

# GRAVESEND

A monthly analysis of residential sales  
in Gravesend, Brooklyn

May 2018



**The RATNER Team Market Report**

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Residential Market Report, May 2018

Gravesend, Brooklyn

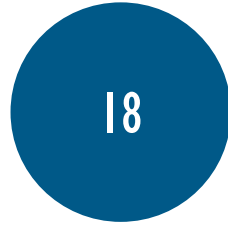
SUMMARY

MEDIAN SALE PRICE



19% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



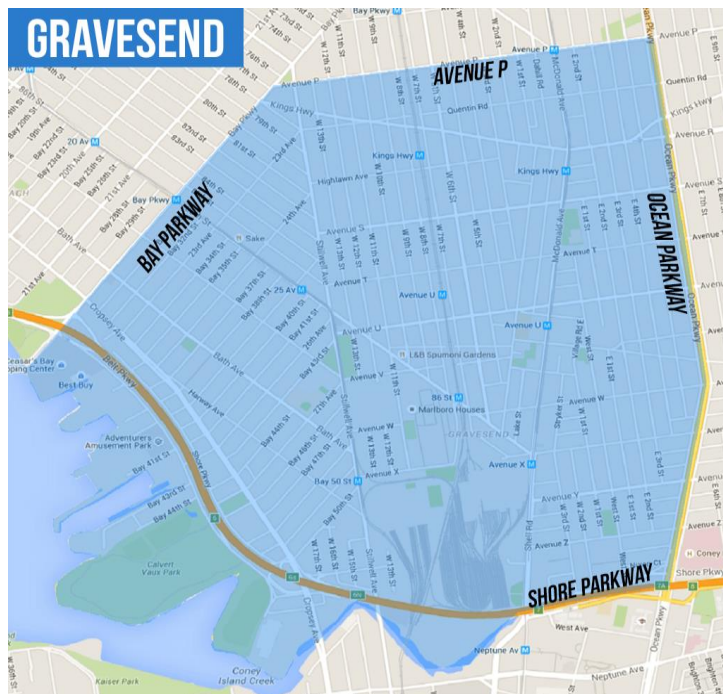
-9% YoY

BROOKLYN MEDIAN SALE PRICE



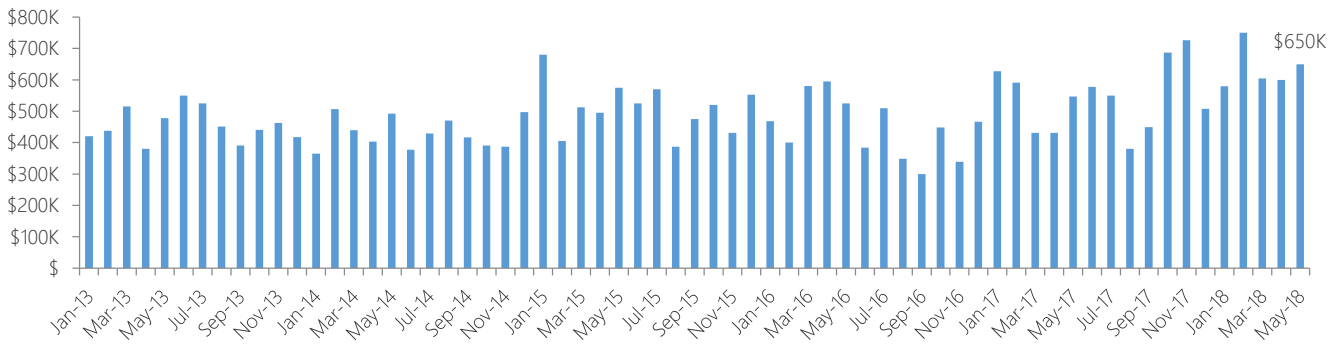
3% YoY

NEIGHBORHOOD BOUNDARIES

