



BAY RIDGE

A monthly analysis of residential sales
in Bay Ridge, Brooklyn

January 2017





Residential Market Report, January 2017

Bay Ridge, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$473K

-14% YoY

NO. OF TRANSACTIONS

13

-38% YoY

MEDIAN PRICE/SQ.FT.

\$638

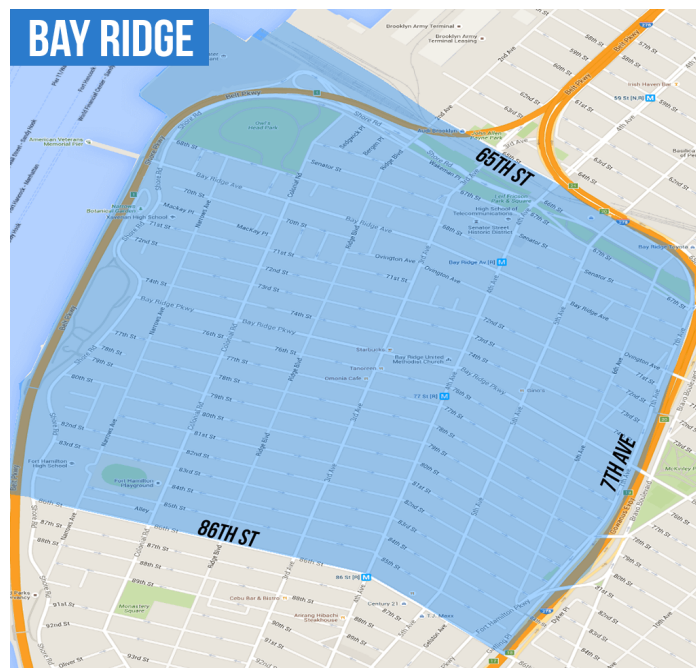
3% YoY

BROOKLYN
MEDIAN SALE PRICE

\$672K

10% YoY

NEIGHBORHOOD BOUNDARIES

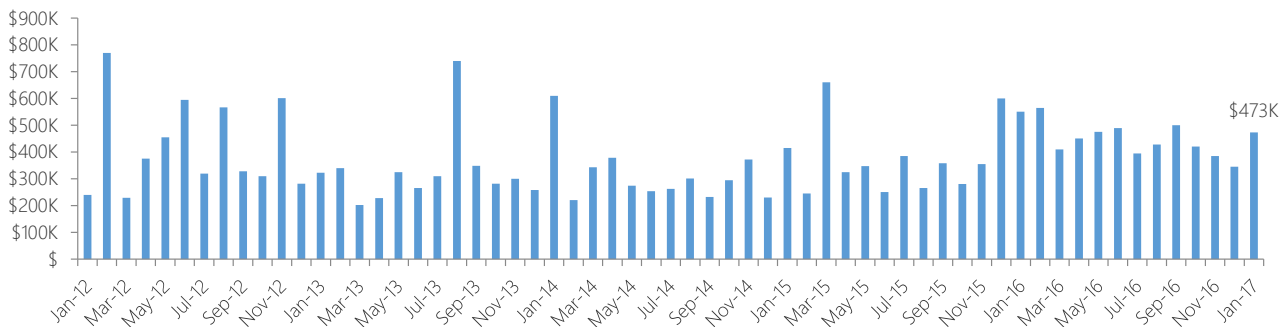




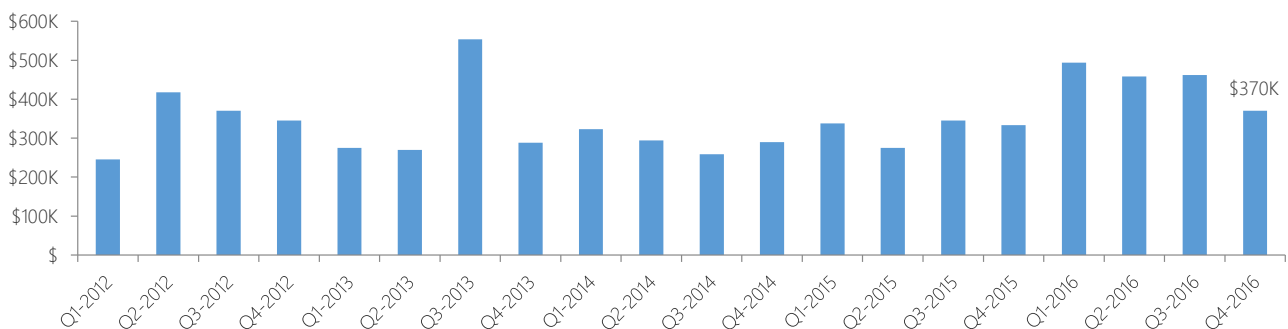
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

