

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Southern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$535K

15% YoY

NO. OF TRANSACTIONS

147

3% YoY

MEDIAN PRICE/SQ.FT.

\$547

5% YoY

BROOKLYN
MEDIAN SALE PRICE

\$680K

9% YoY

NEIGHBORHOOD BOUNDARIES

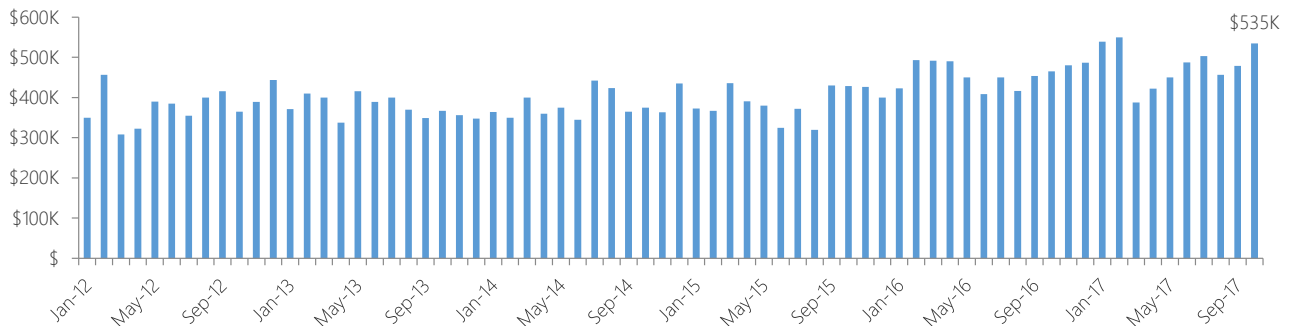


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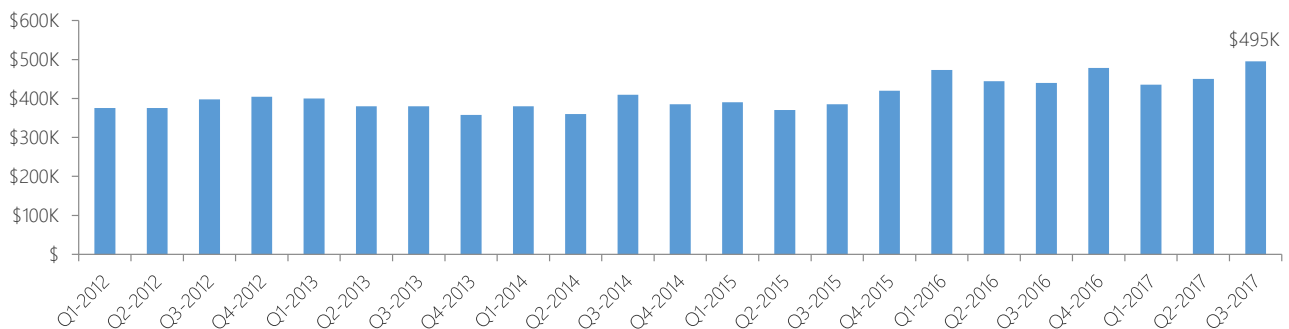
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RESIDENTIAL STATS

