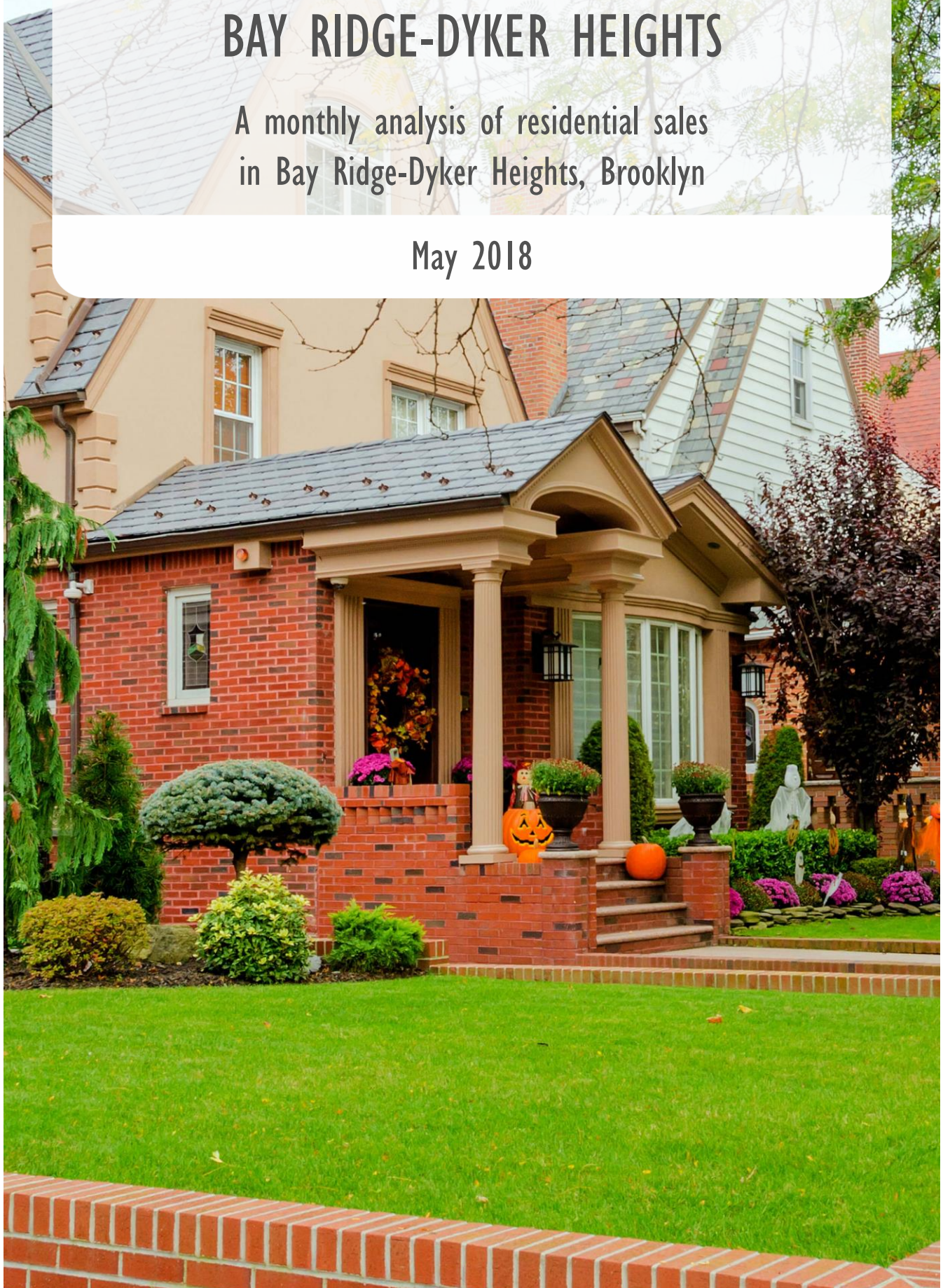


BAY RIDGE-DYKER HEIGHTS

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

May 2018



The RATNER Team Market Report

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

Residential Market Report, May 2018

Bay Ridge/Dyker Heights, Brooklyn

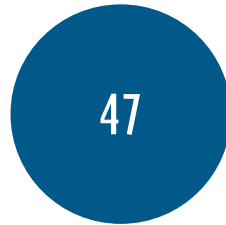
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



47% YoY

MEDIAN PRICE/SQ.FT.



