

BAY RIDGE-DYKER HEIGHTS

A monthly analysis of residential sales
in Bay Ridge-Dyker Heights, Brooklyn

August 2017



The RATNER Team Market Report

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Residential Market Report, August 2017

Bay Ridge/Dyker Heights, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$521K

1% YoY

NO. OF TRANSACTIONS

57

30% YoY

MEDIAN PRICE/SQ.FT.

\$637

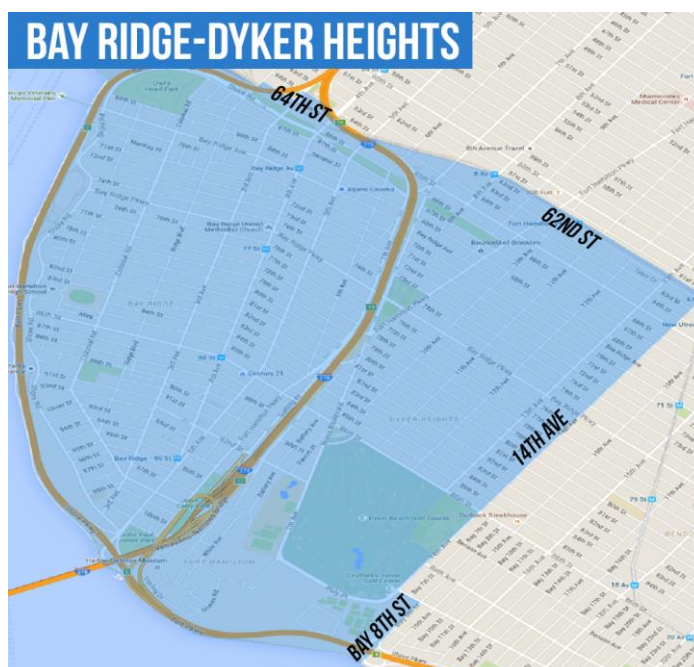
10% YoY

BROOKLYN
MEDIAN SALE PRICE

\$720K

13% YoY

NEIGHBORHOOD BOUNDARIES

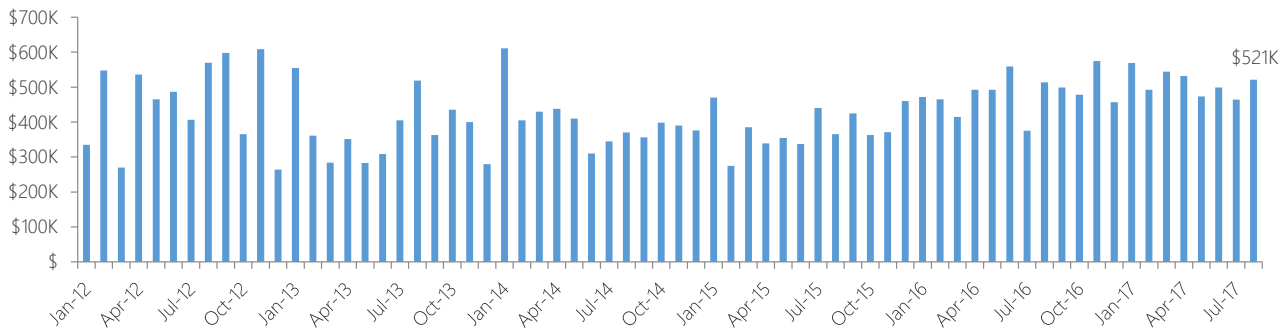


