

MARINE PARK-CANARSIE

A monthly analysis of residential sales
in Marine Park-Canarsie, Brooklyn

May 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, May 2018

Marine Park/Canarsie, Brooklyn

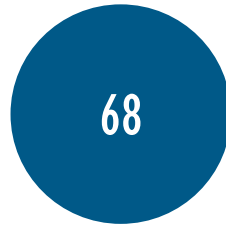
SUMMARY

MEDIAN SALE PRICE



3% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



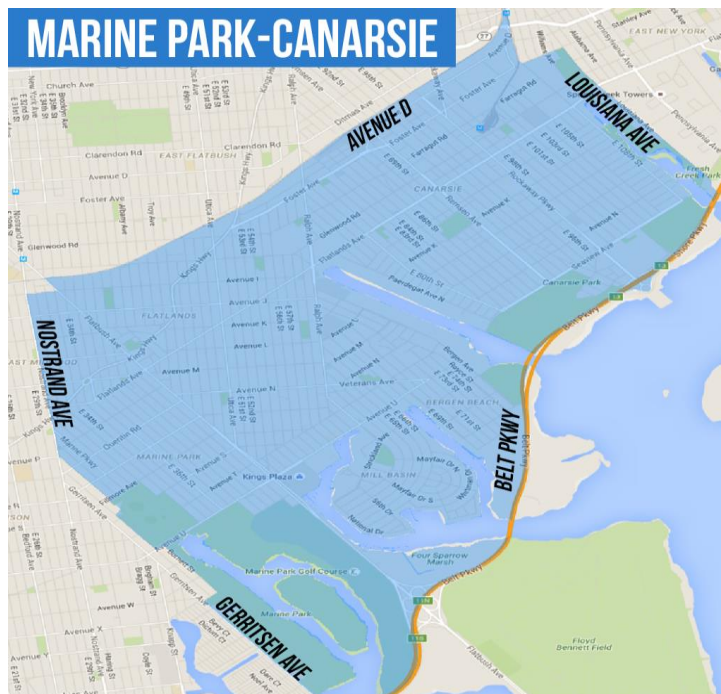
9% YoY

BROOKLYN MEDIAN SALE PRICE



