

SOUTHEASTERN BROOKLYN

A monthly analysis of residential sales
in Southeastern Brooklyn, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Southeastern Brooklyn, Brooklyn

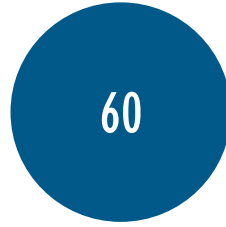
SUMMARY

MEDIAN SALE PRICE



17% YoY

NO. OF TRANSACTIONS



-9% YoY

MEDIAN PRICE/SQ.FT.



11% YoY

BROOKLYN MEDIAN SALE PRICE



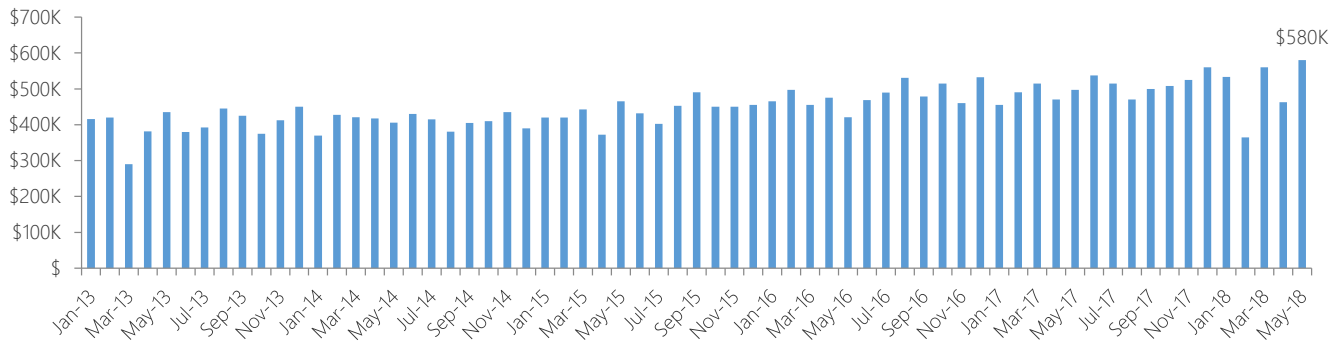
3% YoY

NEIGHBORHOOD BOUNDARIES

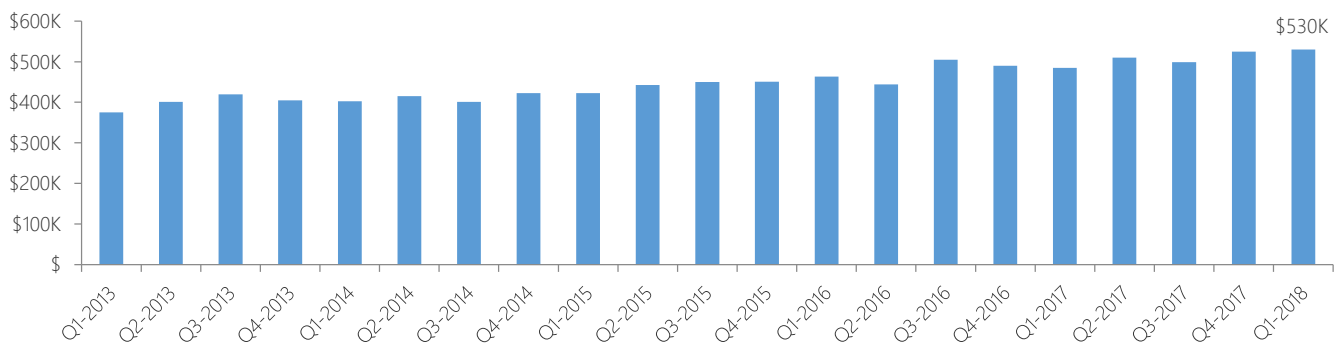


RESIDENTIAL STATS

Median Sale Price by Month

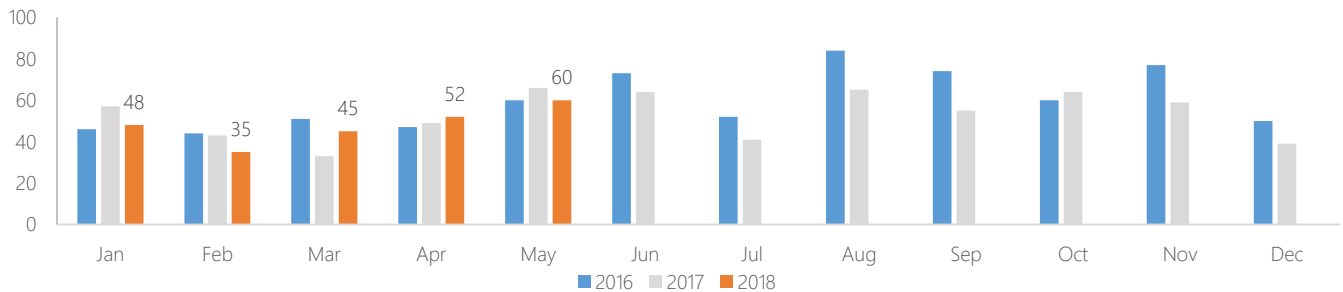


Median Sale Price by Quarter



Number of Transactions

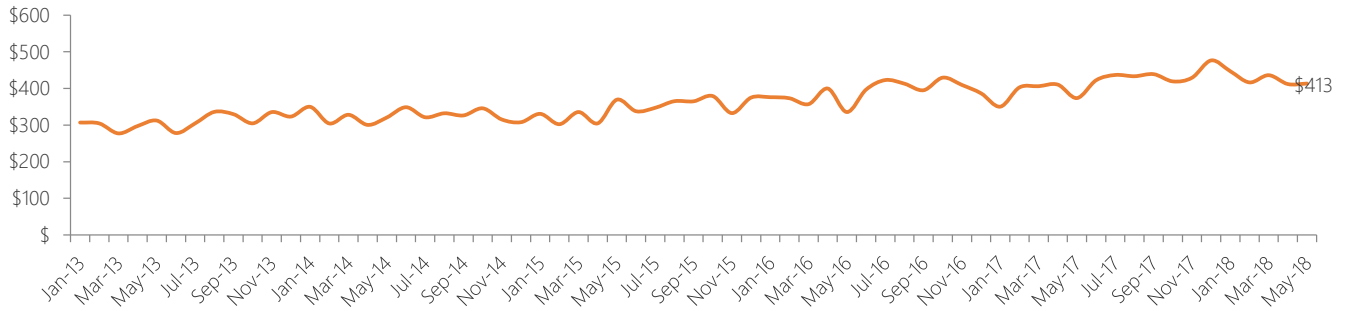
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	44	33	37	43	59	43	49	40	37	53	46	46
2014	33	38	38	44	50	59	55	54	53	51	56	55
2015	43	45	60	36	25	53	59	56	45	44	47	59
2016	46	44	51	47	60	73	52	84	74	60	77	50
2017	57	43	33	49	66	64	41	65	55	64	59	39
2018	48	35	45	52	60							



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Median Sale Price per Square Foot

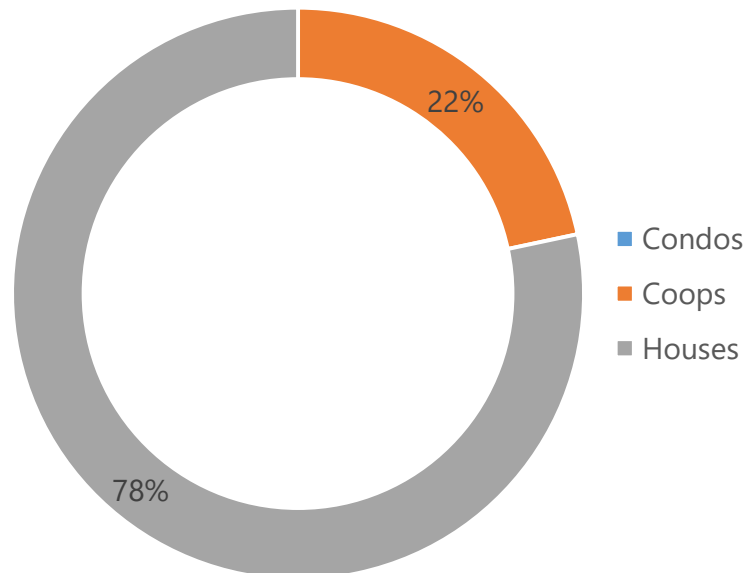


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$247,173	46%	\$244	41%	13
Houses	\$626,500	7%	\$432	6%	47

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
1724 Burnett St	3-06816-0014	3-May-18	\$985,000	House	1,375
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
1859 E 33rd St	3-08477-0016	16-May-18	\$815,000	House	1,955
