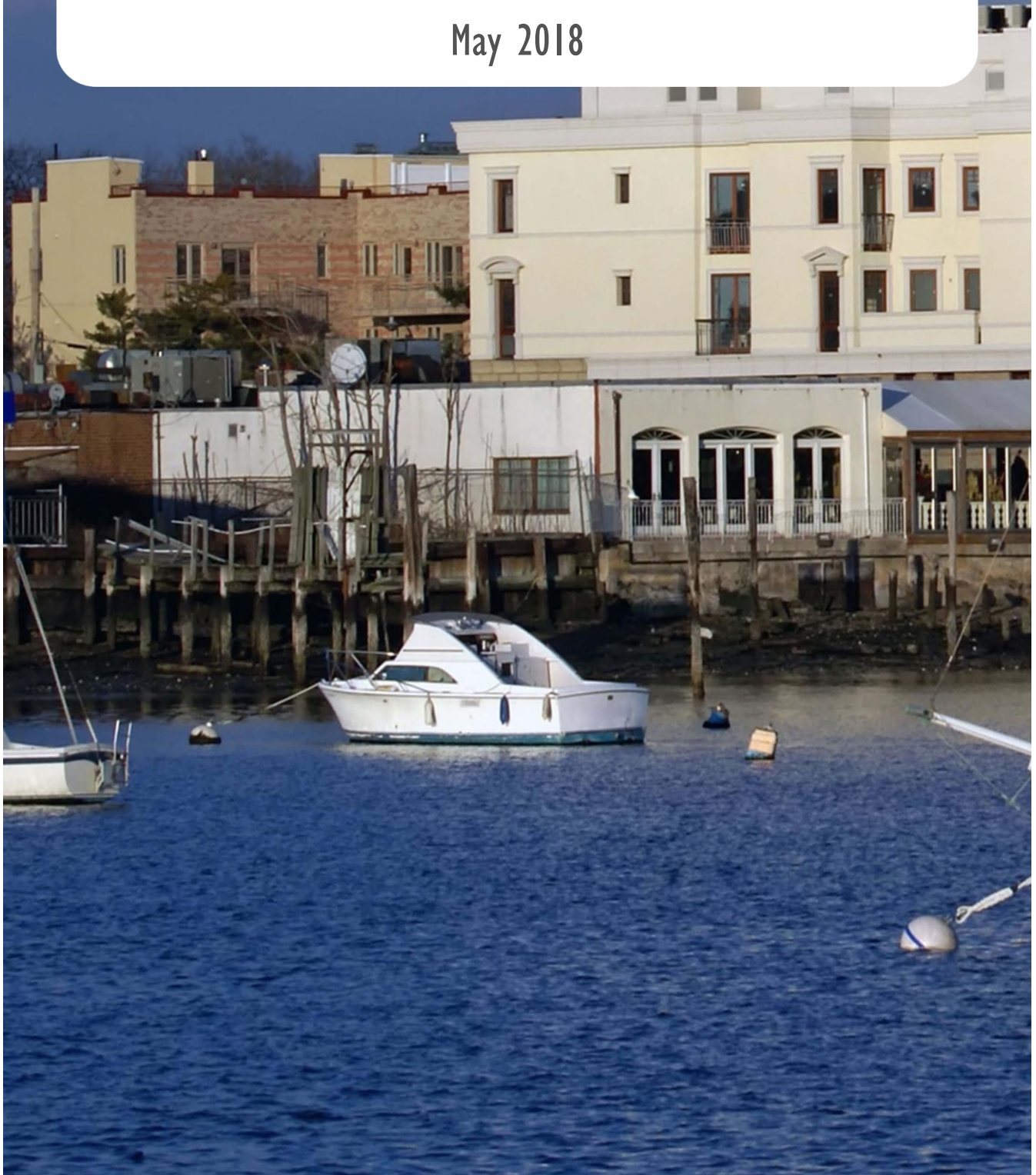


# SHEEPSHEAD BAY

A monthly analysis of residential sales  
in Sheepshead Bay, Brooklyn

May 2018



**The RATNER Team Market Report**

**o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)**

Residential Market Report, May 2018

Sheepshead Bay, Brooklyn

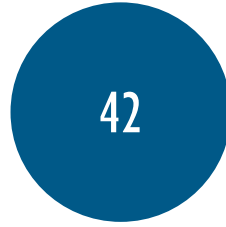
SUMMARY

MEDIAN SALE PRICE



