

SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales
in Southwestern Brooklyn, Brooklyn

October 2017



The RATNER Team Market Report

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Residential Market Report, October 2017

Southwestern Brooklyn, Brooklyn

SUMMARY

MEDIAN SALE PRICE

\$773K

26% YoY

NO. OF TRANSACTIONS

95

46% YoY

MEDIAN PRICE/SQ.FT.

\$631

5% YoY

BROOKLYN
MEDIAN SALE PRICE

\$680K

9% YoY

NEIGHBORHOOD BOUNDARIES

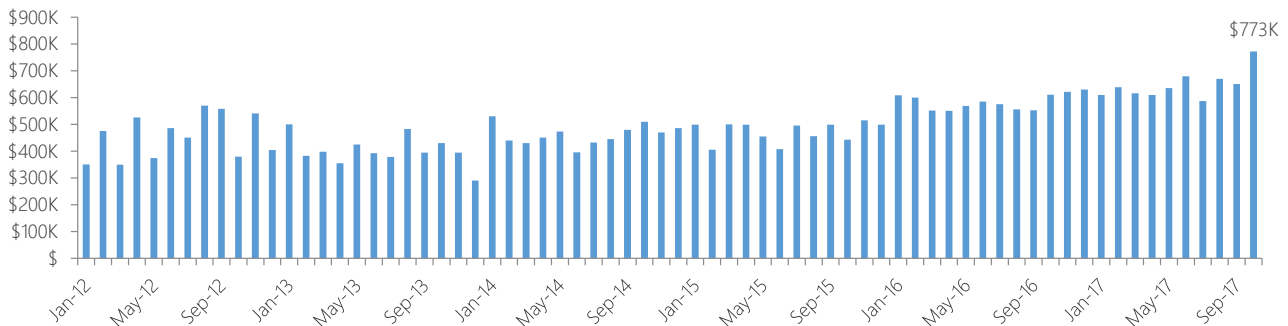


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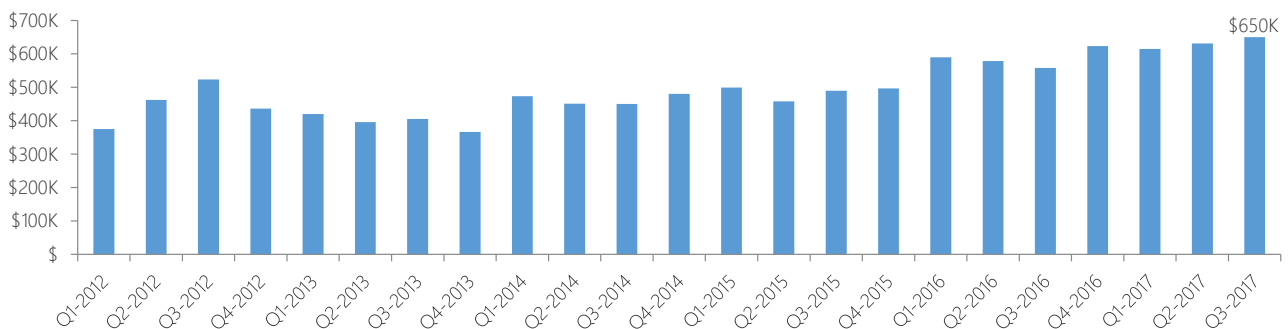
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RESIDENTIAL STATS

