

# SOUTHWESTERN BROOKLYN

A monthly analysis of residential sales  
in Southwestern Brooklyn, Brooklyn

August 2017



**The RATNER Team Market Report**

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# Residential Market Report, August 2017

## Southwestern Brooklyn, Brooklyn

### SUMMARY

MEDIAN SALE PRICE

**\$670K**

21% YoY

NO. OF TRANSACTIONS

**109**

15% YoY

MEDIAN PRICE/SQ.FT.

**\$636**

13% YoY

BROOKLYN  
MEDIAN SALE PRICE

**\$720K**

13% YoY

### NEIGHBORHOOD BOUNDARIES

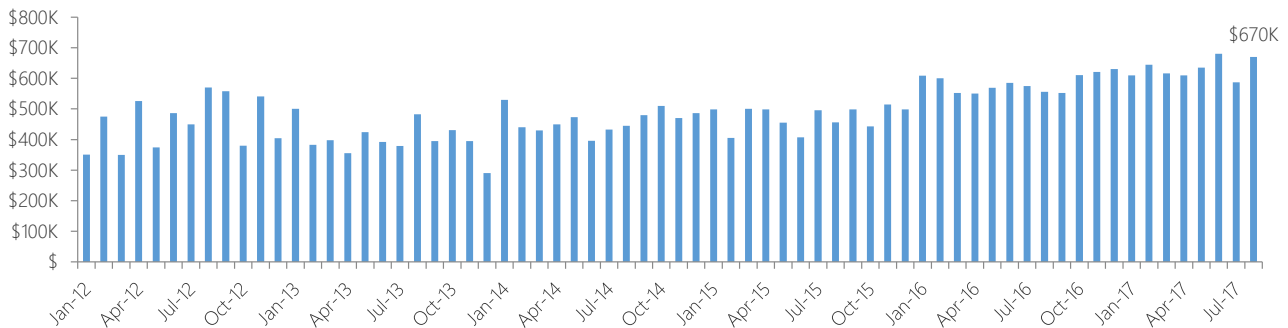


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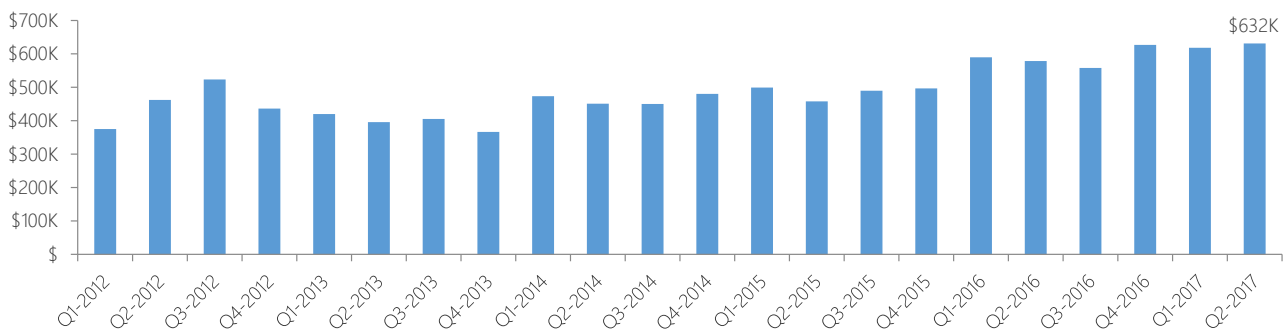
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## RESIDENTIAL STATS

