

SOUTHERN BROOKLYN

A monthly analysis of residential sales
in Southern Brooklyn, Brooklyn

May 2018



The RATNER Team Market Report

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Residential Market Report, May 2018

Southern Brooklyn, Brooklyn

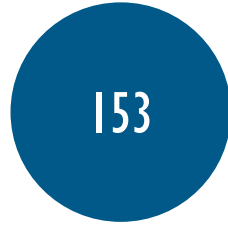
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



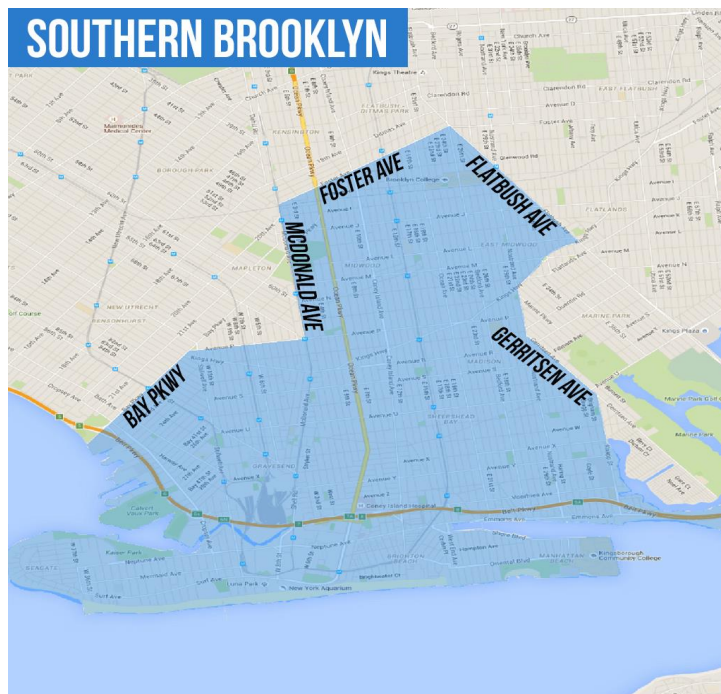
6% YoY

BROOKLYN MEDIAN SALE PRICE



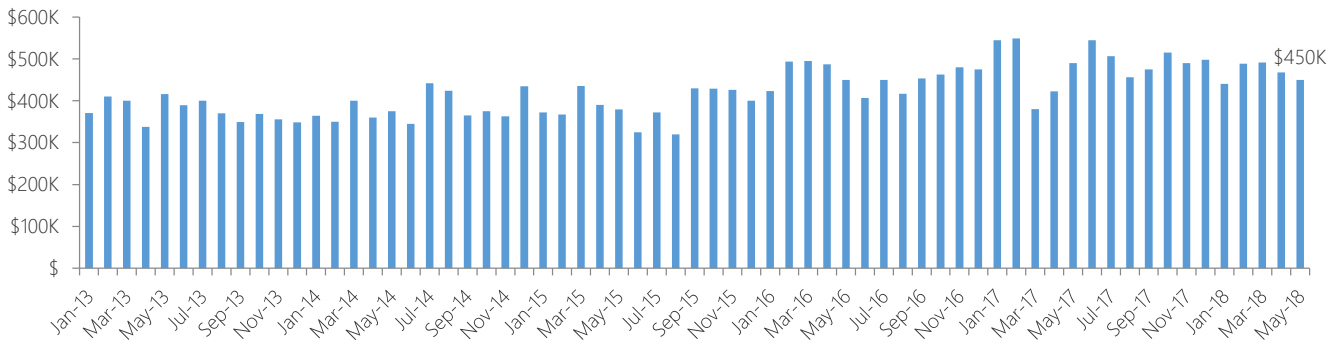
3% YoY

NEIGHBORHOOD BOUNDARIES

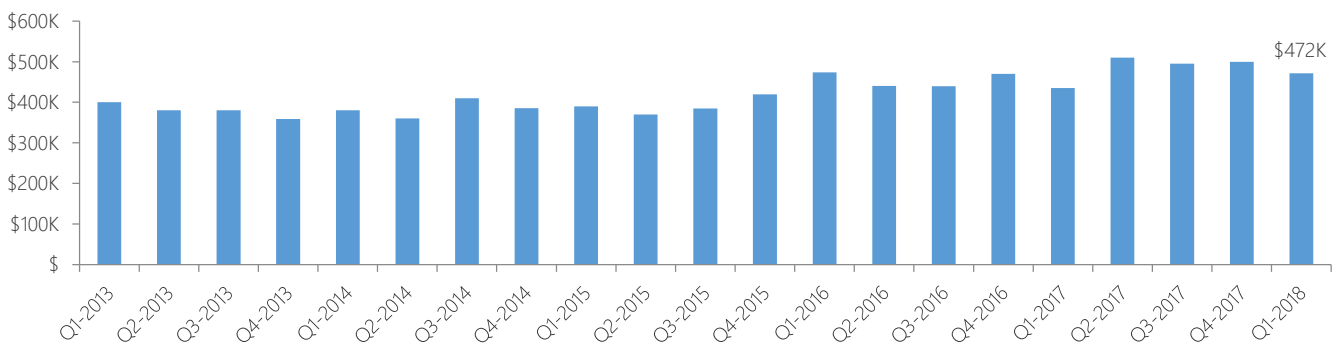


RESIDENTIAL STATS

Median Sale Price by Month

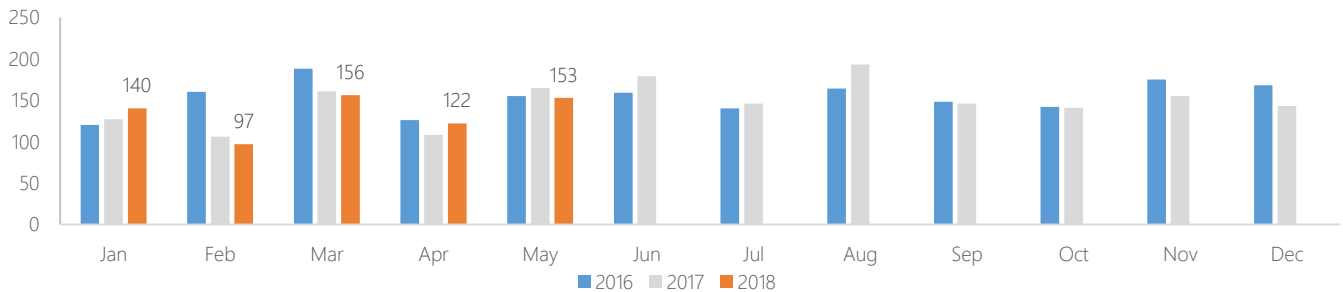


Median Sale Price by Quarter

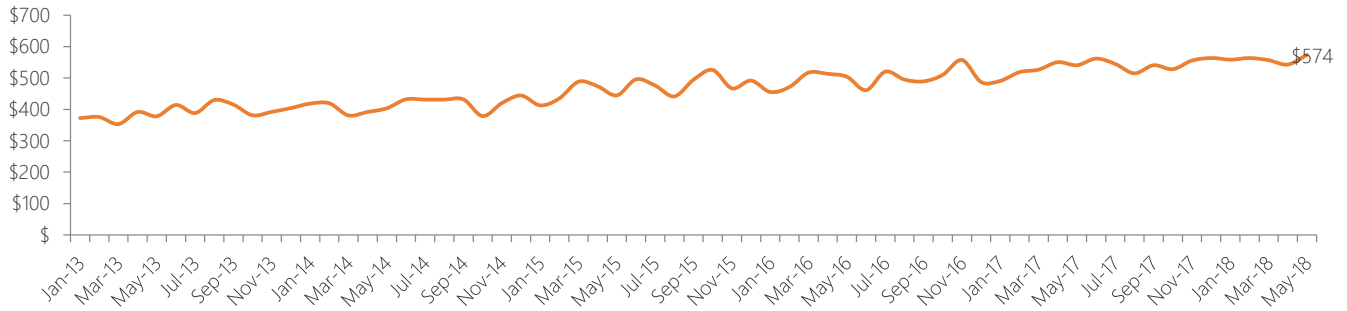


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	138	116	132	116	143	130	159	181	141	169	139	152
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	188	126	155	159	140	164	148	142	175	168
2017	127	106	161	108	165	179	146	193	146	141	155	143
2018	140	97	156	122	153							