2070 Stuart St	3-08816-0035	15-May-18	\$815,000	House	1,717
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
1948 Stuart St	3-06843-0026	30-May-18	\$790,000	House	1,280
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
34 Lester Ct	3-08866-1334	23-May-18	\$585,000	House	1,890
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
109 Abbey Ct	3-08914-0018	31-May-18	\$570,000	House	1,484
1962 Coleman St	3-08507-0061	29-May-18	\$565,000	House	882
1134 E 43rd St	3-07790-0041	18-May-18	\$550,000	House	1,500
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
1450 E 65th St	3-08386-0067	30-May-18	\$437,000	House	1,368
2260 Stuart St	3-08818-0032	11-May-18	\$410,975	House	1,092
7 Eaton Ct	3-08845-2204	15-May-18	\$355,000	House	308
1382 E 58th St	3-07882-0066	24-May-18	\$345,000	House	1,110
1655 Flatbush Ave #C1602	3-07579-0010	8-May-18	\$330,000	Coop	
1655 Flatbush Ave #A2004	3-07579-0010	4-May-18	\$330,000	Coop	
1655 Flatbush Ave #B1101	3-07579-0010	23-May-18	\$325,000	Coop	806
45 Dare Ct	3-08900-0058	11-May-18	\$320,199	House	924
1655 Flatbush Ave #B902	3-07579-0010	15-May-18	\$299,000	Coop	
1655 Flatbush Ave #A2105	3-07579-0010	8-May-18	\$270,000	Coop	
1655 Flatbush Ave #C1909	3-07579-0010	11-May-18	\$252,000	Coop	800
1275 E 51st St #3K	3-07777-0026	18-May-18	\$242,346	Coop	
1199-1200 E 53rd St #3A	3-07779-0022	18-May-18	\$220,000	Coop	900



