



FORT GREENE

A monthly analysis of residential sales
in Fort Greene, Brooklyn

January 2017





Residential Market Report, January 2017

Fort Greene, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$431K

-68% YoY

NO. OF TRANSACTIONS

9

50% YoY

MEDIAN PRICE/SQ.FT.

\$948

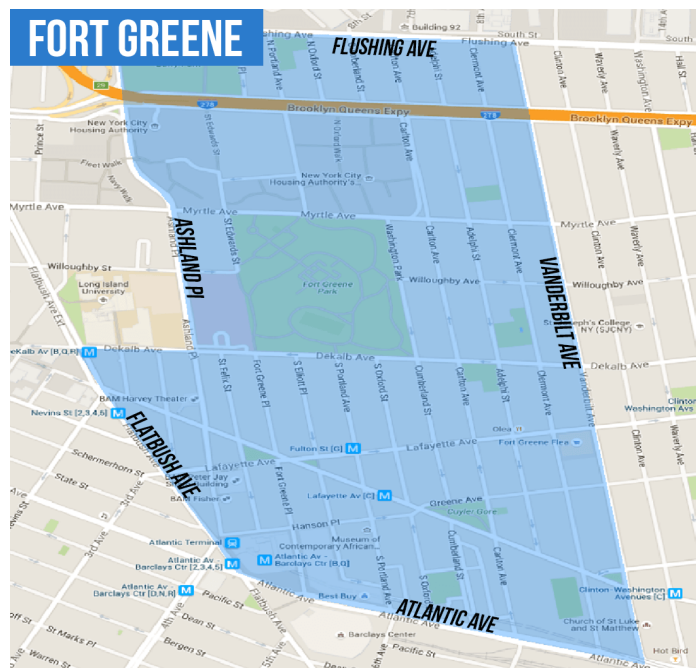
-15% YoY

BROOKLYN
MEDIAN SALE PRICE

\$672K

10% YoY

NEIGHBORHOOD BOUNDARIES

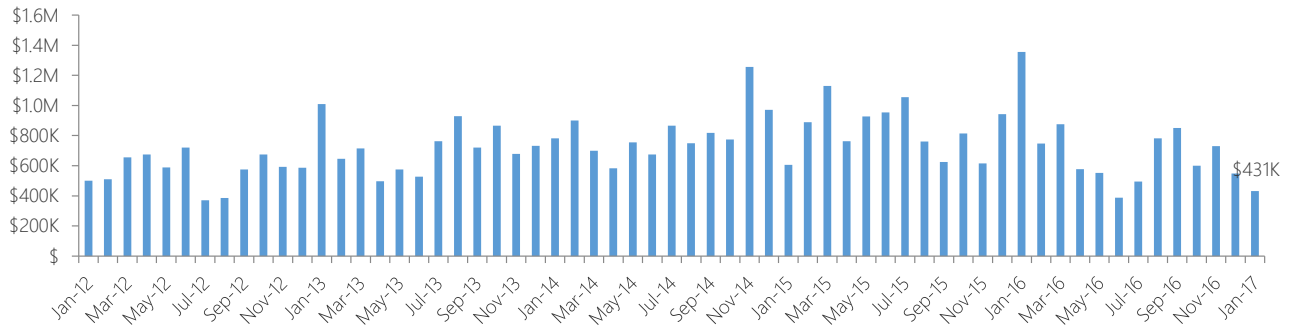




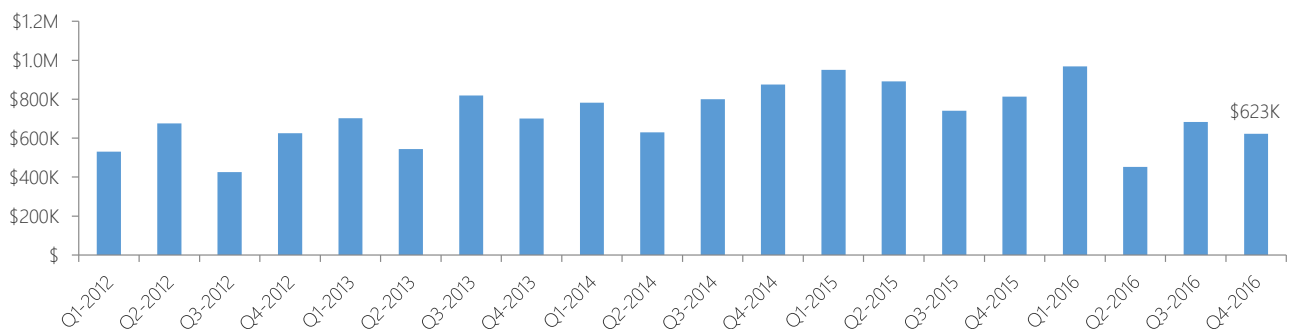
The RATNER Team Market Reports

RESIDENTIAL STATS

Median Sale Price by Month

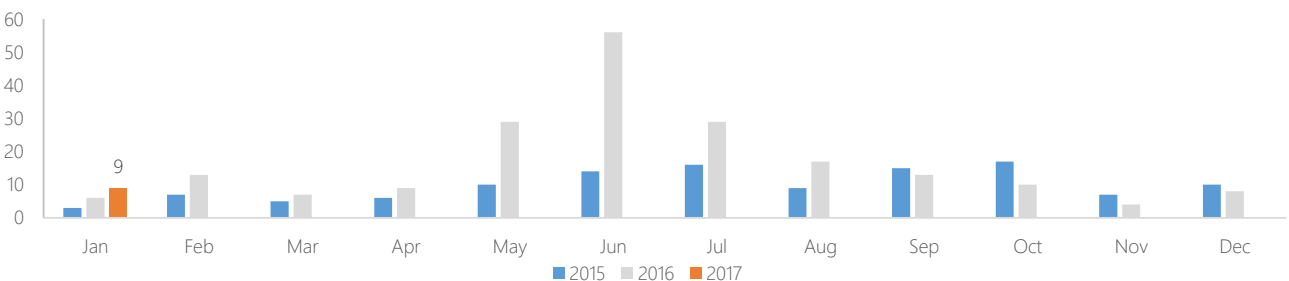


Median Sale Price by Quarter



Number of Transactions

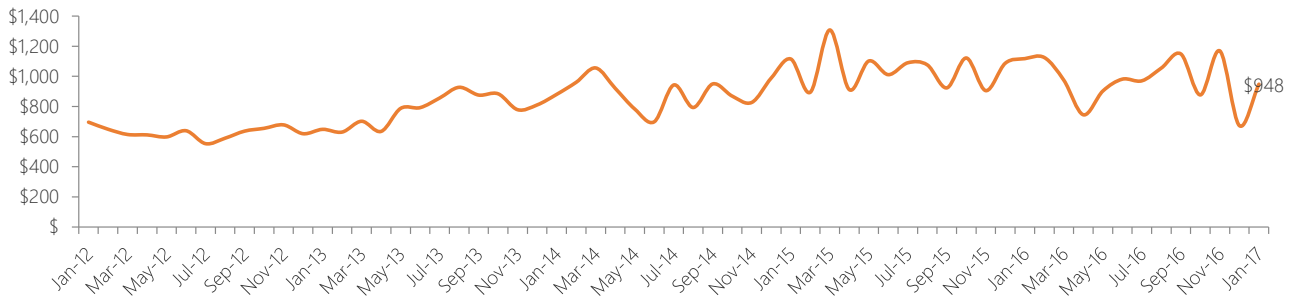
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	6	5	8	5	11	11	9	10	8	5	6	12
2013	5	9	14	14	15	8	18	15	11	9	4	10
2014	10	9	5	10	11	6	14	11	10	6	4	12
2015	3	7	5	6	10	14	16	9	15	17	7	10