Median Sale Price by Month

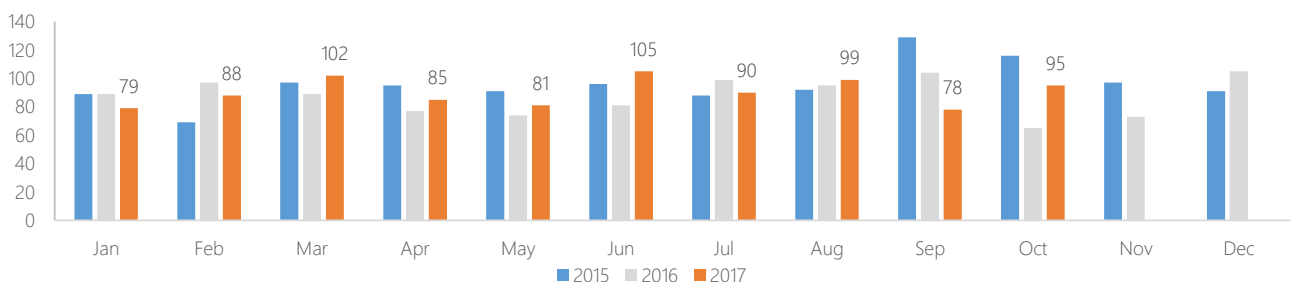


Median Sale Price by Quarter



Number of Transactions

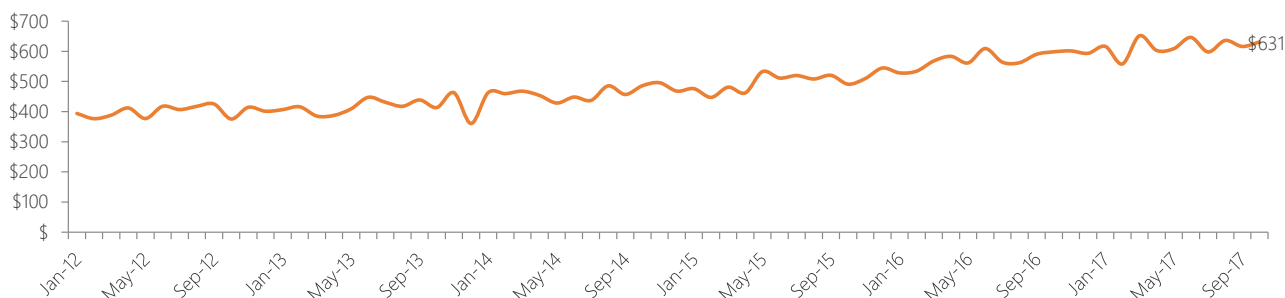
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	64	62	99	84	102	94	79	103	90	73	76	104
2013	81	69	89	79	94	118	98	114	87	122	91	121
2014	111	79	89	113	97	106	130	106	85	101	89	108
2015	89	69	97	95	91	96	88	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	104	65	73	105
2017	79	88	102	85	81	105	90	99	78	95		



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Median Sale Price per Square Foot

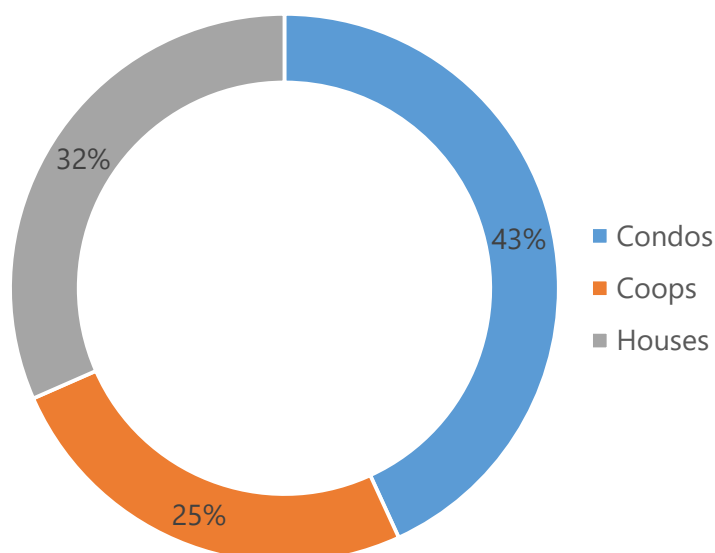


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$723,000	6%	\$631	6%	41
Coops	\$344,500	15%	\$447	1%	24
Houses	\$970,000	12%	\$704	9%	30