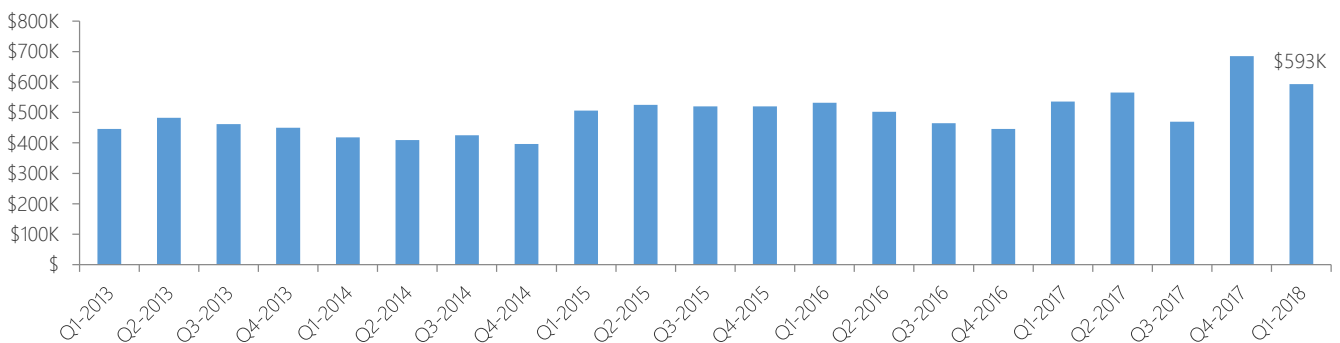


## RESIDENTIAL STATS

### Median Sale Price by Month

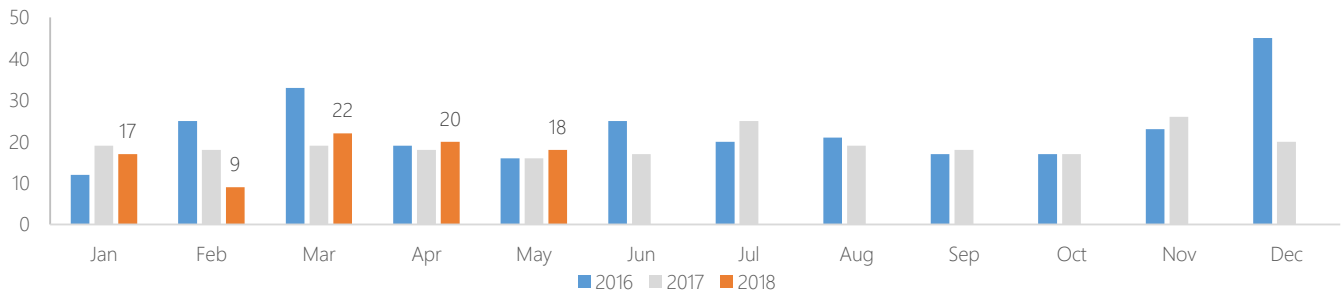


### Median Sale Price by Quarter



### Number of Transactions

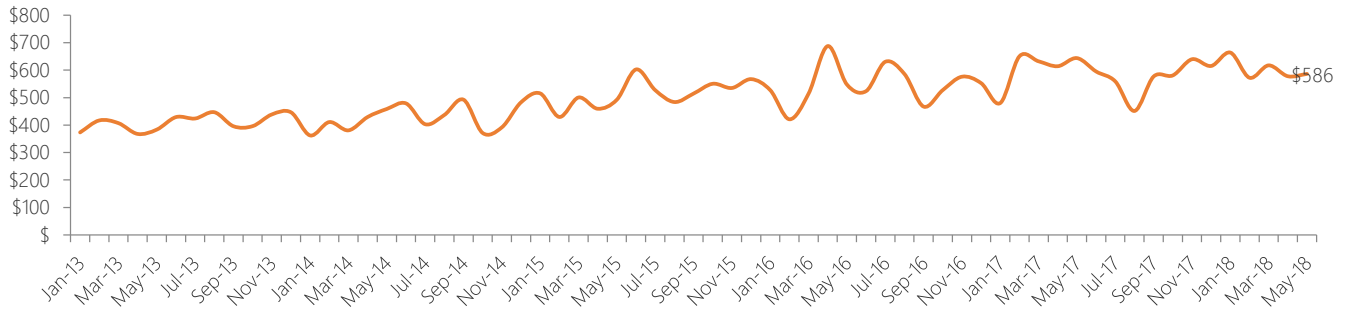
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	31	26	27	19	24	33	24	49	36	33	26	24
2014	34	21	28	21	24	21	32	23	23	36	35	28
2015	17	30	36	27	28	22	27	18	30	25	14	20
2016	12	25	33	19	16	25	20	21	17	17	23	45
2017	19	18	19	18	16	17	25	19	18	17	26	20
2018	17	9	22	20	18							