### Median Sale Price by Month

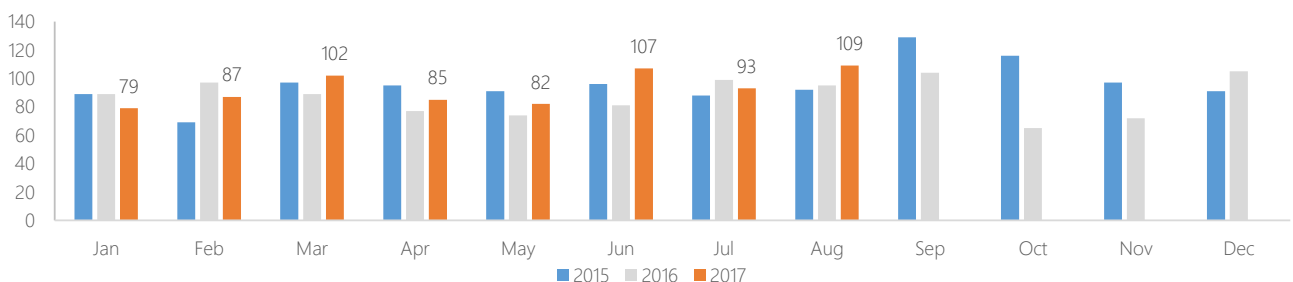


### Median Sale Price by Quarter



### Number of Transactions

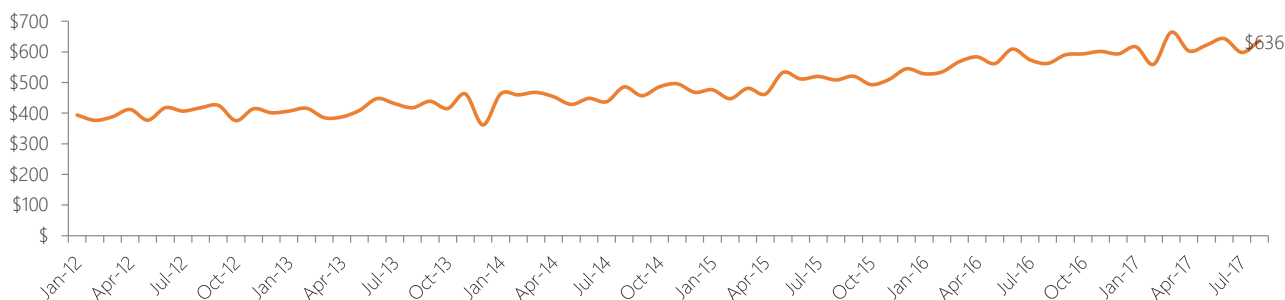
Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	64	62	99	84	102	94	79	103	90	73	76	104
2013	81	69	89	79	94	118	98	114	87	122	91	121
2014	111	79	89	113	97	106	130	106	85	101	89	108
2015	89	69	97	95	91	96	88	92	129	116	97	91
2016	89	97	89	77	74	81	99	95	104	65	72	105
2017	79	87	102	85	82	107	93	109				



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## Median Sale Price per Square Foot

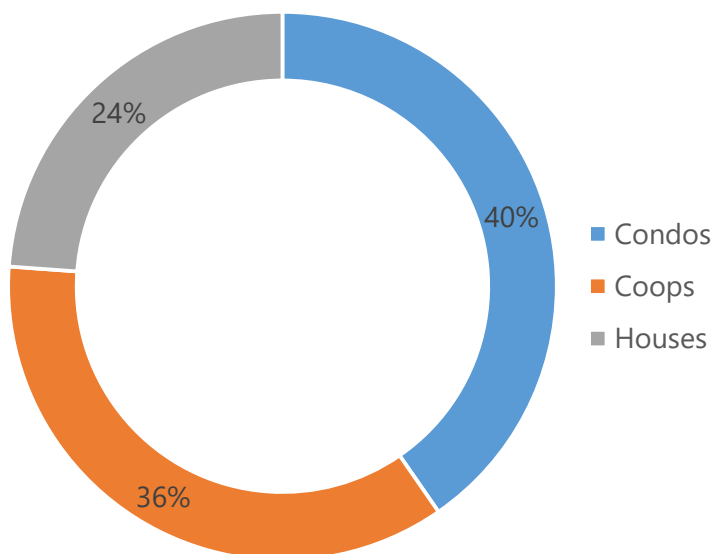


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$735,000	31%	\$670	18%	44
Coops	\$329,000	10%	\$489	31%	39
Houses	\$990,000	21%	\$671	5%	26

