

OLD MILL BASIN

A quarterly analysis of residential sales
in Old Mill Basin, Brooklyn

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

Old Mill Basin, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$518K

10% YoY

NO. OF TRANSACTIONS

18

20% YoY

MEDIAN PRICE/SQ.FT.

\$481

4% YoY

BROOKLYN
MEDIAN SALE PRICE

\$650K

-4% YoY

NEIGHBORHOOD BOUNDARIES

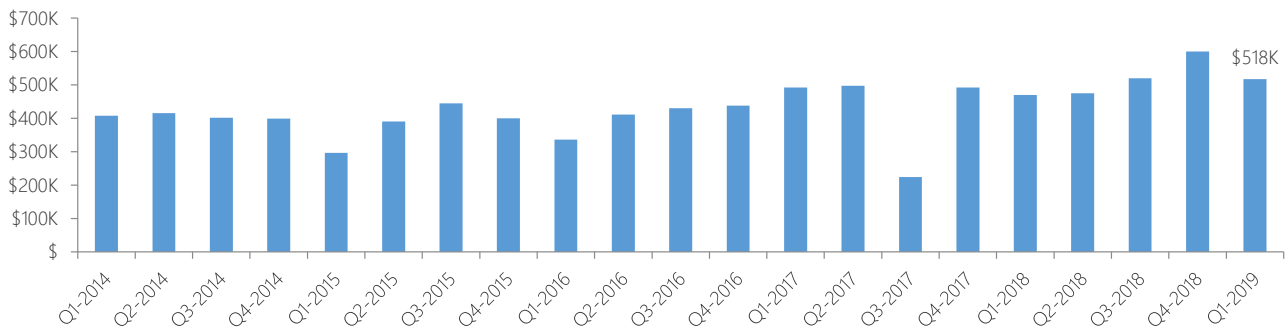


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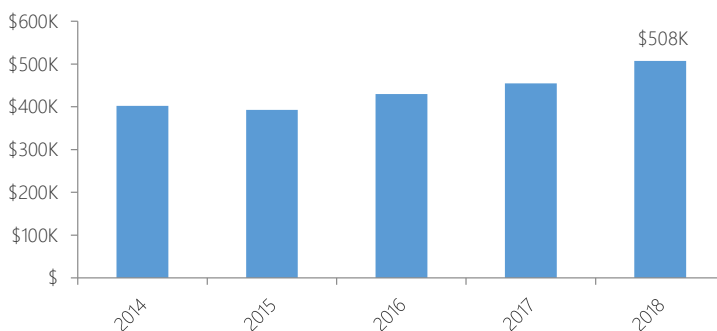
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RESIDENTIAL STATS

