

SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

December 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, December 2018

Southwestern Brooklyn, Brooklyn

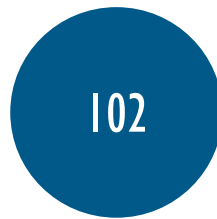
SUMMARY

MEDIAN SALE PRICE



15% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



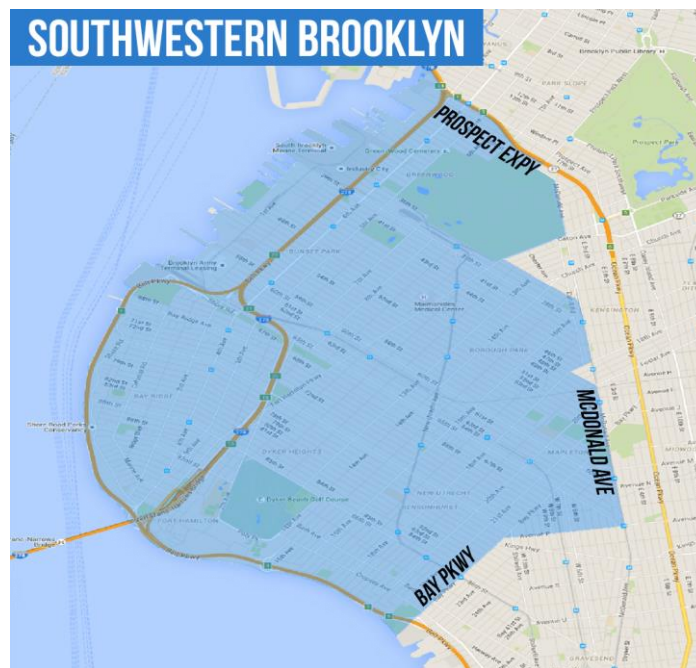
7% YoY

BROOKLYN
MEDIAN SALE PRICE



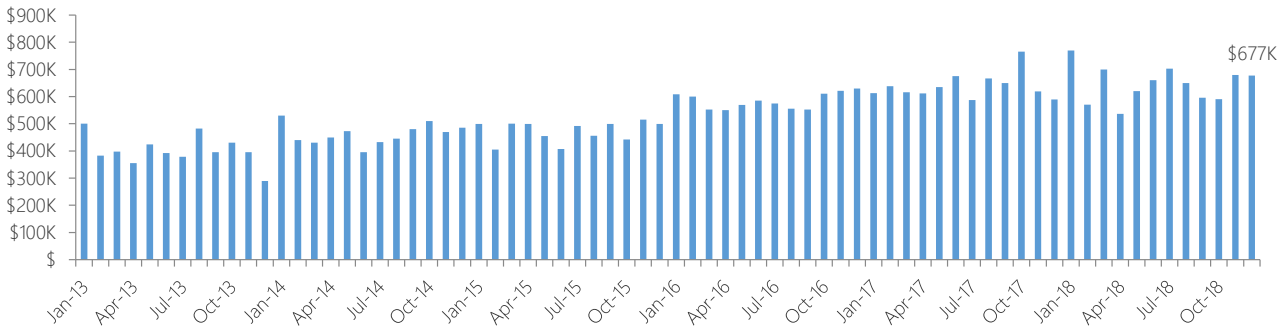
4% YoY

NEIGHBORHOOD BOUNDARIES

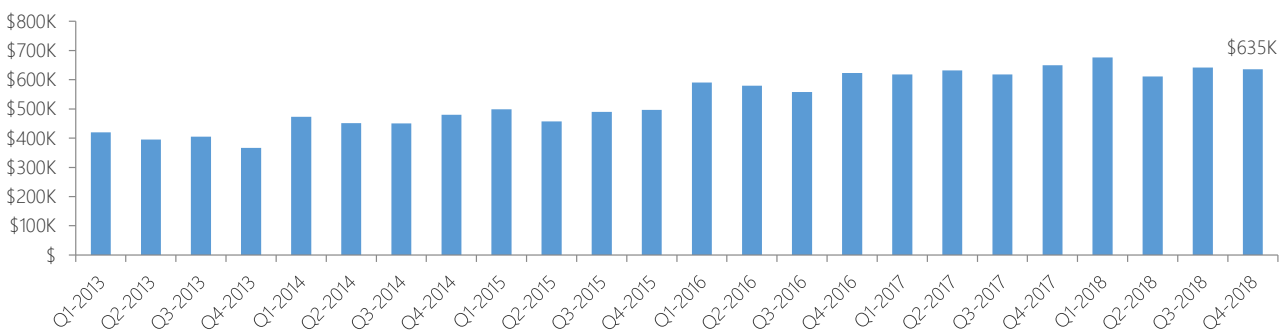


RESIDENTIAL STATS

Median Sale Price by Month