### Number of Sales by Building Type





## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8317 Colonial Rd	3-06015-0003	23-Aug-17	\$2,150,000	House	2,372
9935 Shore Rd #6C	3-06133-1020	17-Aug-17	\$1,562,000	Condo	1,475
456 74 St	3-05930-0026	21-Aug-17	\$1,500,000	House	2,640
277 21 St	3-00891-0059	31-Aug-17	\$1,475,000	House	1,760
1032 Bay Ridge Pkwy	3-05946-0019	17-Aug-17	\$1,250,000	House	1,800
29 94 St	3-06104-0057	17-Aug-17	\$1,200,000	House	1,632
925 52 St	3-05652-0067	29-Aug-17	\$1,125,000	House	2,040
1933 53 St	3-05475-0063	17-Aug-17	\$1,100,000	House	1,408
151 98 St	3-06129-0086	15-Aug-17	\$1,092,500	House	2,144
207 22 St #2A	3-00643-1203	30-Aug-17	\$1,030,000	Condo	1,355
1220 76 St	3-06232-0014	23-Aug-17	\$1,020,000	House	1,408
156 79 St	3-05977-0023	30-Aug-17	\$1,020,000	House	1,408
319 18 St #3A	3-00874-1107	25-Aug-17	\$1,010,000	Condo	1,054
1668 70 St	3-06170-0035	7-Aug-17	\$999,900	House	1,881
1870 63 St	3-05540-0029	3-Aug-17	\$990,000	House	1,481
6664 Sedgwick Pl	3-05838-0044	22-Aug-17	\$990,000	House	1,312
1044 57 St #3	3-05695-1603	22-Aug-17	\$985,000	Condo	
1227 43 St #1	3-05598-2601	15-Aug-17	\$975,000	Condo	
2162 67 St	3-05572-0027	8-Aug-17	\$939,000	House	1,554
320 81 St	3-05997-0016	14-Aug-17	\$930,000	House	1,280
7720 10 Ave	3-05964-0054	21-Aug-17	\$915,000	House	1,456
1160 77 St	3-06242-0031	17-Aug-17	\$880,000	House	1,312
1552 W 3 St #2B	3-06603-1004	10-Aug-17	\$860,000	Condo	1,310
952 78 St	3-05973-0028	24-Aug-17	\$850,000	House	1,152
1682 43 St #3	3-05379-1103	24-Aug-17	\$850,000	Condo	1,305
1230 48 St #3	3-05634-1904	28-Aug-17	\$850,000	Condo	
118 Battery Ave #3C	3-06092-1208	25-Aug-17	\$850,000	Condo	1,046
542 77 St	3-05962-0025	25-Aug-17	\$850,000	House	1,534
206 21 St #1A	3-00643-1101	14-Aug-17	\$838,500	Condo	1,009
10002 4 Ave #4A	3-06137-1122	7-Aug-17	\$830,000	Condo	1,098
328 Bay 13 St	3-06461-0326	30-Aug-17	\$825,000	House	928
2174 59 St #2	3-05515-1002	10-Aug-17	\$789,144	Condo	
556 Ovington Ave	3-05893-0035	15-Aug-17	\$770,000	House	1,620
52 92 St #5B	3-06099-1018	30-Aug-17	\$761,000	Condo	1,193
52 92 St #7B	3-06099-1026	28-Aug-17	\$760,000	Condo	1,193
5120 19 Ave #4G	3-05468-1228	2-Aug-17	\$750,000	Condo	1,493
1866 71 St	3-06183-0134	2-Aug-17	\$750,000	House	1,551
8428 Bay 16 St #7	3-06326-1007	21-Aug-17	\$738,000	Condo	1,351
9718 Ft Hamilton Pkwy #3E	3-06127-1049	9-Aug-17	\$735,000	Condo	909
7401 Shore Rd #6A	3-05925-0053	9-Aug-17	\$735,000	Coop	1,200
9801 Shore Rd #2A	3-06129-0004	28-Aug-17	\$725,000	Coop	
1559 W 6 St #5C	3-06601-1027	1-Aug-17	\$700,000	Condo	1,110
1900 51 St #A1	3-05469-1005	3-Aug-17	\$695,000	Condo	1,140
1548 43 St #2	3-05430-1002	3-Aug-17	\$682,228	Condo	983
1932 84 St #102	3-06333-1002	28-Aug-17	\$670,000	Condo	1,120
2 Marine Ave #4F	3-06099-0047	16-Aug-17	\$650,000	Coop	1,325
198 21 St #3A	3-00643-1305	28-Aug-17	\$618,000	Condo	647
2138 Bath Ave #1B	3-06446-1203	23-Aug-17	\$618,000	Condo	1,096
15 Bay 29 St #3B	3-06380-1002	18-Aug-17	\$600,000	Condo	1,165
1252 77 St	3-06243-0027	16-Aug-17	\$600,000	House	975