Median Sale Price by Month

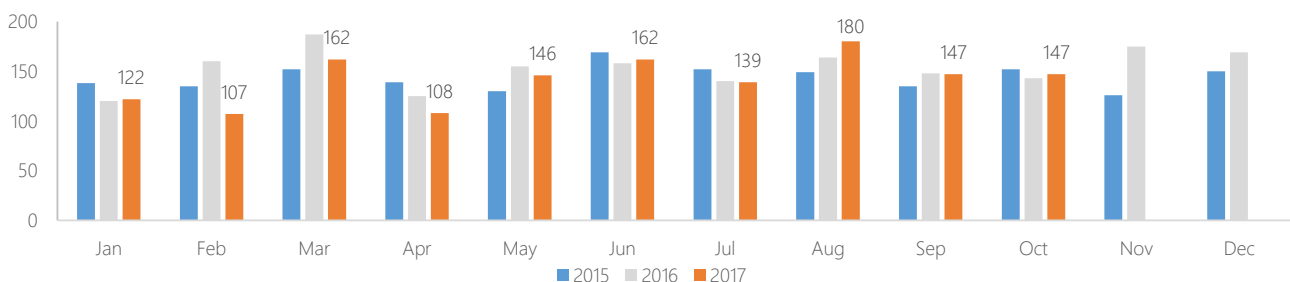


Median Sale Price by Quarter



Number of Transactions

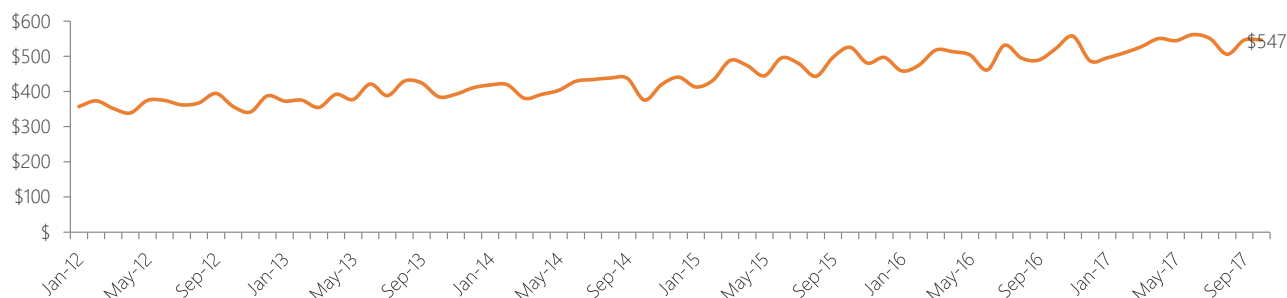
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	125	117	116	102	123	136	104	147	119	95	90	166
2013	138	116	132	116	143	130	159	181	141	168	139	151
2014	158	128	161	115	145	146	169	169	160	153	123	161
2015	138	135	152	139	130	169	152	149	135	152	126	150
2016	120	160	187	125	155	158	140	164	148	143	175	169
2017	122	107	162	108	146	162	139	180	147	147		



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Median Sale Price per Square Foot

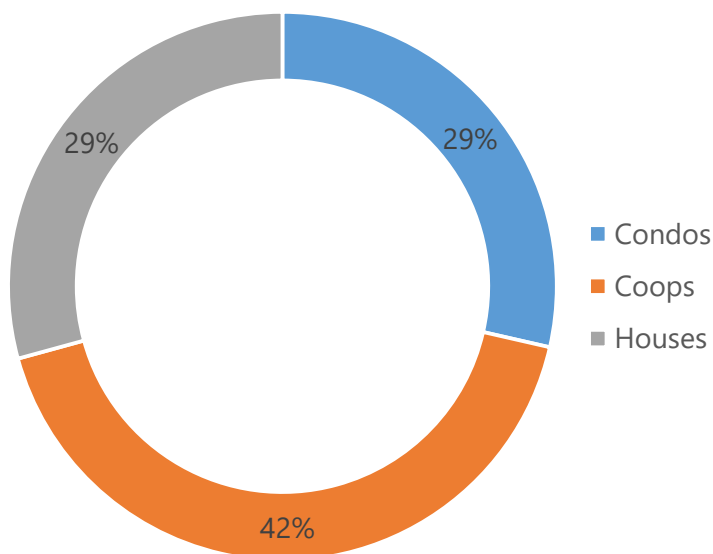


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$633,158	16%	\$572	14%	42
Coops	\$263,020	-6%	\$355	17%	62
Houses	\$805,000	3%	\$551	-1%	43