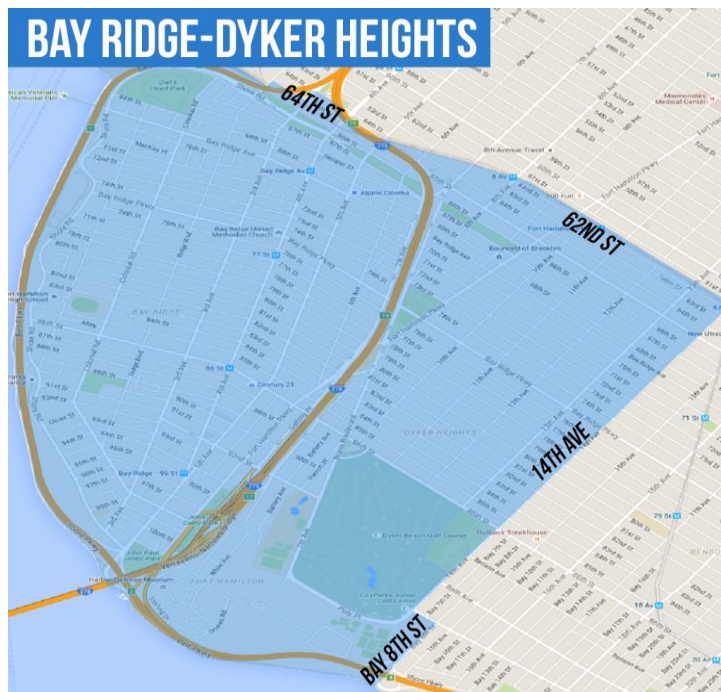
-1% YoY

BROOKLYN
MEDIAN SALE PRICE



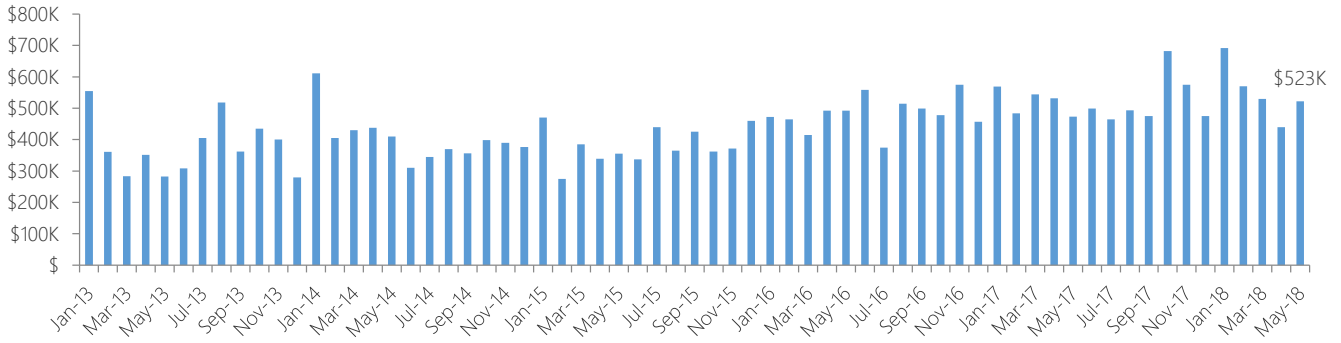
3% YoY

NEIGHBORHOOD BOUNDARIES

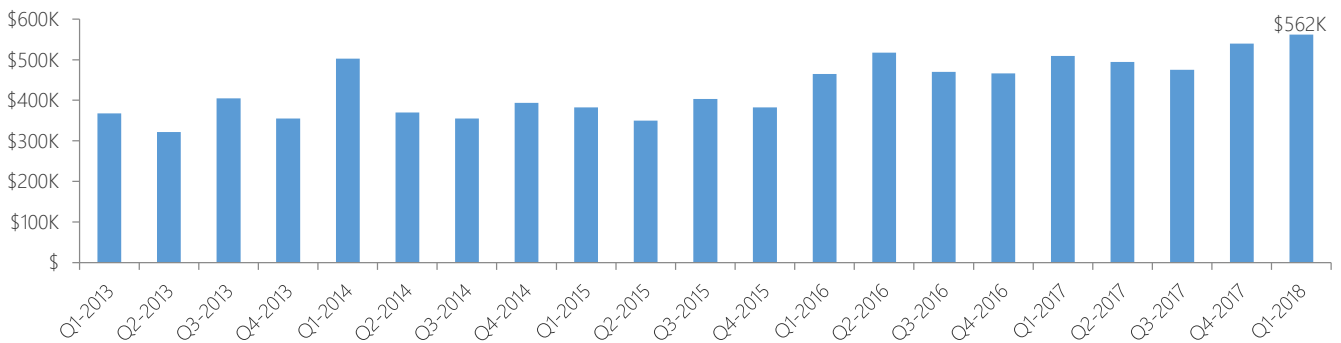


RESIDENTIAL STATS

Median Sale Price by Month

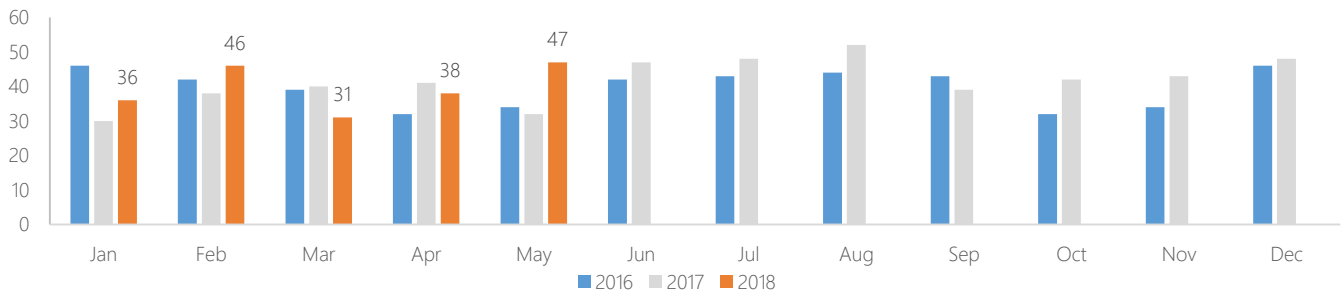