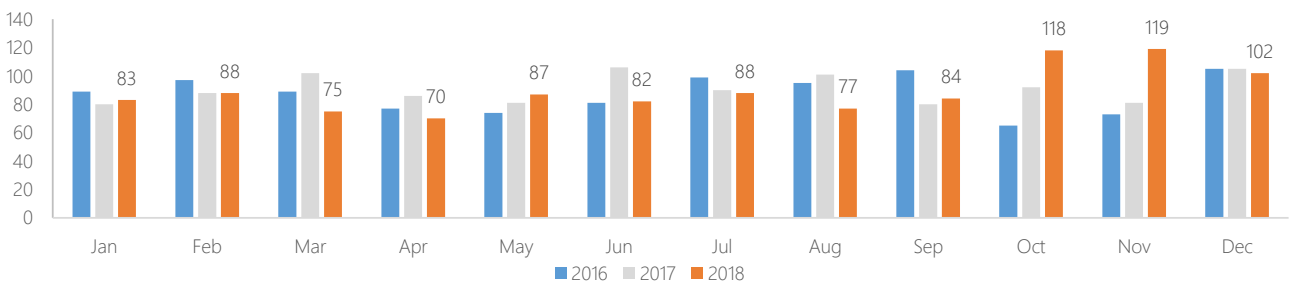


Median Sale Price by Quarter

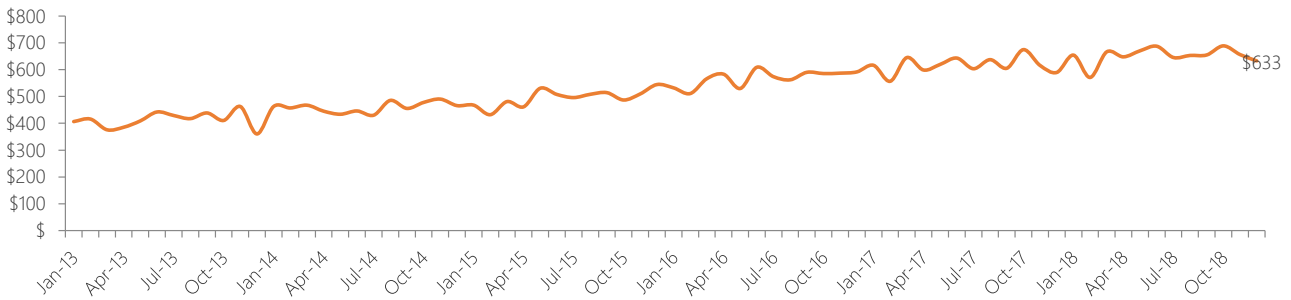


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	87	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	104	65	73	105
2017	80	88	102	86	81	106	90	101	80	92	81	105
2018	83	88	75	70	87	82	88	77	84	118	119	102



Median Sale Price per Square Foot

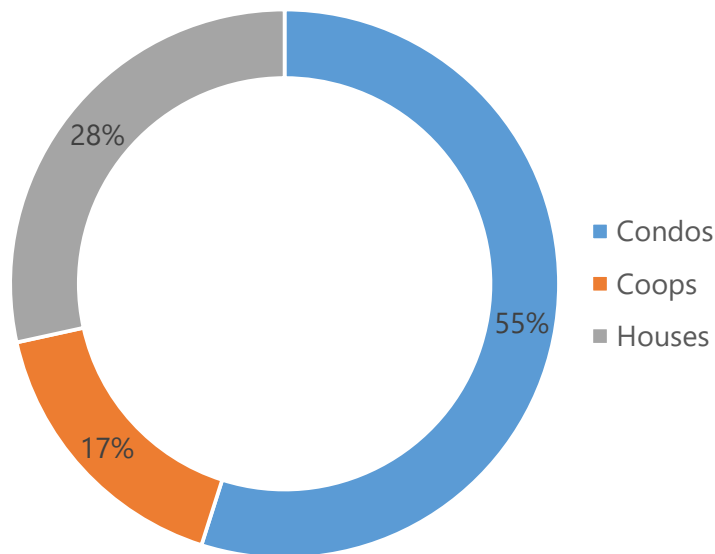


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$639,461	-4%	\$642	-2%	56
Coops	\$338,000	4%	\$482	2%	17
Houses	\$1,024,500	5%	\$670	13%	29