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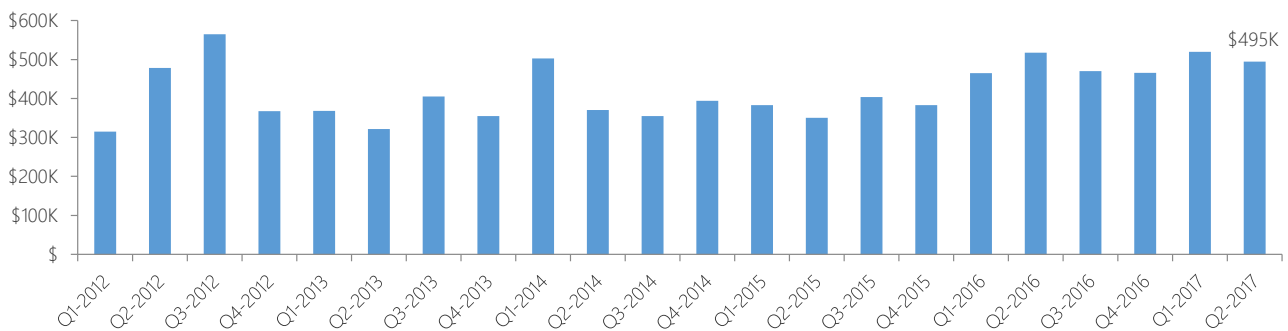
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RESIDENTIAL STATS

Median Sale Price by Month

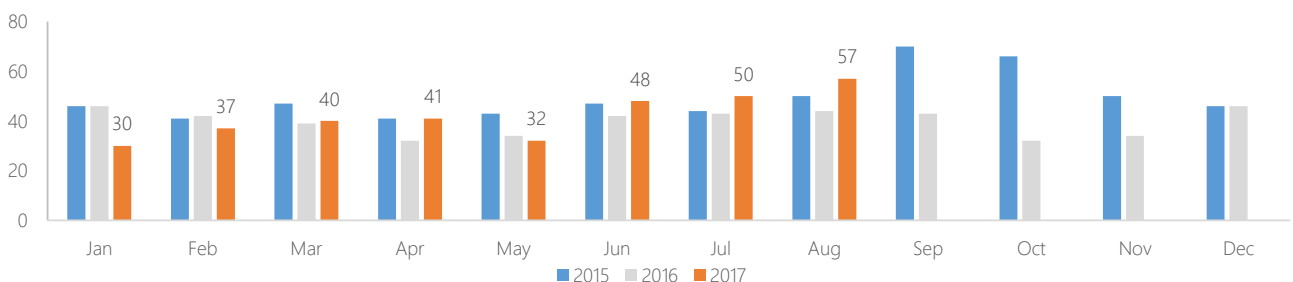


Median Sale Price by Quarter



Number of Transactions

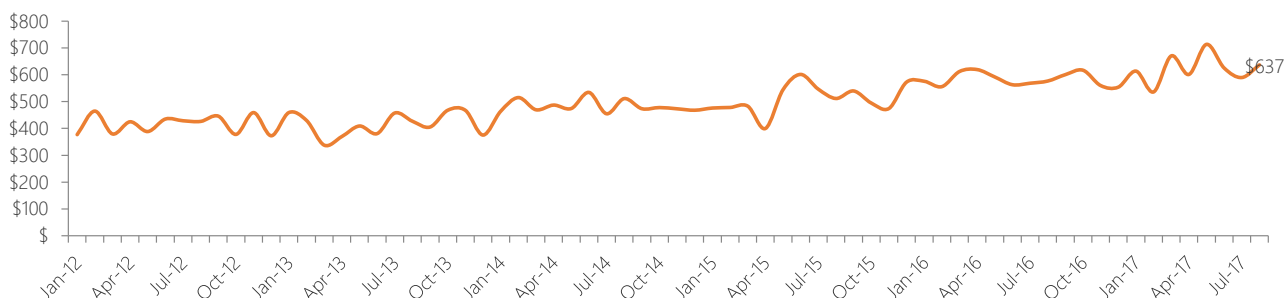
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	39	25	39	48	49	43	30	49	51	39	29	40
2013	39	36	39	38	40	50	43	52	42	61	49	47
2014	49	38	41	60	49	60	63	55	45	56	41	55
2015	46	41	47	41	43	47	44	50	70	66	50	46
2016	46	42	39	32	34	42	43	44	43	32	34	46
2017	30	37	40	41	32	48	50	57				