Median Sale Price by Quarter

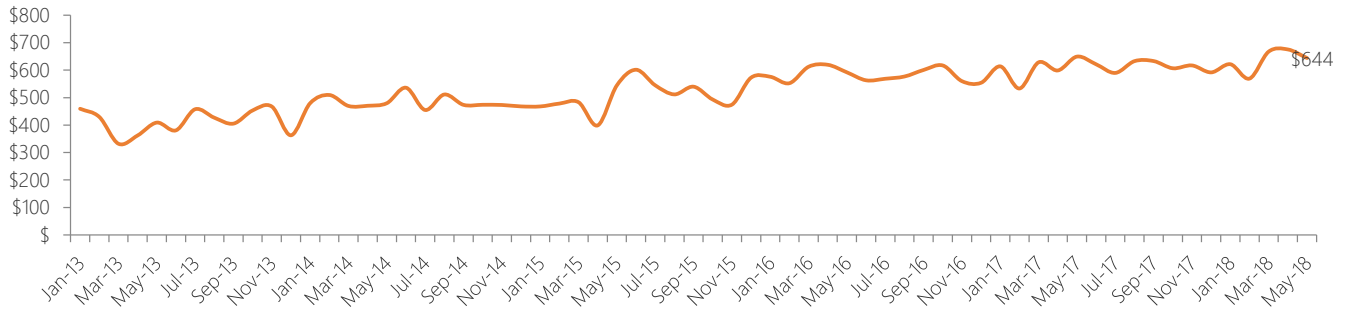


Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2013 | 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 | 38 | 40 | 41 | 32 | 47 | 48 | 52 | 39 | 42 | 43 | 48 |
| 2018 | 36 | 46 | 31 | 38 | 47 | | | | | | | |