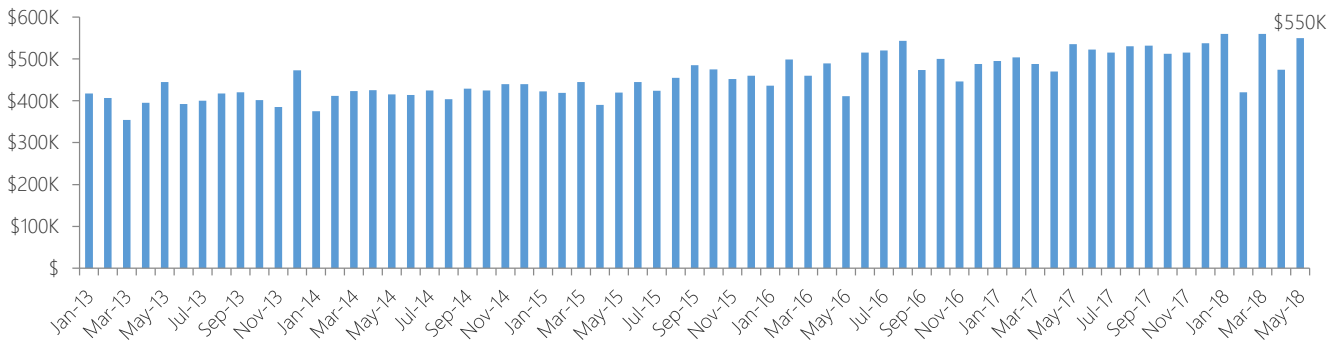
3% YoY

NEIGHBORHOOD BOUNDARIES

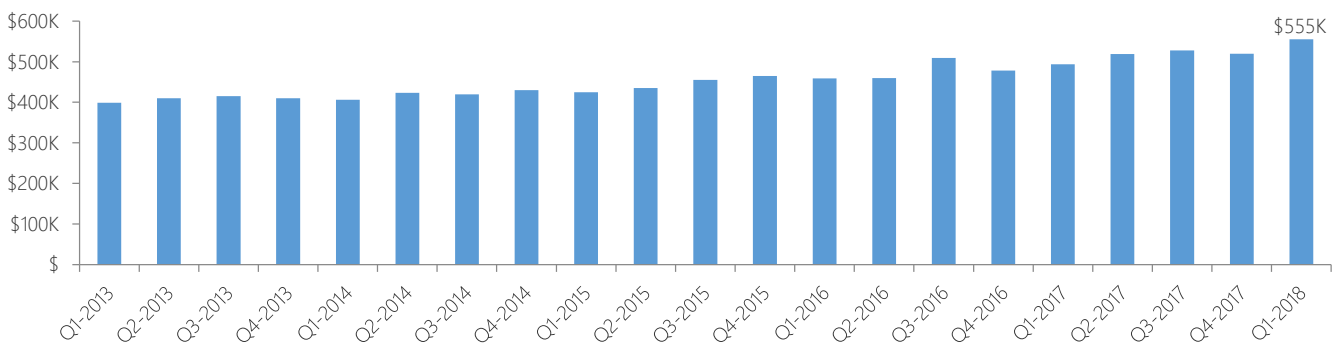


RESIDENTIAL STATS

Median Sale Price by Month

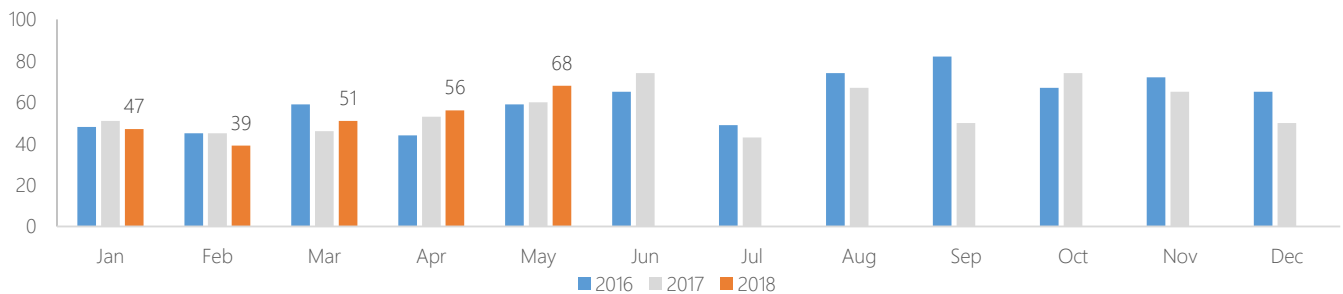


Median Sale Price by Quarter

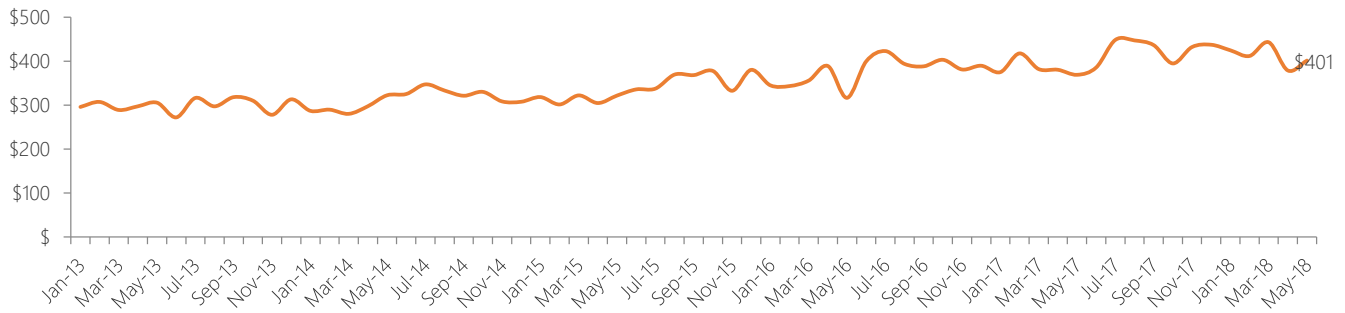


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	48	48	39	41	52	45	51	52	44	54	46	50