Median Sale Price by Quarter

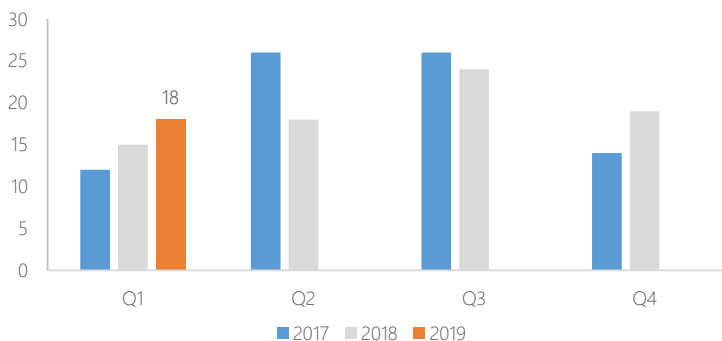


Median Sale Price by Year

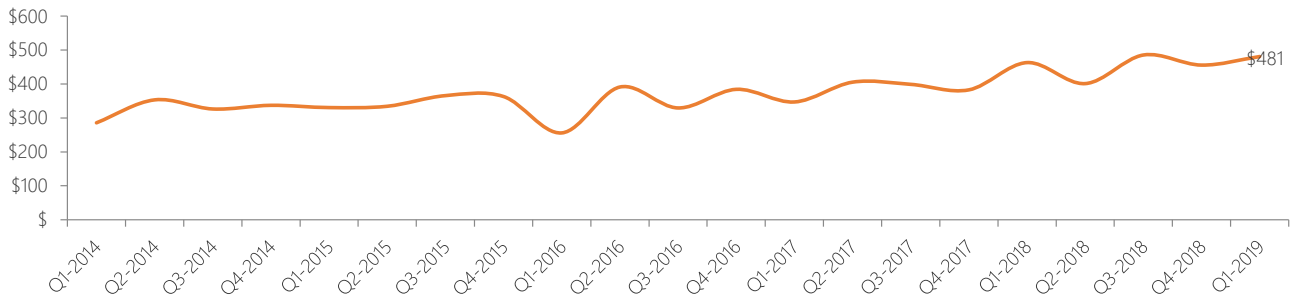


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	13	14	9	12	15	18
Q2	17	17	15	26	18	
Q3	23	21	21	26	24	
Q4	16	16	28	14	19	



Median Sale Price per Square Foot

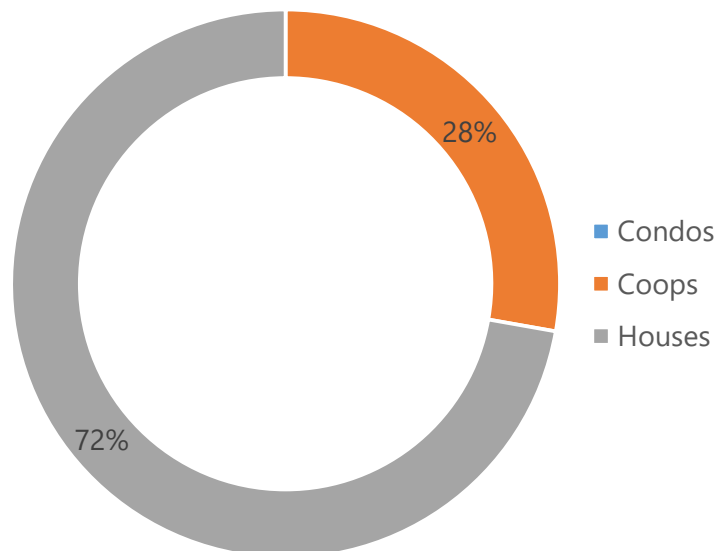


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$228,000	30%	-	-	5
Houses	\$532,000	8%	\$481	4%	13

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
6106 Avenue T	3-08404-0038	31-Jan-19	\$699,000	House	1,328
1632 E 56th St	3-08495-0062	4-Jan-19	\$640,000	House	1,316
6329 Avenue T	3-08385-0001	31-Jan-19	\$610,000	House	1,148
2037 E 55th St	3-08547-0029	27-Feb-19	\$600,000	House	1,248
1737 E 52nd St	3-07897-0005	29-Mar-19	\$570,000	House	1,400
1676 E 54th St	3-08493-0048	29-Jan-19	\$545,000	House	1,280
1707 E 52nd St	3-07897-0015	27-Feb-19	\$532,000	House	1,463
1563 E 57th St	3-08379-0014	11-Mar-19	\$520,000	House	1,056
1460 E 66th St	3-08387-0079	31-Jan-19	\$520,000	House	1,220
2019 E 55th St	3-08547-0037	23-Jan-19	\$515,000	House	1,036
1777 E 51st St	3-07896-0010	24-Jan-19	\$499,000	House	864
1734 E 54th St	3-08493-0068	11-Feb-19	\$455,000	House	1,992
2016 E 55th St	3-08546-0047	3-Jan-19	\$445,000	House	1,296
5810-5818 Avenue T #167C	3-08401-0020	5-Mar-19	\$266,400	Coop	
2001 Pearson St #88G	3-08399-0120	16-Jan-19	\$255,000	Coop	
5810-5818 Avenue T #166C	3-08401-0020	9-Jan-19	\$228,000	Coop	
5610-5616 Avenue T #62C	3-08399-0040	8-Feb-19	\$197,500	Coop	
5810-5818 Avenue T #158F	3-08401-0020	15-Jan-19	\$177,000	Coop	



