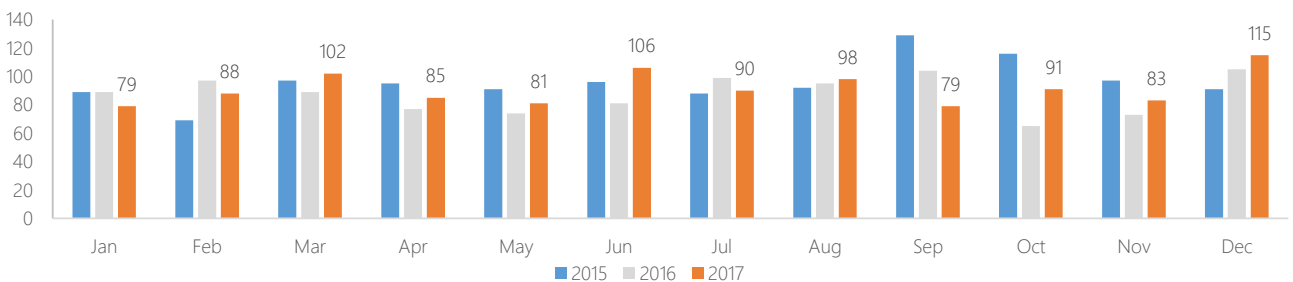


Median Sale Price by Quarter

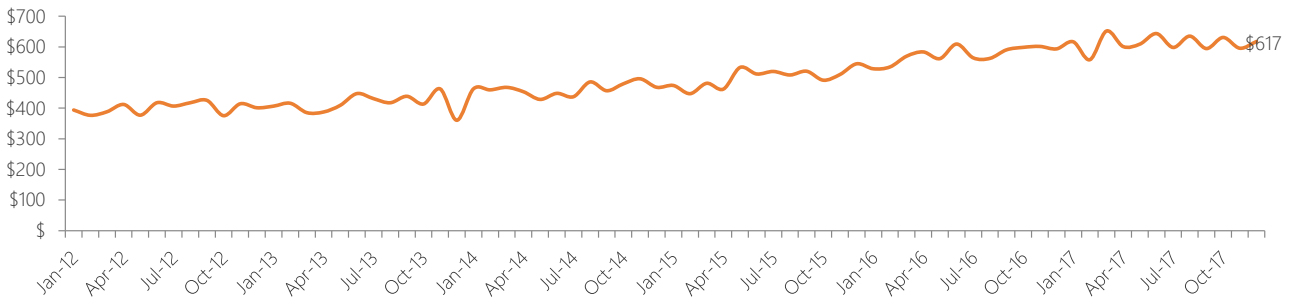


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	64	62	99	84	102	94	79	103	90	73	76	104
2013	81	69	89	79	94	118	98	114	87	122	91	121
2014	111	79	89	113	97	106	130	106	85	101	89	108
2015	89	69	97	95	91	96	88	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	104	65	73	105
2017	79	88	102	85	81	106	90	98	79	91	83	115



Median Sale Price per Square Foot

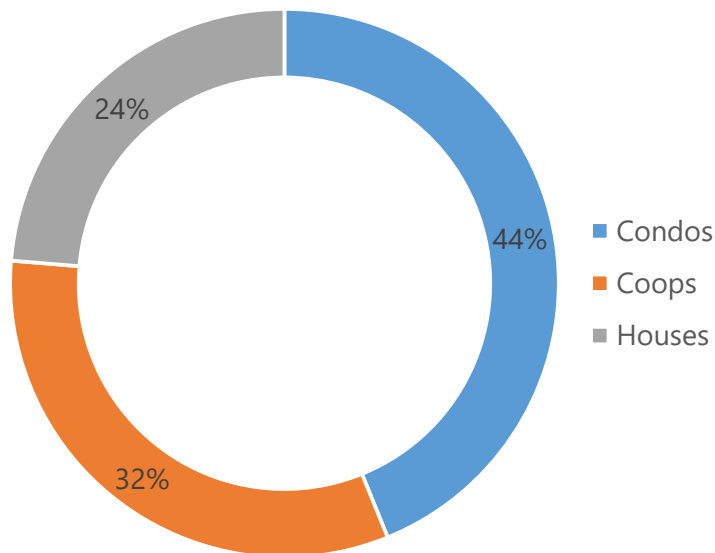


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$674,000	2%	\$677	10%	50
Coops	\$323,795	9%	\$468	15%	37
Houses	\$980,000	3%	\$596	-6%	27

