



FLATBUSH

A monthly analysis of residential sales
in Flatbush, Brooklyn

January 2017





Residential Market Report, January 2017

Flatbush, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$359K

-13% YoY

NO. OF TRANSACTIONS

8

167% YoY

MEDIAN PRICE/SQ.FT.

\$436

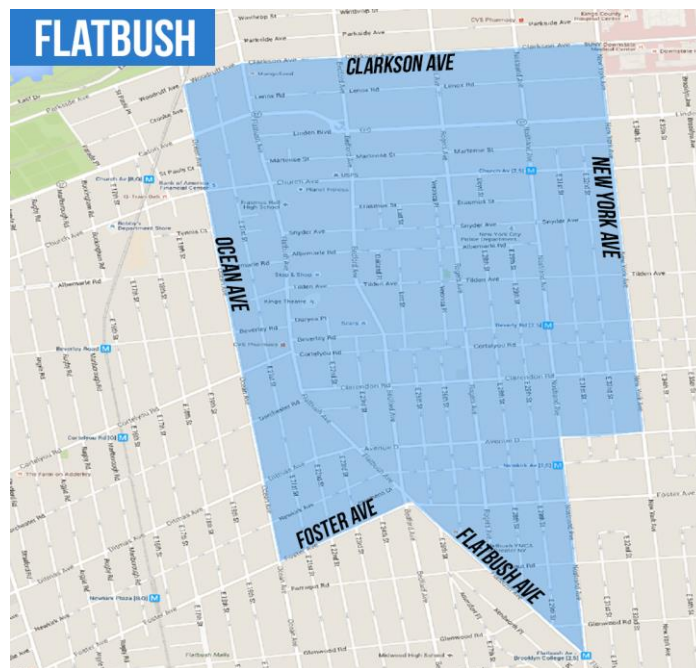
21% YoY

BROOKLYN
MEDIAN SALE PRICE

\$672K

10% YoY

NEIGHBORHOOD BOUNDARIES

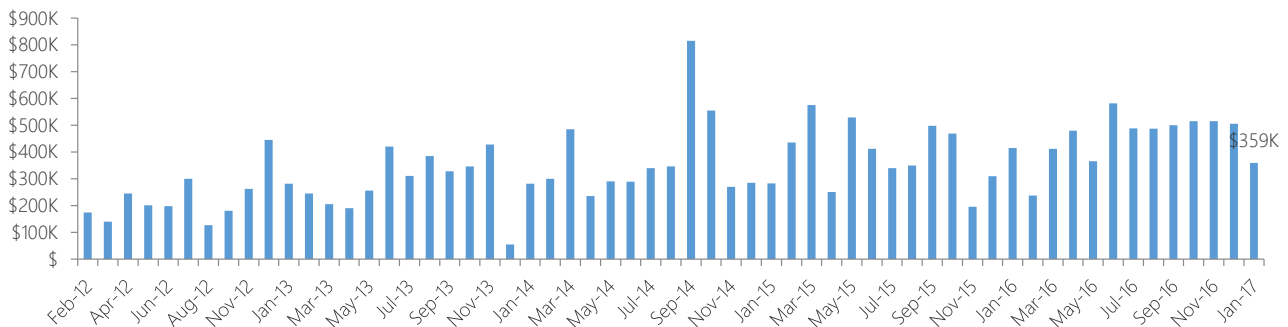




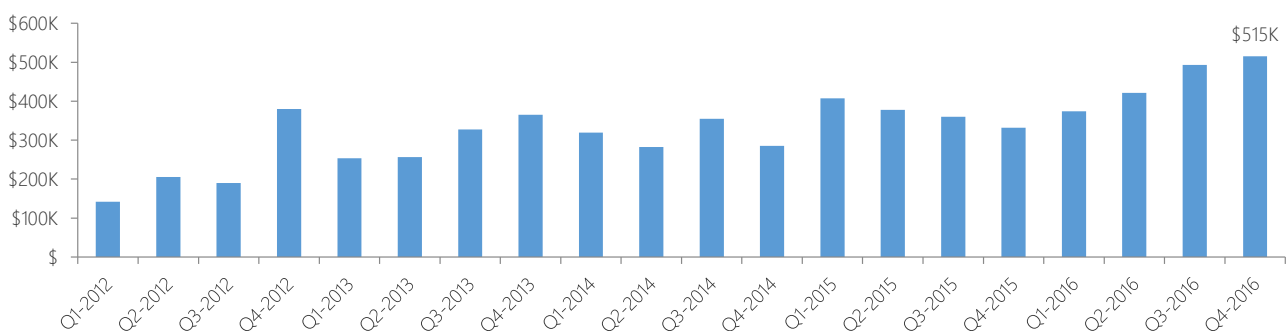
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