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
959 E 8 St	3-06521-0069	31-Oct-17	\$4,750,000	House	2,961
689 E 17 St	3-05238-0023	20-Oct-17	\$2,100,000	House	2,569
130 Oceana Dr W #PH6	3-08720-1362	26-Oct-17	\$1,500,000	Condo	1,776
768 E 21 St	3-05241-0050	4-Oct-17	\$1,430,000	House	2,379
1484 E 24 St	3-07677-0005	3-Oct-17	\$1,376,000	House	3,808
645 E 24 St	3-05245-0031	24-Oct-17	\$1,320,000	House	2,470
172 Mackenzie St	3-08755-0045	5-Oct-17	\$1,260,000	House	1,520
76 Ocean Ct	3-07201-0011	4-Oct-17	\$1,200,000	House	3,624
2665 E 18 St	3-07463-0056	26-Oct-17	\$1,047,000	House	1,900
355 Kings Hwy #5G	3-06653-1048	10-Oct-17	\$950,000	Condo	1,847
1861 E 23 St	3-06829-0061	11-Oct-17	\$940,000	House	1,274
100 Avenue T	3-07096-0002	25-Oct-17	\$900,000	House	1,764
27 Bay 40 St	3-06868-0031	16-Oct-17	\$900,000	House	1,116
2138 W 6 St	3-07120-0023	17-Oct-17	\$870,000	House	954
2656 E 29 St	3-07473-0029	6-Oct-17	\$857,000	House	1,966
1651 W 8 St	3-06624-0057	25-Oct-17	\$850,000	House	1,402
1601 E 21 St	3-07675-0020	31-Oct-17	\$844,000	House	1,320
1914 E 27 St	3-07305-0012	24-Oct-17	\$840,000	House	1,183
2045 Haring St	3-07336-0068	10-Oct-17	\$830,000	House	1,472
3020 Avenue L	3-07648-0048	27-Oct-17	\$825,000	House	1,660
1986 E 26 St	3-07304-0042	19-Oct-17	\$825,000	House	1,216
1533 E 23 St	3-06770-0084	20-Oct-17	\$805,000	House	1,280
1751 E 15 St	3-06798-0070	23-Oct-17	\$800,000	House	1,476
2343 E 18 St	3-07403-0061	16-Oct-17	\$800,000	House	1,786
2234 E 29 St	3-07386-0219	23-Oct-17	\$800,000	House	1,989
1811 Avenue V	3-07351-0043	16-Oct-17	\$800,000	House	1,424
2141 E 17 St	3-07350-0060	2-Oct-17	\$800,000	House	1,998
29 Van Sicklen St #1A	3-06679-1101	5-Oct-17	\$790,000	Condo	1,932
2240 E 22 St	3-07381-0115	26-Oct-17	\$790,000	House	1,216
108 Neptune Ave #5G	3-08701-1028	10-Oct-17	\$784,053	Condo	1,339
2961 Brighton 3 St #5	3-08663-1305	16-Oct-17	\$770,815	Condo	
8629 Bay Pkwy #3E	3-06381-1019	31-Oct-17	\$770,193	Condo	
1936 New York Ave	3-07614-0075	24-Oct-17	\$770,000	House	1,365
2943 Brighton 4 St #8A	3-08664-1019	18-Oct-17	\$765,000	Condo	1,233
1756 Ocean Ave #2B	3-06739-1002	20-Oct-17	\$732,500	Condo	1,204
108 Neptune Ave #5L	3-08701-1033	20-Oct-17	\$715,000	Condo	1,220
330 Avenue T	3-07104-0334	18-Oct-17	\$710,000	House	927
1311 Brightwater Ave #9I	3-08721-0375	11-Oct-17	\$700,000	Coop	
1100 E 36 St	3-07635-0063	16-Oct-17	\$690,000	House	1,328
108 Neptune Ave #3F	3-08701-1007	30-Oct-17	\$687,319	Condo	1,339
8629 Bay Pkwy #4F	3-06381-1027	31-Oct-17	\$686,975	Condo	
1972 W 9 St	3-07079-0035	11-Oct-17	\$680,000	House	1,224
108 Neptune Ave #5F	3-08701-1027	4-Oct-17	\$665,000	Condo	1,147
108 Neptune Ave #7F	3-08701-1042	19-Oct-17	\$655,000	Condo	1,082
2722 E 22 St #3A	3-08777-1007	18-Oct-17	\$636,406	Condo	
2408 Ocean Ave #12	3-07298-1155	25-Oct-17	\$635,000	Condo	1,342
8629 Bay Pkwy #1A	3-06381-1002	26-Oct-17	\$631,315	Condo	
2424 Ocean Ave #4A	3-07298-1206	18-Oct-17	\$610,950	Condo	
120 Oceana Dr W #2J	3-08720-1226	10-Oct-17	\$605,000	Condo	871
2955 Brighton 4 St #4C	3-08664-1233	24-Oct-17	\$600,000	Condo	1,080