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Median Sale Price per Square Foot

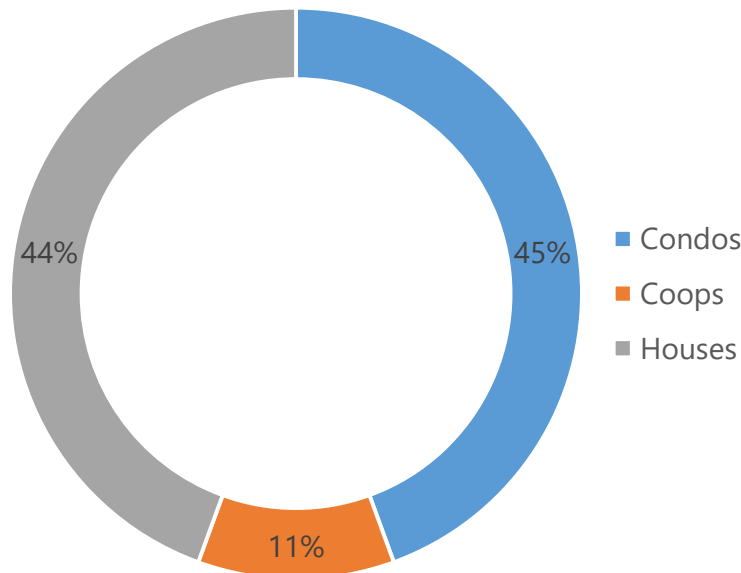


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$615,000	12%	\$556	-1%	8
Coops	\$267,500	-3%	-	-	2
Houses	\$806,000	4%	\$731	7%	8

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2113 E Fourth St	3-07107-0055	18-May-18	\$2,000,000	House	1,344
192 Bay 34 St	3-06888-0045	31-May-18	\$860,000	House	1,556
117 Bay 46 St	3-06901-0014	11-May-18	\$850,000	House	1,328
2064 W Twelfth St	3-07093-0031	17-May-18	\$806,000	House	856
406 Applegate Ct	3-07085-0075	29-May-18	\$763,000	House	1,036
2041 W Tenth St	3-07096-0066	10-May-18	\$749,000	House	1,024
2516-2518 West St #3A	3-07215-1003	22-May-18	\$735,000	Condo	1,364
2232 Benson Ave #2B	3-06416-1105	17-May-18	\$675,000	Condo	1,265
2578 W 16th St #3B	3-06924-1308	4-May-18	\$625,000	Condo	1,008
2116 W Ninth St #2A	3-07117-1104	31-May-18	\$615,000	Condo	
2536 E First St #301	3-07216-1011	8-May-18	\$565,000	Condo	1,090
526 Avenue Z #3G	3-07232-1021	18-May-18	\$440,000	Condo	767
1839 W Eleventh St	3-06670-0068	3-May-18	\$400,000	House	1,794
2121 Shore Pkwy #2M	3-06940-1072	21-May-18	\$292,000	Condo	498
2475 W 16th St #2J	3-06919-0001	29-May-18	\$280,000	Coop	
2650 Ocean Pkwy #5R	3-07238-0115	8-May-18	\$255,000	Coop	



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# THE RATNER TEAM



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Commercial & Residential  
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NYC Condo, Co-op &  
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**Nate Pfaff**

