

# FLATLANDS

A monthly analysis of residential sales  
in Flatlands, Brooklyn

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Flatlands, Brooklyn

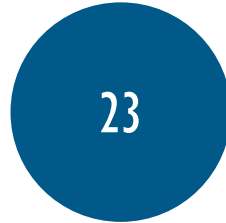
SUMMARY

MEDIAN SALE PRICE



25% YoY

NO. OF TRANSACTIONS



44% YoY

MEDIAN PRICE/SQ.FT.



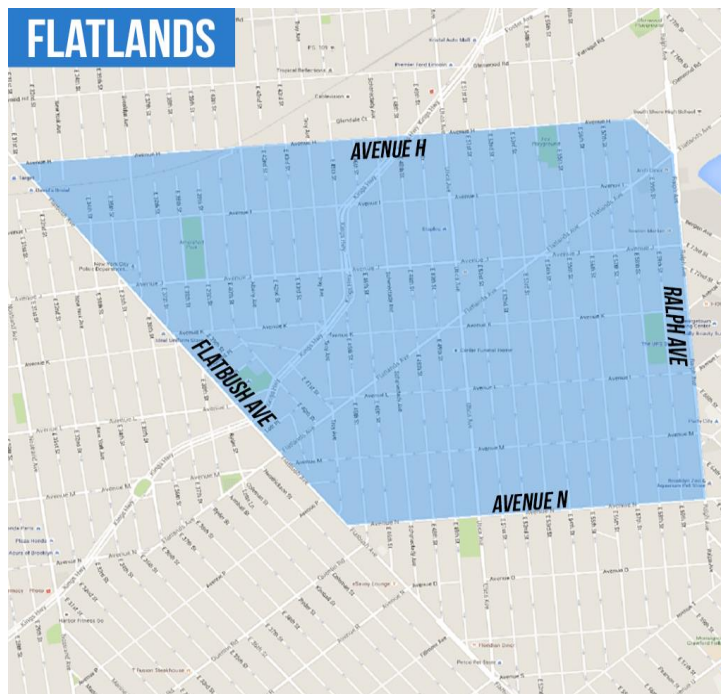
21% YoY

BROOKLYN  
MEDIAN SALE PRICE



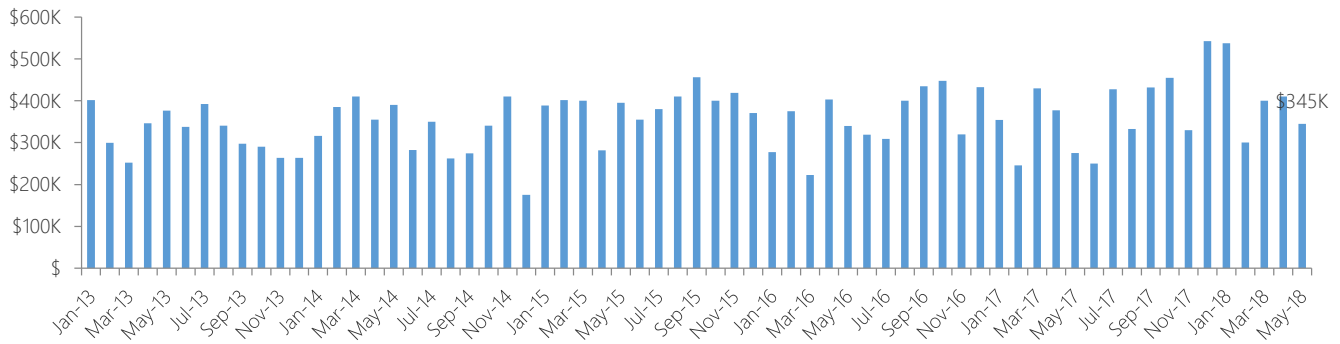
3% YoY