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Address	BBL	Sale date	Sale price	Property type	Sqft
2981 Avenue U	3-07337-0047	23-Oct-17	\$600,000	House	1,264
108 Neptune Ave #3K	3-08701-1012	20-Oct-17	\$595,000	Condo	1,015
124 Oxford St	3-08757-0093	27-Oct-17	\$589,348	House	712
8638 24 Ave #4	3-06863-1104	12-Oct-17	\$589,000	Condo	732
108 Neptune Ave #4H	3-08701-1020	4-Oct-17	\$580,000	Condo	1,025
1111 Banner Ave #5B	3-08763-1011	16-Oct-17	\$572,000	Condo	973
2649 E 23 St #3C	3-07468-1516	23-Oct-17	\$560,038	Condo	969
2872 W 33 St	3-07006-0035	27-Oct-17	\$560,000	House	1,444
1311 Brightwater Ave #16F	3-08721-0375	23-Oct-17	\$550,000	Coop	850
1054 E 31 St	3-07612-0068	31-Oct-17	\$550,000	House	1,652
2523-2527 Ocean Ave #6C	3-07325-1316	5-Oct-17	\$540,000	Condo	1,181
2863 W 22 St	3-07017-0120	31-Oct-17	\$535,000	House	1,248
2523-2527 Ocean Ave #2A	3-07325-1302	16-Oct-17	\$535,000	Condo	1,181
763 Ocean Pkwy #6F	3-06494-0051	17-Oct-17	\$520,000	Coop	
770 Ocean Pkwy #3G	3-06503-0008	24-Oct-17	\$515,499	Coop	
2121 Mermaid Ave	3-07017-0106	16-Oct-17	\$510,000	House	1,344
2517 E 13 St #2C	3-07434-1006	23-Oct-17	\$507,000	Condo	972
1170 Ocean Pkwy #11C	3-05495-1018	17-Oct-17	\$506,000	Coop	
2874 Brighton 3 St #1	3-07260-1201	13-Oct-17	\$489,000	Condo	789
2523-2527 Ocean Ave #6B	3-07325-1315	5-Oct-17	\$462,000	Condo	993
1311 Brightwater Ave #3G	3-08721-0375	17-Oct-17	\$460,000	Coop	
800 Ocean Pkwy #4O	3-06503-0020	25-Oct-17	\$440,000	Coop	
2940 W 5 St #6R	3-07273-0050	26-Oct-17	\$435,000	Coop	
2299 E 13 St #1H	3-07398-0002	11-Oct-17	\$425,000	Coop	
981 E 2 St	3-06505-0029	24-Oct-17	\$410,000	House	1,224
501-541 Surf Ave #3N	3-07279-1812	3-Oct-17	\$410,000	Condo	756
1560 E 18 St #1H	3-06764-0020	6-Oct-17	\$400,000	Coop	
1250 Ocean Pkwy #2K	3-06541-0027	23-Oct-17	\$399,000	Coop	
2620 E 13 St #2A	3-07457-0001	12-Oct-17	\$395,000	Coop	1,100
2120 Ocean Ave #6B	3-06782-1015	10-Oct-17	\$388,888	Condo	724
1725 Stillwell Ave #B	3-06643-1002	26-Oct-17	\$380,250	Condo	856
1602-1624 Avenue I #503	3-06709-0001	17-Oct-17	\$380,000	Coop	
2901-2911 Avenue I #4H	3-07575-0006	17-Oct-17	\$372,500	Coop	
2928-2944 W 5 St #7H	3-07273-0025	2-Oct-17	\$370,000	Coop	
2650-2672 Cropsey Ave #9K	3-06935-0001	10-Oct-17	\$370,000	Coop	
2872 W 16 St	3-07021-0039	30-Oct-17	\$350,000	House	1,750
702 Kathleen Pl #1D	3-07224-0128	19-Oct-17	\$335,000	Coop	
2665 Homecrest Ave #5N	3-07457-0055	24-Oct-17	\$320,000	Coop	850
1150 Brighton Beach Ave #3O	3-08722-0474	26-Oct-17	\$320,000	Coop	
3131 Brighton 13 St #8F	3-08721-0360	26-Oct-17	\$310,000	Coop	
2665 Homecrest Ave #1D	3-07457-0055	24-Oct-17	\$305,000	Coop	
820 Ocean Pkwy #322	3-06503-0030	23-Oct-17	\$296,000	Coop	
2580 Ocean Pkwy #1H	3-07218-0059	25-Oct-17	\$280,000	Coop	
2901-2911 Avenue I #4B	3-07575-0006	31-Oct-17	\$280,000	Coop	
1560 E 18 St #6E	3-06764-0020	11-Oct-17	\$277,000	Coop	
2514 E 7 St #5G	3-07223-0011	6-Oct-17	\$275,000	Coop	
2915-2935 W 5 St #4D	3-07274-0060	18-Oct-17	\$270,000	Coop	
3901-3903 Nostrand Ave #1O	3-07475-0001	24-Oct-17	\$266,000	Coop	750
2425 Kings Hwy #C23	3-06771-0013	2-Oct-17	\$260,040	Coop	
1140 Banner Ave	3-08810-0072	10-Oct-17	\$260,000	House	1,360