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
72 87 St	3-06046-0021	19-Dec-17	\$2,225,000	House	2,787
8915 Shore Rd	3-06078-0026	15-Dec-17	\$1,430,000	House	3,002
188 71 St	3-05889-0035	1-Dec-17	\$1,349,000	House	2,660
282-284 21 St #1	3-00897-1201	26-Dec-17	\$1,331,000	Condo	1,120
318 20 St #1A	3-00892-1101	8-Dec-17	\$1,320,000	Condo	1,750
1232 48 St #4	3-05634-1805	1-Dec-17	\$1,275,000	Condo	
1370 73 St	3-06200-0035	6-Dec-17	\$1,240,000	House	2,322
348 93 St #2B	3-06107-1008	4-Dec-17	\$1,200,000	Condo	1,489
960 55 St	3-05680-0032	4-Dec-17	\$1,180,000	House	1,324
1934 51 St	3-05469-0015	21-Dec-17	\$1,150,000	House	1,976
1679 71 St	3-06170-0053	18-Dec-17	\$1,100,000	House	1,960
7614 12 Ave	3-06231-0043	27-Dec-17	\$1,099,000	House	1,284
259-275 21 St #1E	3-00891-1009	1-Dec-17	\$1,085,000	Condo	1,250
66 76 St	3-05947-0024	29-Dec-17	\$995,000	House	1,662
1079 79 St	3-05974-0044	14-Dec-17	\$990,000	House	1,332
1028 78 St	3-05974-0017	13-Dec-17	\$985,000	House	1,992
654 77 St	3-05963-0028	6-Dec-17	\$985,000	House	1,670
358 94 St	3-06114-0026	20-Dec-17	\$975,000	House	1,456
347 82 St	3-05997-0063	19-Dec-17	\$972,500	House	1,939
2166 67 St	3-05572-0028	27-Dec-17	\$970,000	House	1,800
1457 W 9 St	3-06576-0064	8-Dec-17	\$958,000	House	1,456
7815 11 Ave	3-06254-0004	1-Dec-17	\$925,000	House	1,380
9917 Shore Rd #5A	3-06133-1111	8-Dec-17	\$880,000	Condo	1,025
1725 49 St #3	3-05449-1003	22-Dec-17	\$865,513	Condo	
928 82 St	3-06011-0017	8-Dec-17	\$860,000	House	1,448
8504 14 Ave	3-06339-0040	12-Dec-17	\$860,000	House	1,400
1725 49 St #1	3-05449-1001	22-Dec-17	\$850,000	Condo	
1654 71 St	3-06181-0032	21-Dec-17	\$835,000	House	1,020
9511 Shore Rd #401	3-06120-1153	19-Dec-17	\$825,000	Condo	1,281
702 44 St #2G	3-00741-1038	5-Dec-17	\$820,000	Condo	1,059
313-314 23 St #4B	3-00900-1014	5-Dec-17	\$815,000	Condo	900
1448 80 St	3-06281-0024	28-Dec-17	\$800,000	House	1,296
2051 58 St #1	3-05500-1201	14-Dec-17	\$786,000	Condo	1,958
1949 66 St	3-05555-0055	28-Dec-17	\$780,000	House	1,648
2058 Benson Ave #1B	3-06411-1204	14-Dec-17	\$750,000	Condo	1,719
1669 71 St	3-06170-0058	27-Dec-17	\$730,000	House	1,050
1839 79 St #2B	3-06261-1105	22-Dec-17	\$710,000	Condo	1,100
6815 17 Ave #2A	3-05576-1002	21-Dec-17	\$700,000	Condo	1,305
2370 62 St #4	3-06557-1004	19-Dec-17	\$699,000	Condo	1,200
1428 Bath Ave #2B	3-06425-1007	18-Dec-17	\$680,000	Condo	1,038
8901 Shore Rd #10E	3-06058-0012	28-Dec-17	\$679,000	Coop	769
970 41 St #5E	3-05590-1139	28-Dec-17	\$668,000	Condo	990
765 43 St #2B	3-00924-1104	22-Dec-17	\$638,000	Condo	779
4711 8 Ave #6B	3-00769-1117	27-Dec-17	\$600,000	Condo	871
637-661 41 St #1B	3-00918-0052	13-Dec-17	\$590,000	Coop	
1441 67 St #1D	3-05762-1010	20-Dec-17	\$589,000	Condo	1,289
206 21 St #3A	3-00643-1105	18-Dec-17	\$585,000	Condo	650
204 21 St #3A	3-00643-1005	7-Dec-17	\$585,000	Condo	651
9801 Shore Rd #4J	3-06129-0004	8-Dec-17	\$575,000	Coop	1,000
8510 13 Ave #1	3-06338-1001	5-Dec-17	\$519,000	Condo	1,001



