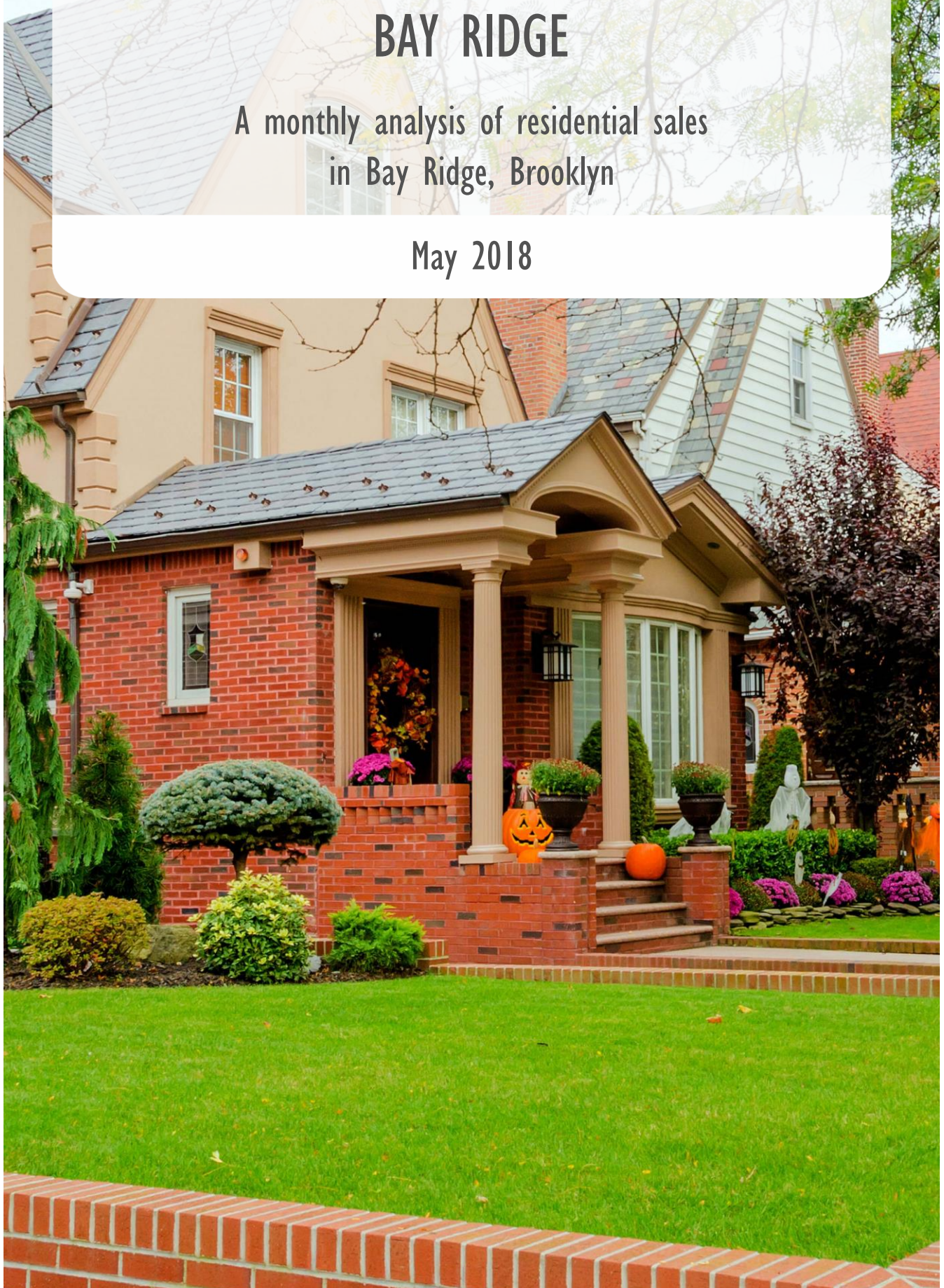


BAY RIDGE

A monthly analysis of residential sales
in Bay Ridge, 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, Brooklyn

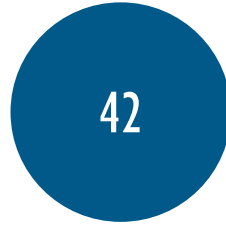
SUMMARY

MEDIAN SALE PRICE



18% YoY

NO. OF TRANSACTIONS



62% YoY

MEDIAN PRICE/SQ.FT.