-34% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



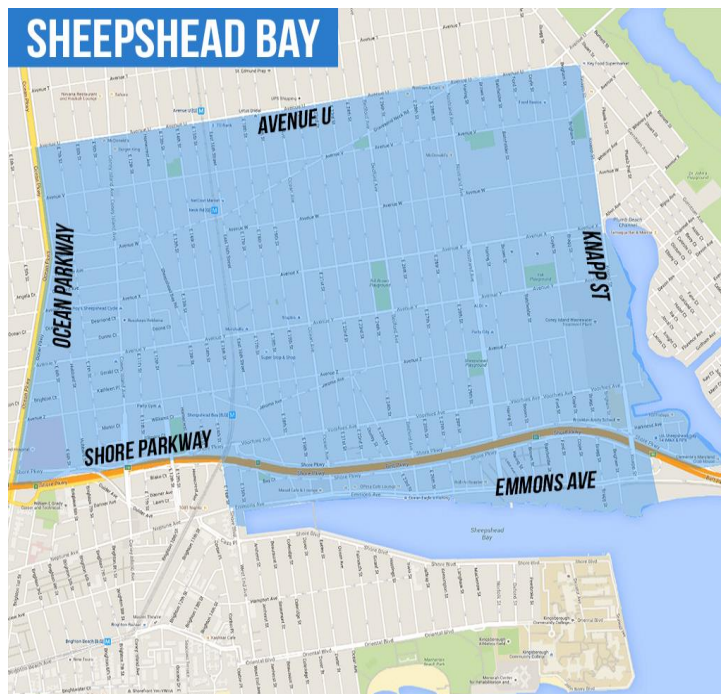
16% YoY

BROOKLYN  
MEDIAN SALE PRICE



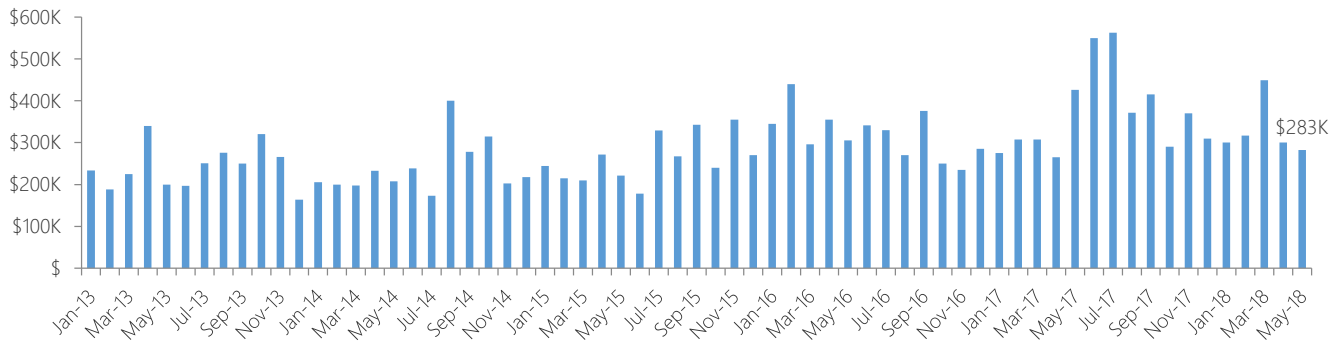
3% YoY

NEIGHBORHOOD BOUNDARIES

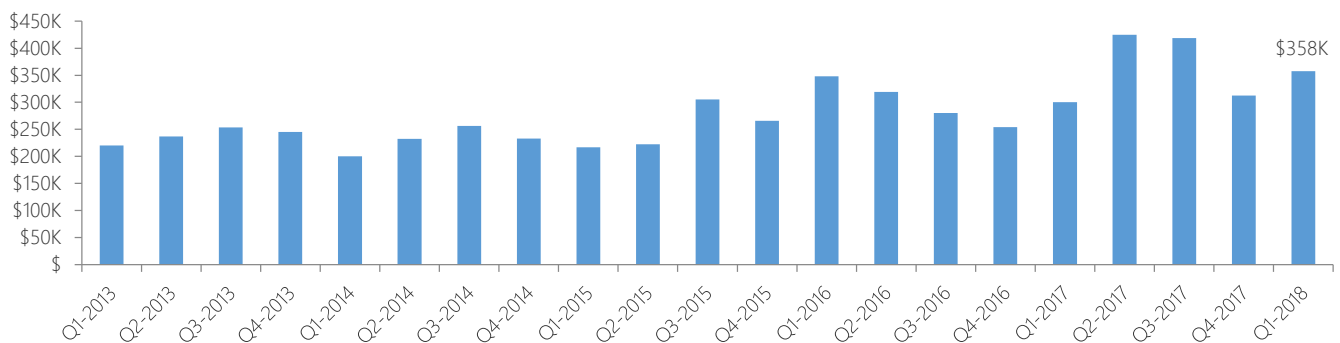


## RESIDENTIAL STATS

### Median Sale Price by Month

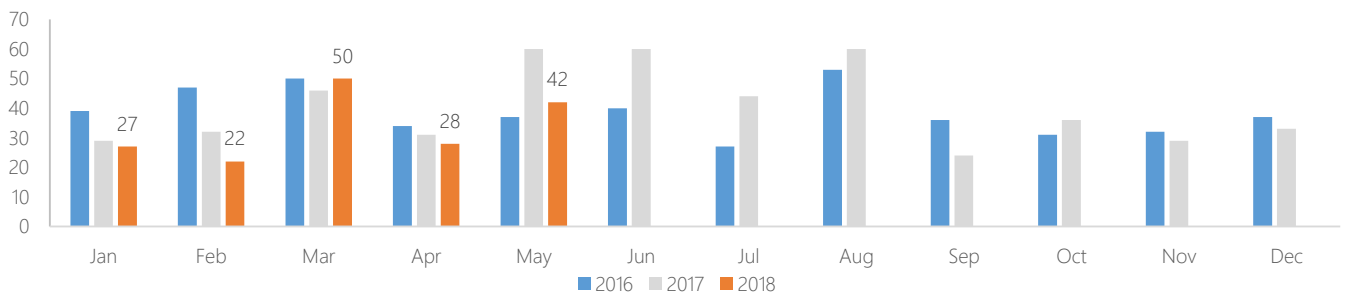


### Median Sale Price by Quarter



### Number of Transactions

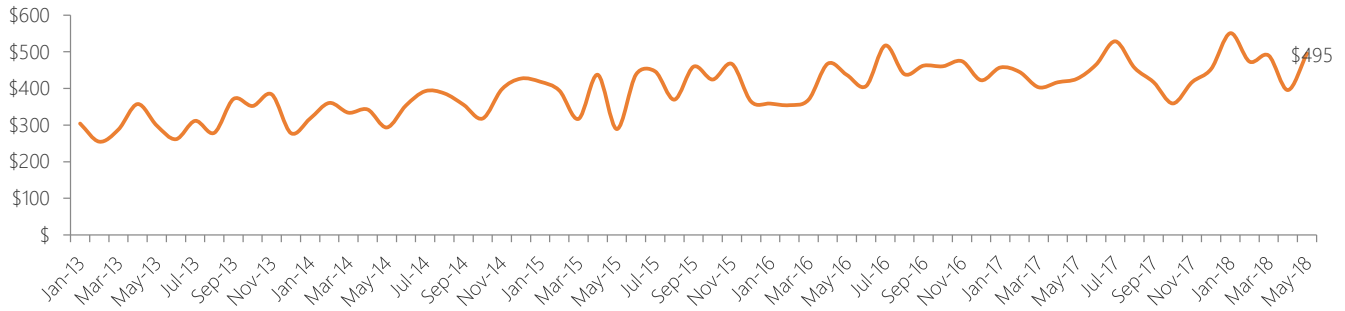
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	27	18	31	29	26	20	32	36	28	36	28	28
2014	28	31	28	34	40	37	41	43	37	39	28	34
2015	36	26	41	44	28	49	42	38	29	35	27	47
2016	39	47	50	34	37	40	27	53	36	31	32	37
2017	29	32	46	31	60	60	44	60	24	36	29	33
2018	27	22	50	28	42							



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Median Sale Price per Square Foot