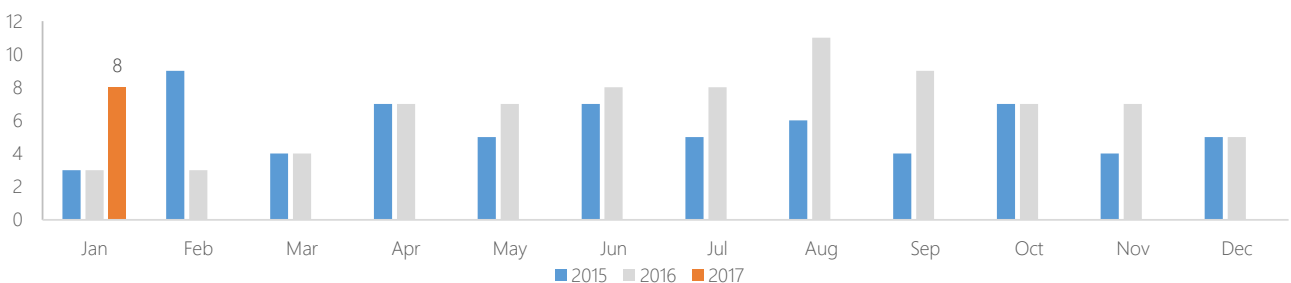


Median Sale Price by Quarter



Number of Transactions

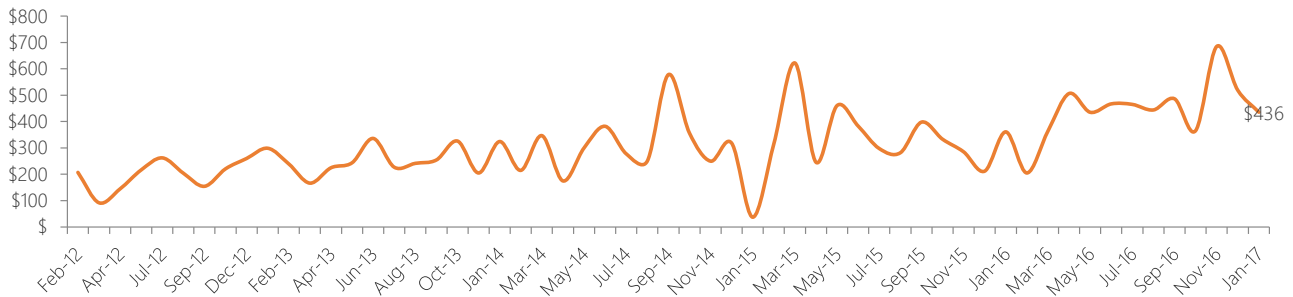
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	0	4	1	4	3	5	5	5	7	0	5	7
2013	4	2	5	4	9	2	4	4	7	11	3	1
2014	6	7	6	2	6	3	6	14	4	5	5	5
2015	3	9	4	7	5	7	5	6	4	7	4	5
2016	3	3	4	7	7	8	8	11	9	7	7	5
2017	8											





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Median Sale Price per Square Foot

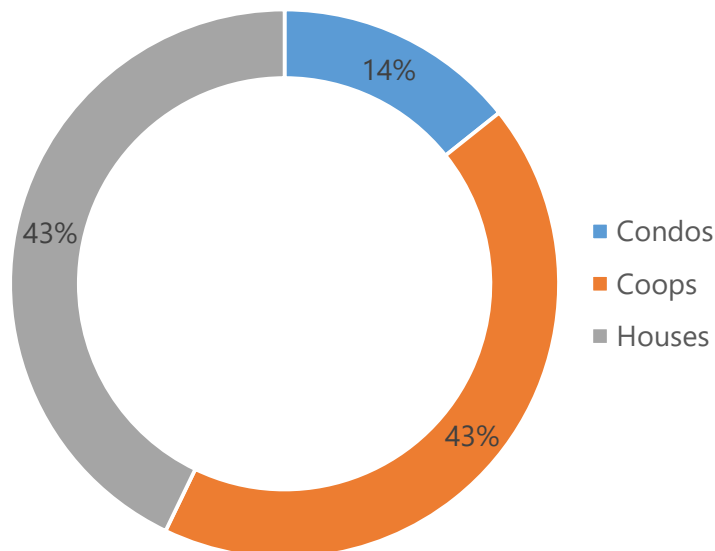


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$359,000	-13%	\$423	17%	1
Coops	\$275,000	-	-	-	3
Houses	\$715,000	39%	\$448	30%	3

Number of Sales by Building Type





LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Martense Ct	3-05086-0090	18-Jan-17	\$995,000	House	1,332
349 E 25 St	3-05191-0066	30-Jan-17	\$715,000	House	1,800
245 E 26 St	3-05170-0052	25-Jan-17	\$675,000	House	1,506
86 Erasmus St #1B	3-05107-1022	4-Jan-17	\$359,000	Condo	849
310 Lenox Rd #2R	3-04853-0028	26-Jan-17	\$320,000	Coop	
310 Lenox Rd #131	3-04853-0028	10-Jan-17	\$275,000	Coop	
70 Lenox Rd #4H	3-05083-0037	31-Jan-17	\$248,000	Coop	