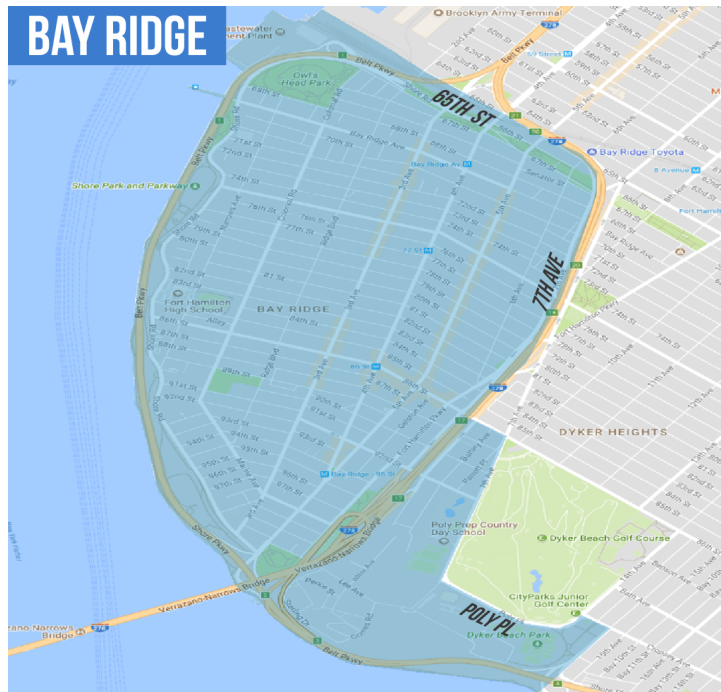
4% YoY

BROOKLYN MEDIAN SALE PRICE



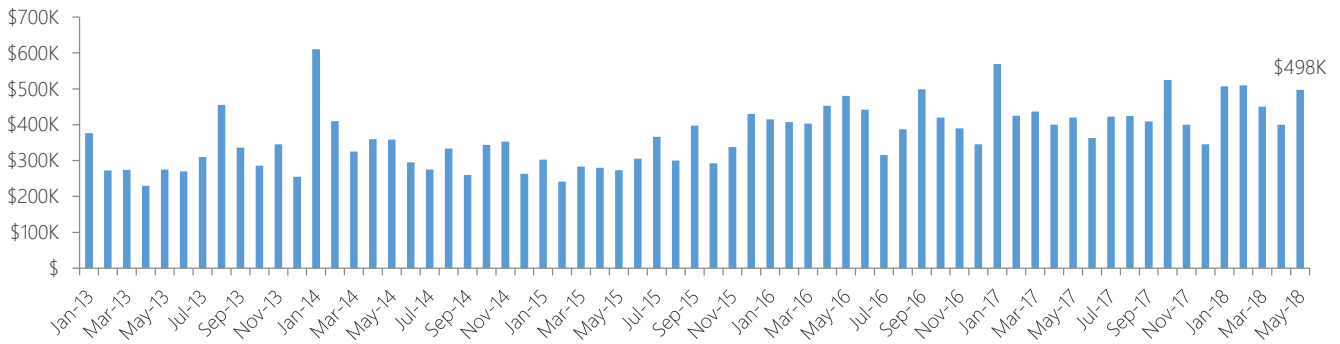
3% YoY

NEIGHBORHOOD BOUNDARIES

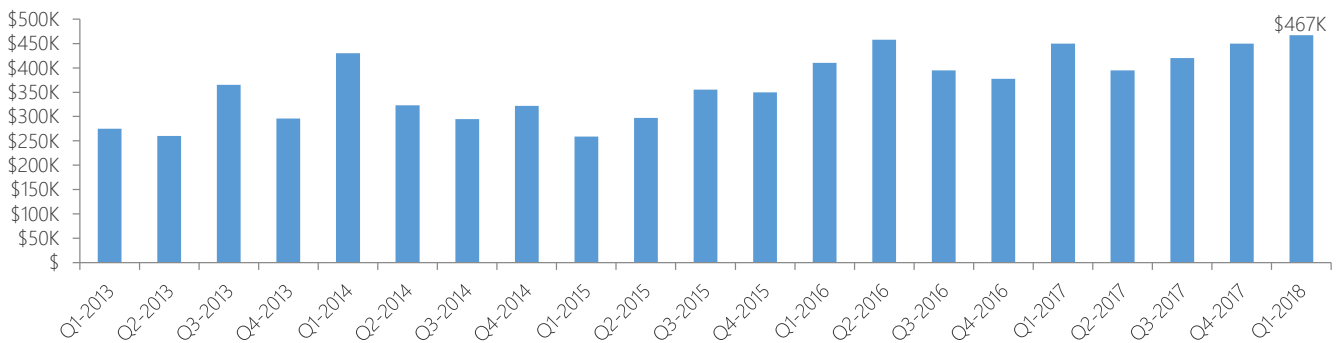


RESIDENTIAL STATS

Median Sale Price by Month

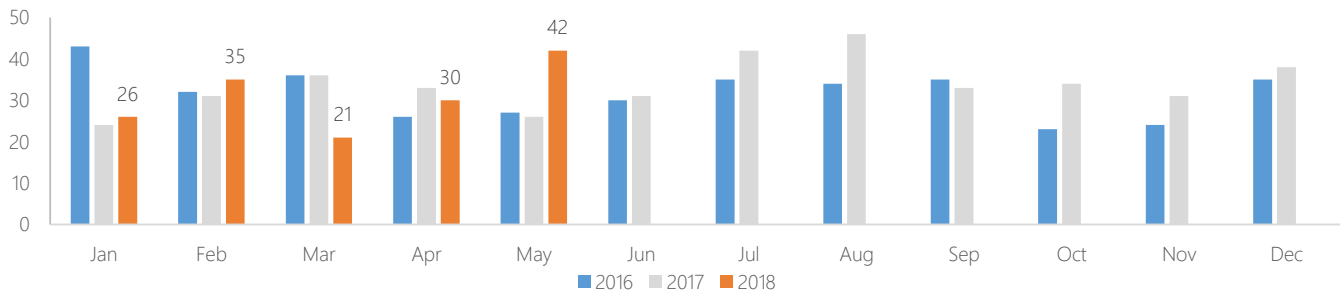


Median Sale Price by Quarter

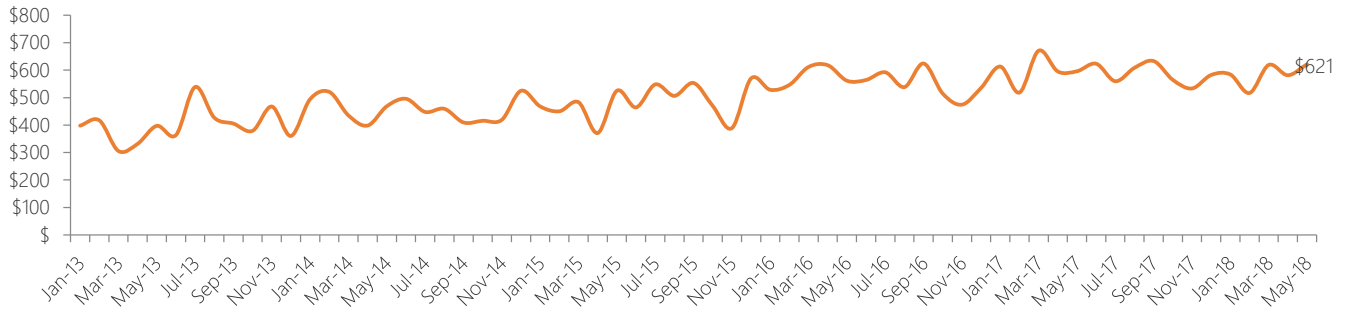


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	31	26	30	27	35	39	33	47	34	44	39	43