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
237 77 St	3-05949-0066	16-Oct-17	\$2,000,000	House	3,296
127 83 St	3-06005-0066	2-Oct-17	\$1,750,000	House	2,283
135 99 St	3-06129-0135	26-Oct-17	\$1,700,000	House	3,321
361 97 St	3-06122-0049	6-Oct-17	\$1,626,400	House	
72 68 St	3-05860-0084	31-Oct-17	\$1,300,000	House	1,254
1630 59 St	3-05510-0018	24-Oct-17	\$1,300,000	House	2,272
49 86 St	3-06031-0066	16-Oct-17	\$1,200,000	House	2,193
913 82 St	3-06001-0064	30-Oct-17	\$1,200,000	House	2,418
1718 53 St	3-05479-0015	24-Oct-17	\$1,195,000	House	1,580
61 78 St	3-05957-0068	24-Oct-17	\$1,150,000	House	1,472
8902 Shore Ct	3-06078-0043	10-Oct-17	\$1,110,000	House	1,424
1148 63 St	3-05738-0029	19-Oct-17	\$1,085,000	House	1,575
1748 59 St	3-05511-0025	23-Oct-17	\$990,000	House	1,440
224 23 St #A	3-00649-0031	19-Oct-17	\$980,000	Coop	
429 53 St	3-00807-0069	5-Oct-17	\$970,000	House	1,000
356 78 St	3-05969-0031	18-Oct-17	\$950,000	House	1,320
8 79 St	3-05975-0013	20-Oct-17	\$920,000	House	1,616
219 88 St	3-06048-0057	20-Oct-17	\$915,000	House	1,184
2070 67 St	3-05571-0032	30-Oct-17	\$910,000	House	1,444
351 21 St #4R	3-00892-1008	30-Oct-17	\$905,000	Condo	991
7110 8 Ave	3-05900-0010	3-Oct-17	\$900,000	House	1,024
1537 83 St	3-06305-0063	18-Oct-17	\$900,000	House	1,140
219-221 17 St #2A	3-00628-1003	11-Oct-17	\$899,000	Condo	1,020
1227 86 St	3-06338-0066	17-Oct-17	\$890,000	House	1,344
1230 48 St #2	3-05634-1903	2-Oct-17	\$850,000	Condo	
5816 15 Ave #2	3-05706-1002	19-Oct-17	\$800,000	Condo	1,245
9321 Hamilton Walk	3-06107-0096	11-Oct-17	\$800,000	House	910
1324 47 St #2	3-05629-1202	17-Oct-17	\$800,000	Condo	976
352 21 St #1B	3-00898-1002	20-Oct-17	\$799,000	Condo	889
8106 12 Ave	3-06290-0039	2-Oct-17	\$798,888	House	1,280
1515 W 4 St #4L	3-06603-1107	30-Oct-17	\$775,000	Condo	1,378
7721 11 Ave	3-06242-0002	2-Oct-17	\$775,000	House	1,360
1963 66 St	3-05555-0048	5-Oct-17	\$770,000	House	1,478
1220 77 St	3-06243-0014	20-Oct-17	\$760,000	House	975
8696 18 Ave #3D	3-06402-1010	13-Oct-17	\$723,000	Condo	1,010
121 A 97 St #2A	3-06124-1005	20-Oct-17	\$720,000	Condo	1,141
757 49 St	3-00777-0056	23-Oct-17	\$715,000	House	978
1865 52 St #C3	3-05468-1123	9-Oct-17	\$650,000	Condo	1,572
8657 Bay 16 St #3B	3-06367-1015	18-Oct-17	\$650,000	Condo	1,064
70 Bay 20 St #3A	3-06370-1207	5-Oct-17	\$649,000	Condo	1,472
14 Bay Ridge Ave #2A	3-05868-1023	31-Oct-17	\$645,000	Condo	870
531 52 St #2C	3-00800-1011	3-Oct-17	\$630,000	Condo	851
10116 4 Ave #14B	3-06137-0001	26-Oct-17	\$599,000	Coop	
1865 52 St #C3	3-05468-1114	25-Oct-17	\$565,000	Condo	1,679
1562 W 6 St #3A	3-06600-1227	20-Oct-17	\$560,000	Condo	775
6714 14 Ave #BR	3-05768-1106	4-Oct-17	\$550,000	Condo	901
7115 3 Ave #4D	3-05891-1003	25-Oct-17	\$540,000	Coop	
3715 15 Ave #106	3-05367-1106	31-Oct-17	\$539,674	Condo	1,360
4401 4 Ave #A1	3-00738-0009	2-Oct-17	\$537,411	Coop	
1244 47 St #4	3-05628-2004	3-Oct-17	\$535,000	Condo	1,563



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Address	BBL	Sale date	Sale price	Property type	Sqft
9281 Shore Rd #206	3-06100-0001	10-Oct-17	\$510,000	Coop	
9255-9265 Shore Rd #2H	3-06099-0001	5-Oct-17	\$499,000	Coop	1,070
7401 Shore Rd #6B	3-05925-0053	6-Oct-17	\$480,000	Coop	
1380 Dahill Rd #402	3-06555-1007	13-Oct-17	\$475,000	Condo	730
6665-6683 Colonial Rd #6C	3-05838-0006	2-Oct-17	\$450,000	Coop	1,150
9411 Shore Rd #3M	3-06111-0001	25-Oct-17	\$432,000	Coop	
636 71 St #1	3-05899-1001	20-Oct-17	\$366,450	Condo	717
7101 Colonial Rd #R6	3-05889-0003	27-Oct-17	\$355,000	Coop	800
9411 Shore Rd #2I	3-06111-0001	11-Oct-17	\$350,000	Coop	700
8015 6 Ave #D2	3-05991-0005	26-Oct-17	\$339,000	Coop	
805 5 Ave #1B	3-00677-1002	13-Oct-17	\$337,966	Condo	878
7002 Ridge Blvd #C6	3-05885-0103	19-Oct-17	\$315,000	Coop	700
145-167 72 St #F6	3-05889-0058	25-Oct-17	\$300,000	Coop	
2155 82 St #4A	3-06299-0043	6-Oct-17	\$289,000	Coop	
2 Marine Ave #4C	3-06099-0047	2-Oct-17	\$285,000	Coop	700
1511-1571 Independence Ave #2B	3-06485-0003	4-Oct-17	\$277,877	Coop	
8847-8873 Bay 16 St #2C	3-06462-0040	13-Oct-17	\$275,000	Coop	
1967 65 St #2E	3-05548-0050	11-Oct-17	\$253,636	Coop	
7501 4 Ave #60	3-05941-0006	25-Oct-17	\$215,000	Coop	
190 72 St #727	3-05906-0018	16-Oct-17	\$196,000	Coop	
190 72 St #302	3-05906-0018	26-Oct-17	\$192,000	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.