Median Sale Price per Square Foot

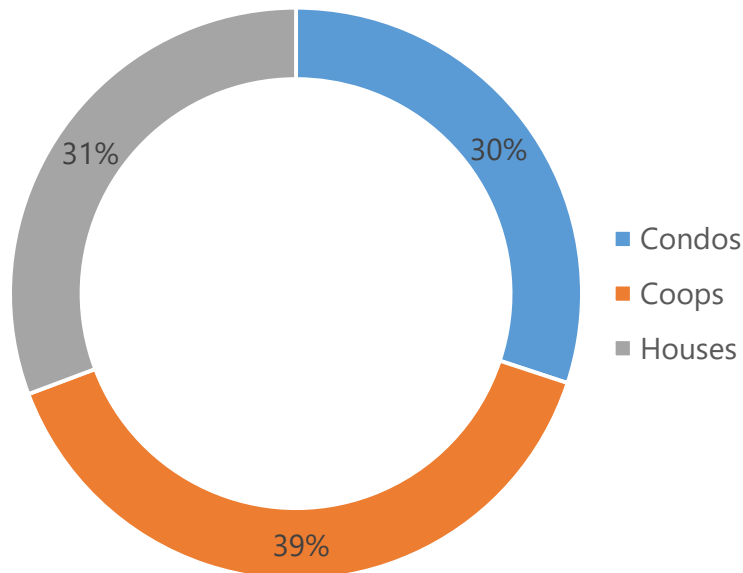


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$605,000	1%	\$588	5%	46
Coops	\$332,500	6%	\$394	11%	60
Houses	\$774,000	-4%	\$571	1%	47

