

FLATLANDS

A quarterly analysis of residential sales
in Flatlands, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Flatlands, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$285K

-29% YoY

NO. OF TRANSACTIONS

33

-6% YoY

MEDIAN PRICE/SQ.FT.

\$336

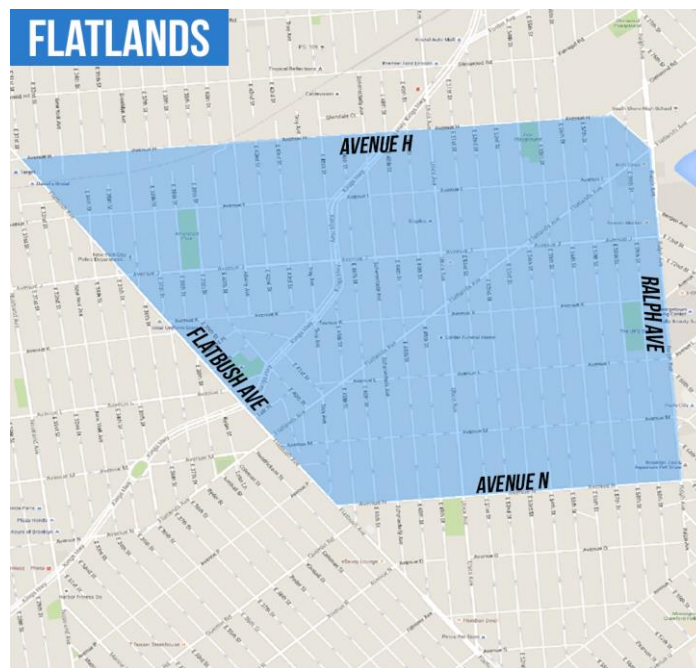
-10% YoY

BROOKLYN
MEDIAN SALE PRICE

\$650K

-4% YoY

NEIGHBORHOOD BOUNDARIES

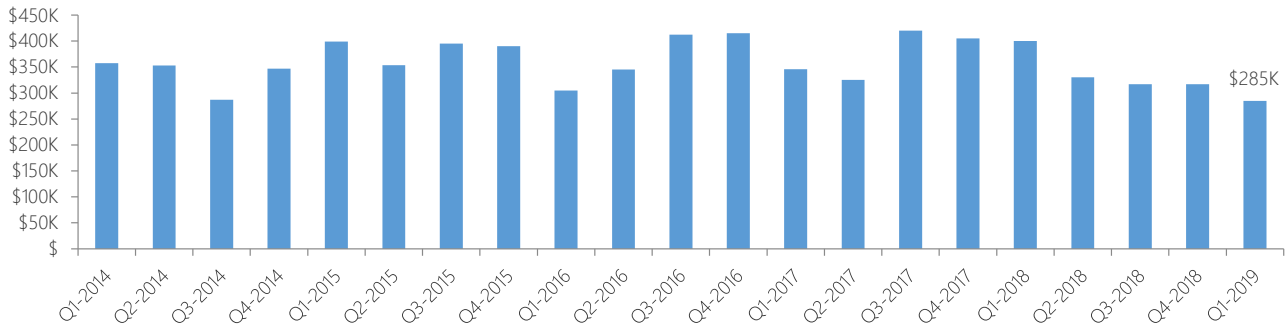


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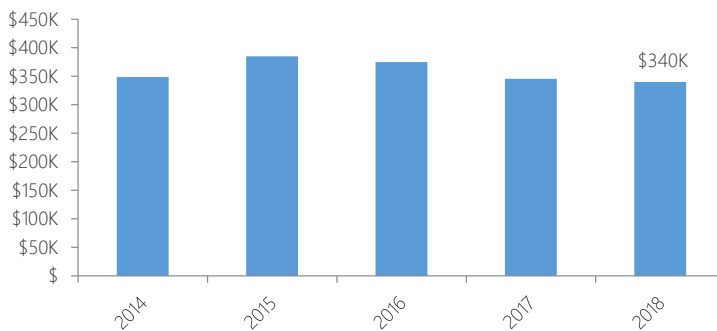
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RESIDENTIAL STATS