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Address	BBL	Sale date	Sale price	Property type	Sqft
2239 Troy Ave #2C	3-07869-0011	4-May-18	\$210,000	Coop	925
3626 Kings Hwy #5H	3-07654-0014	8-May-18	\$171,000	Coop	
2241-2251 Plumb 1 St #3G	3-08820-0007	31-May-18	\$101,400	Coop	
1275 E 51st St #2Z	3-07777-0026	25-May-18	\$100,000	Coop	425



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THE RATNER TEAM



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Commercial & Residential
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Residential Sales &
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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

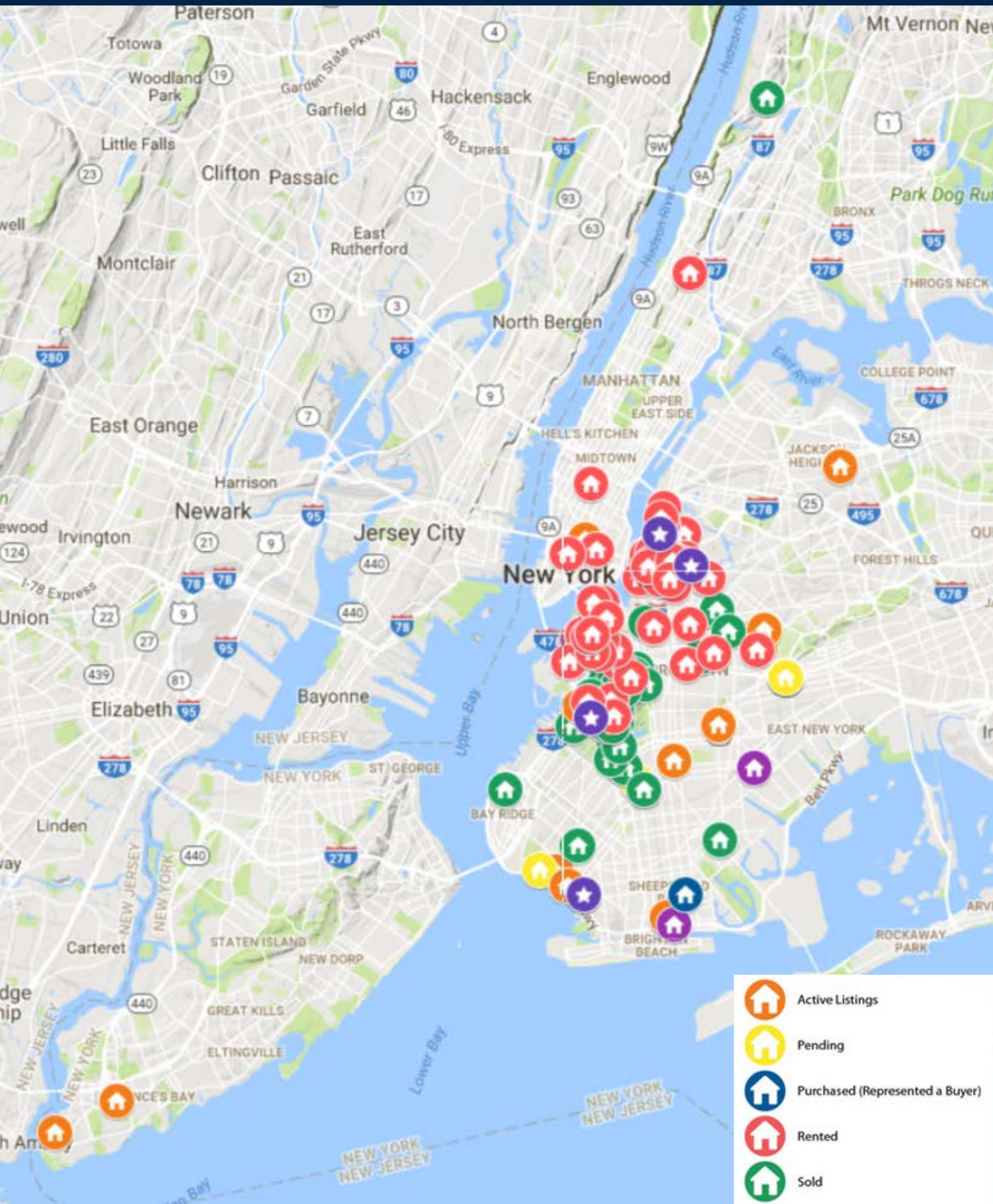
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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| Architects | Exterminators | Ironwork Professionals | Roofers |
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| Attorneys | Fireplaces | Landscape Design | School Consultants |
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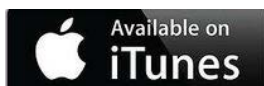
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