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
195 Kensington St	3-08754-0070	2-May-18	\$2,565,990	House	1,750
228 Exeter St	3-08742-0094	2-May-18	\$2,200,000	House	3,576
1933 E 14th St	3-07293-0076	15-May-18	\$2,100,000	House	2,190
2113 E Fourth St	3-07107-0055	18-May-18	\$2,000,000	House	1,344
1579 E Fourth St	3-06586-0057	10-May-18	\$1,750,000	House	1,472
795 E Eighth St	3-06496-0054	16-May-18	\$1,300,000	House	2,550
1913 E 13th St	3-07292-0083	16-May-18	\$1,280,000	House	2,135
950 E Tenth St	3-06522-0026	3-May-18	\$1,245,000	House	1,704
4066 Bedford Ave	3-07303-0035	10-May-18	\$1,100,000	House	1,638
2139 E 19th St	3-07352-0064	17-May-18	\$990,000	House	1,452
312 Walsh Ct	3-06503-0120	14-May-18	\$990,000	House	1,152
2702 Avenue Y	3-07443-0041	19-May-18	\$970,000	House	2,255
4610 Beach 46 St	3-07037-0018	23-May-18	\$940,000	House	2,100
3222 Avenue K	3-07632-0050	31-May-18	\$926,000	House	1,360
138 Oxford St	3-08757-0098	10-May-18	\$890,000	House	2,500
105 Oceana Dr E #6G	3-08720-2364	30-May-18	\$880,000	Condo	1,233
1679 E 19th St #2B	3-06782-1302	4-May-18	\$865,513	Condo	1,472
192 Bay 34 St	3-06888-0045	31-May-18	\$860,000	House	1,556
1324 E 31st St	3-07666-0056	7-May-18	\$850,000	House	1,316
117 Bay 46 St	3-06901-0014	11-May-18	\$850,000	House	1,328
45 Oceana Dr E #7C	3-08720-1870	1-May-18	\$820,000	Condo	998
2064 W Twelfth St	3-07093-0031	17-May-18	\$806,000	House	856
2607 Hubbard St	3-07243-0082	17-May-18	\$805,000	House	1,604
1769 E 13th St #6A	3-06796-1109	7-May-18	\$800,000	Condo	1,110
2271 E 18th St	3-07379-0059	15-May-18	\$785,000	House	1,989
406 Applegate Ct	3-07085-0075	29-May-18	\$763,000	House	1,036
2041 W Tenth St	3-07096-0066	10-May-18	\$749,000	House	1,024
1679 E 19th St #3B	3-06782-1305	4-May-18	\$748,517	Condo	1,472
1769 E 13th St #4B	3-06796-1106	30-May-18	\$745,000	Condo	
2475 Ocean Ave #5	3-07325-1004	15-May-18	\$740,000	Condo	1,536
1251 E 19th St #5C	3-06739-1217	10-May-18	\$738,231	Condo	
2516-2518 West St #3A	3-07215-1003	22-May-18	\$735,000	Condo	1,364
1416 Avenue T	3-07319-0004	7-May-18	\$725,000	House	1,220
1360-1376 Ocean Pkwy #6E	3-06568-0033	16-May-18	\$720,000	Coop	
1251 E 19th St #4A	3-06739-1211	23-May-18	\$717,866	Condo	
65 Oceana Dr E #9A	3-08720-2576	14-May-18	\$710,000	Condo	1,165
1251 E 19th St #3B	3-06739-1208	4-May-18	\$706,666	Condo	
1769 E 13th St #2A	3-06796-1101	16-May-18	\$705,000	Condo	1,110
1661 E 19th St #2A	3-06782-1401	11-May-18	\$702,593	Condo	
2171 E 26th St	3-07359-0153	29-May-18	\$699,000	House	1,365
1210 Sheepshead Bay Rd	3-07414-0050	3-May-18	\$687,500	House	720
1216 Sheepshead Bay Rd	3-07414-0048	3-May-18	\$687,500	House	1,406
1287 E 19th St #4B	3-06739-1108	17-May-18	\$687,319	Condo	
3028 Avenue T	3-07339-0002	22-May-18	\$680,000	House	1,152
2232 Benson Ave #2B	3-06416-1105	17-May-18	\$675,000	Condo	1,265
108 Neptune Ave #5J	3-08701-1031	15-May-18	\$671,068	Condo	1,047
1251 E 19th St #2D	3-06739-1206	10-May-18	\$661,862	Condo	
2926 Brighton 7 St	3-08666-0680	15-May-18	\$650,000	House	945
2578 W 16th St #3B	3-06924-1308	4-May-18	\$625,000	Condo	1,008