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THE RATNER TEAM



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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

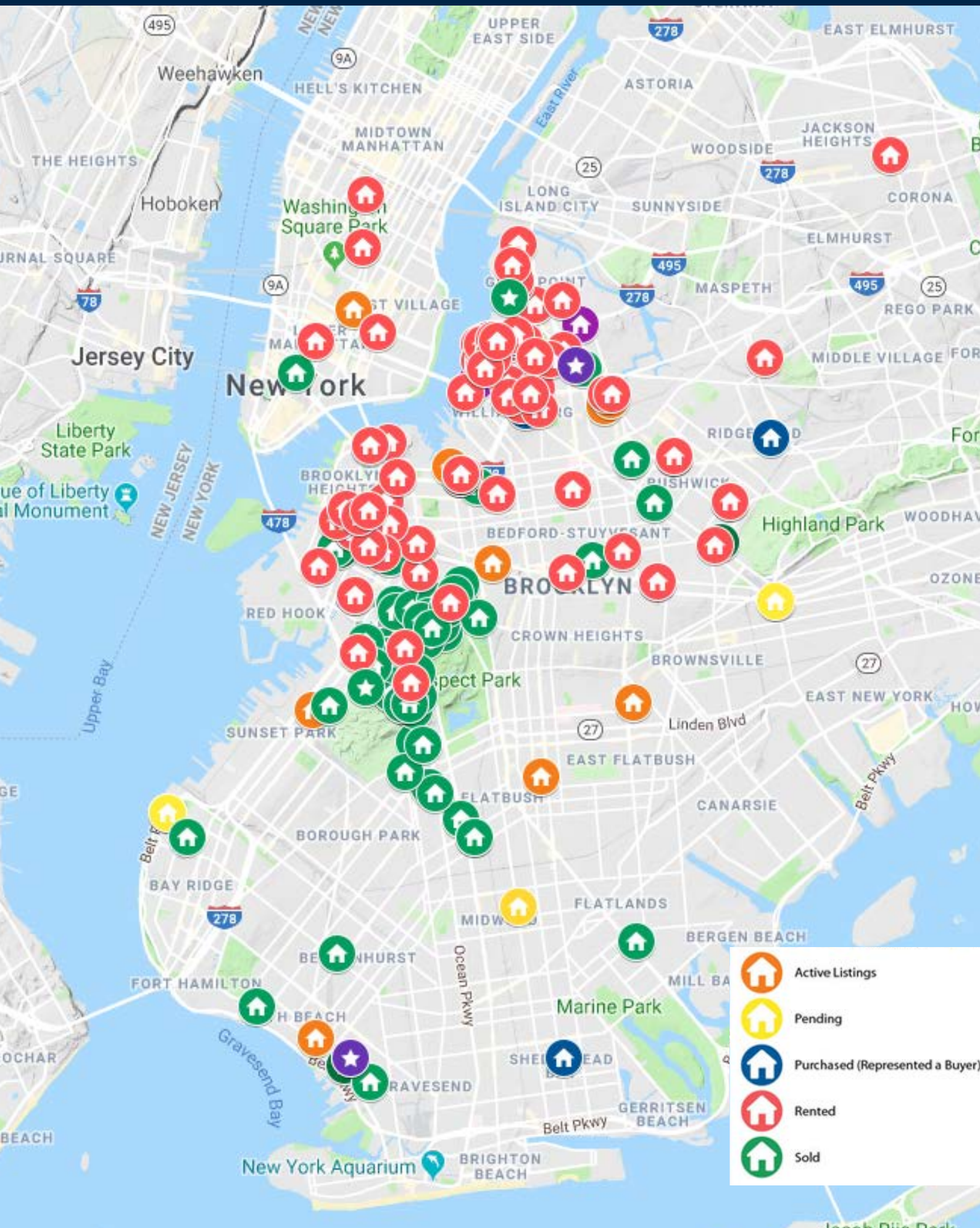
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

www.RatnerTeamVendors.com



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OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



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