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Median Sale Price per Square Foot

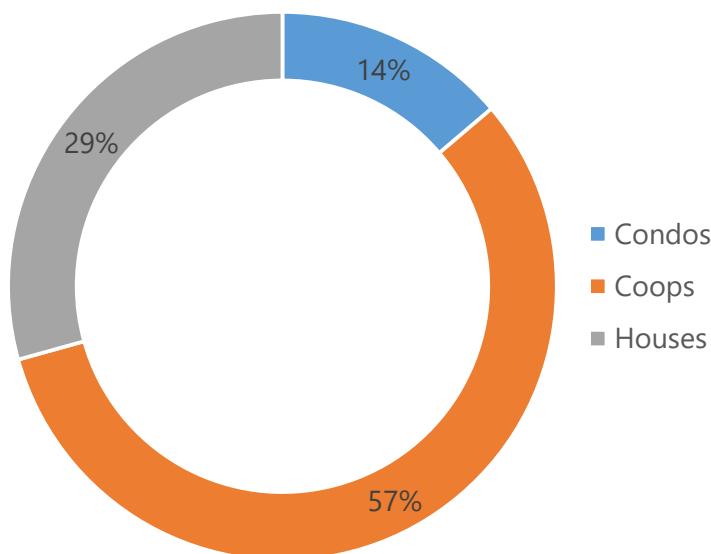


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$761,000	37%	\$809	36%	8
Coops	\$329,000	11%	\$489	31%	33
Houses	\$990,000	9%	\$694	-2%	17

