

# GERRITSEN BEACH

A quarterly analysis of residential sales  
in Gerritsen Beach, Brooklyn

1st Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 1st Quarter 2019

## Gerritsen Beach, Brooklyn

## SUMMARY

MEDIAN SALE PRICE

**\$450K**

20% YoY

NO. OF TRANSACTIONS

28

12% YoY

MEDIAN PRICE/SQ.FT.

\$418

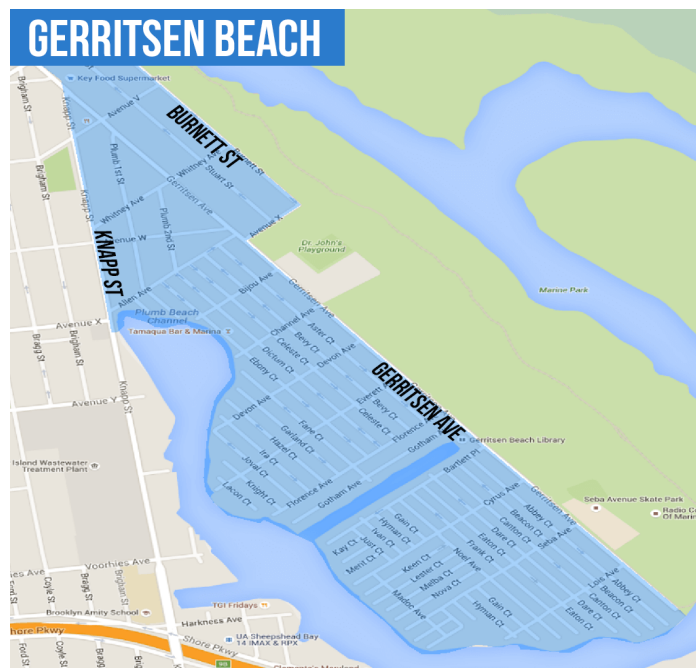
19% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$650K**

-4% YoY

## NEIGHBORHOOD BOUNDARIES

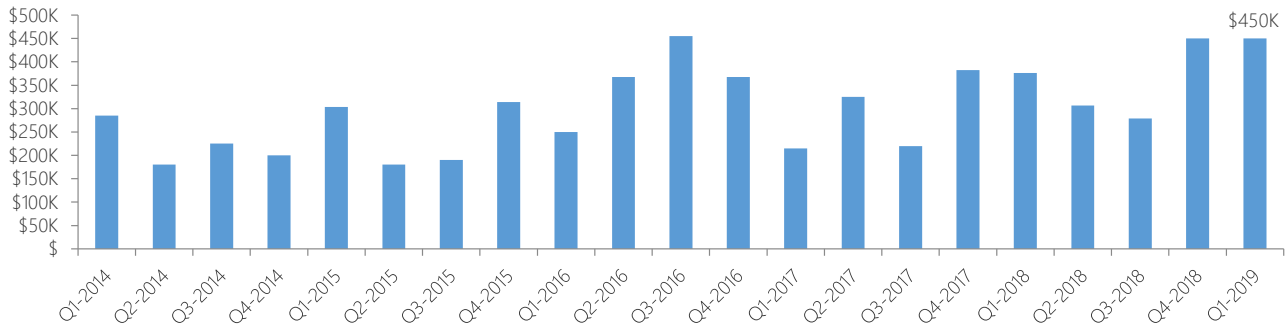


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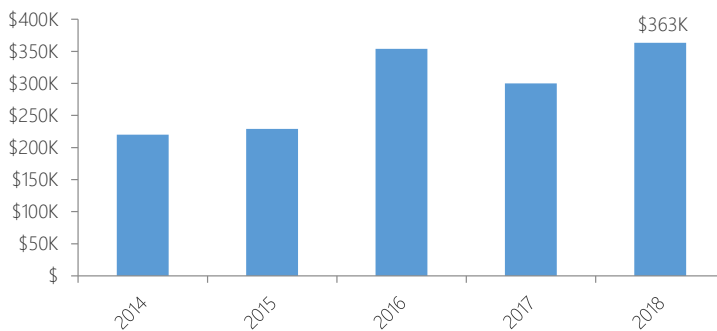
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## RESIDENTIAL STATS