2116 W Ninth St #2A	3-07117-1104	31-May-18	\$615,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
108 Neptune Ave #4A	3-08701-1015	8-May-18	\$605,000	Condo	1,104
2370 E 16th St	3-07400-0035	7-May-18	\$599,000	House	1,540
1264 E 38th St	3-07637-0061	1-May-18	\$595,000	House	1,176
501-541 Surf Ave #14C	3-07279-1593	21-May-18	\$585,000	Condo	995
2698 W 36th St	3-06961-0030	29-May-18	\$580,000	House	1,520
2818 W 22nd St	3-07016-0157	8-May-18	\$575,000	House	1,520
2709 W 37th St	3-06961-0061	25-May-18	\$572,000	House	1,520
2536 E First St #301	3-07216-1011	8-May-18	\$565,000	Condo	1,090
3901-3903 Nostrand Ave #5P	3-07475-0001	2-May-18	\$550,000	Coop	
1170 Ocean Pkwy #7E	3-05495-1018	30-May-18	\$542,000	Coop	
1322 E 14th St #2D	3-06742-1005	15-May-18	\$534,706	Condo	804
2807 W 28th St	3-07012-0085	2-May-18	\$530,000	House	1,120
2677 W 37th St	3-06961-0079	11-May-18	\$520,000	House	1,520
2928-2944 W Fifth St #17P	3-07273-0025	8-May-18	\$500,000	Coop	
855 E Seventh St #1F	3-06495-0001	24-May-18	\$481,000	Coop	
3225 Shore Pkwy #3B	3-07457-1008	21-May-18	\$475,000	Condo	650
41 A Fay Ct	3-08701-0078	10-May-18	\$466,440	House	2,040
2940 W Fifth St #4R	3-07273-0050	17-May-18	\$450,000	Coop	
460-464 Neptune Ave #21F	3-07274-0001	23-May-18	\$450,000	Coop	
1170 Ocean Pkwy #3K	3-05495-1018	4-May-18	\$445,000	Coop	
526 Avenue Z #3G	3-07232-1021	18-May-18	\$440,000	Condo	767
460-464 Neptune Ave #2P	3-07274-0001	9-May-18	\$430,000	Coop	1,250
2835 Bedford Ave #6B	3-05246-0006	4-May-18	\$429,000	Coop	
1615-1623 Avenue I #120	3-06700-0038	14-May-18	\$429,000	Coop	1,100
2856 W 33rd St	3-07006-0027	8-May-18	\$425,000	House	1,444
40 Brighton 1 St #2D	3-08680-0001	10-May-18	\$417,000	Coop	
3131 Brighton 13 St #1W	3-08721-0360	17-May-18	\$415,000	Coop	1,000
2515 Glenwood Rd #3B	3-05246-0001	30-May-18	\$409,000	Coop	
2928-2944 W Fifth St #23J	3-07273-0025	17-May-18	\$405,000	Coop	
1839 W Eleventh St	3-06670-0068	3-May-18	\$400,000	House	1,794
2928-2944 W Fifth St #10J	3-07273-0025	1-May-18	\$390,000	Coop	
1620 E Second St #2J	3-06608-1018	17-May-18	\$390,000	Condo	573
3221-3235 Emmons Ave #518	3-08808-0059	31-May-18	\$375,000	Coop	
2928-2944 W Fifth St #8J	3-07273-0025	3-May-18	\$375,000	Coop	
2940 W Fifth St #9E	3-07273-0050	17-May-18	\$370,000	Coop	
2940 W Fifth St #20F	3-07273-0050	9-May-18	\$370,000	Coop	
909 E 29th St #4H	3-07593-0041	16-May-18	\$365,000	Coop	
2940 W Fifth St #7B	3-07273-0050	1-May-18	\$365,000	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
1710 Avenue H #E3	3-06701-0047	31-May-18	\$348,000	Coop	775
657-677 E 26th St #5S	3-05247-0006	22-May-18	\$345,000	Coop	865
2552 E Seventh St #6A	3-07223-0027	15-May-18	\$345,000	Coop	
3395 Nostrand Ave #2C	3-07335-0068	16-May-18	\$340,000	Coop	
2409 Voorhies Ave	3-07469-0041	7-May-18	\$330,000	House	1,512
645 E 26th St #6H	3-05247-0016	29-May-18	\$325,000	Coop	
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	
2601-2623 Glenwood Rd #2A	3-05247-0001	18-May-18	\$318,000	Coop	
763 Ocean Pkwy #4A	3-06494-0051	15-May-18	\$300,000	Coop	350