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Address	BBL	Sale date	Sale price	Property type	Sqft
1516 Voorhies Ave #1M	3-08768-0001	13-Oct-17	\$255,000	Coop	
2940 W 5 St #14N	3-07273-0050	18-Oct-17	\$250,000	Coop	
3060 Ocean Ave #6V	3-07464-0035	24-Oct-17	\$247,000	Coop	
1250 Ocean Pkwy #4G	3-06541-0027	24-Oct-17	\$239,000	Coop	
2552 E 7 St #6E	3-07223-0027	6-Oct-17	\$235,000	Coop	
602 Avenue T #2F	3-07109-0001	19-Oct-17	\$235,000	Coop	
3203 Nostrand Ave #1J	3-06836-0050	2-Oct-17	\$216,000	Coop	
2234 Ocean Ave #D3	3-06802-0036	2-Oct-17	\$215,000	Coop	620
2906 Brighton 12 St #1F	3-08711-0015	26-Oct-17	\$205,000	Coop	
3203 Nostrand Ave #5N	3-06836-0050	25-Oct-17	\$204,000	Coop	
1802 Ocean Pkwy #E11	3-06681-0415	17-Oct-17	\$200,000	Coop	
3105 Avenue V #5G	3-07370-0021	20-Oct-17	\$195,000	Coop	
3203 Nostrand Ave #4J	3-06836-0050	26-Oct-17	\$192,660	Coop	
2425-2465 Haring St #6F	3-07423-0011	20-Oct-17	\$185,000	Coop	
3105 Avenue V #4G	3-07370-0021	19-Oct-17	\$185,000	Coop	
1213 Avenue Z #B30	3-07433-0040	12-Oct-17	\$171,700	Coop	
2400 E 3 St #227	3-07178-0022	13-Oct-17	\$170,000	Coop	
2212-2286 Brigham St #3E	3-07392-0001	30-Oct-17	\$169,000	Coop	1,000
2212-2286 Brigham St #6D	3-07392-0001	2-Oct-17	\$169,000	Coop	950
2746 E 19 St #D2	3-08772-0022	16-Oct-17	\$165,000	Coop	
2746 E 19 St #C9	3-08772-0022	20-Oct-17	\$164,000	Coop	
2807-2821 Kings Hwy #1L	3-07682-0016	5-Oct-17	\$150,000	Coop	
2190 Brigham St #3H	3-07369-0027	26-Oct-17	\$135,000	Coop	
2607-2615 Avenue O #1G	3-07680-0001	5-Oct-17	\$121,000	Coop	
2675 Ocean Ave #5H	3-07381-0079	27-Oct-17	\$111,000	Coop	
2430-2450 Haring St #5H	3-07422-0013	27-Oct-17	\$95,000	Coop	
2212-2286 Brigham St #2K	3-07392-0001	5-Oct-17	\$69,000	Coop	