### Median Sale Price by Quarter

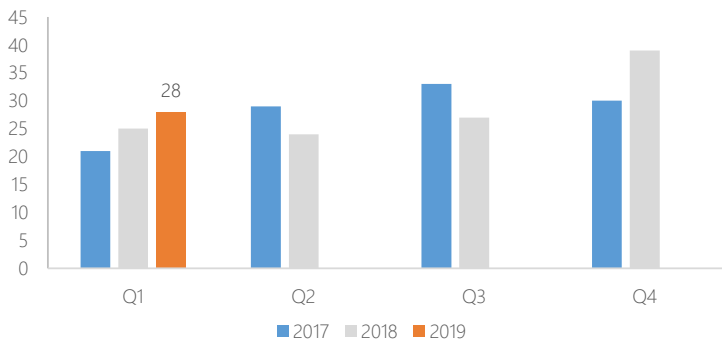


### Median Sale Price by Year

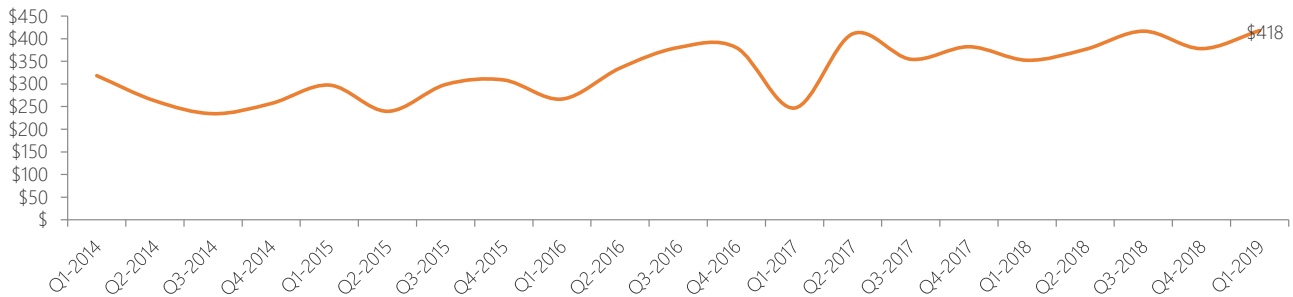


### Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	21	28	29	21	25	28
Q2	33	19	36	29	24	
Q3	35	31	30	33	27	
Q4	33	28	32	30	39	



## Median Sale Price per Square Foot

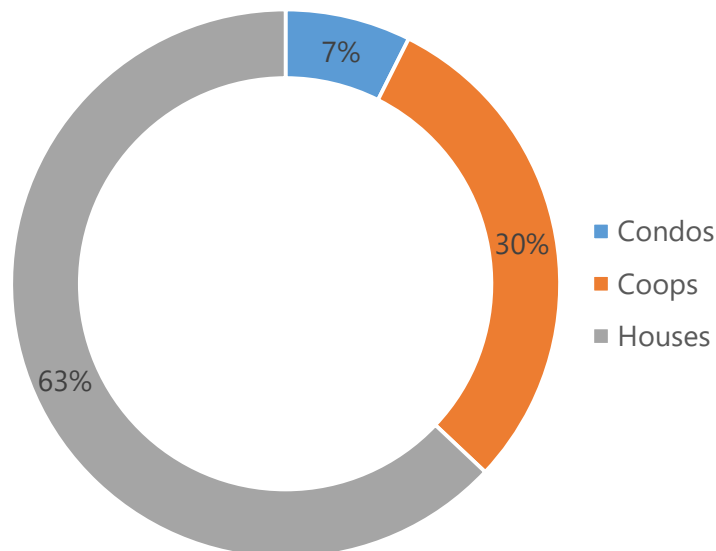


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$592,500	12%	\$457	-4%	2
Coops	\$162,500	-21%	\$200	-8%	8
Houses	\$550,000	38%	\$429	22%	17

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
94 Celeste Ct	3-08946-0922	19-Mar-19	\$743,561	House	732
2618 Gerritsen Ave	3-08939-0850	27-Feb-19	\$660,000	House	1,360
2310 Stuart St #1K	3-08823-1031	23-Jan-19	\$655,000	Condo	1,586
9 Beacon Ct	3-08845-2056	6-Mar-19	\$645,000	House	1,824
102 Celeste Ct	3-08955-0202	15-Feb-19	\$645,000	House	2,080
3 Hymen Ct	3-08856-1560	30-Jan-19	\$615,000	House	1,388
12 Cyrus Ave	3-08866-1200	8-Mar-19	\$612,000	House	1,320
35 Canton Ct	3-08900-0022	18-Jan-19	\$595,000	House	918
3 Just Ct	3-08856-1498	8-Feb-19	\$562,500	House	1,528
48 Canton Ct	3-08900-1000	27-Feb-19	\$550,000	House	1,203
2310 Stuart St #3K	3-08823-1033	28-Feb-19	\$530,000	Condo	1,057
47 Canton Ct	3-08900-0010	10-Jan-19	\$499,500	House	1,180
75 Aster Ct	3-08946-0850	15-Feb-19	\$499,000	House	1,162
36 Florence Ave	3-08883-0034	3-Jan-19	\$450,000	House	1,368
12 Ivan Ct	3-08856-1538	15-Jan-19	\$439,000	House	680
100 Aster Ct	3-08955-0108	7-Feb-19	\$425,000	House	600
6 Lester Ct	3-08866-1792	17-Jan-19	\$385,000	House	1,056
7 Cyrus Ave	3-08876-2720	14-Jan-19	\$294,000	House	1,476
2265 Gerritsen Ave #3A	3-08818-0043	10-Jan-19	\$235,000	Coop	
2265 Gerritsen Ave #4D	3-08818-0043	28-Feb-19	\$226,000	Coop	
16 Cyrus Ave	3-08866-1204	15-Jan-19	\$210,000	House	676
2220 Burnett St #6E	3-08819-0011	11-Feb-19	\$175,000	Coop	820
2220 Burnett St #5E	3-08819-0011	15-Mar-19	\$165,000	Coop	950
2209 Knapp St #2G	3-08821-0001	26-Mar-19	\$160,000	Coop	
2220 Burnett St #6B	3-08819-0011	20-Feb-19	\$150,000	Coop	750
3171 Whitney Ave #2G	3-08820-0001	7-Jan-19	\$145,000	Coop	
2241 Plumb 1 St #3S	3-08820-0007	19-Mar-19	\$135,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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**Eiffel DelRosario**