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Address	BBL	Sale date	Sale price	Property type	Sqft
1766 65 St #5A	3-05553-1009	25-Aug-17	\$579,000	Condo	848
9718 Ft Hamilton Pkwy #2D	3-06127-1037	14-Aug-17	\$555,000	Condo	680
7825 4 Ave #F8	3-05970-0001	21-Aug-17	\$521,000	Coop	850
720 57 St #4C	3-00850-1015	7-Aug-17	\$515,000	Condo	576
7423 Ridge Blvd #4D	3-05928-0001	23-Aug-17	\$465,000	Coop	950
1900 51 St #A1	3-05469-1003	21-Aug-17	\$450,000	Condo	1,192
9281 Shore Rd #625	3-06100-0001	1-Aug-17	\$445,000	Coop	950
538 57 St #4	3-00848-1004	28-Aug-17	\$440,000	Condo	509
671 47 St #4A	3-00758-0048	30-Aug-17	\$435,000	Coop	
9707 4 Ave #5W	3-06127-0011	28-Aug-17	\$435,000	Coop	
7101 Colonial Rd #R3	3-05889-0003	3-Aug-17	\$414,000	Coop	
549-561 41 St #2D	3-00917-0048	14-Aug-17	\$400,000	Coop	630
30 Bay 29 St #6L	3-06379-0050	9-Aug-17	\$399,000	Coop	1,150
190 72 St #143	3-05906-0018	10-Aug-17	\$383,000	Coop	
61 Oliver St #6L	3-06099-0051	31-Aug-17	\$365,000	Coop	
601 79 St #E15	3-05972-0001	23-Aug-17	\$360,000	Coop	800
7002 Ridge Blvd #A12	3-05885-0103	15-Aug-17	\$358,000	Coop	
20 93 St #2A	3-06104-0017	3-Aug-17	\$349,000	Coop	850
302-326 96 St #2L	3-06122-0001	9-Aug-17	\$330,000	Coop	
7609 4 Ave #D9	3-05951-0001	30-Aug-17	\$329,000	Coop	
9902 3 Ave #6A	3-06133-0025	15-Aug-17	\$325,000	Coop	
6801-6819 Shore Rd #4L	3-05859-0015	14-Aug-17	\$325,000	Coop	
255 79 St #A8	3-05968-0056	4-Aug-17	\$317,000	Coop	600
2 Marine Ave #3G	3-06099-0047	23-Aug-17	\$315,000	Coop	
2 Marine Ave #4A	3-06099-0047	4-Aug-17	\$307,000	Coop	945
9430 Ridge Blvd #3H	3-06111-0040	31-Aug-17	\$300,000	Coop	
8105 4 Ave #1C	3-05998-0001	7-Aug-17	\$300,000	Coop	
1511-1571 Independence Ave #2B	3-06485-0003	22-Aug-17	\$291,573	Coop	
1176-1180 Ocean Pkwy #6E	3-05495-1014	2-Aug-17	\$290,000	Coop	
293 Dahlgren Pl #3D	3-06141-0074	16-Aug-17	\$290,000	Coop	
7201 4 Ave #D2	3-05909-0001	10-Aug-17	\$289,000	Coop	
6901 Narrows Ave #1E	3-05869-0005	30-Aug-17	\$279,000	Coop	
325 Marine Ave #B1	3-06126-0052	10-Aug-17	\$230,000	Coop	
9524 Ft Hamilton Pkwy #403	3-06123-0049	2-Aug-17	\$230,000	Coop	
1975 83 St #A7	3-06316-0043	9-Aug-17	\$220,000	Coop	
5015 6 Ave #3A	3-00793-1204	18-Aug-17	\$220,000	Condo	635
9425 Shore Rd #3J	3-06115-0006	16-Aug-17	\$220,000	Coop	
190 72 St #154	3-05906-0018	23-Aug-17	\$175,000	Coop	



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# THE RATNER TEAM



David Ratner

Investment Sales  
Retail Leasing  
Residential Sales & Rentals



Nate Pfaff

Residential Sales &  
Rental Specialist



Sandra Levykh

Residential Sales &  
Rental Specialist



John D. "Dan" Connolly

Residential &  
Commercial Sales



Jessie Torres

NYC Condo, Co-op &  
New Development Expert



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## David Ratner

Investment Sales  
Retail Leasing Residential  
Sales & Rentals

### 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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**John D. "Dan"  
Connolly**

Residential &  
Commercial Sales

John D. "Dan" Connolly approaches real estate in a holistic way. Dan's background in becoming a real estate salesperson was a natural progression. He was a mortgage loan officer for five years, he understands what the worth of a house is, because he is a residential assistant appraiser.

He understands how to listen to a person who wants to make their dream home become a reality because he has sat with many people over the years as a financial advisor (a Registered Investment Advisor) helping them achieve their financial goals.

Dan puts those life experiences to good use as he understands the process for purchasing a home from start to finish as a real estate person. Dan started his own networking group, and as such deals with a number of real estate attorneys, who advise him. Dan sees his role as a real estate representative as more than just selling real estate – for him it is about helping each client find their 'dream home' and to help improve the quality of their lives.

His first sale was a VA loan in which he helped Roland, a veteran find his first 'dream' home: "Dan helped us from start to finish and honestly without Dan, it would never have happened".

Dan has worked with the public all his life. Dan was in the Naval reserves for eight years and was honored at MCU Park in 2011 for his time served in the military. Also, Dan has worked with city and state employees for close to twenty years, helping them maximize their pension and now, helping them to find their dream home. Dan hails from Brooklyn and has been a resident of Kensington for twenty years.



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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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## 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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## 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:

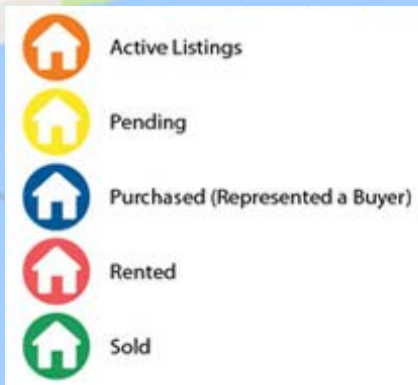
"Rookie of the Year Award Winner 2016"



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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](http://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](http://www.TheBrooklynMadeShow.com)



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