2014	38	40	44	43	49	56	55	51	53	53	49	63
2015	52	59	67	43	40	57	60	65	50	53	44	56
2016	48	45	59	44	59	65	49	74	82	67	72	65
2017	51	45	46	53	60	74	43	67	50	74	65	50
2018	47	39	51	56	68							



Median Sale Price per Square Foot

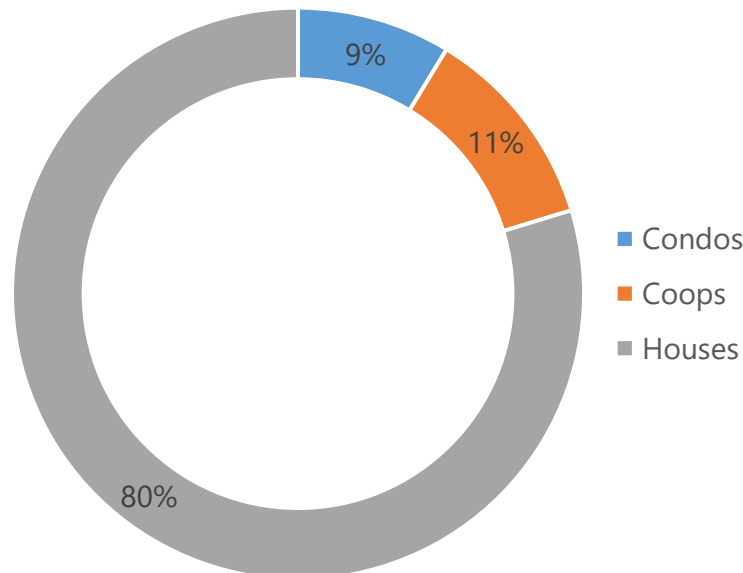


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$319,587	23%	\$327	17%	6
Coops	\$171,000	4%	\$235	16%	8
Houses	\$598,000	6%	\$417	11%	55