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THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert



Jessie Torres

NYC Condo, Co-op &
New Development Expert



Sandra Levykh

Residential Sales &
Rental Specialist



Nate Pfaff

Residential Sales &
Rental Specialist



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David Ratner

Commercial & Residential
Brooklyn Expert

Record setting commercial real estate investment specialist with over 16 years in sales, marketing & brand development

Ever since getting into NY real estate full time I've been able to set new records for the clients I've worked with, and the NYC brokerage firms I've worked for. That's not meant to brag, but an honor I've received and been given by the great people I've had the opportunity to add value to.

Today I am honored to be working the world's best established and most respected brand in the high end real estate space - Warren Lewis Sotheby's International Realty.

After falling in love with NYC, and Brooklyn in particular, I was compelled to participate in its property industry, the preservation of its historic places and culture, and helping to carefully curate its future through stylish, amazing, and beneficial new developments.

Whether it is fabulous makeovers of luxurious Brownstones, planning and unleashing the potential of world class new condominium buildings, or revitalizing commercial and mixed use developments on the edge of Brooklyn and Manhattan's trend setting frontiers you'll be hard pressed to find someone as passionate, connected, and capable to help.

I offer multilingual assistance in English, Hebrew, and Russian, and when I'm not in the office or on a development site you might catch me recharging at and exploring NYC's best restaurants, martial arts studios, or parks with my wife and Golden Retriever, Dean.

I come from a strong financial planning background, so bring an adeptness to the numbers and appreciation of confidentiality to the table that many others in this business simply don't seem to offer.

The bottom line is that I am **the NYC real estate guy** to best help with your questions and commercial real estate and investment property needs. **I am YOUR real estate guy in NYC!**

Awards and Recognitions:

"Deal of the Year Award Winner 2016"

"Top 40 Stars Under 40 Award Winner 2017"



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Jessie Torres

NYC Condo, Co-op &
New Development Expert

Setting the benchmark for service & experience in the NYC property market

Whether you know exactly what you want and just need help getting it, or have no idea where to start, I'm here to help!

My experience working with hundreds of NYC real estate buyers, renters, sellers, and developers, including new property representation has given me an incredible appreciation for each individual's, investor's, and families' tastes and needs for their space in NYC.

I am undaunted by challenge. Bring your deal or needs list, even if no one else has been able to help, or has tried so far. I'm confident I can get you the result you need.