Median Sale Price per Square Foot

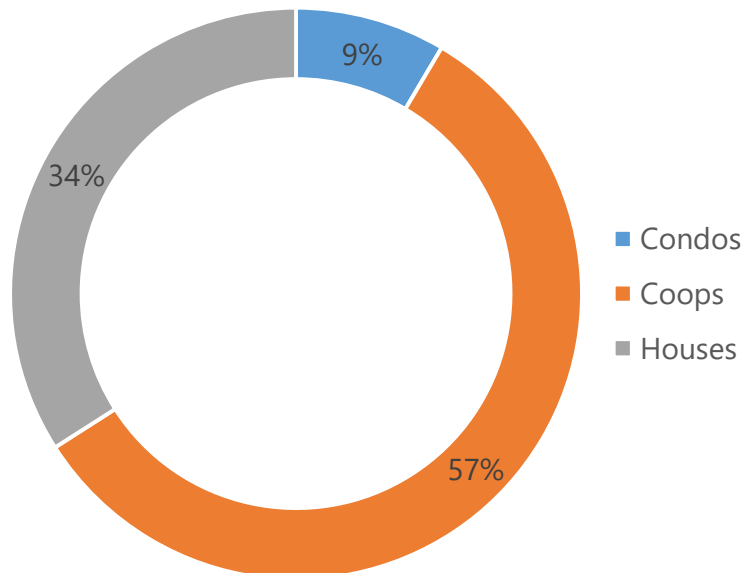


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$547,610 | -37% | \$810 | -4% | 4 |
| Coops | \$333,073 | -5% | \$473 | 1% | 27 |
| Houses | \$1,142,764 | 20% | \$736 | 1% | 16 |