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8317 Colonial Rd	3-06015-0003	23-Aug-17	\$2,150,000	House	2,372
9935 Shore Rd #6C	3-06133-1020	17-Aug-17	\$1,562,000	Condo	1,475
456 74 St	3-05930-0026	21-Aug-17	\$1,500,000	House	2,640
1032 Bay Ridge Pkwy	3-05946-0019	17-Aug-17	\$1,250,000	House	1,800
29 94 St	3-06104-0057	17-Aug-17	\$1,200,000	House	1,632
151 98 St	3-06129-0086	15-Aug-17	\$1,092,500	House	2,144
156 79 St	3-05977-0023	30-Aug-17	\$1,020,000	House	1,408
1220 76 St	3-06232-0014	23-Aug-17	\$1,020,000	House	1,408
6664 Sedgwick Pl	3-05838-0044	22-Aug-17	\$990,000	House	1,312
320 81 St	3-05997-0016	14-Aug-17	\$930,000	House	1,280
7720 10 Ave	3-05964-0054	21-Aug-17	\$915,000	House	1,456
1160 77 St	3-06242-0031	17-Aug-17	\$880,000	House	1,312
952 78 St	3-05973-0028	24-Aug-17	\$850,000	House	1,152
542 77 St	3-05962-0025	25-Aug-17	\$850,000	House	1,534
118 Battery Ave #3C	3-06092-1208	25-Aug-17	\$850,000	Condo	1,046
10002 4 Ave #4A	3-06137-1122	7-Aug-17	\$830,000	Condo	1,098
556 Ovington Ave	3-05893-0035	15-Aug-17	\$770,000	House	1,620
52 92 St #5B	3-06099-1018	30-Aug-17	\$761,000	Condo	1,193
52 92 St #7B	3-06099-1026	28-Aug-17	\$760,000	Condo	1,193
9718 Ft Hamilton Pkwy #3E	3-06127-1049	9-Aug-17	\$735,000	Condo	909
7401 Shore Rd #6A	3-05925-0053	9-Aug-17	\$735,000	Coop	1,200
9801 Shore Rd #2A	3-06129-0004	28-Aug-17	\$725,000	Coop	
2 Marine Ave #4F	3-06099-0047	16-Aug-17	\$650,000	Coop	1,325
1252 77 St	3-06243-0027	16-Aug-17	\$600,000	House	975
9718 Ft Hamilton Pkwy #2D	3-06127-1037	14-Aug-17	\$555,000	Condo	680
7825 4 Ave #F8	3-05970-0001	21-Aug-17	\$521,000	Coop	850
7423 Ridge Blvd #4D	3-05928-0001	23-Aug-17	\$465,000	Coop	950
9281 Shore Rd #625	3-06100-0001	1-Aug-17	\$445,000	Coop	950
9707 4 Ave #5W	3-06127-0011	28-Aug-17	\$435,000	Coop	
7101 Colonial Rd #R3	3-05889-0003	3-Aug-17	\$414,000	Coop	
190 72 St #143	3-05906-0018	10-Aug-17	\$383,000	Coop	
61 Oliver St #6L	3-06099-0051	31-Aug-17	\$365,000	Coop	
601 79 St #E15	3-05972-0001	23-Aug-17	\$360,000	Coop	800
7002 Ridge Blvd #A12	3-05885-0103	15-Aug-17	\$358,000	Coop	
20 93 St #2A	3-06104-0017	3-Aug-17	\$349,000	Coop	850
302-326 96 St #2L	3-06122-0001	9-Aug-17	\$330,000	Coop	
7609 4 Ave #D9	3-05951-0001	30-Aug-17	\$329,000	Coop	
6801-6819 Shore Rd #4L	3-05859-0015	14-Aug-17	\$325,000	Coop	
9902 3 Ave #6A	3-06133-0025	15-Aug-17	\$325,000	Coop	
255 79 St #A8	3-05968-0056	4-Aug-17	\$317,000	Coop	600
2 Marine Ave #3G	3-06099-0047	23-Aug-17	\$315,000	Coop	
2 Marine Ave #4A	3-06099-0047	4-Aug-17	\$307,000	Coop	945
8105 4 Ave #1C	3-05998-0001	7-Aug-17	\$300,000	Coop	
9430 Ridge Blvd #3H	3-06111-0040	31-Aug-17	\$300,000	Coop	
293 Dahlgren Pl #3D	3-06141-0074	16-Aug-17	\$290,000	Coop	
7201 4 Ave #D2	3-05909-0001	10-Aug-17	\$289,000	Coop	
6901 Narrows Ave #1E	3-05869-0005	30-Aug-17	\$279,000	Coop	
325 Marine Ave #B1	3-06126-0052	10-Aug-17	\$230,000	Coop	
9524 Ft Hamilton Pkwy #403	3-06123-0049	2-Aug-17	\$230,000	Coop	
9425 Shore Rd #3J	3-06115-0006	16-Aug-17	\$220,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
190 72 St #154	3-05906-0018	23-Aug-17	\$175,000	Coop	

THE RATNER TEAM



David Ratner

Investment Sales
Retail Leasing
Residential Sales & Rentals



Nate Pfaff

Residential Sales &
Rental Specialist



Sandra Levykh

Residential Sales &
Rental Specialist



John D. "Dan" Connolly

Residential &
Commercial Sales



Jessie Torres

NYC Condo, Co-op &
New Development Expert



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David Ratner

Investment Sales
Retail Leasing Residential
Sales & Rentals

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space – Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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**John D. "Dan"
Connolly**

Residential &
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

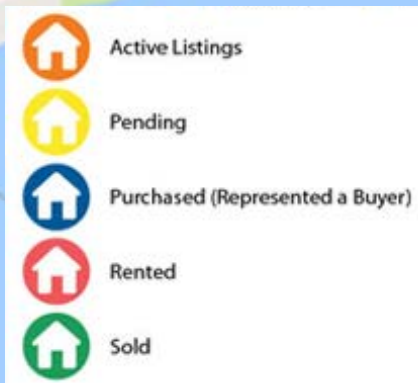
Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
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Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
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Electricians	Insurance Agents	Renovation Professionals	

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THE BROOKLYN MADE REAL ESTATE SHOW

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

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.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



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