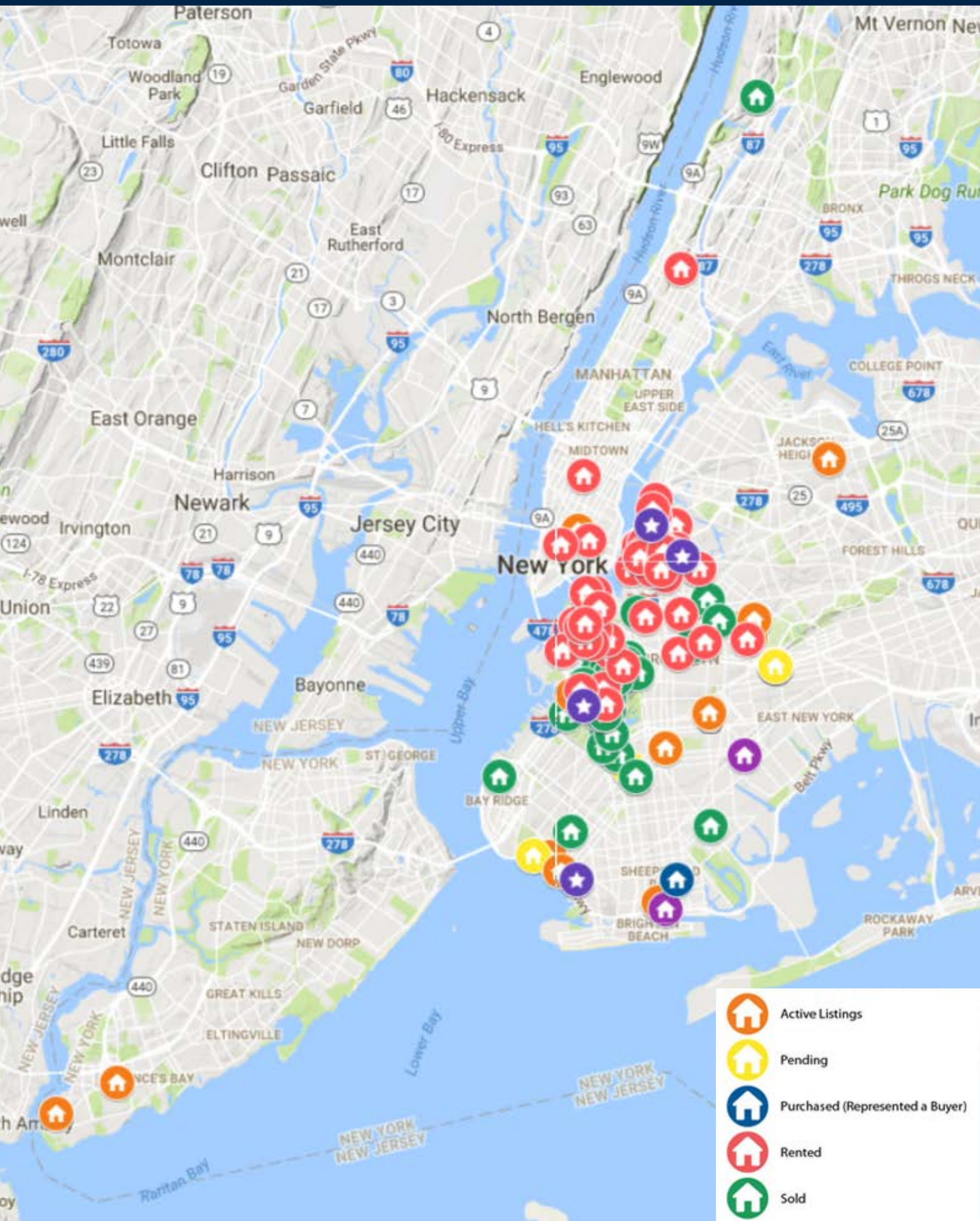
We serve all of NYC's famous boroughs, though particularly specialize in the bubbling borough of Brooklyn which in many ways has overtaken Manhattan as the place to live, work, and play.

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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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
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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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