FLATLANDS

A monthly analysis of residential sales in Flatlands, Brooklyn

January 2017

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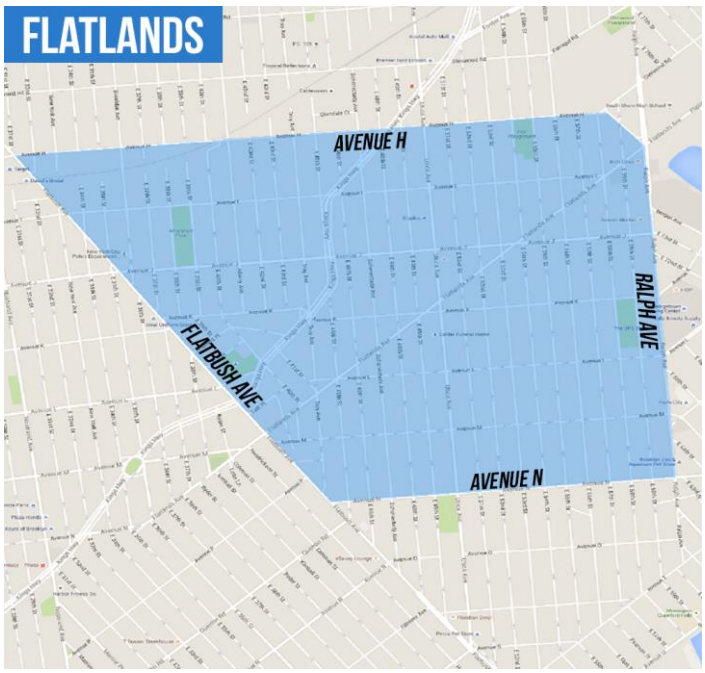
Warren Lewis Sotheby's International Realty

Residential Market Report, January 2017
Flatlands, Brooklyn

SUMMARY

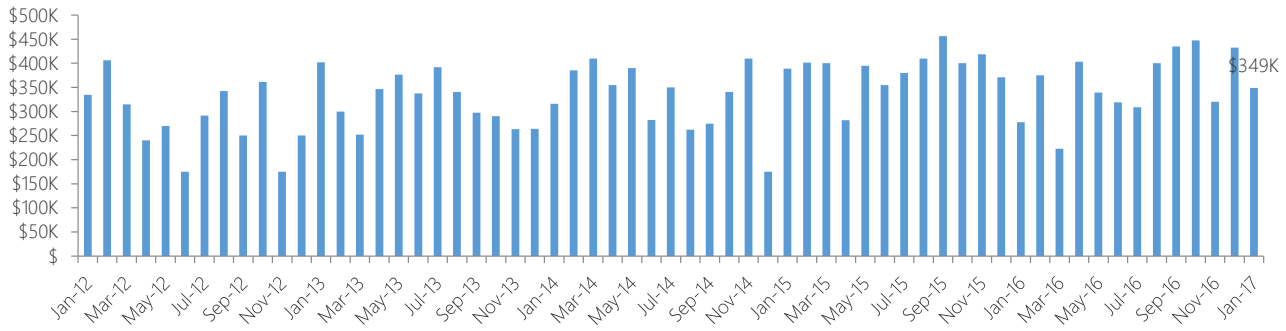
MEDIAN SALE PRICE	NO. OF TRANSACTIONS	MEDIAN PRICE/SQ.FT.	BROOKLYN MEDIAN SALE PRICE
$349K	21	$299	$672K
26% YoY	75% YoY	8% YoY	10% YoY