Median Sale Price by Quarter

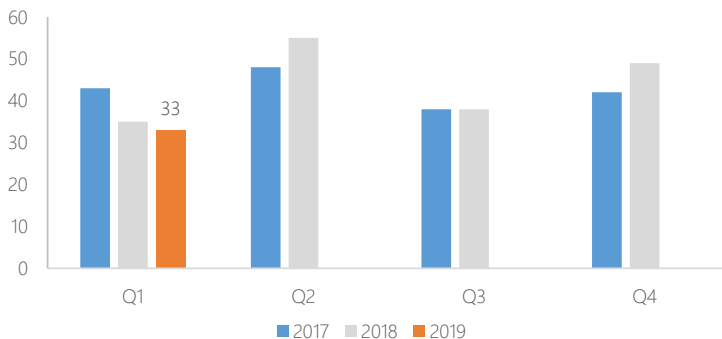


Median Sale Price by Year

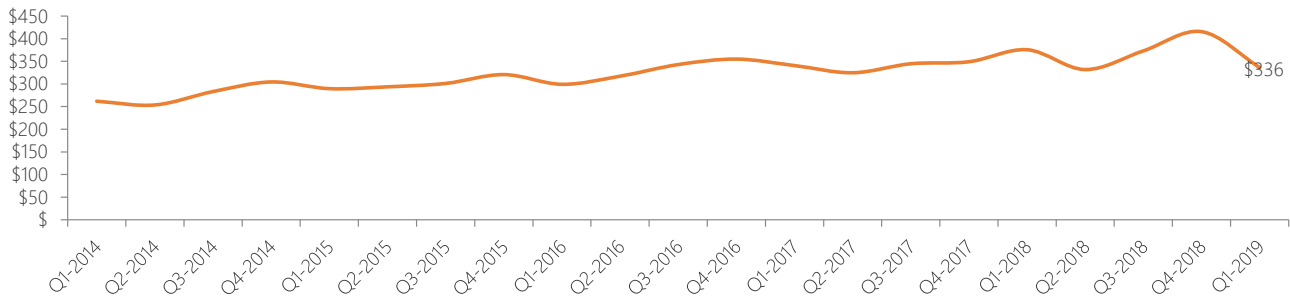


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	26	36	30	43	35	33
Q2	37	25	44	48	55	
Q3	38	31	56	38	38	
Q4	42	37	47	42	49	



Median Sale Price per Square Foot

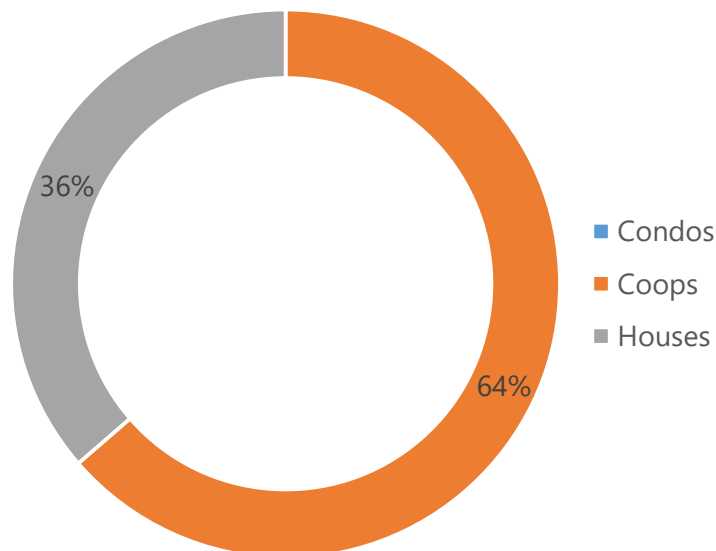


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$222,000	6%	\$254	-	21
Houses	\$515,510	-7%	\$402	7%	12

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1409 E 49th St	3-07797-0021	22-Jan-19	\$644,000	House	1,330
4586 Kings Hwy	3-07771-0153	14-Mar-19	\$620,000	House	1,400
1436 E 54th St	3-07851-0070	27-Mar-19	\$590,000	House	952
1460 E 53rd St	3-07850-0063	1-Mar-19	\$585,000	House	1,000
4314 Avenue M	3-07867-0023	28-Mar-19	\$540,000	House	1,344
1747 Troy Ave	3-07770-0036	7-Feb-19	\$515,510	House	1,428
1459 E 55th St	3-07880-0035	8-Mar-19	\$468,468	House	1,512
1338 E 59th St	3-07883-0061	8-Mar-19	\$440,000	House	1,308
4311 Avenue M	3-07841-0005	20-Feb-19	\$400,000	House	1,420
956 E 58th St	3-07761-0072	25-Feb-19	\$398,000	House	799
1306 E 49th St	3-07774-0065	19-Feb-19	\$390,000	House	1,416
1655 Flatbush Ave #B404	3-07579-0010	23-Jan-19	\$350,000	Coop	
1655 Flatbush Ave #B907	3-07579-0010	5-Feb-19	\$349,999	Coop	
1655 Flatbush Ave #B2002	3-07579-0010	4-Feb-19	\$328,500	Coop	
3220 Avenue H #6E	3-07578-0062	16-Jan-19	\$322,000	Coop	1,000
1655 Flatbush Ave #C109	3-07579-0010	26-Feb-19	\$285,000	Coop	
1200 E 53rd St #3K	3-07778-0024	8-Jan-19	\$265,000	Coop	1,100
2020 E 41st St #6D	3-07822-0045	20-Feb-19	\$241,000	Coop	900
1165 E 54th St #5F	3-07780-0008	5-Feb-19	\$228,150	Coop	
1275 E 51st St #6Y	3-07777-0026	6-Mar-19	\$225,000	Coop	
1270 E 51st St #4Y	3-07776-0026	28-Mar-19	\$225,000	Coop	
1275 E 51st St #5D	3-07777-0026	15-Mar-19	\$219,000	Coop	
1200 E 53rd St #2G	3-07778-0024	27-Mar-19	\$215,000	Coop	
1199 E 53rd St #3W	3-07779-0022	22-Mar-19	\$190,000	Coop	
2239 Troy Ave #4G	3-07869-0011	19-Jan-19	\$180,000	Coop	
1165 E 54th St #5H	3-07780-0008	8-Mar-19	\$180,000	Coop	
2239 Troy Ave #1F	3-07869-0011	11-Jan-19	\$180,000	Coop	
1275 E 51st St #4H	3-07777-0026	16-Jan-19	\$177,450	Coop	
1200 E 53rd St #7H	3-07778-0024	19-Feb-19	\$175,000	Coop	825
3310 Avenue H #5K	3-07579-0029	29-Jan-19	\$165,000	Coop	
1275 E 51st St #3Z	3-07777-0026	22-Jan-19	\$120,000	Coop	