2014	39	33	31	49	42	50	48	46	37	44	32	38
2015	36	32	39	34	37	39	38	41	60	52	38	39
2016	43	32	36	26	27	30	35	34	35	23	24	35
2017	24	31	36	33	26	31	42	46	33	34	31	38
2018	26	35	21	30	42							



Median Sale Price per Square Foot

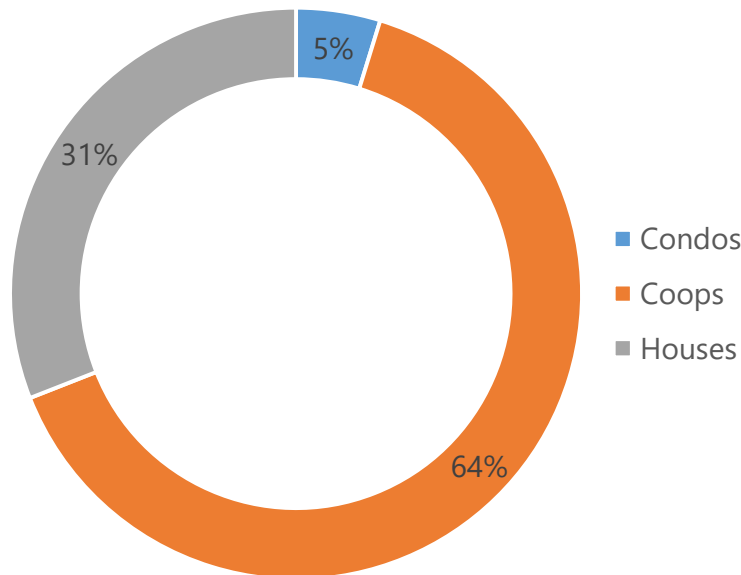


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$684,110	-21%	\$848	0%	2
Coops	\$333,073	-5%	\$473	1%	27
Houses	\$1,142,764	53%	\$776	-10%	13