Number of Sales by Building Type



LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|--------------------------------|--------------|-----------|-------------|---------------|-------|
| 8029 Harbor View Ter | 3-05975-0248 | 9-May-18 | \$2,800,000 | House | 3,250 |
| 8220 Colonial Rd | 3-06004-0142 | 31-May-18 | \$2,600,000 | House | 2,208 |
| 44 79th St | 3-05975-0029 | 30-May-18 | \$1,710,000 | House | 1,768 |
| 247 76th St | 3-05939-0056 | 8-May-18 | \$1,325,000 | House | 2,050 |
| 145 78th St | 3-05958-0062 | 10-May-18 | \$1,250,000 | House | 2,222 |
| 1039 85th St | 3-06030-0063 | 11-May-18 | \$1,225,000 | House | 2,007 |
| 128 67th St | 3-05848-0017 | 25-May-18 | \$1,210,527 | House | 1,740 |
| 81 78th St | 3-05957-0057 | 9-May-18 | \$1,075,000 | House | 1,802 |
| 343 79th St | 3-05969-0064 | 31-May-18 | \$1,050,000 | House | 1,200 |
| 358 86th St | 3-06044-0031 | 15-May-18 | \$995,000 | House | 1,216 |
| 1114 85th St | 3-06337-0012 | 29-May-18 | \$960,000 | House | 1,330 |
| 9917 Shore Rd #6B | 3-06133-1115 | 3-May-18 | \$798,000 | Condo | 1,025 |
| 439 Marine Ave | 3-06127-0001 | 21-May-18 | \$750,000 | House | 936 |
| 9281 Shore Rd #504 | 3-06100-0001 | 15-May-18 | \$715,000 | Coop | |
| 332 86th St | 3-06044-0020 | 3-May-18 | \$700,000 | House | 1,188 |
| 53 Battery Ave | 3-06072-0013 | 25-May-18 | \$700,000 | House | 932 |
| 9425 Shore Rd #6C | 3-06115-0006 | 23-May-18 | \$652,500 | Coop | |
| 7101 Shore Rd #3G | 3-05887-0006 | 23-May-18 | \$635,000 | Coop | 1,300 |
| 423 95th St #2B | 3-06118-1027 | 4-May-18 | \$570,220 | Condo | 622 |
| 302-326 96th St #6P | 3-06122-0001 | 31-May-18 | \$535,000 | Coop | |
| 1213 65th St #A | 3-05746-1049 | 23-May-18 | \$525,000 | Condo | 624 |
| 9701 Shore Rd #2O | 3-06129-0012 | 8-May-18 | \$520,000 | Coop | |
| 1332 67th St #4 | 3-05768-1004 | 16-May-18 | \$500,000 | Condo | 779 |
| 8701 Shore Rd #210 | 3-06040-0001 | 24-May-18 | \$475,000 | Coop | 974 |
| 9040 Ft Hamilton Pkwy #3M | 3-06089-0044 | 22-May-18 | \$458,000 | Coop | |
| 7119 Shore Rd #3E | 3-05887-0001 | 14-May-18 | \$440,000 | Coop | 950 |
| 138-150 71st St #E7 | 3-05889-0014 | 15-May-18 | \$395,000 | Coop | |
| 190 72nd St #126 | 3-05906-0018 | 10-May-18 | \$385,000 | Coop | 880 |
| 9707 Fourth Ave #4O | 3-06127-0011 | 14-May-18 | \$350,000 | Coop | |
| 9281 Shore Rd #405 | 3-06100-0001 | 18-May-18 | \$333,146 | Coop | |
| 7925 Fourth Ave #D8 | 3-05980-0001 | 18-May-18 | \$333,000 | Coop | |
| 2 Marine Ave #2B | 3-06099-0047 | 29-May-18 | \$320,000 | Coop | 700 |
| 7201 Fourth Ave #E2 | 3-05909-0001 | 14-May-18 | \$314,000 | Coop | 650 |
| 9201-9227 Shore Rd #D205 | 3-06099-0013 | 1-May-18 | \$312,000 | Coop | |
| 2 Marine Ave #6C | 3-06099-0047 | 8-May-18 | \$305,000 | Coop | 550 |
| 9031-9041 Ft Hamilton Pkwy #3E | 3-06090-0005 | 1-May-18 | \$289,000 | Coop | |
| 6665-6683 Colonial Rd #3D | 3-05838-0006 | 22-May-18 | \$285,000 | Coop | |
| 130 Bay Ridge Pkwy #4E | 3-05938-0015 | 16-May-18 | \$260,000 | Coop | 625 |
| 2 Marine Ave #2C | 3-06099-0047 | 16-May-18 | \$255,000 | Coop | |
| 219-223 78th St #6G | 3-05959-0073 | 23-May-18 | \$253,000 | Coop | |
| 6735 Ridge Blvd #1S | 3-05853-0001 | 10-May-18 | \$240,000 | Coop | |
| 9031-9041 Ft Hamilton Pkwy #5C | 3-06090-0005 | 14-May-18 | \$190,000 | Coop | |



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THE RATNER TEAM



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Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
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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