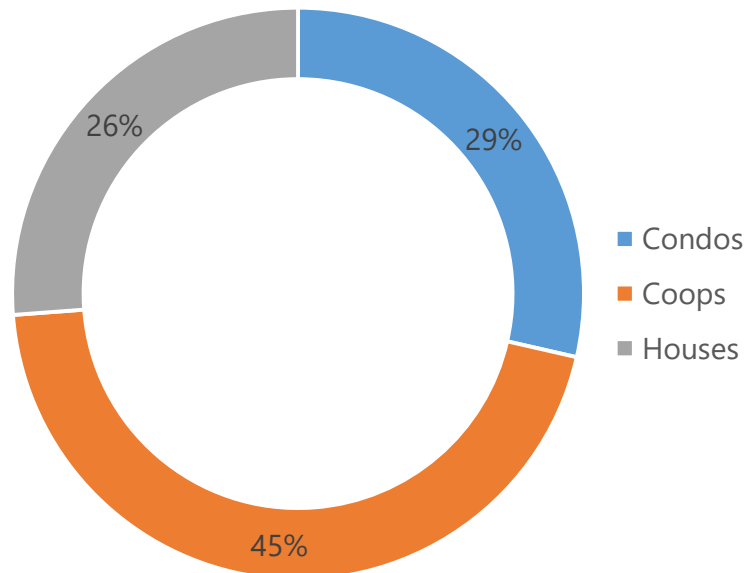


## RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$192,660	-78%	\$731	44%	12
Coops	\$275,000	0%	\$134	-57%	19
Houses	\$693,250	1%	\$495	10%	11

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2139 E 19th St	3-07352-0064	17-May-18	\$990,000	House	1,452
2702 Avenue Y	3-07443-0041	19-May-18	\$970,000	House	2,255
2607 Hubbard St	3-07243-0082	17-May-18	\$805,000	House	1,604
2271 E 18th St	3-07379-0059	15-May-18	\$785,000	House	1,989
2171 E 26th St	3-07359-0153	29-May-18	\$699,000	House	1,365
1216 Sheepshead Bay Rd	3-07414-0048	3-May-18	\$687,500	House	1,406
1210 Sheepshead Bay Rd	3-07414-0050	3-May-18	\$687,500	House	720
2370 E 16th St	3-07400-0035	7-May-18	\$599,000	House	1,540
3901-3903 Nostrand Ave #5P	3-07475-0001	2-May-18	\$550,000	Coop	
3225 Shore Pkwy #3B	3-07457-1008	21-May-18	\$475,000	Condo	650
3221-3235 Emmons Ave #518	3-08808-0059	31-May-18	\$375,000	Coop	
3845-3855 Shore Pkwy #3J	3-08806-0140	22-May-18	\$360,000	Coop	
2782 Batchelder St	3-08800-0041	2-May-18	\$350,000	House	548
2552 E Seventh St #6A	3-07223-0027	15-May-18	\$345,000	Coop	
2409 Voorhies Ave	3-07469-0041	7-May-18	\$330,000	House	1,512
2800 Coyle St #416	3-08804-0042	7-May-18	\$325,000	Coop	
3901-3903 Nostrand Ave #L2	3-07475-0001	9-May-18	\$325,000	Coop	
735 Avenue W #4K	3-07159-0040	24-May-18	\$299,000	Coop	
2555 Batchelder St #3D	3-07449-0030	3-May-18	\$290,000	Coop	
2717 E 28th St #5D	3-08791-0104	17-May-18	\$275,000	Coop	
2620 E 13th St #3F	3-07457-0001	16-May-18	\$270,000	Coop	
3080-3090 Voorhies Ave #1D	3-08806-0150	22-May-18	\$270,000	Coop	
2276 Homecrest Ave #4A	3-07372-1013	16-May-18	\$263,640	Condo	
2276 Homecrest Ave #4D	3-07372-1016	9-May-18	\$263,640	Condo	
2276 Homecrest Ave #3D	3-07372-1012	31-May-18	\$263,640	Condo	
2665 Homecrest Ave #3J	3-07457-0055	1-May-18	\$262,757	Coop	
3845-3855 Shore Pkwy #2G	3-08806-0140	3-May-18	\$220,000	Coop	
3901-3903 Nostrand Ave #L2	3-07475-0001	30-May-18	\$215,000	Coop	
2276 Homecrest Ave #1D	3-07372-1004	24-May-18	\$192,660	Condo	
2276 Homecrest Ave #2C	3-07372-1007	24-May-18	\$192,660	Condo	
2276 Homecrest Ave #3C	3-07372-1011	2-May-18	\$192,660	Condo	
2276 Homecrest Ave #3B	3-07372-1010	18-May-18	\$192,660	Condo	
2276 Homecrest Ave #1C	3-07372-1003	24-May-18	\$192,660	Condo	
2276 Homecrest Ave #1A	3-07372-1001	15-May-18	\$192,660	Condo	
2276 Homecrest Ave #4B	3-07372-1014	24-May-18	\$192,660	Condo	
2950 Ocean Ave #C6	3-07440-0028	24-May-18	\$185,000	Coop	
3105 Avenue V #2B	3-07370-0021	30-May-18	\$170,000	Coop	
2620 E 13th St #2A	3-07457-0001	31-May-18	\$147,500	Coop	1,100