Residential Sales &  
Rentals Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
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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

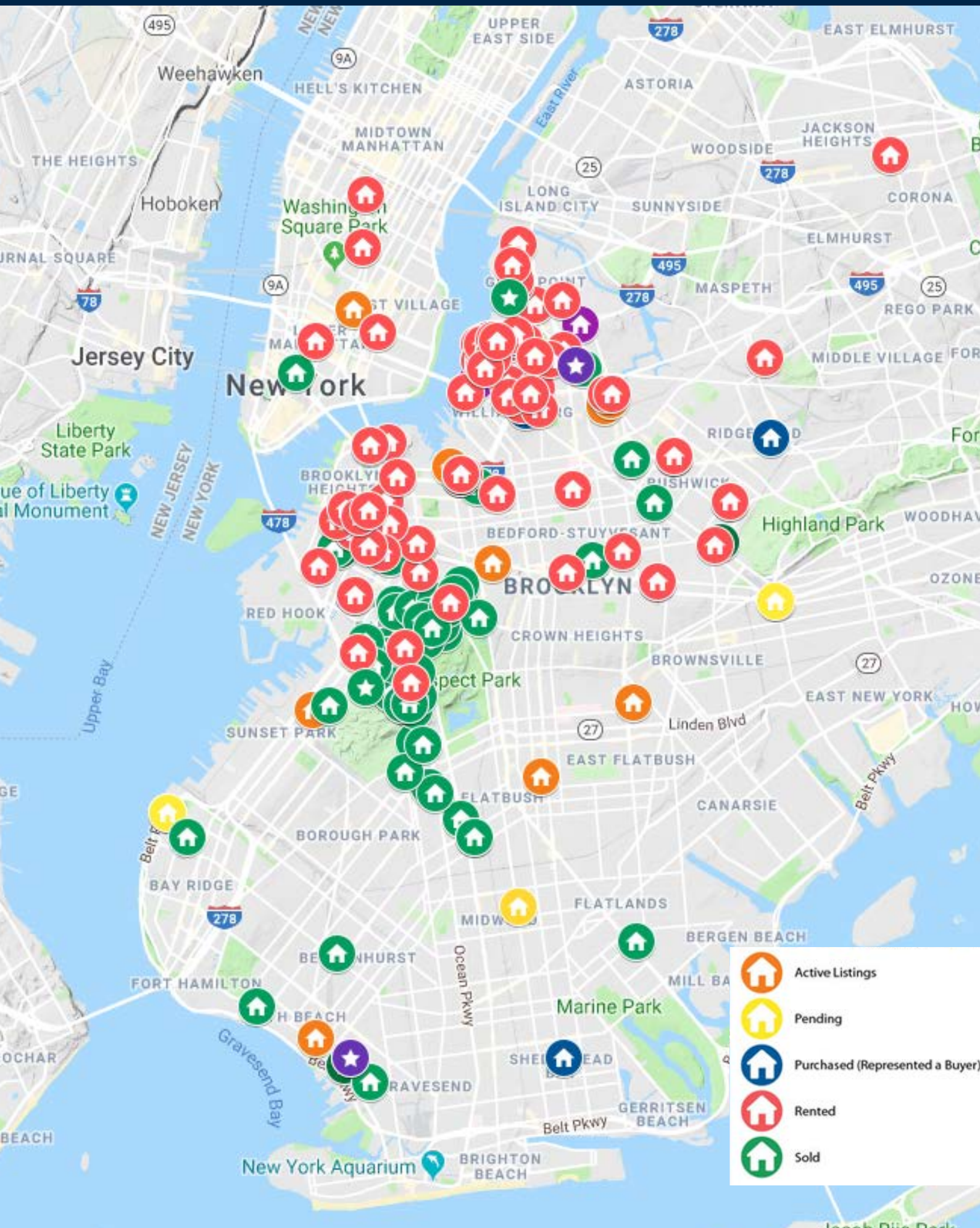
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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediteurs	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates 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	

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**SPARTAN RENOVATIONS**



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