NEIGHBORHOOD BOUNDARIES

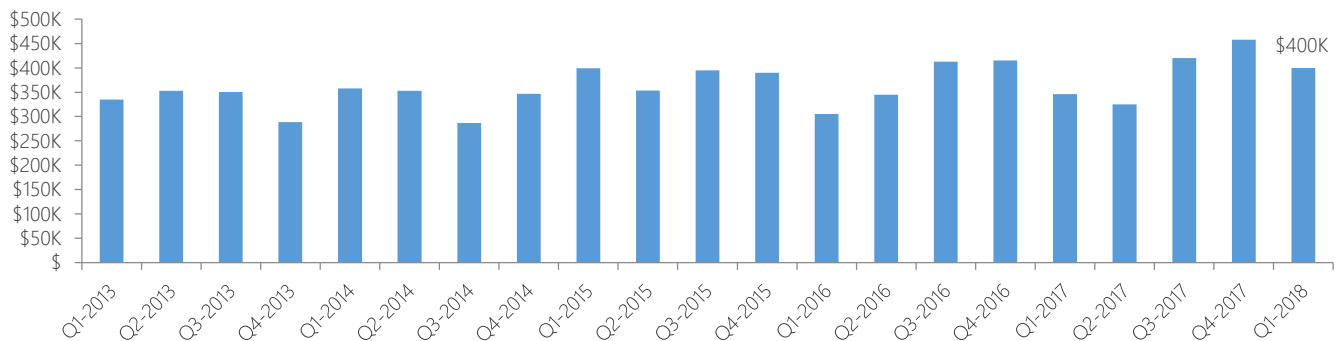


## RESIDENTIAL STATS

### Median Sale Price by Month

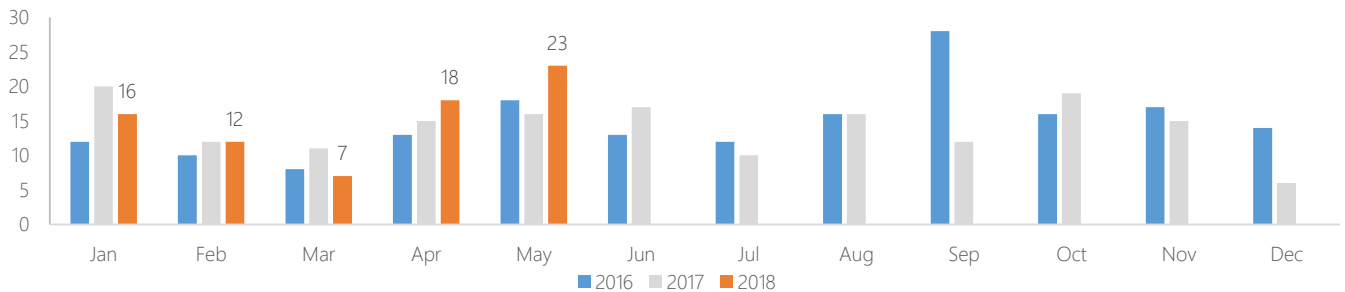


### Median Sale Price by Quarter

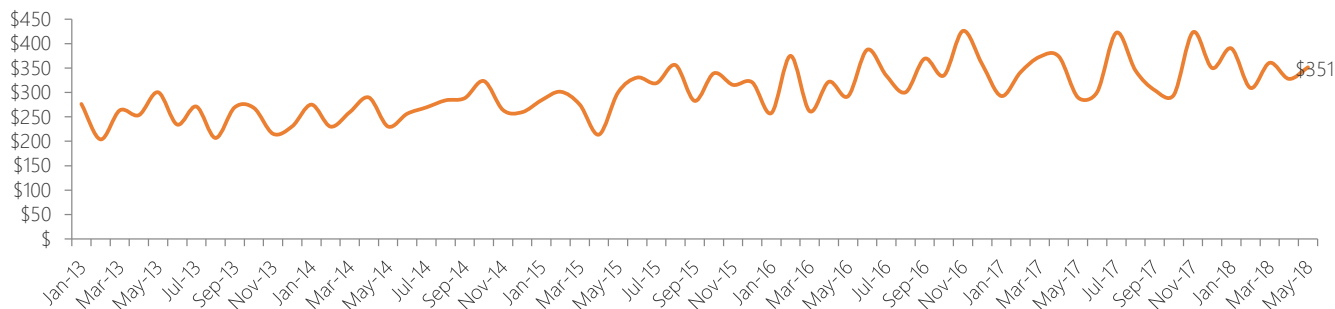


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	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	14
2017	20	12	11	15	16	17	10	16	12	19	15	6
2018	16	12	7	18	23							