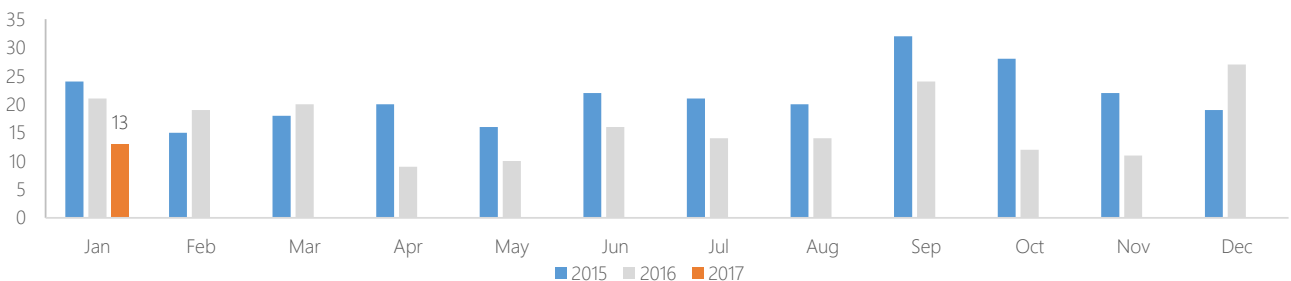


Median Sale Price by Quarter



Number of Transactions

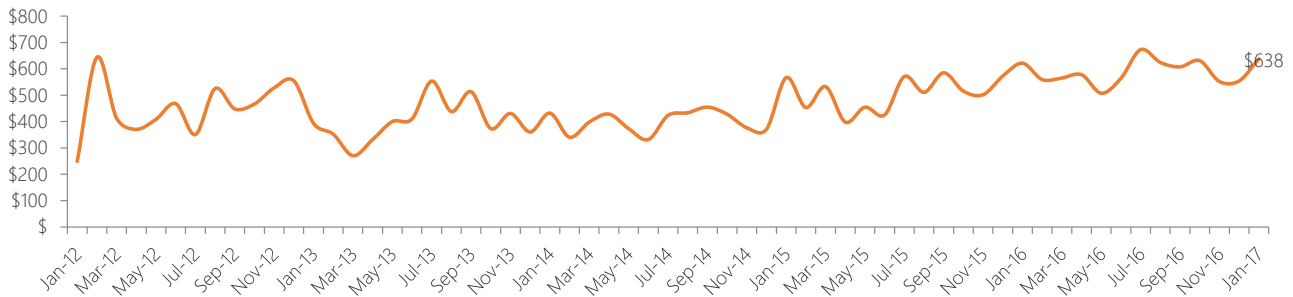
| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2012 | 10 | 7 | 18 | 27 | 14 | 16 | 12 | 18 | 22 | 13 | 10 | 21 |
| 2013 | 17 | 11 | 21 | 16 | 23 | 19 | 19 | 27 | 14 | 19 | 23 | 24 |
| 2014 | 19 | 11 | 16 | 27 | 20 | 19 | 33 | 21 | 15 | 19 | 14 | 22 |
| 2015 | 24 | 15 | 18 | 20 | 16 | 22 | 21 | 20 | 32 | 28 | 22 | 19 |
| 2016 | 21 | 19 | 20 | 9 | 10 | 16 | 14 | 14 | 24 | 12 | 11 | 27 |
| 2017 | 13 | | | | | | | | | | | |





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Median Sale Price per Square Foot

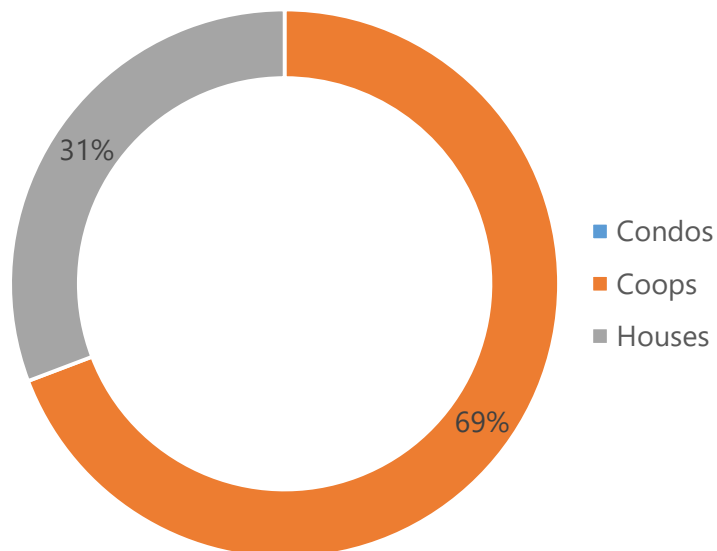


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | - | - | - | - | 0 |
| Coops | \$305,580 | 27% | \$463 | 73% | 9 |
| Houses | \$1,413,500 | 20% | \$688 | 13% | 4 |

Number of Sales by Building Type





LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|----------------------|--------------|-----------|-------------|---------------|-------|
| 146 76 St | 3-05948-0026 | 6-Jan-17 | \$2,300,000 | House | 2,855 |
| 225 77 St | 3-05949-0071 | 5-Jan-17 | \$1,830,000 | House | 2,870 |
| 339 84 St | 3-06017-0062 | 18-Jan-17 | \$997,000 | House | 1,626 |
| 357 81 St | 3-05988-0058 | 24-Jan-17 | \$980,000 | House | 1,328 |
| 8301 Ridge Blvd #6B | 3-06016-0006 | 12-Jan-17 | \$735,000 | Coop | |
| 7101 Shore Rd #1G | 3-05887-0006 | 19-Jan-17 | \$599,000 | Coop | |
| 7101 Colonial Rd #R4 | 3-05889-0003 | 12-Jan-17 | \$347,000 | Coop | 750 |
| 7401 4 Ave #A6 | 3-05930-0001 | 24-Jan-17 | \$311,161 | Coop | |
| 7501 Ridge Blvd #5A | 3-05939-0006 | 19-Jan-17 | \$300,000 | Coop | |
| 7520 Ridge Blvd #3B | 3-05938-0047 | 27-Jan-17 | \$235,000 | Coop | |
| 7501 Ridge Blvd #1E | 3-05939-0006 | 11-Jan-17 | \$180,000 | Coop | |
| 190 72 St #533 | 3-05906-0018 | 23-Jan-17 | \$160,000 | Coop | |