2016	6	13	7	9	29	56	29	17	13	10	4	8
2017	9											





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Median Sale Price per Square Foot

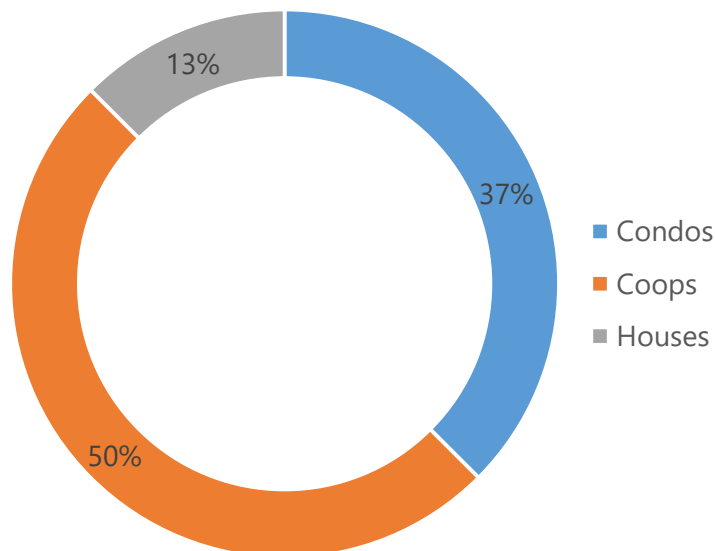


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$450,204	-61%	-	-	3
Coops	\$343,500	-	-	-	4
Houses	\$2,175,000	-43%	\$948	-39%	1

Number of Sales by Building Type





LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
34 Vanderbilt Ave	3-02033-0045	30-Jan-17	\$2,175,000	House	2,295
8 Vanderbilt Ave #4G	3-02033-1128	18-Jan-17	\$537,653	Condo	
130 St Edwards St #3C	3-02068-0001	9-Jan-17	\$462,500	Coop	
8 Vanderbilt Ave #4A	3-02033-1122	4-Jan-17	\$450,204	Condo	
130 St Edwards St #3C	3-02068-0001	20-Jan-17	\$412,000	Coop	
8 Vanderbilt Ave #2F	3-02033-1108	11-Jan-17	\$312,934	Condo	
130 St Edwards St #3E	3-02068-0001	23-Jan-17	\$275,000	Coop	
37-57 N Elliott Pl #4C	3-02027-0001	25-Jan-17	\$52,868	Coop	