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Address	BBL	Sale date	Sale price	Property type	Sqft
735 Avenue W #4K	3-07159-0040	24-May-18	\$299,000	Coop	
1212 Ocean Ave #4B	3-06694-0046	11-May-18	\$299,000	Coop	
2955 Ocean Pkwy #BR	3-08661-1402	30-May-18	\$294,060	Condo	
2121 Shore Pkwy #2M	3-06940-1072	21-May-18	\$292,000	Condo	498
2555 Batchelder St #3D	3-07449-0030	3-May-18	\$290,000	Coop	
3111 Brighton 2 St #G5	3-08685-0083	2-May-18	\$285,000	Coop	
2475 W 16th St #2J	3-06919-0001	29-May-18	\$280,000	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	
2940 W Fifth St #17T	3-07273-0050	3-May-18	\$270,000	Coop	
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	
2276 Homecrest Ave #4A	3-07372-1013	16-May-18	\$263,640	Condo	
2665 Homecrest Ave #3J	3-07457-0055	1-May-18	\$262,757	Coop	
2815 Ocean Pkwy #1H	3-07260-0009	18-May-18	\$260,000	Coop	
2650 Ocean Pkwy #5R	3-07238-0115	8-May-18	\$255,000	Coop	
2955 Ocean Pkwy	3-08661-1401	24-May-18	\$253,500	Condo	
1500 Ocean Pkwy #3C	3-06587-0051	10-May-18	\$235,000	Coop	
313-323 Brightwater Ct #4F	3-08686-0025	16-May-18	\$230,000	Coop	800
1610 Avenue P #5E	3-06779-0004	3-May-18	\$225,000	Coop	
909 E 29th St #2H	3-07593-0041	24-May-18	\$225,000	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 #4B	3-07372-1014	24-May-18	\$192,660	Condo	
2276 Homecrest Ave #1D	3-07372-1004	24-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 #3C	3-07372-1011	2-May-18	\$192,660	Condo	
2276 Homecrest Ave #2C	3-07372-1007	24-May-18	\$192,660	Condo	
2276 Homecrest Ave #3B	3-07372-1010	18-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	
2607-2615 Avenue O #2H	3-07680-0001	30-May-18	\$155,000	Coop	
2620 E 13th St #2A	3-07457-0001	31-May-18	\$147,500	Coop	1,100
2318 Mermaid Ave	3-07056-0103	23-May-18	\$140,000	House	1,812
601 Surf Ave #16S	3-07279-2259	8-May-18	\$80,000	Condo	943