NEIGHBORHOOD BOUNDARIES

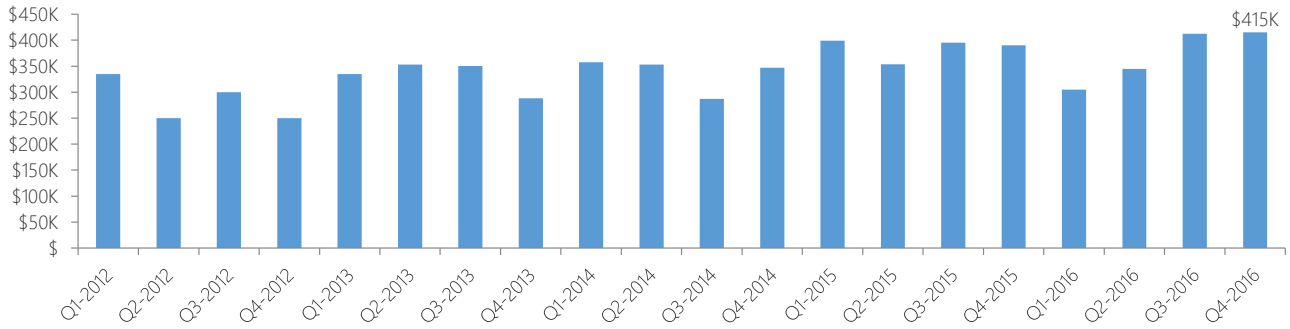


RESIDENTIAL STATS

Median Sale Price by Month

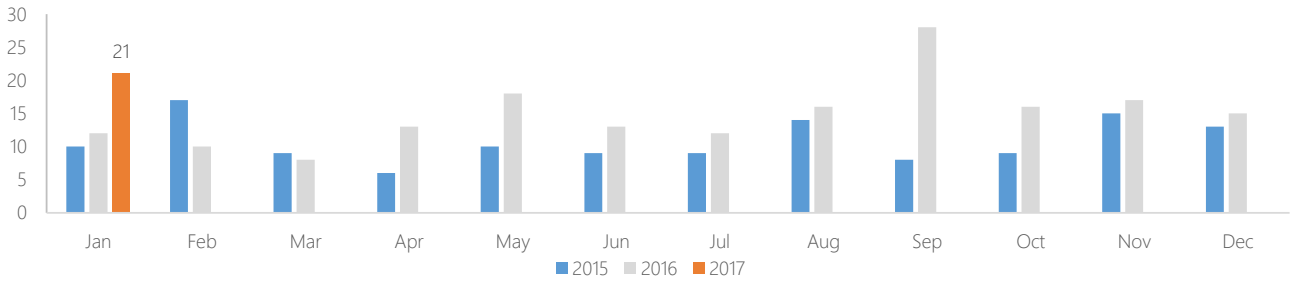


Median Sale Price by Quarter



Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	10	4	16	7	9	11	9	11	10	5	9	11
2013	12	10	9	9	16	10	10	9	7	18	13	8
2014	11	7	8	10	9	18	11	10	17	10	21	11
2015	10	17	9	6	10	9	9	14	8	9	15	13
2016	12	10	8	13	18	13	12	16	28	16	17	15
2017	21											



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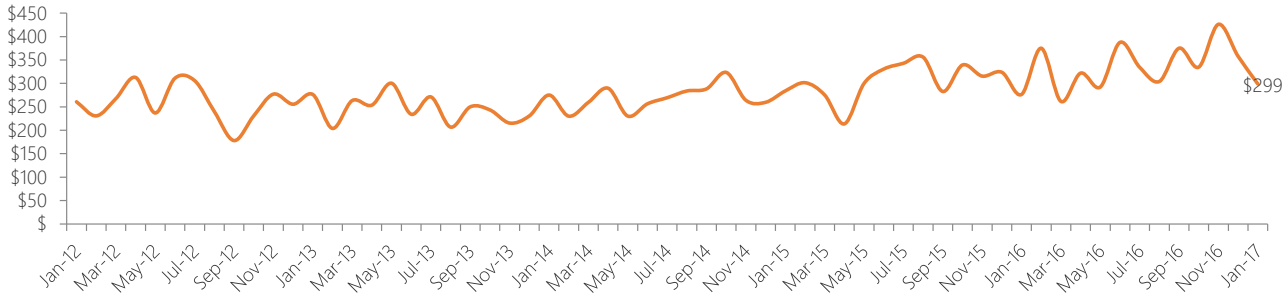
Median Sale Price per Square Foot

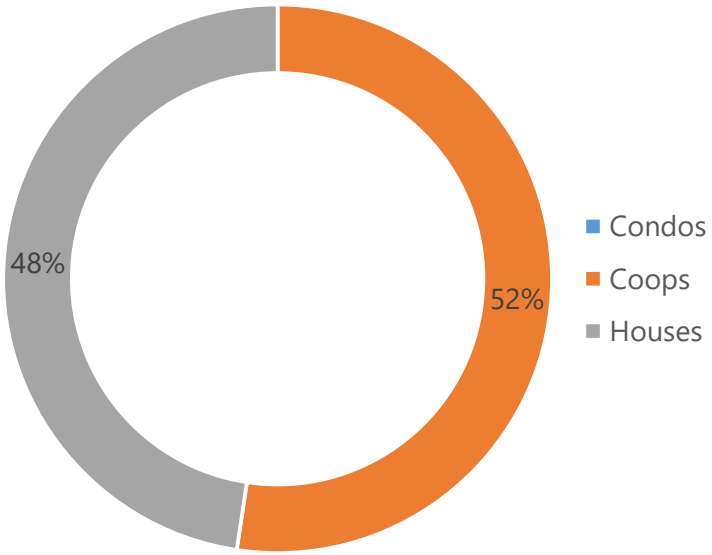


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	$252,000	80%	$261	403%	11
Houses	$483,000	34%	$353	16%	10

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1219 E 54 St	3-07802-0038	26-Jan-17	$521,000	House	2,100
2075 Schenectady Ave	3-07845-0009	9-Jan-17	$500,000	House	1,885
1472 E 55 St	3-07879-0062	26-Jan-17	$485,000	House	1,372
1092 E 43 St	3-07768-0072	26-Jan-17	$485,000	House	1,040
4015 Flatlands Ave	3-07822-0004	20-Jan-17	$483,000	House	1,616
1184 E 46 St	3-07749-0053	24-Jan-17	$440,000	House	1,196
5807 Avenue M	3-07856-0007	11-Jan-17	$428,000	House	826
1219 E 59 St	3-07857-0039	6-Jan-17	$366,054	House	1,296
1271 E 59 St	3-07857-0013	27-Jan-17	$360,000	House	983
1655 Flatbush Ave #C1902	3-07579-0010	9-Jan-17	$349,000	Coop	
1655 Flatbush Ave #B1202	3-07579-0010	12-Jan-17	$335,000	Coop	
1655 Flatbush Ave #B712	3-07579-0010	11-Jan-17	$320,000	Coop	
1655 Flatbush Ave #B1903	3-07579-0010	27-Jan-17	$315,000	Coop	
3310 Avenue H #6F	3-07579-0029	30-Jan-17	$265,000	Coop	925
1655 Flatbush Ave #A605	3-07579-0010	17-Jan-17	$239,000	Coop	
1275 E 51 St #6L	3-07777-0026	12-Jan-17	$190,000	Coop	
1270 E 51 St #3J	3-07776-0026	27-Jan-17	$175,000	Coop	
3310 Avenue H #5J	3-07579-0029	4-Jan-17	$165,000	Coop	700
2020 E 41 St #6H	3-07822-0045	17-Jan-17	$165,000	Coop	

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