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
29 Gaylord Dr N	3-08624-0023	11-May-18	\$1,750,000	House	4,800
2327 E 66th St	3-08616-0101	10-May-18	\$1,660,000	House	3,797
125 Barlow Dr S	3-08620-0017	14-May-18	\$1,096,500	House	2,220
3222 Avenue K	3-07632-0050	31-May-18	\$926,000	House	1,360
1774 Madison Pl	3-07711-0061	11-May-18	\$851,257	House	1,374
1647 E 38th St	3-07862-0020	11-May-18	\$850,000	House	1,657
1324 E 31st St	3-07666-0056	7-May-18	\$850,000	House	1,316
1859 E 33rd St	3-08477-0016	16-May-18	\$815,000	House	1,955
1810 Brooklyn Ave	3-07599-0053	11-May-18	\$810,000	House	2,064
2244 E 59th Pl	3-08650-0046	31-May-18	\$800,000	House	1,152
7203 Avenue U	3-08413-0009	30-May-18	\$784,000	House	1,250
1949 Kimball St	3-08507-0022	4-May-18	\$755,000	House	1,192
1541 Marine Pkwy	3-07692-0023	9-May-18	\$755,000	House	1,881
1479 E 45th St	3-07825-0021	24-May-18	\$709,300	House	2,109
2133 E 71st St	3-08431-0026	23-May-18	\$707,000	House	1,821
1859 E 38th St	3-08482-0015	22-May-18	\$678,000	House	1,020
2529 Mill Ave	3-08652-0009	15-May-18	\$645,000	House	1,188
1738 E 36th St	3-07718-0067	30-May-18	\$644,000	House	1,092
1352 E 66th St	3-08365-0063	25-May-18	\$640,000	House	1,288
1916 Ryder St	3-08505-0047	31-May-18	\$628,000	House	1,452
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
2414 E 63rd St	3-08654-0024	22-May-18	\$618,000	House	1,224
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
1264 E 38th St	3-07637-0061	1-May-18	\$595,000	House	1,176
1534 E 36th St	3-07697-0058	2-May-18	\$575,000	House	1,552
2526 E 66th St	3-08643-0045	1-May-18	\$575,000	House	2,310
1962 Coleman St	3-08507-0061	29-May-18	\$565,000	House	882
1628 E 96th St	3-08298-0074	16-May-18	\$565,000	House	1,344
1134 E 43rd St	3-07790-0041	18-May-18	\$550,000	House	1,500
1258 E 104th St	3-08268-0063	7-May-18	\$537,000	House	1,156
1562 Rockaway Pkwy	3-08204-0064	17-May-18	\$530,000	House	1,040
1607 E 54th St	3-07899-0031	21-May-18	\$530,000	House	1,316
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
1795 E 52nd St	3-08492-0020	9-May-18	\$450,000	House	864
8506 Avenue N	3-08082-0002	22-May-18	\$450,000	House	1,152
1328 E 92nd St	3-08218-0070	1-May-18	\$448,036	House	1,296
536 E 84th St	3-07962-0069	8-May-18	\$440,000	House	1,296
1450 E 65th St	3-08386-0067	30-May-18	\$437,000	House	1,368
654 E 87th St	3-07991-0059	1-May-18	\$410,613	House	1,354
1210 E 82nd St #115	3-08060-1159	11-May-18	\$380,000	Condo	1,063
7937 Seaview Ave #D2	3-08089-1043	29-May-18	\$355,000	Condo	1,087
1382 E 58th St	3-07882-0066	24-May-18	\$345,000	House	1,110
622 Louisiana Ave #2	3-08235-1101	2-May-18	\$319,587	Condo	1,025
1054 E 82nd St	3-08033-0061	16-May-18	\$315,000	House	1,350
562 Louisiana Ave #1	3-08235-1010	22-May-18	\$308,000	Condo	1,017
524 E 85th St	3-07963-0063	18-May-18	\$250,000	House	1,056



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Address	BBL	Sale date	Sale price	Property type	Sqft
1275 E 51st St #3K	3-07777-0026	18-May-18	\$242,346	Coop	
1787 Rockaway Pkwy	3-08262-0025	10-May-18	\$225,000	House	720
1199-1200 E 53rd St #3A	3-07779-0022	18-May-18	\$220,000	Coop	900
1323 E 98th St	3-08244-0019	15-May-18	\$215,000	House	744
2239 Troy Ave #2C	3-07869-0011	4-May-18	\$210,000	Coop	925
1244 E 80th St #G8	3-08058-1008	7-May-18	\$200,000	Condo	160
3626 Kings Hwy #5H	3-07654-0014	8-May-18	\$171,000	Coop	
1001-1031 E 108th St #3D	3-08235-0289	22-May-18	\$156,000	Coop	
959-999 E 108th St #2D	3-08235-0315	30-May-18	\$156,000	Coop	
1601 E 94th St	3-08297-0031	16-May-18	\$145,000	House	764
1275 E 51st St #2Z	3-07777-0026	25-May-18	\$100,000	Coop	425



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Nate Pfaff

Residential Sales &
Rental Specialist

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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