## Median Sale Price per Square Foot

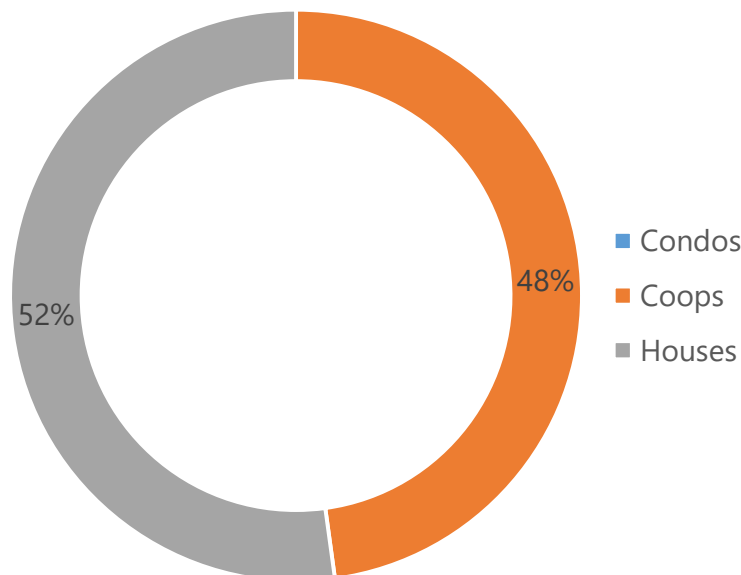


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$261,000	51%	\$244	0%	11
Houses	\$598,000	33%	\$392	24%	12

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1810 Brooklyn Ave	3-07599-0053	11-May-18	\$810,000	House	2,064
1479 E 45th St	3-07825-0021	24-May-18	\$709,300	House	2,109
1469 E 55th St	3-07880-0033	14-May-18	\$625,000	House	1,512
1990 Troy Ave	3-07823-0081	3-May-18	\$620,000	House	1,440
5320 Avenue L	3-07851-0051	11-May-18	\$615,000	House	868
1179 E 46th St	3-07750-0037	29-May-18	\$598,000	House	1,520
1134 E 43rd St	3-07790-0041	18-May-18	\$550,000	House	1,500
1409 E 55th St	3-07853-0018	16-May-18	\$525,000	House	952
1342 E 51st St	3-07798-0062	16-May-18	\$519,000	House	1,729
1479 E 45th St	3-07825-0021	2-May-18	\$460,000	House	2,109
1382 E 58th St	3-07882-0066	24-May-18	\$345,000	House	1,110
1655 Flatbush Ave #C1602	3-07579-0010	8-May-18	\$330,000	Coop	
1655 Flatbush Ave #A2004	3-07579-0010	4-May-18	\$330,000	Coop	
1655 Flatbush Ave #B1101	3-07579-0010	23-May-18	\$325,000	Coop	806
1655 Flatbush Ave #B902	3-07579-0010	15-May-18	\$299,000	Coop	
1655 Flatbush Ave #A2105	3-07579-0010	8-May-18	\$270,000	Coop	
1655 Flatbush Ave #C1909	3-07579-0010	11-May-18	\$252,000	Coop	800
1275 E 51st St #3K	3-07777-0026	18-May-18	\$242,346	Coop	
1199-1200 E 53rd St #3A	3-07779-0022	18-May-18	\$220,000	Coop	900
2239 Troy Ave #2C	3-07869-0011	4-May-18	\$210,000	Coop	925
1275 E 51st St #2Z	3-07777-0026	25-May-18	\$100,000	Coop	425