Residential Sales &  
Rental Specialist

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- NYC Condo Sales, Purchases & Rentals
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- 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

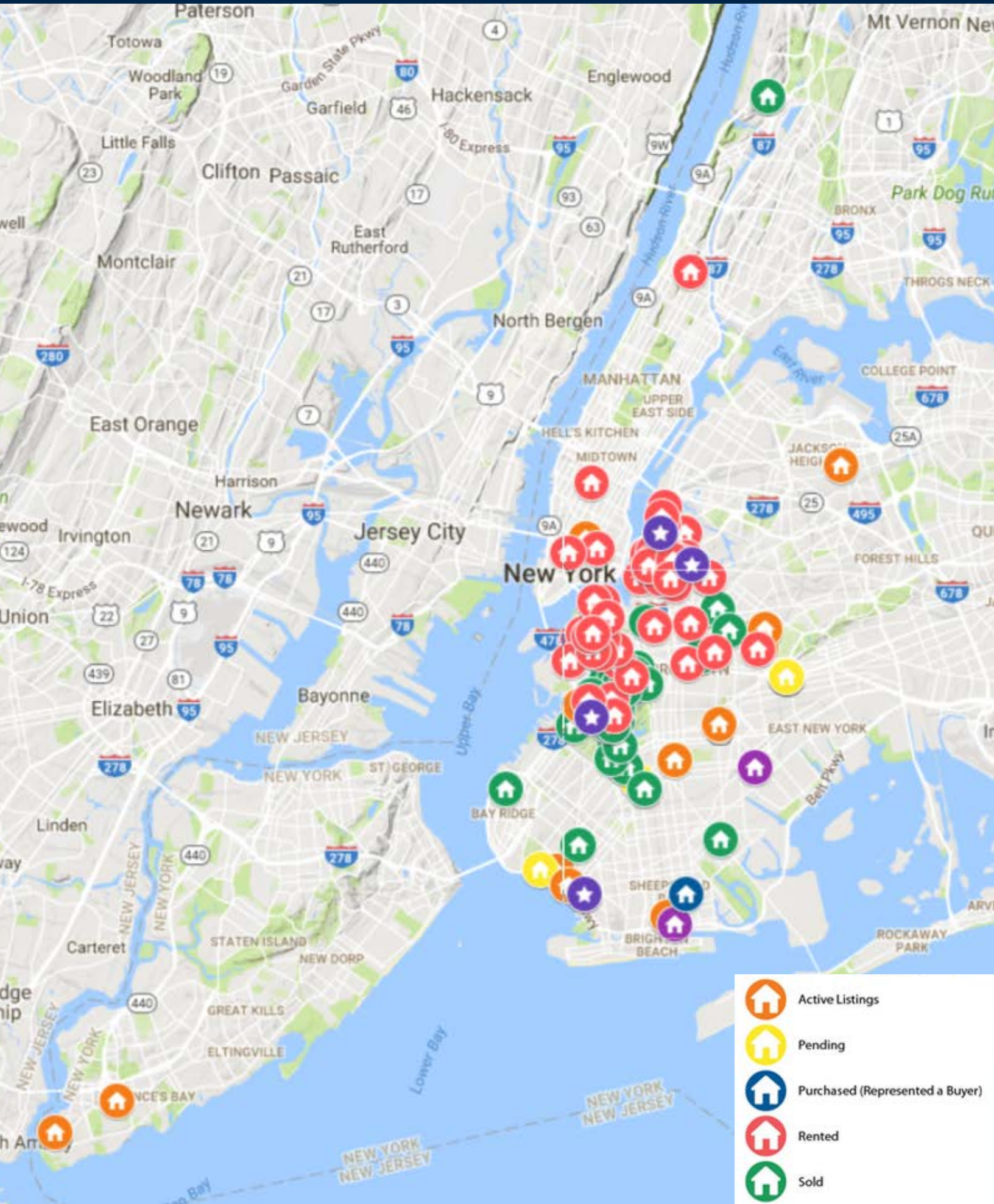
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

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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.

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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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