## The RATNER Team Market Report

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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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- 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

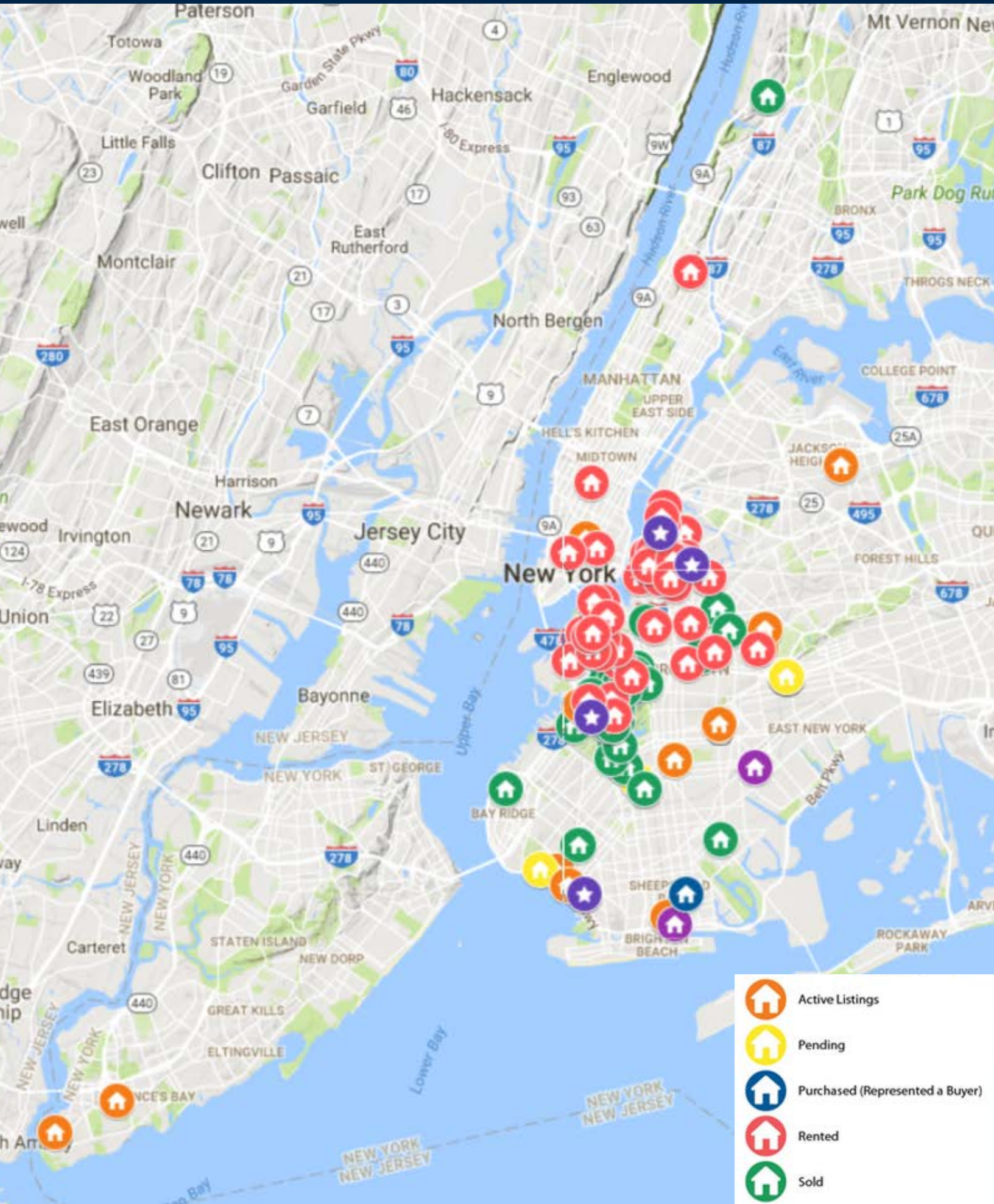
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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

[READ MORE REVIEWS](#)



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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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