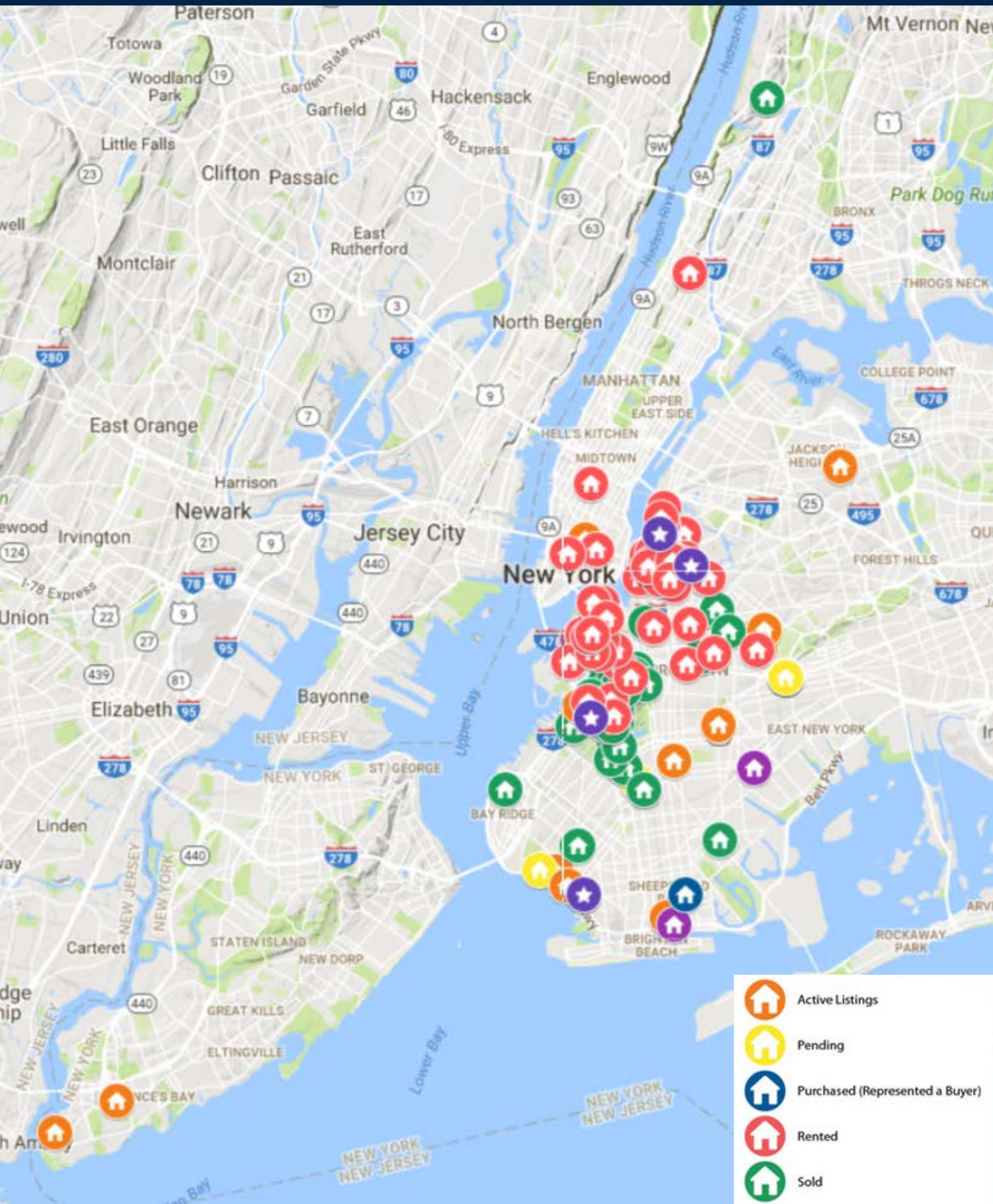
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
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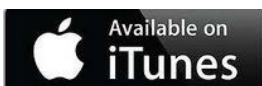
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