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Address	BBL	Sale date	Sale price	Property type	Sqft
442 97 St #3F	3-06127-1025	1-Dec-17	\$499,000	Condo	698
9040 Ft Hamilton Pkwy #2K	3-06089-0044	7-Dec-17	\$499,000	Coop	
10002 4 Ave #2C	3-06137-1116	14-Dec-17	\$485,000	Condo	612
6801-6819 Shore Rd #6F	3-05859-0015	18-Dec-17	\$465,000	Coop	
1765 71 St #3B	3-06171-1005	29-Dec-17	\$450,000	Condo	820
224 22 St #1B	3-00646-1002	18-Dec-17	\$435,000	Condo	643
243-249 78 St #1J	3-05959-0062	11-Dec-17	\$420,000	Coop	
637-661 41 St #1B	3-00918-0052	22-Dec-17	\$416,000	Coop	
4612 6 Ave #10	3-00757-0039	29-Dec-17	\$370,000	Coop	
4600 14 Ave #3F	3-05623-0038	5-Dec-17	\$365,000	Coop	
880 68 St #4K	3-05770-0036	11-Dec-17	\$360,000	Coop	
9902 3 Ave #4M	3-06133-0025	28-Dec-17	\$346,000	Coop	
8901-8909 Narrows Ave #6A	3-06078-0031	5-Dec-17	\$345,000	Coop	425
302 101 St #43D	3-06137-0200	7-Dec-17	\$340,000	Coop	
302-326 96 St #5S	3-06122-0001	28-Dec-17	\$340,000	Coop	
3604 15 Ave	3-05349-0137	22-Dec-17	\$335,000	House	1,152
601 79 St #E5	3-05972-0001	4-Dec-17	\$335,000	Coop	800
8502 Ft Hamilton Pkwy #1H	3-06036-0030	11-Dec-17	\$330,000	Coop	
9615 Shore Rd #1E	3-06124-0001	8-Dec-17	\$323,795	Coop	700
302 101 St #46C	3-06137-0200	13-Dec-17	\$319,500	Coop	
728 41 St #1D	3-00922-0017	27-Dec-17	\$315,000	Coop	
8024 4 Ave #B1	3-05988-0045	11-Dec-17	\$310,000	Coop	
9902 3 Ave #3U	3-06133-0025	14-Dec-17	\$310,000	Coop	
61 Oliver St #2S	3-06099-0051	27-Dec-17	\$300,000	Coop	635
7101 Colonial Rd #L2	3-05889-0003	7-Dec-17	\$285,000	Coop	
324 22 St #3B	3-00900-1206	14-Dec-17	\$284,000	Condo	901
444 67 St #3F	3-05851-0027	8-Dec-17	\$275,000	Coop	
947 55 St #3A	3-05673-1003	26-Dec-17	\$270,000	Condo	491
1511-1571 Independence Ave #1B	3-06485-0003	14-Dec-17	\$260,000	Coop	
869 45 St #1B	3-00742-1002	12-Dec-17	\$201,786	Condo	
673-683 41 St #30	3-00918-0044	4-Dec-17	\$200,000	Coop	
9201-9227 Shore Rd #C703	3-06099-0013	7-Dec-17	\$200,000	Coop	550
7925 4 Ave #A22	3-05980-0001	14-Dec-17	\$199,000	Coop	
1402 W 4 St #E6	3-06580-0008	6-Dec-17	\$191,000	Coop	
760 67 St #3F	3-05858-0030	14-Dec-17	\$150,000	Coop	
325 Marine Ave #B6	3-06126-0052	19-Dec-17	\$140,000	Coop	
7259-7261 Shore Rd #3J	3-05904-0002	13-Dec-17	\$100,000	Coop	
7259-7261 Shore Rd #2H	3-05904-0002	12-Dec-17	\$98,000	Coop	550