My decade plus experience working in the country's top financial institutions prior to being on the frontline of real estate has added to my skills, as well as earning my Masters in Information Sciences; gives me an edge in marketing and property management which gives my clients a huge advantage in the market.

I can serve clients in English, French, and Spanish. And when I'm not out showing property you might find me hosting a dinner party with new cuisines and wines I've found around the world, or visiting your favorite international destinations for a little scuba diving or honing my Latin dance skills.



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New York City explorer and real estate curator

On arriving in Brooklyn I set off on a journey to explore all the best spots in the borough. I'm still on that adventure, and every day it enables me to help someone new to find just their perfect place for them to live in NYC.

Sandra Levykh

Residential Sales &
Rental Specialist

There are so many diverse neighborhoods, streets, and buildings, even just in Brooklyn. And while they are all great, there is the ideal fit for each person.

My quest to find the most beautiful parks to read a morning book, hunt down the best cafes, figure out the best homes for catching regular shows and enjoying NY's art scene, has all helped, and means I can help you hone right in on the neighborhood or building which will maximize your life.

Condo, co-op, single family home, rental or purchase, I can streamline your search and make getting a great deal on your next slice of New York real estate far easier than you imagine.

I live and breathe NYC and its never sleeping symphony of culture. I can serve you in both English and Russian. I'm sure you'll find my calm demeanor, but focused energy a powerful perk in your property search. And for those new to the city I'd love to take you on a tour of the best museums, theaters, yoga studios, and performing arts academies.

Awards and Recognitions:

"Rookie of the Year Award Winner 2016"



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Delivering happiness one home at a time



Nate Pfaff

Residential Sales &
Rental Specialist

My love for New York City and its people have made working in real estate and helping others secure their perfect space a dream come true.

You can't help fall in love with the New York life, its architecture, history, and culture. Although I've traveled the globe there is really nowhere else I could dream of calling home.

I'm convinced that a well-suited home is one of the pillars of happiness. Of course while NYC is famous for its many varied types of real estate, and is home to some of the most fabulous homes and condos on the planet, finding and securing the right spot amongst all the others looking can be a bit of a challenge. That's where I come in

I'd love to help you become one of the hundreds of individuals and families I've connected with just the right space in NYC.

You'll find working with us a unique experience, where a true professional will actually take the time to get to know your needs and tastes, curate the best short list of properties which match your needs, and provide a pleasant process throughout.