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THE RATNER TEAM



David Ratner

Commercial & Residential
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Nate Pfaff

Residential Sales &
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- NYC Condo Sales, Purchases & Rentals
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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

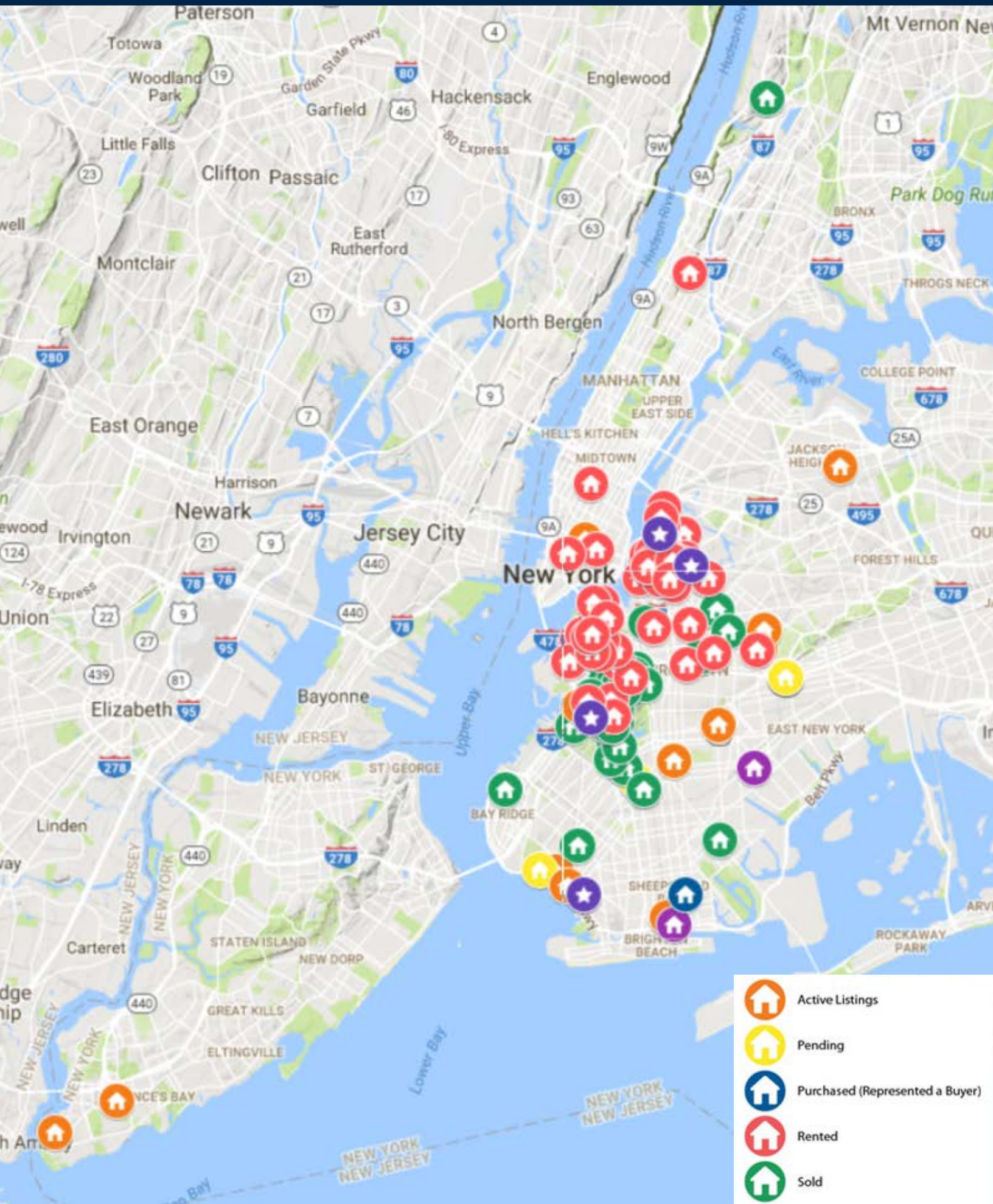
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him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






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-  Active Listings
-  Pending
-  Purchased (Represented a Buyer)
-  Rented
-  Sold



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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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THE BROOKLYN MADE SHOW

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

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

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Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

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