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1722 45th St	3-05435-0015	14-Dec-18	\$2,900,000	House	6,800
7923 Twelfth Ave	3-06267-0001	19-Dec-18	\$2,125,000	House	2,442
237 27th St	3-00658-0048	4-Dec-18	\$1,950,000	House	
816 Fifth Ave	3-00685-0037	21-Dec-18	\$1,800,000	House	1,829
8664 Bay 16 St	3-06366-0072	12-Dec-18	\$1,720,000	House	2,300
150 78th St	3-05967-0029	7-Dec-18	\$1,500,000	House	1,552
126 91st St	3-06084-0015	4-Dec-18	\$1,465,000	House	1,408
1224 41st St #1	3-05593-2001	13-Dec-18	\$1,450,000	Condo	
1451 59th St	3-05706-0057	4-Dec-18	\$1,275,000	House	1,800
253 81st St	3-05987-0058	13-Dec-18	\$1,225,000	House	1,504
9511 Shore Rd #303	3-06120-1138	18-Dec-18	\$1,219,000	Condo	1,597
9511 Shore Rd #404	3-06120-1156	28-Dec-18	\$1,180,000	Condo	1,536
546 76th St	3-05952-0026	27-Dec-18	\$1,174,000	House	1,752
186 30th St	3-00673-0014	28-Dec-18	\$1,135,000	House	1,020
7109 19th Ave	3-06184-0007	18-Dec-18	\$1,060,000	House	1,872
2118 80th St	3-06288-0013	3-Dec-18	\$1,050,000	House	1,832
475 82nd St	3-05998-0053	12-Dec-18	\$999,000	House	1,683
6811 Sixth Ave	3-05866-0006	11-Dec-18	\$999,000	House	1,616
43 89th St	3-06059-0057	10-Dec-18	\$985,000	House	1,312
271 Dahlgren Pl	3-06142-0006	18-Dec-18	\$969,500	House	1,320
1462 81st St	3-06293-0034	12-Dec-18	\$960,000	House	1,296
265 Battery Ave	3-06143-0080	17-Dec-18	\$950,000	House	1,995
7714 Eleventh Ave	3-05965-0043	21-Dec-18	\$948,000	House	1,344
934 44th St #1	3-05607-1001	26-Dec-18	\$900,000	Condo	2,010
965 80th St	3-05983-0063	5-Dec-18	\$900,000	House	1,422
1132 Bay Ridge Pkwy	3-06220-0020	18-Dec-18	\$870,000	House	1,344
1174 42nd St #3	3-05597-1303	19-Dec-18	\$865,513	Condo	1,409
2314 62nd St	3-06557-0011	13-Dec-18	\$860,000	House	1,438
9511 Shore Rd #506	3-06120-1175	26-Dec-18	\$796,000	Condo	980
2446 64th St	3-06562-0025	7-Dec-18	\$790,000	House	1,280
251 19th St #2C	3-00879-1407	17-Dec-18	\$738,638	Condo	
1224 41st St #3	3-05593-2003	13-Dec-18	\$700,000	Condo	
821 57th St #1B	3-05686-1009	11-Dec-18	\$630,000	Condo	981
88 Bay 20 St #3B	3-06370-1306	14-Dec-18	\$625,000	Condo	817
268 Bay Ridge Ave #3F	3-05871-1015	14-Dec-18	\$608,914	Condo	
3715 15th Ave #101	3-05367-1101	6-Dec-18	\$600,768	Condo	1,530
337 90th St	3-06064-0049	11-Dec-18	\$540,000	House	1,072
8901 Shore Rd #2C	3-06058-0012	11-Dec-18	\$525,000	Coop	
9201 Shore Rd #D306	3-06099-0013	4-Dec-18	\$515,000	Coop	1,050
1479 46th St #3R	3-05618-1605	20-Dec-18	\$499,000	Condo	1,494
25 89th St	3-06059-0065	26-Dec-18	\$487,500	House	1,312
1457 W Fifth St #5A	3-06580-1221	26-Dec-18	\$486,720	Condo	741
759 41st St #2	3-00919-1002	12-Dec-18	\$475,000	Condo	903
5211 20th Ave #2	3-05476-1402	26-Dec-18	\$460,000	Condo	
1170 Ocean Pkwy #10K	3-05495-1018	7-Dec-18	\$425,000	Coop	
61 Oliver St #5G	3-06099-0051	7-Dec-18	\$410,000	Coop	850
521 41st St #D6	3-00917-0058	5-Dec-18	\$405,000	Coop	
131 74th St #2H	3-05916-0062	20-Dec-18	\$400,000	Coop	875
67 Battery Ave #CB	3-06072-1001	21-Dec-18	\$398,000	Condo	603
728 41st St #1C	3-00922-0017	20-Dec-18	\$394,000	Coop	500



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Address	BBL	Sale date	Sale price	Property type	Sqft
7423 Tenth Ave #3A	3-05935-1003	6-Dec-18	\$350,000	Condo	1,076
7520 Ridge Blvd #2C	3-05938-0047	21-Dec-18	\$338,000	Coop	700
7825 Fourth Ave #E7	3-05970-0001	4-Dec-18	\$335,000	Coop	
150 95th St #5B	3-06120-0023	11-Dec-18	\$317,000	Coop	
2 Marine Ave #4A	3-06099-0047	6-Dec-18	\$300,000	Coop	705
9902 Third Ave #6I	3-06133-0025	11-Dec-18	\$280,000	Coop	
8988 15th Ave #2B	3-06480-0006	14-Dec-18	\$270,479	Coop	650
7520 Ridge Blvd #5G	3-05938-0047	10-Dec-18	\$259,000	Coop	
185 Marine Ave #4A	3-06125-0001	18-Dec-18	\$230,000	Coop	



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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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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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-  Active Listings
-  Pending
-  Purchased (Represented a Buyer)
-  Rented
-  Sold



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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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