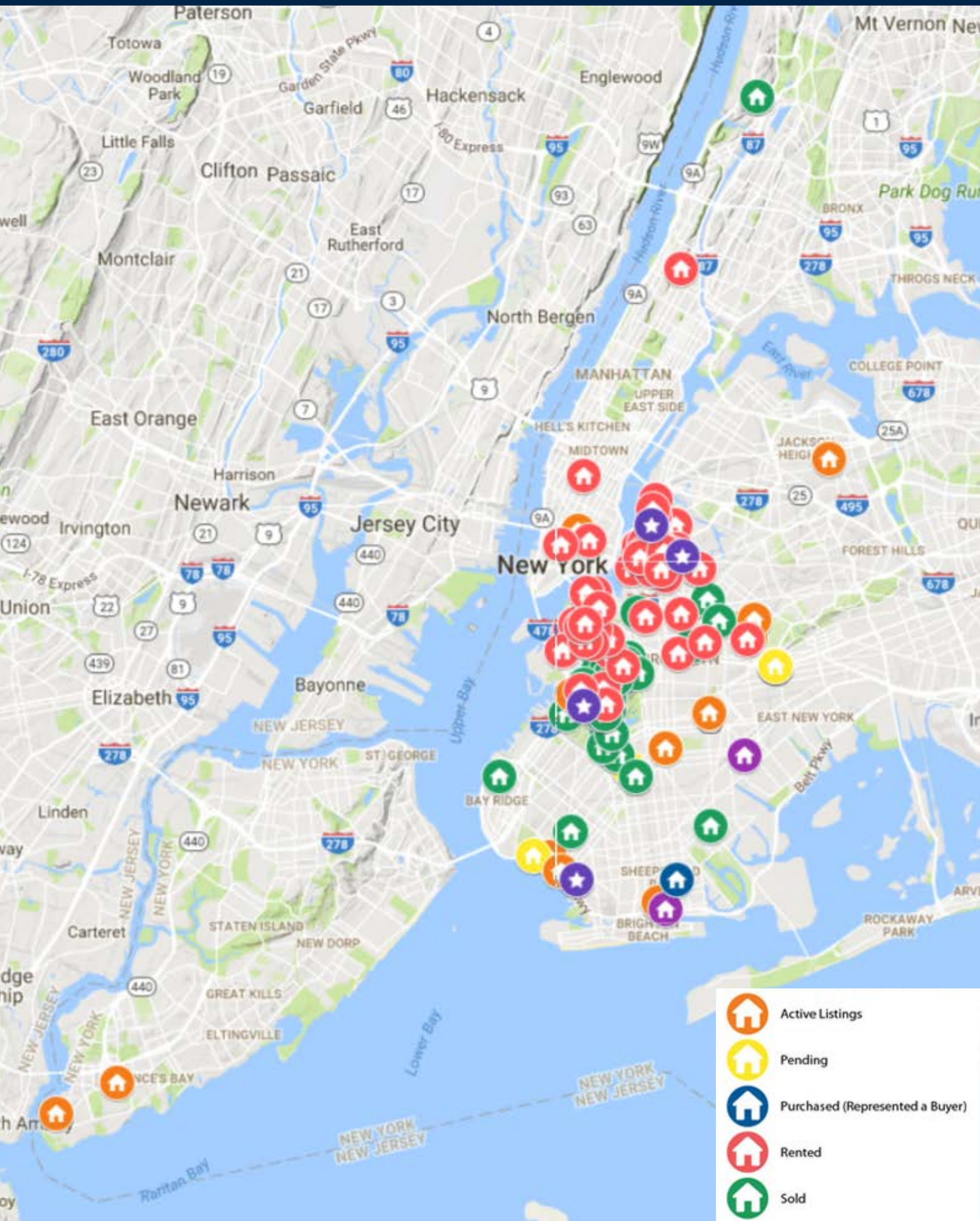
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

Everything I've done previously from teaching history to high schoolers to founding a gourmet food firm, and even becoming a self-proclaimed Mozart aficionado has all led up to empowering to serve my NY real estate clients in incredible ways.



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1031 Qualified Intermediary	Estate Planing	Interior Designers	Restoration Specialists
Appraisers & Inspectors	Expeditors	Ironwork Professionals	Roofers
Architects	Exterminators	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Artist & Artisans	Fences & Gates Specialists	Landscape Design	School Consultants
Attorneys	Fireplaces	Landscapers & Gardeners	Spiritual Experts
Bankers	Floor & Carpet Professionals	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Cabinets	Furniture	Lighting Experts	Stone & Tile Professionals
Carpenters	Garage & Drivaway	Locksmith	Structural Engineers
Chimney & Fireplace Specialists	General Contractors	Mortgage Professionals	Surveyors
Cleaners	Glass & Shower Doors	Moving & Storage Experts	Title Companies
Closet Designers	Handymen	Painters & Plasteres	Wealth Managers
CO Experts	Home Automation Specialists	Plumbing Contractors	Window Professionals
Decks & Patios Specialists	Home Security Installers	Property Compliance	Wine Cellars
Demolition Experts	Home Stagers	Property Managers	Zoning & Land Use Experts
Door Experts	Hvac Professionals	Renewable Energy Specialists	
Electricians	Insurance Agents	Renovation Professionals	

www.RatnerTeamVendors.com



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THE BROOKLYN MADE REAL ESTATE SHOW

From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

www.TheBrooklynMadeShow.com



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