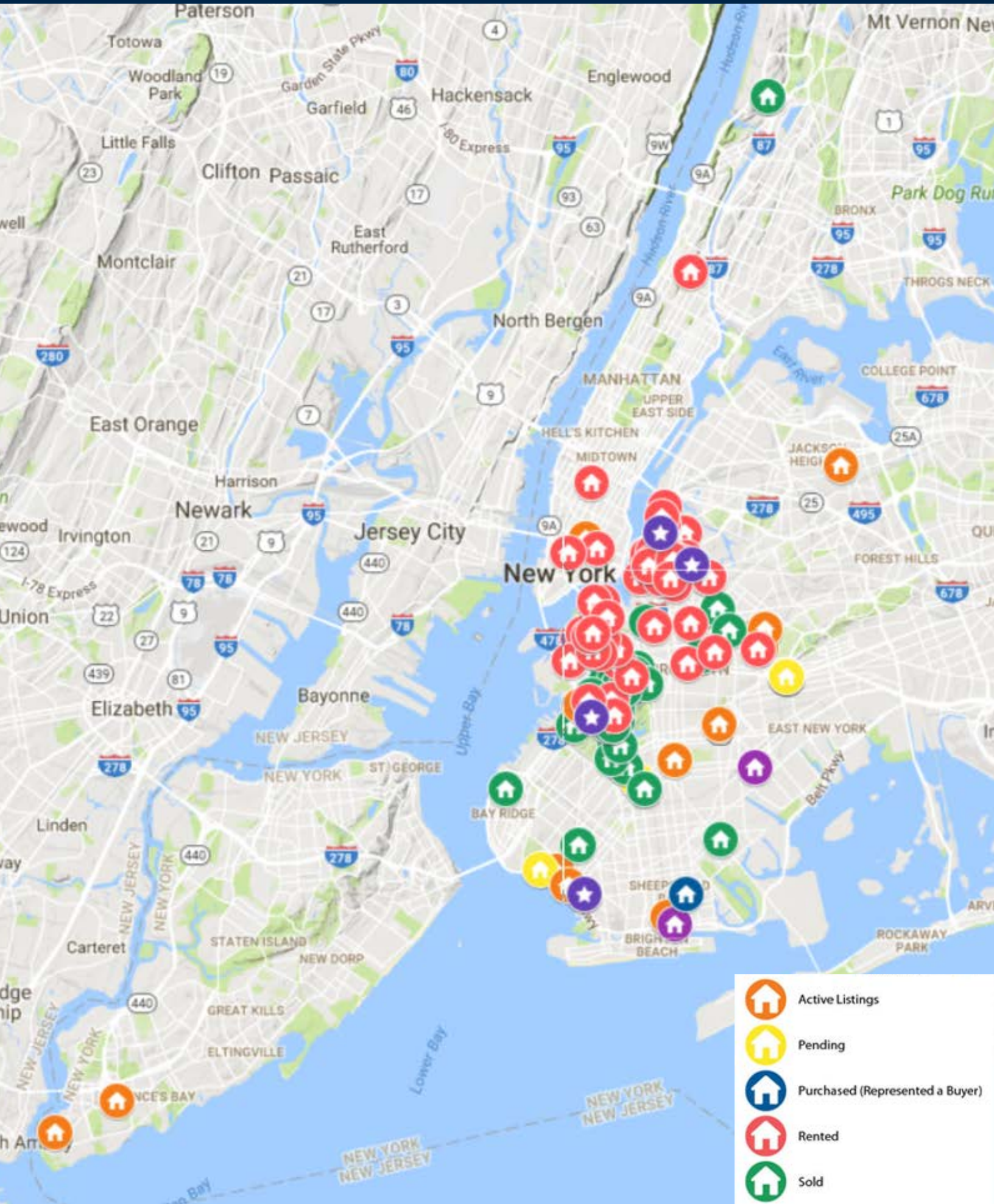
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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- Appraisers & Inspectors
- Architects
- Artist & Artisans
- Attorneys
- Bankers
- Cabinets
- Carpenters
- Chimney & Fireplace Specialists
- Cleaners
- Closet Design
- CO Experts
- Decks & Patios Specialists
- Demolition Experts
- Door Experts
- Electricians
- Estate Planing
- Expeditors
- Exterminators
- Fences & Gates Specialists
- Fireplaces
- Floor & Carpet Professionals
- Furniture
- Garage & Driveway
- General Contractors
- Glass & Shower Doors
- Handymen
- Home Automation Specialists
- Home Security Professionals
- Home Stagers
- Hvac Professionals
- Insurance Agents
- Interior Designers
- Ironwork Professionals
- Kitchen & Bathroom Specialists
- Landscape Design
- Landscapers & Gardeners
- Lawn & Sprinklers Experts
- Lighting Experts
- Locksmith
- Mortgage Professionals
- Moving & Storage Experts
- Painters & Plasterers
- Plumbing Contractors
- Property Compliance
- Property Managers
- Renewable Energy Specialists
- Renovation Professionals
- Restoration Specialists
- Roofers
- Rubbish Removal Companies
- School Consultants
- Spiritual Experts
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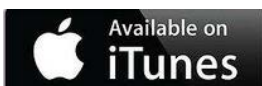
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