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
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
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	
53 Battery Ave	3-06072-0013	25-May-18	\$700,000	House	932
332 86th St	3-06044-0020	3-May-18	\$700,000	House	1,188
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	
9701 Shore Rd #2O	3-06129-0012	8-May-18	\$520,000	Coop	
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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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

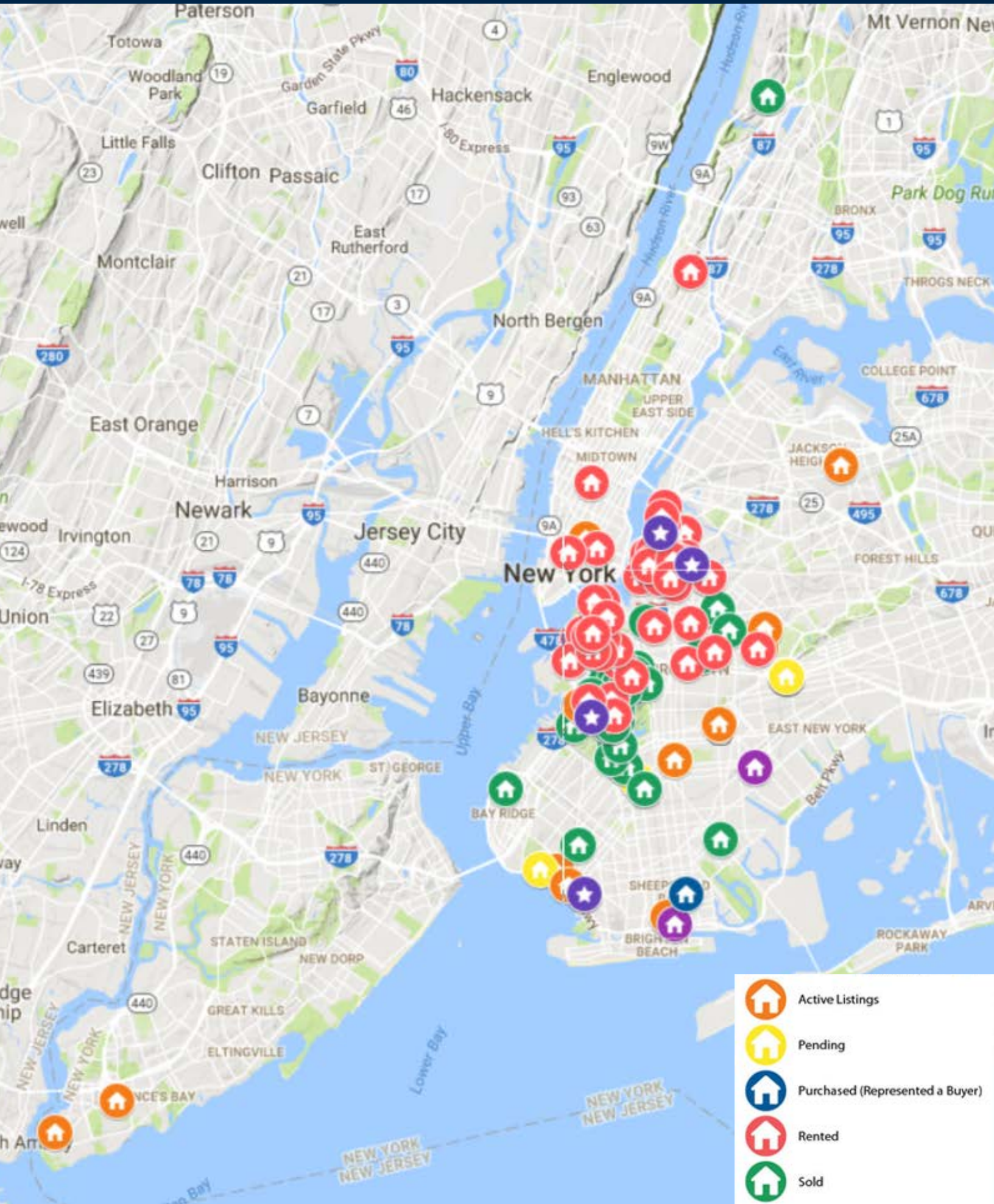
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

[READ MORE REVIEWS](#)



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THE BROOKLYN MADE SHOW

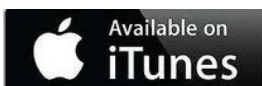
From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

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