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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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

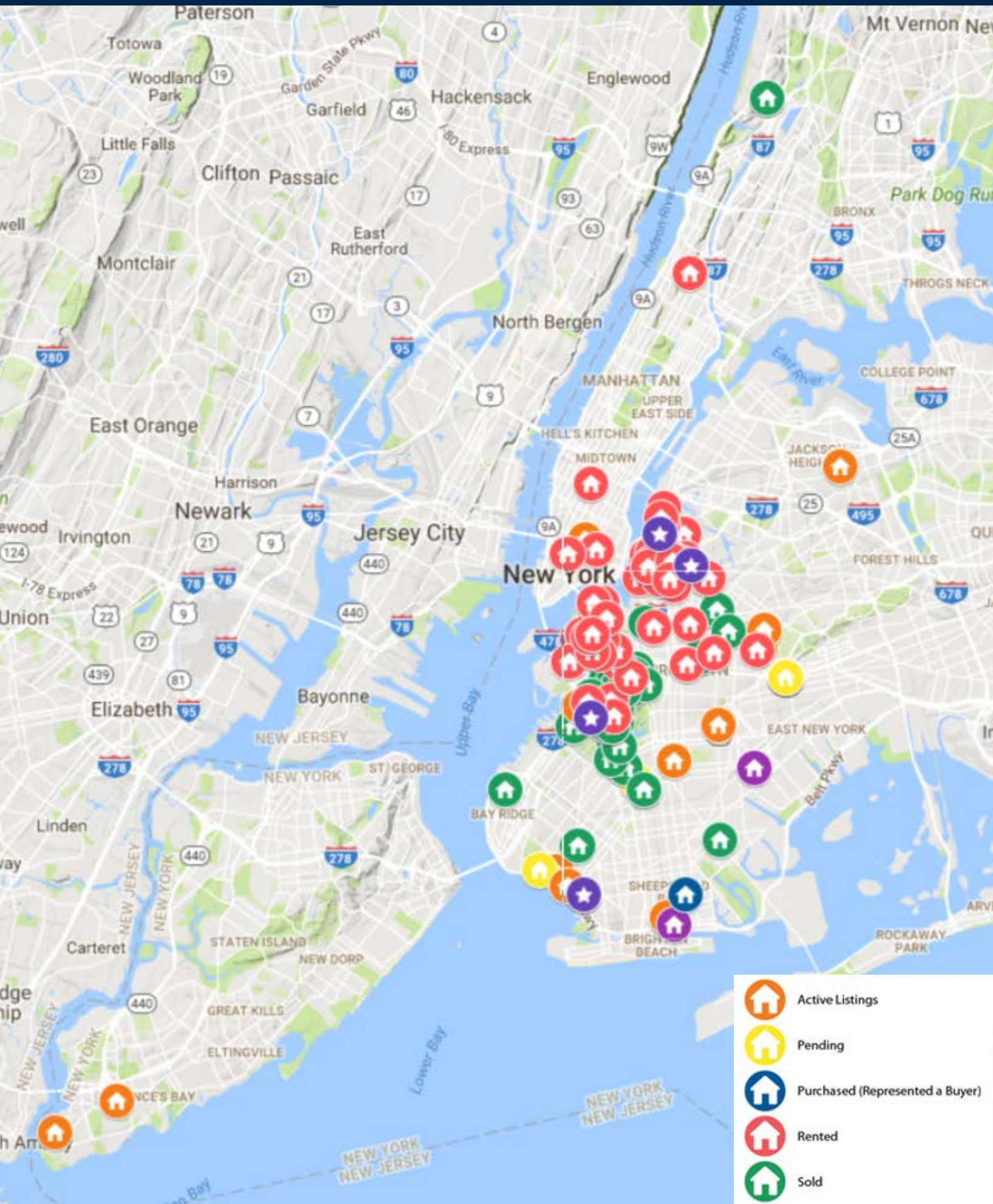
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expediters                   | 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   |                                     |

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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.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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