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THE RATNER TEAM



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Eiffel DelRosario

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

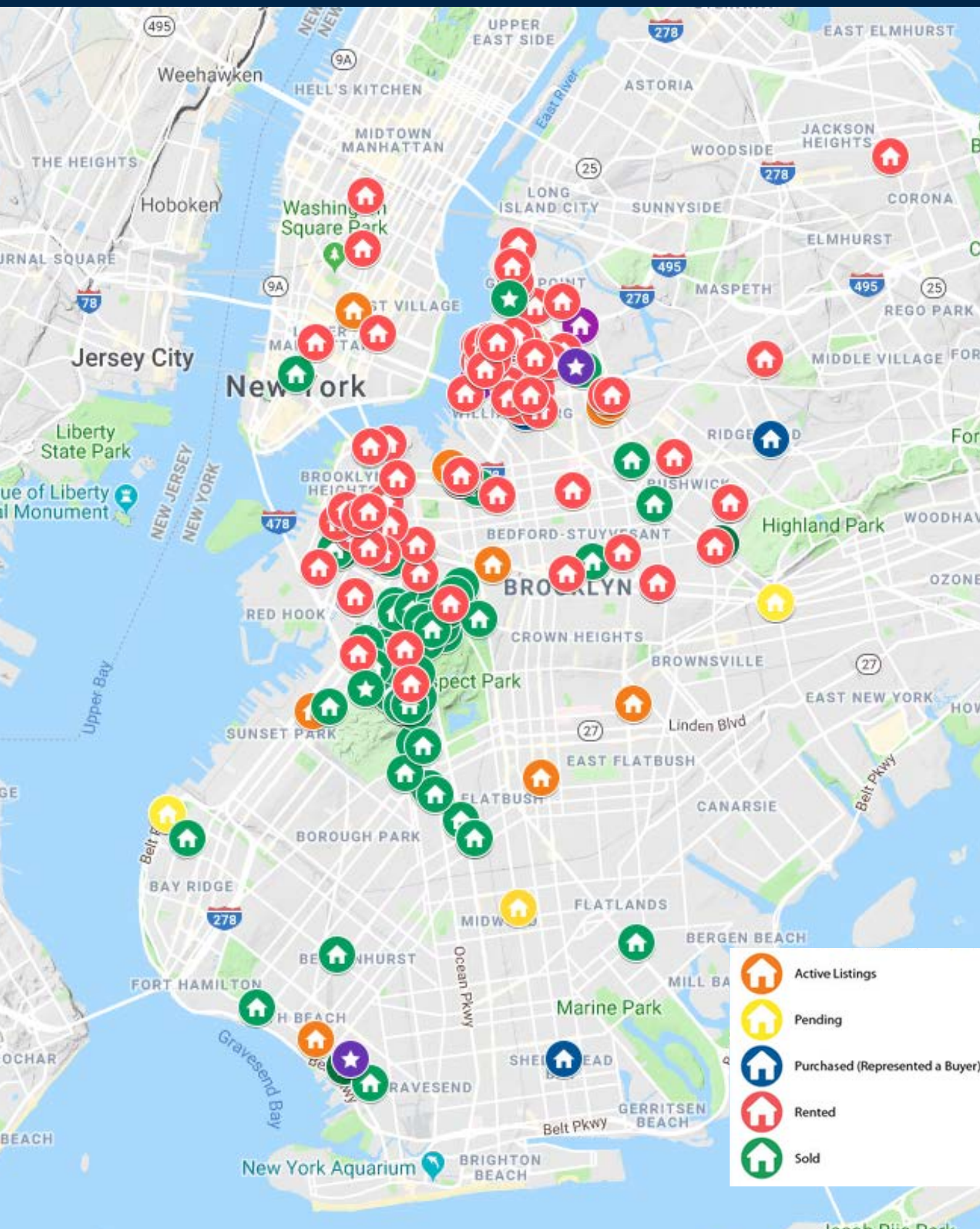
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediteurs	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

www.RatnerTeamVendors.com



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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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SPARTAN RENOVATIONS



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