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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

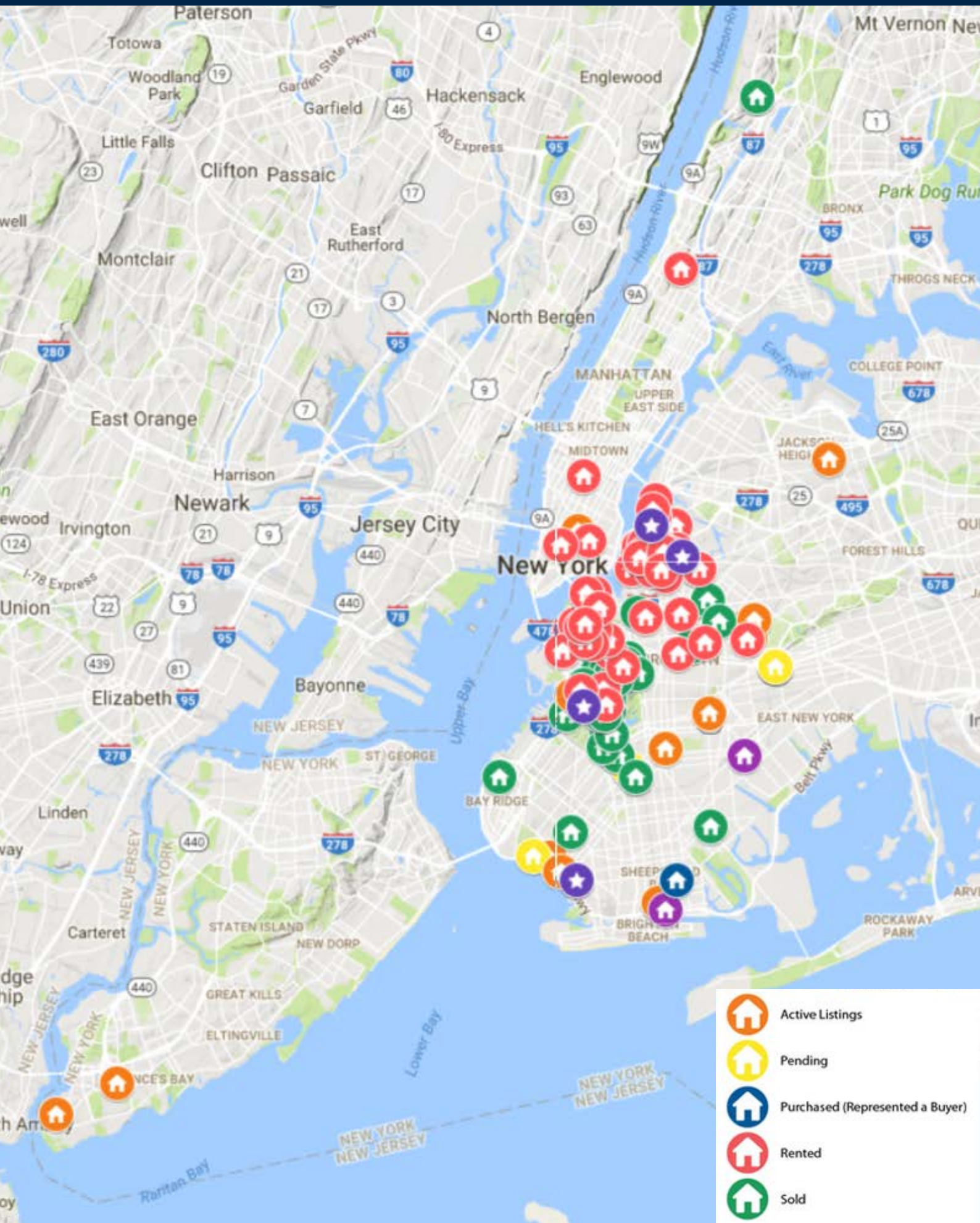
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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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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Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

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